

DATE OF ADVICE	16 June 2020
PANEL MEMBERS	Penny Holloway (Chair), James Harrison, Gary Shiels and Robert Wilson
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Closed meeting held at Willoughby City Council on 16 June 2020.

PLANNING PROPOSAL

The proposal **PP-2018/11/A** seeks an amendment to the *WLEP 2012* to include site specific special provisions for the subject land, 12 Frederick Street, ST LEONARDS NSW 2065, that allow for a rezoning to Amended 2018 Planning Proposal to seek schedule 1 additional permitted uses (rather than rezoning of site) to allow for higher order and knowledge intensive employment uses and low cost housing.

PANEL DISCUSSION

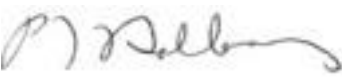



The Panel considered a number of issues including compliance with the strategic framework.

PANEL ADVICE

The Panel supports the council officer's recommendation with the following minor amendment:

1. Not support the Planning Proposal and draft amendments to *Willoughby Local Environmental Plan 2012* to rezone 7 Westbourne Avenue and 12 Frederick Street, St Leonards (being lots 1 and 2 DP 1239553) to allow for additional uses including low cost housing with a Floor Space Ratio up to 4.5:1 and maximum height limit ranging from 46.5m (RL 122.00) to 63.3m (RL 140.00).
2. Agree to advise the proponent that an alternative Planning Proposal to amend *Willoughby Local Environmental Plan 2012* allowing "health services facilities" use with a Floor Space Ratio up to 4.5:1 and *Willoughby Development Control Plan* for 12 Frederick Street, St Leonards (being Lot 2 DP 1239553) could be supported for public exhibition.

The advice was unanimous.

PANEL MEMBERS	
 PENNY HOLLOWAY (CHAIR)	 JAMES HARRISON
 GARY SHIELS	 ROBERT WILSON