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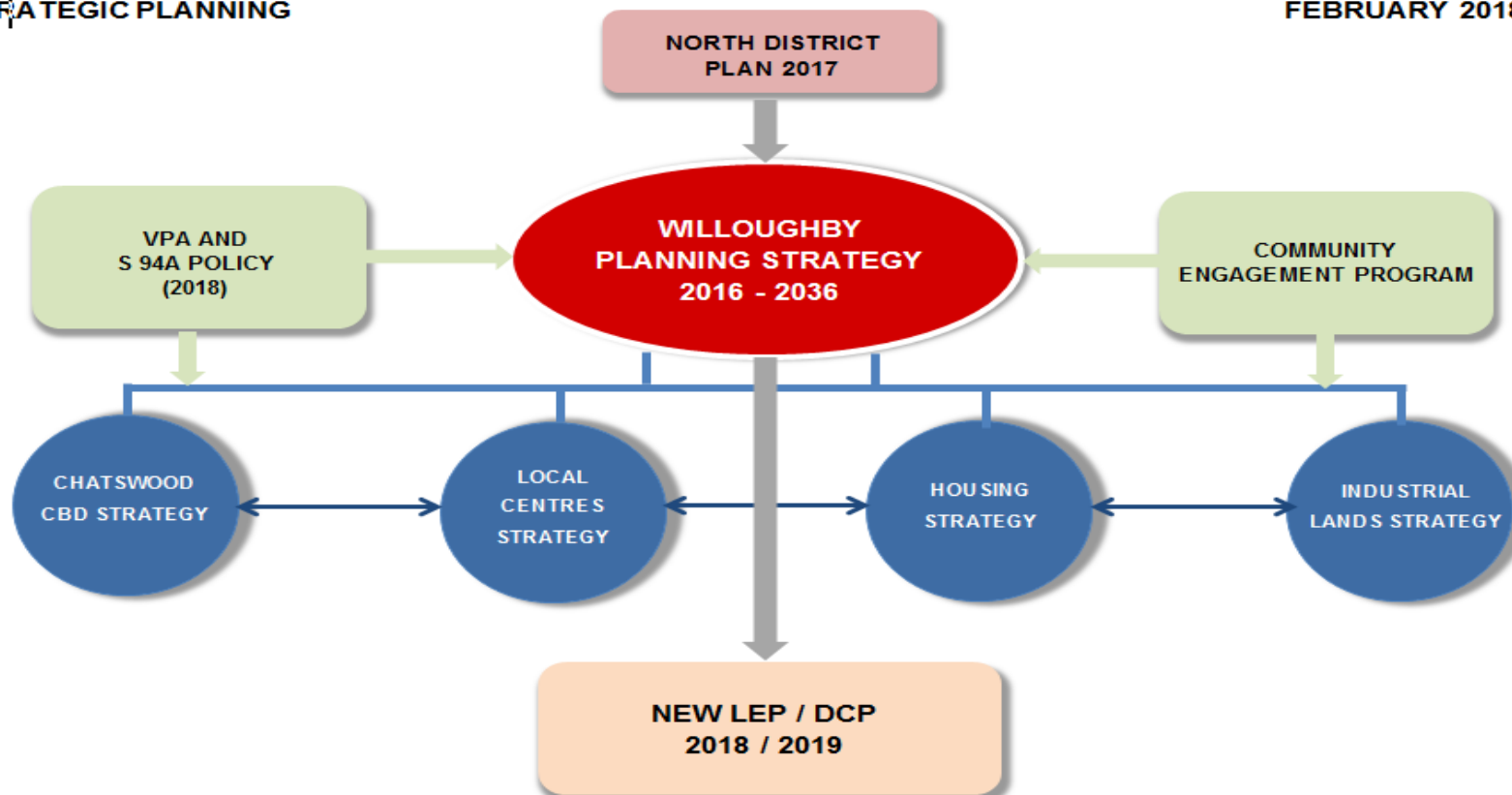
Planning Process - Projects

- Based on community need, investigation and asset capacity and condition new assets are created or old assets are upgraded.
- Capital Works budget of approximately \$27m includes Infrastructure Levy of \$4.5m
- Projects are scored and ranked by category
- Adopted by Council
- Annual cycle

Planning Process – Land Use

WILLOUGHBY
STRATEGIC PLANNING

CONTEXT & FRAMEWORK
FEBRUARY 2018



Projects in Naremburn 2017/2018

Project	Description	Status
Road Pavement		
Dalleys Road	Heavy patching & resheet from Willoughby Rd & Northcote St	✓
Glenmore Street	Heavy patching & resheet from Quiamong Rd to Moonbria St	✓
Hamilton Avenue	Heavy patching & resheet from Marks St to Palmer St	✓
Moonbria Street	Heavy patching & resheet from Glenmore St to Northcote St	✓
Traffic & Transport		
Naremburn Shopping Village	Parking restriction changes in Rohan St. Changes to parking restrictions to fine-tune initial proposal from feedback has been completed.	✓
Pedestrian safety – St Leonards	Joint initiatives with RNSH. This was initiated by RNSH to enhance pedestrian access and safety from St Leonards to the Hospital.	✓

Projects in Naremburn 2017/2018

Project	Description	Status
Traffic & Transport		
Talus Reserve Car Park	Introduction of 4P parking restrictions. Parking restriction signs currently being manufactured for installation within the next 2 weeks.	Underway
Dalleys Rd & Northcote St	Pedestrian safety improvements. Investigations aimed at improving pedestrian safety in moderately busy streets.	Underway
Herbert St	Replacement of wombat crossing with pedestrian control signals. Improving the efficiency of the crossing and pedestrian safety.	Designed
Herbert St (Nr RNSH & Ella St)	Pedestrian safety improvements. Investigating the need for pedestrian refuge islands	Underway
Quarry St	Shared path between Mark St & cul-de-sac. This project is aimed at improving pedestrian and bike safety.	Underway
Mark St	Road safety improvements between Brook St & Hamilton Av. This project is aimed at improving pedestrian and bike safety.	Underway
Naremburn Precinct	Resident parking & timed restrictions (Parking Strategy). To improve turnover and ensure residents will have priority parking.	Planned

Projects in Naremburn 2017/2018



Talus Street Lease

The current lease at the Talus Street Tennis Courts is due to **expire on 5 April 2018**. As a result of this, Council has commenced an Expression of Interest (EOI) in accordance with the Crown Lands Management Act 2016. The **EOI closes on 28 February 2018**.



Talus Street Lease

- Council is looking for the delivery of tennis and/or recreation services commensurate with the desires and aspirations of the tennis community and the public. It is essential that the service model proposed is consistent with the principles outlined in the Naremburn Ward Parks – Plan of Management, the Crown Lands Act and caters for the public recreation needs of the local and broader Willoughby community. The service model proposed should:
 - Establish a progressive, vibrant and thriving atmosphere
 - Focus on a **range of tennis offerings** including competition and social tennis
 - Ensure **public access to the facilities** in accordance with Council's policy
 - Provide **excellent customer service**
 - Have regard to the **diversity of user groups** including members of the public
 - Be **sympathetic to the environment**
 - Demonstrate an ability to meet all legislative requirements.

Talus Street Lease

There is an **undetermined Aboriginal Land Claim** on the site as per the excerpt from the EOI below.

Proponents shall note that Council has received the following advice from the Department of Industry – Lands and Forestry:

“.....the Talus Reserve is subject to an undetermined Aboriginal Land Claim (ALC) (no 36628) that was lodged by the NSW Aboriginal Land Council. In circumstances such as these the Department’s position is that the term of any new lease must be limited to no more than three years.

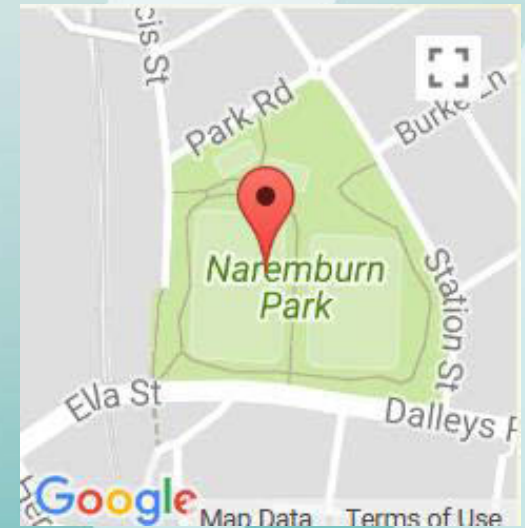
Any leases with a term of greater than three years, as is proposed by Council in this instance, must be registered on title, an administrative transaction which creates a real property interest in the land. The Department is not in a position to undertake that process until such time as the ALC is determined (i.e. granted or refused), or alternatively the consent of the NSW Land Council is first obtained.”

Proponents have been advised to note that Council has received advice concerning the valuation of a commercial return from this facility. It is Council’s intention to secure an appropriate rental offer that reflects all income derived by the proponent from the site.

Naremburn Park

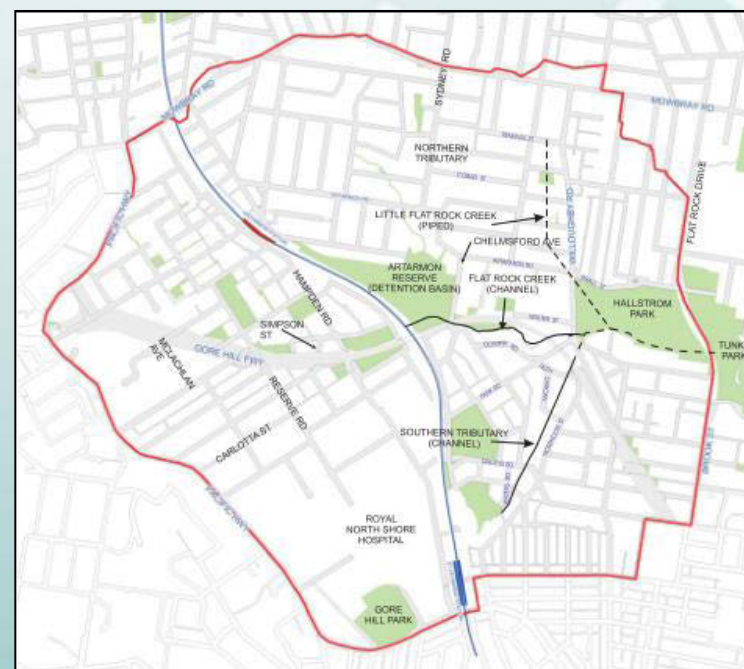


The playing surface of both Naremburn Ovals 1 and 2 are currently being renovated. **New drainage** and **irrigation systems** have been installed and **new turf** has recently been laid over both sportsgrounds. The turf is now establishing. Depending on good weather, watering and favourable turf growth, the ovals are **expected to reopen in late March 2018**.



Flat Rock Creek Flood Study

- The 2017 study supersedes the 2007 study and the 2008 overland flow study.
- Following the Public Exhibition, written concerns have been responded to and where possible actions have been taken to resolve the community's concerns.
- **2,200 Residents were notified** about the exhibition period and that their property has been deemed classified. We had a ~1.5% response rate which is lower than average. This is believed to be due to a higher proportion of Units and Industrial properties being affected.



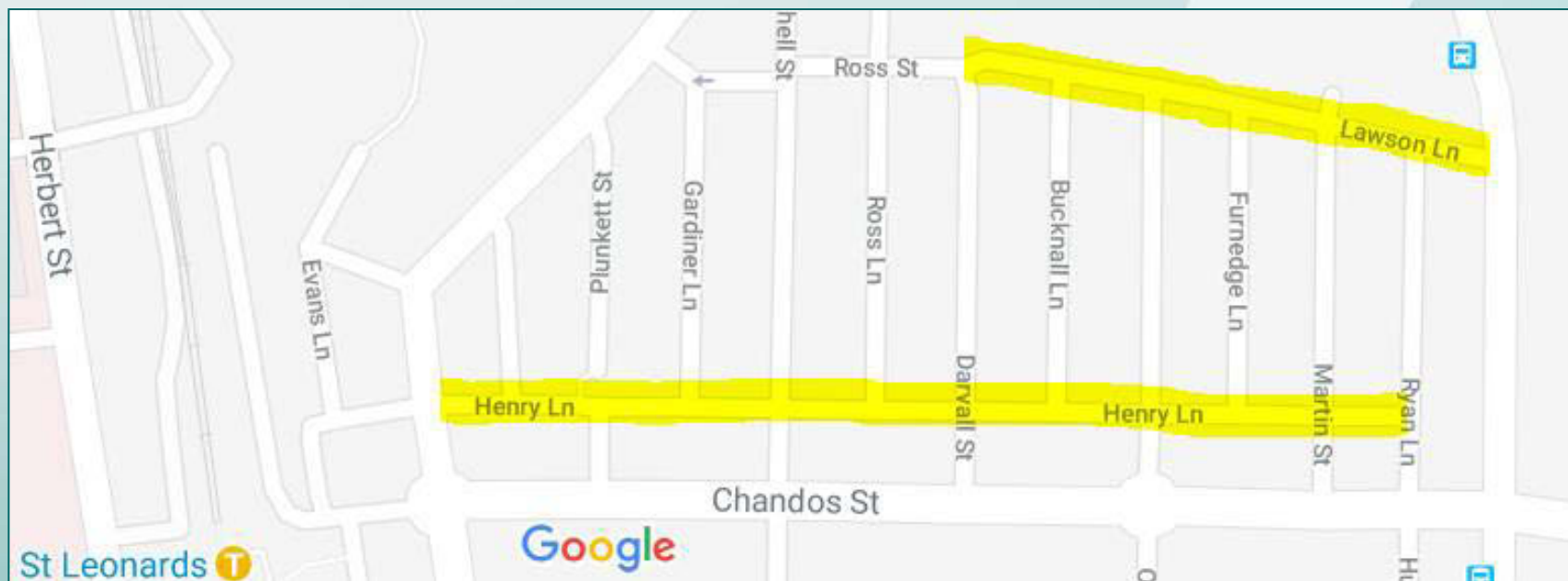
Flat Rock Creek Flood Study



- A report recommending the endorsement of the study will be presented to Council **before April 2018**.
- Office of the Environment and Heritage has given approval for Council to proceed to stage 2 of the process, which involves developing a **risk management plan**. This will commence following Council's endorsement of the study.

Henry Lane and Lawson Lane

- **Kerb and gutter, pits and pipes** are currently being designed following the completion of a survey in January 2018.
- Cost estimates for proposed work has been carried out and will be included in the list of works for 2018/2019; and 2019/2020. (*Due to the length of the lane, works will be undertaken over 2 financial years*)



Rohan Street, Naremburn

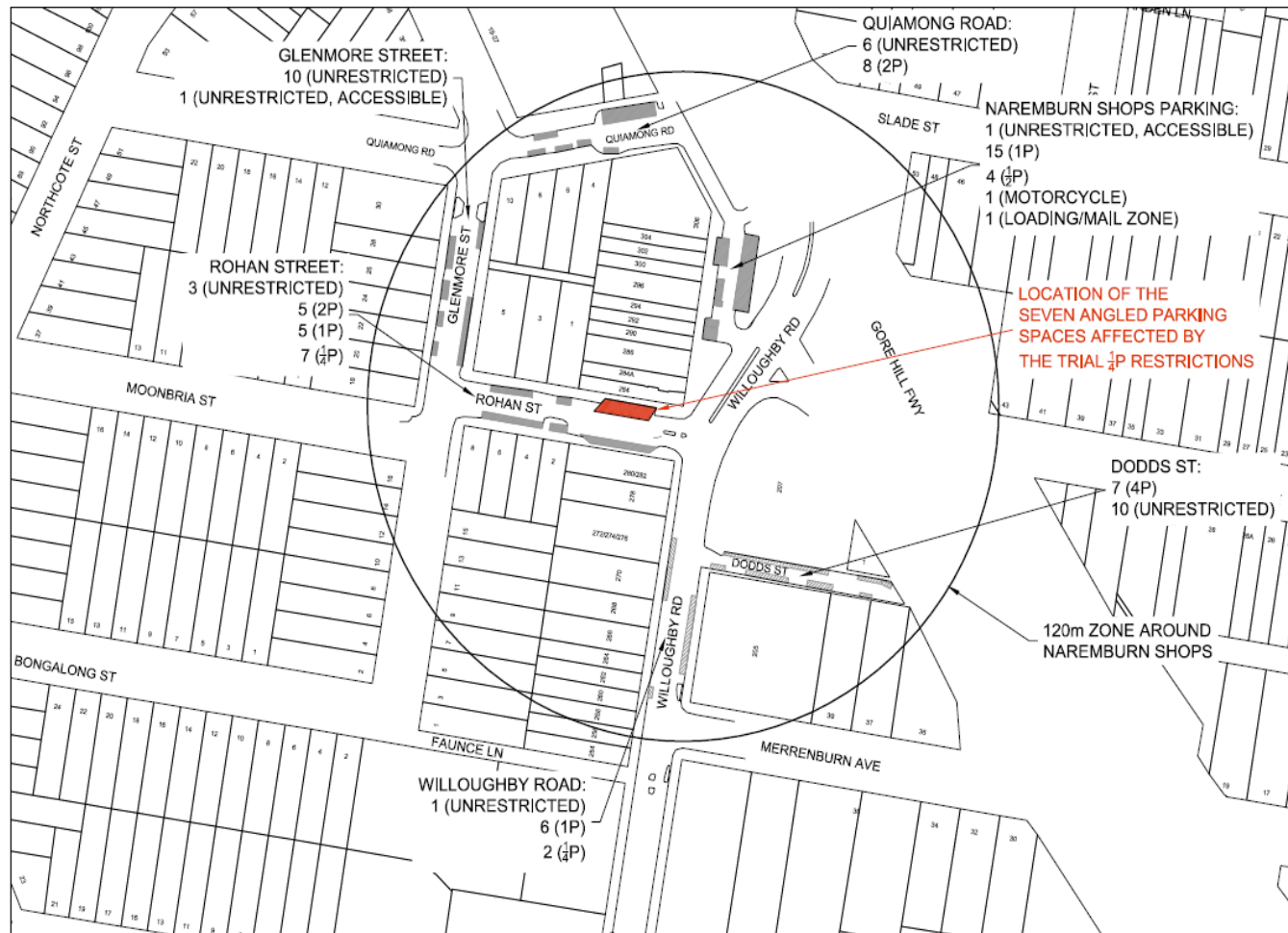
Short Term Parking Trial



- In response to requests from local businesses for a range of short-stay parking space, Council implemented a mix of ¼P, ½P, 1P and 2P parking restrictions in the Naremburn Shops area.
- **Seven ¼P angled parking spaces** on the North side of Rohan Street, were trialled in **April 2016** following Council's resolution to convert seven parking spaces from 1P to ¼P restrictions.
- During this trial, Council monitored the effectiveness of these ¼ P and conducted parking surveys to determine turnover rates, occupancy, and compliance.

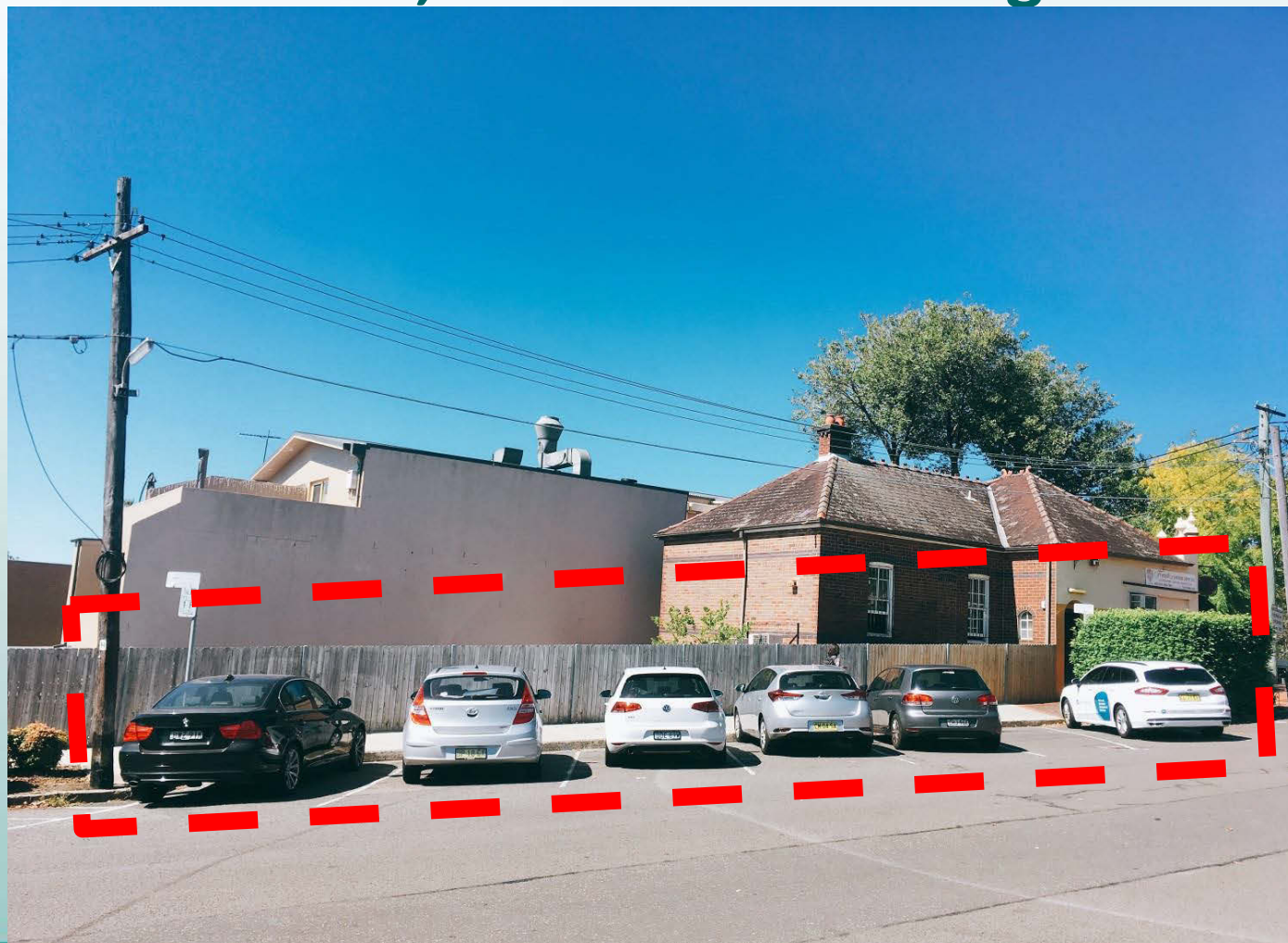
Naremburn Shops Precinct

Rohan Street Trial



Naremburn Shops Precinct

Rohan Street, ¼ P Seven Parking Trial Site



Naremburn Shops Precinct

Council Parking Surveys



The key objective of implementing the $\frac{1}{4}$ P restrictions was to **increase turnover rates** and **increase the availability of short term parking** for pickup-and-go customers, in support of local cafés and take-away food stores

To evaluate the effectiveness of these $\frac{1}{4}$ P restrictions, Council officers conducted parking surveys for the seven angled parking spaces. The survey found that:

- *The new restrictions were achieving **high parking turnover rates** (20-30 occupants per hour) during morning hours (8am – 12pm) as intended; and*
- *Occupancy during lunch hours (12pm – 2pm) was found to be between **85% - 90%**. In this same period it was noted that stay times were particularly high, with some vehicles staying more than an hour.*

Naremburn Shops Precinct Community Engagement



Five months after the installation of the ¼P restriction signs, **a petition carrying 271 signatures** was received requesting that a **minimum of five angled parking spaces be reverted back to 1P restrictions, or have all spaces restricted to ¼ P until 9am**, after which a 1P restriction will apply.

Following the conclusion of the 6-month trial period, Council engaged in further consultation to determine how the ¼P restrictions (everyday) have been affecting local businesses and residents.

85 letters were dropped to local residents and businesses in mid-May. Council officers also engaged in face-to-face discussions with local businesses that did not respond to the letter.

Two Options were presented to the local community when undertaking the consultation.

Naremburn Shops Precinct Community Engagement



Option 1 (Change restrictions to be ¼ P (from 7:30am to 1pm) and 1P (from 1pm to 6pm); or

Option 2 (Keep the existing ¼ P Mon-Fri 8:30-6pm and Sat 8:30 – 4:30pm parking restrictions as was).

Majority of the local community and businesses supported **Option 1**

Short Term Parking Implementation

Having analysed the effectiveness of the ¼ P restrictions and occupancy rates profile, and acknowledged the feedback from local residents and businesses, a recommendation was prepared and submitted for the Local Traffic Committee's review and Council's approval.

Council approved and implemented **Option 1** in **July 2017** and continue to monitor and optimise the parking arrangements at Naremburn Shops precinct according to the needs of local businesses and residents.

Option 1: ¼ P 7:30am - 1pm and 1P 1pm - 6pm



Current Parking Restrictions Within 120m Radius of the Naremburn Shops



	Restrictions	Number
1	Unrestricted parking	30
2	Disabled parking (no time restriction):	2
3	¼ P Restriction (including seven 1/4P trial spaces)	9
4	½ P Restriction	4
5	1P Restriction	26
6	2P Restriction	13
7	4P Restriction	7
8	Motorbike (no time restriction)	1
9	Mail/Loading Zone	1
	Total	93

Artarmon Bowling Club Redevelopment



Council is currently compiling a draft Master Plan for the grounds of the former Artarmon Bowling Club site. The Master Plan will incorporate recreation recommendations from the community consultation completed in May/ June 2017.

Additionally a further report will examine the future of the former Club House with an emphasis on the known community needs in the Artarmon area.



Willoughby Local Environment Plan



Willoughby Local Environment Plan Review will be undertaken over next 2-3 years to give statutory weight to current strategic work.

The Willoughby Local Environment Plan is dependant on:

- CBD Strategy
- Housing Strategy
- St Leonards Planned Precinct
- Local Centres
- Industrial Lands Strategy



Local Centres Planning

A Local Centres Position Statement was exhibited during 2017.

Centres include:

- Artarmon
- Castlecrag
- High St Willoughby
- Naremburn
- Northbridge
- Penshurst St/ Mowbray Rd
- Victoria Ave/ Penshurst St (East Village)

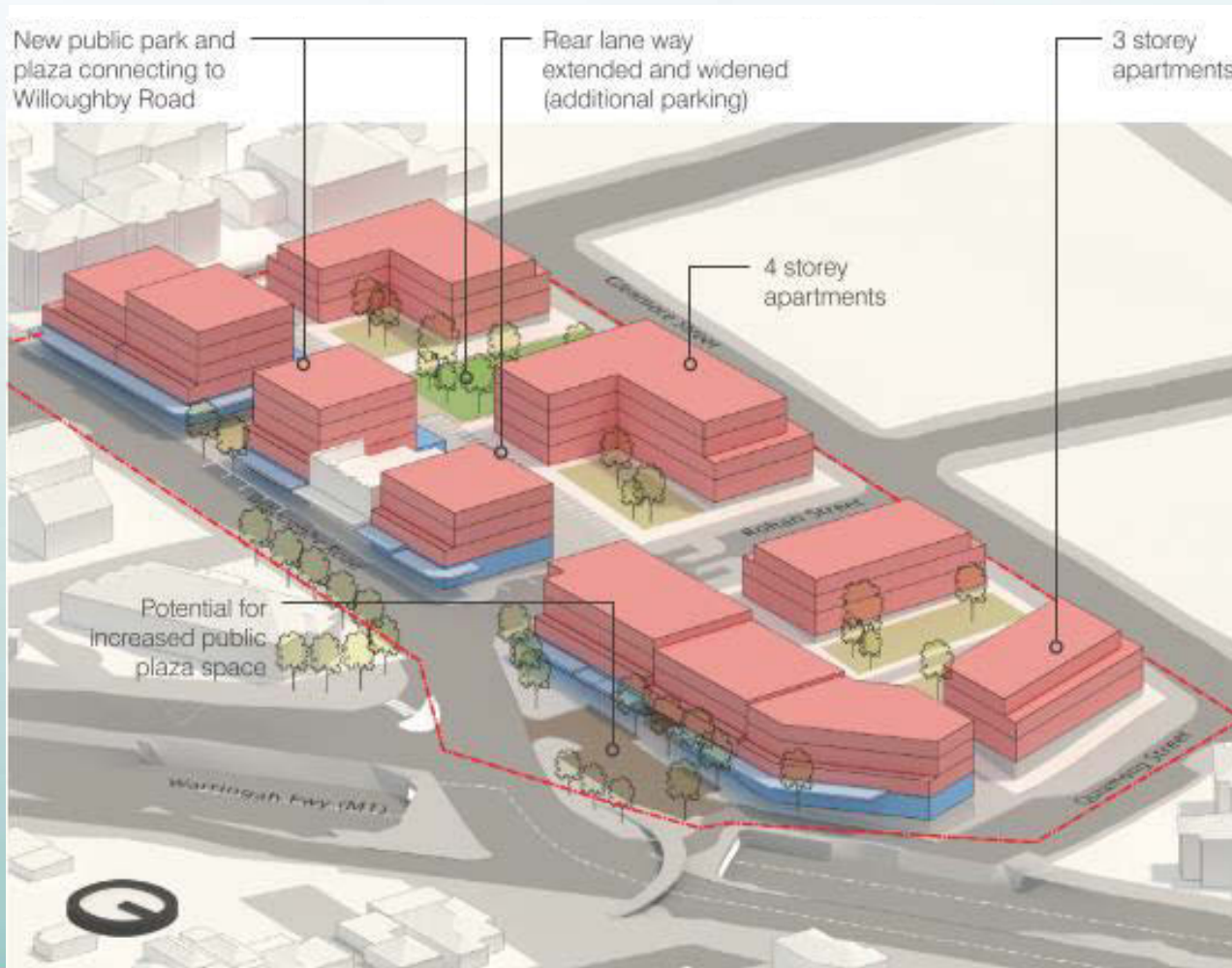
Council considered feedback and resolved in June to prepare a draft Local Centres Strategy - anticipated middle of 2018.

An interim consultation stage has just been undertaken between 18 November 2017 and 31 January 2018 to explore **urban design** and **growth scenarios** for each centre.

Saturday morning drop ins and evening roundtables were held for each centre during this time and all feedback will assist consultants in finalising their Study.

Naremburn Local Centres Project

Existing Built Form



Scenario 1
Scenario 2
Scenario 3

Willoughby City Council Engagement on Planned Precincts (St Leonards)



- Willoughby City Council is one of three councils being engaged by the Department of Planning and Environment in what is now known as St Leonards **Planned Precinct**.
- North Sydney and Lane Cove Councils also involved as are TfNSW, and Departments of Health and Education.
- State Government is working towards a Land Use and Infrastructure Strategy (LUIS), with a **Special Infrastructure Contribution (SIC)**.
- An **Interim Statement was exhibited in August 2017**.
- **WCC made a submission** offering general support with concerns around open space and social infrastructure, the need to protect Artarmon Industrial area from residential and commercial incursions, and seeking ongoing involvement.

Willoughby Local Planning Panel

- Council's elected representatives will no longer have a role in the determination of Development Applications.
- IHAP (now referred to as Willoughby Local Planning Panel) will take effect from **1 March 2018**.
- The Panel is made up of Chair, two appointed experts and one community representative.
- The appointed Chair is Abigail Goldberg with Alternate Chairs being Penny Holloway and Garry West.
- The selection and appointment process for Experts and Community Representatives has not been completed to date.

Willoughby Local Planning Panel

Pool of independent experts

(approved by the Minister for Planning)

Must be expert in one of the following areas: planning, architecture, heritage, the environment, urban design, economics, traffic and transport, law, engineering, tourism or government and public administration.

Chair must have expertise in law or government and public administration.

Community representative

Represents the ward in which the proposed development would take place.

Chosen by Minister



Chair
(casting vote)



Chosen by council



2 other experts
from the pool



1 community
representative



Independent
planning and
assessment panels

Willoughby Local Planning Panel

The Planning Panel will be the determining authority for:

- Development of construction value between **\$5m and \$30m** (>\$30m is referred to Sydney (North) Planning Panel for determination)
- Development with variation of development standard **>10%**
- Development with **more than 10 objections**
- **Council or Councillor applications**
- **Demolition of Heritage Item**
- Residential Flat Building of **3 or more storeys with 4 or more dwellings**

Willoughby Local Planning Panel

- It is anticipated that the Panel meeting would be held **once per month** at Council.
- Applicants and correspondents would be able to address the meeting (subject to Chair approval).
- Any application not determined by 1 March 2018 and identified as the Local Planning Panel to be the determining authority will be reported to the Panel.
- Any application not determined by the local Planning Panel or the Sydney (North) Planning Panel will be **determined by Council Officers under delegation.**

Boat Trailer Parking and Compliance

- At its meeting on 22 May 2017, Willoughby Council endorsed new powers relating to boat trailer parking throughout Willoughby City Council. The new powers are intended to **discourage the nuisance caused by the long-term parking of unattended registered boat trailers** on public roads.
- The new legislation involves amendments to the *Impounding Act, 1993* and relate **only to registered boat trailers** (registered box trailers and caravans are not included).
- Under the new powers, nuisance boat trailers may be required to **move at least every 28 days**, and must move at least one street block. If the boat trailer does not move, Council must provide the registered owner with 15 days' notice before impounding the trailer and may establish a charge for the release of an impounded item.

Boat Trailer Parking and Compliance

Over the course of the **first 6 months** of the City of Willoughby being a “Declared Area” for boat trailer parking, Council processed **52 complaints**. Approximately a dozen of these matters involved the parking of boat trailers on public roads by owners **who reside outside of the local government area**. In most of these instances, the Rangers were successful in having the owner remove the boat trailer to outside of the City of Willoughby local government area.



St Leonards Central



- This was an 'Unsolicited Proposal', made directly to the NSW Premiers Department in 2015.
- It was rejected at the time as premature in light of forthcoming Metro Rail works and delivery.
- However no commitment can be given that it won't re-emerge in the future in some form.

Gore Hill Technology Park

Gore Hill Technology Park is a B7 *Business Park* zone which allows a range of office and technology uses such as data centres and warehouse and distribution centres.

A proposal for an Ausgrid depot and administration offices on Lot 2 (facing Campbell St) is to be considered by the Sydney (North) Planning Panel within the next month or so.

The VPA is funding Stage 2 of Gore Hill Oval.



Gore Hill Oval



Construction has commenced at Gore Hill Oval with Glascott Landscape and Civil the head contractor.

The site status at this time is that:

- The **site fencing** and printed shade cloth has been erected.
- The **building has been demolished** and all other demolition works have been completed.
- The **tree removals** have also been completed.
- The **drainage works** through the oval have been cleared and the turf has been removed.
- The **trench works have commenced** for the sewer diversion works.

[Timelapse Video Summary December 2017- January 2018](#)

Gore Hill Oval



Heritage Conservation Areas

Conservation Areas are important for **local character**, community cohesion, environmental sustainability and housing diversity.

Incumbent on Council nonetheless to be open to review to ensure they are making a valuable contribution to heritage in the Willoughby Local Government Area.



Zoning Transition



Transition between high density shop top housing developments and R2 Heritage Conservation Areas along Chandos Street.

This is an issue raised in Council's submission on St Leonards Planned Precinct Interim Statement.

Council asked for 'appropriate transitions' between low rise residential areas and high rise commercial or mixed use areas

Channel 9

Modification 2 currently receiving Department of Planning and Environment consideration.

Willoughby City Council made a submission which did not support the Modification which **proposes 495 dwellings** (400 approved on appeal under the Concept Approval).

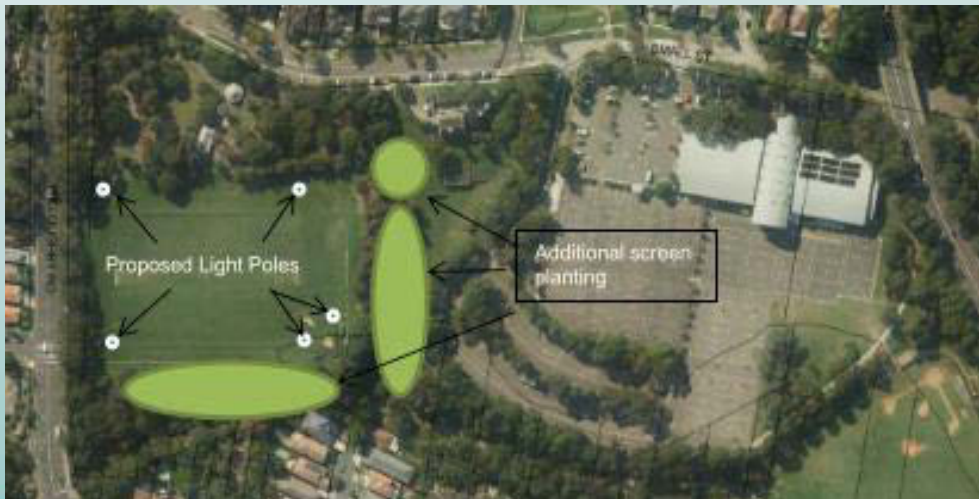
Currently with the Department of Planning and Environment and likely to be submitted to the Planning Assessment Commission as a former Part 3A approval.



Bicentennial Oval

Installation of Floodlights

- Development Application 2017/253 for flood lights at Bicentennial Oval is being considered at the Council meeting on Monday night.
- **Five floodlights** are proposed with two at the south-eastern corner of the oval and one at each other corner (see below).
- Approval is recommended with use of the lights to be restricted to **5:00pm to 9:00pm Tuesdays to Fridays** inclusive.



QUESTIONS