



Transport Asset
Holding Entity

2 November 2021

Willoughby City Council
PO Box 57
Chatswood NSW 2057

Dear Sir/Madam

Letter of support and consent to planning proposal for Lot 1 in Deposited Plan 1189541 at O'Brien Street, Chatswood NSW

The Transport Asset Holding Entity of New South Wales (**TAHE**) is the registered owner of the land comprised in Lot 1 in Deposited Plan 1189541, known as Lot 1, O'Brien Street, Chatswood NSW (**Property**).

TAHE, as landowner, consents to 853 Pacific Highway Pty Ltd, as trustee for the 2017 PHC Unit Trust, making an application for the planning proposal, prepared by Gyde Consulting and dated October 2021, seeking to vary the applicable planning controls for the Property.

Please also accept this letter as a letter of support from TAHE for the Planning Proposal. TAHE has identified that the Property is surplus to TAHE's requirements and it is therefore appropriate that the part of the site that is zoned SP2 is rezoned, and that the Property is allocated height and floor space ratio (**FSR**) controls (there are currently no such limits specified), so that it can be developed consistently with the adjacent land zoning and proposed controls for this land, namely:

- Mixed use B4
- 6:1 FSR (on a consolidated site basis)
- 90m height limit

TAHE has entered into commercial arrangements with 853 Pacific Highway Pty Ltd that would facilitate the redevelopment of the Property with the adjacent land (at 849-859 Pacific Highway and 2 Wilson Street, Chatswood) to be developed as a consolidated site, subject to an instrument change giving effect to the Planning Proposal.

TAHE considers that the *Chatswood CBD Planning and Urban Design Strategy 2036* (**Strategy**) did not specifically consider any change to the planning controls for TAHE's land because, at the time of preparation of the Strategy, it was not known that the Property was surplus to TAHE's requirements. As this has now come to light, it is clear that rezoning and consolidation of the Property is appropriate to ensure that it is developed as part of, and in line with, the other four block parcels of land bounded by the Pacific Highway, Wilson St, O'Brien St and the railway line. This would also avoid a highly undesirable outcome of TAHE's land being left as an isolated, irregular shaped lot with limited development potential.

Given the importance of this land being included as part of the changes to the Chatswood CBD planning controls, TAHE is also making a submission directly to the Department of Planning, Industry and Environment (with a copy to the Council) on the Comprehensive review



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of Willoughby LEP (PP-2021-6242), to similarly request the inclusion of its land in that Planning Proposal with the above controls.

Please note that the TAHE site has a 6m easement adjacent to the rail corridor and a light vehicle access easement from Wilson St in favour of TfNSW to undertake maintenance works which are intended to remain on title in the strata owners name post project completion.

Please contact Jennie Buchanan on 0404 909 035 should you require any further information regarding this correspondence.

Yours faithfully

**Signed for and on behalf of Transport
Asset Holding Entity of New South
Wales ABN 59 325 778 353 by its
authorised officer in the presence of:**

Signature of witness

GEORGE ROINS
Print Name

Signature of authorised officer

Aislinn McDonagh
Name of authorised officer

EGM Commercial & Property
Position of authorised officer