

16 June 2014

Mr Greg Woodhams
Environmental Services Director
Willoughby Council
PO Box 57
CHATSWOOD NSW 2067

Dear Sir,

Planning Proposal 2013/0004, Mandarin Centre

On behalf of the proponent Mandarin Developments Pty Ltd and Blue Papaya Pty Ltd, and with reference to correspondence from Council dated 23 May 2014, we provide the following information in support of this Planning Proposal.

Building design

Attached to this letter are five sets of plans of the proposed development that have been amended to reflect the Council resolution of the 12 May 2014. The attached plans have been amended as follows:

- The podium of the proposed development is setback 3 metres along the full length of Albert Avenue to allow for the 3 metre dedication of land accommodating appropriate traffic management treatments along Albert Avenue.
- The maximum height of the eastern tower is shown as RL181.95 and the western tower as RL140.70.
- The upper levels of the eastern tower 'steps' down from the maximum height of RL181.95 to RL158.40, being generally consistent with the 'recommended building height' plan accompanying the Officers report to Council.
- Reduced levels are shown on the plans.
- The proposed development achieves a maximum FSR of 10.5:1, excluding the allowance for the provision of 4% of the residential floorspace as affordable housing.

Certification of shadow impacts

Independent review and certification of the shadow impacts arising from the amended proposed development has been prepared by Mr Cameron McFadzean of Deneb Design Pty Ltd – see attached copy of letter. This independent review confirms that the proposed development does not cast a shadow onto the Chatswood Oval.

Voluntary Planning Agreement

Attached to this letter is an amended letter of offer on behalf of the proponent, to enter into a Voluntary Planning Agreement reflecting the development parameters outlined in the Officers report to Council.

Economic report

The Economic Impact Assessment submitted in support with the original Planning Proposal request has been amended to reflect the floor space contained in the proposed development as approved by Council – see attached copy of report.

Summary

We trust that this provides all information required to enable Council to finalise and submit the Planning Proposal to the Gateway. Please contact me if you have any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John Wynne', is positioned below the text 'Yours sincerely,'.

John Wynne
Managing Director

Enclosures:

- Amended plans of proposed development.
- Shadow certification letter.
- VPA letter of offer.
- Economic impact assessment report.