



NORTHBRIDGE  
PROGRESS ASSOCIATION

*Working for the advancement of Northbridge since 1919*

ABN 733 956 702

PO Box 357 Northbridge 2063

May 5, 2011

The Honourable Gladys Berejiklian  
Minister for Transport  
Level 35 Governor Macquarie Tower  
1 Farrer Place  
SYDNEY NSW 2000

Dear Minister,

**Re: Planning issues**

As you know, Willoughby City Council is in the process of adopting a new Willoughby Local Environmental Plan (WLEP) and Willoughby Development Control Plan for the City. Willoughby City Council was placed on the New South Wales Government's list as one Council out of 67 that are required to complete a standard instrument LEP by June 2011.

The previous government was concerned to achieve certain benchmarks for urban consolidation and population growth. This drove policy in the Department of Planning which gave voice to this policy by issuing directions to the elected local government communities.

The Premier pledged during the election that his new government would significantly depart from the policy of the old government in that urban consolidation for Sydney would be shared equally between existing communities and new communities to be developed on the outskirts of the Sydney region.

This Association has voiced its concern to Willoughby City Council as to the effect upon the Northbridge community resulting from the considerable increase in residential densities which will be allowed by the planning controls proposed in the draft WLEP. The Council has indicated to NPA that the Department of Planning had given it certain targets to achieve for residential density.

Given the new approach announced by the Premier, will there be an opportunity for this issue to be revisited before the WLEP is adopted?

You have been very supportive of the urgent need to have a traffic study carried out for Northbridge and NPA would see it of critical importance that the results of this study are available prior to any decision to impose further intensification of residential use upon the peninsula.

In addition, the Council was directed by the Department of Planning to ascribe the adjoining zoning to all land presently zoned "Special Use". This had the effect of requiring the Council car park near Northbridge Plaza to be zoned "Business". Is there any opportunity for the new Government to review this approach?

Finally, it has been noted through press release that the new Government has revoked the jurisdiction of the Joint Regional Planning Panel applicable to the Municipality of Ku-ring-gai. Is there any plan to revoke the jurisdiction of the Panel in respect to some developments pertaining to Willoughby City Council's local government area? We mention this because the JRPP recently approved a 116-bed nursing home to be built on seven blocks between Baringa Road and Sailors Bay Road adjacent to the Euroka Street roundabout. The approval took place despite the elected Councillors agreeing unanimously to refuse the application.

This Association did not oppose the aged care facility in principle but did object to its non-compliance with State Government and Council controls and standards for height, floor space ratio and landscaped area. It was particularly galling for our community to be told by the Chairman of the Panel that the Panel was not circumscribed by such matters.

The community is also concerned about the potential serious impact on traffic and parking in the suburb, particularly during the demolition and construction period, while a very large excavation will be made, using numerous trucks and heavy equipment.

To our mind, the nursing home approval by JRPP was an example of an unrepresentative body overruling its elected representatives, a concern which the new Government had voiced empathy with prior to the State election and obviously was a factor in the action taken with regard to Ku-ring-gai.

Yours sincerely



Peter McNair  
President

cc. Willoughby Mayor Pat Reilly  
Willoughby City Councillors  
Mr Nick Tobin, Willoughby City Council  
Mr Greg Woodhams, Willoughby City Council

*Northbridge Progress Association has been operating continuously since 1919.  
At December 31 2009, the Association had 465 members.*