

DATE OF ADVICE	17 August 2021
PANEL MEMBERS	Graham Brown (Chair), James Harrison, John McInerney and Linda Tully
DECLARATIONS OF INTEREST	None

Closed meeting held at Willoughby City Council on 17 August 2021.

PLANNING PROPOSAL

The proposal **PP-2020/12** seeks an amendment to the *WLEP 2012* to include site specific special provisions for the subject land, 9-11 Nelson Street, Chatwood NSW 2067, involving zoning, height and FSR to facilitate a mixed use development.

PANEL DISCUSSION

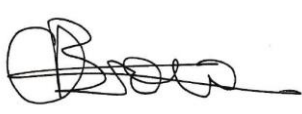
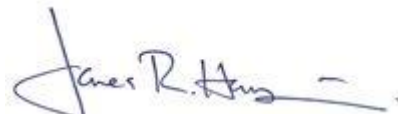


The Panel considered a number of issues including:

- compliance with the strategic framework,
- compliance with the site specific requirements,
- the potential for overshadowing,
- the potential impact on the nearby heritage conservation area,
- the importance of a sustainable design that addresses BASIX 35 as well as the GBCA 5 Star,
- the importance of an integrated public domain strategy for the precinct,
- the adequacy of the percentage of affordable housing to be provided.

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

PANEL ADVICE

1. The Panel advises Council to forward the planning proposal to DPIE for a Gateway consideration as set out in the Council officers report.
2. The Panel further advises that additional consideration should be given to:
 - The preparation of an integrated public domain strategy for the precinct,
 - The suitability of "bulky goods retailing" for the commercial areas of the buildings, and
 - The benefits and disbenefits of Council taking ownership of the proposed 3m corridor adjoining Frank Channon Walk.

PANEL MEMBERS	
 GRAHAM BROWN (CHAIR)	 JAMES HARRISON
 JOHN MCINERNEY	 LINDA TULLY