



WILLOUGHBY
Local
Planning
Panel

**PLANNING PROPOSAL
RECORD OF ADVICE**

DATE OF ADVICE	11 July 2023
PANEL MEMBERS	Jacqueline Townsend (Chair), Trevor Bly, Julie Savet Ward, and Philippa Hayes
DECLARATIONS OF INTEREST	None

Closed electronic meeting held at Willoughby City Council on 11 July 2023.

PLANNING PROPOSAL

Planning proposal PP-2023/2 seeks an amendment to *Willoughby Local Environmental Plan 2012* to include a site-specific special provision for the subject land, 3 McIntosh Street, 2 Day Street, 40 and 42 Anderson Street, Chatswood NSW 2067, that allows for a 4% affordable housing provision rather than the 10% proposed under the *Willoughby Local Environmental Plan 2012* review and the *Chatswood CBD Planning and Urban Design Strategy 2036*.

PANEL DISCUSSION

The Panel considered a number of issues including:

- compliance with the strategic framework,
- Percentage of affordable housing to be provided,
- History of Planning Proposal 2023/2 and comprehensive *WLEP 2012* review – resulting in *WLEP 2012* Amendment 34,
- Amalgamation with 38 Anderson Street, and
- Inconsistency with CBD Planning and Urban Design Strategy 2036 and *Willoughby Development Control Plan* requirements.





PANEL ADVICE

The Panel advises that while the proposal mostly meets the strategic framework it has failed to incorporate the increased affordable housing provision of 10%.

The Panel notes all landowners were notified of the increased affordable housing provision to 10% during the *WLEP 2012* exhibition period between 5 March and 7 June 2022. The Panel also notes that this proposal did not form part of the savings list as determined by Council at its meeting 12 December 2022.

For these reasons, the Panel does not recommend the planning proposal in its current form.

The Panel advises it is not satisfied that the planning proposal is worthy of being forwarded to the DP&E for a Gateway consideration having not demonstrated merit in relation to the affordable housing provision.

PANEL MEMBERS	
 JACQUELINE TOWNSEND (CHAIR)	 TREVOR BLY
 JULIE SAVET WARD	 PHILIPPA HAYES