

30 July 2020

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The General Manager  
Willoughby City Council  
PO Box 57  
Chatswood NSW 2057

Attention: Norma Shankie-Williams (Strategic Planning Team Leader)

Dear Norma,

## RE: CHATSWOOD CBD PLANNING AND URBAN DESIGN STRATEGY – APPROACH TO SITE SPECIFIC PLANNING PROPOSALS

This letter has been prepared by Ethos Urban providing a suggested pathway forward for the 8 site specific Planning Proposals which were returned to Willoughby City Council ("Council") in August 2019 following the partial endorsement letter from the Department of Planning, Industry and Environment (DPIE) in relation to the *Chatswood CBD Planning And Urban Design Strategy* ("the CBD Strategy"). This letter has been prepared on behalf of the proponents of Planning Proposals listed in **Attachment A**.

Council is to be commended for proactively responding to DPIE's endorsement conditions received since August 2019 and engaging with DPIE and various stakeholders throughout the process.

It is understood that Council has received full endorsement of the CBD Strategy via letter from DPIE following a supplement package issued to DPIE earlier in 2020, which foreshadowed the approach to amending the CBD Strategy in response to the matters raised in DPIE's August 2019 letter. It is understood that Council officers are currently in the process of amending the CBD Strategy to implement the recommendations of the supplement package, and to address all DPIE endorsement conditions, with the intention of reporting an amended CBD Strategy to full Council in September for adoption. Following this, it is understood that Council will seek to implement the outcomes of the CBD Strategy by through an LEP amendment.

As foreshadowed by DPIE, key to the realisation of the CBD Strategy will be proponent-led site specific Planning Proposals, which seek to bring forward the outcomes of the Strategy on a site by site basis, ahead of a broader LEP amendment. It is noted that DPIE in both endorsement letters (2019 and 2020) acknowledged that site specific Planning Proposals which were consistent with the endorsement conditions in those letters could be progressed by Council and processed by DPIE for Gateway Determination consideration:

- 9 August 2019 letter:

***"In the meantime, it is recommended that any planning proposal for sites within the CBD Core area will be considered by the Department where these satisfy the endorsement conditions outlined above.***

*All other planning proposals for land in the mixed-use areas under the strategy and with the Department with request for Gateway determination will be returned to Council. These will need to be revised to address the abovementioned criteria so as to consider the cumulative impacts to nearby existing development and to demonstrate suitable site-specific outcomes.*

***The Department will consider granting Gateway determination for these updated proposals or any new proposals for land in the mixed-use areas where these conditional matters have been adequately addressed and resolved as they pertain to each planning proposal."***

- 9 July 2020 letter:

- *"The Department notes that the strategy is a high-level strategic document that will inform Council's future work including the preparation of a comprehensive local environmental plan amendment, development control plan and site-specific planning proposals."*

Site specific Planning Proposals will provide planning certainty to proponents who will deliver the outcomes and the vision set out in the strategy for the Chatswood CBD, contributing significantly to the job and dwelling targets for the LGA through to 2036. These proposals will also bring forward significant investment and renewal to the Chatswood CBD.

Accordingly, it is requested that Council considers the following pathway for the site-specific Planning Proposals referenced in **Table 1 (Attachment A)**:

- For those site specific Planning Proposals which do not require any amendments (Category A) to demonstrate consistency with DPIE's endorsement conditions, it is recommended that Council officers proceed to re-submit these Planning Proposals to DPIE, as these Planning Proposals have already been endorsed by full Council and are consistent with the CBD Strategy (as it is proposed to be amended);
- For those site specific Planning Proposals which require only minor technical amendments (Category B) to demonstrate consistency with DPIE's endorsement conditions, it is recommended that minor changes are implemented, and council officers proceed to re-submit these planning proposals to DPIE, as these Planning proposals have already been endorsed by full council and are consistent with CBD strategy (as it is proposed to be amended).

The applicants of the various Planning Proposals listed below are willing to assist Council officers in expediting consideration of each Planning Proposal by providing supplementary information to allow them to be reported expeditiously. For instance, for those Planning Proposals which demonstrate complete consistency with the CBD Strategy or require only minor amendments to demonstrate consistency, an addendum letter or short supplementary package can be prepared demonstrating this consistency.

Council is strongly encouraged to, where possible, allow concurrent progression of the site-specific Planning Proposals referenced in this letter, given DPIE's encouragement of these Planning Proposals to progress as part of the overall realisation of the CBD Strategy. The progression of these site specific Planning Proposals would be consistent with the approach of other Councils in the metro region in CBD contexts (such as the City of Sydney and Parramatta) which have concurrently progressed Planning Proposals whilst finalising their respective CBD strategies.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,



**Chris Ferreira**  
Associate Director – Planning  
(02) 9956 6962  
cferreira@ethosurban.com

## Attachment A

**Table 1 List of site-specific Planning Proposals and proponents**

Planning Proposal site	Amendment Category	Proponent	Date originally endorsed by Council
54-56 Anderson Street, Chatswood	Minor, Category B	Develotek Property Group	25 June 2018
58 Anderson Street, Chatswood	Minor, Category B	MCR	12 November 2018
871-877 Pacific Highway, Chatswood	None, Category A	Megland Group	11 February 2019
51 – 61 Archer Street, 34 – 34B Albert Avenue & 30 – 32 Bertram Street, Chatswood	Minor, Category B	Develotek Property Group	24 September 2018
753 Pacific Highway & 15 Ellis Street, Chatswood	None, Category A	Ellis Street Developments Pty. Ltd.	12 November 2018
5 - 9 Gordon Avenue, Chatswood	None, Category A	Develotek Property Group	11 February 2019
3 – 5 Help Street, Chatswood	None, Category A	MCR	11 February 2019
629 – 639 Pacific Highway, Chatswood	None, Category A	Develotek Property Group	12 February 2018