

DATE OF ADVICE	28 July 2020
PANEL MEMBERS	Garry West (Chair), John McInerney, Julie Savet Ward and Philippa Hayes.
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Closed meeting held at Willoughby City Council on 28 July 2020.

PLANNING PROPOSAL

The proposal **PP-2020/3** seeks an amendment to the *WLEP 2012* to

- Rezone the site from B3 Commercial Core to B4 Mixed Use;
- Increase the total FSR from 2.5:1 to 34.5:1 (including a minimum of 2.5:1 to be dedicated to non-residential uses); and
- Increase the maximum building height from 20m to 243m (RL 319.2 AHD).

As part of the planning proposal, Billan Property Pty Ltd intends to enter into a Voluntary Planning Agreement (VPA) with Willoughby Council (Council) to contribute public open space public domain improvements and a monetary contribution.

PANEL DISCUSSION

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

PANEL ADVICE





The Planning Proposal should not be supported for the following reasons:

1. The Planning Proposal does not demonstrate strategic merit being inconsistent with both Local and State strategic policies including:
 - *A Metropolis of Three Cities - Greater Sydney Region Plan*;
 - *The North District Plan*;
 - *Draft St Leonards and Crows Nest Plan 2036*;
 - *Willoughby Local Strategic Planning Statement*.
2. The Planning Proposal does not demonstrate site specific merit noting that:
 - It is inconsistent with the anticipated height and scale of development in the St Leonards/Crows Nest precinct;
 - It will result in detrimental impact, including overshadowing of Christie Street Reserve;
 - It will result in a significant increase in traffic not adequately catered for in the area;
 - It is in close proximity to the Naremburn Heritage Conservation Area and will detrimentally affect the amenity of this low density area.

The Panel supports the Council officer's recommendation:

1. Not support the Planning Proposal and draft amendments to Willoughby Local Environmental Plan 2012 to rezone 12 Chandos Street, St Leonards (being lots 1-6 Section 28 DP 4241) to amend WLEP 2012 to rezone the site from B3 Commercial Core to B4 Mixed Use, increase the total FSR from 2.5:1 to 34.5:1 and increase the maximum building height from 20m to 243m (RL 319.2 AHD).

The advice was unanimous.

PANEL MEMBERS	
 GARRY WEST (CHAIR)	 JULIE SAVET WARD
 JOHN MCINERNEY	 PHILIPPA HAYES