

Raleigh St stays in conservation area

Willoughby City Council decided at a special meeting on November 3, one of the 'soldiers & sailors' – Raleigh Street – was to remain a conservation area, which leaves 44A, 44B and 46 Elizabeth Street still recommended in the WCC WLEP report for removal as a conservation area.

However, the APA has requested council officers reconsider their recommendation regarding clause 5.10 (11) Replacement Development. Although the APA agrees this clause does not imply any prima facie support for demolition, it continues to make the point there are virtually no free standing houses in the east Artarmon conservation area that are in such poor quality or state of neglect that they would warrant demolition.

This clause may be applicable to other conservation areas in the municipality but is neither relevant nor useful when assessing development proposals in the Artarmon conservation area and has the potential to be detrimental.

R3-R4 alternatives: The WCC report notes the Channel 9 site is seen as "a potential

future residential site if and when Channel 9 vacates" it. The report suggests suitability of properties adjacent to the site for medium density housing can be reviewed at this time. The land in Walter Street, known as site 21 in the residential report, is proposed for R3 medium density in Draft WLEP 2009.

WCC environmental service director Greg Woodhams told the *Artarmon Gazette* another decision at the special November 3 meeting was that the council would investigate whether the west side of Rimmington Street, on Artarmon's west side, might be appropriate for R3 medium density zoning.

The WCC economic viability study had looked at George Place for rezoning as R4 – high density residential – but did not recommend it. The council argued there were valid reasons for not rezoning this area because a supply of existing industrial land was needed, particularly for the service industry in the LGA, providing future employment and services.

- Michelle Sloane