

1 April 2021

2200687

Debra Just
Chief Executive Officer
Willoughby City Council
Level 4, 31 Victor Street
Chatswood NSW 2067

Dear Ms Just,

Voluntary Planning Agreement

We write on behalf of Antaeus Group Pty Ltd (Antaeus), the Proponent for the Planning Proposal for 613 & 621-627 Pacific Highway, Chatswood (the site). The letter represents a draft Voluntary Planning Agreement (VPA) to accompany a Planning Proposal submitted to Willoughby City Council (Council) for the site. This letter outlines the scope and background to the Planning Proposal and an indication of the VPA offer upon finalisation of the Planning Proposal by Council.

1.0 The Planning Proposal

The Planning Proposal seeks to:

- Rezone the site from B5 Business Development to B4 Mixed Use.
- Apply a maximum building height of 90m;
- Apply a maximum floor space ratio of 6:1 with a minimum non-residential floor space component of 1:1.

2.0 Site Location

The site is located at 613-627 Pacific Highway, Chatswood. The site has an area of approximately 1,827m² in total and has frontages to the Pacific Highway, Nelson Street and Hammond Lane. It is irregular in size and currently accommodates a single storey Inspirations Paint shop at 613 Pacific Highway and a residential strata building with ground floor commercial at 621-627 Pacific Highway.

The site is situated on the eastern side of the Pacific Highway on the corner of Nelson Street, approximately 800m walking distance (10 minutes) from Chatswood Railway Station and Transport Interchange and approximately 200m north of Mowbray Road. The Frank Channon Walk, a pedestrian walkway and cycleway to Chatswood CBD and Railway Station, is located near the site less than 100m to the east.

3.0 Indicative Development

The Planning Proposal has been prepared in accordance with the Chatswood CBD Planning and Urban Design Strategy 2036 (Chatswood CBD Strategy). An indicative design concept has been prepared by GWYL Architecture to demonstrate the site's capacity to accommodate a mixed use development that reflects the proposed amendments.

The concept provides:

- A 27-storey mixed use building;
- Approximately 105 residential apartments
- Approximately 10,962m² of gross floor area incorporating:
 - Approximately 9,135m² of residential floor area; and
 - Approximately 1,827m² of non-residential floor area, including commercial and retail land uses.
- Through-site link along the eastern boundary of the site;
- Basement parking
- Loading dock and facilities
- Vehicular access via Hammond Lane
- Communal open space and landscaping.

4.0 The offer of a Voluntary Planning Agreement

In association with the Planning Proposal for the site, the Proponent intends to offer to Council the following:

- A right of way over the through site link for 24 hours a day 7 days a week for the public, including pedestrians and cyclists. The right of way only applies to the ground level. The through site link is approximately 45m in length with ranging widths on private land and extends along the eastern boundary of the site from Nelson Street to Hammond Lane (refer to **Figure 1**).
- Construction of all outdoor lighting for the through site link.
- Landscaping and improvements to the public domain on site.
- Provision of maintenance and management of the through site link.

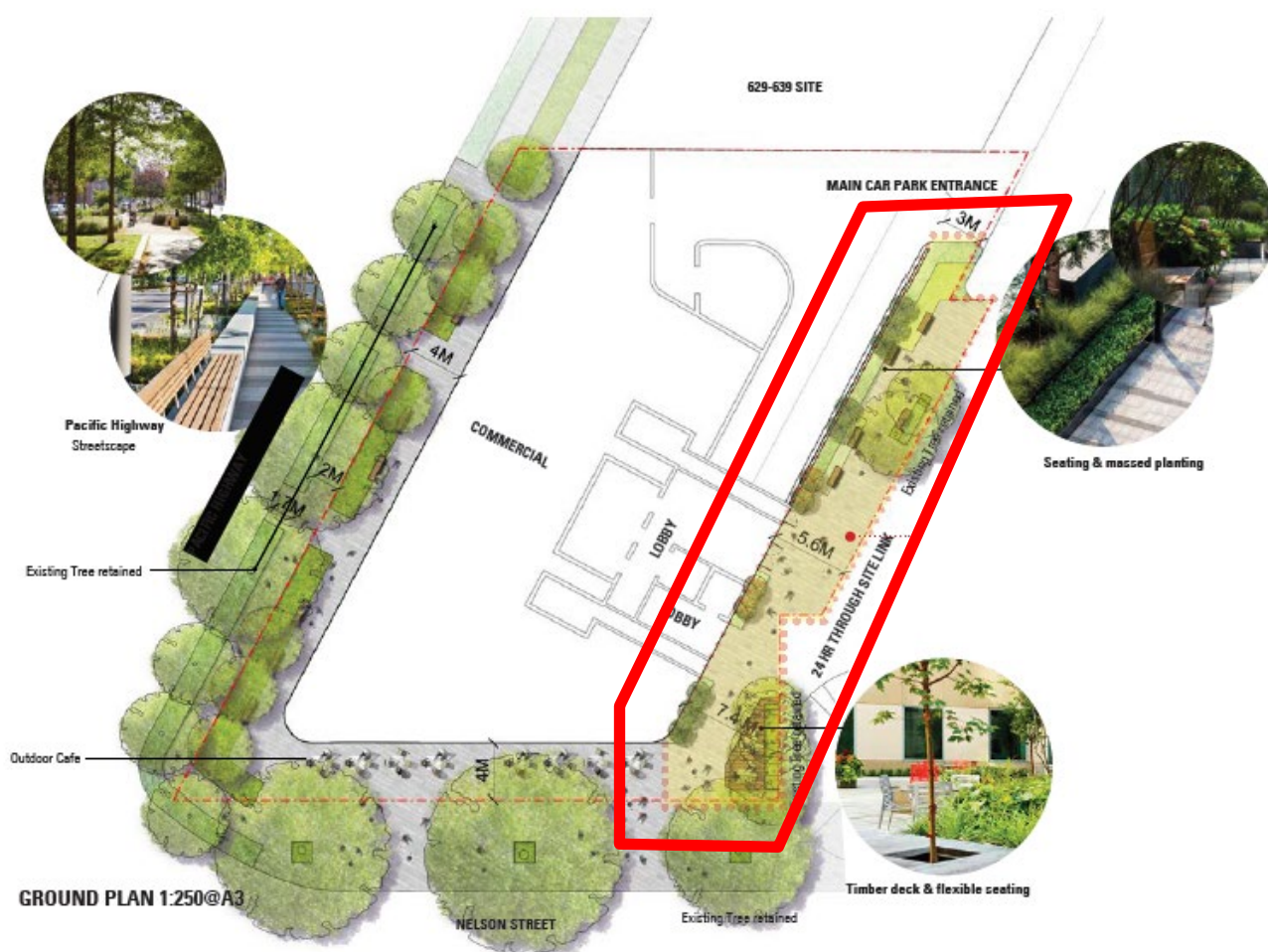


Figure 1 Indicative Through Site Link (highlighted red)

Source: GWYL Architecture

5.0 Total Package

The following is a summary of the material public benefits:

Scope of Works	Value
<ul style="list-style-type: none"> A right of way over the through site link for 24 hours a day 7 days a week for the public, including pedestrians and cyclists. The right of way only applies to the ground level. The through site link is approximately 45m in length with ranging widths on private land and extends along the eastern boundary of the site from Nelson Street to Hammond Lane (refer to Figure 1). Construction of all outdoor lighting for the through site link. Landscaping and improvements to the public domain on site. Provision of maintenance and management of the through site link. 	<p>Total value to be confirmed by quantity survey following discussion with Council.</p>

It is intended that the benefits proposed under the offer are offset against any monetary Community Infrastructure contribution required.

It is intended that should the Planning Proposal be gazetted; this offer will be formalised into a Voluntary Planning Agreement with the Council. The agreement will comply with the requirements of the *Environmental Planning and Assessment Act 1979* and *Environmental Planning and Assessment Regulation 2000* and contain mechanisms for completion of any works and/or land dedication. The Planning Agreement may be registered by the Registrar-General.

Yours sincerely,



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