

## ATTACHMENT 8


**WILLOUGHBY**  
 Local  
 Planning  
 Panel

**PLANNING PROPOSAL  
 RECORD OF ADVICE**

DATE OF ADVICE	27 May 2021
PANEL MEMBERS	Penny Holloway (Chair), James Harrison, John McInerney and Robert Wilson.
APOLOGIES	None
DECLARATIONS OF INTEREST	NIL

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

**PLANNING PROPOSAL**

The proposal PP-2020/7 seeks an Amendment to the WLEP 2012 to include site specific special provisions for the subject land, 3 Ellis Street, CHATSWOOD NSW 2067., that allow for a rezoning to Rezone site to B4 Mixed use, FSR of 4.5:1 and height of 44m subject to solar access protection.

**PANEL DISCUSSION**

The Panel considered a number of issues including:

- compliance with the strategic framework
- consideration of the site as the only isolated smaller lot within the block and unlikely to set a precedent
- connection to a wider pedestrian and cycle network as this is developed
- the potential for overshadowing of the solar access protection areas
- the design of the proposed building with greater setbacks than required
- the activation of Ellis Street
- the importance of a sustainable design that addresses BASIX 35 as well as the GBCA 5 Star.

**PANEL ADVICE**

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

The majority of the Panel (Penny Holloway, James Harrison and Robert Wilson) advises:

- Forwarding the planning proposal to the DPIE for a Gateway consideration as drafted in the Officer's recommendation.

Panel member, John McInerney, did not support the advice due to inconsistency with the *Chatswood CBD Planning and Urban Design Strategy 2036*.

PANEL MEMBERS	
PENNY HOLLOWAY (CHAIR)	JAMES HARRISON
JOHN MCINERNEY	ROBERT WILSON