

From: [Christophe Charkos](#)
To: [Shankie-Williams, Norma](#)
Cc: [John Wynne](#); [John Booth](#); [O'Brien, Craig](#); [Arnott, Ian](#); [Tony Zhang](#)
Subject: RE: Revised Scheme for Feedback (without prejudice) - 845 Pacific Highway, Chatswood PP2020/8
Date: Wednesday, 7 April 2021 4:04:00 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[845 Pacific Highway - Proposed Envelope Study.pdf](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

Dear Norma,

As previously outlined in my email below, our client is committed to working with Council to achieve a scheme that can be supported going forward for 845 Pacific Highway, Chatswood. Accordingly please see attached a revised massing study prepared for the site by PTW.

In response to Council's requirements outlined in its letter of 14 December 2020 for slender towers and greater setbacks above the podium, a 3m setback to the tower has now been provided on all sides in addition to the 4m ground level setback from the Pacific Highway. The approach acknowledges Council's comment in the letter that '*strict adherence to the (CBD) Strategy setback controls may not be achievable*' and in our view balances increased setbacks above the podium with a feasible floorplate size for the commercial office tower. The proposed envelope also maintains sufficient flexibility within its volume for a detailed building design to achieve design excellence through the competitive design process.

In response to the other matters raised in Council's letter, we wish to advise that the proponent accepts Council's requirements for a design excellence competition based on the requirements recently gazetted clause 6.23 of the WLEP. We also confirm that we fully intend to address Council's proposed rates for car parking in the re-submitted planning proposal/DCP and accompanying TIA.

We trust this revised massing adequately addresses previous feedback? Once we have received Council's response, we will proceed to update and re-submit the relevant planning Proposal documentation as soon as possible.

Please do not hesitate to contact me should you wish to discuss.

Kind Regards
Christophe

CHRISTOPHE CHARKOS

ASSOCIATE DIRECTOR

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From: Shankie-Williams, Norma <Norma.Shankie-Williams@Willoughby.nsw.gov.au>
Sent: Monday, 15 March 2021 5:03 PM
To: Christophe Charkos <ccharkos@urbis.com.au>
Cc: John Wynne <jwynne@urbis.com.au>; John Booth <jbooth@urbis.com.au>; O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>; Arnott, Ian <Ian.Arnott@Willoughby.nsw.gov.au>
Subject: RE: Revised Scheme for Feedback (without prejudice) - 845 Pacific Highway, Chatswood PP2020/8

Dear Christophe

I am pleased to receive that response.

We look forward to receiving a revised Proposal in due course

Kind regards

Norma

From: Christophe Charkos [<mailto:ccharkos@urbis.com.au>]
Sent: Monday, 15 March 2021 2:48 PM
To: Shankie-Williams, Norma <Norma.Shankie-Williams@Willoughby.nsw.gov.au>
Cc: John Wynne <jwynne@urbis.com.au>; John Booth <jbooth@urbis.com.au>; O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>; Arnott, Ian <Ian.Arnott@Willoughby.nsw.gov.au>
Subject: RE: Revised Scheme for Feedback (without prejudice) - 845 Pacific Highway, Chatswood PP2020/8

Dear Norma

Thank you for the feedback below and subsequent discussion. We met with the client and PTW last week to go through this advice, and the client indicated their desire to work with Council to achieve a scheme that can be supported going forward. We are going through some revised massing options which we will send for feedback in due course. As mentioned, we fully intend to address the other matters (design excellence, car parking rates, revised DCP etc.) in any revised PP put back to Council once the envelope has reached a point that it can be supported.

Kind Regards
Christophe

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From: Shankie-Williams, Norma <Norma.Shankie-Williams@Willoughby.nsw.gov.au>
Sent: Thursday, 4 March 2021 5:01 PM
To: Christophe Charkos <ccharkos@urbis.com.au>
Cc: John Wynne <jwynne@urbis.com.au>; John Booth <jbooth@urbis.com.au>; O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>; Arnott, Ian <Ian.Arnott@Willoughby.nsw.gov.au>
Subject: RE: Revised Scheme for Feedback (without prejudice) - 845 Pacific Highway, Chatswood PP2020/8

Hi Christophe

As promised I am responding to the revised details in relation to this current planning proposal submitted last month.

The comments relate to the Massing Study dated February 2021 dealing with built form, the slender tower objective, setbacks and street wall heights.

The other issues identified in the Council letter of 14 December 2020 remain to be addressed (design excellence, car parking rates, revised DCP provisions etc.).

As noted in that Council letter, *"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."* The changes made have been noted, however, our above overall position has not changed.

The Council letter states *"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."* Council continues to seek a revised scheme in this regard. While noting some increase in setbacks are shown on the Pacific Highway more is still required in addition to setbacks to Railway St, Day St and the public park.

The Council letter stated, *"It is understood that this will result in substantial reductions to floor plate size"* and this remains the case. Those further setbacks will inevitably result in a smaller floorplate, but in our view a better resolution of bulk and scale on the site.

We would strenuously suggest these issues be fully addressed and a revised massing study presented for Council's consideration, together with a response to the additional issues in Council's December letter prior to any formal resubmission, as Council looks forward to a scheme that can be supported going forward on this site.

Kind regards
Norma

From: Christophe Charkos [<mailto:ccharkos@urbis.com.au>]
Sent: Monday, 1 March 2021 1:15 PM
To: Shankie-Williams, Norma <Norma.Shankie-Williams@Willoughby.nsw.gov.au>
Cc: John Wynne <jwynne@urbis.com.au>; John Booth <jbooth@urbis.com.au>; O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>
Subject: RE: Revised Scheme for Feedback (without prejudice) - 845 Pacific Highway, Chatswood PP2020/8

Thank you Norma.

Kind Regards
Christophe

From: Shankie-Williams, Norma <Norma.Shankie-Williams@Willoughby.nsw.gov.au>
Sent: Monday, 1 March 2021 12:50 PM
To: Christophe Charkos <ccharkos@urbis.com.au>
Cc: John Wynne <jwynne@urbis.com.au>; John Booth <jbooth@urbis.com.au>; O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>
Subject: RE: Revised Scheme for Feedback (without prejudice) - 845 Pacific Highway, Chatswood PP2020/8

Yes Christophe
We expect to have something back to you very soon
Regards
Norma

From: Christophe Charkos [<mailto:ccharkos@urbis.com.au>]
Sent: Monday, 1 March 2021 12:26 PM
To: Shankie-Williams, Norma <Norma.Shankie-Williams@Willoughby.nsw.gov.au>
Cc: John Wynne <jwynne@urbis.com.au>; John Booth <jbooth@urbis.com.au>; O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>
Subject: RE: Revised Scheme for Feedback (without prejudice) - 845 Pacific Highway, Chatswood PP2020/8

Hi Norma, I hope you had a nice weekend. Just following up on Council's feedback on the revised building envelope for 845 Pacific Highway. It would be good to get Council's feedback so we can proceed to updating the documentation for the PP.

Kind Regards

Christophe

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From: Christophe Charkos

Sent: Thursday, 18 February 2021 6:01 PM

To: Shankie-Williams, Norma <Norma.Shankie-Williams@Willoughby.nsw.gov.au>

Cc: John Wynne <jwynne@urbis.com.au>

Subject: RE: Revised Scheme for Feedback (without prejudice) - 845 Pacific Highway, Chatswood PP2020/8

Thank you Norma, I appreciate the quick reply.

Kind Regards
Christophe

From: Shankie-Williams, Norma <Norma.Shankie-Williams@Willoughby.nsw.gov.au>

Sent: Thursday, 18 February 2021 5:45 PM

To: Christophe Charkos <ccharkos@urbis.com.au>

Cc: O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>; Arnott, Ian <Ian.Arnott@Willoughby.nsw.gov.au>; Tony Zhang <Tony.Zhang@vantagergroup.com.au>; John Wynne <jwynne@urbis.com.au>; John Booth <jbooth@urbis.com.au>

Subject: RE: Revised Scheme for Feedback (without prejudice) - 845 Pacific Highway, Chatswood PP2020/8

Thank you Christophe

We will review the revised scheme and get back to you shortly.

Kind regards
Norma

Norma Shankie-Williams - *Strategic Planning Team Leader*

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From: Christophe Charkos [<mailto:ccharkos@urbis.com.au>]

Sent: Thursday, 18 February 2021 5:42 PM

To: Shankie-Williams, Norma <Norma.Shankie-Williams@Willoughby.nsw.gov.au>

Cc: O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>; Arnott, Ian <Ian.Arnott@Willoughby.nsw.gov.au>; Tony Zhang <Tony.Zhang@vantagergroup.com.au>; John Wynne <jwynne@urbis.com.au>; John Booth <jbooth@urbis.com.au>

Subject: Revised Scheme for Feedback (without prejudice) - 845 Pacific Highway, Chatswood PP2020/8

Hi Norma

I trust you are well. As per Craig's email below and the letter received dated 14 December, PTW have been working on revisions to the proposed building envelope to address Council's concerns in relation to the Planning Proposal for 845 Pacific Highway. More specifically, the design team has been working on an approach which achieves more slender tower form with lower street wall heights and setbacks above podium.

We attach for your feedback, a revised scheme for your consideration (without prejudice). We feel this scheme represents a positive response to Council's concerns whilst also demonstrating greater consistency with the intent of the CBD Strategy for slender towers whilst also maintaining a sufficient floor plate size for an A Grade commercial office building.

Key features of the revised scheme include the introduction of a podium, recesses at the lower levels of the tower (generally setback 6m from street wall) and chamfered tower corners which are setback between 9.7m (northern corner) and 13.8m (southern corner). The proposed chamfer results in a reduction to the building width to 46.1m and a 12.3% reduction to the floorplate GFA. This approach reduces the overall bulk of the building particularly when viewed from the Pacific Highway. In our opinion the revised scheme offers significant scope for further refinement and articulation through Council's competitive design excellence process.

We would greatly appreciate Council's expedient feedback on the revised scheme before we proceed to update the Planning Proposal documentation to re-submit to Council. We would be more than happy to meet over Teams to discuss the revised scheme and any specific comments of Council.

Please do not hesitate to call me should you have any questions.

Kind Regards
Christophe

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From: O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>

Sent: Wednesday, 16 December 2020 12:02 PM

To: Christophe Charkos <ccharkos@urbis.com.au>

Cc: john.zhang@vantagergroup.com.au; Arnott, Ian <Ian.Arnott@Willoughby.nsw.gov.au>;
Shankie-Williams, Norma <Norma.Shankie-Williams@Willoughby.nsw.gov.au>

Subject: Way forward - Letter to 845 Pacific Highway Chatswood Unit Trust regarding PP 2020 8 for 845 Pacific Highway Chatswood

Re: Way forward - Letter to 845 Pacific Highway Chatswood Unit Trust regarding PP 2020 8 for 845 Pacific Highway Chatswood

Hello Christophe

At this stage, having established a clear Council position in regards this Planning Proposal, we see the most effective way forward is for Council's letter to be fully considered with options explored by the Planning Proposal Team. A revised concept should then be submitted that demonstrates a response to the Council letter.

At this stage until Council's letter has been responded to with an amended scheme a further meeting is unlikely to be beneficial.

This can be reconsidered once an amended scheme has been provided.

We look forward to a revised concept accompanying this Planning Proposal.

Regards

Craig O'Brien
Strategic Planner
Willoughby Council
9777 7647

From: [Christophe Charkos](#)
Sent: Monday, 14 December 2020 3:39 PM
To: [O'Brien, Craig](#); john.zhang@vantagergroup.com.au
Cc: [Arnott, Ian](#); [Shankie-Williams, Norma](#); [John Wynne](#); tony.zhang@vantagergroup.com.au
Subject: RE: Letter to 845 Pacific Highway Chatswood Unit Trust regarding PP 2020 8 for 845 Pacific Highway Chatswood.pdf

Thanks Craig, we appreciate Council sending this before the end of the year, particularly given the significant amount of work that has gone into getting the WLEP amendments to Council this evening.

We will review Council's comments with Vantager and the Architects and will let you know if we have any questions. In the meantime could we please lock in a time to meet either via VC or in person with you, Norma and Ian in the new year to discuss options to amend the planning proposal? Could you please advise when this might be able to take place in January? I note that Urbis are back in the office on Monday 11th January but appreciate that others may be on leave throughout January, I will be taking an additional week over the Australia Day period.

Kind Regards
Christophe

From: O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>
Sent: Monday, 14 December 2020 1:58 PM
To: john.zhang@vantagergroup.com.au
Cc: Arnott, Ian <Ian.Arnott@Willoughby.nsw.gov.au>; Shankie-Williams, Norma <Norma.Shankie-Williams@Willoughby.nsw.gov.au>; Christophe Charkos <ccharkos@urbis.com.au>
Subject: Letter to 845 Pacific Highway Chatswood Unit Trust regarding PP 2020 8 for 845 Pacific Highway Chatswood.pdf

Re: Letter to 845 Pacific Highway Chatswood Unit Trust regarding PP 2020 8 for 845 Pacific Highway Chatswood

Hello John

Please find attached Council's letter dated today regarding this Planning Proposal.

The original is in the mail.

Yours Sincerely

Craig O'Brien
Strategic Planner
Willoughby Council
9777 7647

Craig O'Brien - *Strategic Planner*

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