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26 June 2024

Craig O'Brien
Willoughby City Council
Ground Level, 31 Victor Street
Chatswood NSW 2067

Dear Craig,

PP-2022-822 | 641-655A PACIFIC HIGHWAY, CHATSWOOD | GATEWAY DETERMINATION

Urbis Ltd has prepared this letter on behalf of One GC Chatswood Pty Ltd (Receivers and Managers Appointed) (**the Proponent**) in relation to planning proposal PP-2022-822 to amend the Willoughby Local Environmental Plan 2012 (**LEP**) in relation to 641 – 655 and 655A Pacific Highway, Chatswood.

We write further to Council's email correspondence (dated 24 June 2024) requesting a summary table identifying the Gateway determination conditions and the document where each item is addressed.

Table 1 identifies the Gateway determination conditions and relevant documentation reference.

Table 1 Gateway Conditions Review

Gateway Conditions	PP Documentation
1. Prior to public exhibition, the planning proposal is to be updated to:	
(a) indicate the number of expected additional dwellings and jobs that will be facilitated by the increase to the planning provisions;	<ul style="list-style-type: none">▪ Employment Advice (Appendix P)▪ Planning Proposal Report (Table 12 and Table 15)
(b) provide shadow diagrams indicting the cumulative shadow impact to the proposal and the other approved planning proposals in the vicinity;	<ul style="list-style-type: none">▪ Shadow Analysis (Appendix B)▪ Planning Proposal Report (Figure 21)
(c) refer to the new translated zones consistent with the department's Employment Zone Reform throughout the planning proposal and proposed mapping, for example, the B4 Mixed Use	<ul style="list-style-type: none">▪ Planning Proposal Report (throughout report and Figure 27)

Gateway Conditions	PP Documentation
zone is now MU1 Mixed Use, B5 Business Development is now E2 Productivity Support. The site was R3 not B3;	
(d) refer to 'Area 5' on the Special Provisions Area (SPA) map as referring to Clause 6.23 Design excellence instead of 'Area 12';	<ul style="list-style-type: none"> Planning Proposal Report (Figure 33)
(e) indicate that the site will be subject to: <ul style="list-style-type: none"> Schedule 1 (27) Use of certain land in Chatswood CBD 'Area 8' to permit development of residential flat buildings provided that the ground floor is used for non-residential purposes and provides at least 17% of GFA for non-residential uses; 	<ul style="list-style-type: none"> Planning Proposal Report (Section 7.2, Section 10, and Figure 33)
<ul style="list-style-type: none"> Clause 6.25 Shop top housing in zone MU1 'Area 8'; and 	<ul style="list-style-type: none"> Planning Proposal Report (Section 7.2, Section 8.2, and Figure 33)
<ul style="list-style-type: none"> Clause 6.16 Minimum lot sizes for commercial and mixed use development in Chatswood CBD; 	<ul style="list-style-type: none"> Planning Proposal Report (Section 7.2, Section 8.2, and Figure 30)
(f) provide the following proposed mapping: <ul style="list-style-type: none"> minimum Lot Size Map to show a lot size of 5,500m²; 	<ul style="list-style-type: none"> Planning Proposal Report (Figure 30)
<ul style="list-style-type: none"> updated mapping consistent with previously approved planning proposals. For example, all surrounding sites have affordable housing contribution rates applied and the site at 10 Gordon Avenue and 15-19 Nelson Street has been approved to rezone the land and increase the planning provisions; 	<ul style="list-style-type: none"> Planning Proposal Report (Figures in Section 10 and Figure 31)
<ul style="list-style-type: none"> Active Street Frontages Map to show the Pacific Highway, Hammond Lane and Gordon Avenue as active street frontages; 	<ul style="list-style-type: none"> Planning Proposal Report (throughout report, Section 10, and Figure 32)
<ul style="list-style-type: none"> existing Special Provisions Area map that includes reference to: <ul style="list-style-type: none"> i. clause 6.16 Minimum lot sizes for commercial and mixed use development in Chatswood CBD 'Area 8' to require a minimum lot size of 1,200m² for mixed use development; and 	<ul style="list-style-type: none"> Planning Proposal Report (Section 7.2, Section 8.2, Figure 30, and Figure 33)

Gateway Conditions	PP Documentation
ii. ii. Schedule 1 (27) Use of certain land in Chatswood CBD 'Area 8';	
(g) delivering integrated land use and transport planning and a 30-minute city should be revised to N12 consistent with the North District Plan not N2;	<ul style="list-style-type: none"> Planning Proposal Report (Table 16)
(h) update the Ministerial Directions to provide an adequate consistency against: <ul style="list-style-type: none"> 4.1 Flooding; 4.4 Remediation of contaminated land; and 5.3 Development Near Regulated Airports and Defence Airfields; 	<ul style="list-style-type: none"> Planning Proposal Report (Table 18)
(i) provide an updated consistency against the following SEPPs: <ul style="list-style-type: none"> SEPP (Housing) 2021 and remove reference to SEPP No 65 Design Quality of Residential Apartment Development; and SEPP (Sustainable Buildings) 2022 and remove reference to SEPP (Building Sustainability Index: Basix) 2004. 	<ul style="list-style-type: none"> Planning Proposal Report (Table 17)
(j) provide an updated timeline based on the date of the Gateway determination	<ul style="list-style-type: none"> Planning Proposal Report (Table 21)
2. It is recommended that Council's Part L – Place Based Plans in the Willoughby Development Control Plan be referenced in the planning proposal and exhibited with the planning proposal.	<ul style="list-style-type: none"> Planning Proposal Report (Section 4.3.2) and Site-Specific DCP

We trust that the above allows the planning proposal to commence to public exhibition.

Yours sincerely,



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