

23 April 2018

Amanda Harvey
Director, Sydney Region East
Planning Services
NSW Department of Planning & Environment
GPO Box 39
SYDNEY NSW 2001

Attention Max Chipchase

Dear Ms Harvey,

Re: Rezoning Review-RR_2018_WILLO_001_00

I refer to your letter dated 3 April 2018 notifying Council of the above rezoning review for Walter Street, Willoughby.

The Planning Proposal was considered at the Council Meeting of 12 March 2018. The documents provided by the applicant via drop box as part of this rezoning request are consistent with those considered at the Council Meeting. At the Council Meeting, it was resolved:

"That Council not support the application for public exhibition of Planning Proposal 2017/1 relating to 3-31 Walter Street, 462 Willoughby Road, Willoughby and draft amendments to Willoughby Local Environmental Plan 2012".

The Council resolution did not list reasons for refusal, however, discussion in relation to this Agenda Item at the Meeting identified the following issues:

1. Potential for the Planning Proposal to contribute to traffic congestion in Walter St and Willoughby Rd particularly given future redevelopment of the Channel 9 site ;
2. Council only recently (2012) amended the zoning of the subject sites from R2 Low Density to R3 Medium Density and has subsequently issued a number of development consents in Walter St in accordance with the R3 zone;
3. Council is currently undertaking a review of its comprehensive Local Environmental Plan and there is no justification to pre-empt the outcomes of the review by supporting an R4 zone in Walter St;
4. There is no clarification of the future of the SP2 zoned land located on the southern side of Walter St.

Should the Department consider that the Planning Proposal has strategic merit and decides to issue a Gateway Determination in support of the Proposal, it is requested that the following conditions be incorporated:

Willoughby City Council

- a) To amend the Land Zoning Map (Sheet LZN_004) for 3-31 Walter St, Willoughby from R3 Medium Density Residential to R4 High Density Residential.
- b) To amend the Height of Buildings Map (Sheet HOB_004) to 24m for 3-13A Walter St and 27m for 15-31 Walter St, Willoughby.
- c) To amend the Floor Space Ratio Map (Sheet FSR_004) for 3-31 Walter St, Willoughby from 0.9:1 to 1.5:1 (excluding affordable housing).
- d) To amend Clause 6.10(g) of the written instrument to require a minimum lot size of 2,000sqm for 1-31 Walter St and 450-462 Willoughby Rd, Willoughby.
- e) Request the proponent provide revised concept plans that demonstrate compliance with a floor space ratio of 1.5:1 (excluding affordable housing) and the deletion of 462 Willoughby Road.
- f) Support for public exhibition amendments to the site specific controls in Section D.2.16.17 of Willoughby Development Control Plan (WDCP).
- g) Submit a further geotechnical investigation report and Stage 2 Environmental Assessment verifying the suitability of the site for R4 High Density Residential prior to public exhibition.
- h) Advise the Applicant that rezoning of 1,1A Walter St and 450-462 Willoughby Road to R4 High Density Residential is not supported at this time.
- i) refer the Planning Proposal to Transport for NSW- Sydney Buses and the NSW Department of Education during exhibition seeking consideration of the need for increased bus services and additional school capacity as a result of increased development potential in the precinct beyond Walter St and including the Channel 9 site.

It is requested that the Department keep Council informed of the progress of this review.

If you have any further enquiries please contact Jane Gibson, on 9777 7672.

Yours sincerely



IAN ARNOTT
PLANNING MANAGER

Reference: Walter Street Planning Proposal

Enquiries:

Phone: 9777 7672