



13 October 2020

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 629-639 Pacific Highway, Chatswood**

At its meeting of 12 February 2018, Council considered a report regarding a Planning Proposal and concept plans for 629-639 Pacific Highway, 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* (the *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 *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 *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 regarding transport in collaboration with Council and Transport for NSW.
- DPIE provided full endorsement of the *Strategy*, subject to recommendations, in its letter of 9 July 2020.
- The *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 *Strategy* without further changes.

## ENGLISH

If you do not understand this document, please visit Council's Administration Building to discuss it with Council staff who will arrange an interpreter service. The Administration Building is located at 31 Victor Street, Chatswood and open from 8.30am to 5pm, Monday to Friday. Alternatively, you may ring the Translating & Interpreting Service on 131 450 to ask for an interpreter to contact Council for you. Council's phone number is (02) 9777 1000.

## ARABIC

إذا كنت لا تفهم هذه الوثيقة يرجى زيارة مبنى إدارة مجلس البلدية لبحثها مع موظفي المجلس الذين سيتخذون ترتيبات للحصول على خدمة الترجمة الشفهية. يقع مبنى الإدارة على العنوان 31 Victor Street, Chatswood وهو يفتح من الساعة 8.30 صباحاً إلى 5 مساءً أيام الاثنين إلى الجمعة. يمكنك بدلاً من ذلك الاتصال بخدمة الترجمة الخطية والشفهية على الرقم 131 450 واطلب أن يقوم مترجم شفهي بالاتصال بالمجلس بالنيابة عنك. رقم هاتف المجلس هو: (02) 9777 1000.

## ARMENIAN

Եթե չէք հասկնար այս փաստաթուղթը, խնդրեմ այցելեցեք Քաղաքային Խորհուրդի Վարչարան Շէնքը այդ մասին խօսելու Քաղաքային Խորհուրդի աշխատակիցներու հետ որոնք ձեզի համար թարգման մը կը կարգադրեն: Վարչարան Շէնքը կը գտնուի 31 Victor Street, Chatswood եւ բաց է կ.ա. 8.30 – կ.ե.5.00, Երկուշաբթիէն մինչեւ Ուրբաթ: Կարելի է նաեւ հեռաձայնել Թարգմանութեան Սպասարկութեան 131450 եւ խնդրել որ թարգման մը կապ հաստատէ Քաղաքային Խորհուրդին հետ ձեզի համար: Քաղաքային Խորհուրդի հեռախօսի համարն է՝ (02) 9777 1000:

## CHINESE SIMPLIFIED

如果您不明白本文件，请前往市政府行政大楼，与市政府职员讨论，市政府职员会安排传译员提供服务。行政大楼位于31 Victor Street, Chatswood，上班时间是周一至周五上午8:30至下午5:00。此外，您也可以致电翻译传译服务处，电话131 450，请传译员为您联系市政府，市政府的电话是(02) 9777 1000。

## CHINESE TRADITIONAL

如果您不明白本文件，請前往市政府行政大樓，與市政府職員討論，市政府職員會安排傳譯員提供服務。行政大樓位於31 Victor Street, Chatswood，辦公時間是週一至週五上午8:30至下午5:00。此外，您也可以致電翻譯傳譯服務處，電話131 450，請傳譯員為您聯絡市政府，市政府的電話是(02) 9777 1000。

## CROATIAN

Ako ne razumijete ovaj dokument, molimo vas otidite u administrativnu zgradu općine i razgovarajte s osobljem općine koje će vam organizirati usluge tumača. Zgrada općine se nalazi na adresi 31 Victor Street, Chatswood i otvorena je od 8.30 izjutra do 5 poslije podne, od ponedjeljka do petka. Druga mogućnost je da nazovete Službu prevoditelja i tumača (Translating and Interpreting Service) na 131 450 i da ih zamolite da vam nazovu općinu. Broj telefona općine je (02) 9777 1000.

## GREEK

Αν δεν καταλαβαίνετε αυτό το έγγραφο, παρακαλούμε επισκεφθείτε το Κτίριο Διοίκησης της Δημαρχίας για να το συζητήσετε με το προσωπικό της Δημαρχίας που θα οργανώσει διερμηνεία για την εξυπηρέτησή σας. Το Κτίριο Διοίκησης βρίσκεται στη διεύθυνση 31 Victor Street, Chatswood και είναι ανοιχτό από τις 08:30 π.μ. έως 5 μ.μ., Δευτέρα έως Παρασκευή. Διαφορετικά, μπορείτε να τηλεφωνήσετε στην Υπηρεσία Μεταφράσεων και Διερμηνείας στο 131 450 και να ζητήσετε από ένα διερμηνέα να επικοινωνήσει με τη Δημαρχία για λογαριασμό σας. Ο αριθμός τηλεφώνου της Δημαρχίας είναι (02) 9777 1000.

## ITALIAN

Se avete difficoltà nel capire il presente documento, rivolgetevi all'Administration Building del Comune e gli addetti municipali provvederanno a richiedere l'assistenza di un interprete. L'Administration Building è situato al n. 31 di Victor Street, Chatswood ed è aperto dal lunedì al venerdì, dalle 8.30 alle 17. Oppure potete chiamare il Translating and Interpreting Service al 131 450 e chiedere loro di mettersi, per vostro conto, in contatto con il Comune. Il numero telefonico comunale è (02) 9777 1000.

## JAPANESE

本文書が理解できない場合には、カウンスルの事務局にお越しいただければ、カウンスル職員が通訳サービスを手配の上で、ご相談に応じます。事務局の住所は、31 Victor Street, Chatswoodで、窓口受付時間は月曜から金曜の午前8時半から午後5時までです。他にも、電話131 450の翻訳通訳サービスにおかけの上、通訳士にカウンスルにつなぐように依頼することもできます。カウンスルの電話番号は、(02) 9777 1000です。

## KOREAN

이 문서를 이해하지 못하실 경우 시의회 청사를 방문하셔서 시의회 직원과 이에 대해 상의하십시오. 시의회 직원이 통역사 서비스를 주선할 것입니다. 시의회 청사는 31 Victor Street, Chatswood에 위치하고 있으며 월요일에서 금요일, 오전 8시 30분에서 오후 5시까지 오픈합니다. 이니면 여러분이 직접 번역통역서비스에 131 450으로 전화하셔서 통역사에게 시의회에 연락하여 여러분과 연결하도록 요청하십시오. 시의회 직원번호는 (02) 9777 1000입니다.

In regards the Planning Proposal for 629-639 Pacific Highway Chatswood, no changes were required as a result of the additional work carried out. It should be noted that the site is not located 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 *Strategy* since the Council Meeting of 12 February 2018.

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

The subject site is located within a newly proposed southern extension of the CBD under the CBD Strategy and is identified as 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*, by:

- Rezoning the site from B5 Business Development to B4 Mixed Use.
- Increasing the height on the site to 90 metres.
- Increasing the Floor Space Ratio on the site to 6:1.

A Voluntary Planning Agreement will be required for this Planning Proposal but has not been submitted at this stage. The proponents have however indicated they intend to participate in future discussions on the subject and have provided a letter in this regard. This is likely to result in a separate exhibition of a draft Voluntary Planning Agreement at a later stage.

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.

All documentation will be provided to you electronically (the link will be emailed separately to this letter).

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