



## WILLOUGHBY

### Local Planning Panel

## PLANNING PROPOSAL RECORD OF ADVICE

<b>DATE OF ADVICE</b>	29 November 2022
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Trevor Bly, James Harrison, and Linda Tully.
<b>DECLARATIONS OF INTEREST</b>	None

Closed meeting held at Willoughby City Council on 29 November 2022.

### **PLANNING PROPOSAL**

The proposal **PP-2022/3** seeks an amendment to the *WLEP 2012* to include site specific special provisions for the subject land, 10 Gordon Avenue & 15-19 Nelson Street, Chatswood NSW 2067, that allow for a rezoning to Land use Change to B4 Mixed Use, Increase building height to 90 meters , increase FSR TO 6:1.

### **PANEL DISCUSSION**

The Panel considered a number of issues including:




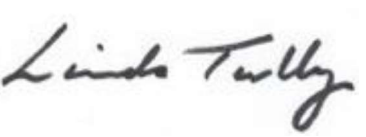
- compliance with the strategic framework,
- connection to a wider pedestrian and cycle network as this is developed,
- vehicular accessibility of the site, considering its proximity to the Pacific Highway and the potential for shared driveway access,
- design excellence outcomes,
- podium design,
- right of way vs dedication and the potential for coordination of maintenance, design and future redesign, and public use, and
- importance of application of the Apartment Design Guidelines (ADG) in relation to internal and external amenity considerations.

### **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:

- This advice is provided to Council as part of its consideration of this planning proposal.
- Forwarding the planning proposal to the DP&E for a Gateway consideration following consideration by Council.
- Supporting a shared driveway access solution with 9-11 Nelson Street.
- Integration of the designs of the podia for the subject site and 9-11 Nelson Street.
- Council review the approach requiring rights of way as opposed to dedication and the implications this may have on the future maintenance and redesign of the public spaces.

PANEL MEMBERS	
 <b>ABIGAIL GOLDBERG (CHAIR)</b>	 <b>TREVOR BLY</b>
 <b>JAMES HARRISON</b>	 <b>LINDA TULLY</b>