

Draft LEP 2009: What does it mean for Artarmon?

by Michelle Sloane, President of the APA, and the APA Committee



Around 80 Artarmon residents met on Wednesday 5 May to discuss their concerns about the proposed rezoning of homes to R3 (3-4 storey) medium density units. Residents voiced their concern about the prospect of gradual dereliction of neighbourhoods ahead of piecemeal redevelopment; further potential erosion of the Artarmon Conservation Area; increased traffic; loss of trees; loss of diversity of housing stock; and elimination of a comparatively affordable entree for families into Artarmon's market for freestanding family homes.

Have you read the **Draft Willoughby Local Environmental Plan 2009**? If you haven't I recommend you do. This document, and the accompanying amendments to the Development Control Plan, will **shape what Artarmon looks like over the next 25 years**.

The **DRAFT LEP 2009** is Council's response to the requirement set by the NSW Department of Planning for all councils to revise their Local Environmental Plans. The draft Plan is a major revision of the Willoughby Local Environmental Plan 1995 and Sydney Regional Environmental

Plan No 5 (Chatswood Town Centre), with wide ranging changes including:

- New zone names and permissible land uses in order to comply with the Department of Planning's Standard Instrument Local Environmental Plan 2006
- Rezoning a number of areas in Willoughby City to increase the number of townhouses and units around shops and public transport
- Reclassification of certain land from community to operational.

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Should the Cann's Grant "captain streets" be upzoned to R3?



Should the "soldier streets" (French, Kitchener Rimmington, White) and Broughton Rd be upzoned to R3?



Could this amputated remnant of "light industrial" land in George Pl & Broughton Rd be rezoned for more effective use?

Draft LEP 2009 & President's Message

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The changes proposed in the Draft LEP 2009 have come about as a result of a number of state (and national) pressures including the need to:

- Increase residential housing around public transport
- Increase supply of affordable housing
- Enhance/create employment opportunities.

The Draft LEP has an impact on every dwelling in the Willoughby Local Government Area. We urge you to read the Draft LEP and to think about what impacts may occur as a result of what is proposed.

Formal submissions close on **20 May 2010**. If however, you miss this deadline, you can contact Council requesting an extension to **10 June, 2010**.

Over the last few weeks the APA has been reviewing all the Draft LEP documentation. We have met with a number of residents and attended a public meeting organised by a group of concerned residents whose streets are being rezoned R3 medium density. What has emerged quite clearly from these discussions is the following:

- Any changes anywhere in Artarmon must be sympathetic to the streetscape, consider environmental impact and community amenity and not place additional pressure on infrastructure or traffic volumes and flow throughout the suburb.

- The importance of the Heritage and Conservation Area and the need to retain its character by treating it as a whole and not a collection of individual properties of varying worth. The one storey streetscape applies to the whole Conservation Area and not separately to individual residences. To that end any proposed changes in the Draft LEP must not weaken current development controls on what is acceptable and unacceptable in this unique part of Artarmon.

The Progress Association is not opposed to development – but what we want is **appropriate development, appropriately placed**. We are opposed to the gradual dereliction of neighbourhoods ahead of piecemeal redevelopment; any further erosion of the Conservation Area; increased traffic; loss of trees; further pressure on ageing infrastructure and loss of housing stock diversity.

The APA considers that if rezoning for increased housing density is necessary, then a “master plan” approach to development is appropriate. This would assist in avoiding the degradation of an area that occurs at times where properties have been allowed to fall into disrepair pending development. It also allows for planned and sympathetic streetscapes, closure of multiple street entries, appropriate consideration of traffic flows within the precinct and a blend with the adjoining areas.

The APA further considers the light industrial land in George Place and south Broughton Road separated from the Artarmon Industrial Area when the Gore Hill Freeway

was constructed, as potentially a superior alternative location for rezoning to medium or high density residential that deserves serious consideration.

Finally, if rezoning does proceed and residents are disrupted then they must be appropriately compensated. The APA strongly believes that no resident should be disadvantaged as a result of what is proposed.

The APA will be actively pursuing all these issues with Council.

Mr Greg Woodhams, Environmental Services Director will be our guest at the next APA Public Information Meeting on Tues 1 June at the Artarmon Bowling Club, Burra Rd. I urge you to attend this meeting to hear directly from Greg what is proposed and to ask questions.

What makes Artarmon such a great place to live could be seen by all on the day of our Community Fair. The many faces of Artarmon came together to make it a fabulous day! Our most sincere thanks to Willoughby City Council for all their support and of course our Local Business Heroes. Without this support, the Fair would not be possible. And finally thanks to all of you who came along and enjoyed the day!



Michelle Sloane,
APA President



WILLOUGHBY CITY COUNCIL

On Call Clean Up Service

Willoughby City Council offers residents a flexible pre-paid service that allows you to book an extra pick-up when it suits you.

For just \$44 (including GST), you can have 2m³ (approximately one box trailer load) of rubbish collected from your home.

To book and pay for your service, and for terms and conditions, visit the Help and Service Centre, Level 4, 31 Victor Street Chatswood or for an application form visit www.willoughby.nsw.gov.au



Dumping. It's dumb. It's dumb because you're trashing where you live.