

DATE OF ADVICE	26 October 2021
PANEL MEMBERS	Jacqueline Townsend (Chair) Trevor Bly, James Harrison and Philippa Hayes
DECLARATIONS OF INTEREST	None

Closed meeting held at Willoughby City Council on 26 October 2021.

PLANNING PROPOSAL

The proposal **PP-2021/6** seeks an amendment to the *WLEP 2012* to include site specific special provisions for the subject land, 100 Edinburgh Road, Castlecrag NSW 2068, to facilitate the development of a three storey high (above Edinburgh Rd) mixed use development.

PANEL DISCUSSION

The Panel considered a number of issues including:

- compliance with the strategic framework,
- the potential for overshadowing,
- the boundary set back at the rear showing a lot which does not include land in proponent's ownership
- the potential impact on the Griffin Heritage conservation area
- the architectural merit of the proposal in relation to the Griffin Heritage conservation area
- the adequacy of the amount of non-residential floor space area

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.

However, the Panel expressed concerns regarding the impact at the rear boundary in terms of overshadowing to properties to the south and seek further setbacks to be negotiated on this boundary as part of the DCP for the site.

The Panel recommends:

- Forwarding the planning proposal to the DPIE for a Gateway consideration.
- Incorporating increased rear setbacks at the rear as part of the DCP
- Ensuring that the control relating to the percentage of non-residential floor space relates to the total permissible floor space for the site.
- The commercial floor space should be provided at ground level facing onto Edinburgh Road and into the publicly accessible plaza.

PANEL MEMBERS	
JACQUELINE TOWNSEND (CHAIR)	TREVOR BLY
JAMES HARRISON	PHILIPPA HAYES