

27 May 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 seeks 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*, 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 has yet to receive an amended Planning Proposal from you that satisfactorily addresses the issues identified on 14 December 2020.

You are again invited to amend your Planning Proposal to be consistent with the 35 Key Elements in the *Chatswood CBD Planning and Urban Design Strategy 2036* and the development envisioned for the future of Chatswood CBD.

It is requested that you advise Council of your intentions by the 26 June 2021 as there is a responsibility on Council to determine Planning Proposals in a timely manner.

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

Yours sincerely,



Norma Shankie-Williams
STRATEGIC PLANNING TEAM LEADER