

25 September 2020

Malcolm McDonald
Executive Director, Eastern Harbour City
Greater Sydney Place and Infrastructure
NSW Department of Planning, Industry and Environment
Locked Bag 5022
Parramatta NSW 2124

Dear Mr McDonald,

Re: Planning Proposal regarding 871-877 Pacific Highway, Chatswood

At its meeting of 11 February 2019, Council considered a report regarding a Planning Proposal and concept plans prepared by PBD Architects and City Plan on behalf of Megland Group for 871-877 Pacific Highway, Chatswood.

This Planning Proposal was endorsed by Council for progression to Gateway in response to indicated changes to zoning and planning controls in the *Chatswood CBD Planning and Urban Design Strategy* (the *Strategy*). The documentation supporting the Planning Proposal was updated to reflect the Council Resolution and subsequently the Planning Proposal was forwarded to the Gateway for a determination.

The Department of Planning, Industry and the Environment (DPIE) wrote to Council on 9 August 2019 withholding full endorsement of the *Strategy* and requiring further work to be carried out to address a number of issues with particular reference to the B4 Mixed use zone within the proposed CBD boundary.

To summarise following the 9 August 2019 DPIE letter:

- 8 Planning Proposals in the proposed B4 Mixed Use zone under the *Strategy*, already considered by Council and forwarded to the Gateway, were returned to Council.
- Additional work was carried out in response to DPIE issues raised and then forwarded to DPIE for its consideration. This work included reports from GMU regarding urban design, Weir Phillips regarding heritage and Arup regarding transport in collaboration with Council and Transport for NSW.
- DPIE provided full endorsement of the *Strategy*, subject to recommendations, in its letter of 9 July 2020.
- The *Strategy* was subsequently updated to reflect any changes required in the 9 July 2020 DPIE letter and subsequently reported to the 14 September 2020 Council Meeting - which noted the updated *Strategy* without further changes.

In regards the Planning Proposal for 871-877 Pacific Highway Chatswood, no changes were required as a result of the additional work carried out. It should be noted that the site is not located in an interface area with low density residential and heritage conservation areas.

Where relevant, documentation supporting this Planning Proposal has been updated to make reference to the additional work carried out and the progression of the *Strategy* since the Council Meeting of 11 February 2019.

This Planning Proposal is in response to indicated changes to zoning and planning controls in the *Strategy*. The *Strategy* follows the strategic direction of the Greater Sydney Commission's Greater Sydney Region Plan, North District Plan and Council's Local Strategic Planning Statement (LSPS).

The subject site is located within a newly proposed northern extension of the CBD under the CBD Strategy and is identified as mixed use.

The Planning Proposal seeks to amend the current *Willoughby Local Environmental Plan 2012*, in accordance with the *Chatswood CBD Planning and Urban Design Strategy*, by:

- Rezoning the site from B5 Business Development to B4 Mixed Use.
- Increasing the height on the site to 90 metres.
- Increasing the Floor Space Ratio on the site to 6:1.

A Voluntary Planning Agreement will be required for this Planning Proposal but has not been submitted at this stage. The proponents have however indicated they intend to participate in future discussions on the subject and have provided a letter in this regard. This is likely to result in a separate exhibition of a draft Voluntary Planning Agreement at a later stage.

Based on the abovementioned Council resolution, the Planning Proposal and the relevant documentation is now referred to the Department of Planning and Environment under Section 3.34 of the *Environmental Planning and Assessment Act 1979* for a Gateway Determination.

All documentation will be provided to you electronically (the link will be emailed separately to this letter).

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 sincerely,



Norma Shankie-Williams
STRATEGIC PLANNING TEAM LEADER