



**WILLOUGHBY**  
Local  
Planning  
Panel

**PLANNING PROPOSAL  
RECORD OF ADVICE**

<b>DATE OF ADVICE</b>	24 November 2020
<b>PANEL MEMBERS</b>	Abigail Goldberg (Chair), Trevor Bly, Gary Shiels and Philippa Hayes.
<b>APOLOGIES</b>	None
<b>DECLARATIONS OF INTEREST</b>	None

Closed meeting held at Willoughby City Council on 24 November 2020.

**PLANNING PROPOSAL**

The proposal **PP-2020/5** seeks an Amendment to the *WLEP 2012* to include site specific special provisions for the subject land, 100 Edinburgh Road, Castlecrag NSW 2068, for redevelopment of an existing retail complex to provide shop top housing revised retail outlets and an additional level for basement parking.

**PANEL DISCUSSION**

The Panel considered a number of issues including:

- The current aged presentation of the retail complex and its local context.
- Extensive community consultation that was undertaken by Council in the preparation of the Local Centres Strategy 2036. The status of this Strategy, which was adopted by Council in December 2019, and has subsequently been integrated into Council's Local Strategic Planning Statement (LSPS), which was endorsed by the Department of Planning Industry and Environment in 2020.
- The proposal in relation to the Local Centres Strategy 2036 guidelines for the site, including with regard to bulk, scale, height and public domain.
- Heritage considerations and the strong local Griffin legacy.
- The detailed draft site specific DCP, which was provided with the Planning Proposal.

**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 the Strategic Merit test as it is not consistent with a relevant local strategy that has been endorsed by the Department of Planning Industry and Environment with regard to the Willoughby LSPS 2020.

The Panel was **unanimous** in this conclusion, and as a result advise that the Planning Proposal should not be supported.

**Site Specific Merit**

As the Strategic Merit test is not met, the Panel noted that it need not consider the Site Specific Merit test. However, Panel members considered that there are Site Specific Merits, as well as disadvantages, of the application, which are noted below. The Panel was **not unanimous** in this position overall, but was in agreement that the retail complex presently appears run-down and aged, and is in need of renewal. The community representative, who was an observer at the proponents community consultation sessions undertaken throughout 2018-2019, does not endorse the comments regarding the proposal having site-specific merit.

Three Panel members, including the Chair, considered that the Planning Proposal presents a step towards Site Specific Merit in relation to:

- The presentation and quantum of public open space, which indicates contiguous north-facing public areas, setbacks from public streets, a central core public space reminiscent of the quadrangle and connection to the walkway at the rear of the site.

Two Panel members, including the Chair, considered that the Planning Proposal offers Site Specific Merit in relation to:


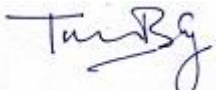


- The greater height and scale than that currently considered for the updated WLEP.
- The bold and contemporary architectural style, and its relationship to the street, which has the potential to be complementary to heritage characteristics.

The Panel noted in addition that the Planning Proposal did not currently optimise:

- The relationship of the Planning Proposal to the heritage area to the east of the site.
- The massing of the built form and potential for overshadowing of areas to the south of the site.
- Landscaping and the retention of existing trees along with proposed new trees landscaping considering the green and leafy local character.

#### **PANEL ADVICE**

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

PANEL MEMBERS	
 <b>ABIGAIL GOLDBERG (CHAIR)</b>	 <b>TREVOR BLY</b>
 <b>GARY SHIELDS</b>	 <b>PHILIPPA HAYES</b>