

15.7 PLANNING PROPOSAL FOR 45 VICTOR STREET AND 410-416 VICTORIA AVENUE CHATSWOOD

RESPONSIBLE OFFICER:	CHRIS BINNS – ACTING PLANNING & INFRASTRUCTURE DIRECTOR
AUTHOR:	CRAIG O'BRIEN – STRATEGIC PLANNER
CITY STRATEGY OUTCOME:	3.5 – MAINTAIN QUALITY OF LIFE BY BALANCING POPULATION GROWTH WITH THE PROVISION OF ASSETS AND SERVICES 5.1 – BE HONEST, TRANSPARENT AND ACCOUNTABLE IN ALL THAT WE DO
MEETING DATE:	12 APRIL 2021

PURPOSE OF REPORT

The purpose of this report is to seek endorsement to not forward the Planning Proposal for 45 Victor Street, and 410-416 Victoria Avenue, 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 public exhibition.

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

MOTION

That Council:

- 1. Not forward the Planning Proposal to the Department of Planning, Industry and Environment seeking a Gateway Determination under Section 3.34 of the *Environmental Planning and Assessment Act 1979*, as the Planning Proposal:**
 - a) Is a departure from the current planning controls on the site which prohibit residential land use apart from, for the part of the site fronting Victoria Avenue, limited shop top housing with development consent if the ground level and first level of the development are used for the purpose of retail premises or business premises.**
 - b) Is inconsistent with the Council endorsed *Chatswood CBD Planning and Urban Design Strategy 2036* which identifies this site as B3 Commercial Core and prohibits residential land use.**
 - c) Is inconsistent with the strategic objectives of the *Greater Sydney Region Plan* and the *North District Plan* which encourages protection of the Chatswood CBD commercial core for employment purposes.**
 - d) Is inconsistent with the Council endorsed *Chatswood CBD Planning and Urban Design Strategy 2036* which identifies this site as having a maximum height of 7m on the Victoria Avenue frontage, for a minimum setback of 6m, with a possible maximum height of RL 246.8m, an approach to design excellence and specified setbacks and street wall heights.**

2. **Not support the inclusion of part of Post Office Lane as part of the subject Planning Proposal.**
3. **Notify the proponent and Department of Planning, Industry and Environment of Council's decision.**

MOVED COUNCILLOR SAVILLE / SECONDED COUNCILLOR WRIGHT

CARRIED

The Motion on being put to the meeting was CARRIED to become the resolution of Council.

Voting

For the Motion: Councillors Eriksson, Fernandez, Mustaca, Norton, Saville, Tuon, Wright and Zhu.

Against: Nil

Absent: Councillors Giles-Gidney and Campbell.

Note:

1. *The Mayor Councillor Giles-Gidney and Deputy Mayor Councillor Campbell having declared a non-pecuniary significant interest in this item left the chambers at 7:34pm and did not participate in the discussion or voting.*
2. *Former Deputy Mayor Councillor Eriksson assumed the Chair in the Mayor's and Deputy Mayor's absence.*