

11 PUBLIC FORUM — MATTERS ON THE AGENDA

The following members of the public addressed Council during Public Forum in relation to an item on the agenda:

- **Item 15.10 – Planning Proposal – 849, 853, 859 Pacific Highway, 2 Wilson Street and Lot 1 DP1189541 Chatswood**
Susan Francis (Planning Consultant on behalf of the applicant), Paul Buljevic (of PBD Architects on behalf of the applicant) and Nicholas Andrijic (of Sanctuary Partners, the applicant) addressed Council speaking in support of the officer's recommendation.

Notes:

1. Councillor Zhu returned to the meeting at 7:24pm.
2. Councillor Taylor left the meeting at 7:24pm having declared an interest in Item 15.10.
3. Councillor Zhu assumed the Chair.

15.10 PLANNING PROPOSAL - 849, 853, 859 PACIFIC HIGHWAY, 2 WILSON STREET AND LOT 1 DP 1189541 CHATSWOOD**MOTION**

That Council:

1. 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, with the following amendments to Willoughby Local Environmental Plan 2012:
 - (a) To amend Clause 6.25 as follows:

“6.25 Shop top housing at 58 Anderson Street, Chatswood
(1) This clause applies to land at Chatswood-
a) 58 Anderson Street, Lot 20, DP 1107551.
b) 849, 853, 859 Pacific Highway, 2 Wilson Street and Lot 1 DP 1189541.
(2) Development consent for the purposes of shop top housing must not be granted unless the consent authority is satisfied at least 17% of the building's gross floor area will be used for non-residential purposes.”
 - (b) To amend the Land Zoning Map (Sheet LZN_004) for 849, 853, 859 Pacific Highway, 2 Wilson Street and Lot 1 DP 1189541, Chatswood, to B4 Mixed Use (excluding the SP2 Infrastructure (Classified Road) land adjacent the Pacific Highway).
 - (c) To amend the Height of Buildings Map (Sheet HOB_004) for 849, 853, 859 Pacific Highway, 2 Wilson Street and Lot 1 DP 1189541, Chatswood, to 90 metres (excluding the SP2 Infrastructure (Classified Road) land adjacent the Pacific Highway).

- (d) To amend the Floor Space Ratio Map (Sheet FSR_004) for 849, 853, 859 Pacific Highway, 2 Wilson Street and Lot 1 DP 1189541, Chatswood, to 6:1 (including affordable housing) (excluding the SP2 Infrastructure (Classified Road) land adjacent the Pacific Highway).
 - (e) To amend the Special Provisions Area Map (Sheet SPA_004) to show 849, 853, 859 Pacific Highway, 2 Wilson Street and Lot 1 DP 1189541, Chatswood, as Area 9 and Area 12 (excluding the SP2 Infrastructure (Classified Road) land adjacent the Pacific Highway).
 - (f) To amend the Active Street Frontages Map (Sheet ASF_004) to include for 849, 853, 859 Pacific Highway, 2 Wilson Street and Lot 1 DP 1189541, Chatswood, the Pacific Highway, O'Brien Street and Wilson Street frontages (excluding the SP2 Infrastructure (Classified Road) land adjacent the Pacific Highway).
 - (g) To amend the Lot Size Map (Sheet LSZ_004) to include 849, 853, 859 Pacific Highway, 2 Wilson Street and Lot 1 DP 1189541, Chatswood, with a minimum lot size of 4,000 sq metres (excluding the SP2 Infrastructure (Classified Road) land adjacent the Pacific Highway).
2. The following amended concept plans are to be submitted to Council prior to Council forwarding the Planning Proposal to DPE:
- (a) Basement plans showing no intrusion of any basement level into the 4m ground level Pacific Highway setback.
 - (b) A ground level plan clearly showing the pocket park within the site on the Pacific Highway and O'Brien Street corner, with no part of the pocket park being within that part of the site identified for road widening adjacent the Pacific Highway.
3. The following additional information is to be submitted to Council prior to forwarding the Planning Proposal to DPE:
- (a) The Traffic Impact Assessment prepared by GTA Consultants dated 19 October 2021 is to be updated to be consistent with the Revised Planning Proposal Planning Report, prepared by Gyde, dated 22 March 2022, with particular regard to vehicle and loading access to the site, location of loading and garbage services and car parking rates.
4. Endorse for public exhibition the Planning Proposal, with the accompanying draft site specific Development Control Plan provisions.
5. Note that following public exhibition the Planning Proposal will be reported back to Council detailing the outcome of the public exhibition period at which time Council may resolve:
- (a) To proceed as recommended.
 - (b) To make amendments or proceed in an amended form.
 - (c) To not proceed with the Planning Proposal.

6. Request that the Department of Planning and Environment nominate Council as the Planning Authority to finalise the Planning Proposal and that the Department of Planning and Environment delegate authority to the Council Planning Manager, to process and finalise the Planning Proposal documentation for the purposes of Section 3.36 of the Environmental Planning and Assessment Act, 1979.
7. Delegate authority to the Chief Executive Officer to make any minor amendments to the Planning Proposal which do not alter the policy intent.

MOVED COUNCILLOR WRIGHT / SECONDED COUNCILLOR ERIKSSON

CARRIED

Voting

For the Motion: Councillors Campbell, Eriksson, Greco, McCullagh, Moratelli, Mouradian, Roussac, Samuel, Wright and Zhu

Against: Councillor Xia

Absent: Councillor Taylor

Note:

Councillor Taylor returned to the meeting at 7:39pm and assumed the Chair.

12 REPORTS OF COMMITTEES

Nil

13 DEFERRED MATTERS

Nil

14 CORRESPONDENCE

Nil

15 REPORTS FROM THE OFFICERS

CHIEF EXECUTIVE'S OFFICE
