

## Rezoning review details

Planning proposal number	PP-2021-3406
Date Council has received the Planning proposal	23/07/21
Date Council has accepted the Planning proposal	25/06/21
Reason for request	Council has notified that it does not support the Planning proposal
Date Council has not supported the Planning proposal	15/06/21
Reason provided by Council for not supporting the Planning proposal	Proposal seeking to utilize floor space ratio for part of site zoned SP2 Infrastructure (Classified Road) on remainder of site zoned R4 High Density Residential under WLEP 2012, in addition to the maximum FSR permitted. Inconsistent with Chatswood CBD Strategy which does not change road widening requirements from Transport for NSW Inconsistent with Greater Sydney Region Plan and North District Plan which encourages development to be appropriate to site Inconsistent with Chatswood CBD Strategy 6:1 FSR
Description	The PP sought to: -Rezone the site from R4 to B4; -Amend the max height from 24m to 90m; -Amend the max FSR from 1.5:1 to 6:1; -Add a min non-residential FSR of 1:1 within the B4 zone; -Require future development to provide 4% affordable housing on the site, and -Add a new local provision in Part 6 of the WLEP that allows the total site area (including the SP2 land) to be included for the purposes of calculation of GFA/FSR if the SP2 land is dedicated to the TfNSW authority for road widening for 'nil cost'.
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?	3,166
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## Proposals for commercial uses

Does the planning proposal propose to make additional commercial development permissible?	Yes
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Approximately how many square meters of commercial floor space are proposed?	3,166
Approximately how many commercial or retail jobs are proposed	40

#### Proposals for other uses

Provide a description of the uses proposed	
Does this planning proposal include a rezoning of land?	Yes

#### Rezoning Detail (if Applicable)

Current Zone(s)	Proposed new zone(s)
Zone R4 High Density Residential	Zone B4 Mixed Use

#### Applicant details

Title	Mr
First given name	Nicholas
Other given name/s	
Family name	Andrijic
Contact number	0405450258
Email	nicholas@sanctuarypartners.com.au
Address	Suite 2, Level 2, 151 Foveaux Street, Surry Hills NSW 2010
Is the applicant a company?	Yes
Name	SANCTUARY PARTNERS PTY LTD
ABN	25605514136
ACN	605514136
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 a combination of map based and word based planning provisions
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#### Select the site of the development

Site address #	1
Street address	2 WILSON STREET CHATSWOOD 2067
Local government area	WILLOUGHBY
Lot / Section Number / Plan	12 / - / SP52947 3 / - / SP52947 7 / - / SP52947 14 / - / SP52947 13 / - / SP52947 11 / - / SP52947 10 / - / SP52947 9 / - / SP52947 8 / - / SP52947 5 / - / SP52947 4 / - / SP52947 2 / - / SP52947 1 / - / SP52947 6 / - / SP52947 CP / - / SP52947
Primary address?	No

Planning controls affecting property	Land Application LEP	Willoughby Local Environmental Plan 2012
	Land Zoning	SP2: Infrastructure
	Height of Building	24 m
	Floor Space Ratio (n:1)	1.5:1
	Minimum Lot Size	NA
	Heritage	NA
	Land Reservation Acquisition	Classified Road (SP2)
	Foreshore Building Line	NA
	Acid Sulfate Soils	Class 5
	Sydney Trains Corridor Protection Zone 1.5 m Buffer around Classified Roads	Clause 86/Concurrence Classified Road Adjacent
Site address #	2	
Street address	849 PACIFIC HIGHWAY CHATSWOOD 2067	
Local government area	WILLOUGHBY	
Lot / Section Number / Plan	3 / - / SP1496 4 / - / SP1496 7 / - / SP1496 8 / - / SP1496 9 / - / SP1496 1 / - / SP1496 2 / - / SP1496 5 / - / SP1496 CP / - / SP1496 6 / - / SP1496	
Primary address?	Yes	
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	Sydney Trains Corridor Protection Zone 1.5 m Buffer around Classified Roads	Clause 86/Concurrence Classified Road Adjacent

Site address #	3																							
Street address	853 PACIFIC HIGHWAY CHATSWOOD 2067																							
Local government area	WILLOUGHBY																							
Lot / Section Number / Plan	CP / - / SP60178 5 / - / SP60178 4 / - / SP60178 3 / - / SP60178 2 / - / SP60178 1 / - / SP60178 6 / - / SP60178																							
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 Local provision
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	Amend Willoughby Local Environmental Plan 2012: â–ª Rezone from R4 High Density to B4 Mixed Use. â–ª Amend FSR from 1.5:1 to 6:1. â–ª Increase max height from 21m to 90m. â–ª Add min non-residential FSR of 1:1 within the Mixed-Use zone on the site. â–ª Require development to provide 4% of the residential floorspace uplift as Affordable Housing per Cl6.8. â–ª Introduce a new local provision in Part 6 of the WLEP that allows the total site area to be included for the purposes of calculating GFA/FSR by amending Cl4.5.

### Pre-lodgement meeting

Has a pre-lodgement meeting been held to discuss the planning proposal with the council staff?	Yes
Meeting Date	11/01/2021
Planning Officer	Ian Arnott, Norma Shankie-Williams, Craig O'Brien

### Voluntary Planning Agreement

Is the planning proposal application accompanied by a voluntary planning agreement (VPA)?	Yes
Description of the VPA	Provide additional affordable housing, s7.11 contributions and dedication for new community facility
Status	Proposed
State/Local	Local
Description of the VPA	Dedication of SP2 frontage of site to RMS for nil consideration to provide for future road widening
Status	Proposed
State/Local	State

### 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	Nicholas
Other given name/s	
Family name	Andrijic
Contact number	0405450258
Email	nicholas@sanctuarypartners.com.au
Billing address	Suite 2, Level 2, 151 Foveaux Street, Surry Hills NSW 2010

#### Application documents

The following documents support the application

Document type	Document file name
Other	Appendix 2 - Additional Information Appendix 1 - Original Application 853 Pacific Hwy - Rezoning Review Application Form 20210319 - TfNSW Advisory Response - PRE-PLANNING PROPOSAL - 849 Owners Consent Letter
Rezoning Request document	Final Request for Rezoning Review

#### 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

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What was the outcome of the pre-lodgement review?	lodged
PlanningPoposalNumber	PP 2020/010
Enter the date the application was lodged into the Council system	25/06/21