

126 Greville Street and 23-25 Millwood Avenue, Chatswood

Proposal Title : **126 Greville Street and 23-25 Millwood Avenue, Chatswood**

Proposal Summary : **Rezoning from 5(a)Special Uses -Acoustic Laboratory to part E2 Environmental Conservation and part R3 Medium Density Residential to allow for up to 60 dwellings. Changes are also proposed to FSR, building height and minimum lot size. Special provisions proposed regarding Stage 2 contamination study and a cap on dwellings. Schedule 1 to be amended to enable:**

- i. dwelling houses with consent within that part of the site to be zoned R3.**
- ii. works associated with an Asset Protection Zone with consent on that part of the site to be zoned E2.**

PP Number : **PP_2012_WILLO_002_00**

Dop File No : **12/18470**

Proposal Details

Date Planning Proposal Received : **16-Nov-2012**

LGA covered : **Willoughby**

Region : **Sydney Region East**

RPA : **Sydney East Joint Regional Plan**

State Electorate : **WILLOUGHBY**

Section of the Act : **55 - Planning Proposal**

LEP Type : **Spot Rezoning**

Location Details

Street : **126 Greville Street**

Suburb : **Chatswood**

City : **Sydney**

Postcode : **2067**

Land Parcel : **Lot 1 DP 408490 and Lot 1 DP 532353**

Street : **No's 23 and 25 Millwood Avenue**

Suburb : **Chatswood**

City : **Sydney**

Postcode : **2067**

Land Parcel :

DoP Planning Officer Contact Details

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Land Release Data

Growth Centre :		Release Area Name :	
Regional / Sub Regional Strategy :	Metro Inner North subregion	Consistent with Strategy :	Yes
MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	60
Gross Floor Area :	12,478.00	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**
If No, comment :

Have there been meetings or communications with registered lobbyists? : **No**
If Yes, comment :

Supporting notes

Internal Supporting Notes : **THE SITE**

The subject site is a 34,350sq.m irregular shaped allotment, 1.5km west of Chatswood Railway Station having a 71.4m frontage to Greville Street. The site includes 4,870sq.m. of remnant bushland in its north-west corner (Sydney Sandstone Gully Forest) and a tributary of Blue Gum Creek runs through the site towards the Lane Cove National Park.

The site is currently zoned 5(a) Special Uses – Acoustic Laboratory and is tenanted by the National Acoustic Laboratories who are due to vacate the site when the lease expires in 2013. Lizard Children's Centre for children with autism are also tenants. Previously the site was used as a rifle range during WWII and subsequently for a gun club.

Existing site structures include a predominantly two storey (up to four storey) concrete building, excavated into the slope of the site, with 14,224sq.m floor area. There is a separate two storey car park structure for 145 cars. The existing site coverage is 27%.

THE PROPOSAL

To amend planning controls for the site to allow for low scale, medium density residential redevelopment. The concept plan for the site envisages up to 60 dwellings - free standing, semi detached and terrace houses - on lots varying in size from 220sqm. to 705sqm. The proposal seeks to protect remnant riparian bushland within an E2 zone with the layout of housing within the site determined by Asset Protection Zones from the bushland and a Foreshore Building Line from a revegetated creekline that bisects the site.

In order to allow for residential redevelopment of the site, the following amendments are sought:

1. Rezone the land:
 - part E2 Environmental Conservation
 - part R3 Medium Density Residential
2. Amend the FSR for R3 area of the site from 0.4:1 to 0.45:1
3. Amend the maximum height of buildings for the R3 area from 8.5m to 12m
4. Amend the minimum lot size for the R3 area from 650sq.m. to 220sq.m
5. Amend Schedule 1 to:
 - (a) add dwelling houses as a use permissible with consent on the land to be zoned R3.
 - (b) add "works required within an Asset Protection Zone" as a use permissible with consent on the land to be zoned E2.
6. Include special provisions in WLEP 2012:
 - (a) a maximum of 60 dwellings be permissible with consent on 126 Greville Street, Chatswood.
 - (b) stage 2 detailed investigation for contaminated land be conducted prior to development consent.

BACKGROUND

A planning proposal for the site was first submitted to Willoughby Council in 2006 for 250 dwellings. The current 2012 proposal is the third revision to the original proposal and represents a significant reduction in proposed residential density.

On 27 January 2011 the Planning Assessment Commission advised the Minister for Planning and Infrastructure that there is strategic merit in a planning proposal to amend existing controls for the site to allow residential development. Willoughby Council was given the opportunity to progress the planning proposal but declined and instead progressed a rezoning of the site under the comprehensive Draft Local Environmental Plan 2012 to allow residential development only within the fabric of the existing buildings.

On 13 September 2012, at the proponents request, the Minister directed that the Sydney East Joint Regional Planning Panel (SEJRPP) be appointed the relevant planning authority (RPA) for the planning proposal.

On 27 November, 2012 Willoughby Council resolved to support the public exhibition of the planning proposal addendum and concept plan subject to certain requirements which were then discussed at the subsequent SEJRPP meeting.

On 4 December 2012, the SEJRPP recommended that the planning proposal proceed to Gateway Determination subject to certain amendments (refer to Record of Decision attached).

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? **Yes**

Comment : **Rezoning of the site is necessary given that the current zoning of 5(a)Special Uses - Acoustic Laboratory only allows for one permissible use on the site and is no longer required.**

Under Willoughby Draft Local Environmental Plan 2012, Council propose to rezone the site part E2 and part E4 Environmental Living. Given the proximity to public transport and Chatswood Major Centre, the E4 zone overlooks the urban consolidation opportunity offered by a residential rezoning.

The planning proposal aims to protect the vegetated area of the site within an E2 zone whilst enabling a low rise medium density development of up to 60 dwellings within the proposed R3 zone. The boundary of the proposed E2 zone differs from Draft LEP 2012 in that it will follow an ecological survey line rather than an allotment boundary line.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? **Yes**

Comment : **The explanation of provisions on page 3 of the Planning Proposal Addendum has been refined in consultation with the applicant and following the recommendations of the SEJRPP.**

The planning proposal sought to rezone no's 23 and 25 Millwood Avenue, Chatswood to R3. The SEJRPP has recommended that these properties be zoned E4 as per Draft LEP 2012. Council at it's meeting of 27 November, 2012 resolved to amend the development controls for 23 Millwood Avenue to increase site density although the SEJRPP recommends that the planning controls not be amended as:

- the planning controls would apply to only one standard residential lot in Millwood Avenue**
- the amended controls would create an insignificant density increase over that currently permissible with consent for the subject lot.**

The planning proposal was initially indifferent between the use of either an E2 or and E3 zone for the area of remnant bushland in the N-W corner of the site. The SEJRPP has recommended the E2 zone (further discussion later in this report).

The planning proposal put forward a boundary of the E2 zone that is identical to that proposed by Council under Draft LEP 2012. The SEJRPP has since agreed with an amendment by the applicant that the E2 zoning boundary follow an ecological survey line rather than the lot boundary.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

* May need the Director General's agreement

1.2 Rural Zones

3.1 Residential Zones

3.3 Home Occupations

3.4 Integrating Land Use and Transport

4.4 Planning for Bushfire Protection

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

6.3 Site Specific Provisions

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified? **SEPP No 19—Bushland in Urban Areas
SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)
SEPP No 55—Remediation of Land
SEPP No 65—Design Quality of Residential Flat Development
SEPP (Infrastructure) 2007**

e) List any other matters that need to be considered : **The planning proposal is consistent with all s117 Directions other than 6.3 - Site Specific Provision. The following Ministerial Directions for LEPs under section 117 of the EP&A Act apply to the subject site:**

Direction 3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT

3.1 Residential Zones

The planning proposal is consistent with this Direction as it will:

- a) broaden the choice of building types and locations available in the housing market, and**
- b) make more efficient use of existing infrastructure and services, and**
- c) reduce the consumption of land for housing and associated urban development on the urban fringe, and**
- d) be of good design.**

3.3 Home Occupations

The planning proposal is consistent with this Direction as the R3 zone will permit carrying out of low-impact small businesses in dwelling houses.

3.4 Integrating Land Use and Transport

The planning proposal is consistent with the aims, objectives and principles of:

- (a) Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and**
- (b) The Right Place for Business and Services – Planning Policy (DUAP 2001)**

Table 3 of the Addendum compares traffic generation of the existing use with the latest planning proposal concept plan. It demonstrates that redevelopment of the site as proposed will reduce traffic generation from the site when movements of 270 site employees is compared with that expected from up to 60 dwellings on the site.

The site is serviced by a bus stop within 400m on Fullers Road that links the site with Chatswood Major Centre and Macquarie Park Specialised Centre. Chatswood Transport Interchange is located approximately 1.2km east of the site. The site is therefore well placed to ensure adequate access of future residents to services and facilities.

Direction 4. HAZARD AND RISK

4.4 Planning for Bushfire Protection

The planning proposal is consistent with “Planning for Bushfire Protection 2006.” It is capable of providing appropriate Asset Protection Zones, access, water supply etc. as detailed in the Bushfire Protection Assessment by Australian Bushfire Planners. This has been confirmed in written advice from the Commissioner of the NSW RFS.

Direction 6. LOCAL PLAN MAKING

6.1 Approval and Referral Requirements

The planning proposal does not include concurrence, consultation or referral provisions, nor does it identify any development as designated development.

6.2 Reserving Land for Public Purposes

It is proposed to remove the current 5(a) Special Uses – Acoustic Laboratory zoning as the site will no longer be required for this purpose.

6.3 Site Specific Provisions

The planning proposal is inconsistent with this Direction as it proposes to insert two additional requirements not currently applying within the E3 zone.

i. Cap on the Maximum Number of Dwellings on the Site

The planning proposal suggested a cap of 60 dwellings across the whole of the site. Council resolved that a cap of 57 dwellings be applied to 126 Greville Street. The SEJRPP recommends a cap of 60 dwellings for 126 Greville Street considering the decision to retain an E4 zoning for 23-25 Millwood Avenue.

Although the cap is not recommended within Standard Instrument LEP's, it is justified in this instance as the FSR controls would apply across the site rather than to subdivided lots. A cap on dwellings provides certainty in terms of potential impacts resulting from future development on the site.

ii. Requirement for Stage 2 contamination study

A special provision requiring a contamination study prior to development consent is consistent with SEPP55 Remediation of Land. The SEPP states that in order for a planning authority to be satisfied remediation takes place prior to use of the site, certain provisions may need to be included in the LEP.

Direction 7 – METROPOLITAN PLANNING

7.1 Implementation of the Metropolitan Strategy

The Planning Proposal is consistent with the NSW Government's Metropolitan Plan for Sydney 2036. The site has good access to public transport and other infrastructure. It is close to jobs in Chatswood (a Major Centre) and Macquarie Park (a Specialised Centre). It is also located on the North Sydney to Macquarie Park Corridor. It is therefore well located to provide new dwellings within an existing urban area, implementing the Metro Plan's housing objectives.

STATE ENVIRONMENTAL PLANNING POLICIES(SEPPS)

The following SEPPs apply to the subject site:

SEPP No 19 – Bushland in Urban Areas

The SEPP requires that when preparing LEPs, priority is given to retaining bushland. The proposed E2 zone to protect remnant riparian bushland on the site satisfies the SEPP.

SEPP No 32 – Urban Consolidation (Redevelopment of Urban Land)

The SEPP requires that urban land no longer needed or used for the purposes for which it is currently zoned or used, be considered in terms of its suitability for redevelopment for multi-unit housing. Rezoning of the subject site will contribute towards achieving the aims and objectives of the SEPP.

SEPP No 55 – Remediation of Land

This SEPP applies to the subject site as a portion of the property may have been utilised as a rifle range (defense and explosive industry) during WWII. The site was subsequently extensively cleared and excavated to enable construction of the current infrastructure.

A Preliminary Environmental Site Assessment was prepared by Aargus Pty Ltd in January 2006 which found that the likelihood of site contamination is low and the site

would be suitable for a variety of uses including residential.

In accordance with clause 6(1)(c) of the SEPP, a special provision is proposed to be included in WLEP2012 that ensures further contamination investigation is carried out.

SEPP No 65 - Design Quality of Residential Flat Development was identified under the 2010 planning proposal. Given that flat buildings are no longer proposed, the SEPP does not apply.

SEPP (Infrastructure) 2007 - the proposal requires traffic generating development to be referred to RMS.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Maps for public exhibition purposes have been provided by the applicant. Given that the SEJRPP is the RPA for the planning proposal, the Department will provide maps to PC for gazettal purposes.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **The applicant proposes a public exhibition period of 28 days with notification:**
- in a newspaper that circulates in Willoughby LGA
- on the web-site of Willoughby Council
- in writing to adjoining landowners

Section 117 Direction 4.4 Planning for Bushfire Protection requires that consultation occur with the NSW Rural Fire Service (RFS) following receipt of a Gateway Determination.

It is noted that consultation has already occurred with the RFS prior to Gateway Determination and no objections have been raised to the revised planning proposal and concept plan.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date :

Comments in relation to Principal LEP : **The planning proposal would become an amendment to the principle LEP.**

Assessment Criteria

Need for planning proposal :

Rezoning of 126 Greville Street is necessary given that the current zoning of 5(a) Special Uses – Acoustic Laboratory only allows for one permissible use on the site and is no longer required.

It is considered that Council's proposed E4 zoning for the site under WLEP2012, does not take full advantage of the opportunity to contribute to housing needs within the subregion given the favourable site characteristics of a large single landholding, access to public transport, open space and 1.2km distance to the Chatswood Centre.

Consistency with strategic planning framework :

Consistency with Council's Community Strategic Plan or other local strategic plan

Council prepared Residential Development and Special Uses discussion papers in preparing Draft WLEP2009. Both papers endorse medium density residential development on the site and the contribution it will make to realisation of the dwelling targets for Willoughby LGA.

Inner Draft North Subregional Strategy

One of the key directions for the Inner North is to "increase housing choice and create sustainable and liveable communities." The draft Strategy confirms the Metropolitan Strategy goal of 30,000 additional dwellings for the Inner North Subregion by 2031 including a housing target of 6,800 additional dwellings in the Willoughby LGA.

As detailed in Council's Residential Development, background report, new medium density housing on the site has been included in Council's estimate of new dwellings contributing towards achieving Willoughby's target of 6,800 additional dwellings between 2004 and 2031.

Metropolitan Transport Plan 2010

The Plan notes that in the Inner North Subregion, there will be a need for 39,400 new dwellings between 2006 and 2036 (compared with the Draft Inner North Subregional Strategy and Metro Strategy goal of 30,000 additional dwellings by 2031).

The Metro Transport Plan caters for growth in areas with good access to buses stating that: "buses will provide effective services for areas not serviced by the rail network." The Plan shows an existing strategic bus corridor along Fullers Road (within 400m of the site) linking Chatswood Major Centre and Macquarie Park Specialised Centre.

Environmental social economic impacts :

ENVIRONMENTAL EFFECTS AND MANAGEMENT

CONTAMINATION - The site has a low probability of contamination from previous use as a rifle range and compliance with SEPP55 and relevant guidelines will ensure that adequate investigation and, if needed, remediation will be carried out to the required standards prior to residential development.

RIPARIAN BUSHLAND - A parcel of land adjoining the sites north-west boundary consists of remnant riparian bushland and is to be recognised as E2 Environmental Conservation. Ecological studies provided by the applicant determined that the vegetation quality suggests an E3 Environmental Management zone is more appropriate. The SEJRPP recommends the E2 zone given that there is no other land within Willoughby LGA zoned E3. For this reason the SEJRPP proposed to amend the provisions of the E2 zone to permit with consent works required in an APZ. Council objects to the provision applying to all E2 zones and prefers it apply to this site's E2 zone via Schedule 1.

The Panel recommended that the boundary of the E2 zone shall be the surveyed

ecological boundary line shown on survey plan by Denny Linker, Issue D, dated 30 November, 2012.

BUSHFIRE HAZARD - The site is located in an area of bushfire hazard and will necessitate the provision of Asset Protection Zones of between 20-33m. Existing buildings on the site do not comply with the APZ setbacks and therefore cannot economically be integrated into any residential redevelopment. The potential exists for pedestrian and emergency vehicular access from Range Street, a requirement identified in the Bushfire Protection Assessment. In addition, pedestrian access to Millwood Street is to be provided via an easement created over 25 Millwood Avenue. The NSW Rural Fire Service has reviewed the proposal and does not have any objections to the rezoning.

CRITICAL HABITAT OR THREATENED SPECIES POPULATIONS OR ECOLOGICAL COMMUNITIES OR THEIR HABITATS - There is no likelihood that critical habitat or threatened species populations or ecological communities, or their habitats will be adversely affected as a result of the proposal.

The site was extensively cleared when the existing acoustic laboratory and parking structure was constructed in the mid 1980s. The Ecological Assessment by Cumberland Ecology confirms that there are no endangered ecological communities within the site. Contrary to this, mapping by Sydney Metro CMA indicates a small patch of vegetation in the northeast corner of the site mapped as the endangered ecological community Sydney Turpentine Ironbark Forest. Regardless of the actual classification of this community, this area of vegetation is to undergo minimal impacts as a result of the concept development and will be maintained and improved under a site specific Vegetation Management Plan. The watercourse within the site will be revegetated with locally endemic native species.

RETENTION OF SIGNIFICANT TREES - Australian Tree Consultants Pty Ltd has prepared an Arborist Report on that area of the site comprising the proposed R3 zone. The Arborist Report identified five Category AA trees in the NE corner of the site that will be retained.

TRAFFIC - Traffic levels in the site vicinity will be alleviated following site development as the traffic volume of up to 60 dwellings is below the current traffic generated by 270 employees of the site.

VEHICULAR EMISSIONS - The proposal provides new housing that is located within 1.2km of the Chatswood Transport Interchange and less than 400m a bus corridor promoting the use of public transport over private car and minimising the environmental impact of vehicular emissions.

ENVIRONMENTAL IMPROVEMENTS - The proposal creates an opportunity to explore environmental benefits to the site at DA stage including preservation and extension of the riparian corridor, bush regeneration, litter and stormwater quality treatment.

SOCIAL EFFECTS

The proposal will provide a net community benefit by:

1. Providing new housing that:

- provides housing choice in Willoughby LGA where there is a predominance of detached housing and high density housing in Chatswood Central Business District, Artarmon and St Leonards. As detailed in the Market Analysis by Urbis GHD (Appendix N to 2010 proposal) there is a lack of quality medium density housing in Willoughby LGA.
- assists older people to downsize their homes (in turn freeing up existing detached housing for families)
- assists younger people entering the property market
- Makes a meaningful contribution to Council's housing targets on a site that is no longer needed for the purpose it is zoned.

2. Remedying an existing land use inconsistency between the site and its residential neighbours
3. Creating an opportunity at the DA stage to explore public access to the site(formalised on the title) and extension of the Greville Street footpath (which currently terminates 20m west of the site).
4. The payment of s94 contributions (at the DA stage) towards open space, recreation and community facilities, childcare etc.

ECONOMIC EFFECTS

The proposal will provide an economic benefit by:

1. Stimulating economic activity as the new population of the site will provide new customers for the existing Greville Street neighbourhood shops.
2. Providing employment within the building industry during the construction stage.
3. Utilising existing urban infrastructure thereby relieving public expenditure on the provision of new services at a growing urban fringe.

Assessment Process

Proposal type :	Inconsistent	Community Consultation Period :	28 Days
Timeframe to make LEP :	12 Month	Delegation :	RPA
Public Authority Consultation - 56(2)(d) :	Office of Environment and Heritage - NSW National Parks and Wildlife Service NSW Rural Fire Service Transport for NSW - Roads and Maritime Services		

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

Other - provide details below

If Other, provide reasons :

The SEJRPP at its meeting on 4 December 2012 recommended that the draft LEP be exhibited together with a draft development control plan (DCP)and that the draft DCP be forwarded to a meeting of the SEJRPP prior to public exhibition.

A DCP would clarify likely final site density, layout and number of dwellings. Site density is limited by environmental constraints and in particular the exact location of APZ's. A Vegetation Management Plan would help inform a decision on the APZ boundaries. A DCP provides certainty for the community and Council regarding future site redevelopment.

Identify any internal consultations, if required :

No internal consultation required

126 Greville Street and 23-25 Millwood Avenue, Chatswood

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Concept Plan 2012.pdf	Study	No
Planning Proposal Addendum Nov2012.pdf	Proposal	No

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **1.2 Rural Zones**
 3.1 Residential Zones
 3.3 Home Occupations
 3.4 Integrating Land Use and Transport
 4.4 Planning for Bushfire Protection
 6.1 Approval and Referral Requirements
 6.2 Reserving Land for Public Purposes
 6.3 Site Specific Provisions
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **1. Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 as follows:**

(a) The planning proposal is not low impact as described in "A Guide to Preparing LEP's" (Department of Planning and Infrastructure 2012) and must be publicly exhibited for 28 days; and

(b) The relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available together with planning proposals as identified in section 5.5.2 of "A Guide to Preparing LEP's", and

(c) Consultation occur with the following State government departments:
 (i) Office of Environment and Heritage - NSW National Parks and Wildlife Service
 (ii) NSW Rural Fire Service
 (iii) Transport for NSW - Roads and Maritime Services
 (iv) Department of Primary Industries - Office of Water

2. The planning proposal be amended in line with the recommendations of the SEJRPP as follows:

(a) The triangular land parcel in the north-west corner of the site be zoned E2 Environmental Conservation and that the zoning boundary with the adjoining R3 zone follow the surveyed ecological boundary line shown on the survey plan by Denny Linker, Issue D, dated 30 November, 2012.

(b) A special provision capping the maximum number of dwellings at 60 apply to land zoned R3 at 126 Greville Street, Chatswood.

(c) That 23 and 25 Millwood Avenue Chatswood be zoned E4 Environmental Living as per Draft WLEP 2012.

(d) Schedule 1 be amended for that part of the site to be zoned E2 to include as permitted with consent " works required in an Asset Protection Zone."

3. A Draft Development Control Plan be prepared for the site in consultation

with Willoughby Council and placed on public exhibition together with the planning proposal.

4. The planning proposal and supporting material (including the Draft DCP) be endorsed at a meeting of the SEJRPP prior to being placed on public exhibition.

5. The timeframe for completing the LEP is to be 12 months from the week following the date of the Gateway determination.

6. SECTION 117 DIRECTIONS

It is also recommended that:

The Director General or his delegate agree in accordance with s117 Direction 6.3 Site Specific Provisions, clause (6) that the provisions of the planning proposal that are inconsistent with the Direction are of minor significance.

Supporting Reasons :

1. Rezoning is required to remove the existing 5(a)Special Uses - Acoustic Laboratory zone which is no longer required and only allows for one permissible use.
2. The proposed R3 zoning will take advantage of the opportunity to contribute to housing needs within the subregion given the favourable site characteristics of a large, single landholding, access to public transport, open space and Chatswood Centre.
3. The proposal will conserve remnant riparian bushland whilst allowing for works required in the Asset Protection Zone.
4. The proposal will create housing diversity by allowing attached dwellings on small lots within the R3 zone.
5. Rezoning of 23 and 25 Millwood Avenue, Chatswood to E4 will ensure that this part of the site (which is physically removed from 126 Greville Street by a cliffline) will maintain the streetscape character of Millwood Avenue.
6. Setting the boundary between the E2 and R3 zone along a surveyed ecological boundary provides an environmental rationale for location of the zoning boundary.
7. A rezoning proposal for the site was first put forward in 2006 and is yet to be finalised, indicating that Willoughby Council and the community hold concerns regarding future redevelopment of the site. The requirement for a DCP to be publicly exhibited together with the planning proposal will address those concerns and provide greater certainty around future redevelopment of the site.
8. Consultation with State agencies has occurred in previous years although should be undertaken once again as:
 - (a) government priorities, policy and requirements have changed since the proposal was first put forward in 2006
 - (b) the current proposal has changed considerably from earlier proposals for the site
 - (c) further ecological investigation and a draft DCP will now be available
 - (d) S117 Direction 4.4 Planning for Bushfire Protection requires consultation with the NSW RFS following receipt of a Gateway determination. This is appropriate given that changes to Asset Protection Zone requirements are anticipated.

126 Greville Street and 23-25 Millwood Avenue, Chatswood

Signature:

Susan Sky

Printed Name:

SUSAN SKY

Date:

13.12.2012

