

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, we provide the following information in support of this Planning Proposal.

The Planning Proposal seeks the amendment to the provisions of the Willoughby LEP as it applies to the subject site as follows:

1. Add the following clause to Schedule 1 (Additional Permitted Uses) in the LEP:

'Use of certain land at 65 Albert Avenue, Chatswood

This clause applies to land at the corner of Albert Avenue and Victor Street, Chatswood, legally defined as Lots 1, 2, 3 in Deposited Plan 1035379 and Lot 4 (Lots 41 & 42) in Deposited Plan 1150370. Development for the purpose of shop top housing is permitted with development consent.'

2. The 'Height of Buildings Map' is amended to provide maximum building heights of RL181.95 and RL140.1 on the subject site.
3. The 'Floor Space Ratio Map' is amended to provide a maximum FSR of 10.5:1 on the subject site, excluding the allowance for the provision of 4% of the residential floor space as affordable housing.

In accordance with the provisions of the Environmental Planning and Assessment Act, and consistent with Councils policy adopted November 2013, we advise that the proponent is prepared to enter into a Voluntary Planning Agreement with Council in relation to the provision of public benefits in conjunction with the Planning Proposal.

The public benefits proposed to be provided in the VPA are as follows:

- The provision of a 2 metre building setback at the ground level of the proposed development along the full length of Victor Street, providing the opportunity for the provision of widened public footpath and street tree planting.

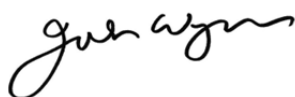
- The dedication of a parcel of land 3 metres wide along the full length of Albert Avenue, providing the opportunity for road widening.
- Provision of an open to the air, publicly accessible, landscaped open space area located on Level 3 of the podium of the proposed building, providing a connection between the site and the adjoining open space in the Interchange building.

We submit that these benefits are consistent with the type of works identified in Appendix 3 of Councils policy that may be considered as part of a VPA.

We confirm that the proponent is prepared to submit a draft formal VPA and any necessary supporting information required by Councils policy, as part of the Gateway Planning Proposal process.

Please contact me if you have any questions.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John Wynne', is positioned above the printed name.

John Wynne
Managing Director