

Joint Regional Planning Panel – Pre-Gateway Review – Recommendation Report

The Sydney East Joint Regional Planning Panel (JRPP) has considered the request for a review of the proposed instrument as detailed below.

The Pre-Gateway Review:

Dept. Ref. No:	PGR_2015_WILLO_001_00
LGA:	Willoughby
LEP to be Amended:	Willoughby Local Environmental Plan 2012
Address / Location:	815 Pacific Highway, Chatswood
Summary of Proposal:	The proposal seeks to amend Willoughby Local Environmental Plan 2012 as follows: - include 'shop top housing' as an additional permitted land use on the site - increase the maximum building height for the site from 60 metres to 130 metres - increase the maximum floor space ratio (FSR) for the site from 5:1 to 17.5:1 - provide a maximum FSR for shop top housing of 12:1 - extend the active street frontage along the Pacific Highway side of the site - remove the maximum gross floor area restriction of 100 square metres for shops on the site
Acting Panel Chair:	David Furlong
Panel Members:	Sue Francis, Tim Moore, Linda McClure, Gail Giles-Gidney
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

In considering the request, the JRPP has reviewed all relevant information provided by the proponent as well as the views and position of the Department and the relevant local government authority. Based on this review the JRPP recommends the following:

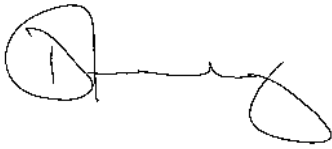
JRPP RECOMMENDATION:	☐	The proposed instrument should be submitted for a Gateway determination
	☒	The proposed instrument should not be submitted for a Gateway determination

1. The panel has considered the supplementary advice from the applicant and the comments from the Department of Planning and Environment and Council and unanimously agrees that the proposal as submitted, should not proceed to Gateway
2. The panel was concerned that the proposal may result in the commercial core being eroded and becoming dominated by non - commercial land uses. This position was strengthened by the outcomes of a number of recent economic studies commissioned by Council. All the studies have concluded that the commercial role of the Chatswood Centre will grow in the near future with the coming on line of improved public transport infrastructure and the availability of existing and additional commercial floor space opportunities needs to be protected.

3. From an urban design point of view, the proposed one off height increase to 130 metres (m) was difficult to sustain without a Centre wide review, as this would vary the current circumstance of greatest height at the railway station and my result in a difficult built form outcome relative to nearby sites.
4. A majority of the Panel (Sue Francis, David Furlong and Tim Moore) were of the view that some height uplift may be reasonable on the site, since the 60m height limit was incongruous with the 90m on land adjacent to the east, as could the inclusion of some non commercial land use, subject to an increased minimum on site commercial GFA (FSR) of 7:1 or better and a reduced building height, more commensurate with the taller buildings near the site. They were also of the view that the inclusion of some residential GFA on the site may assist in the delivery of the desired increased employment floor space in the core.
- 5.

The current planning proposal nevertheless should not proceed to the Gateway.

Signed by:

A handwritten signature in black ink, appearing to be 'David Furlong', written over a horizontal line.

David Furlong
Acting Chair
Sydney East Joint Regional Planning Panel