

18.3 HERITAGE REVIEW 2018

ATTACHMENTS:

1. IMPLICATIONS
2. SUMMARY OF HERITAGE REVIEW RECOMMENDATIONS
3. HERITAGE STUDY REVIEW – ARCHITECTURAL PROJECTS APRIL 2018 (TO BE DISTRIBUTED SEPARATELY)
4. PLANNING PROPOSAL
5. RECORD OF ADVICE FROM THE WILLOUGHBY LOCAL PLANNING PANEL OF 17 AUGUST 2018
6. RECORD OF ADVICE FROM THE WILLOUGHBY LOCAL PLANNING PANEL OF 31 JULY 2018 (9 CENTENNIAL AVENUE).

RESPONSIBLE OFFICER:**IAN ARNOTT - PLANNING MANAGER****AUTHOR:****JANE GIBSON - STRATEGIC PLANNER****CITY STRATEGY OUTCOME:****2.2 – RESPECT AND CELEBRATE OUR HISTORY AND HERITAGE SITES****MEETING DATE:****27 AUGUST 2018**

1. PURPOSE OF REPORT

To seek Council endorsement of a Planning Proposal which seeks to list a number of properties as heritage items and create a new area for conservation.

2. OFFICER'S RECOMMENDATION

That Council:

- 1) Endorse the public exhibition of a Planning Proposal to list the following properties in Schedule 5 of *Willoughby Local Environmental Plan 2012* as items of local significance:
 - 11 Padulla Place, Castle Cove
 - 8 The Bulwark, Castlecrag
 - 13 The Citadel, Castlecrag
 - 2 The Tor Walk, Castlecrag
 - 14 The Tor Walk, Castlecrag
 - 126 Greville Street, West Chatswood
 - 1A North Arm Road, Middle Cove
 - 8 First Avenue, Willoughby
 - 88 Penshurst Street, Willoughby
- 2) Endorse the Planning Proposal to list the following property in Schedule 5 of *Willoughby Local Environmental Plan 2012* as an item of state significance:
 - 80 The Bulwark, Castlecrag

- 3) **Endorse the Planning Proposal to list part of Eddy Road / DeVilliers Avenue, West Chatswood in Schedule 5 of *Willoughby Local Environmental Plan 2012* as a Heritage Conservation Area.**
- 4) **Subject to 3) above, amend *Willoughby Development Control Plan* to include controls relating to the Eddy Road / DeVilliers Avenue Conservation Area to be included in the public exhibition.**
- 5) **Forward the Planning Proposal to the Department of Planning & Environment seeking a Gateway Determination under 3.34 of the Environmental Planning & Assessment Act 1979.**
- 6) **Advise the Department of Planning & Environment that the Planning Manager, Mr Ian Arnott be nominated as delegate to process and finalise the Planning Proposal.**
- 7) **Delegate authority to the Planning Manager to make any minor amendments to the Planning Proposal which do not alter the policy intent.**

3. BACKGROUND

An assessment of any potential new heritage items / conservation area generally occurs each Council term. Matters to be reviewed are mainly compiled from Heritage Nomination Forms received from members of the public as well as Council staff recommendations. The assessment also includes a minor housekeeping amendment to *Willoughby Local Environmental Plan 2012* (WLEP 2012).

In addition, a Councillor Notice of Motion of 10 April 2017 requested that Council staff explore the reinstatement of conservation controls in relation to the area comprising Drake, Hawkins and Brand Street, Artarmon. The Motion arose as a result of the strategic planning work being carried out which includes the future of the Artarmon Local Centre.

Independent heritage consultants - Architectural Projects were engaged to review and assess all of the nominations.

The Heritage Review was presented at the Councillor Briefing of 6 August 2018.

4. DISCUSSION

As mentioned above, Architectural Projects reviewed all properties nominated as potential heritage items or conservation areas. The nominations derived from:

- (a) Heritage Nomination Forms received from members of the public.
Heritage nominations are generally reviewed by staff each Council term depending on the number of nominations received. The previous heritage review took place in 2013 following receipt of a NSW Heritage Grant from the Office of Environment and Heritage.

(b) Councillor notices of Motion

The Councillor Notice of Motion of 10 April 2017 requested that Council staff explore the reinstatement of conservation controls in relation to the area comprising Drake, Hawkins and Brand Street, Artarmon. These streets had formed part of the Artarmon Conservation Area. A Heritage Review in 1999 resulted in the removal of these streets from the conservation area,.

(c) Council staff nomination through literature search and local knowledge recommendations

In 2015 and 2016, Council staff applied for a Heritage Grant. The application included properties which had been included in architectural publications as good examples of post-modernist architecture. It was considered that these were worth investigation for heritage status.

The Grant Applications were unsuccessful, however, Council staff considered that a heritage investigation of these properties was worthwhile pursuing further. This investigation also includes properties not documented publications that Council staff considered to be good examples of modernist architecture.

(d) *Willoughby Local Environmental Plan 2012* (WLEP 2012) housekeeping update

A property at 80 The Bulwark, Castlecrag is listed in WLEP 2012 as an item of local significance. The NSW Office of Environment and Heritage notified Council in October 2016 that this property has become a state item. The change in listing does not automatically update the heritage status in WLEP 2012. This review of items is an opportunity to rectify this.

Architectural Projects reviewed and assessed all of the nominations from (a) to (c) above. These recommendations are incorporated into the Planning Proposal.

A brief summary of the heritage consultant's recommendations are listed in Figure 1 below. (This includes items / areas that the heritage consultant did not consider to have heritage significance). A more detailed summary of the recommendations can be viewed at Attachment 2 (which includes location plans) and the detailed Heritage Review can be viewed at Attachment 3.

Figure 1 – Summary of Heritage Consultant recommendations

Items recommended by Heritage Nomination Forms submitted to Council:	
Property	Consultant Recommendation
126 Greville Street, West Chatswood (former acoustic laboratory)	That Council proceed with heritage listing
88 Penshurst Street, Willoughby	That Council proceed with heritage listing
Eddy Road and De Villiers Avenue, West Chatswood – proposed conservation area	The area has a high degree of integrity and t Council should proceed with the listing of the area as a Conservation Area
Items recommended by staff through literature research and local knowledge:	
Property	Consultant Recommendation
11 Padulla Place Castlecove	That Council proceed with heritage listing
8 The Bulwark, Castlecrag	That Council proceed with heritage listing
13 The Citadel, Castlecrag	That Council proceed with heritage listing
14 The Tor Walk, Castlecrag	That Council proceed with heritage listing
1A North Arm Road, Middle Cove	That Council proceed with heritage listing
78 Hawthorn Avenue, Chatswood	That Council does not proceed with heritage listing
14 Morella Place, Castlecove	That Council does not proceed with heritage listing
15 The Quarterdeck, Middle Cove	That Council does not proceed with heritage listing
2 The Tor Walk, Castlecrag	That Council proceed with heritage listing
8 First Avenue, Willoughby	That Council proceed with heritage listing
Councillor Notices of Motion:	
Properties	Consultant Recommendation
Investigation of the re-establishment of Brand, Hawkins and Drake Streets as part of Artarmon Conservation Area	The area does not meet the threshold for Conservation Area listing due to the alteration of properties and loss of streetscape character.
Housekeeping Amendment	
Property	Staff Recommendation
80 The Bulwark, Castlecrag	Update listing from local to State Item.

In order to progress with the above recommendations, it is necessary to prepare a Planning Proposal to amend WLEP 2012 to include the recommended properties as heritage items and a new conservation area.

A Planning Proposal has been prepared by Council staff in order to amend WLEP 2012 by including the items / area recommended above by the Heritage Consultants to proceed with listing. The Planning Proposal can be viewed at Attachment 4. The Planning Proposal includes detailed location plans of all the proposed items and proposed conservation area as well as documenting how the proposal is consistent with the strategic objectives of the Greater Sydney Commission's *A Metropolis of Three Cities – The Greater Sydney Region Plan, March 2018*, and the *North District Plan 2018*. It is also consistent with the Heritage aims contained within the *Willoughby City Strategy* as well as Council's endorsed *Housing Position Statement* (June 2017).

The Heritage Study will also form part of the Planning Proposal.

The Planning Proposal has been prepared in accordance with the Department of Planning & Environment's *Guide to Preparing Planning Proposals*, as well as the relevant requirements under Section 3.33 of the *Environmental Planning and Assessment Act 1979*.

Consultation

As part of the process of conducting the Heritage Study, all of the affected property owners of potential heritage items were notified by Council to make them aware of the study and that they would be contacted by the Heritage consultants in order to arrange an on-site inspection.

Properties within the proposed conservation areas were not individually notified as an assessment can be made from the street without entering the properties. However, all properties (both proposed for conservation area or as heritage items) have been notified of the Council Meeting to consider this report.

Willoughby Local Planning Panel Advice

The Willoughby Local Planning considered the Planning Proposal on 17 August 2018 and supported the recommendation to proceed to Gateway Determination and public exhibition. The Panel provided specific comments in relation to 88 Penshurst Street and the proposed Eddy Avenue / Devilliers Conservation Area. The Panel's comments can be viewed at Attachment 5.

At the Council Meeting of 23 July 2018, it was resolved to progress the proposed heritage listing of 9 Centennial Avenue, Chatswood to Gateway Determination and public exhibition. The Willoughby Local Planning Panel considered the proposed listing on 31 July 2018 and supported the recommendation to proceed to Gateway Determination and public exhibition. For information, the Panel's comments on this matter can be viewed at Attachment 6.

Next Steps

Should Council endorse the proposed conservation area at Eddy Road / DeVilliers Avenue, amendments to *Willoughby Development Control Plan* will be prepared.

The next step will be to forward the Planning Proposal to the NSW Department of Planning & Environment for a Gateway Determination. Following receipt of a Gateway Determination, the Planning Proposal will be exhibited for 28 days.

During exhibition, all properties (both heritage items and conservation area) will be further notified and given the opportunity to make submissions at this time. An advertisement of the exhibition will also be placed in the North Shore Times and on *Have your Say* for general submissions.

5. CONCLUSION


The Planning Proposal is considered to be consistent with the relevant requirements under Section 3.33 of the *Environmental Planning and Assessment Act 1979*.


It is therefore recommended that Council forward the Planning Proposal to the Department of Planning and Environment, seeking a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*. It is further recommended that Council advise the Department of Planning and Environment that the Planning Manager, Mr Ian Arnott, be nominated as delegate to process and finalise the Planning Proposal.

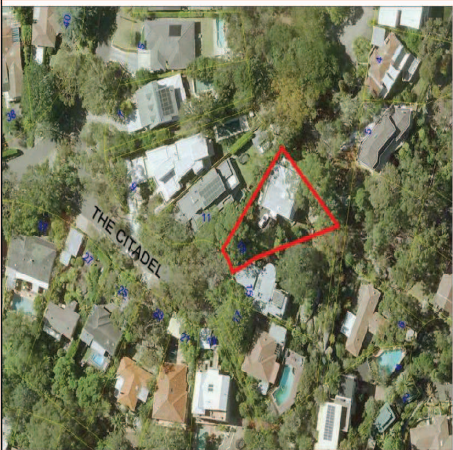
ATTACHMENT 1

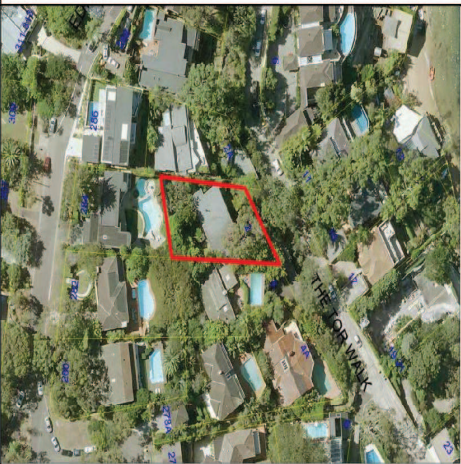
IMPLICATIONS	COMMENT
City Strategy Outcome:	2.2 Respect and celebrate our history and heritage sites.
Business Plan Objectives, Outcomes/ Services	To ensure this Planning Proposal is in line with the <i>Council's Housing Position Statement, A Metropolis of Three Cities and the North District Plan</i> in that it identifies, conserves and enhances environmental heritage.
Policy	This Planning Proposal is in line with the <i>Council's Housing Position Statement 2017</i> .
Consultation	This Planning Proposal would be publicly exhibited following Gateway Determination.
Resource	Operating resources used to prepare report but additional consultant resources were required to undertake the Heritage Study Review.
Risk	Risk of loss of properties and /or their heritage character.
Legal	The Planning Proposal should amend <i>Willoughby Local Environmental Plan 2012 and Willoughby Development Control Plan</i> .
Legislation	Under <i>Environmental Planning and Assessment Act 1979</i> provisions.
Budget/Financial	The work completed by Architectural Projects is within the budget.


ATTACHMENT 2
Summary of Recommendations


Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
Dr Bassar House	11 Padulla Place Castlecove	Staff nomination through literature search and local knowledge	<p>The Dr Bassar House is of significance as a rare example of a highly intact late twentieth century Seidler house , which demonstrates innovative design and a high level execution of detail.</p> <p>Recommendation That Council proceed with heritage listing of 11 Padulla Place, Castle Cove as a local heritage item in WLEP 2012.</p>	


Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
Gowing House	8 The Bulwark Castlecrag	Staff nomination through literature search and local knowledge	<p>The Gowing House retains a high degree of historical significance as one of Neville Gruzman's best houses and is highly regarded as an outstanding work of architecture by the architectural profession.</p> <p>Recommendation That Council proceed with the listing of 8 The Bulwark, Castlecrag.</p>	


Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
Maley House	13 The Citadel Castlecrag	Staff nomination through literature search and local knowledge	<p>The Maley House is an accomplished example of modernist domestic architecture designed by architect Andre Porebski.</p> <p>Recommendation That Council proceed with heritage listing of 13 The Citadel, Castlecrag as a local heritage item in WLEP 2012.</p>	


Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
Duval House	2 The Tor Walk Castlecrag	Staff nomination through literature search and local knowledge	<p>Designed by Hugh Buhrich in 1962, the Duval House is an accomplished suburban Modernist House that illustrates the new Modernist aesthetic in suburban Sydney.</p> <p>Recommendation The house should be considered for inclusion as a local heritage item in WLEP 2012.</p>	


Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
Luursema House	14 The Tor Walk Castlecrag	Staff nomination through literature search and local knowledge	<p>The Luursema House has historical association with internationally significant architect Harry Seidler, one of the most important practitioners of the Post-war modernist style in Australia, and a good example of Seidler's modernist design methodology.</p> <p>Recommendation The house should be considered for inclusion as a local heritage item in WLEP 2012.</p>	

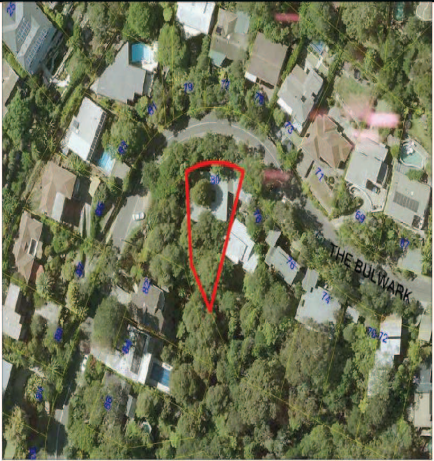
Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
Former National Accoustic Laboratory	126 Greville Street West Chatswood	Heritage Nomination Form	<p>The buildings at 126 Greville Street have high aesthetic significance as fine and substantial example of brutalist government offices, sensitively sited in a suburban bushland setting.</p> <p>Despite its recent adaptation to a new use, the building retains a high level of integrity.</p> <p>Recommendation That Council proceed with heritage listing of 126 Greville Street, West Chatswood as a local heritage item in WLEP 2012.</p>	

Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
Frischnecht House	1A North Arm Road Middle Cove	Staff nomination through literature search and local knowledge	<p>The Frischnecht House is historically significant for its ability to demonstrate the many features of Modernist architecture and design theory and practice.</p> <p>Recommendation That Council proceed with heritage listing of 1a North Arm Road, Middle Cove as a local heritage item in WLEP 2012</p>	

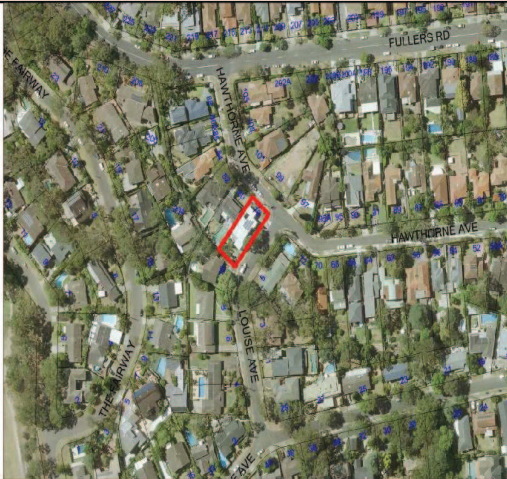
Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
Helsham House	8 First Avenue Willoughby	Staff nomination through literature search and local knowledge	<p>Designed by prominent architect Peter Hall, the Helsham House is regarded as one of his best houses and is an important work of high aesthetic values.</p> <p>Recommendation The house should be considered for inclusion as a local heritage item in WLEP 2012.</p>	

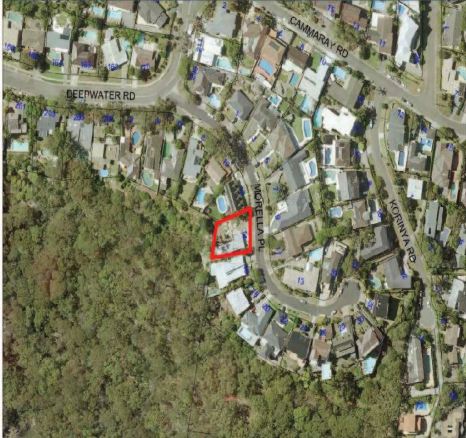
Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
J Hannaford Produce and Fuel Merchant	88 Penshurst Street Willoughby	Heritage Nomination Form	<p>Built c. 1915, the J. Hannaford Produce and Fuel Merchant building is an early surviving produce and fuel and shop, the original building is of historical significance for its association with the commercial development of the area.</p> <p>Recommendation That Council proceed with heritage listing of 88 Penshurst Street, Willoughby as a local heritage item in WLEP 2012. Retention of the façade and primary gabled roof form is recommended within the context of the future development of the site.</p>	

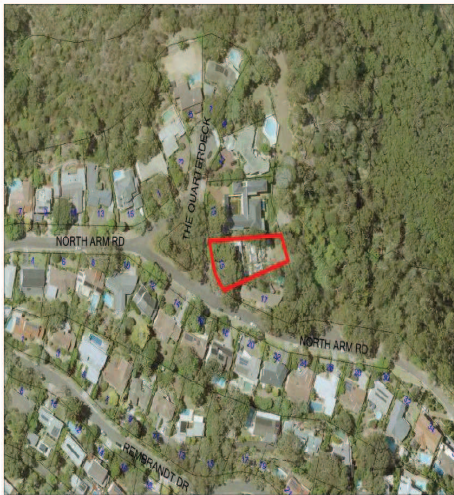
Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
Eddy Road and De Villiers Avenue	Eddy Road and De Villiers Avenue West Chatswood	Heritage Nomination Form	<p>The proposed Eddy Road and De Villiers Avenue Conservation Area is significant as a harmonious and unified Interwar lower North Shore residential area, in a landscaped setting.</p> <p>Developed following the subdivision and sale of allotments in the Glenview and Ferndale No. 1 Estates in 1915 and 1924 respectively, the area is a good representative example of development of the Interwar period in Chatswood. A range of largely intact California and Interwar bungalows occur in groupings of consistent styles.</p> <p>Recommendation</p> <p>Recommend Council proceed with the listing of the area as a Conservation Area.</p>	

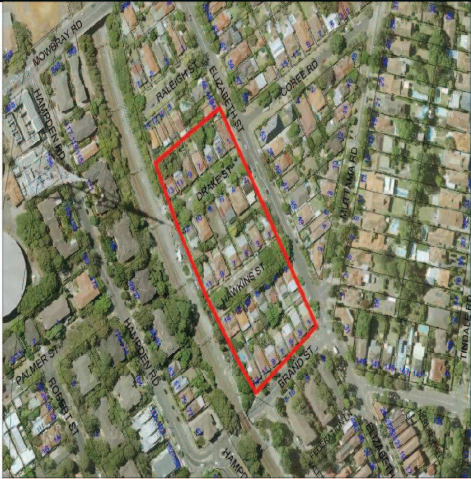
Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
The Glass House	80 The Bulwark Castlecrag	Housekeeping amendment	Government Notice on 21 October 2016 (Appendix 2) changed the status of an existing heritage item at 80 The Bulwark Castlecrag from being a local to a state item. This planning proposal enables a "housekeeping" amendment to update the status of this in Schedule 5.	

Items recommended not to proceed

Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
Glass House	78 Hawthorn Avenue Chatswood	Staff nomination through literature search and local knowledge	<p>The house has undergone substantial alterations and additions, although the broad design concept is still recognizable, little original fabric survives and the form is altered. The house does not meet the threshold for Heritage listing.</p> <p>Recommendation That Council does not proceed with heritage listing of 78 Hawthorn Avenue, Chatswood. Because of the extent of alteration and loss of original fabric, the house does not meet the threshold for heritage listing on the LEP.</p>	

Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
Resanceff House	14 Morella Place Castlecove	Staff nomination through literature search and local knowledge	<p>An accomplished early work of Sydney architect Bruce Rickard, that shows the influence of Frank Lloyd Wright, but has been extensively altered.</p> <p>Recommendation That Council does not proceed with heritage listing of 14 Morella Place, Castle Cove. Because of the extent of alteration and loss of original finishes which were fundamental to the original design, the house does not meet the threshold for heritage listing on the LEP.</p>	

Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
GL Nicholls' House	15 The Quarterdeck Middle Cove	Staff nomination through literature search and local knowledge	<p>Designed by local architect Glynn Nicholls. Due to the extent of modification of the original design concept and fabric, the house does not meet the threshold for heritage listing.</p> <p>Recommendation That Council does not proceed with heritage listing of 15 The Quarterdeck Middle Cove.</p>	

Item Name	Address	Reason for including in Heritage Review	Consultants' Recommendation summary	Location Plan
Cann's Grant Subdivision	Brand, Hawkins and Drake Streets Artarmon	Councillor notice of motion	<p>The degree of alteration of original finishes and garden settings within the area diminishes this significance. Significance is further undermined by the exclusion of Raleigh Street, which was part of the original Subdivision.</p> <p>Recommendation Due to the extent of alteration of properties and loss of streetscape character, the area does not meet the threshold for Conservation Area listing.</p>	

PLANNING PROPOSAL – HERITAGE REVIEW 2018

Amendment to Willoughby Local Environmental Plan 2012

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Appendix 1	Willoughby City Council Heritage Study Review – Architectural Projects April 2018
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Part 1: Objectives or intended outcomes

This Planning Proposal seeks to amend Willoughby Local Environmental Plan 2012 (WLEP 2012) to include 10 properties as Local Heritage Items and include a new conservation area consistent with the findings of the heritage assessment undertaken by Architectural Projects.

In addition, the planning proposal also aims to update the status of an existing item from being a local to a State Item.

The properties / area affected are as follows

Proposed Heritage Items of Local Significance

11 Padulla Place Castle Cove
 8 The Bulwark Castlecrag
 13 The Citadel Castlecrag
 2 The Tor Walk Castlecrag
 14 The Tor Walk Castlecrag
 126 Greville Street, West Chatswood
 1A North Arm Road Middle Cove
 8 First Avenue Willoughby
 88 Penshurst Street Willoughby

Proposed Conservation Area

Eddy Road / Devilliers Avenue Chatswood

Heritage Items of State Significance

80 The Bulwark, Castlecrag

Part 2: Statement of Objectives

The intent of the Planning Proposal can be achieved by amending WLEP 2012 as follows:

Inserting the following new items into Part 1 of Schedule 5:

Suburb	Item Name	Address	Property Description	Significance	Item No
Castlecove	House (including original interiors)	11 Padulla Place	Lot 429, DP 31069	Local	I245
Castlecrag	House (including original interiors)	8 The Bulwark	Lot 1, DP 731215	Local	I246
Castlecrag	House	13 The	Lot 332, DP	Local	I247

	(including original interiors)	Citadel	1102256 and Lot 2, P 389112		
Castlecrag	House (including original interiors)	2 The Tor Walk	Lot 2, DP 210277	Local	I248
Castlecrag	House (including original interiors)	14 The Tor Walk	Lot Y, DP 417554	Local	I249
Chatswood West	Former National Accoustic Laboratory	126 Greville Street	Lot 1, DP 532353	Local	I251
Middle Cove	House (including original interiors)	1A North Arm Road	Lot 1, DP 217754	Local	I252
Willoughby	House (including original interiors)	8 First Avenue	Lot 1, DP 940444	Local	I253
Willoughby	Shop (front façade only)	88 Penshurst Street	Lot 17 Section 4, DP 1671	Local	I254

Amending an existing description in Schedule 5 as follows

Suburb	Item Name	Address	Property Description	Significance	Item No
Castlecrag	House (including original interiors)	80 The Bulwark	Lot 257, DP 19280	State Local	I41

Insert the following new conservation area into Part 2 of Schedule 5

Description	Identification on Heritage Map	Significance
Eddy Road / Devilliers Avenue	Shown by a heavy red outline and labelled Local and marked C12	Local

The Heritage Map will be amended by including the above properties.

The Dual Occupancy Restriction Map includes all Heritage Items and Conservation Areas within Willoughby. This Map will also be amended to include those properties where dual occupancy is permissible in the zone (ie R2 Low Density Residential and E4 Environmental Living) ie:

- 11 Padulla Place Castle Cove
- 8 The Bulwark Castlecrag
- 2 The Tor Walk Castlecrag
- 14 The Tor Walk Castlecrag
- 1A North Arm Road Middle Cove
- 8 First Avenue Willoughby
- Eddy Road / Devilliers Avenue Chatswood

13 The Citadel Castlecrag and 80 The Bulwark, Castlecrag are already included on the Dual Occupancy Restriction Map as they are situated in the Griffin Conservation Area (and 80 The Bulwark is an existing heritage item).

126 Greville Street, West Chatswood is zoned R3 Medium Density Residential and 88 Penshurst Street Willoughby is zoned B5 Business Development. Neither of these zones permit dual occupancy development, therefore they do not need to be included on the Dual Occupancy Restriction Map.


Part 3 – Justification


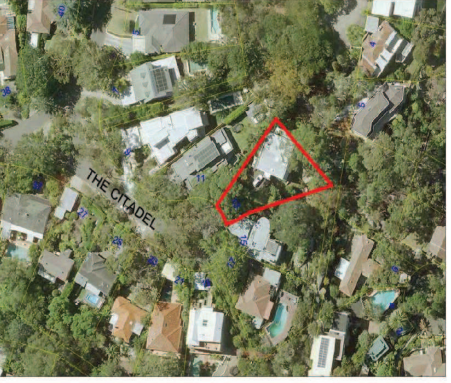
Section A – Need for the Planning Proposal


Q1 - Is the planning proposal a result of any strategic study or report?


Yes. The need to amend WLEP 2012 has arisen from the recommendations of an independent heritage assessment (see Appendix 1 for a full appraisal,. A summary of these findings are as follows:


Table 1


Item Name	Address	Zoning	Recommendation summary	Location Plan
Dr Bassier House	11 Padulla Place Castlecove	E4 Environmental Living	The Dr Bassier House is of significance as a rare example of a highly intact late twentieth century Seidler house , which demonstrates innovative design and a high level execution of detail.	


Item Name	Address	Zoning	Recommendation summary	Location Plan
Gowing House	8 The Bulwark Castlecrag	E4 Environmental Living	The Gowing House retains a high degree of historical significance as one of Neville Gruzman's best houses and is highly regarded as an outstanding work of architecture by the architectural profession.	
Maley House	13 The Citadel Castlecrag	E4 Environmental Living	The Maley House is an accomplished example of modernist domestic architecture designed by architect Andre Porebski.	

Item Name	Address	Zoning	Recommendation summary	Location Plan
Duval House	2 The Tor Walk Castlecrag	E4 Environmental Living	Designed by Hugh Buhrich in 1962, the Duval House is an accomplished suburban Modernist House that illustrates the new Modernist aesthetic in suburban Sydney.	


Item Name	Address	Zoning	Recommendation summary	Location Plan
Luursema House	14 The Tor Walk Castlecrag	E4 Environmental Living	The Luursema House has historical association with internationally significant architect Harry Seidler, one of the most important practitioners of the Post-war modernist style in Australia, and a good example of Seidler's modernist design methodology.	

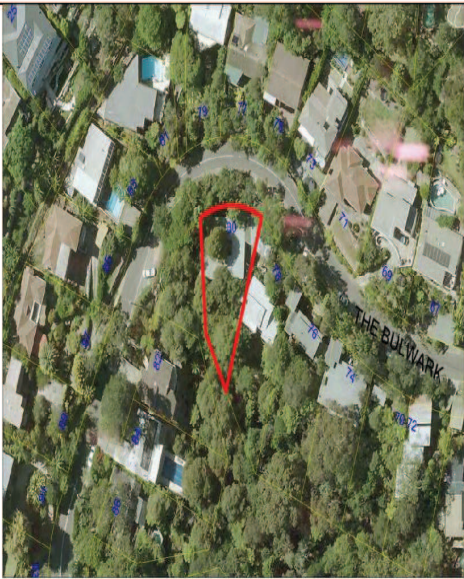
Item Name	Address	Zoning	Recommendation summary	Location Plan
Former National Acoustic Laboratory	126 Greville Street West Chatswood	R3 Medium Density Residential	<p>The buildings at 126 Greville Street have high aesthetic significance as fine and substantial example of brutalist government offices, sensitively sited in a suburban bushland setting.</p> <p>Despite its recent adaptation to a new use, the building retains a high level of integrity.</p>	

Item Name	Address	Zoning	Recommendation summary	Location Plan
Frischnecht House	1A North Arm Road Middle Cove	E4 Environmental Living	The Frischnecht House is historically significant for its ability to demonstrate the many features of Modernist architecture and design theory and practice.	

Item Name	Address	Zoning	Recommendation summary	Location Plan
Helsham House	8 First Avenue Willoughby	R2 Low Density Residential	Designed by prominent architect Peter Hall, the Helsham House is regarded as one of his best houses and is an important work of high aesthetic values.	

Item Name	Address	Zoning	Recommendation summary	Location Plan
J Hannaford Produce and Fuel Merchant	88 Penshurst Street Willoughby	B5 Business Development	Built c. 1915, the J. Hannaford Produce and Fuel Merchant building is an early surviving produce and fuel and shop, the original building is of historical significance for its association with the commercial development of the area.	

Item Name	Address	Zoning	Recommendation summary	Location Plan
Eddy Road and De Villiers Avenue	Eddy Road and De Villiers Avenue, West Chatswood	Part E4 Environmental Living Part R2 Low Density Residential	<p>The proposed Eddy Road and De Villiers Avenue Conservation Area is significant as a harmonious and unified Interwar lower North Shore residential area, in a landscaped setting.</p> <p>Developed following the subdivision and sale of allotments in the Glenview and Ferndale No. 1 Estates in 1915 and 1924 respectively, the area is a good representative example of development of the Interwar period in Chatswood. A range of largely intact California and Interwar bungalows occur in groupings of consistent styles.</p>	

Item Name	Address	Zoning	Recommendation summary	Location Plan
The Glass House	80 The Bulwark Castlecrag	E4 Environmental Living	Government Notice on 21 October 2016 (Appendix 2) changed the status of an existing heritage item at 80 The Bulwark Castlecrag from being a local to a state item. This planning proposal enables a "housekeeping" amendment to update the status of this in Schedule 5.	

Q2 - Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. There is no other way to provide long term protection to the heritage significance of the items and the conservation area.

Section B –Relationship to strategic planning framework

Q3 - Is the planning proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plans or strategy (including any exhibited draft plans or strategies)?.

Greater Sydney Region Plan – A Metropolis of Three Cities 2018

Released in March 2018, *A Metropolis of Three Cities* sets the planning framework for growth of the Sydney to 2056. The vision seeks to transform Greater Sydney into a metropolis of three cities – the Western Parkland City, The Central River City and the Eastern Harbour City and sets targets of an 725,000 new dwellings and 817,000 new jobs by 2036.

Objective 13 of the *Metropolis of Three Cities* is that “*Environmental heritage is identified, conserved and enhanced.*” In addition Strategy 13.1 prescribes to:

“*identify, conserve and enhance heritage by:*

- *engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place*
- *applying adaptive re-use and interpreting heritage to foster distinctive local places*
- *managing and monitoring the cumulative impact of development on the heritage values and character of places.”*

The Planning proposal is consistent with Objective 13 in that it identifies buildings / an area suitable for preserving for future generations .

North District Plan 2018

The *North District Plan* was released in March 2018 and provides a 20 year plan to manage growth. It is a guide for implementing A Metropolis of Three Cities at a District level and is a bridge between regional and local planning. Willoughby is located within the North District along with Hornsby, Ku-ring-gai, Ryde, Hunters Hill, Lane Cove, North Sydney, Mosman and Northern Beaches Councils. The Plan provides a housing target for Willoughby of 1,250 dwellings to 2021 (with a requirement to contribute to the 20 year District housing target of 92,000). For employment, Willoughby is required to provide additional 8,300 jobs for Chatswood to 2036. Along with North Sydney and Lane Cove Council Willoughby is also required to contribute towards an additional 16,400 jobs for St Leonards

The planning proposal will not adversely impact the directions and actions in the District Plan to meet jobs and housing targets.

Planning Priority N6 of the *North District Plan* prescribes “*Creating and renewing great places and local centres , and respective the District’s heritage.*”

Objective 13 of the *Metropolis of Three Cities* is replicated as Action 21 in the North District Plan.

The proposal to list the properties / area is consistent with this Action as they are considered worthwhile of conserving and heritage listing.

Q4 - Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Our Future Willoughby 2028

Our Future Willoughby 2028 is the Council's community strategic plan, providing a long term vision for the future of the City. It is used to inform Council's decision making and planning.

Community Priorities in *Our Future Willoughby 2028* relevant to this Planning proposal are:

2.2 Respect and celebrate our history and heritage sites

3.4 Create desirable places to be and enjoy

The planning proposal is consistent with these priorities as they provide for the protection of properties / an area worthwhile of conserving and heritage listing.

Housing in Willoughby - Position Statement

The Position Statement discusses planning for the future housing needs of Willoughby City over the next 20 years in response to a growing and changing population. It is the precursor to a Housing Strategy for the Willoughby Local Government Area (LGA).

1.2 Principles underpinning the Position Statement

- Respect and promote the heritage and environmental qualities of WCC in planning for new housing.

The planning proposal is consistent with this principle as it protects buildings / an area with heritage qualities.

Local Centres in Willoughby – Position Statement

The Position Statement examines the function and character of each of the local centres in the Willoughby LGA having regard to metropolitan and local planning objectives and opens the discussion around opportunities for growth in housing and jobs.

It is a precursor to a Local Centres Strategy which is currently in preparation.

1.2 Principles underpinning the Position Statement

- To respect existing conservation areas and embrace heritage and growth.

One of the proposed heritage items is a shop (88 Penshurst Street, Willoughby) within the Penshurst Street / Mowbray Road Local Centre and is zoned B5 Business Development.

The planning proposal is consistent with this principle as it protects a building with worthwhile heritage qualities.

Q5 - Is the planning proposal consistent with applicable State Environmental Planning Policies?

The table below details how the planning proposal is consistent with the relevant State Environmental Planning Policies and does not contain provisions that would affect the application of these policies.

SEPP title	Consistency	Explanation
State Environmental Planning Policy No. 19 – Bushland in Urban Areas	YES	The planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy No. 21 – Caravan Parks	N/A	
State Environmental Planning Policy No. 30 – Intensive Agriculture	N/A	
State Environmental Planning Policy No. 32 – Urban Consolidation (Redevelopment of Urban Land)	YES	The planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy No. 33 – Hazardous and Offensive Development	N/A	
State Environmental Planning Policy No. 50 – Canal Estate Development	N/A	
State Environmental Planning Policy No. 55 – Remediation of Land	YES	The planning proposal does not seek to change the permissible land uses on the sites.
State Environmental Planning Policy No. 62 – Sustainable Aquaculture	N/A	
State Environmental Planning Policy No. 64 – Advertising and Signage	N/A	
State Environmental Planning Policy No. 65 –	YES	The planning proposal does not contain provisions that would affect the

Design Quality of Residential Flat Development		application of this SEPP.
State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)	Yes	The planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Major Development) 2005	N/A	
State Environmental Planning Policy (Infrastructure) 2007	YES	The planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Miscellaneous Consent Provisions) 2007	YES	The planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007	N/A	
State Environmental Planning Policy (Exempt and Complying Development Codes) 2008	YES	<p>The provision of a new conservation area and heritage items will affect the ability of these properties to carry out exempt and complying development under this SEPP.</p> <p>The planning proposal is consistent with the SEPP as it does not affect the attainment of the SEPP's aims and objectives.</p>
State Environmental Planning Policy (Affordable Rental Housing) 2009	YES	The planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004	YES	The planning proposal does not contain provisions that would affect the application of this SEPP.
State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004	YES	The planning proposal does not contain provisions that would affect the application of this SEPP.
Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005	YES	The planning proposal does not contain provisions that would affect the application of this SEPP.

State Environmental Planning Policy (Coastal Management) 2018	YES	The planning proposal does not contain provisions that would affect the application of this SEPP.
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Q6 - Is the planning proposal consistent with the applicable Ministerial Directions (9.1 Directions)?

The table below details how the planning proposal is consistent with the applicable Section 9.1 Ministerial Directions.

No	Title of Direction and objectives	Comment	Compliance
1. Employment and Resources			
1.1	Business and Industrial Zones: (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified strategic centres.	Applicable to this direction are the following items: The proposed heritage item at 88 Penshurst Street is zoned B5 Business Development. The proposed change is of minor significance and will continue to protect employment lands, encourage employment growth and reflect existing uses thereby supporting the viability of the City of Willoughby	YES
1.2	Rural Zones The objective of this direction is to protect the agricultural production value of rural land.	The planning proposal does not involve the rezoning from a rural zone.	N/A
1.3	Mining, Petroleum Production and Extractive Industries The objective of this direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.	The planning proposal does not seek to alter the permissibility of these types of land uses.	N/A
1.4	Oyster Aquaculture	The Direction does not apply as the planning proposal does not	N/A

No	Title of Direction and objectives	Comment	Compliance
	<p>The objectives of this direction are:</p> <p>(a) to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal,</p> <p>(b) to protect Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.</p>	propose any changes in land use.	
1.5	<p>Rural Lands</p> <p>The objectives of this direction are to:</p> <p>(a) protect the agricultural production value of rural land,</p> <p>(b) facilitate the orderly and economic development of rural lands for rural and related purposes.</p>	The Direction does not apply as the planning proposal does not affect development in a rural zone.	N/A
2. Environment and Heritage			
2.1	<p>Environment Protection Zones:</p> <p>The objective of this direction is to protect and conserve environmentally sensitive areas.</p>	<p>Applicable to this direction are the following items which are zoned E4 Environmental Living:</p> <p>8 The Bulwark, Castlecrag 14 The Tor Walk, Castlecrag 11 Padulla Place, Castle Cove 1A North Arm Road, Middle Cove 13 The Citadel, Castlecrag 2 The Tor Walk, Castlecrag Part of the proposed conservation area at Eddy Road / Devilliers Avenue.</p>	YES

No	Title of Direction and objectives	Comment	Compliance
		The proposed heritage listing is consistent with this Direction.	
2.2	<p>Coastal Management</p> <p>The objective of this direction is to protect and manage coastal areas of NSW.</p>	<p>The following properties are within the Coastal Use Area Map and the Coastal Environment Area Map</p> <p>8A The Bulwark Castlecrag 11 Padulla Place Castle Cove 1A North Arm Road Middle Cove 80 The Bulwark Castlecrag</p> <p>The proposed heritage listing of the properties is consistent with this direction in that it will not enable increased development or more intensive land use on the land.</p>	YES
2.3	Heritage Conservation	<p>The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</p> <p>The creation of new heritage items and a new conservation area is consistent with this Direction.</p>	YES
2.4	<p>Recreation Vehicle Areas</p> <p>The objective of this direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</p>	The planning proposal does not enable land to be developed for the purpose of a recreation vehicle area.	N/A
2.5	<p>Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs</p> <p>The objective of this direction is to ensure that a balanced and consistent approach is taken when applying environmental protection</p>	The Direction does not apply as the planning proposal does not relate to any of the identified LGAs.	N/A

No	Title of Direction and objectives	Comment	Compliance
	zones and overlays to land on the NSW Far North Coast.		
3. Housing, Infrastructure and Urban Development			
3.1	<p>Residential Zones.</p> <p>The objectives of this direction are:</p> <ul style="list-style-type: none"> (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands. 	<p>The planning proposal does not seek to reduce any residential zoning under WLEP 2012.</p> <p>The Planning Proposal will limit the ability of the properties to carry out a dual occupancy development. WLEP 2012 includes heritage items and conservation areas in the Dual Occupancy Restriction Map.</p> <p>The Planning Proposal is consistent with this Direction in that it enables there to be a choice of heritage dwellings to provide for existing and future housing needs.</p>	YES
3.2	<p>Caravan Parks and Manufactured Home Estates</p> <p>The objectives of this direction are: to provide for a variety of housing types, and to provide opportunities for caravan parks and manufactured home estates.</p>	The Direction does not apply as the planning proposal does not seek to permit caravan parks or manufactured home estates under WLEP 2012.	N/A
3.3	<p>Home Occupations</p> <p>The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.</p>	The planning proposal does not alter the existing provisions within WLEP 2012 that relate to home occupations.	YES
3.4	<p>Integrating Land Use and Transport</p> <p>The objective of this direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision</p>	The planning proposal does not alter the zoning or the permissible land uses of any parcel of land to which WLEP 2012 applies.	N/A

No	Title of Direction and objectives	Comment	Compliance
	<p>and street layouts achieve the following planning objectives:</p> <ul style="list-style-type: none"> (a) improving access to housing, jobs and services by walking, cycling and public transport, and (b) increasing the choice of available transport and reducing dependence on cars, and (c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and (d) supporting the efficient and viable operation of public transport services, and (e) providing for the efficient movement of freight. 		
3.5	<p>Development Near Licensed Aerodromes</p> <p>The objectives of this direction are:</p> <ul style="list-style-type: none"> (a) to ensure the effective and safe operation of aerodromes, and (b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and (c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, 	<p>The planning proposal does not apply as it is not in the vicinity of a licensed aerodrome,</p>	N/A

No	Title of Direction and objectives	Comment	Compliance
	incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.		
3.6	<p>Shooting Ranges</p> <p>The objectives are:</p> <ul style="list-style-type: none"> (a) to maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range, (b) to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land, (c) to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range. 	The Direction does not apply as none of the properties within the planning proposal are adjacent to or adjoin an existing shooting range.	N/A
4. Hazard and Risk			
4.1	<p>Acid Sulfate Soils</p> <p>The objective of this direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils.</p>	<p>All of the sites area identified as Class 5 Acid Sulfate Soils risk</p> <p>Given the urban location of the properties and that the proposed listings will limit residential redevelopment, any risks associated with acid sulfate soils are considered to be minor.</p>	YES
4.2	<p>Mine Subsidence and Unstable Land</p> <p>The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.</p>	The Direction does not apply as the planning proposal does not relate to land affected by mine subsidence nor has it been identified as being unstable land.	N/A
4.3	<p>Flood Prone Land</p> <p>(a) The objectives of this direction are: to ensure that development of flood prone</p>	<p>The properties at</p> <p>126 Greville Street West Chatswood is part of the Blue Gum Creek Study and is subject</p>	YES

No	Title of Direction and objectives	Comment	Compliance
	<p>land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</p> <p>(b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</p>	<p>to flood related development controls.</p> <p>80 The Bulwark is part of the Sailors Bay Creek Study and is subject to flood related development controls.</p> <p>A number of properties in the proposed Eddy Road / DeVilliers conservation area are part of the Swaines Creek Flood Study and are subject to flood related development controls.</p> <p>The planning proposal is consistent with this Direction as the proposal does not alter a zone or a provision that affects flood prone land.</p>	
4.4	<p>Planning for Bushfire Protection</p> <p>The objectives of this direction are:</p> <p>(a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</p> <p>(b) to encourage sound management of bush fire prone areas.</p>	<p>The following properties are identified as being bushfire prone land:</p> <p>11 Padulla Place, Castle Cove 1A North Arm Road, Middle Cove 2 The Tor Walk, Castlecrag 126 Greville Street, West Chatswood 80 The Bulwark, Castlecrag West and south side of Eddy road, West Chatswood.</p> <p>The planning proposal is consistent with this Direction as it does not propose any changes that will affect bushfire hazards.</p>	YES
5. Regional Planning			
5.1	<p>Implementation of Regional Strategies</p> <p>(revoked 17 October 2017)</p>		
5.2	<p>Sydney Drinking Water Catchment</p> <p>The objective of this Direction is to protect water quality in the Sydney drinking water catchment.</p>	<p>The Direction does not apply to the Willoughby LGA</p>	N/A

No	Title of Direction and objectives	Comment	Compliance
5.3	<p>Farmland of State and Regional Significance on the NSW Far North Coast</p> <p>(a) The objectives of this direction are: to ensure that the best agricultural land will be available for current and future generations to grow food and fibre,</p> <p>(b) to provide more certainty on the status of the best agricultural land, thereby assisting councils with their local strategic settlement planning, and</p> <p>(c) to reduce land use conflict arising between agricultural use and non-agricultural use of farmland as caused by urban encroachment into farming areas.</p>	This Direction does not apply to the Willoughby LGA	N/A
5.4	<p>Commercial and Retail Development along the Pacific Highway North Coast.</p> <p>The objectives for managing commercial and retail development along the Pacific Highway are:</p> <p>(a) to protect the Pacific Highway's function, that is to operate as the North Coast's primary inter and intra-regional road traffic route;</p> <p>(b) to prevent inappropriate development fronting the highway;</p> <p>(c) to protect public expenditure invested in the Pacific Highway;</p> <p>(d) to protect and improve highway safety and highway efficiency;</p>	This Direction does not apply to the Willoughby LGA	N/A

No	Title of Direction and objectives	Comment	Compliance
	(e) to provide for the food, vehicle service and rest needs of travellers on the highway; and (f) to reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns.		
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA)	Revoked 18 June 2010	
5.6	Sydney to Canberra Corridor	Revoked 10 July 2008	
5.7	Central Coast	Revoked 10 July 2008	
5.8	Second Sydney Airport: Badgerys Creek The objective of this direction is to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek.	This Direction does not apply to the Willoughby LGA	N/A
5.9	North West Rail Link Corridor Strategy The objectives of this direction are to: (a) promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL) (b) ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.	This Direction does not apply to the Willoughby LGA	N/A
5.10	Implementation of Regional Plans The objective of this direction is to	The planning proposal is consistent with A Metropolis of Three Cities – The Greater	YES

No	Title of Direction and objectives	Comment	Compliance
	give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.	Sydney Region Plan in that it identifies buildings / an area suitable for preserving for future generations .	
6. Local Plan Making			
6.1	Approval and Referral Requirements The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	The planning proposal does not alter any concurrence, consultation or referral requirements under WLEP 2012 nor does it identify any development as designated development.	YES
6.2	Reserving Land for Public Purposes (a) The objectives of this direction are: to facilitate the provision of public services and facilities by reserving land for public purposes, and (b) to facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition	The planning proposal does not include any land for public purposes.	YES
6.3	Site Specific Provision: The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	The planning proposal does not allow a particular development to be carried out.	YES
1. Metropolitan Planning			
7.1	Implementation of A Plan for Growing Sydney The objective of this direction is to give legal effect to the planning principles; directions; and priorities for subregions, strategic centres and transport gateways contained in A Plan for Growing Sydney.	The planning proposal is consistent with the objectives and strategies of A Metropolis of Three Cities – The Greater Sydney Region Plan.	YES
7.2	Implementation of Greater Macarthur land Release Investigation.	This Direction does not apply to the Willoughby LGA	N/A

No	Title of Direction and objectives	Comment	Compliance
	<p>The objective of this direction is to ensure development within the Greater Macarthur Land Release Investigation Area is consistent with the Greater Macarthur Land Release Preliminary Strategy and Action Plan (the Preliminary Strategy)</p>		
7.3	<p>Parramatta Road Corridor Urban Transformation Strategy</p> <p>The objectives of this Direction are to:</p> <ul style="list-style-type: none"> (a) facilitate development within the Parramatta Road Corridor that is consistent with the Parramatta Road Corridor Urban Transformation Strategy (November, 2016) and the Parramatta Road Corridor Implementation Tool Kit, (b) provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community, and (c) guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure. 	<p>This Direction does not apply to the Willoughby LGA</p>	N/A
7.4	<p>Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan</p> <p>The objective of this direction is to ensure development within the North West Priority Growth Area is consistent with the North West Priority Growth Area Land Use and Infrastructure Strategy (the Strategy).</p>	<p>This Direction does not apply to the Willoughby LGA</p>	N/A

No	Title of Direction and objectives	Comment	Compliance
7.5	<p>Implementation of Greater Parramatta Growth Area Interim Land Use and Infrastructure Implementation Plan</p> <p>The objective of this direction is to ensure development within the Greater Parramatta Priority Growth Area is consistent with the Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan dated July 2017 (the interim Plan)</p>	This Direction does not apply to the Willoughby LGA	N/A
7.6	<p>Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan</p> <p>The objective of this direction is to ensure development within the Wilton Priority Growth Area is consistent with the Wilton Interim Land Use and Infrastructure Implementation Plan and Background Analysis.</p>	This Direction does not apply to the Willoughby LGA	N/A
7.7	<p>Implementation of Glenfield o Macarthur Renewal Corridor</p> <p>The objective of this direction is to ensure development within the precincts between Glenfield and Macarthur is consistent with the plans for these precincts.</p>	This Direction does not apply to the Willoughby LGA	N/A

Section C – Environmental, social and economic impact

Q7 - Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of this proposal?

No. the planning proposal has no impact on critical habitat or threatened species, populations or ecological communities or their habitats.

Q8 - Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No the proposed heritage listings are unlikely to result in any adverse environmental impacts.

Q9 - Has the planning proposal adequately addressed any social and economic effects?

The public exhibition of the planning proposal will provide additional opportunity for the property owners and wider community to consider the proposed heritage listing.

Progression of the planning proposal proceeding, will not result in any impact on jobs, existing social infrastructure or existing retail centres.

Section D – State and Commonwealth Interests

Q10 - Is there adequate public infrastructure for the planning proposal?

The planning proposal will have no impact on the demand for public infrastructure.

Q11 - What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

The planning proposal has not been considered by any State or Commonwealth Agencies. This will take place after the gateway determination. It is unlikely that any Commonwealth Agencies will need to be consulted for this type of planning proposal. The Views of the NSW Office of Environment & Heritage – Heritage Division is likely to be a requirement of the gateway determination.

Part 4 - Mapping

The Planning Proposal requires amendment of the WLEP 2012 Heritage Map. It will require all of the items and conservation area in Table 1 to be included in the Heritage Map along with the appropriate numbering detailed in Part 2 Statement of Objectives.

Part 5 – Community Consultation

It is anticipated that the planning proposal will be publicly exhibited for 28 days in accordance with NSW Department of Planning & Environment's "*A Guide to preparing local environmental plans*."

The planning proposal will be advertised in the North Shore Times and will be available to view on Council's website. Affected property owners and adjoining landowners will be notified. Local area progress associations will also be notified.

Part 6 – Project Timeline

The following table provides an indicative timeline for the planning proposal:

Planning proposal presented to Council	August 2018
Planning proposal submitted to Gateway	September 2018
Gateway Determination received by Council	October 2018
Community Consultation (28 days)	November 2018
Report to Council on public exhibition	February 2019
Planning proposal submitted to Department of Planning & Environment requesting notification on Government website (if delegated)	March 2019
Notification of Plan on Legislation website	April 2019

ATTACHMENT 5


WILLOUGHBY
Local
Planning
Panel
PLANNING PROPOSAL
RECORD OF ADVICE

DATE OF ADVICE	17 August 2018
PANEL MEMBERS	Abigail Goldberg (Chair), John McInerney, Julie Savet Ward and Robert Freestone.
DECLARATIONS OF INTEREST	NIL

Closed meeting held at Willoughby City Council Chambers on 17 August 2018 opened at **2.00pm** and closed at **3.45pm**.

PLANNING PROPOSAL





The proposal **PP-2018/9** seeks Advice in relation to Heritage Review 2018.

PANEL DISCUSSION and ADVICE

The Panel supports the Recommendation:

The Panel supports Council's initiative in undertaking the Review with a particular emphasis on modernist architecture. It unanimously supports the officers' recommendation to proceed to Gateway and exhibition of a Planning Proposal as recommended subject to the following qualifications:

- 88 Penshurst Street, Willoughby:**
 The Panel was not unanimous in its agreement that this property proceed to be listed, noting that alterations to the building façade had taken place, including removal of the original Hannaford signage. However, following discussion the Panel did agree that the building is of cultural and historical significance to the local area and on these grounds public exhibition should be supported. The Panel recommends sensitive urban design and architectural consideration be given to any applications for development, with a particular need to address its historical value and relevance to the local community.
- Eddy Road/ De Villiers Avenue Chatswood, proposed conservation area:**
 The Panel observed that the area is less unified than the consultant's narrative seems to suggest, and the quality of both individual and groups of California Bungalows and other inter-war period homes are not outstanding. The Panel notes that as the area is not exceptional overall, listing may dilute the value of existing heritage conservation areas. Nevertheless, the Panel recommends that exhibition proceed in order that community and public views be received and considered by Council.

PANEL MEMBERS	
 ABIGAIL GOLDBERG (CHAIR)	 JULIE SAVET WARD
 JOHN MCINERNEY	 ROBERT FREESTONE



WILLOUGHBY
Local
Planning
Panel

ATTACHMENT 6
PLANNING PROPOSAL
RECORD OF ADVICE

DATE OF DECISION	31 July 2018
PANEL MEMBERS	Abigail Goldberg (Chair), Kara Krason, John McInerney, Robert Freestone
DECLARATIONS OF INTEREST	NIL

PLANNING PROPOSAL BRIEFING

The proposal **PP-2018/5** seeks to List 9 Centennial Avenue as a Heritage Item.

PANEL DISCUSSION: KEY POINTS RAISED

- 1) The Planning Proposal process will provide opportunity for public comment.
- 2) The architectural merit of the building.
- 3) The contribution of the building to the streetscape and local context.
- 4) The potential provided by Clause 5.10(10) of *Willoughby Local Environmental Plan 2012* for conservation incentives.

PANEL ADVICE

1. The Panel supports:
 - a) A public exhibition to enable community views to be received on a Planning Proposal to list 9 Centennial Avenue, West Chatswood in Schedule 5 of *WLEP 2012* as an item of local significance.
 - b) Creating a Willoughby Heritage Inventory sheet for exhibition for 9 Centennial Avenue reflecting the outcomes of the heritage assessment prepared by Architectural Projects, with the additional inclusion of further information on the architectural qualities of the building itself, the contribution of the building to the streetscape and local context and the importance of its prominent corner position.
 - c) Forwarding the Planning Proposal to the Department of Planning & Environment seeking a Gateway Determination under Section 3.34 of the *Environmental Planning & Assessment Act 1979*.
2. The Panel notes Clause 5.10(10) of *WLEP 2012* which provides for conservation incentives.

PANEL MEMBERS	
ABIGAIL GOLDBERG (CHAIR)	KARA KRASON
JOHN MCINERNEY	ROBERT FREESTONE