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## Willoughby Local Environment Plan (Proof)

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### WILLOUGHBY LOCAL ENVIRONMENT PLAN

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**Ms GLADYS BEREJIKLIAN** (Willoughby) [12.00 p.m.]: On 25 May 2010, in my last private members' statement, I spoke about the draft Willoughby local environmental plan and its affect on different suburbs throughout my electorate. Today I would like to focus on the adverse impacts that the draft proposal would have on the suburb of Artarmon if were implemented in its current form. I congratulate the Artarmon Progress Association and the many local residents who have taken the time to speak to my office staff, to visit or send me emails and other written correspondence, in order to outline their proposals as to what the final local environmental plan for Artarmon should be. Today I wish to speak more fully about the impacts of the draft local environmental plan than I did on the last occasion.

Last Tuesday evening a meeting was organised by the Artarmon Progress Association and council officers were in attendance at that well-attended meeting. I was pleased to hear that it was a very constructive meeting with all parties agreeing to hold further discussions and negotiations on the issues raised. The fact that all parties want to engage in constructive dialogue and work together to do what is in the best interests of the suburb of Artarmon and the wider community is a great way to proceed forward. I commend all the relevant parties who adopted that approach, and I look forward to working with them in whatever capacity I can as a State member to ensure that all residents feel their issues are aired and incorporated into the various amendments that will undoubtedly take place in the local environmental plan.

The Artarmon Progress Association will be proposing that the George Place industrial area is rezoned R3 and possibly, in part, R4. It argues that the rezoning of the George Place industrial area is an example of appropriately placed development in the Artarmon area. Willoughby City Council raised a number of issues in relation to that proposal but the community overall believes that it would be a better location for medium density, and possibly high density, housing while allowing for possible mixed development—that is, residential and light industrial alongside one another. This area is currently only light industrial and consistently has difficulty in finding tenants. It is largely a legacy of the old industrial area that was separated by the introduction of the Gore Hill Expressway.

In the words of the Artarmon Progress Association, and others, it has become an industrial zoned island—that is, not in keeping with the residential nature of the rest of the neighbourhood. Mixed-use premises, such as business on ground level with residential above, is an option that could meet both requirements. That is a sound proposal, which I urge Willoughby City Council to consider. This community is saying it does not like the current draft proposals in the local environmental plan but this is one area of our suburb that we think would be ripe for development, which is a very constructive approach.

In addition, the majority of residents in the Kitchener, French, Rimmington and White streets are opposed to the rezoning of that area to R3. To retain the suburban character of this area and to keep it consistent with the council's environmental objectives, they believe the current low-density zoning should be retained. This will maintain the heritage feel of the area, as well as maintaining green areas and leaving the young family atmosphere of the area intact. Residents are also arguing for the removal of the heritage listing on 32 Kitchener Road. The "sailor street" residents—a reference to residents of Elizabeth and Brand streets, Mowbray Road, and Hawkins, Drake and Raleigh streets—continue to be opposed to R3 zoning of their part of Artarmon. The association, and I think rightly so, supports a master plan development of this site and is strongly opposed to the proposed piecemeal development.

The community and the association strongly support the retention of the remaining conservation area and want reassurance that this area will be treated as a whole as part of the master plan. They also remain concerned about the massive traffic impacts and inadequate infrastructure that the rezoning proposals will have on the suburb, and I share those concerns. Artarmon is a fantastic village area. Some parts of the village are in need of a facelift but the village green atmosphere should be retained, especially around the railway station and the library. The community and the association support appropriate development and urge the council to consider the issues they have put on the table. I thank them for bringing these matters to my attention.

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