

From: [Christophe Charkos](#)
To: [Shankie-Williams, Norma](#)
Cc: [O'Brien, Craig](#); [Arnott, Ian](#); [Tony Zhang](#); [John Wynne](#); [John Booth](#)
Subject: Revised Scheme for Feedback (without prejudice) - 845 Pacific Highway, Chatswood PP2020/8
Date: Thursday, 18 February 2021 5:41:00 PM
Attachments: [210218 Pacific Highway Massing Study.pdf](#)
[Letter to 845 Pacific Highway Chatswood Unit Trust regarding PP 2020 8 for 845 Pacific Highway Chatswood.pdf](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

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

CHRISTOPHE CHARKOS

ASSOCIATE DIRECTOR

D +61 2 8233 7660

T +61 2 8233 9900

M +61 403 487 586

E ccharkos@urbis.com.au

**SHAPING
CITIES AND
COMMUNITIES**



ANGEL PLACE, LEVEL 8, 123 PITT STREET
SYDNEY, NSW 2000, AUSTRALIA

Urbis recognises the traditional owners of the land on which we work.
Learn more about our [Reconciliation Action Plan](#).

This email and any files transmitted are for the intended recipient's use only. It contains information which may be confidential and/or protected by copyright. Any personal information in this email must be handled in accordance with the *Privacy Act 1988 (Cth)*. If you have received this email by mistake, please notify the sender and permanently delete the email. Any confidentiality or copyright is not waived or lost because this email has been sent to you by mistake.

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*

WILLOUGHBY CITY COUNCIL

PO Box 57 Chatswood NSW 2057

P +61 2 9777 7647 | M

E Craig.Obrien@Willoughby.nsw.gov.au

willoughby.nsw.gov.au | visit chatswood.com.au | theconcourse.com.au

