



Mr Lee Mulvey
Director Metropolitan Delivery
NSW Planning & Environment
GPO Box 39
Sydney NSW 2001

11 August 2015

Re: Request for Pre-Gateway Review – Planning Proposal at 815 Pacific Highway Chatswood

Dear Sir,

This letter and accompanying documents have been prepared on behalf of the proponent Linfield Developments Pty Ltd and form a request for a Pre-Gateway review of a Planning Proposal (PP) refused by Willoughby City Council at its meeting on Monday 13 July 2015. The Council's notification letter dated 22 July 2015 is included as Attachment 1.

This letter should be read in conjunction with the completed Pre-Gateway Review Application Form that is also provided.

On behalf of the proponent we are of the professional opinion that the PP has considerable planning merit and that the merit has been largely ignored by the Council's planning officers in their assessment and reporting of the matter to the Council.

The PP proposes an increase in employment and housing in Chatswood CBD and we believe that the Council's approach is inconsistent with the NSW Department of Planning and Environment's (DPE) guiding principle to increase housing choice around strategic centres and transport through urban renewal in established areas. The Council is ignoring its obligations to promote and coordinate the orderly and economic use and development of land.

Existing on the site is an aged commercial office building, built to the maximum capacity allowed under the Council's key planning controls for the site. The 50 year old building is at the end of its economic cycle and provides poor quality office accommodation. Based on the existing planning controls there is no opportunity or incentive for investment and urban renewal of the site, and the potential realisation of positive planning outcomes, in the form of increased employment and housing. The Council's attitude, as relayed to the applicant, is that the 50 year old building can sit vacant and unproductive for as long as it takes for the commercial office cycle and market to facilitate redevelopment of the site. This is an unproductive position to take – to allow urban land within a strategic centre to lie idle and unproductive.

The purpose of the PP seeks to amend Willoughby Local Environmental Plan 2012 as follows:

- Amend Schedule 1 Additional Permitted Uses to permit with development consent 'shop top housing' on the site;
- Amend the Height of Building Map to show a maximum building height of 125 metres over the site;
- Amend Clause 4.4A Exceptions to floor space ratio to allow maximum floor space ratio of 17:1 and a maximum FSR for shop-top housing of 12:1;

- Amend the Active Street Frontages Map to identify the whole frontage to the Pacific Highway; and
- Amend the provisions of Clause 6.12 as they apply to the site so to allow retail space on the ground floor in excess of the currently restricted 100m² per shop.

The PP as originally submitted to the Council was supported by expert technical reports that address:

- Economic impact and the substantial increase in employment;
- Transport and traffic and the acceptability of the car parking and traffic generated on the surrounding road system; and
- Urban design and an indicative development scheme.

It should be noted that the PP now lodged with DPE amends the PP considered by the Council in the following respects:

- The maximum height has been reduced from 130m to 125m
- The maximum FSR has been reduced from 17.5:1 to 17:1
- The quantum of car parking reduced from 349 to 250 spaces

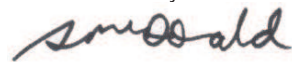
This letter is accompanied by:

- The Council letter of refusal – Attachment 1;
- The PP as submitted to the Council, including all supporting technical reports – Attachment 2. This document, prepared by SJB Planning, includes detailed strategic justification for the PP;
- The amended Architectural Design Report and indicative scheme dated August 2015, prepared by FJMT – Attachment 3;
- The Council's assessment report of the PP – Attachment 4; and
- The completed Pre-Gateway Review application form and fee of \$5,000.

As stated above, we are of the opinion that the Council has not given adequate consideration to the strategic planning merit of the PP, including a lack of adequate consideration of the State Government's centres-based approach to supporting new employment and housing in close proximity to existing and future transport and service infrastructure. This site within Chatswood CBD is ideally placed to provide new jobs and housing while having minimal environmental impacts in the locality.

We look forward to the Department's independent assessment and consideration of the PP. Please do not hesitate to contact me at smcdonald@sjb.com.au or (02) 9380 9911 if you require more information or have any queries.

Yours sincerely



Stuart McDonald
Director

Encl.

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| Attachment 1 | Council Notification of Decision |
| Attachment 2 | Planning Proposal submitted to the Council |
| Attachment 3 | Amended Architectural Design Report |
| Attachment 4 | Council assessment report |

Attachment 1: Council Notification of Decision

Attachment 2: Planning Proposal submitted to the Council

Attachment 3: Amended Architectural Design Report

Attachment 4: Council Assessment Report