

ATTACHMENT 9


WILLOUGHBY
 Local
 Planning
 Panel

PLANNING PROPOSAL
RECORD OF ADVICE

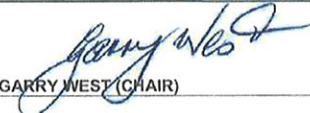



DATE OF ADVICE	7 November 2018
PANEL MEMBERS	Garry West (Chair), Deborah Laidlaw, Annelise Tuor and Robert Wilson
DECLARATIONS OF INTEREST	NIL

PLANNING PROPOSAL BRIEFING

The proposal PP-2017/7 at 753 Pacific Highway, Chatswood seeks an amendment to WLEP 2012 to include site specific special provisions for the subject land that allow for a rezoning to Rezoning to B4 mixed use and permit FSR of 6:1 and height of 90 metres.

PANEL DISCUSSION and ADVICE

- 1) The Panel supports the Recommendation noting that the Planning Proposal is generally consistent with the endorsed Chatswood CBD Plan and Urban Design Strategy and on this basis is considered supportable for exhibition;
- 2) The Panel recommends that:
 - a) The Planning Proposal incorporate suitable provisions that maintain a base FSR and Height for the site and that additional FSR and Height consistent with the CBD strategy is only achieved if planning outcomes are realised such as minimum site area, design excellence, sustainability, minimum commercial component and affordable housing.
 - b) Clause 4.6(8) be amended to incorporate the solar access provisions contained in Clause 4.3A(9)
- 3) The Panel supports suitable arrangements, such as a VPA, being made to ensure value uplift sharing is achieved to enable Council infrastructure commensurate with the development demand realised.

PANEL MEMBERS	
 GARRY WEST (CHAIR)	 DEBORAH LAIDLAW
 ANNELISE TUOR	 ROBERT WILSON