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01/03/2021
Our Ref: C:\Parade\Vakili Projects\3-5 Help
Your Ref:



ATTENTION: **Craig O'Brien, and**
 Norma Shankie-Williams
 Willoughby City Council
 PO Box 57
 Chatswood NSW 2057

Subject: Cover Letter for Planning Proposal
 for 3-5 Help Street Chatswood

Dear Willoughby City Council,

We represent the site owners and proponents for the Planning Proposal to rezone 3-5 Help Street Chatswood - H & J Vakili (P'shp).

We request that Willoughby City Council accept our updated consolidated Planning Proposal for the site and prepare it for Public exhibition in accordance with the Department of Planning, Industry and Environment's (DPIE's) Gateway Determination granted on 24th November 2020. Our Planning Proposal for this site was previously endorsed by full Council on the 11th of February 2019 and is consistent with Council's CBD Strategy (including its proposed amendments).

We offer the following information demonstrating our Proposal's consistency with the CBD strategy, including its proposed amendments:

1. Upon completion of the current Traffic and Transport study being undertaken by TNSW, any recommendations that are to be incorporated into the CBD Strategy will also be incorporated into our Proposal, and will be implemented at the appropriate stage of the development assessment process and no later than during the final DA submission stage for development.
2. Our Planning Proposal is for a site that will be subject to the overall 6:1 FSR and achieves the currently required 1:1 FSR for the commercial component. Should Council reduce this minimum requirement below 1:1 our proposal will remain compliant as it already satisfies the current higher minimum requirement.
3. Our Planning Proposal will not be impacted by the likely adoption of the built form mitigation recommendations contained within the GMU Chatswood Precinct Urban Design Study as the subject site of our proposal has not been identified in the recommendations as one of those where the maximum permissible height should be lowered below 90m. Accordingly, the

recommended FSR will not need to be reduced below 6:1 and our Planning Proposal would remain compliant.

4. The subject site of our Planning Proposal is at 3-5 Help Street – with a combined site area of 2290m². This is well above the required minimum of 1200m² and should continue to be suitably large enough to meet the CBD Strategy’s objectives should Council decide to raise the minimum site area requirements.
5. Our Planning Proposal specifically addresses and satisfies the requirements of the Chatswood CBD Strategy with regards to both a) minimum deep soil area retention on site with corresponding landscaping, and b) provision for increasing both pedestrian and cycling movement through the CBD.
6. The site of our Planning Proposal is not adjacent to the heritage precincts considered by the recommendations contained in the Weir Phillips Chatswood Precinct Heritage Review. Our proposal would not be impacted by the implementation of the recommendations in this report should they be incorporated into the CBD strategy.

Additionally, we undertake that, any changes to Council’s VPA that require further consideration and agreement regarding our site and Planning Proposal will be satisfied as we progress forwards through the process. Accordingly, we are willing to work with Council collaboratively to achieve agreement regarding any contributions required by either WCC and/or the DPIE.

With regards the Gateway Determination form DPIE, a number of minor amendments to the documentation were required. These have been attended to and are identified as follows:

a. The project timeline is updated based on this Gateway determination.

- The project Timeline has been updated in a number of locations throughout the proposal and identifies the end of 2021 as the date for completion of the process.

b. Clauses 6.8 and 6.24 relating to affordable housing and design excellence are removed, as planning proposal PP_2019_WILLO_002_00 includes these clauses and has been submitted to the Department for finalisation.

- This has been undertaken as requested.

c. Material addressing A Plan for Growing Sydney and Draft Great Sydney Region Plan is deleted and updated to address the Greater Sydney Region Plan.

- This has been completed and the new content is contained in section 5.2.1 of the proposal.

d. Material relating to the draft North District Plan should be updated to address the North District Plan.

- This has been completed and the new content is contained in section 5.2.1 of the proposal.

e. The objectives are to be updated to include consistency with the Chatswood CBD Strategy, Local Strategic Planning Statement and Local Housing Strategy.

- This has been completed and the new content is contained in section 5.2.2 of the proposal.

f. An assessment of the proposal against the relevant priorities and actions of the endorsed Willoughby Local Strategic Planning Statement and the finalised Willoughby Local Housing Strategy is to be included.

- This has been completed and the new content is contained in section 5.2.2 of the proposal, specifically in Table 7A.

g. The planning proposal report is to be consolidated into a single document as opposed to several addendum reports supporting the original report.

- This has been completed as the proposal now one consolidated report.

h. Include a change to Willoughby LEP 2012 Clause 4.3A(8) for it to be consistent with the recommendations of the now finalised Chatswood CBD Strategy for the ongoing protection of solar access to key public open spaces between 12pm-2pm during mid-winter.

- This change to the Willoughby LEP 2012 Clause 4.3A(8) will be incorporated by Council in work they are undertaking regarding general amendments to the LEP, and specifically, this proposal does not impact on solar access to key public open spaces between 12pm-2pm during mid-winter because this proposal does not penetrate the solar access planes of any identified key public spaces between these times. This is documented in section 5.3 of the proposal.

i. Council should consider whether the planning proposal is likely to impact upon significant regional or district views for neighbouring properties and if a view sharing analysis should be prepared to support the proposal during exhibition.

- A view sharing analysis has been prepared and is contained in Appendix H.

The Planning Proposal report has documented and integrated the environmental, social, and economic analysis undertaken to select the most optimal built form for the site within the proposed constraints of land use, height, density, and built form.

This Planning Proposal is considered justified for the following reasons:

- The proposal is consistent with the objectives of the EP&A Act, in that it promotes the orderly and economic use and development of land.
- The proposal is consistent with the metropolitan, sub-regional and regional strategic planning framework which places a strong emphasis on achieving efficient use of existing urban areas which already enjoy access to existing infrastructure and services.
- The proposal is consistent with the applicable SEPPs and Section 117 Directions.
- The proposal is largely consistent with findings of the CBD Strategy.
- The proposal will respond to market and investor demand for residential and commercial office space in Chatswood by introducing new planning controls that will stimulate investment and renewal within the centre.
- The proposal would introduce high quality boutique commercial office space to the site for the first time, replacing the ageing residential buildings existing on the site, with a substantial commercial floorspace component of 1:1.
- The proposal provides the potential for an iconic, high quality, mixed use development, with improved street activation on a strategically significant site, in a highly prominent location within Chatswood CBD.
- The proposal does not result in additional overshadowing on Victoria Avenue Mall and limits new shadowing to those areas where shadows are predominantly already cast by existing development, ensuring that a high level of amenity is

maintained.

- The proposal will not generate any quantifiable adverse impacts on the operation of the surrounding road network.
- The proposal is located on a site capable of redevelopment due to its location within 200m of the station, and therefore represents a rare opportunity.
- The proposal has no adverse environmental impacts from the height or FSR proposed.
- The proposal will complement the FSR of the area, and will match the neighbouring sites with an FSR of 6:1 as compared to similar or higher in the surrounding area.
- The proposal will incorporate communal space within the building, including a communal playground area.
- The proposal will contribute towards the vibrancy and revitalisation of Chatswood with activated street frontages.

This Planning Proposal report has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act) and the relevant guidelines prepared by the NSW Department of Planning including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*. The Planning Proposal provides a comprehensive justification of the proposed amendment to WLEP, and seeks an amendment to the height and FSR controls of the WLEP 2012 to support mixed use development at 3-5 Help Street, Chatswood.

Considering the above, we would have no hesitation in recommending that the Planning Proposal proceed to public exhibition under Section 56 of the EP&A Act.

Should you require any further information regarding this proposal, please contact myself on the number below or our client, Harry Vakili.

With best regards

Matt Hurst (BTP Hons)
Director
Parade Consulting Pty. Ltd.
(M) 0419 306916

Prepared by Parade Consulting
on behalf of
H & J Vakili (P'shp)