

Rezoning review details

Planning proposal number	PP-2021-3301
Date Council has received the Planning proposal	2/06/21
Date Council has accepted the Planning proposal	19/05/21
Reason for request	Council has notified that it does not support the Planning proposal
Date Council has not supported the Planning proposal	19/05/21
Reason provided by Council for not supporting the Planning proposal	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. 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. Inconsistent with the CBD Strategy regarding height - max 7m on Victoria Ave frontage, for a min 6m setback, then possible 90m.
Description	Amendment of Willoughby LEP 2012 Land Use map to B4 mixed use, amendment of FSR map to reflect 6 : 1 and amendment of height of buildings map to reflect 90m height.
Which of the following uses does the planning proposal propose?	Residential Commercial

Proposals for residential uses

Does the planning proposal propose to make accommodation permissible? (as per the Standard Instrument definition)	Yes
Will the planning proposal result in the loss of industrial land?	No
Will the planning proposal result in the loss of commercial land?	No
Will the planning proposal result in the loss of retail floor space?	No
Approximate number of new residential lots proposed	
Approximate number of new dwellings proposed	
Approximate number of dwellings to be removed	

Proposals for industrial uses

Approximately how many square meters of commercial floor space are proposed?	6,381
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Proposals for commercial uses

Does the planning proposal propose to make additional commercial development permissible?	Yes
Approximately how many square meters of commercial floor space are proposed?	6,381
Approximately how many commercial or retail jobs are proposed	278

Proposals for other uses

Provide a description of the uses proposed	
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Does this planning proposal include a rezoning of land?	Yes
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Rezoning Detail (if Applicable)

Current Zone(s)	Proposed new zone(s)
Zone B3 Commercial Core	Zone B4 Mixed Use

Applicant details

Title	Mr
First given name	Tony
Other given name/s	
Family name	Leung
Contact number	415292789
Email	karenc@aplusdg.com.au
Address	Level 3, 9 Barrack St, Sydney NSW 2000
Is the applicant a company?	Yes
Name	
ABN	
ACN	
Trading Name	

Subject Land

What land does the planning proposal apply to?	Individual properties (five or less lots) within the LGA
Which LGA does the proposal relate to?	WILLOUGHBY

Type of Planning Proposal

What controls does the planning proposal relate to ?	The planning proposal relates to map based planning provisions
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Select the site of the development

Site address #	1																						
Street address	282 VICTORIA AVENUE CHATSWOOD 2067																						
Local government area	WILLOUGHBY																						
Lot / Section Number / Plan	1 / - / DP560914																						
Primary address?	Yes																						
Planning controls affecting property	<table> <tr> <td>Land Application LEP</td> <td>Willoughby Local Environmental Plan 2012</td> </tr> <tr> <td>Land Zoning</td> <td>B3: Commercial Core</td> </tr> <tr> <td>Height of Building</td> <td>14 m</td> </tr> <tr> <td>Floor Space Ratio (n:1)</td> <td>2.5:1</td> </tr> <tr> <td>Minimum Lot Size</td> <td>2500 m²</td> </tr> <tr> <td>Heritage</td> <td>NA</td> </tr> <tr> <td>Land Reservation Acquisition</td> <td>NA</td> </tr> <tr> <td>Foreshore Building Line</td> <td>NA</td> </tr> <tr> <td>Acid Sulfate Soils</td> <td>Class 5</td> </tr> <tr> <td>Active Street Frontages</td> <td>Active Street Frontages</td> </tr> <tr> <td>Local Provisions</td> <td>Refer CI 4.1B and Schedule 1</td> </tr> </table>	Land Application LEP	Willoughby Local Environmental Plan 2012	Land Zoning	B3: Commercial Core	Height of Building	14 m	Floor Space Ratio (n:1)	2.5:1	Minimum Lot Size	2500 m ²	Heritage	NA	Land Reservation Acquisition	NA	Foreshore Building Line	NA	Acid Sulfate Soils	Class 5	Active Street Frontages	Active Street Frontages	Local Provisions	Refer CI 4.1B and Schedule 1
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	No items																						
Site address #	2																						
Street address	284 VICTORIA AVENUE CHATSWOOD 2067																						
Local government area	WILLOUGHBY																						
Lot / Section Number / Plan	2 / - / DP549245																						
Primary address?	No																						
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Planning Proposal - subject provisions

Which planning provisions does the planning proposal seek to amend? (select all that apply)	Land use zone Maximum height of building Floor space ratio
Please provide details of what other controls will be amended by the planning proposal	
Please provide a brief description of the effect of the planning proposal	The planning proposal would amend the Willoughby LEP 2012 Land use map, maximum height of buildings map and floor space ratio map

Pre-lodgement meeting

Has a pre-lodgement meeting been held to discuss the planning proposal with the council staff?	No
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Voluntary Planning Agreement

Is the planning proposal application accompanied by a voluntary planning agreement (VPA)?	No
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Pecuniary interest

Is the applicant or owner an employee or councillor of the council assessing the application?	No
Does the applicant or owner have a relationship with any staff or council or of the Councillor assessing the application?	No

Political Donations

Are you aware of any person who has financial interest in the application who has made a political donation or gift in the last two years?	No
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Payer details

First name	Tony
Other given name/s	
Family name	Leung
Contact number	415292789
Email	karenc@aplusdg.com.au
Billing address	Level 3, 9 Barrack St, Sydney NSW 2000

Application documents

The following documents support the application

Document type	Document file name
Draft Planning Proposal	01_282-284 Victoria Avenue_Draft Planning Proposal
Other	282-284 Victoria Avenue_Photomontage V2 282-284 Victoria Avenue_Photomontage V1 282-284 Victoria Avenue_A+ Response to Council Letter 282-284 Victoria Avenue_Economic Impact Assessment 282-284 Victoria Ave_Landscape 05_282-284 Victoria Ave_Amended Shadow Analysis 02_282-284 Victoria Ave_Proposed Map Review Result
Plans	03_282-284 Victoria Ave_Amended Architecture Set
Rezoning Request document	Rezoning review_282-284 Victoria Ave Planning Proposal_Applicati 282-284 Victoria Avenue_Rezoning Review Letter
Traffic report	282-284 Victoria Ave_Traffic Letter of Support
Urban design and built form assessment	04_282-284 Victoria Ave_Amended Urban Design Analysis

Declarations

I declare that all the information and documentation provided is, to the best of my knowledge, true and correct.	Yes
I understand that the original application and accompanying information, as well as the decision to review the determination will be provided to the appropriate consent authority and relevant agency(ies) for the purposes of the rezoning review determination.	Yes
I understand that if incomplete, the consent authority may request more information, which will result in delays to the rezoning review determination.	Yes
The Planning Proposal authority may use the information and materials provided for notification, advertising purposes, and may be made available to the public for inspection. Information related to the application may also become available via NSW Planning Portal.	Yes
I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the Government Information (Public Access) 2009 (NSW) (GIPA Act) under which it may be required to release information which you provide to it.	Yes
I agree to the appropriately delegated assessment	

officers attending the site for the purpose of inspection.	Yes
I have read and agree to the collection and use of my personal information as outlined in the	Yes

Completeness check Details

What was the outcome of the pre-lodgement review?	lodged
PlanningPposalNumber	PP 2020/004
Enter the date the application was lodged into the Council system	19/05/21