

16 November 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 815 Pacific Highway and 15 Help Street, Chatswood

At its meeting of 9 November 2020, Council considered a report regarding a Planning Proposal and concept plans submitted by HDC Planning and Aplus Design for 815 Pacific Highway and 15 Help Street, Chatswood.

This Planning Proposal was endorsed by Council for progression to Gateway in response to indicated changes to planning controls in the *Chatswood CBD Planning and Urban Design Strategy 2036* (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 the existing Chatswood CBD boundary under the CBD Strategy and is identified as B3 Commercial Core.

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:

- Increasing the height on the site to RL 246.8 metres.
- Increasing the Floor Space Ratio on the site to 17.2:1.

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 of Offer 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).

Note that draft DCP provisions have been updated by the proponent following the Council Meeting to refer to a minimum of 5.5 stars GBCA building rating being expected, with 6 stars GBCA building rating being encouraged (the draft DCP provisions considered by Council referred to 5 stars). Council requests that these draft DCP provisions dated 12 November 2020 be considered as part of the Gateway determination (located in the electronic file under 3. Proponent documents)

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

Yours sincerely,

A handwritten signature in black ink, appearing to read 'NSW' followed by a stylized flourish.

Norma Shankie-Williams
STRATEGIC PLANNING TEAM LEADER