

PLANNING PROPOSAL AUTHORITY RECORD OF DECISION POST EXHIBITION AND FINALISATION

STRATEGIC PLANNING PANEL OF THE
SYDNEY NORTH PLANNING PANEL

DATE OF DETERMINATION	Friday, 4 July 2025
DATE OF PANEL DECISION	Tuesday, 1 July 2025
PANEL MEMBERS	Peter Debnam (Chair), Blake Cansdale, Stephen O'Connor & Tanya Taylor
APOLOGIES	None
DECLARATIONS OF INTEREST	Phillipa Hayes was excused from the Panel as she had previously participated in the Local Planning Panel's consideration of this Planning Proposal.

PLANNING PROPOSAL

PP-2022-4316 – Willoughby City LGA – 3 McIntosh Street, 2 Day Street and 40-42 Anderson Street, Chatswood (as described in Schedule 1).

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4, and the material presented at the briefing listed at item 5 in Schedule 1.

As the Planning Proposal Authority, the Panel determined to recommend to the Minister that the proposed instrument, as described in Schedule 1, should be made.

The Panel's decision was 3:1 in favour, with Tanya Taylor considering the proposal should not be made.

REASONS FOR THE DECISION

The Panel considered the Department of Planning, Housing and Infrastructure's Post-Exhibition Report, 24 June 2025. The Panel heard extensive debate on the various aspects of the Post-Exhibition Report especially in relation to Affordable Housing.

The majority of the Panel concurred with the Department's Post Exhibition Report that the planning proposal demonstrated strategic and site-specific merit, the conditions of the Gateway had been met, community consultation had occurred in accordance with the Gateway Determination requirements and submissions raised had been adequately addressed by the Department and the proponent (3 McIntosh Pty Ltd). Consequently, the proposal warranted support.

REASONS FOR THE DISSENTING DECISION

In dissenting, Tanya Taylor does not support the Planning Proposal for PP-2022-4316 (3 McIntosh Street, 2 Day Street & 40-42 Anderson Street, Chatswood), as it fails to meet the affordable housing provisions set out in Willoughby City Council's Local Environmental Plan (LEP). The proposal offers a significantly reduced contribution, which undermines the intent of Council's planning controls and sets an undesirable precedent for future development in the area. At a time when housing affordability is a pressing issue, it is essential that new developments contribute appropriately to ensure a diverse and inclusive community. Approving this proposal without meeting the LEP's minimum affordable housing requirements compromises Council's ability





Planning Panels Team

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to deliver balanced and sustainable growth across the Chatswood CBD and the broader local government area.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the Panel considered written submissions during public exhibition. The Panel notes that the major issue of concern was the proportion of Affordable Housing. The Panel considers that the concerns raised by the community have been adequately addressed in the Department’s Post-Exhibition Report and this Record of Decision.

PANEL MEMBERS	
 Peter Debnam (Chair)	 Blake Cansdale
 Stephen O'Connor	 Tanya Taylor

SCHEDULE 1		
1	PANEL REF – LGA – ADDRESS	PP-2022-4316 – Willoughby LGA – 3 McIntosh Street, 2 Day Street & 40-42 Anderson Street, Chatswood
2	LEP TO BE AMENDED	Willoughby Local Environmental Plan (LEP) 2012
3	PROPOSED INSTRUMENT	<p>The exhibited planning proposal seeks to amend Willoughby Local Environmental Plan (LEP) 2012 to:</p> <ul style="list-style-type: none"> change the site from “Area 3” to “Area 2”, thereby changing the applicable affordable housing contribution rate from 10% to 7%.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Department of Planning, Housing and Infrastructure Post-Exhibition Report, 24 June 2025 Previous decisions made by the Strategic Planning Panel of the Sydney North Planning Panel and previous reports prepared by the Department; Council Minutes and Council Officer Reports. Written submissions including emails during and after public exhibition: 5 Total number of unique submissions received by way of objection: 4
5	SITE INSPECTIONS AND BRIEFINGS BY THE PANEL	<ul style="list-style-type: none"> Panel Briefing with Department of Planning, Housing & Infrastructure (DPHI): 10:30am – 10:50am, 1 July 2025 <ul style="list-style-type: none"> Panel members: Peter Debnam (Chair), Blake Cansdale, Stephen O’Connor & Tanya Taylor DPHI staff: Louise McMahon, Doug Cunningham, Ian Woods, Eleanor Robertson, James Bellamy and Adam Williams Key Issues Discussed: <ul style="list-style-type: none"> Affordable Housing component exhibited Alternate planning pathways Submissions received during exhibition Panel Determination: 10:50am – 11:02am, 1 July 2025 <ul style="list-style-type: none"> Panel members: Peter Debnam (Chair), Blake Cansdale, Stephen O’Connor & Tanya Taylor DPHI staff: Louise McMahon, Doug Cunningham, Ian Woods, Eleanor Robertson, James Bellamy and Adam Williams