

18.8 PLANNING PROPOSAL FOR 12 MALVERN AVENUE, 5-7 HAVILAH STREET AND 345 VICTORIA AVENUE (CHATSWOOD CHASE)

ATTACHMENTS:	1. PROPOSED HEIGHT OF BUILDINGS AND FLOOR SPACE RATIO MAPS 2. PLANNING PROPOSAL CONCEPT PLANS 3. DEPARTMENT OF PLANNING AND ENVIRONMENT REQUIREMENTS ASSESSMENT (COUNCIL)
RESPONSIBLE OFFICER:	IAN ARNOTT - PLANNING MANAGER
AUTHOR:	CRAIG O'BRIEN - STRATEGIC PLANNER
CITY STRATEGY LINK:	6.2.1 A COMMUNITY THAT IS INFORMED OF KEY COUNCIL POLICIES, SERVICES AND ACTIVITIES AND CAN PARTICIPATE IN THE DECISION MAKING PROCESS.
MEETING DATE:	12 DECEMBER 2016

Purpose of Report

For Council to resolve to forward the Planning Proposal for 12-14 Malvern Avenue, 5-7 Havilah Street and the Chatswood Chase Shopping Centre site at 345 Victoria Avenue, Chatswood to the Department of Planning and Environment for a Gateway Determination under Section 56 of the *Environmental Planning and Assessment Act 1979* and proceed to public exhibition.

Procedural Motion

That the following people address the meeting and answer questions of the Councillors:

- Paul Neilsen, Vicinity Centre (Proponent)
- Jacqueline Parker, Urbis (Planning Consultant)

RESOLUTION

That Council:

1. **Support for public exhibition the Planning Proposal and draft amendments to Willoughby Local Environmental Plan 2012:**
 - a) **To amend the Height of Buildings Map (Sheet HOB_004) as follows:**
 - i) **12-14 Malvern Avenue – 40 metres**
 - ii) **5-7 Havilah Street – 34 metres**
 - iii) **Northern portion of Chatswood Chase shopping centre (fronting Malvern Avenue and part of Havilah Street) – 40 metres**
 - b) **To amend the Floor Space Ratio Map (Sheet FSR_004) so as the Floor Space Ratio for 12-14 Malvern Avenue and 5-7 Havilah Street be the same as the Chatswood Chase site – 4.5:1.**

c) To insert after clause 1.8A (1):

“(2) To avoid doubt, Willoughby Local Environmental Plan 2012 (Amendment No XX) applies to the determination of a development application made (but not finally determined) in respect to Chatswood Chase Shopping centre before the commencement of that Plan.”

2. Apply the requirements of the Chatswood CBD Draft Planning and Urban Design Strategy, as endorsed by Council, in particular with regard to design excellence, to this Planning Proposal.
3. Request the proponent provide detailed shadow diagrams showing overshadowing each hour between 9am and 3pm on 22 June for public exhibition stage.
4. Request the proponent provide a revised traffic report that:
 - a) In the analysis of traffic distribution and any assumptions used:
 - i) Has regard to current traffic flows.
 - ii) Involves sensitivity modelling as suggested by GTA Consultants.
 - b) Considers and recommends mitigation options to ameliorate the traffic impacts of the proposal on the local road network.
5. Forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination under Section 56 of the Environmental Planning and Assessment Act 1979.
6. Advise the Department of Planning and Environment that the Planning Manager, Mr Ian Arnott is nominated as delegate to process and finalise the Planning Proposal.

MOVED COUNCILLOR ROZOS

SECONDED COUNCILLOR ERIKSSON

CARRIED

Voting

For the Resolution: Councillors Eriksson, Hill, Hooper, Mustaca, Norton, Rozos, Rutherford, Saville and Wright.

Against:

Absent: Councillors Giles-Gidney, Coppock and Stevens.

Due to Councillors Giles-Gidney and Coppock declaring a non-pecuniary substantial interest in Item 18.8: Planning Proposal for 12 Malvern Avenue, 5-7 Havilah Street and 345 Victoria Avenue (Chatswood Chase) being members of SPP (formerly JRPP), they withdrew from the meeting taking no part in the discussion or voting on this topic.

Councillor Mustaca assumed the Chair in the Mayor and Deputy Mayor's absence for this item.