

ATTACHMENT 6


WILLOUGHBY
 Local
 Planning
 Panel

**PLANNING PROPOSAL
 RECORD OF ADVICE**

DATE OF ADVICE	1 February 2021
PANEL MEMBERS	Penny Holloway (Chair), James Harrison, Deborah Laidlaw and Philippa Hayes.
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Closed meeting held via Teleconference on 1 February 2021.

PLANNING PROPOSAL

The proposal PP-2020/4 seeks an amendment to the WLEP 2012 to include site specific special provisions for the subject land, 282 & 284 Victoria Ave, CHATSWOOD NSW 2067 that allow for a rezoning to amend the Height of Building map to apply a maximum building height of 90m, amend FSR map to apply maximum FSR of 6:1 and amend Land Use Zone from B3 to B4.

PANEL DISCUSSION

The Panel considered a number of issues including:

- compliance with the strategic framework
- site specific merit

PANEL CONSIDERATIONS

In formulating its advice, the Panel considered firstly the Strategic Merit of the Planning Proposal, then the Site Specific Merit as outlined in Planning Circular PS 16-004.

Strategic Merit

The Panel discussed Strategic Merit and concluded that the Planning Proposal does not pass this test as:

1. It is not consistent with the *Willoughby Local Strategic Planning Statement* and *Chatswood CBD Planning and Urban Design Strategy 2036*, both endorsed by Willoughby Council and the Department of Planning Industry and Environment, which identify the site as B3 Commercial Core and propose to prohibit residential land use.
2. It is not consistent with the strategic objectives of the *Greater Sydney Region Plan* and *North District Plan* which encourage protection of the Chatswood CBD commercial core for employment purposes.
3. It is not consistent with the *Chatswood CBD Planning and Urban Design Strategy 2036* in that it leaves 298 Victoria Avenue as an isolated site unable to achieve the minimum site area required for commercial development in the CBD.
4. Noting the existing amount of commercial development on the site, the planning proposal does not represent a meaningful uplift in employment generating commercial land use.

Site Specific Merit

The Panel discussed Site Specific Merit and concluded that:

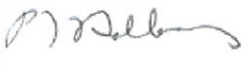
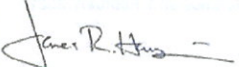

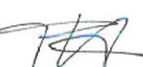
1. The proposal represents poor urban design, does not contribute positively to the Victoria Avenue streetscape and is inconsistent with the *Chatswood CBD Planning and Urban Design Strategy 2036* which identifies this site as having a maximum height of 7m on the Victoria Avenue frontage, for a minimum setback of 6m, with a possible maximum height of 90 metres.

PANEL ADVICE

The Panel advice is that as the Planning Proposal does not satisfy the Strategic Merit and Site Specific Merit tests, it should not be forwarded to the Department of Planning Industry and Environment for Gateway consideration.

The Panel acknowledges the strategic intent of the *Chatswood CBD Planning and Urban Design Strategy 2036* and the DPIE statement which appears in conflict with the strategy regarding the importance of protecting employment opportunities in the CBD commercial core. It therefore suggests that clarification be sought from DPIE.

The advice was unanimous.

PANEL MEMBERS	
 PENNY HOLLOWAY (CHAIR)	 JAMES HARRISON
 DEBORAH LAIDLAW	 PHILIPPA HAYES