

## 3.1.2 Quality living amenity for residents

- a) Ensure future development can be provided with adequate infrastructure and services.
- b) Assess development for its quality, sustainability and amenity for living.

## ii) The goal of the sub-theme 'Sustainable Business Activity' is:

*"To maintain and promote the City's employment opportunities and the range and quality of businesses, industry and services"*

The following relevant strategies are identified:

## 5.1.1 Local Business

- a) Facilitate business and employment opportunities servicing local and regional needs.
- b) Encourage a range of business, retail, office and industrial uses.
- f) Implement strategy for the long term development of Chatswood CBD as a major regional employment, retail and entertainment destination.

The Planning Proposal is considered consistent with the *Willoughby City Strategy 2013-2029*.

## 5) Is the proposal consistent with applicable State Environmental Planning Policies?

The following State Environmental Planning Policies (SEPPs) are applicable, with comment provided.

SEPP Title	Comment
<i>SEPP (BASIX) 2004</i>	This SEPP will apply to future proposed dwellings/units and appropriate BASIX documentation will be required with any future development application for redeveloping the site.
<i>SEPP (Exempt and Complying Codes) 2008</i>	The Planning Proposal does not contain provisions that contradict the application of the SEPP.
<i>SEPP 65 – Design Quality of Residential Flat Development</i>	This SEPP will apply to the proposed residential component of the future mixed use building. The concept plan has been submitted having regard to the <i>SEPP 65 Apartment Design Guide</i> (ADG) and achieves general compliance with this Code. Refer to Supporting Council report for discussion.
<i>SEPP (Affordable Rental Housing) 2009</i>	The Planning Proposal provides for affordable housing and is consistent with the SEPP.
<i>SEPP (Infrastructure) 2007</i>	The Planning Proposal provides for housing and jobs close to a commuter hub and is consistent with the SEPP.

6) Is the planning proposal consistent with applicable Ministerial Directions (Section 117 directions?)

The *Section 117 Directions* issued to councils under Section 117(2) of the *Environmental Planning and Assessment Act 1979* require that a Planning Proposal does not conflict with the Directions. The following is a summary of the planning proposal against the relevant *Section 117 Directions* in this instance.

6. EMPLOYMENT AND RESOURCES

Direction	Relevant?	Consistent?	Comment
1.1 Business and Industrial Zones	Yes	Yes	The Planning Proposal will support employment generation within a B4 Mixed Use Zone.

2. ENVIRONMENT AND HERITAGE

Direction	Relevant?	Consistent?	Comment
2.3 Heritage Conservation	Yes	Yes	The site is not a local heritage items or within conservation area. To the east is the North Chatswood heritage conservation area comprising predominantly single storey detached dwellings. The site is within the vicinity of a local heritage item I129 dwelling at 20 Tulip Street named 'Wycliffe' built c.1904-1905 for William Ford who discovered the first fold in Coolgardie in WA in 1892. No National Trust listings are noted for this item. The proposal will not impact upon the area or item.

3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT

Direction	Relevant?	Consistent	Comment
3.1 Residential Zones	Yes	Yes	The site is within a Medium Density R3 Residential zone proposed to be B4 Mixed Use. The proposal is consistent with the recommended rezoning addressed within the Chatswood CBD strategy.

Direction	Relevant?	Consistent	Comment
3.3 Home Occupations	Yes	Yes	Home occupations will continue



			to be permissible development on the site.
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Direction	Relevant?	Consistent?	Comment
3.4 Integrating Land Use and Transport	Yes	Yes	The site is well located close to public transport linkages and employment.

#### 4. LOCAL PLAN MAKING

Direction	Relevant?	Consistent?	Comment
6.1 Approval and Referral Requirements	Yes	Yes	The Planning Proposal does not contain any provisions which require concurrence, consultation or referral to the Minister.

#### 5. METROPOLITAN PLANNING

Direction	Relevant?	Consistent?	Comment
7.1 Implementation of <i>A Plan for Growing Sydney</i>	Yes	Yes	The Planning Proposal is consistent with <i>A Metropolis of Three Cities Greater Sydney Region Plan</i> , and <i>North District Plan</i> released March 2018, as discussed above.

#### Section C- Environmental, social and economic impact

- 7) Is there any 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 subject site and adjoining lands have not been identified as containing any areas of critical habitat or threatened species, populations or ecological communities or habitats.

- 8) Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

The following environmental impacts of the proposal and their proposed management are discussed in the Council Detailed Assessment (**Attachment 2**):

- Consistency with the *Chatswood CBD Planning and Urban Design Strategy*, as endorsed by Council. In this regard the following issues have been addressed:
  - CBD boundary
  - Land use
  - Public domain
  - Floor space ratio

- Design excellence
- Building sustainability
- Height
- Links, open space and landscaping
- Street frontage heights
- Setbacks
- Building separation
- Site isolation
- Substations
- Minimum site area
- Maximum residential tower size
- Public art
- Other issues including solar access, privacy and general amenity, traffic and car parking
- Public Benefit

**9) Has the planning proposal adequately addressed any social and economic effects?**

It is considered that the Planning Proposal has adequately addressed social and economic effects. It should be noted that the Planning Proposal does include affordable housing provision.

**10) Is there adequate public infrastructure for the planning proposal?**

The subject site is located within an existing mixed use area located on a major transport corridor being the Pacific Highway, serviced by existing utilities infrastructure and within walking distance from the Chatswood Railway Station and Transport Interchange. In addition transport capacity will be improved following completion of the Metro development.

**11) What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?**

Council has not notified any public authorities. It is expected that any Gateway Determination would establish which government authorities would be required to be included in the public exhibition.

#### **PART 4 – MAPPING**

This Planning Proposal as proposed involves amending *Willoughby Local Environmental Plan 2012* maps as follows:

- 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\_004) to show 54 – 56 Anderson Street, Chatswood, as Area 8.

- e) To amend the Active Street Frontages Map (Sheet ASF\_003, ASF\_004) to include 54 – 56 Anderson Street, Chatswood.

#### PART 5 – COMMUNITY CONSULTATION

Should Council support the Planning Proposal for public exhibition, it will proceed to the Planning and Infrastructure 'Gateway' process to seek endorsement for the proposal to be placed on public exhibition. Public exhibition will be in accordance with the Department of Planning and Environment's Gateway Determination requirements and should include the Draft *Willoughby Local Environmental Plan 2012* Amendment (written instrument and mapping) and the *Draft Development Control Plan* provisions as amended by Council. This would involve appropriate notification and receipt of submissions from relevant state agencies and the general community.

#### PART 6 – PROJECT TIMELINE

Planning Proposal Presented to Council	June 2018
Planning Proposal submitted to Gateway	July 2018
Gateway Determination received by Council	August 2018
Community Consultation (28 days)	September 2018
Outcomes of Community Consultation presented to Council	October 2018
Planning Proposal submitted to Department requesting notification on Government website	December 2018

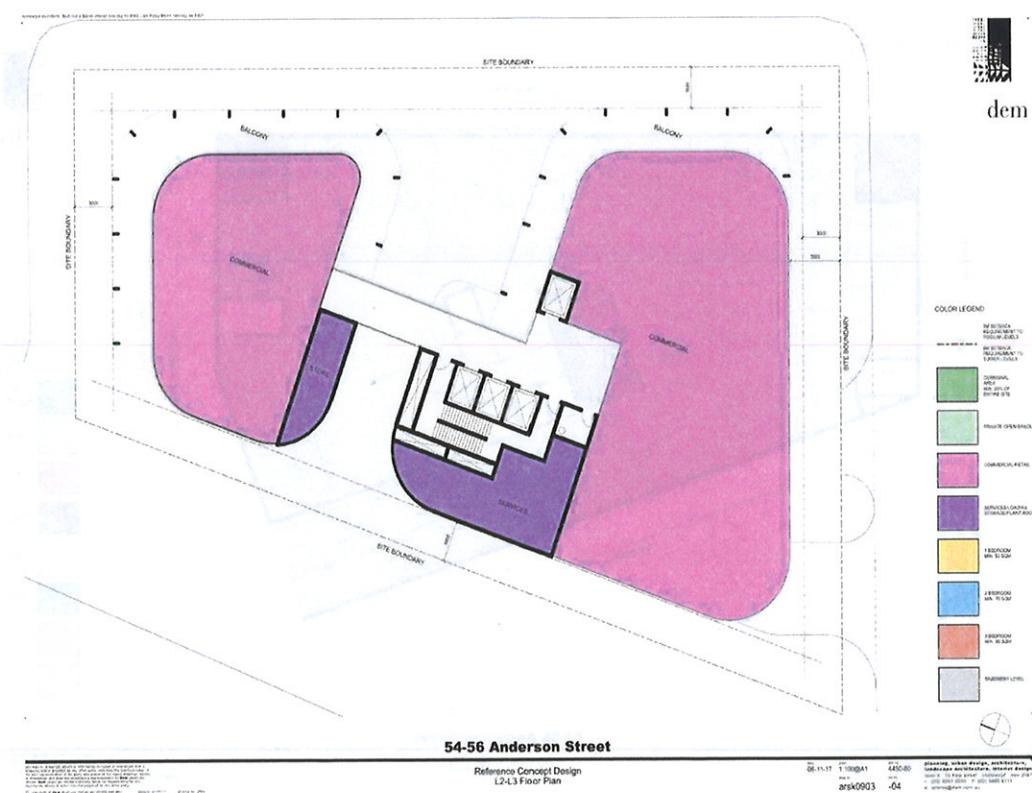
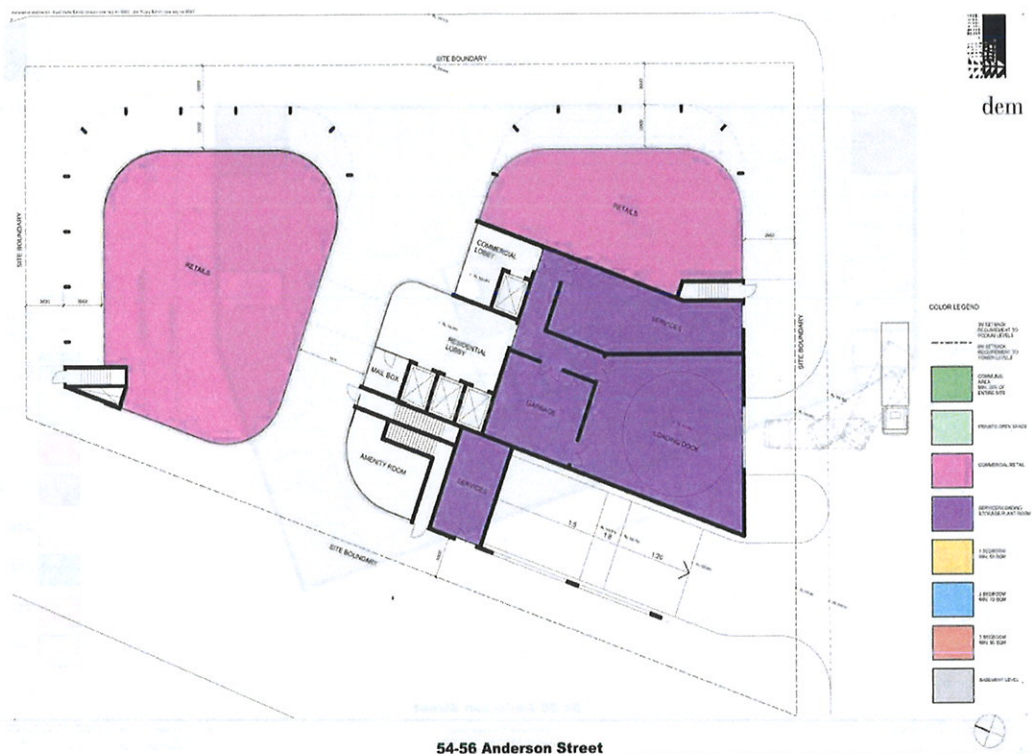


## ATTACHMENT 4

## CONCEPT PLANS

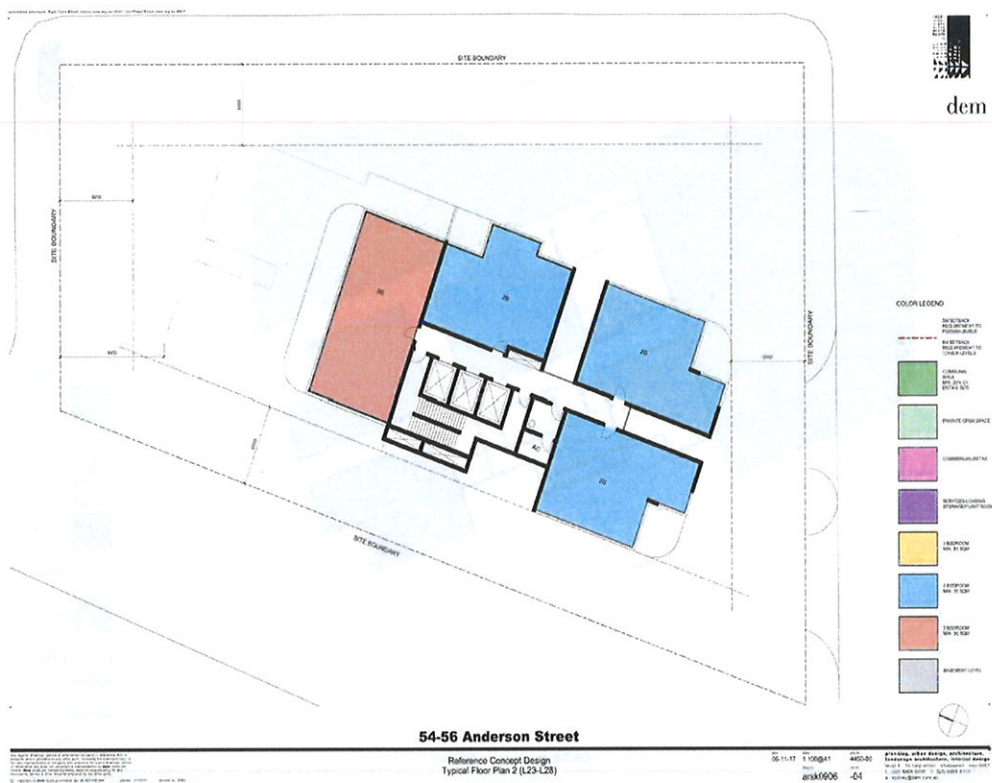
June 2018	Planning Proposal presented to Council
July 2018	Planning Proposal submitted to Gateway
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September 2018	Community Consultation (28 days)
October 2018	Outcomes of Community Consultation presented to Council
December 2018	Planning Proposal submitted to Department for approval















### 13.0 Montage Views



Figure 13.1: View south towards Chatswood CBD



Figure 13.2: View from Anderson Street



## ATTACHMENT 5

## DRAFT DEVELOPMENT CONTROL PLAN PROVISIONS

## 54-56 Anderson Street, Chatswood



## 1.0 Objectives

1. To provide a mixed commercial and residential development at the northern edge of Chatswood CBD that contributes to the vitality of the centre and supports public transport use.
2. To amalgamate development opportunity sites within the CBD without impacting the viability of adjoining lots for future development.
3. To provide a transition between the CBD and the heritage conservation area located to the east of Anderson Street.
4. To ensure development on the consolidated site minimises impacts to the amenity of neighbouring residential properties.
5. To establish environmental standards which achieve high levels of residential amenity for occupants of the development.
6. To minimise traffic impacts from redevelopment of the site.
7. To provide landscaping that enhances the setting of the building as well as the amenity of the development and the amenity of neighbouring properties.

54-56 Anderson Street, Chatswood

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## 2.0 Controls

1. The consolidated site is to be developed for Mixed Use in accordance with the controls in WLEP 2012.
2. Vehicular access to the site is to be from O'Brien Street only.
3. The development is to incorporate a three storey podium.
4. Level 1 (Ground Floor), Level 2 and Level 3 are to incorporate B4 retail / commercial permitted uses.
5. The minimum setbacks and maximum height of buildings on the site are to be in accordance with the diagrams below.
6. A minimum of 20% of the site area is to provide vegetation cover.
7. Buffer planting incorporating trees and groundcovers is to be provided along the western boundary of the site adjacent to the railway line. Planting is not to impact upon clear sight lines along the adjoining pedestrian footpath.
8. Soft landscaping is to be incorporated along the Anderson Street frontage opposite the heritage conservation area.
9. A SEPP 65 – Design Quality of Residential Flat Development report is to be provided at Development Application stage.
10. Appropriate BASIX documentation is to be submitted at Development Application stage.
11. A landscape plan is to be provided at Development Application stage detailing all vegetation proposed including species, container size at planting, spacing and approximate size at maturity.
12. A detailed contamination assessment is to be provided at Development Application stage in accordance with SEPP 55 – Remediation of Contaminated Land.
13. An acoustic assessment is to be provided at Development Application stage.

54-56 Anderson Street, Chatswood

### 3.0 Building Setbacks

Minimum building setbacks are to be in accordance with the diagram below.

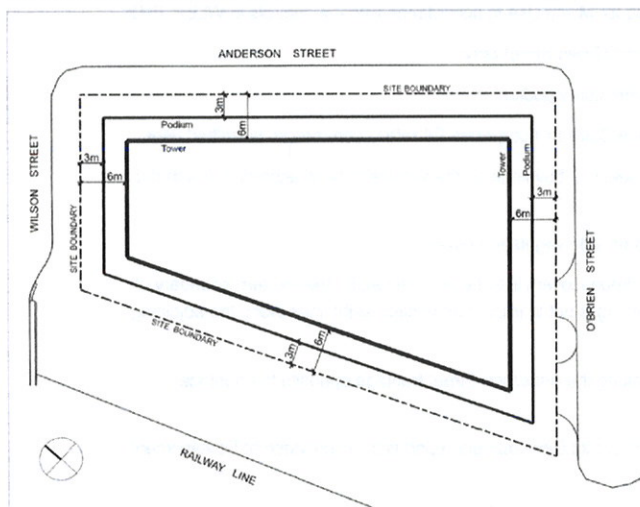


Figure 1: Minimum Building Setbacks

### 4.0 Building Height

The maximum building height is to be in accordance with the diagram below.

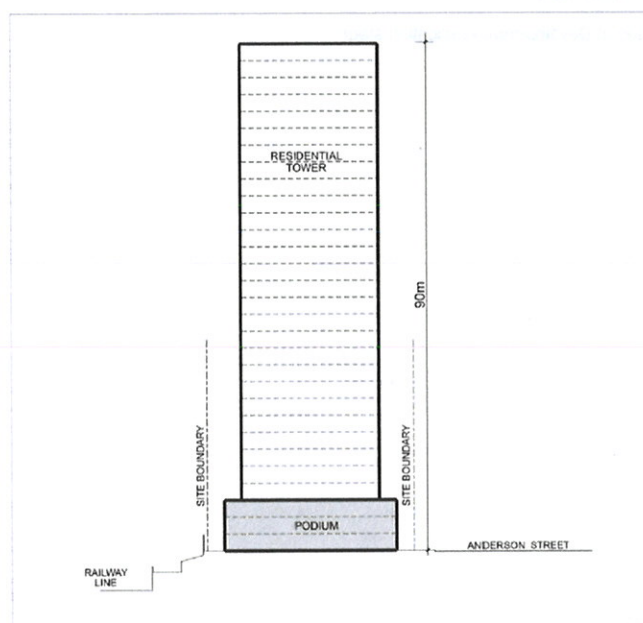


Figure 2: Maximum Building Height



**ATTACHMENT 6****Written Amendments to Willoughby Local Environmental Plan 2012**

- 1) To amend Clause 6.23 to read:

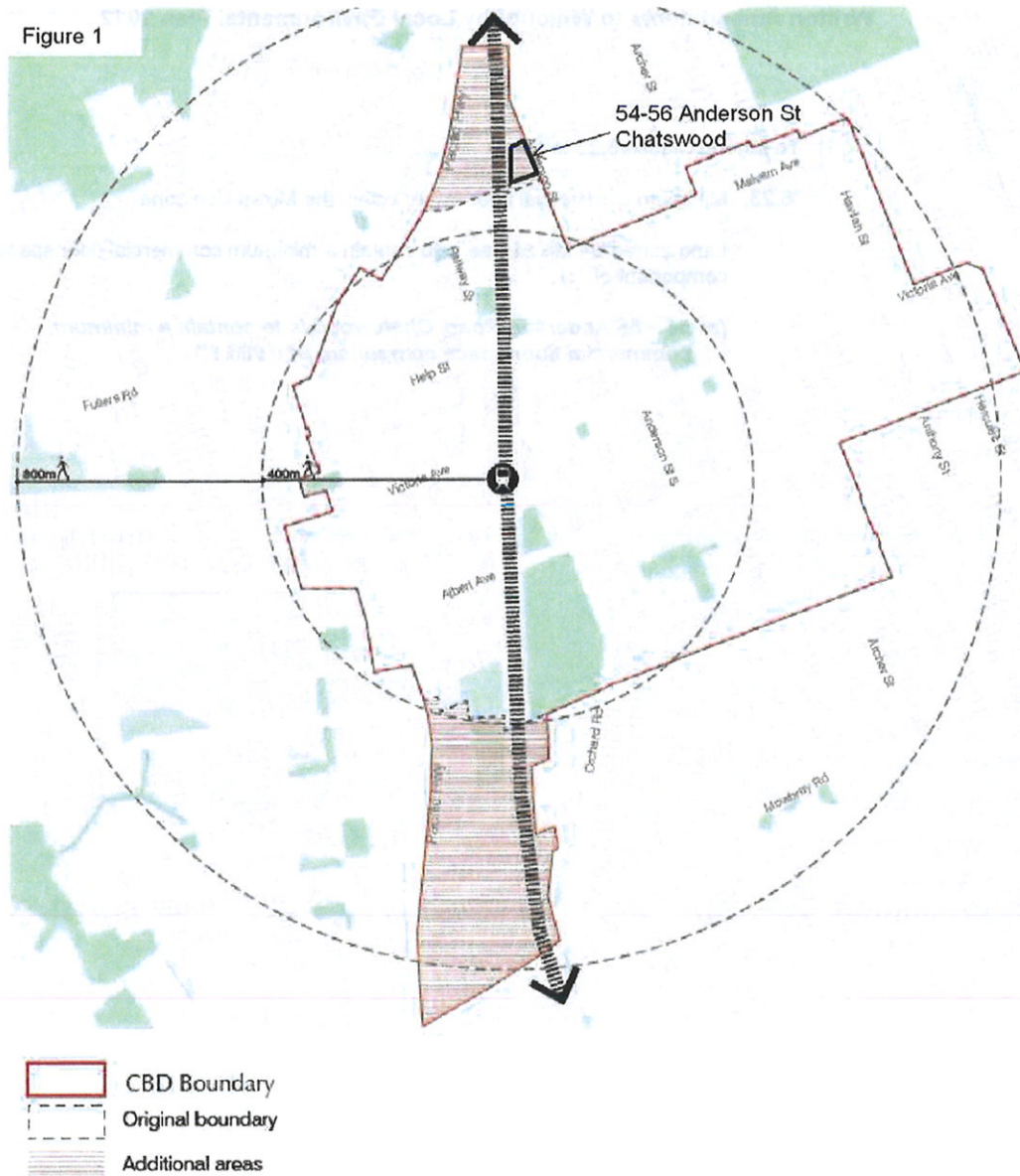
"6.23. Minimum commercial floor space within the Mixed Use zone

Land zoned B4 Mixed Use is to contain a minimum commercial floor space component of 1:1.

- (a) 54 – 56 Anderson Road, Chatswood is to contain a minimum commercial floor space component of 0.925:1"*

## ATTACHMENT 7

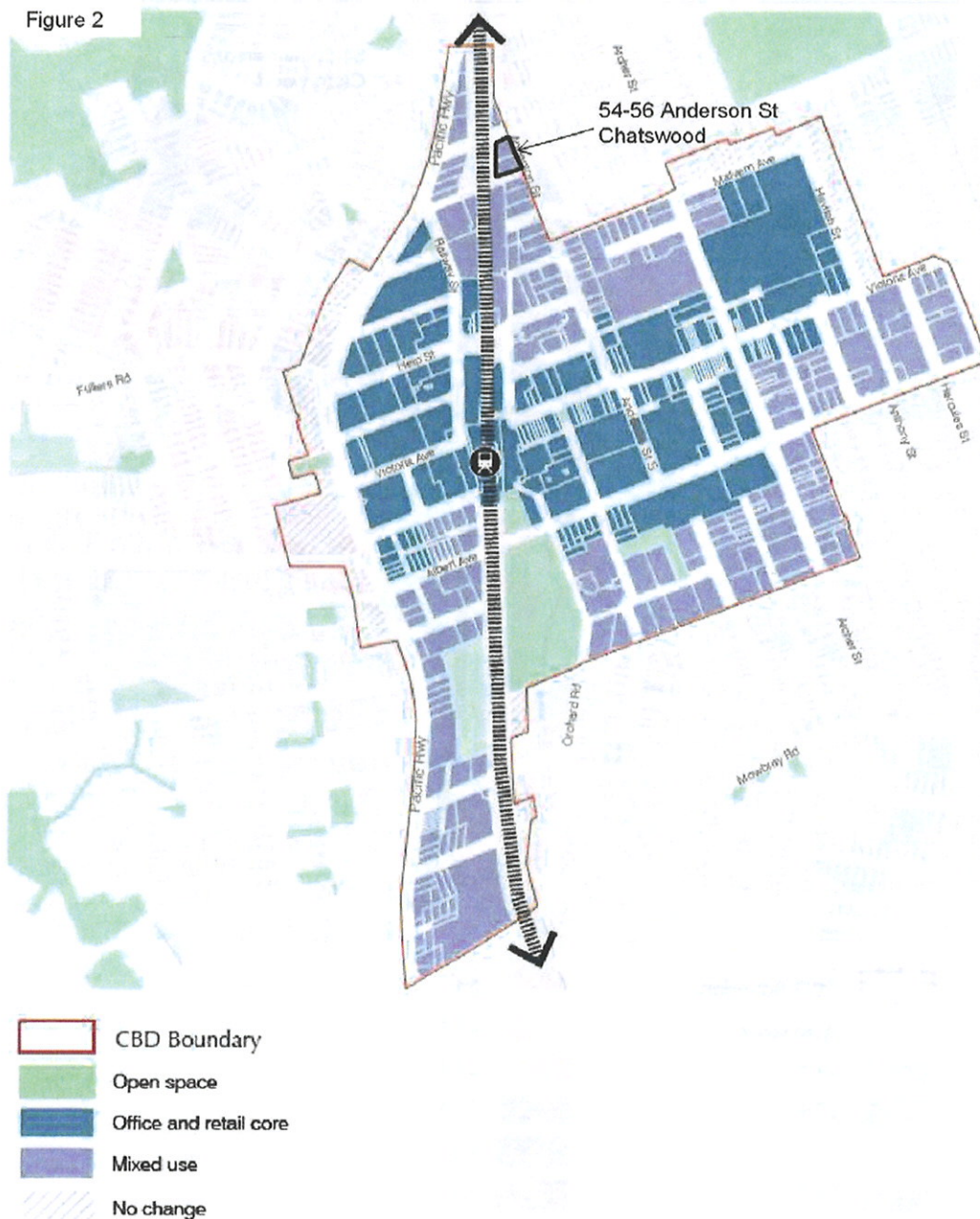
Figure 1



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Figure 2

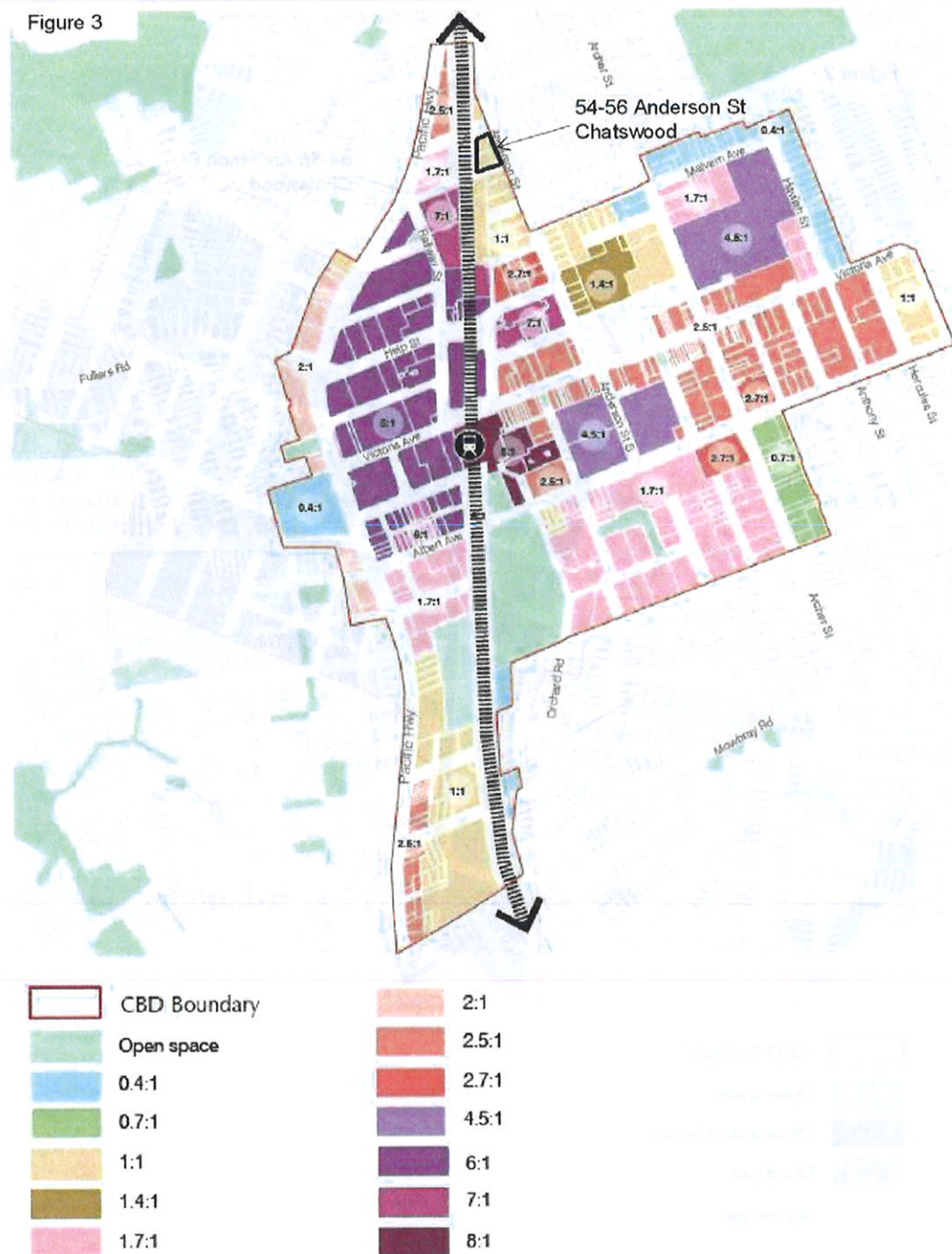


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Figure 3



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Figure 5

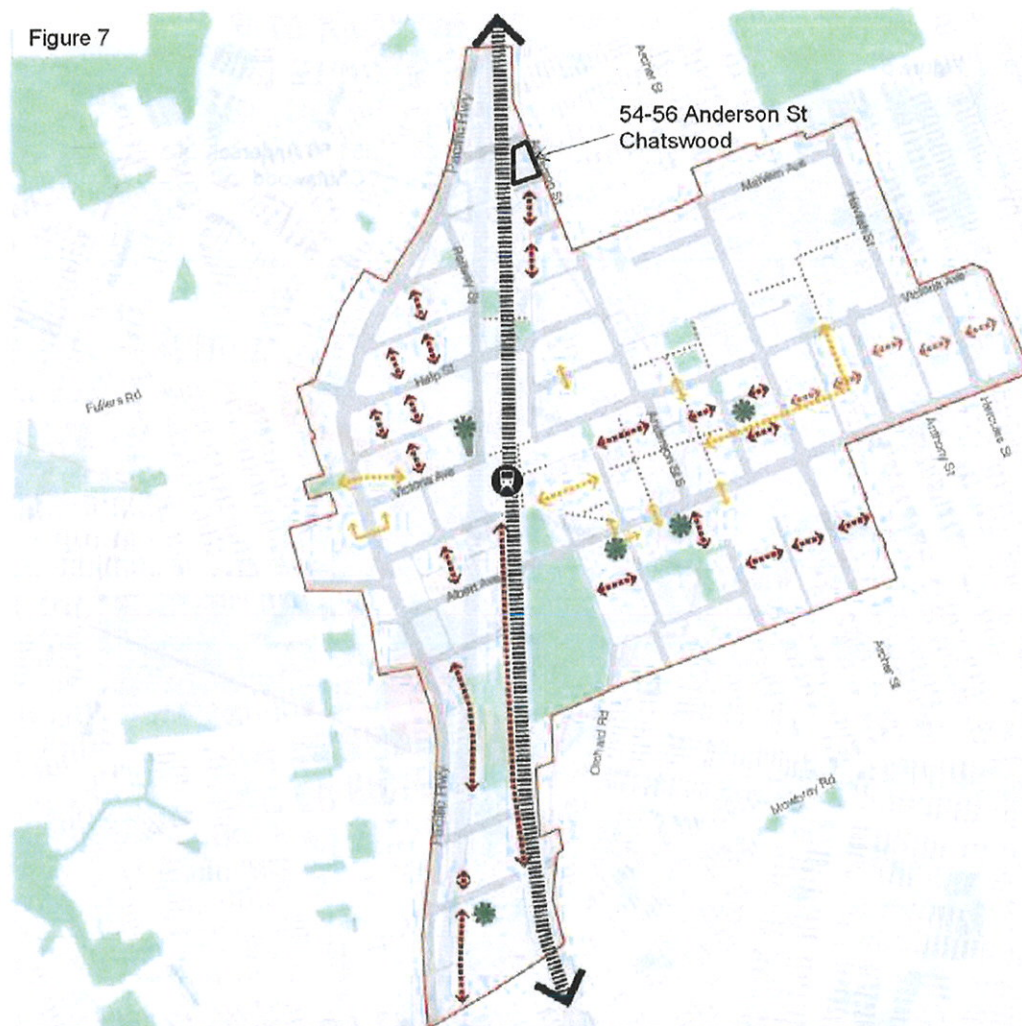


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Figure 7

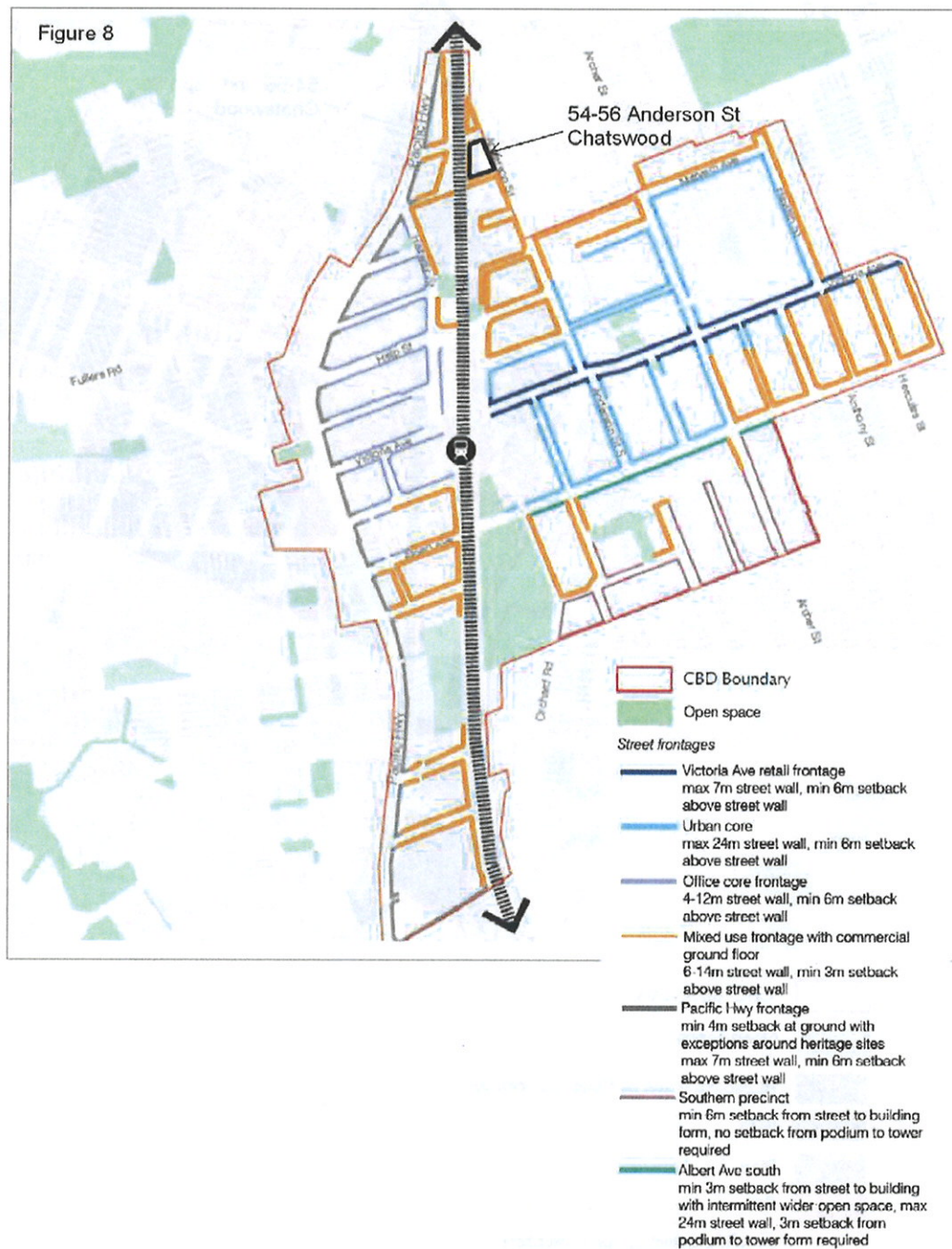


- CBD Boundary
- Open space
- ✱ New open space
- ↔ Open air 24 hour through-site links
- ↔ Open air 24 hour through-site links within block
- ⋯ Through-building links
- Existing upper storey links
- Proposed upper storey links
- Streets and public places

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Figure 6

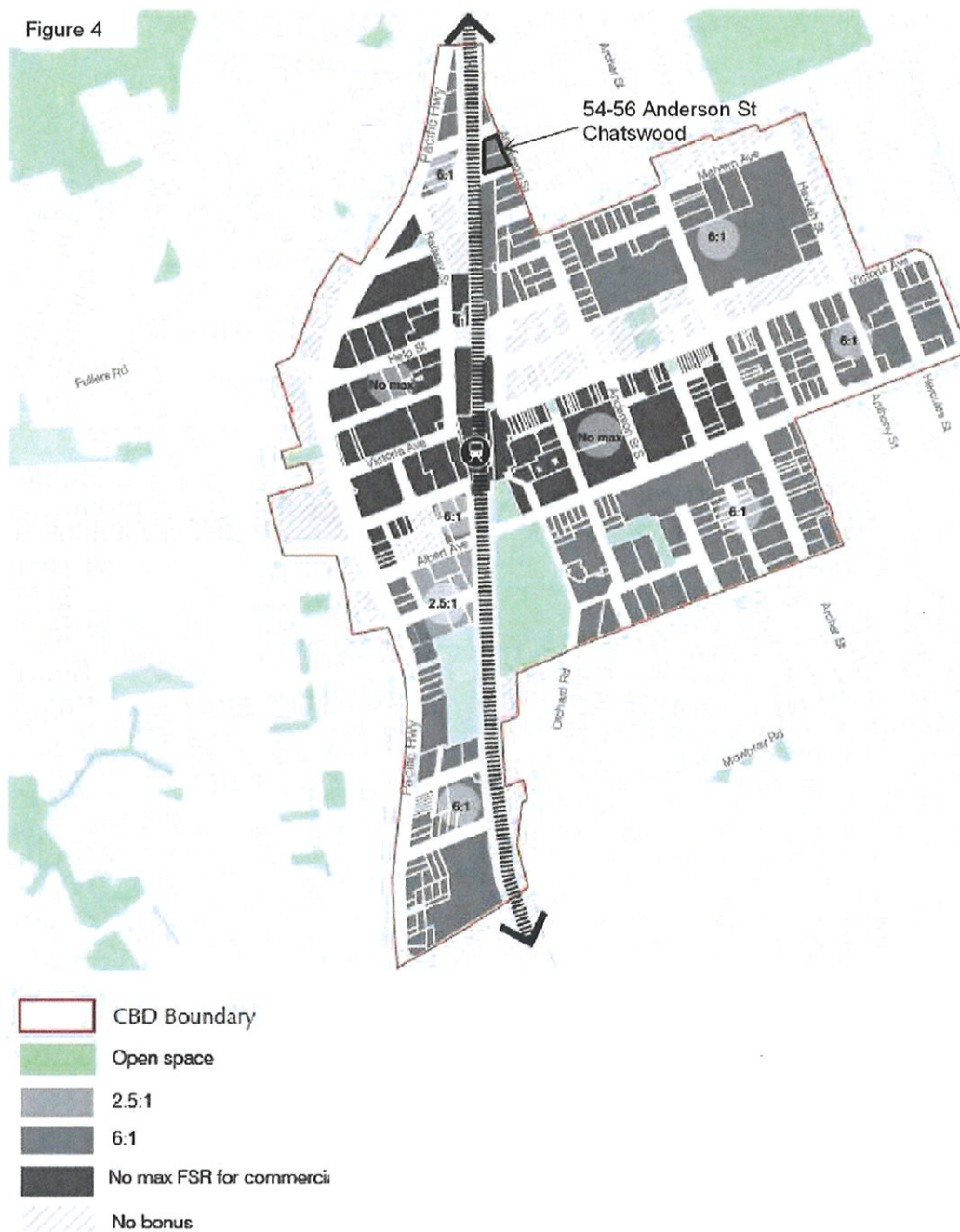


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Figure 4



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