



WILLOUGHBY
Local
Planning
Panel

**PLANNING PROPOSAL
RECORD OF ADVICE**

DATE OF ADVICE	14 November 2023
PANEL MEMBERS	Graham Brown (Chair), Trevor Bly, Darren Troy and Robert Freestone.
DECLARATIONS OF INTEREST	None

Electronic meeting held at Willoughby City Council on 14 November 2023.

PLANNING PROPOSAL

The proposal **PP-2022/1** seeks to amend *WLEP 2012* regarding 641-653 & 655A Pacific Highway, Chatswood NSW 2067, to facilitate a mixed use development based on the Chatswood CBD Strategy.

PANEL DISCUSSION

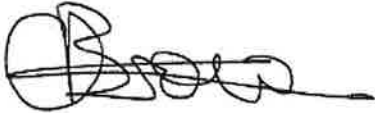
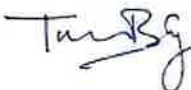


The Panel considered a number of issues including:

- Compliance with the strategic framework,
- Ground level public domain embellishment,
- Connection to a wider pedestrian and cycle network,
- Relationship of site with the Chatswood Bowling Club,
- Adequacy of the percentage of affordable housing to be provided,
- Precinct Plan and wider transport issues,
- Approach to vehicle access and egress,
- Traffic capacity of Gordon Avenue,
- Site access from the south, and
- Car parking and traffic generation.

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 The Panel notes that the plans and documentation provided have been superseded and are to include amendments to reflect recent changes to the Council planning controls. The Panel advises the Council that it supports forwarding the planning proposal to the DP&E for a Gateway consideration as set out in the Officer's report for the following reasons:

- a) The proposal is to be consistent with Council's CBD strategy public domain vision with regard to through site links and open space embellishment.
- b) The design of the podiums should be in accordance with the podium heights in the site specific development control plan, and involve stepping and articulation to address amenity considerations for through site links and open space and achieve design excellence.
- c) The non-residential areas adjoining through site links and open space areas are to be designed to create visual interest, amenity and pedestrian activity
- d) The design of the towers should consider location (with particular regard to key public spaces), articulation, potential shadow and achieve design excellence.
- e) All parking related to the development and the Chatswood Bowling Club to be located on-site.
- f) Vehicle access and egress involving the site is to be consistent with the Precinct Plan developed by Council in consultation with Transport for NSW. In this regard the existing Pacific Highway egress point on 655A Pacific Highway is not to be utilised by the subject site, is to be consistent with the Precinct Plan and therefore utilised solely by properties to the north via a right of way.
- g) The physical blocking of the internal vehicle access from Hammond Lane through to the Pacific Highway for 641-655A Pacific Highway is to involve measures that continue to invite pedestrian access to publicly accessible through site links and open space (cul-de-sac or similar and not barriers or gates).

PANEL MEMBERS	
 GRAHAM BROWN (CHAIR)	 TREVOR BLY
 DARREN TROY	 ROBERT FREESTONE