

# PLANNING PROPOSAL – HERITAGE REVIEW 2018

## Amendment to Willoughby Local Environmental Plan 2012

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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 9 properties as Local Heritage Items 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

### 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 (including original interiors)	13 The Citadel	Lot 332, DP 1102256 and Lot 2, P 389112	Local	I247
Castlecrag	House	2 The Tor	Lot 2, DP	Local	I248

	(including original interiors)	Walk	210277		
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

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 <del>Local</del>	I41

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

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 As this zone does not permit dual occupancy development, it does not need to be included on the Dual Occupancy Restriction Map.


## Part 3 – Justification

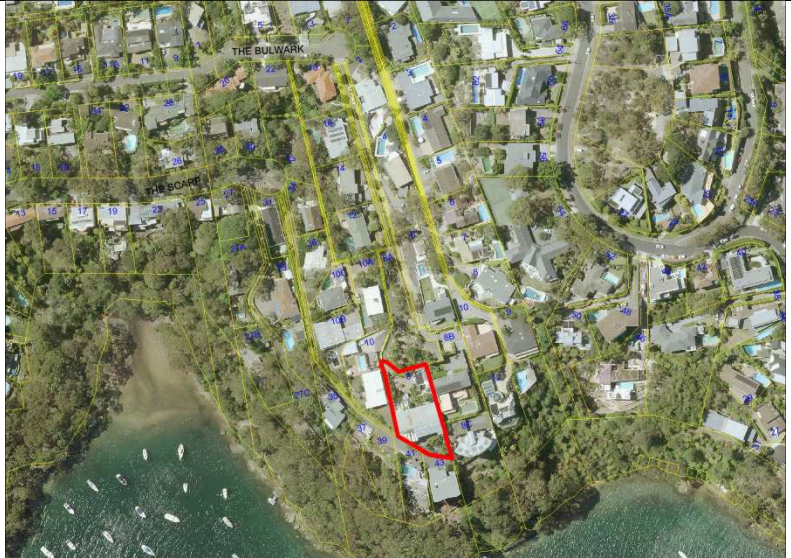
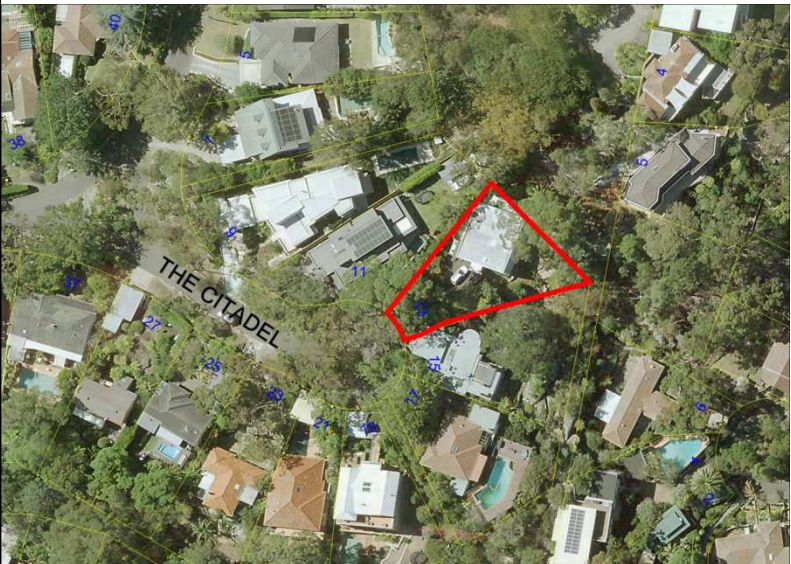
### Section A – Need for the Planning Proposal

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

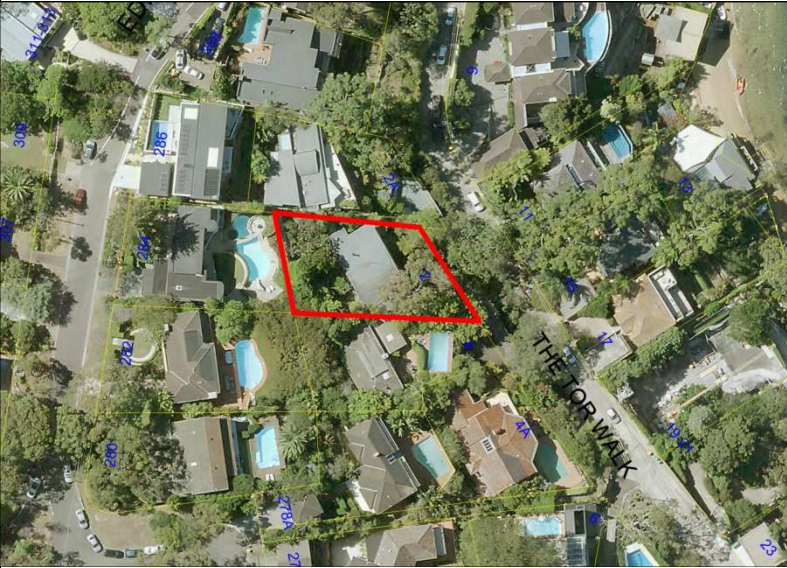
Yes. The need to amend WLEP 2012 has arisen from the recommendations of an independent heritage assessment (see Appendix 1 for a full appraisal,. A summary of these findings are as follows:

Table 1

Item Name	Address	Zoning	Recommendation summary	Location Plan
Dr Basser House	11 Padulla Place Castlecove	E4 Environmental Living	The Dr Basser 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.	

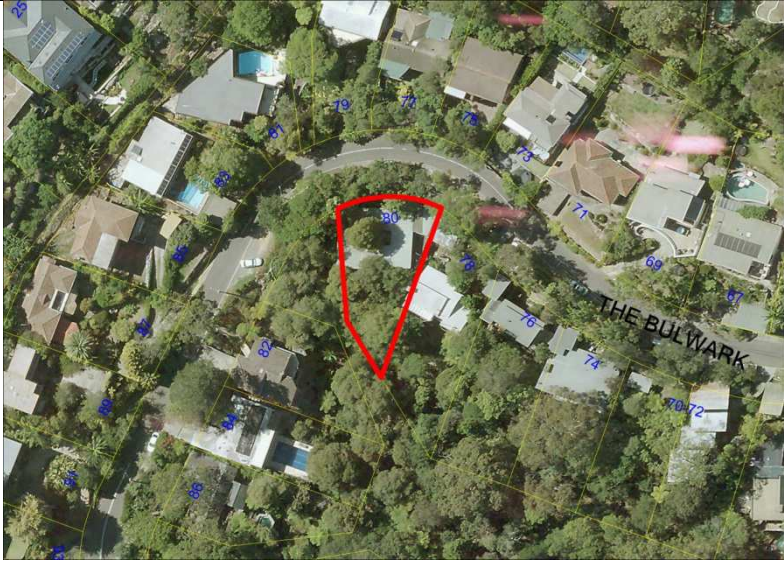
Item Name	Address	Zoning	Recommendation summary	Location Plan
Luursema House	14 The Tor Walk Castlecrag	E4 Environmental Living	The Luursema House has historical association with internationally significant architect Harry Seidler, one of the most important practitioners of the Post-war modernist style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



Item Name	Address	Zoning	Recommendation summary	Location Plan
Former National Accoustic 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
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.

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 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 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 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 with heritage qualities.

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 – Design Quality of Residential Flat Development	YES	The planning proposal does not contain provisions that would affect the 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	YES	The planning proposal does not contain provisions that would affect the

(Miscellaneous Consent Provisions) 2007		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.

**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
<b>1. Employment and Resources</b>			
<b>1.1</b>	Business and Industrial Zones:	The planning proposal does not involve a property in a business	N/A

No	Title of Direction and objectives	Comment	Compliance
	(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.	or industrial zone	
1.2	<b>Rural Zones</b>  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	<b>Mining, Petroleum Production and Extractive Industries</b>  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	<b>Oyster Aquaculture</b>  The objectives of this direction are:  (a) to ensure that Priority Oyster Aquaculture Areas and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal,  (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	The Direction does not apply as the planning proposal does not propose any changes in land use.	N/A

No	Title of Direction and objectives	Comment	Compliance
	and oyster consumers.		
1.5	<p>Rural Lands</p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>(a) protect the agricultural production value of rural land,</li> <li>(b) facilitate the orderly and economic development of rural lands for rural and related purposes.</li> </ul>	The Direction does not apply as the planning proposal does not affect development in a rural zone.	N/A
<b>2. Environment and Heritage</b>			
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</p> <p>Part of the land at 126 Greville Street is zoned E2 Environmental Conservation, however the building itself is situated on the part of the lot zoned R3 Medium Density Residential.</p> <p>The proposed heritage listing is consistent with this Direction.</p>	YES
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>	YES



No	Title of Direction and objectives	Comment	Compliance
		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.	
<b>2.3</b>	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
<b>2.4</b>	<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
<b>2.5</b>	<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 zones and overlays to land on the NSW Far North Coast.</p>	The Direction does not apply as the planning proposal does not relate to any of the identified LGAs.	N/A
<b>3. Housing, Infrastructure and Urban Development</b>			
<b>3.1</b>	<p>Residential Zones.</p> <p>The objectives of this direction are:</p> <p>(a) to encourage a variety and choice of housing types to provide for existing and future housing needs,</p>	<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</p>	YES

No	Title of Direction and objectives	Comment	Compliance
	<p>(b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</p> <p>(c) to minimise the impact of residential development on the environment and resource lands.</p>	<p>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>	
<b>3.2</b>	<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>	<p>The Direction does not apply as the planning proposal does not seek to permit caravan parks or manufactured home estates under WLEP 2012.</p>	N/A
<b>3.3</b>	<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>	<p>The planning proposal does not alter the existing provisions within WLEP 2012 that relate to home occupations.</p>	YES
<b>3.4</b>	<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 and street layouts achieve the following planning objectives:</p> <ul style="list-style-type: none"> <li>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</li> <li>(b) increasing the choice of available transport and reducing dependence on cars, and</li> <li>(c) reducing travel demand including the number of</li> </ul>	<p>The planning proposal does not alter the zoning or the permissible land uses of any parcel of land to which WLEP 2012 applies.</p>	N/A

No	Title of Direction and objectives	Comment	Compliance
	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	Development Near Licensed Aerodromes  The objectives of this direction are:  (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, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.	The planning proposal does not apply as it is not in the vicinity of a licensed aerodrome,	N/A
3.6	Shooting Ranges  The objectives are:  (a) to maintain appropriate levels of public safety and amenity when rezoning	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

No	Title of Direction and objectives	Comment	Compliance
	<p>land adjacent to an existing shooting range,</p> <p>(b) to reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land,</p> <p>(c) to identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</p>		
<b>4. Hazard and Risk</b>			
<b>4.1</b>	<p><b>Acid Sulfate Soils</b></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
<b>4.2</b>	<p><b>Mine Subsidence and Unstable Land</b></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>	<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.</p>	N/A
<b>4.3</b>	<p><b>Flood Prone Land</b></p> <p>(a) The objectives of this direction are: to ensure that development of flood prone 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</p>	<p>The properties at</p> <p>126 Greville Street West Chatswood is part of the Blue Gum Creek Study and is subject 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>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>	YES

No	Title of Direction and objectives	Comment	Compliance
	consideration of the potential flood impacts both on and off the subject land.		
4.4	<p>Planning for Bushfire Protection</p> <p>The objectives of this direction are:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) to encourage sound management of bush fire prone areas.</li> </ul>	<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</p> <p>The planning proposal is consistent with this Direction as it does not propose any changes that will affect bushfire hazards.</p>	YES
<b>5. Regional Planning</b>			
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>	The Direction does not apply to the Willoughby LGA	N/A
5.3	<p>Farmland of State and Regional Significance on the NSW Far North Coast</p> <ul style="list-style-type: none"> <li>(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,</li> <li>(b) to provide more certainty on the status of the best agricultural land, thereby</li> </ul>	This Direction does not apply to the Willoughby LGA	N/A



No	Title of Direction and objectives	Comment	Compliance
	<p>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>		
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> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) to prevent inappropriate development fronting the highway;</li> <li>(c) to protect public expenditure invested in the Pacific Highway;</li> <li>(d) to protect and improve highway safety and highway efficiency;</li> <li>(e) to provide for the food, vehicle service and rest needs of travellers on the highway; and</li> <li>(f) to reinforce the role of retail and commercial development in town centres, where they can best serve the populations of the towns.</li> </ul>	<p>This Direction does not apply to the Willoughby LGA</p>	N/A
5.5	Development in the vicinity of	Revoked 18 June 2010	

No	Title of Direction and objectives	Comment	Compliance
	Ellalong, Paxton and Millfield (Cessnock LGA)		
5.6	Sydney to Canberra Corridor	Revoked 10 July 2008	
5.7	Central Coast	Revoked 10 July 2008	
5.8	<p>Second Sydney Airport: Badgerys Creek</p> <p>The objective of this direction is to avoid incompatible development in the vicinity of any future second Sydney Airport at Badgerys Creek.</p>	This Direction does not apply to the Willoughby LGA	N/A
5.9	<p>North West Rail Link Corridor Strategy</p> <p>The objectives of this direction are to:</p> <ul style="list-style-type: none"> <li>(a) promote transit-oriented development and manage growth around the eight train stations of the North West Rail Link (NWRL)</li> <li>(b) ensure development within the NWRL corridor is consistent with the proposals set out in the NWRL Corridor Strategy and precinct Structure Plans.</li> </ul>	This Direction does not apply to the Willoughby LGA	N/A
5.10	<p>Implementation of Regional Plans</p> <p>The objective of this direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</p>	The planning proposal is consistent with A Metropolis of Three Cities – The Greater Sydney Region Plan in that it identifies buildings / an area suitable for preserving for future generations .	YES
<b>6. Local Plan Making</b>			
6.1	<p>Approval and Referral Requirements</p> <p>The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</p>	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

No	Title of Direction and objectives	Comment	Compliance
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
<b>1. Metropolitan Planning</b>			
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.  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)	This Direction does not apply to the Willoughby LGA	N/A
7.3	Parramatta Road Corridor Urban Transformation Strategy  The objectives of this Direction are	This Direction does not apply to the Willoughby LGA	N/A

No	Title of Direction and objectives	Comment	Compliance
	<p>to:</p> <ul style="list-style-type: none"> <li>(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,</li> <li>(b) provide a diversity of jobs and housing to meet the needs of a broad cross-section of the community, and</li> <li>(c) guide the incremental transformation of the Parramatta Road Corridor in line with the delivery of necessary infrastructure.</li> </ul>		
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>	This Direction does not apply to the Willoughby LGA	N/A
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

No	Title of Direction and objectives	Comment	Compliance
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