

EXHIBITION OF PLANNING PROPOSAL

Amendment to Willoughby Local Environment Plan 2012

Location	65 Albert Avenue, Chatswood
Planning Proposal Authority	The Sydney North Planning Panel has been appointed as the Planning Proposal Authority for this planning proposal
Local Government Area	Willoughby
Panel Ref	2020SNH008

The proposal involves:

- Increasing the maximum permitted building height from 27m to RL 192.90 (30 storeys).
- Increasing the maximum floor space ratio (FSR) from 2.5:1 to 11.11:1 and a new Area XX* to be subject to specific exceptions relating to the subject site.
- Establishing a minimum non-residential FSR of 7.68:1.
- Amending the Special Provisions Area Map to show 65 Albert Avenue as Area XX* subject to specific local provisions.
- Amending Schedule 1 to include the 'shop top housing' as an additional permitted use for the subject site.
- Include a new provision within Clause 4.4A Exceptions to floor space ratio:
 - o Ensuring that any shop top housing development provides a minimal non-residential FSR of 7.68:1.
 - o Ensuring that no maximum FSR applies to any development seeking consent for 'commercial premises' or 'hotel or motel accommodation', consistent with the approach within the Chatswood CBD Strategy.
- Including a new provision within Clause 4.6 which provides that consent cannot be granted for development that contravenes the maximum residential FSR for the site for any development application seeking consent for shop top housing.
- Providing new additional local provisions which relate to Area XX* shown on the Special Provisions Map as follows:
 - o Providing a minimum 4% GFA as affordable housing in addition to the maximum residential FSR of 3.43:1.
 - o Including design excellence objectives consistent with Council's intended wording.
 - o Including a new provision which ensures that development must not result in additional overshadowing of the playing surface of 'Chatswood Oval' between 11am and 2pm during mid-winter.
 - o Prohibiting development for the purposes of serviced apartments.

Exhibition

The planning proposal is on exhibition for public comment from **Thursday 22 October 2020** until **Wednesday 18 November 2020** (the exhibition period).

The Planning Proposal and other accompanying documents may be viewed during the exhibition period at the following:

- the **LEPs Online website** (leptracking.planning.nsw.gov.au)
- a **Service NSW Centre** located near you (during regular business hours); and/or
- Willoughby Council Administration Centre: 31 Victor Street, Chatswood (during regular business hours).

Submissions

Any person may make a written submission on the proposal during the exhibition period.

Submissions should be emailed to PlanComment@planningpanels.nsw.gov.au or by post to Planning Panels Secretariat, GPO Box 39, Sydney NSW 2001 clearly marked 'Planning Proposal Submission'.

Your submission must be lodged by Wednesday 18 November 2020 and must include:

- the planning proposal title clearly marked on the front page;
- a statement on whether you support or object to the proposal; and
- the reasons why you support or object to the proposal

Persons lodging submissions must declare reportable political donations (including donations of \$1000 or more) made in the previous two years.

Submissions or a summary of submissions will be made public. If you do not want your name and address to be made public, please clearly state this on the front page of your submission.

For more information:

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