

Artarmon has spoken – WCC revises WLEP

by Michelle Sloane, Artarmon Progress Association president

Willoughby City Council (WCC) has listened to the Artarmon community and, at its public forum on October 20, revealed it had revised its proposed rezoning of the Soldiers and Sailors precincts from medium density to low density residential, effectively coming on its side.

Since March 2010, many in the Artarmon community have been greatly concerned about the proposed rezoning of two residential areas. WCC refers to them in its Draft WLEP 2009 as site 7 (Brand, Hawkins, Drake, Raleigh streets, 340 Mowbray Road, and 44A-52 Elizabeth Street) and site 8 (Rimington, Kitchener, Broughton, French and White streets) but to locals they are commonly known as the “Soldiers and Sailors” precincts.

Soldiers & Sailors: Many individual residents, alongside the APA, worked tirelessly to inform and engage the community. The Soldiers and the Sailors residents in particular made relentless efforts, taking their concerns to the WCC and keeping the issue top of mind for many.

The key recommendations for the Artarmon community in WCC’s *Consideration of*

Submissions and Amendments to the exhibited Draft Willoughby Local Environment Plan 2009, Draft Amendments to Willoughby Development Control Plan and Associated Draft Plans and Documents that councilors approved at a special meeting on November 3 are:

The proposed rezoning of Sites 7 and 8 from R2 low density residential to R3 medium density residential will not proceed. The recommendation is to amend Draft WLEP 2009 by zoning sites 7 and 8 to R2.

Economically viable: The most compelling issue against the R3 rezoning was its economic viability. In response, WWC sought an independent economic viability study. The International Property Group study concluded the substantial redevelopment of sites 7 and 8 would not be economically viable in the next five to 10 years because their proposed floor to space ratio (FSR) would bring redevelopment land values substantially below existing residential property values.

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