

**15.11 PLANNING PROPOSAL - 815 PACIFIC HIGHWAY AND 15 HELP STREET,
CHATSWOOD (PP 2018/12)****ATTACHMENTS:**

1. IMPLICATIONS
2. COUNCIL DETAILED ASSESSMENT
3. COUNCIL ASSESSMENT OF DEPARTMENT OF PLANNING, INDUSTRY 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 HEIGHT OF BUILDINGS, FLOOR SPACE RATIO, SPECIAL PROVISIONS AREA AND ACTIVE STREET FRONTAGES MAPS
8. WILLOUGHBY LOCAL PLANNING PANEL RECORD OF ADVICE 27 OCTOBER 2020

RESPONSIBLE OFFICER:**CHRIS BINNS – ACTING PLANNING &
INFRASTRUCTURE DIRECTOR****AUTHOR:****CRAIG O'BRIEN – STRATEGIC PLANNER****CITY STRATEGY OUTCOME:****5.1 – BE HONEST, TRANSPARENT AND
ACCOUNTABLE IN ALL THAT WE DO
3.4 – CREATE DESIRABLE PLACES TO BE AND
ENJOY****MEETING DATE:****9 NOVEMBER 2020****PURPOSE OF REPORT**

The purpose of this report is to seek endorsement for the forwarding of Planning Proposal 2018/12 for 815 Pacific Highway and 15 Help Street, Chatswood, to the Department of Planning, Industry 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.

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- 1.6.1.2. the design of the development is the winner of the architectural design competition, and
 - 1.6.1.3. the consent authority considers and acknowledges that the development exhibits design excellence.
 - 1.6.2. Where a building is or will be higher than 12 metres but not above 35 metres in height
 - 1.6.2.1. The design is subject to review by a Design Excellence Review Panel, that is consistent with the Willoughby Design Excellence Policy and Guidelines for Design Excellence Review and Competitions, who consider that the design exhibits design excellence to a sufficient level to recommend that the project proceed to consideration by the consent authority
 - 1.6.2.2. the consent authority considers and acknowledges that the development exhibits design excellence.
 - 1.6.3. An architectural design competition is not required under subclause (3) if the Planning Secretary or their delegate is satisfied that:
 - 1.6.3.1. such a process would be unreasonable or unnecessary in the circumstances.
 - 1.6.4. In deciding whether to grant development consent to development to which this clause applies, the consent authority must take into consideration Clause 3)a)iii) and 3)b)ii).
 - 1.6.5. In this clause:

Design Excellence is a process and an outcome which follows a rigorous procedure including evaluation to achieve subclause (1).

Architectural Design Competition means a competitive process conducted in accordance with the Willoughby Design Excellence Clause and Guidelines for Design Excellence Review and Competitions.

Design Excellence Review Panel means a Council selected and appointed Panel or a Panel endorsed by the NSW Government Architects Office (Planning Secretary).

Guidelines for Design Excellence Review and Competitions mean Willoughby City Council Guidelines for Design Excellence Review and Competitions 09/12/2019.

Design Excellence Policy means the Willoughby City Council Design Excellence Policy 09/12/2019.”
 - 1.7. To amend the Height of Buildings Map (Sheet HOB_004) for 815 Pacific Highway and 15 Help Street, Chatswood, to RL 246.8m.
 - 1.8. To amend the Floor Space Ratio Map (Sheet FSR_004) for 815 Pacific Highway and 15 Help Street, Chatswood, to No Maximum.
 - 1.9. To amend the Lot Size Map (Sheet FSR_004) to identify 815 Pacific Highway and 15 Help Street, Chatswood, as Area X.
 - 1.10. To amend the Special Provisions Area Map (Sheet SPA_004) to identify 815 Pacific Highway and 15 Help Street, Chatswood, as Area X.
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Councillor Campbell declared, via a Disclosures of Interest form, a non-pecuniary significant interest in Item 15.11: Planning proposal – 815 Pacific Highway and 15 Help Street, Chatswood (PP 2018/12) and withdrew from the meeting at 8:30pm taking no part in the discussion or voting on this item. The Deputy Mayor returned to the Chamber at 8:46pm.
(Nature of Interest: I am a member of the Sydney North Planning Panel.)

Councillor Fernandez declared, via a Disclosures of Interest form, a non-pecuniary significant interest in Item 15.11: Planning Proposal – 815 Pacific Highway and 15 Help Street, Chatswood (PP 2018/12) and withdrew from the meeting at 8:30pm taking no part in the discussion or voting on this item. Councillor Fernandez returned to the Chamber at 8:46pm.
(Nature of Interest: I have a former working history with some of the proponents of the project team.)

Former Deputy Mayor Councillor Eriksson assumed the Chair in the Mayor's and Deputy Mayor's absence for consideration of this item.