

## ATTACHMENT 8


**WILLOUGHBY**  
 Local  
 Planning  
 Panel

**PLANNING PROPOSAL  
 RECORD OF ADVICE**

DATE OF ADVICE	27 April 2021
PANEL MEMBERS	Penny Holloway (Chair), Trevor Bly, Julie Savet Ward and Philippa Hayes.
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Closed meeting held at Willoughby City Council on 27 April 2021.

**PLANNING PROPOSAL**

The proposal PP-2021/1 in accordance with the recommendations outlined in the Chatswood CBD Strategy 2036, seeks to rezone the existing land to B4 Mixed Use to facilitate a mixed use development and increase the maximum building height to 90m with an FSR of 6:1 for the subject land, 44, 46 & 52 Anderson Street, Chatswood NSW 2067

**PANEL DISCUSSION**

The Panel considered a number of issues including:

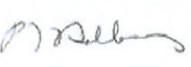


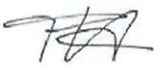
- compliance with the strategic framework,
- compliance with the site specific requirements,
- interface with Anderson Street and the conservation area,
- contribution of the greater setbacks to the sympathetic presentation of the building on all elevations,
- articulation of the eastern elevation including the "green spine",
- possibility of O'Brien Street becoming open space.

**PANEL ADVICE**

The Panel advises it is satisfied that the Planning Proposal is compliant with the CBD Strategy and 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.
- Consideration of O'Brien Street becoming in part or wholly open space.
- Consideration of securing the setbacks proposed in this Planning Proposal in the DCP.

PANEL MEMBERS	
 PENNY HOLLOWAY (CHAIR)	 TREVOR BLY
 JULIE SAVET WARD	 PHILIPPA HAYES