

**29<sup>th</sup> October 2021**

Willoughby City Council  
General Manager  
C/- Mr Craig O'Brien  
Level 4,  
31 Victor Street  
Chatswood NSW

Dear Sir,

**RE: ADDITIONAL DOCUMENTS FOR PLANNING PROPOSAL 3 ELLIS STREET,  
CHATSWOOD (PP-2021-4170) FOR GATEWAY EXHIBITION**

This letter has been prepared by MPG AU Pty. Ltd. which is the applicant in relation the planning proposal and owner of the site at 3 Ellis Street, Chatswood.

The NSW Department of Planning Industry & Environment (DPI&E) by correspondence dated 26 October 2021 has issued a Gateway Determination to allow the Planning Proposal to proceed to public exhibition, subject to the requirements specified in the Gateway Determination. The proponent's Planning Proposal Report and other additional information are provided to address the Gateway conditions.

The following documents outlined in the table below have been included within this submission.

Prepared by	
Planning Proposal Report	Ingham Planning
Preliminary View Sharing Analysis	MGA Architect
Preliminary Acoustic Report	Renzo Tonin & Associates
Wind Impact Assessment	Windtech Consultant

The following table outlined the response to address the Gateway conditions.

Gateway Determination Condition	Response
1. The planning proposal is to be amended to address the following matters and submitted to the Department for review and endorsement, prior to public exhibition:	-
(a) provide a timeline based on the issuing of this Gateway determination.	Provided. Refer to <b>Section 4.6.2</b> of planning proposal report

<p>(b) include the changes outlined in Council's resolution and update the list of appendices to clearly indicate the documents for the preferred option as supported by Council including but not limited to shadow diagrams, wind impact assessment and noise impact assessment.</p>	<p>List of appendices updated in the planning proposal report.</p> <p>Additional studies for <b>wind Impact Assessment</b> and revised <b>preliminary acoustic report</b> are provided.</p>
<p>(c) update the objectives and intended outcomes to:</p> <ul style="list-style-type: none"> <li>• provide a plain English explanation of the intend outcome to be achieved on the site as a result of the changes to the planning controls;</li> <li>• number of additional residential dwellings; and</li> <li>• number of jobs as a result of the proposal.</li> </ul>	<p>Provided.</p> <p>Executive Summary added in the planning proposal report.</p> <p>Also refer to <b>Section 3.3</b> of planning proposal report</p>
<p>(d) provide existing mapping:</p> <ul style="list-style-type: none"> <li>• Active Street Frontages;</li> <li>• Special Provisions Map; and</li> <li>• Lot Size Map.</li> </ul>	<p>Noted.</p> <p>Existing WLEP 2012 Maps are provided.</p>
<p>(e) proposed mapping to the Department's technical standard:</p> <ul style="list-style-type: none"> <li>• Height of Buildings Map;</li> <li>• FSR Map;</li> <li>• Lot Size Map to indicate a minimum lot size of 800m<sup>2</sup>;</li> <li>• Active Street Frontages Map; and</li> <li>• Special Provisions Area Map to indicate the application of architectural roof features, design excellence and affordable housing.</li> </ul>	<p>Noted. Council to address.</p>
<p>(f) remove the reference to Willoughby Community Strategic Plan 2010-2025 and provide an assessment of the consistency of the planning proposal against Our Future Willoughby 2028.</p>	<p>Updated.</p> <p>Refer to <b>Section 4.2.2</b> of planning proposal report.</p>
<p>(g) include an assessment of the proposal against the relevant priorities and actions of the Council endorsed Willoughby Local Housing Strategy and remove 'draft'.</p>	<p>Updated.</p> <p>Refer to <b>Section 4.2.2</b> of planning proposal report.</p>
<p>(h) ensure all of the relevant SEPPs are addressed and remove reference to repealed SEPPs.</p>	<p>Updated.</p> <p>Refer to <b>Section 4.2.3</b> of planning proposal report.</p>

<p>(i) ensure all of the relevant Section 9.1 Ministerial Directions are addressed including Section 2.6 Remediation of Contaminated Land and 3.5 Development Near Licensed Aerodromes and remove reference to revoked directions:</p> <ul style="list-style-type: none"> <li>i. 3.3 Home Occupations; and</li> <li>ii. 7.1 Implementation of A Plan for Growing Sydney (revoked 2020) and provide additional assessment against 5.10 Implementation of Regional Plans.</li> </ul>	<p>Updated. Refer to <b>Section 4.2.4</b> of planning proposal report.</p>
<p>(j) Council should consider whether the planning proposal is likely to impact upon significant regional or district views for neighbouring properties and if a view sharing analysis should be prepared to support the proposal during exhibition.</p>	<p><b>Preliminary View Sharing Analysis</b> is provided.</p>

We trust that Council may now complete the assessment, allowing the Planning Proposal to be progress to public exhibition.

Please contact me if you have any questions.

Yours faithfully,

Wesley Chong  
Director  
MPG AU Pty Ltd