



ENVIRONMENTAL SERVICES
Strategic Planning Branch

27 June 2014

Director Sydney Region East
NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001



Dear Sir,

**Re: Planning Proposal regarding 654 – 666 Pacific Highway, 2A Oliver Road and 1 Freeman Road, Chatswood
– Demolition of all existing buildings and construction of a mixed use development with a Lower Ground and Ground Level of retail / office premises and Podium Level with two residential towers above (Towers A and B)**

At its meeting of 10 June 2014, Council considered a report regarding a planning proposal and amended concept prepared by Ingham Planning on behalf of Daraki Holdings for 654 – 666 Pacific Highway, 2A Oliver Road and 1 Freeman Road, Chatswood and resolved:

"That:

1. *Council support for public exhibition:*
 - a) *the Planning Proposal for 654 – 656 Pacific Highway, 658 – 666 Pacific Highway, 1 Freeman Road and 2A Oliver Road, Chatswood.*
 - b) *the proposed draft amendments to Willoughby Local Environmental Plan 2012 as discussed in the report.*
 - c) *the proposed draft amendments to Willoughby Development Control Plan for specific controls for the site as discussed in this report.*
 - d) *a draft Voluntary Planning Agreement consistent with the letter of offer.*
- 2) *The Planning Proposal be forwarded to Planning and Infrastructure seeking a Gateway Determination for public exhibition under Section 56 of the Environmental Planning and Assessment Act 1979.*
- 3) *The Planning Proposal, draft amendments to Willoughby Development Control Plan and the draft Voluntary Planning Agreement be exhibited at the same time.*
- 4) *Council advise the Department of Planning and Infrastructure that the Environmental Services Director, Mr Greg Woodhams, is nominated to be the delegate to process and finalise the Planning Proposal."*

Approval of the planning proposal would facilitate the redevelopment of the consolidated site for mixed residential / commercial use.

The amended concept proposes:

- Demolition of all existing buildings.
- Construction of a mixed use development with basement car parking and loading dock areas; a Lower Ground Level and Ground Level containing commercial floor space; and Podium Level upon which are constructed two residential towers (A and B).
- Tower A located towards the Pacific Highway / Oliver Road corner, with a height of 10 storeys above Podium Level (being RL 137.8 including the height of the balustrade around the roof garden).
- Tower B located towards the Pacific Highway / Freeman Road corner, with a height of 7 storeys above Podium Level (being RL 128.8 including the height of the balustrade around the roof garden).
- A Floor Space Ratio of 3.05:1 (including the affordable housing component) and 2.96:1 (not including the affordable housing component).
- 4 metre wide road widening by RMS along Pacific Highway frontage.
- 4 metre wide local road widening along Oliver Road.
- 1 metre wide local road widening along Freeman Road.

The planning proposal does not seek any change to existing zonings covering the site or the B5 zone permitted land uses.

The planning proposal seeks the following amendments to Willoughby Local Environmental Plan 2012:

(a) Height increase for the site to RL 137.8 for Tower A and RL 128.8 for Tower B and identify the site as 'Area 4' on the Height of Buildings Map.

(b) The following additional sub clause 4.3A (9):

The height of a building on land at 654 – 666 Pacific Highway, 1 Freeman Road and 2A Oliver Road, Chatswood, that is identified as 'Area 4' on the Height of Buildings Map must not exceed 18 metres except:

a) Where the site area exceeds 2,400 square metres, the height must not exceed the height shown on the Height of Buildings Map.

(c) Identify the land Lot 1 DP 1068007, Lot 1 DP 121830, Lot 1 DP 839309 and Lot 2 DP 839309, known as 654 – 666 Pacific Highway, 1 Freeman Road and 2A Oliver Road, Chatswood, as 'Area 15' on the Floor Space Ratio Map.

(d) The following additional sub clause 4.4A (20):

(20) The maximum floor space ratio for a building on land identified as 'Area 15' on the Floor Space Ratio Map may exceed 2:1 if :

(a) The site area exceeds 2,400 square metres

(b) The floor space ratio will not exceed 3:1

(c) The floor space ratio of any shop top housing will not exceed 2.14:1

The planning proposal is accompanied by a letter of offer to enter into a draft Voluntary Planning Agreement (VPA) with Council to provide public benefits to enable satisfactory site redevelopment. The draft VPA will be exhibited with the planning proposal should it receive a favourable Gateway Determination.

Amendments to the Willoughby Development Control Plan are also proposed to include site specific controls for the subject site to reflect the design principles and building envelopes of the indicative planning proposal and the development standards of the WLEP 2012 amendments.

It should be noted that the originally submitted planning proposal was amended during the assessment process in response to discussions with Council Officers in relation to issues such as urban design and streetscape, overshadowing, height, view corridors, setbacks, floor space ratio, vehicle access to the site as well as internal access, provision of affordable housing and provision of local road widening.

It is requested that the planning proposal and the following relevant documentation be referred to the LEP Review Panel for consideration:

- Council report and resolution of 10 June 2014.
- Amended planning proposal report and supporting documentation, including amended concept plans and shadow diagrams, dated May 2014.
- Original planning proposal report and supporting documentation, including concept plans and shadow diagrams, dated December 2013.
- Letter of Offer from Daraki Holdings Pty Ltd to enter into a draft Voluntary Planning Agreement, dated 23 May 2014, and the supporting plan of local road widening prepared by MGA Architects dated 7 March 2014.

I provide a hard copy of the Council report and resolution of 10 June 2014 as well as the Letter of Offer and supporting plan. Also find enclosed a CD of all the documentation referred to above.

Should you have any enquiries regarding this matter please contact Craig O'Brien on 9777 7647 or email craig.obrien@willoughby.nsw.gov.au.

Yours faithfully,

Greg P Woodhams
ENVIRONMENTAL SERVICES DIRECTOR

Per:

