Gyde Consulting

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Craig O'Brien
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Dear Craig

GATEWAY RESPONSE - 849, 853 & 859 PACIFIC HIGHWAY, 2 WILSON STREET, AND 8 WILSON STREET, CHATSWOOD

Gateway approval was issued for PP-2021-6560 at 849, 853 & 859 Pacific Highway, 2 Wilson Street, and 8 Wilson Street Chatswood on 28 July 2022.
In response to the Gateway Determination, Gyde provides the following summary addressing the Gateway Conditions relating to changes required pre-exhibition, and the relevant section of the planning proposal that has been amended.

Condition	Proposal Section
1. Prior to community consultation the proposal is to be updated to address the following:	
(a) confirm the number of jobs as a result of the proposed increase to the planning controls;	**5.3.3** Has the planning proposal adequately addressed any social and economic effects?
(b) ensure the planning proposal does not refer to the SP2 Infrastructure (Classified Road) as being part of the planning proposal;	Throughout
(c) indicate that the surplus TAHE land at 8 Wilson Street: i. is zoned part SP2 Infrastructure (Railway) and part B4 Mixed Use; and ii. provide discussion on the current land uses on the TAHE land;	**2.4.1** Existing Zoning
(d) provide the proposed: i. Lot Size Map to indicate a minimum lot size of 4,000m2 and remove reference to a lot size of 1,200m2; ii. Special Provisions Map to indicate that the site will be subject to: PP-2021-6560 (IRF22/1695) 1. clause 6.23 Design excellence at certain at Willoughby; 2. clause 6.25 Shop top housing at certain sites at Chatswood; and 3. clause 6.8 Affordable housing as 'Area 9' and remove reference to 'Area 3' in the submitted SPA extract; iii. Active Street Frontages to show Wilson Street, Pacific Highway and O'Brien Street;	**4.1** LEP Amendments *Note: Council confirmed clause 6.25 does not require identification on the Special Provisions Map*
(e) refer to the revised numbering of all of the 9.1 Ministerial Directions and include an explanation of consistency against the following; i. 3.2 Heritage Conservation as the shadow diagrams indicate that the North Chatswood HCA with be impacted from about 2:30pm; ii. 4.4 Remediation of Contaminated Land for the amalgamated site; iii. 5.3 Development Near Regulated Airports and Defence Airfields and correct the wording of the Direction; and	**5.2.4.** Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

iv. 7.1 Business and Industrial Zones as the surplus TAHE land at 8 Wilson Street is part zoned B4 Mixed Use and the planning proposal will displace a facility utilised for employment purposes;	
(f) refer to the consolidated SEPPs and include further discussion in; iii. SEPP (Housing) 2021; iv. SEPP (Transport and Infrastructure) 2021; v. SEPP (Biodiversity and Conservation) 2021; and vi. SEPP (Resilience and Hazards) 2021;	**5.2.3.** Is the planning proposal consistent with applicable state environmental planning policies?
(g) provide a contamination report for the site at 849, 853 and 859 Pacific Highway and 2 Wilson Street, Chatswood and include in the exhibition of the proposal;	**Annexure 11:** Limited Environmental investigation **5.2.3.** Is the planning proposal consistent with applicable state environmental planning policies?
(h) provide discussion on the relationship of the draft exhibited Comprehensive LEP review and the planning proposal including the surplus TAHE land;	**4.1.3.** Relationship to the Draft Comprehensive Willoughby LEP
(i) include an advisory note referencing the Employment Zones Reform Framework and noting the proposed translation of employment zones as it relates to the proposed amendments. Include a table within the planning proposal that clearly demonstrates the information required in the table template for changes within an industrial or business zone for each of the following options: vii. the amendment or introduction of a local provision; and viii. Schedule 1 Additional Permitted Uses.	**4.1.1.** Employment Zone Reform
(j) Council should consider whether the planning proposal is likely to impact upon significant regional or district views for neighbouring properties and if a view sharing analysis should be prepared to support the proposal during exhibition.	**Annexure 12:** View Analysis and discussion in 5.3.2 Visual Impact
(k) provide a revised project timeline based on the issuing of this Gateway determination.	**6.** Project Timeline

Should you require any clarification in relation to this matter please do not hesitate to contact the undersigned or Claire Ferguson at clairef@gyde.com.au

Yours sincerely



Tina Christy
Director