

PLANNING & INFRASTRUCTURE DEPARTMENT
Planning Unit

29 February 2024

Brendan Metcalfe
Director, North District Eastern Harbour City
Department of Planning Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

RE: Planning Proposal 2022/001: 641-653 and 655A Pacific Highway, Chatswood
Additional information received to address Council resolution

At its meeting of 11 December 2023 Council made the following resolution:

That Council:

1. **Require the following additional information to be provided to Council prior to the Planning Proposal being forwarded to Department of Planning for a Gateway Determination:**
 - a) **The following amended information:**
 - i. **A Planning Report and Traffic Impact Assessment Report confirming, as relevant, that:**
 - a) **All car parking related to the Chatswood Bowling Club, currently located on 655A Pacific Highway, is located on the Planning Proposal site.**
 - b) **All car parking is to be in accordance with Willoughby Development Control Plan.**
 - c) **Access and egress is provided for croquet premises allocated car parking on the Chatswood Bowling Club site (being the subject of existing rights of way) via Hammond Lane.**
 - ii. **An updated Traffic Impact Assessment Report providing analysis of traffic impacts in Gordon Avenue, Orchard Road and Albert Avenue, having regard to recently approved Planning Proposals responding to the Chatswood CBD Planning and Urban Design Strategy 2036.**
 - iii. **Amended/additional plans showing:**
 - a) **All proposed setbacks, at ground and tower levels, clearly dimensioned.**
 - b) **All car spaces allocated to the Chatswood Bowling Club clearly identified on-site at ground and basement level.**
 - c) **Basement design to reflect reduced car parking provision in accordance with Willoughby Development Control Plan. Deep soil planting areas to be maximised, with appropriate landscaping.**

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- d) Two east / west pedestrian through site links, as well as the north / south link, consistent with the site specific draft development control plan.
 - b) Preliminary flood analysis responding to the overland flow issues identified by Council's engineers in the Detailed Assessment.
 - c) Detailed shadow diagrams at a readable scale for each hour between 9am and 3pm based on 21 June mid-winter, with each hour showing street names, the individual properties impacted (including addresses), analysis, patterns and conclusions. In addition, clear distinction is to be made between existing shadows and additional shadows from the proposed development.
2. 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, to achieve the following amendments to Willoughby Local Environmental Plan 2012:
- a) To amend the Land Zoning Map for 641-653 Pacific Highway and 655A Pacific Highway, Chatswood, to MU1 Mixed Use.
 - b) To amend the Height of Buildings Map for 641-653 Pacific Highway and 655A Pacific Highway, Chatswood, to 90 metres.
 - c) To amend the Floor Space Ratio Map for 641-653 Pacific Highway and 655A Pacific Highway, Chatswood, to 6:1 (including affordable housing).
 - d) To amend the Special Provisions Area Map to show 641-653 Pacific Highway and 655A Pacific Highway, Chatswood, as Area 5 (Cl. 6.23 Design Excellence).
 - e) To amend the Active Street Frontages Map to Include for 641-653 Pacific Highway and 655A Pacific Highway, Chatswood, the Pacific Highway, Gordon Avenue and Hammond Lane frontages.
 - f) To amend the Lot Size Map to include 641-653 Pacific Highway and 655A Pacific Highway, Chatswood, with a minimum lot size of 5,500 sq metres.
 - g) Identify 641-653 Pacific Highway and 655A Pacific Highway, Chatswood, on the Affordable Housing Map as Area 1 (4%).
3. Endorse the Planning Proposal for public exhibition with the accompanying draft site specific Development Control Plan.
4. Endorse for public exhibition the Precinct Development Control Plan for 641 to 745 Pacific Highway Chatswood.

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- 5. Request that the Department of Planning and Environment nominate Council as the Planning Authority to make the Planning Proposal and that the Department of Planning and Environment delegate authority to Council's Head of Planning to process and finalise the Planning Proposal documentation for the purposes of Section 3.36 of the Environmental Planning and Assessment Act, 1979.**
- 6. Delegate authority to the Chief Executive Officer to make any minor amendments to the Planning Proposal and the draft development control plan, which do not alter the policy intent.**
- 7. Endorse the draft Voluntary Planning Agreement for 641 – 653, 655A Pacific Highway, Chatswood for public exhibition in accordance with Section 7.5 of the Environmental Planning and Assessment Act 1979 and Clause 204 of the Environmental Planning and Assessment Regulation 2021, following Gateway Determination if granted.**
- 8. Authorise Council's officers to make appropriate changes before public exhibition to the Voluntary Planning Agreement in response to any requirements mandated by the Gateway Determination, if granted.**
- 9. A further report be provided to Council outlining the outcome of the public exhibition period.**
- 10. Authorise the Chief Executive Officer make minor amendments which do not alter its intent and to execute the Voluntary Planning Agreement following public exhibition.**

As advised on 18 December 2023 Council was awaiting additional information from the proponent to address the above resolution – in particular Point 1 a), b) and c).

The required additional information has now been received and is considered satisfactory.

Council, therefore, forwards this Planning Proposal to you seeking a Gateway Determination and delegation as the Planning Authority for the proposal.

If you have any questions in relation to this letter, please contact Craig O'Brien on 9777 7647.

Yours Sincerely



Dyalan Govender
STRATEGIC PLANNING TEAM LEADER