



## PLANNING AND INFRASTRUCTURE

Planning Unit

10 February 2021

853 Pacific Highway Pty Ltd  
PO Box 885  
NORTH WILLOUGHBY NSW 2068  
ATT: Nicholas Andrijic

Dear Mr Andrijic,

**RE: Planning Proposal 2020/10**  
**849, 853, 859 Pacific Highway and 2 Wilson Street, Chatswood**  
**Submission dated 23 December 2020**

I am writing to you in regards Planning Proposal 2020/10 submitted on 12 November 2020 for 849, 853, 859 Pacific Highway and 2 Wilson Street, Chatswood.

Council provided a preliminary assessment to you on 7 December 2020 where it was indicated that the Planning Proposal submitted was not considered to be consistent with the *Chatswood CBD Planning and Urban Design Strategy 2036* (the CBD Strategy) with a number of issues identified. Formal pre-Planning Proposal Notes were also provided to you dated 10 September 2020 prior to the lodgement of Planning Proposal 2020/10 raising a number of issues to be satisfactorily addressed in any future Planning Proposal submitted.

You have provided a submission dated 23 December 2020 in response to the Council preliminary assessment. No change is proposed to how you have approached site area and floor space ratio on this site. This significant issue aside, the remaining issues have now been satisfactorily addressed at this stage.

The significant issue of how you approached site area and floor space ratio on this site was raised with you by Council in both the abovementioned formal pre-Planning Proposal Notes and the preliminary assessment of Planning Proposal 2020/10. As you are aware, part of the site along the Pacific Highway frontage of this site has been identified under *Willoughby Local Environmental Plan 2012* (WLEP 2012) as SP2 Infrastructure (Classified Road). The land reservation acquisition land, and the purchase of said land, is a matter between you and Transport for NSW.

The argument you have put forward in your 23 December 2020 submission has been fully considered through internal discussion and we are of the firm view that the inclusion in the Planning Proposal of the SP2 zoned land as site area, which increases gross floor space, is not able to be supported. Council maintains the position it has already made to you, that floor space is to be based on the site area after land reservation acquisition under WLEP 2012. Furthermore, this approach is consistent with the approach to site area and floor space, and development expected, under the CBD Strategy.

## Willoughby City Council

You are again invited to amend your Planning Proposal to be consistent with the abovementioned approach to site area and floor space, representing the expected development envisioned under the CBD Strategy, for Council to progress its consideration of this Planning Proposal.

It is requested that you advise Council of your intentions by the 22 February 2021 as there is a responsibility on Council to determine Planning Proposals in a timely manner.

Should you have any question in regards this letter, please contact Craig O'Brien on (02) 9777 7647.

Yours sincerely,



Ian Arnott  
PLANNING MANAGER