

Appendix

(Clause 56)

Environmental Planning and Assessment Regulation 2000

(Clause 25E)

Explanatory Note

Draft Planning Agreement

Under s7.4 of the *Environmental Planning and Assessment Act 1979*

Parties

Willoughby City Council ABN 47 974 826 099 of Level 4, 31 Victor Street, Chatswood, New South Wales 2067 (**Council**)

Ellis Street Development Pty Ltd (ACN: 615 696 841) as Trustee for Ellis Street Development Trust (ABN: 32 826 900 722) of Suite 4, Level 17, 100 Miller Street, North Sydney NSW 2060 (**Developer**)

Description of the Land to which the Draft Planning Agreement Applies

The Draft Planning Agreement applies to 753 Pacific Highway & 15 Ellis Street, Chatswood.

This land is shown in the following plan:

15 Ellis Street and 753 Pacific Highway, Chatswood Planning Agreement

Willoughby City Council

Ellis Street Development Pty Limited as Trustee for Ellis Street Development Trust



Description of Proposed Development

The Draft Planning Agreement applies to an amendment to the Willoughby Local Environmental Plan (LEP) 2012 relating to a Planning Proposal with Department of Planning, Industry and Environment ref: (Council's Ref: PP2017/-0007; DPIE's Ref: PP-2021-2396) which seeks to amend the LEP to facilitate a mixed-used development consists of commercial podium, residential tower and basement parking on the Land by:

- a) Rezoning from part R4 High Density and SP2 Infrastructure to B4 Mixed Use
- b) Increasing the maximum building height standard from 34m to 60m
- c) Increasing the maximum floor space ratio (FSR) standard from 1.7:1 to 6:1, including a 1:1 minimum non-residential FSR

The Draft Planning Agreement also applies to development on the Land as authorised by the future Development Consent granted as a result of the LEP Amendment.

Summary of Objectives, Nature and Effect of the Draft Planning Agreement

Objectives of Draft Planning Agreement

Provide for a monetary contribution of \$2,639,479 (to be indexed in accordance with the CPI and paid in 3 instalments) to be applied towards works in open space provision, traffic and transport and public domain improvements within Chatswood CBD as included in Council's works schedule under the draft Planning Agreement Policy.

15 Ellis Street and 753 Pacific Highway, Chatswood Planning Agreement

Willoughby City Council

Ellis Street Development Pty Limited as Trustee for Ellis Street Development Trust

Nature of Draft Planning Agreement

The Draft Planning Agreement is a planning agreement under s7.4(1) of the Environmental Planning and Assessment Act 1979. The Draft Planning Agreement is a voluntary agreement under which Development Contributions (as defined in clause 1.1 of the Draft Planning Agreement) are made by the Landowner for various public purposes (as defined in s7.4(3) of the Act).

Effect of the Draft Planning Agreement

The Draft Planning Agreement:

- Is in connection with an amendment to the Willoughby Local Environmental Plan (LEP) 2012 relating to a Planning Proposal with Department of Planning, Industry and Environment ref: (Council's Ref: PP2017/-0007; DPIE's Ref: PP-2021-2396),
- Relates to the carrying out of the Development (as defined in clause 1.1 of the Draft Planning Agreement) on the Land by the Developer,
- Does not exclude the application of s7.11, s7.12 or s7.24 of the Act to the Development,
- Is to be registered on the title to the Land,
- Imposes restrictions on the Parties transferring the Land or part of the Land or assigning, or novating an interest under the agreement,
- provides for the payment of monetary contributions by the Developer;

Assessment of the Merits of the Draft Planning Agreement

The Planning Purposes Served by the Draft Planning Agreement

The Draft Planning Agreement:

- Promotes and co-ordinates the orderly and economic use and development of the land to which it applies,
- Provides increased opportunity for public involvement and participation in environmental planning and assessment of the Development,
- provides for additional monetary contributions by a developer to the Council to be used for public purposes, additional to other development contributions under s7.11 or s7.12 and s7.24 required for a proposed Development on the land to which it applies.

How the Draft Planning Agreement Promotes the Public Interest

The draft Planning Agreement promotes the public interest by requiring payment of monetary contributions towards the Council's provision of community infrastructure. It also promotes the objects of the Act as set out in 1.3(a) (b) (c) (d) (g) (j) of the Act.

For Planning Authorities:

Development Corporations - How the Draft Planning Agreement Promotes its Statutory Responsibilities

N/A

Other Public Authorities – How the Draft Planning Agreement Promotes the Objects (if any) of the Act under which it is Constituted

N/A

Councils – How the Draft Planning Agreement Promotes the Principles for Local Government Contained in Chapter 3 of the Local Government Act 1993

The Draft Planning Agreement promotes the principles for local government by:

- Keeping the local and wider community informed about its activities,
- Providing adequate, equitable and appropriate services and facilities for the community and to ensure that those services and facilities are managed efficiently and effectively.

All Planning Authorities – Whether the Draft Planning Agreement Conforms with the Authority's Capital Works Program

Yes. The proposed contributions are consistent with the community infrastructure identified in the Council's draft VPA Policy and aligns with Council's Capital Works Program.

All Planning Authorities – Whether the Draft Planning Agreement specifies that certain requirements must be complied with before a construction certificate, occupation certificate or subdivision certificate is issued

Yes. Monetary contributions are required to be paid prior to the issuing of the first Construction Certificate and the first Occupation Certificate.