

2 March 2021

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 54-56 Anderson Street, Chatswood**

At its meeting of 11 February 2019, Council considered a report regarding a Planning Proposal and concept plans prepared by Develotek Property Group for 54-56 Anderson Street, 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 2036* (the CBD 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 CBD 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 CBD 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 in collaboration with Council and Transport for NSW.
- DPIE provided full endorsement of the CBD Strategy, subject to recommendations, in its letter of 9 July 2020.
- The CBD 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 CBD Strategy without further changes.

In regards the Planning Proposal for 54-56 Anderson Street Chatswood, reductions in height and floor space ratio were required as a result of the additional work carried out.

In particular:

- Height was reduced from 90m to 53m on the 56 Anderson Street part of the site, then returning to 90m on the 54 Anderson Street part of the site.
- Floor space ratio was reduced from 6:1 to 5:1.

It should be noted that the site is located on the edge of the Chatswood CBD, 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 CBD Strategy since the Council Meeting of 11 February 2019.

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

The subject site is located within the extended CBD boundary for B4 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 2036*, by:

- Increasing the height on the site to 53m over the 56 Anderson Street part of the site and 90 metres over the 54 Anderson Street part of the site.
- Increasing the Floor Space Ratio on the site to 5:1.

A Voluntary Planning Agreement will be required for this Planning Proposal but has not been settled at this stage. The proponent has submitted a Letter of Offer and will receive a separate response shortly from Council's contributions specialist, with the aim of exhibiting a draft Agreement with the Planning Proposal.

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 via the NSW Planning Portal.

All documentation is provided to you in the Planning Proposal uploaded to the NSW Planning Portal.

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

Yours sincerely,



Norma Shankie-Williams  
STRATEGIC PLANNING TEAM LEADER