

28 November 2025

Mr Hugh Phemister
General Manager
PO Box 57
CHATSWOOD NSW 2057

Sent to: email@willoughby.nsw.gov.au

Dear Mr Phemister

Exhibition of Planning Proposal – Heritage Review

As you are no-doubt aware, Willoughby City Council recently called for a partnership with the NSW and Federal Governments to unlock new housing opportunities. That call – focused on the suburb of Chatswood – appears to contrast with the subject Heritage Review and its calls to effectively prevent development and to restrict housing opportunities. Thank you for the opportunity to make a submission on this matter.

The Planning Proposal – Heritage Review, which seeks to amend the *Willoughby Local Environmental Plan 2012*, seeks to designate almost the entire suburb of Naremburn as a heritage conservation area (HCA).

The plan would result in an area stretching from Garland Road in the north to Henry Lane in the south, and from Northcote Street in the west to Brook Street in the east becoming effectively a no-go zone for development.

The proposal potentially locks out housing near train and metro lines, bus routes, and major connecting roads from benefiting from those relationships.

It effectively (and it is reasonable to suggest, deliberately) negates the State Government's Low and Mid-Rise Housing Policy, by designating properties within 800m of a town centre as heritage or "contributory buildings", thereby preventing the delivery of housing.

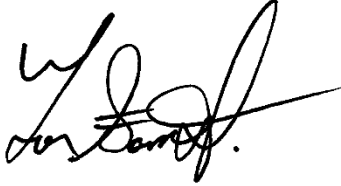
Urban Taskforce Australia considers such moves to be cynical attempts to undermine the State Government's worthy goal of increasing housing supply in well located precincts. The suburb of Naremburn should not be exempt from a solid contribution towards this goal.

To do so would be to perpetuates the trend of driving younger families out of suburbs like Naremburn, preventing people from living close to their relatives, friends, and support networks.

Urban Taskforce opposes the proposed expansion of the Naremburn Heritage Conservation Areas and calls upon Willoughby City Council to adopt its own position of working with State and Federal Government to deliver cost-effective and affordable housing throughout the LGA, not just in carefully selected pockets.

Should you wish to discuss any aspect of this submission further, please contact our Policy, Planning and Research Analyst, Paul Waterhouse, on 0411-875-366 or via email paul@urbantaskforce.com.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Forrest', with a stylized flourish extending from the end.

Tom Forrest
Chief Executive Officer