

04 February 2021

Willoughby City Council
The General Manager
C/-Norma Shankie-Williams
Level 4,
31 Victor Street
Chatswood NSW

Dear Norma,

**RE: RESUBMISSION OF SITE-SPECIFIC PLANNING PROPOSAL FOR 54-56 ANDERSON STREET,
CHATSWOOD (PP-2017/6)**

This letter has been prepared to provide an updated version of the previously endorsed Planning Proposal for the site at 54-56 Anderson Street, Chatswood (PP-2017/6).

Background

The Planning Proposal for this site was returned to Willoughby City Council (Council) by the Department of Planning, Industry and Environment (DPIE) in August 2019 following the partial endorsement letter from the DPIE in relation to the Chatswood CBD Planning and Urban Design Strategy (CBD Strategy).

Since then, Council has received full endorsement of the CBD Strategy via a further letter from DPIE in July 2020 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.

Based on the recommendations within the supplement packaged issued to DPIE and the further endorsement of the revised CBD strategy by Willoughby City Council on 14th September 2020, this Planning Proposal is recommended to be revised to be consistent with Council and DPIE's endorsement conditions.

The site has been the subject of an urban design study provided by GMU Urban Design & Architecture (GMU) as part of an independent urban design study of the built form approach proposed by the CBD Strategy.

Planning Proposal Summary

The Planning Proposal identifies the following amendments to the Willoughby Local Environmental Plan 2012:

- Amend the land use zone for the site from R3 Medium Density Residential to B4 Mixed Use
- Amend the maximum floor space ratio (FSR) control for the site from 0.9:1 to 5:1

- Amend the maximum height of buildings control from 12 metres to 53 metres for 54 Anderson Street and 90 metres for 56 Anderson Street respectively
- Amend the Special Provisions Area map to include this site for affordable housing and design excellence.
- Include the proposed Design Excellence Clause (Clause 6.24)

The revised proposal is consistent with the intent of the Chatswood CBD Strategy and was endorsed by Council at the Willoughby Ordinary Council Meeting on 25th June 2018.

Planning Proposal Re-submission package

The updated documents/ reports included in this resubmission package are follow:

- Planning Proposal Report prepared by Ingham Planning
- Draft VPA Letter
- CBD Planning & Urban Design Strategy Key Element Assessment
- Appendix A – Site Survey Plan
- Appendix B - Urban Design Report - Design Concept Plans, 3D Envelopes, Shadow Diagrams, Floor Space Schedule, Urban Design Analysis, Preliminary SEPP 65 Apartment Design Guide Assessment prepared by DEM
- Appendix C - Traffic Impact Assessment prepared by Varga Traffic Planning
- Appendix D – Heritage Impact Assessment prepared by Paul Davies Pty Ltd.
- Appendix E - Planning Proposal Acoustic Review Report prepared by Resonate Acoustics
- Appendix F - Wind Impact Assessment prepared by VIPAC
- Appendix G – Site Specific Draft DCP Provision
- Appendix H - Council Meeting report and endorsement 25th June 2018

Develotek can confirm that the resubmission package is consistent with the objectives and controls that were endorsed by DPIE and the Council's endorsement of the revised strategy on 14th September 2020.

Please contact me if you have any questions.

Yours faithfully,
DPG PROJECT 18 PTY LTD



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