

ATTACHMENT 8


WILLOUGHBY
 Local
 Planning
 Panel

**PLANNING PROPOSAL
 RECORD OF ADVICE**

DATE OF ADVICE	29 June 2021
PANEL MEMBERS	Penny Holloway (Chair), James Harrison, Gary Shiels and Philippa Hayes
DECLARATIONS OF INTEREST	NIL

Closed meeting held at Willoughby City Council on 29 June 2021.

PLANNING PROPOSAL

The proposal PP-2021/4 seeks an amendment to the WLEP 2012 site specific special provisions for the subject land, 613, 621-627 Pacific Highway, Chatswood NSW 2067, involving zoning, height and FSR to facilitate a mixed use development.

PANEL DISCUSSION

The Panel considered a number of issues including:

- compliance with the strategic framework,
- compliance with the site specific requirements,
- connection to a wider pedestrian and cycle network as this is developed,
- the potential for overshadowing,
- the importance of a sustainable design that addresses BASIX 35 as well as the GBCA 5 Star,
- the importance of design excellence for a building which is 27 storey in height,
- the importance of the connection of the open space areas at the street level in an integrated landscape design with surrounding properties and
- the adequacy of the percentage of affordable housing to be provided.

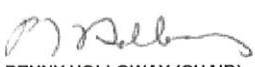
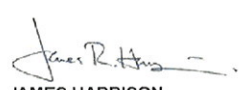


PANEL ADVICE

The Panel advises it is satisfied that the planning proposal is worthy of being forwarded to the DP&E for a Gateway consideration having demonstrated strategic and site specific merit.

The Panel recommends forwarding the planning proposal to the DP&E for a Gateway consideration as per the officer's recommendations.

The Panel advises:

- Opportunities exist for exploring public open space along Nelson Street towards the cul-de-sac end.
- There should be one integrated design at the ground level for the whole block including the through site link from Nelson Street to Gordon Avenue, the open space generally and along the Pacific Highway.
- Ensuring that there is no opportunity for development in the air space above the through site link.
- The importance of ensuring design excellence for a building with a tower form.

PANEL MEMBERS	
 PENNY HOLLOWAY (CHAIR)	 JAMES HARRISON
 GARY SHIELS	 PHILIPPA HAYES

Reference: PP-2021/4

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