

2nd October 2020

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 629-639 PACIFIC HIGHWAY,
CHATSWOOD (PP-2017/3)**

This letter has been prepared to provide an updated version of the previously endorsed Planning Proposal for the site at 629 – 639 Pacific Highway, Chatswood (PP-2017/3).

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.

It is understood that for those site-specific Planning Proposals which are consistent with the updated CBD Strategy or require only minor amendments to demonstrate consistency, an addendum letter or short supplementary package can be prepared demonstrating this consistency.

Based on the recommendations within the supplement packaged issued to DPIE and the further endorsement of the strategy by Willoughby City Council on 14th September 2020, this Planning Proposal is deemed not to require any amendments, as it is consistent with DPIE’s endorsement conditions. The amended CBD strategy does not alter the original height or FSR of the original strategy.

Planning Proposal Summary

The Planning Proposal seeks to amend planning controls on the site to allow the development of a mixed-use project, up to a building height up of 90 metres and a floor space ratio of 6:1. The proposal includes several public benefits including dedicating 4% affordable housing, high standard for sustainability measures, public art, design excellence, shared bicycle/pedestrian path, public domain

works and contribute in accordance to the future *Community Infrastructure Contribution Schedule* scheme.

The Planning Proposal provided two (2) potential building envelope options for consideration to be exhibited post Gateway Determination. Justification for the building envelopes can be referenced in the Urban Design Report.

The proposal is consistent with the intent of the Chatswood CBD Strategy and was endorsed by Council at the Willoughby Ordinary Council Meeting on 12 February 2018.

In summary, the Planning Proposal identifies the following amendments to the Willoughby Local Environmental Plan 2012:

- Amend the land use zone for the site from B5 Business Development to B4 Mixed Use
- Amend the maximum floor space ratio (FSR) control for the site from 2.5:1 to 6:1
- Amend the maximum height of buildings control from 20 metres to 90 metres
- Include the minimum subdivision lot size to 1,185 square metres by inserting an additional clause under Clause 6.10
- 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)

DPIE Endorsement letter 9th July 2020 letter

In offering its full endorsement of the CBD Strategy, DPIE congratulated Council on the development of a comprehensive strategy that provides a platform for the growth, development and management of the Chatswood CBD for the next 20 years, and offered 6 recommendations to be considered as part of Council's finalisation of the CBD Strategy, prior to the preparation of an amending Local Environmental Plan for the Chatswood CBD. DPIE's 6 recommendations are reproduced and addressed as set out below:

- 1. Council in collaboration with Arup and Transport for NSW is to continue to progress its traffic and transport study. Any recommendations of this study are to be finalised prior to and incorporated within any amended or final Chatswood CBD Strategy.***

The Traffic and Parking assessment report prepare by Varga Traffic Planning is consistent with the Strategic Direction and recommendations outlined in the Draft Chatswood CBD Strategic Transport Study (CCSTS) by Arup (August 2020) and WCC integrated Transport Strategy.

In relation to this Planning Proposal, the following has been identified in the CCSTS study:

- Despite mode shift towards public transport, private vehicle trips will increase in the horizon years (up to 20 years in the future), however, results suggest the road network has capacity to accommodate the uplift;

- Differences between the base and uplift scenarios on the road network were predominantly on the internal road network within the CBD and this is likely linked to the varying distributions of population and employment across the precinct;
- Base and uplift scenarios had similar impacts on the surrounding arterial roads such as on Pacific Highway and Mowbray Road.

The overall results suggest the WCC Chatswood CBD Planning and Urban Design Strategy (CCPUDS) is likely to impacts on the transport network which are similar in magnitude to the Transport for NSW forecasts, and that it is expected the future transport network will be able to accommodate the demand.

It is also recommended that off-street parking requirements currently applicable in Council's DCP be reduced to lessen reliance on private motor cars and encourage use of public transport, readily available within the Chatswood CBD. Parking for the Planning Proposal can accommodate the lower off-street parking rates currently under consideration by Council by Transport for NSW.

The Planning Proposal is considered consistent with the Strategy and DPIE's recommendation.

2. Council should consider adopting a minimum non-residential FSR of less than 1:1 for any land within the proposed B4 Mixed Use area below a maximum FSR of 6:1.

The planning proposal shows 705m² of retail and commercial floor space, which is below the 1:1 commercial requirement of 1,185m² (being the site area). Detailed adjustment to the retail and commercial area is to be assessed at development application stage.

In addition, the attached concept design with adjustment to ground floor and level 1 podium are able to achieve close to 1:1 commercial FSR (total 1,172 m²) being 347 m² on ground floor and 825 m² on level 1 podium which equates to 0.99:1.

In regard to meeting the Strategy's objective of seeking a meaningful commercial component in the Mixed-Use zone, the Planning Proposal is considered consistent with the Strategy and DPIE's recommendation by providing 2 levels of commercial floor space within the podium.

Adjustment to the planning proposal scheme to the commercial components can be adjusted post gateway determination and before Council exhibition.

3. Council is to implement the built form mitigation recommendations contained within GMU's Chatswood Precinct Urban Design Study in any amended or final Chatswood CBD Strategy. However, for any land where the maximum building height is reduced to below 90m, a reduction in the maximum FSR below 6:1 should also be proposed.

The Planning Proposal is consistent with the recommendation contained within GMU's Chatswood Precinct Urban Design Study. The reduced building height and FSR primarily relates to sites adjacent to heritage conservation areas (HCA), visual impact and overshadowing, which is not relevant to this site.

The Planning Proposal is considered consistent with the Strategy and DPIE's recommendation.

4. Council should consider if the current minimum lot size of 1200sqm for the B4 Mixed Use areas is sufficient to ensure a balanced delivery of the desired built form uplift and an improved public realm.

With regards to minimum site area, it is considered that the proposed variation is negligible (being 15m² or just 1.25% less than the required minimum area of 1,200m²).

The Planning Proposal site has three street frontages, being to the north (Gordon Avenue), east (Hammond Lane) and west (Pacific Highway). The build form envelope has demonstrated that it can meet the objective of the Strategy and ADG compliance. The neighbouring site to the south (621-627 Pacific Highway) is characterized by 5 storey strata titled mixed use building built in 2004 and is approximately 845.5m². Amalgamation with the 621-627 Pacific Highway would satisfy the 1,200m² site area requirement however it would isolate and preventing the development to the 613 Pacific Highway site (981m²) to the south, in accordance with the Strategy.

The Planning Proposal has made a number of provisions to mitigate site isolation and encourage future development to the south by providing:

- A zero Podium setback to 621-627 Pacific Highway to the south, being the only adjoining property boundary.
- Potential basement driveway access to 621-627 Pacific Highway. The Concept plans show a 'break-out wall ' on a basement level at 629-639 Pacific Highway which could connect with 621-627 Pacific Highway should this property be redeveloped.

The Planning Proposal is considered consistent with the Strategy and DPIE's recommendation.

5. Council should continue the progression of its public realm strategy, which should be integrated within the Chatswood CBD Strategy where practical. This work should focus on:

- a. retention of mature street trees in addition to improving the tree canopy with deep soil zones, especially at transition areas to lower density zones; and**
- b. opportunities for increasing pedestrian and bicycle movement through the CBD.**

The site is not subject to any identified existing or proposed pedestrian or cycle linkages or open space. However, a pedestrian and cycle linkage may be sought connecting Nelson Street with Gordon Avenue via Hammond Lane to the immediate rear of the subject site. The Planning Proposal does not preclude this linkage from being achieved.

The Planning Proposal improves the pedestrian amenity and safety by way of providing a footpath on the western side of Hammond Lane, which is capable of being extended through to Nelson Street, when properties to the south are redeveloped.

In addition, the Planning Proposal's front setback (along eastern side of Pacific Highway) will have the capacity to allow for future public domain upgrade and potential share cycle / pedestrian pathway. The

Council's Traffic department has been in the process of formulating its vision for the Pacific Highway, in consultation with the Strategic Planning Section.

6. Council should implement the heritage interface recommendations contained within Weir Phillips' Chatswood Precinct Heritage Review report into any amended or final Chatswood CBD Strategy.

This recommendation is not applicable for the Planning Proposal. The subject land is not a heritage interface site.

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 prepared by Ingham Planning
- 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 - Phase 1 Land Contamination Report prepared by Douglas Partners
- Appendix E - Wind Impact Assessment prepared by VIPAC
- Appendix F - Planning Proposal Acoustic Review Report prepared by Resonate Acoustics
- Appendix G – Site Specific Draft DCP Provision
- Appendix H – Council Meeting report and endorsement 18 February 2018

Develotek can confirm that the resubmission package consists of the same documents that were endorsed by Council at Willoughby Ordinary Council Meeting on 12 February 2018. The minor amendments reflect only the reissuance of the date of the report post 9th July 2020 DPIE's endorsement letter and Council's endorsement of the revised strategy on 14th September 2020.

Please contact me if you have any questions.

Yours faithfully,
DPG PROJECT 23 PTY LTD

A handwritten signature in black ink, appearing to read "Robert Sargis", written over a horizontal line.

Robert Sargis
Director

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