



Ms Debra Just
General Manager
Willoughby City Council
PO Box 57
CHATSWOOD NSW 2057

16/08550

Attn: Ian Arnott, Planning Manager

Dear Ms Just

**PRE-GATEWAY REVIEW REQUEST - 815 PACIFIC HIGHWAY, CHATSWOOD
(PGR_2015_WILLO_001_00)**

I refer to the request by SJB Planning Pty Ltd, on behalf of Linfields Development Pty Ltd, for a pre-Gateway review of the planning proposal for 815 Pacific Highway, Chatswood.

I have considered the request together with the recommendation of the Sydney East Joint Regional Planning Panel (the Panel) and advice provided by Council and determined that the proposal should not be submitted for a Gateway determination. Please find enclosed a copy of the Panel's advice for your information.

I note the Panel's unanimous recommendation that the proposal should not be submitted for a Gateway determination due to:

- concern that the proposal may result in the commercial core being eroded and becoming dominated by non-commercial land uses; and
- from an urban design perspective, the proposed one off height increase to 130 metres is difficult to sustain without a centre wide review.

I note the majority of the Panel were of the view that some height uplift may be reasonable on the site, since the 60 metre height limit is incongruous with the 90 metre height limit on the land adjacent to the east, as could the inclusion of some non-commercial land use, subject to an increased minimum on site commercial floor space ratio of 7:1 or better. I note the majority of the Panel were also of the view that the inclusion of some residential gross floor area on the site may assist in the delivery of the desired increased employment floor space in the core.

Although there are no opportunities for the proponent to appeal this decision, I have advised them that should they wish to pursue this matter further they have the option of preparing a new proposal for consideration by Council. I have encouraged the proponent to liaise with Council prior to submitting any further proposal, and to work with Council to have the matters raised by the Panel considered in Council's current economic development studies.

Should you have any queries about this matter, I have arranged for Ms Yolande Miller, of the Department's Sydney Region East team to assist you. Ms Miller can be contacted on (02) 9228 6500.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Marcus Ray', with a stylized flourish at the end.

Marcus Ray
Deputy Secretary
Planning Services

01/07/2016