

PLANNING & INFRASTRUCTURE Planning Unit

24 September 2020

Luke Downend Acting Director Sydney Region East NSW Department of Planning, Industry & Environment Locked Bag 5022 PARRAMATTA NSW 2124

Dear Luke,

Re: Amendment to Willoughby Local Environmental Plan 2012 at 1-31 Walter Street and 452-462 Willoughby Road, Willoughby -Department Ref: PP_2019_WILLO_002_00

On 14 September 2020, Council considered a report regarding the public exhibition of a Planning Proposal to rezone the properties at 1-31 Walter Street and 452-462 Willoughby Road, Willoughby. Council's endorsement has now been obtained to forward the proposed amendments to *Willoughby Local Environmental Plan (WLEP2012)* to the Department of Planning, Industry and Environment and to adopt changes to *Willoughby Development Control Plan (WDCP.)*.

Specifically, Council resolved the following at its meeting:

1. Notify the Department of Planning, Industry and Environment that it supports amendments to Willoughby Local Environmental Plan 2012 (WLEP2012) relating to 1-31 Walter Street and 452-462 Willoughby Road, Willoughby as exhibited.

2. Endorse amendments to the site specific controls in Section D.2.16.17 of Willoughby Development Control Plan (Willoughby DCP) as modified.

3. Recognise the need for increased bus services and additional school capacity and seek State Government support in addressing these needs in order to cater for increased density in line with the North District Plan.

4. Request that the Department of Planning, Industry and Environment require the surrender of Development Consent 2016/263 for a Child Care Centre at 1-1A Walter Street and 452-460 Willoughby Road, Willoughby prior to making the Planning Proposal relating to 1-31 Walter Street and 452-462 Willoughby Road.

On that basis, it was resolved to notify the Department of Planning, Industry and Environment of the Proposal to finalise the draft amendments to Willoughby Local Environmental Plan 2012 (See Tag A Council Resolution).

ENGLISH

If you do not understand this document, please visit Council's Administration Building to discuss it with Council staff who will arrange an interpreter service. The Administration Building is located at 31 Victor Street, Chatswood and open from 8.30am to 5pm, Monday to Friday. Alternatively, you may ring the Translating & Interpreting Service on 131.450 to ask for an interpreter to contact Council for you. Council's phone number is (02) 9777.1000.

ARABIC

إذا كنت لا تصهم، هذه الوليقة يُرجى زبارة مبنى إذارة محلس البلدية لبحثها مع موظفي الجُلس الذين سيتخذون ترتبيات للحصول على خدمه الـرحمة الشـفهية. يفع مبنى الإدارة على العنوان 31 Victor Street, Chalswood وهو يقتح من الساعة 8.30 صباحاً إلى 5 مساءً أيام الأثنين إلى الجمعة. يكتك بدلاً من ذلك الاتصال بخدمة النرجمة الخطية والشفهية على الرقم 131 450 ماطلب أن يقدم منتجم شعف بالاتصال بالجلس بالنبابة عنك. يقم ماتف الجلس هم: 1000 9777 (20)

ARMENIAN

Եթէ չէք հասկնար այս փաստաթուղթը, խնդրեմ այցելեցեր Քաղաքային Խորևուրդի Վարչութեան Շենքը այդ մասին խօսելու Քաղաքային Խորհուրդի աշխատակիցներու հետ որոնք ձեզի համար թարգման մը կը կարգադրեն։ Վարչութեան Շենքը կը գտնուի 31 Victor Street, Chatswood եւ բաց է կ.ա. 8.30 – կ.ե.5.00, Երկուշաբթիչն մինչեւ Ուրբաթ։ Կարելի է նաև հետաձայնել Թարգմանութեան Սպասարկութեան՝ 131450 եւ ինդրել որ թարգման մը կապ հաստատի Քաղաքային Խորհուրդին հետ ձեզի համար։ Քաղաքային Խորհուրդի հեռախօսի համարն է (02) 9777 1000։

CHINESE SIMPLIFIED

如果您不明白本文件, 估前往市政府行政大楼, 与市政府职员讨论, 市政府职员会 安排传译员提供服务。行政大楼位于31 Victor Street, Chatswood, 上班时间是 周一至周直上下8:30至下车5:00。此外, 您也可以致电翻译传译服务处, 电语口1 450, 请传译员为您联系市政府, 市政府的电话是(02) 9777 1000。

CHINESE TRADITIONAL

如果您不明白本文件,請前往由政府行政大機,與自政府戰員討論,市政府戰員會 安排傳譯員提供服務。行政大樓位於31 Victor Street, Chatswood, 僅至時間是過一至 過五上午8:30至下午5:00。此外,您也可以致電翻譯傳譯服務處,電話131—450,話 傳譯員為您聯絡市政府,市政府的電話是(02) 9777 1000。

CROATIAN

Ako ne razumijete ovaj dokument, molimo vas otidite u administrativnu zgradu općine i razgovarajte s osobljem općine koje će vam organizirati usluge tumaća. Zgrada općine se nalazi na adresi 31 Victor Street, Chatswood i otvorena je od 8.30 izjutra do 5 poslije podne, od ponedjeljka do petka. Druga mogućnost je da nazovete Službu prevoditelja i tumača (Translating and Interpreting Service) na 131 450 i da ih zamolite da vam nazovu općinu. Broj telefona općine je (02) 9777 1000.

GREEK

Αν δεν καταλοβαίνετε αυτό το έγγραφο, παρακαλούμε επισκεφθείτε το Κτίριο Διοίκησης της Δημαρχίας, για να το συζητήσετε με το προσωπικό της Δημαρχίας που θα οργανώσει διερμηνέα για την εξυπηρετήση σας. Το Κτίριο Διοίκησης βρίσκεται στη διεύθυνση 31 Victor Street, Chatswood και είναι αναιχτό από τις 08:30 π.μ. έως 5 μ.μ., Δευτέρα έως Παρασκευή, Διαφορετικά, μπορείτε να τηλεφωνήσετε στην Υπήρεσια Μεταφράσεων και Διερμηνείας στο 131 450 και να ζητήρετε από ένα διερμηνέα να επικοινωνήσει με τη Δημαρχία για λογαριασμό σας. Ο αριθμός τηλεφώνου της Δημαρχίας είναι (02) 9777 1000.

ITALIAN

Se avete difficoltà nel capire il presente documento, rivolgetevi all'Administration Building del Comune e gli addetti municipali provvederanno a richiedere l'assistenza di un interprete. L'Administration Building è situato al n. 31 di Victor Street, Chatswood ed è aperto dal lunedi al venerdi, dalle 8.30 alle 17. Oppure potete chiamare il Translating and Interpreting Service al 131 450 e chiedere loro di mettersi, per vostro conto, in contatto con il Comune. Il numero telefonico comunale è (02) 9777 1000.

JAPANESE

本文書が理解できない場合には、カウンシルの事務局にお越しいただければ、カウンシル 職員が通訳サービスを手配の上で、ご相談に応じます。事務局の住所は、31 Victor Street, Chatswoodで、窓口受付時間は月曜から金曜の午前8時半から午後5時までです。他にも、電 話131450の翻訳通訳サービスにおかけの上、通訳士にカウンシルにつなくように依頼するこ ともできます。カウンシルの電話番号は、(02) 9777 1000です。

KOREAN

이 문서를 이해하지 못하실 경우 서의회 청사를 방문하셔서 사의된 직원과 아에 나해 산역하실셔오, 사익회 전원이 물억자 서비스를 주석할 것입니다. 서익회 현자는 것 Webor Street, Chatswood에 위치하고 있으며 월양일에서 금요일, 오전 8시 30분에서 오후 5 시까지 오픈합니다. 아니면 여러분이 직접 번역돌역서비스에 131 450으로 전화하셔서 봉역사에게 시의회에 연락하여 여러분과 연결하도록 요청하십시오, 서의회의 전화번호는 (02) 9777 1000입니다.

Willoughby City Council

The exhibited Planning Proposal seeks to amend *Willoughby Local Environmental Plan* 2012 to:

- Change the zoning from R3 Medium Density Residential to R4 High Density Residential.
- Increase the maximum permissible floor space ratio from 0.9:1 to 1.5:1 (including 4% of gross floor area for affordable housing).
- Increase the height on 452-462 Willoughby Road and 1-1A Willoughby Road to 17m (approximately five storeys); on 3-13A Walter Street to 24m (approximately eight storeys) and on 15-31 Walter Street to 27m (approximately nine storeys). (The current height allows 12m (four storeys) across the site).
- Amend the minimum allotment size for development of the site
- Include a design excellence clause.

No changes are proposed to the draft amendment as a result of the exhibition.

Exhibition

The Planning Proposal was placed on exhibition from 14 May 2020 until 22 June 2020. A copy of the Updated Planning Proposal and background reports is at Tag D.

Details of submissions are included in the Council Report at Tag B.

Thirty One (31) submissions were received from the Naremburn Progress Association and residents of the surrounding area which have been summarised and assessed at Attachment 6 of the Council report. There was one letter of support and another with conditional support. The remaining 29 submissions did not support the Planning Proposal.

The issues raised in the submissions related to:

- Overdevelopment of the site especially in conjunction with the approved masterplan for the former Channel 9 site to the north;
- · Safety of pedestrians and potential for increases in accidents on Willoughby Road;
- Increased traffic delays along Willoughby Road especially with additional traffic from development on the Channel 9 site;
- Inconvenience for drivers if there is a restriction requiring no Right turn into Walter Street from Willoughby Road and no Right turn into Willoughby Road from Walter Street;
- Increased car parking in local streets which is already a problem.
- Issues regarding the analysis of the proposal in the Proponent's Traffic Report prepared by TTP Traffic and Transport Planning;
- Insufficient access to Public Transport including poor bus service;

Reference:	Amendment to Willoughby Local Environmental Plan 2012 at 1-31 Walter Street and 452-462 Willoughby Road, Willoughby
Enquiries:	lan Shillington
Phone:	9777 7620

Willoughby City Council

- Impact on properties zoned SP2 Infrastructure located on the southern side of Walter Street;
- Pressure on local Infrastructure, in particular schools and open space;
- Loss of rocky outcrops in the northern part of the site;
- Energy Efficiency Issues, site contamination and garbage truck access;
- The importance of site amalgamation and surrender of the Child Care Centre approval at 1,1A Walter Street and 452-460 Willoughby Road.

Issues relating to traffic and perceived over development were the main issues raised in submissions. In relation to traffic, TfNSW have advised that the current proposal without the inclusion of a child care centre significantly reduces the traffic generation compared to the earlier proposal. It now advises that traffic signals on Willoughby Road at the Walter Street intersection are not warranted. Instead, TfNSW advises that it supports right turn movements at the intersection being prohibited in the weekday peak periods (6-10am and 3-7pm) on road safety and network efficiency grounds via regulatory signposting. It advises that a Traffic Management Plan (TMP) for review by Council and TfNSW to identify the impact (if any) of displaced traffic movements on the adjacent road network and the need (if any) for mitigation measures should be provided at Development Application stage.

Gateway determination

The Gateway Determination was issued on 14 February 2020 (Tag C). The timeframe for completing the LEP is 14 February 2021. Council does not have delegation to make this planning proposal. The Planning Proposal was updated to address the conditions of Gateway prior to exhibition (TAG D).

Community consultation

The Planning Proposal was placed on public exhibition for 38 days from 14 May 2020 until 22 June 2020. A notification was placed on Council's website. Owners of properties within the affected site and adjoining owners were separately notified. A public hearing was not required as part of the Planning Proposal

Views of public authorities

The Gateway Determination required that Transport for NSW (TfNSW), Sydney Water and Ausgrid be consulted. Ausgrid and Sydney Water did not respond. No objections were received from TfNSW, however TfNSW noted that the warrants for the provision of traffic control signals on Willoughby Road at the Walter Street intersection will no longer be met. A copy of the TfNSW submission can be viewed at Tag E.

Consistency with S9.1 Directions and other strategic planning documents

The Planning Proposal is consistent with all relevant S9.1 Directions, SEPPs, the Greater Sydney Region Plan – A Metropolis of Three Cities 2018, the North District Plan 2018, Willoughby LSPS 2020 and Our Future Willoughby 2028.

Other relevant matters

Reference:	Amendment to Willoughby Local Environmental Plan 2012 at 1-31 Walter Street and 452-462 Willoughby Road, Willoughby
Enquiries:	Ian Shillington
Phone:	9777 7620

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There was one representation from the State Local Member for Willoughby (The Hon Gladys Berejiklian MP) on behalf of a constituent of Lumsden Road, Cammeray. This matter has been addressed.

An opinion by Parliamentary Counsel has not been requested by Council. The Planning Proposal should be named Amendment No 15. Council's draft amendment to Schedule 5 including the item number is included at Tag F

Mapping

The replacement maps have been uploaded to the Department's FTP Directory (Amendment No 15) and comprises the following:

- Zoning Map 4
- Floor Space Ratio Map 4
- Height of Building Map 4
- Special Provisions Area Map 4

Recommendation

Council recommends that the plan be made. It is also requested that the Department of Planning, Industry and Environment require the surrender of Development Consent 2016/263 for a Child Care Centre at 1-1A Walter Street and 452-460 Willoughby Road, Willoughby prior to making the Planning Proposal relating to 1-31 Walter Street and 452-462 Willoughby Road.

Attached Information

The following information, including a copy of this letter is included in the Share Willoughby link provided by e-mail.

- TAG A Council resolution 14 September 2020
- TAG B Council report 14 September 2020
- TAG C Gateway Determination dated 14 February 2020 and Council Response
- TAG D Updated Planning Proposal
- TAG E Response from Transport for NSW
- TAG F Proposed wording changes to WLEP 2012, Schedule 5

If you have any further enquiries please contact Ian Shillington, Strategic Planner on 9777 7620 or ian.shillington@willoughby.nsw.gov.au

Yours faithfully

IAN ARNOTT PLANNING MANAGER

Reference:Amendment to Willoughby Local Environmental Plan 2012 at 1-31 Walter Street and 452-462 Willoughby
Road, WilloughbyEnquiries:Ian ShillingtonPhone:9777 7620

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