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23 June 2021

Mr Craig O'Brien
Willoughby City Council
PO Box 57
Chatswood NSW 2057

Dear Craig,

RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION - 9-11 NELSON STREET, CHATSWOOD - PLANNING PROPOSAL 2020/12

1. INTRODUCTION

Urbis Pty Ltd has prepared this submission on behalf of on behalf of The Owners Corporation, Strata Plan 65120 (**the Applicant**) to provide a response to Willoughby City Council's Request for Additional Information (RFI) dated 29 April 2021 in relation to Planning Proposal 2020/12.

The Planning Proposal application seeks amendments to the Willoughby Local Environmental Plan 2012 (**WLEP**) in relation to the site at 9-11 Nelson Street, Chatswood (**the Site**).

The objective of the Planning Proposal is to facilitate the construction of a new mixed-use development that will provide 4,219sqm of commercial floor space, approximately 258 residential apartments and 1,839sqm of open space within the Chatswood CBD fringe.

The Planning Proposal seeks to achieve the desired outcome by:

- Amending the land use zoning control applicable to the site under WLEP from R2 Low Density Residential to B4 Mixed Use.
- Amending the maximum building height control from 12m to 90m.
- Amending the maximum Floor Space Ratio (**FSR**) control from 0.9:1 to 6:1.

This letter has been prepared to provide a response to Willoughby City Council's Request for Additional Information (RFI) dated 29 April 2021 in relation to Planning Proposal 2020/12. **Table 1** identifies the accompanying documentation to support the response to Council's RFI.

Table 1 Documentation to Support Response to Council's RFI

Document	Consultant	Appendix
Amended Architectural Plans	PBD Architects	Appendix A
Amended Landscape Design Report	Urbis	Appendix B
Amended Urban Context Report	Urbis	Appendix C
Letter of Offer	The Owners Corporation, Strata Plan 65120	Appendix D
Amended Heritage Impact Statement	Urbis	Appendix E
Amended Transport Impact Statement	Urbis	Appendix F
Amended Draft DCP	Urbis	Appendix G

2. RESPONSE TO MATTERS RAISED BY COUNCIL

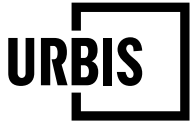
Item	Matter	Response
1	<p>Inconsistencies in plans</p> <p>Ground Floor – Landscape Area Diagram (PBD Architects) and Landscape Master Plan (Urbis).</p> <p>There appears to be discrepancies between plans. Consistent plans requested, clearly showing what is to be ground level landscaping.</p> <p>Note that the relationship of this site to the public park to the north east of the site and the Frank Channon Walk are important considerations for Council regarding this Planning Proposal. This is covered further below.</p>	<p>The Architectural plans prepared by PBD Architects have been updated to reflect the landscape plans (refer to Appendix A).</p>
2	<p>Ground Level landscaping and public domain</p> <p>The Landscape master plan (Urbis) is noted. Amendments are requested.</p>	<p>Urbis Landscape have prepared an amended Landscape Design Report (Appendix B) to incorporate all comments.</p>

Item	Matter	Response
	<p>Boundary is to be shown, clearly showing where the Council public park and the subject site meet.</p> <p>Council's public park to be characterised by soft landscaping – not paving.</p> <p>Adjacent Council's public park, Council is seeking a component of soft landscaping on 9-11 Nelson Street that integrates with the public park. Please explore an appropriate soft landscaping setback adjacent the public park, to embellish the usability of this ground level public space. Outside that, paving for pedestrian movement and outdoor dining is supported.</p> <p>Dimensions and area in m2 are to be provided.</p> <p>Public access is further addressed in the Point 5 Letter of Offer below.</p>	
3	<p>Podium facing Frank Channon Walk (where setback 3m at ground level)</p> <p>Council seeks a sympathetic relationship between the Podium wall (setback 3m) and the Frank Channon Walk. Amendments are requested.</p> <p>In addition to the ground level setback, Council seeks for the Podium Level 1 to be stepped in. Please explore an appropriate Level 1 podium setback – this may involve provision of balconies with opportunity for planting.</p>	<p>Amended architectural plans and associated urban design report have been prepared and included at Appendix A and C.</p>
4	<p>Letter of Offer</p> <p>I note P.17 of the Planning Report. Council seeks a letter of offer in accordance with the CBD Strategy with Planning Proposals.</p> <p>I attach the Formal Pre-Planning Proposal Notes and I refer you to Point 16 VPA.</p>	<p>A Voluntary Planning Agreement Letter of Offer has been prepared and is attached at Appendix D.</p>

Item	Matter	Response
	<p>Related to this is embellishment of public realm (Point 6 Public Domain)</p> <p>Note the Letter of Offer should include a proposed right of way for public access over the setback adjacent the Frank Channon Walk (along the eastern boundary of the site) and in the north east corner adjacent the existing public space.</p>	
5	<p>Heritage Impact Statement</p> <p>Please update the Heritage Impact Statement to reflect the amended concept plans (existing HIS is based on original plans submitted) – as already amended and as requested in this email.</p>	The Heritage Impact Statement has been updated to reflect the amended concept plans (Appendix E).
6	<p>Loading and Unloading</p> <p>For the purposes of a Planning Proposal, loading/ unloading and servicing (garbage) should be based on a general retail and commercial land use.</p> <p>It is requested that any specific user and related design requirements should be submitted at design excellence and development application stage for consideration at that time.</p> <p>In the Formal Pre-Planning proposal Notes, Council requested one vehicle entry.</p> <p>Council again requests that the plans be amended on this basis. Separate driveways for residential and retail / commercial may be provided next to each other, but these should be in the one location via the same street. The CBD Strategy seeks to rationalise vehicle entry points.</p>	The Transport Impact Statement has been amended to reflect Council's comments. One entry point via Gordon Avenue is proposed (Appendix F).
7	<p>Car Parking</p> <p>Concern is raised with the 551 car spaces proposed.</p>	Per the Willoughby DCP 2006, the minimum car parking requirement at the site is 257 spaces. 257 spaces will be provided and the Transport

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	<p>In the Formal Pre-Planning proposal Notes, Council requested car parking to be based on lower rates than the current WDCP (and these were provided).</p> <p>In addition, car parking should be based on a general retail and commercial land use, as well as residential. This will substantially reduce the car parking required on a site within the Chatswood CBD, close to major public transport infrastructure. You are requested to base car parking provision on the above.</p>	<p>Impact Statement has been updated (Appendix F).</p>
8	<p>Draft DCP provisions</p> <p>On 23/12/2020, Council forwarded to you with the Formal Pre-Planning Proposal Notes an example of satisfactory draft DCP provisions.</p> <p>It is requested that you amend your draft DCP provisions to be generally consistent with the example provided – Council seeks a consistent approach in its Development Control Plan (noting that there will be some variances due to circumstances of individual sites).</p> <p>Please update the draft DCP provisions as reflected in the example and below.</p> <p>In particular the following comments are made:</p> <ul style="list-style-type: none"> ▪ Use same headings, figures and structure as the example. ▪ Delete reference to Urbis, the strata plan and disclaimer as this intended to be included in Council's DCP. ▪ Remove colour from front page – a standard approach enabling integration into the WDCP is requested. ▪ Delete Figures and Tables reference on Contents page. 	<p>The Draft DCP has been amended to reflect these comments and is attached at Appendix G.</p>

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	<ul style="list-style-type: none"> ▪ Delete reference to potential new public open space in legend and on plan – for the neighbouring dive site (Figure 2, P.2). ▪ Clause 1.3 – Delete Point 5 and 6. ▪ Delete Figure 3, 4, 5 and 5. ▪ Delete Figure 6. ▪ Include CBD Strategy Street Frontage heights and setbacks diagram. ▪ Delete references to WLEP – what is in the WLEP does not need to be repeated in the DCP. ▪ Publicly accessible ground level areas are to be clearly dimensioned on example Figure 2 (with area m2 identified). ▪ Delete Clause 1.6, Point 7 and table 1, P.7). 	



3. CONCLUSION

This submission and the accompanying revised plans and technical documentation demonstrate the amended proposal to respond to the detailed matters raised by Council's assessment of the Planning Proposal.

We trust this submission provides a robust and detailed response to the matters raised in the RFI such that Council can proceed the Planning Proposal to Gateway determination.

Please do not hesitate to contact Andrew Hobbs on (02) 8233 7697 or the undersigned should you have any queries regarding this submission or the accompanying documentation.

Kind regards,

A handwritten signature in black ink that reads "Stephen White".

Stephen White
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