

MAYOR'S SPEECH

Public Meeting: Channel Nine Site Tuesday 27 November 2018, 10.30am Club Willoughby

Good morning. My name is Gail Giles-Gidney.

I was elected to WCC 9 years ago, serving as Councillor, Deputy Mayor and Mayor for the past 4 years.

In addition I am President of The North Shore Regional Organisation of Council's (NSROC) and I am Willoughby City Council's delegate on the Sydney North Planning Panel.

I tell you this because I know NIMBY'ism. Not in my back yard the community screams and shouts. The Channel 9 site is one of those rare sites, which in spite of it being adjacent to residential properties, the community did not say, NOT IN MY BACK YARD but said OK, we accept there will be development but how can we get an appropriate scale.

The community banded together in a way that I have never seen before or since. Speaking with one voice and after years, yes after years, they mediated and accepted a compromise of 400 units.

Now the Department of Planning says lets up the amount to 460.

What does this do to the integrity of the process?

- The community and indeed the Council that I lead is disillusioned with the planning process at a state level. There is great deal of frustration. The new owners purchased the site knowing 400 was the limit and they should stick to it. Check what happened in the Woolworths Smith St Site.**
- We and the community is looking to the state for consistency in planning.**
- Council has a strong strategic planning framework and the extra units are not required to meet the housing target. Our housing strategy meets all the targets set by the state government and focuses housing density close to public transport infrastructure. Any suggestion that the existing dwellings help us achieve our targets is not valid.**

- As was discussed at the recent Independent Planning Commission briefing, Council has a number of concerns which we would ask are addressed as a condition of consent:
 - The **height** of the development – while the maximum height is not exceeded, the buildings around the perimeter of the site are all 1-2 storeys **higher** than the existing approval. This will have an impact on the surrounding dwellings which are all low density.
 - The application for an additional 60 dwellings relies on **subfloor (sunken)** areas. It is acknowledged in both the government architect's report and in the DP&E report that this is **unlikely to achieve adequate amenity**.
 - The proposed development has **inadequate setback to the Scott Street public road**. It essentially utilises public space for private purposes. If the development is to proceed Scott Street should either be acquired and incorporated into the site or the design amended to provide greater setback.
 - It is proposed that 4 to 5% of the development is affordable housing units, however it is unclear if this is included in the 460 dwellings or in addition to this. Any affordable housing provision should be incorporated within what is determined to be the maximum dwelling number which is already determined to be 400.
 - While the new development includes provision for public accessible space, a much needed resource in the Willoughby area, the location of this open space at the rear of the site will discourage public use.
 - The applicant's offer of \$1.5 mill for contributions/VPA is inadequate, **presented as a public benefit** when it is just meeting the need generated by the development. You would expect that the contribution should be in the order of 45-50% of value uplift to enable
- All roads and open space areas should be designed to encourage public use and be accessible at all times.

I ask today that you restore the community faith in the integrity the planning process, reject the increase in unit numbers, reduce building height and storey levels and maintain the limit set by PAC and the Land & Environment Court.