

21st September 2020

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

Dear Norma,

**RE: LETTER OF OFFER TO ENTER VOLUNTARY PLANNING AGREEMENT (VPA) FOR PLANNING PROPOSAL
629 - 639 PACIFIC HIGHWAY CHATSWOOD (PP-2017/3)**

Introduction

DPG Project 23 Pty. Limited (**DPG23**) is the proponent for the Planning Proposal (PP-2017/3) relating to the land at 629 – 639 Pacific Highway Chatswood.

The Planning Proposal seeks amendment to the provisions of the *Willoughby Local Environmental Plan 2012 (WLEP 2012)* and the *Willoughby Development Control Plan 2012 (WDGP 2012)* as it applies to the subject site. It relies on an amendment to the WLEP 2012 to change the zoning of the Site to Zone B4 - Mixed Use, increase the permissible FSR on the Site to 6:1 and increase the permissible height of building to 90 metres.

The Planning Proposal is consistent with the updated *Chatswood CBD Planning and Urban Design Strategy to 2036* (August 2020) and the Department of Planning, Industry & Environment (**DPIE**) 's recommendation letter dated 9th July 2020.

In conjunction with the Proposal, DPG23 offers to enter into a voluntary planning agreement (**VPA**) with Council under Section 7.4 of the Environmental Planning and Assessment Act 1979 (**EPA Act**).

The terms of the VPA proposed by DPG23 are as follows:

Our Offer

- The parties to the VPA will be between Willoughby City Council and DPG23.
- The land which is the subject of the VPA is Lots 9 to 14, DP4138, 629 to 639 Pacific Highway, Chatswood.
- Sections s7.11 contributions, s7.12 levies and s7.24 of the EPA Act will continue to apply to the development.
- We understand that Council has introduced the revised Draft Planning Agreement (PA) Policy which include the Community Infrastructure Scheme (**CIS**) in lieu of the value capture scheme. In the absence of any formal endorsed PA policy we remain committed to collaborating with

Council on an agreeable community contribution including works in kind across the subject property.

- Dedication to Council of 4% of the accountable total residential floor space to be used as affordable housing.
- Contribution towards the provision of public domain upgrades associated with the Pacific Highway public domain and Gordon Avenue.
- Contribution towards the provision of a footpath on the western side of the existing Hammond Lane road carriageway and provides opportunity for road widening in the future.

If Council is agreeable to the above offer, we will prepare a draft Heads of Agreement for Council to consider as part of the Gateway Planning Proposal process, following which we will provide Council with a draft voluntary planning agreement prepared in accordance with the Council's Planning Agreement Policy.

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". The signature is stylized with a large, sweeping "S" and a long, horizontal stroke at the end.

Robert Sargis
Director

Telephone: 0451 173 699
Email: robert@develotek.com.au