

PLANNING AND INFRASTRUCTURE DEPARTMENT
Planning Unit

22 November 2021

845 Pacific Highway Chatswood Unit Trust
Unit 602, 845 Pacific Highway
CHATSWOOD NSW 2057
ATT: John Zhang

Dear Mr Zhang,

**RE: Planning Proposal 2020/8
845 Pacific Highway, Chatswood**

I am writing to you regarding the Planning Proposal 2020/8 submitted on 4 September 2020 for 845 Pacific Highway, Chatswood.

The Planning Proposal sought to amend *Willoughby Local Environmental 2012* (WLEP 2012) in regards the subject site as follows:

- Increase the maximum height from 60m to RL 246.8m.
- Increase the FSR from 5:1 to 22.7:1.

Council wrote to you on 14 December 2020 indicating that there were fundamental issues with this Planning Proposal related to design excellence, built form and the slender tower objective, and the proposed setbacks and street frontage heights. An amended Planning Proposal, consistent with the *Chatswood CBD Planning and Urban Design Strategy 2036* (the CBD Strategy), was strongly encouraged and would be welcomed on such a key site within the Chatswood CBD B3 Commercial Core zone. A copy of the Council letter is attached for your information.

Council wrote to you again on 27 May 2021 and 20 September 2021 (letters also attached), seeking an amended Planning Proposal that satisfactorily addressed the issues identified on 14 December 2020.

On the 6 October 2021 an amended Planning Proposal was submitted.

The amended Planning Proposal and supporting information has been the subject of further review and does not satisfactorily address the fundamental issues identified on 14 December 2020. On this basis the Planning Proposal is unable to be supported by Council officers.

Council restates that it seeks a Planning Proposal to be consistent with the 35 Key Elements in the CBD Strategy and the development envisioned for the future of Chatswood CBD.



Council is disappointed that a satisfactory Planning Proposal has not been received on this site, with opportunities to do so having been available over the past 14 months since the initial lodgement on 4 September 2020, and following Council's 14 December 2020 letter identifying fundamental issues.

As there is a responsibility on Council to determine Planning Proposals in a timely manner, the intention is to report this Planning Proposal to a Council Meeting in early 2022 with the officer's recommendation being to not support.

Should you have any question in regards this letter, please contact Craig O'Brien on (02) 9777 7647.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Norma Shankie-Williams".

Norma Shankie-Williams
STRATEGIC PLANNING TEAM LEADER