

18.3 54-56 ANDERSON STREET, CHATSWOOD - PLANNING PROPOSAL**ATTACHMENTS:**

1. IMPLICATIONS
2. COUNCIL DETAILED ASSESSMENT
3. COUNCIL ASSESSMENT OF DEPARTMENT OF PLANNING AND ENVIRONMENT'S "A GUIDE TO PREPARING PLANNING PROPOSALS"
4. PLANNING PROPOSAL CONCEPT PLANS
5. DRAFT DEVELOPMENT CONTROL PLAN PROVISIONS
6. PROPOSED WRITTEN AMENDMENTS TO WILLOUGHBY LOCAL ENVIRONMENTAL PLAN 2012
7. PROPOSED WILLOUGHBY LOCAL ENVIRONMENTAL PLAN 2012 LAND ZONING HEIGHT OF BUILDINGS, FLOOR SPACE RATIO AND SPECIAL PROVISIONS AREA MAPS

RESPONSIBLE OFFICER:**IAN ARNOTT - PLANNING MANAGER****AUTHOR:****EMMA BROWN – 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:****25 JUNE 2018**

PURPOSE OF REPORT

The purpose of this report is to seek endorsement for the forwarding of the Planning Proposal for 54 – 56 Anderson Street, Chatswood, to the Department of Planning and Environment for a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979* and proceed to public exhibition.

Members of the Sydney (North) Planning Panel should retire from Council Chambers during consideration of the Agenda Item.

Procedural Motion

That Mr Nick Juradowitch address the meeting and answer questions of the Councillors.

MOTION

That Council:

1. Support for public exhibition of the Planning Proposal, as modified by Council, and draft amendments to *Willoughby Local Environmental Plan 2012*:
 - a) To amend the Land Zoning Map (Sheet LZN_003, Sheet LZN_004) for 54 – 56 Anderson Street, Chatswood, to B4 Mixed Use.
 - b) To amend the Height of Buildings Map (Sheet HOB_003, Sheet HOB_004) for 54 – 56 Anderson Street, Chatswood, to 90 metres.
 - c) To amend the Floor Space Ratio Map (Sheet FSR_003, Sheet FSR_004) for 54 – 56 Anderson Street, Chatswood, to 6:1 (including affordable housing).
 - d) To amend the Special Provisions Area Map (Sheet SPA_003, Sheet SPA_004) to show 54 - 56 Anderson Street, Chatswood, as Area 8.
 - e) To amend the Active Street Frontages Map (Sheet ASF_003, Sheet ASF_004) to include 54 – 56 Anderson Street, Chatswood.
2. Support for public exhibition the accompanying *Development Control Plan* provisions specific to 54 – 56 Anderson Street, Chatswood, subject to the following amendments:
 - a) Amend Section 2 Controls add Point 1 to require that an amalgamation plan be included, requiring 54 Anderson Street and 56 Anderson Street to be consolidated for redevelopment to occur.
 - b) Amend Section 2 Controls to add to Point 2:
 - i) Opportunities should be explored to reduce on-site car parking through the provision of shared residential visitor / commercial car parking and car share spaces.
 - c) Amend Section 2 Controls Point 13 to read:
 - a. The acoustic assessment prepared by Resonate dated November 2017 submitted with this planning proposal request is to be updated to be consistent with the final architectural design and resubmitted more appropriately at Development Application Stage.
 - d) Amend Section 2 Controls to add Point 14:
 - a. Substations to be provided within buildings, not within the streets, open spaces or setbacks, and are to be designed to ensure protection of residents from Electro Magnetic Radiation (EMR) emissions.

- e) Amend Section 2 Controls to add Point 15:
 - a. A development achieving an FSR uplift should contribute towards public art in accordance with Willoughby's Public Art Policy which may include public art being provided on the site or a monetary contribution for an installation elsewhere in the CBD.
- f) Amend Section 2 Controls to add Point 17:
 - a. A minimum 5 star GBCA building rating is expected. A report is to be submitted at Development Application Stage.
- 3. Note that a revised traffic report will be required prior to public exhibition addressing the following issues:
 - i. Pedestrian access and circulation:
 - 1. The western pedestrian link on the site boundary between Wilson Street and O'Brien Street is to have a minimum connection of 3m to permit the provision of a shared path. An additional 1m should be provided on the approach and departure of the link to minimise any conflicts between opening doors and pedestrians using the pathway.
 - a. O'Brien Street is to be developed into a shared zone to support a traffic calmed environment that meets the needs of the pedestrians using the new link between Wilson and O'Brien Streets.
 - ii. Bicycle access/facilities and circulation along Anderson Street including:
 - 1. 'Filling the gaps' in the existing bicycle lanes across intersections.
 - 2. Widening of Anderson Street to support provision of acceptable widths for kerbside parking, bicycle lanes and travel lanes.
 - iii. Traffic and service vehicle access and circulation including the following:
 - 1. The design of O'Brien Street will need to be reviewed to support safe and efficient movement of traffic and service vehicles in accordance with either of the following scenarios:
 - a. Widening of O'Brien Street to permit two way traffic flow with the retention of parking on both sides of the road (albeit reduced on the northern side to accommodate the new service vehicle (loading bay) and general traffic driveways, or removal of all parking on O'Brien Street.
 - b. The loading bay design should be reviewed as it needs to provide sufficient capacity for the peak demand for all potential users for the on-site land uses including couriers, removalists, waste removal etc. The current design providing a structured area for a medium rigid truck is not considered acceptable.
 - c. A heavy rigid truck should be the default vehicle for the loading bay. The provision of sufficient space for only one medium rigid truck is considered inadequate.

- d. The development is designed such that the northern ground level retail is isolated from the loading bay – this is not acceptable as this may lead to on-street servicing. It is considered that the loading bay needs to be redesigned to ensure convenient access to all parts of the development. The desired loading bay design should support service vehicle ingress and egress in a forward direction without the need for a turntable.
4. Forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*.
5. 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 TUON

CARRIED

Voting

For the Motion: Councillors Campbell, Mustaca, Norton, Rozos, Rutherford, Tuon and Zhu.

Against: Councillor Saville

Absent: Councillors Giles-Gidney and Eriksson.

Due to Item 18.3: 54-56 Anderson Street, Chatswood – Planning Proposal being a Sydney North Planning Panel (SNPP) matter, Councillors Giles-Gidney and Eriksson declared a non-pecuniary significant interest as members of the SNPP and withdrew from the meeting taking no part in the discussion or voting on this topic.

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