

14 December 2020

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.

In addition, the Planning Proposal is seeking to waive the Council requirement under the *Chatswood CBD Planning and Urban Design Strategy 2036* (the *Strategy*) for a Design Excellence Competition.

The documentation submitted with the Planning Proposal has been the subject of preliminary review, and although the nature of the proposal being a fully commercial development in the Commercial Core of Chatswood is supported, specific aspects of the scheme are of concern.

Council encourages development under the *Strategy* within the Chatswood CBD, and within the B3 Commercial Core. However, the point is made that development is expected to be in accordance with the parameters and vision contained within the *Strategy* 35 Key Elements, which have been endorsed by both the Council and Department of Planning, Industry and Environment.

With regard to how the *Strategy* is expressed in the concept plans accompanying this Planning Proposal, Council does not recognize an appropriate level of consistency with the vision set out in the *Strategy* – which is the basis for amending current planning controls within the Chatswood CBD.

The fundamental issues with this Planning Proposal relate to design excellence, built form and the slender tower objective, and the proposed setbacks and street frontage heights. Council is therefore concerned with the lack of alignment with *Strategy* Key Elements 8, 17, 27, 28 and 29. The issues in these Key Elements were raised in the formal Pre-Planning Proposal Notes provided to you on 10 June 2020 and have not been addressed in a manner able to be supported.

Willoughby City Council

An amended Planning Proposal, consistent with the *Strategy*, is strongly encouraged and would be welcomed on such a key site within the Chatswood CBD B3 Commercial Core zone. Amendments in line with the *Strategy* should be the basis of an amended concept proposal, showing how the proposed amendments to *WLEP 2012* may be satisfactorily accommodated on this site. In this regard, a slender tower with greater setbacks above podium and lower street wall heights to the Pacific Highway, Railway Street, Day Street and the public park is requested.

It is understood that this will result in substantial reductions to floor plate size, in particular as the tower rises. It is Council's view that the subject site has constraints and strict adherence to *Strategy* controls may not be achievable however it is considered that the Planning Proposal submitted is seeking more than this site can accommodate. It is understood and accepted that reduced floor plate size would have implications for the height and floor space requested. As stated in the *Strategy*, achievement of height and floor space is dependent *"on addressing site constraints, surrounding context and other aspects of this Strategy."*

It should also be noted that car parking is encouraged based on the parking rates provided with the formal Pre-Planning Proposal Notes, due to the proximity to the Chatswood Transport Interchange. In addition, Draft DCP provisions would need to be amended to reflect this letter and more accurately reflect the standard approach sought by Council in the example provided with the formal Pre-Planning Proposal Notes.

Further, in accordance with the *Strategy*, a Design Excellence Competition is required for all developments over 35m in height, and it is not a requirement Council is prepared to waive.

We sincerely hope you will respond positively to this letter and provide a proposal that will deliver on the Council's vision for Chatswood CBD.

Please note that a further assessment would be carried out on any amended Planning Proposal.

Should you have any questions regarding the contents of this letter, please contact Craig O'Brien on (02) 9777 7647.

Yours sincerely,



Ian Arnott
PLANNING MANAGER