

Ms. Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: The Regional Director, Sydney Region East

18 January 2017

Our Ref: D16/167825

Dear Ms. McNally,

Planning Proposal – 2-6 Chatham Road, West Ryde

The Planning Proposal above seeks to make the following amendments to the *Ryde Local Environmental Plan (LLEP) 2014*:

1. Increase the maximum height control from 15.5 metres to 24 metres; and
2. Increase the FSR control from 1.25:1 to 3:1.

The revised concept plan indicated that the proposed amendments would allow for a mixed use development with:

- Approximately 75 apartments (including 4% affordable housing in accordance with Council's Affordable Housing Policy);
- 750 square metres of ground floor commercial/retail space;
- 106 basement car parking spaces; and
- A 4-metre street frontage setback along Chatham Road, which will be treated and furnished to be contiguous with the public domain to create a linear urban plaza.

Council, at its Planning and Environment Committee meeting on 6 December 2016, considered a report on the Planning Proposal and resolved, inter alia:

- (a) *That Council submit the Planning Proposal relating to 2-6 Chatham Road, West Ryde (LOTS 24-26 DP 8092) for Gateway Determination, in accordance with Section 56 of the Environmental Planning and Assessment Act 1979 and that Council request delegation from the Minister to implement the Plan.*
- (b) *That Council, when the Gateway Determination is issued pursuant to Section 56 of the Environmental Planning and Assessment Act 1979, delegate authority to the Acting General Manager to publicly exhibit the Planning Proposal. A further report will be presented to Council following the completion of the exhibition period.*

- (c) *That Council endorse and exhibit the proposed amendments to Part 4.3 West Ryde Town Centre of the Ryde Development Control Plan 2014 concurrently with the Planning Proposal with the following amendment to Part 3.2.2 of the DCP inserting:*
- (b) *Pedestrian Refuges shall be provided where directed by Council and to Councils satisfaction. This includes at the intersection of Chatham Road and Dickson Avenue.*

In response of the above resolution, it is requested that the Department of Planning and Environment review the Planning Proposal and issue a Gateway Determination and Minister's delegation to make the Plan. The following documents are enclosed for your reference:

1. Council Officer's Report (Extract from the Council Meeting Agenda dated 6 December 2016);
2. Extract from the Minutes of the Planning and Environment Committee Meeting on 6 December 2016;
3. Planning Proposal (August 2016);
4. Draft Amendments to Part 4.3 West Ryde Town Centre of the Ryde Development Control Plan 2014 (October 2016); and
5. Traffic and Parking Assessment by MRCagney (August 2016);
6. Preliminary Site Contamination Investigation by Environmental Investigations (January 2016);
7. Preliminary Flooding and Drainage Advice by C&M Consulting Engineers (January 2015); and
8. An indicative timeline for the Planning Proposal.

Should you require any further information relating to this Planning Proposal, please contact Sean Kaufman, Strategic Planner / Urban Designer, on 9952 8261.

Yours sincerely,



Dyalan Govender
Acting Manager – Strategic City