

DATE OF DECISION	Wednesday 6 June 2018
PANEL MEMBERS	Sue Francis (Chair), John Roseth, Louise Camenzuli, Linda McClure, Gail Giles-Gidney
APOLOGIES	Peter Debnam
DECLARATIONS OF INTEREST	None

REZONING REVIEW

2018SNH017 – Willoughby - RR_2018_WILLO_001_00 at 1-31 Walter Street and 462 Willoughby Road Willoughby (AS DESCRIBED IN SCHEDULE 1)

Reason for Review:

- ☒ The council has notified the proponent that the request to prepare a planning proposal has not been supported
- ☐ The council has failed to indicate its support 90 days after the proponent submitted a request to prepare a planning proposal or took too long to submit the proposal after indicating its support

PANEL CONSIDERATION AND DECISION

The Panel considered: the material listed at item 4 and the matters raised and/or observed at meetings and site inspections listed at item 5 in Schedule 1.

Based on this review, the Panel determined that the proposed instrument:

- ☐ **should** be submitted for a Gateway determination because the proposal has demonstrated strategic and site specific merit
- ☒ **should not** be submitted for a Gateway determination because the proposal has
- ☐ not demonstrated strategic merit
 - ☒ has demonstrated strategic merit but not site specific merit

The decision was unanimous not to proceed to Gateway.






REASONS FOR THE DECISION

In regard to strategic merit, the Panel is of the view that the proposed scale and density of the development with a FSR of 2:1 (plus 5% affordable housing) is too great for the site and the Panel questions the public benefit in the proposal. However, the majority of the Panel would recommend to the delegate that a reduced density and scale in the following form may be acceptable:

- The land zoning for 3-31 Walter Street, Willoughby be amended from R3 Medium Density Residential to R4 High Density Residential;
- The height of buildings be amended to 24m for 3-13A Walter Street and 27m for 15-31 Walter Street, Willoughby;
- The FSR for 3-31 Walter Street, Willoughby be amended from 0.9:1 to 1.5:1 (including affordable housing which shall be provided on site and not via a financial contribution);
- Amend clause 6.10(g) of the WLEP 2012 to require a minimum development lot size of 2000m².
- The deletion of 462 Willoughby Road so that it retains its current zoning and development standards;

- Creation of site-specific DCP controls

Linda McClure and Gail Giles-Gidney are of the view that a FSR of 1.5:1, including affordable housing, is too great for the site because it pre-empts the Council's housing review study, and because of their concerns regarding inadequate infrastructure, including education, public transport and road capacity.

PANEL MEMBERS	
 Sue Francis (Chair)	 John Roseth
 Louise Camenzuli	 Gail Giles-Gidney
 Linda McClure	

SCHEDULE 1		
1	PANEL REF – LGA – DEPARTMENT REF - ADDRESS	2018SNH017 – Willoughby - RR_2018_WILLO_001_00 at 1-31 Walter Street and 462 Willoughby Road Willoughby
2	LEP TO BE AMENDED	Willoughby Local Environmental Plan 2012
3	PROPOSED INSTRUMENT	The proposal seeks to to amend the Willoughby Local Environmental Plan 2012 to rezone the site from R3 Medium Density Residential to R4 High Density Residential, increase the building height from 12 to 28 metres and increase the floor space ratio from 0.9:1 to 2:1 at 1-31 Walter Street and 462 Willoughby Road Willoughby.
4	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> Rezoning review request documentation Briefing report from Department of Planning and Environment
5	MEETINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> Site inspection: 6 June 2018 <ul style="list-style-type: none"> Panel members in attendance: Sue Francis (Chair), John Roseth, Louise Camenzuli, Gail Giles-Gidney, Linda McClure Department of Planning and Environment (DPE) staff in attendance: Max Chipchase, Luke Musgrave Briefing meeting with Department of Planning and Environment (DPE): 6 June 2018 at 11.30am <ul style="list-style-type: none"> Panel members in attendance: as above DPE staff in attendance: as above Briefing meeting with Council & Proponent: 6 June 2018 at 12.00pm <ul style="list-style-type: none"> Panel members in attendance: as above DPE staff in attendance: as above Council representatives in attendance: Ian Arnott, Jane Hosie, Gordon Farrelly Proponent representatives in attendance: Mo Chehelnabi, Andrew Darroch, Chris Rose, Simon Uzcilas, Yaping Ke, Ted Manny