

From: [David Koppers](#)
To: [Aaron Brown](#)
Subject: FW: Additional information to the Independent Planning Commission following the Meeting with Council on 13 November 2018
Date: Thursday, 15 November 2018 2:57:14 PM
Attachments: [IPART submission.pdf](#)
[Hill PDA advice.pdf](#)
[Synopsis of Council points from meeting with IPC dated 13 November 2018.pdf](#)

Aaron can you upload this when you get the chance please to Channel 9 – call it ‘Additional information from Willoughby Council’ or something like that.

Please also include the email as a pdf but redact the contact details.

Thanks

Dave

From: O'Brien, Craig <[REDACTED]>
Sent: Thursday, 15 November 2018 2:39 PM
To: David Koppers <David.Koppers@ipcn.nsw.gov.au>
Cc: McDonald, Greg <[REDACTED]>; Arnott, Ian <[REDACTED]>; Shankie-Williams, Norma <[REDACTED]>
Subject: Additional information to the Independent Planning Commission following the Meeting with Council on 13 November 2018

Hello David

I am following up on the additional information requested by the Independent Planning Commission at the 10.30am meeting with Council on 13 November 2018.

Please find attached the following:

1) Unit mix

Pages 34 and 35 from Council's submission in 2013
(<https://majorprojects.accelo.com/public/758b9f127b0fea8c96da4d5543feafc1/Willoughby%20Council.pdf>)
on the MP 10_0198 - Concept Plan for Residential Development with Ancillary Uses and Open Space provided a unit mix breakdown.

Council is primarily concerned with preventing the domination of one unit type and providing variety of housing choice to the community.

On this basis Council seeks an assurance that a minimum percentage is provided for each unit type, by replacing Condition 27 proposed by the Department of Planning and Environment with the condition:

*“Future Development Applications for any stage of the development shall provide a variety of apartment types and sizes including studio, 1 bedroom, 2 bedroom and 3+ bedroom units. In this regard a minimum provision of 10% is to be provided for studio and 1 bedroom units, 10% for 2 bedroom units and 10% for 3+ bedroom units.
(Reason: Amenity)”*

2) Draft VPA condition prepared by Council

Council seeks to replace Condition 34a with the following:

“A VPA is to be negotiated between the proponent and Council consistent with Council's adopted approach of 45% of the value uplift which generally reflects the recommendations (50%) contained in the IPART submission to the DPE dated 22 December 2016 in order to achieve adequate public benefit commensurate with the development.

The VPA shall be prepared, publicly exhibited, and executed prior to the approval of the first residential development application for Stage 1 or as otherwise agreed with Willoughby City Council.

A copy of the executed VPA shall be submitted to the Secretary.”

Please find attached a copy of the IPART submission (refer in particular to P. 7 and 8).

3) Hill PDA advice

Pages 4 and 5 of the Council submission dated 17 December 2017

(http://www.majorprojects.planning.nsw.gov.au/?action=view_submission&job_id=8385&submission_id=235006)

regarding Modification 2 to MP 10_0198 - Concept Plan - Residential Development with Ancillary Uses and Open Space made reference to the Hill PDA report when discussing public infrastructure contributions.

As requested, please find a copy of the Hill PDA advice, dated 1 September 2016, attached.

It is noted that a previous public benefit offer of \$4million was made under Modification 1 (involving 510 dwellings).

This involved:

- \$3million for the Artarmon RD / Willoughby Rd intersection and
- \$1million for the Walter Street Reserve

The current public benefit offer of:

- \$500,000 for the Artarmon RD / Willoughby Rd intersection
- \$1million for the Walter Street Reserve and
- 1% of any residential gross floor area above the approved 35,886m² to be dedicated to Council as affordable housing

is considered inadequate regarding the development proposed.

Council refers you in particular to Table 5 on P.12 of the attached Hill PDA advice, where an appropriate 45% VPA contribution is identified (in the order of \$9.5m).

It is acknowledged that the identified figure will require adjustments based on:

- the development being the subject of current consideration (Modification 2 – Amended Plans)
- the advice being dated 1 September 2016

In the consideration of the matter before the Independent Planning Commission, Council is seeking to achieve adequate public benefit commensurate with the development.

4) Artarmon Road / Scott Street roundabout

It is noted that Samsa Consulting have suggested that, following consideration of the Arup report prepared at the request of Council, the *“proposed roundabout is not considered to be critical to the development proposed.”*

The Arup report provided in conjunction with the Council submission dated 12 December 2017 raised issues that were required to be satisfied in the provision of a roundabout at the Artarmon Road / Scott Street intersection (with particular regard to sightlines). This advice did not support removal of the roundabout. The conclusion was that if the development was to proceed a concept design should be developed to ensure the appropriate and optimal outcome. The significant increase in traffic entering and exiting Scott St from Artarmon Rd raises significant concern having regard to the location of the Scott St/Artarmon Rd intersection just to the east of the crest of the hill. If the development was to proceed despite this concern, Council's preferred position continues to be the retention of the roundabout, provided it is designed in a manner consistent with Australian Standards.

5) Council points raised at the 13 November 2018 IPC Meeting

Also find attached a synopsis of the points raised by Council at the 13 November 2018 IPC Meeting.

It is requested that this information be made available to the Panel members.

If there is any further information or correspondence with Council required, please do not hesitate to contact me on [REDACTED]

Yours sincerely

Craig O'Brien
Strategic Planner
Willoughby Council

Craig O'Brien - Strategic Planner

WILLOUGHBY CITY COUNCIL

