



19 March 2021

TfNSW Reference: SYD20/00711/02

Sanctuary Partners Pty Ltd  
Suite 2, Level 2, 151 Foveaux Street  
Surry Hills NSW 2010

Attention:

Nicholas Andrijic <Nicholas@sanctuarypartners.com.au>

Louise Camenzuli <Louise.Camenzuli@corrs.com.au>

Dear Mr Andrijic and Ms Camenzuli,

**ADVISORY RESPONSE IN RELATION TO PRE-PLANNING PROPOSAL FOR 849-859 PACIFIC HIGHWAY & 2 WILSON STREET CHATSWOOD**

Transport for NSW (TfNSW) appreciates the opportunity to provide comment on the above pre-planning proposal first referred to us by email dated 19 June 2020.

On 17 July 2020 TfNSW provided a response to Sanctuary Partners that the road reservation zoned SP2 Infrastructure on the proposed site is required by TfNSW for potential future transport improvements.

The road reservation is shown in Attachment A, with the SP2 Infrastructure zone depicted in pink colour, reflected also in the Willoughby Local Environmental Plan 2012 (WLEP 2012) maps.

In a subsequent inquiry (by Louise Camenzuli dated 2/10/2020), the option of dedicating the SP2 Infrastructure zoned land to TfNSW as a part of a future planning proposal was raised, as was the possibility of undertaking a FSR transfer for the proposed development (by Nicholas Andrijic dated 8/10/2020).

The Strategic Land Use team, who assess Planning Proposals in Greater Sydney on behalf of TfNSW, is willing to consider the dedication of the SP2 zoned land via a Voluntary Planning Agreement (VPA) as a part of the formal planning process, should the planning proposal proceed with a Gateway determination. However the traffic and transport aspects of the proposal will also need to be considered (in the context of the Chatswood CBD Strategy) *prior* to TfNSW commenting formally.

The pre-planning proposal has not yet been referred to TfNSW by the relevant planning authority, and we have not received relevant documentation (such as the planning proposal report and supporting traffic impact assessment), which limits the ability for TfNSW to fully consider impacts, mitigation options and potential contribution requirements. As a result *the comments provided to-date are of a preliminary nature. They are not to be interpreted as binding upon TfNSW and may change following review of the formal planning proposal referred from the appropriate planning authority.*

TfNSW can is willing to provide further advice and/or facilitate an advisory meeting if requested by Sanctuary Partners, however, as already explained, the advice that the

**Transport for NSW**

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Strategic Land Use team will be able to give on the pre-planning proposal will be limited if further information is not provided for assessment.

*It is strongly recommended the proponent seeks the appropriate preliminary approvals on the proposal from Council and Department of Planning, Industry and Environment prior to undertaking further detailed studies.*

Thank you for the opportunity to provide advice on the subject proposal. Should you have any questions or further enquiries in relation to this matter, please email: [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au) in the first instance.

Yours sincerely

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

Cheramie Marsden  
**Senior Manager Strategic Land Use**  
**Land Use, Networks & Development, Greater Sydney**

