

DATE OF ADVICE	30 March 2021
PANEL MEMBERS	Garry West (Chair), James Harrison, John McInerney and Robert Wilson.
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Closed meeting held on 30 March 2021 by teleconference.

PLANNING PROPOSAL

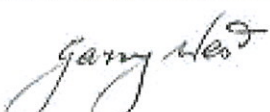
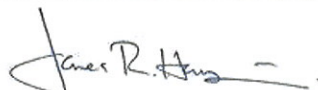


The proposal **PP-2016/7/A** seeks an amendment to the *WLEP 2012* to include site specific special provisions for the subject land, 45 Victor Street, Chatswood NSW 2067 that allows for amendment to the Willoughby LEP to allow a mixed use building up to RL262 with a minimum non residential component of 8:1.

PANEL ADVICE

The Panel noted that this application lacks strategic merit.

The Panel recommends to:

1. Not forward the Planning Proposal to the Department of Planning, Industry and Environment seeking a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*, as the Planning Proposal:
 - a) Is a departure from the current planning controls on the site which prohibit residential land use apart from, for the part of the site fronting Victoria Avenue, limited shop top housing with development consent if the ground level and first level of the development are used for the purpose of retail premises or business premises.
 - b) Is inconsistent with the Council endorsed *Chatswood CBD Planning and Urban Design Strategy 2036* which identifies this site as B3 Commercial Core and prohibits residential land use.
 - c) Is inconsistent with the strategic objectives of the *Greater Sydney Region Plan* and the *North District Plan* which encourages protection of the Chatswood CBD commercial core for employment purposes.
 - d) Is inconsistent with the Council endorsed *Chatswood CBD Planning and Urban Design Strategy 2036* which identifies this site as having a maximum height of 7m on the Victoria Avenue frontage, for a minimum setback of 6m, with a possible maximum height of RL 246.8m, an approach to design excellence and specified setbacks and street wall heights.
2. Not support the inclusion of part of Post Office Lane as part of the subject Planning Proposal.

PANEL MEMBERS	
 GARRY WEST (CHAIR)	 JAMES HARRISON
 JOHN MCINERNEY	 ROBERT WILSON