

**O'Brien, Craig**

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**From:** matt.hurst@netzplan.com.au  
**Sent:** Wednesday, July 26, 2023 3:16 PM  
**To:** O'Brien, Craig  
**Cc:** matt.hurst@netzplan.com.au; Shankie-Williams, Norma  
**Subject:** (ECM:6874328) Planning Proposal 2023/002 (Portal Ref: PP2022-4316) 3 McIntosh, 2 Day, 40 & 42 Anderson Street (the AEON Site) - Clarification Request

**Categories:** ECM  
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Dear Craig, or an alternative planning officer in your absence,

With regards to our Planning Proposal 2023/002 (Portal Ref: PP2022-4316) 3 McIntosh, 2 Day, 40 & 42 Anderson Street (the AEON Site), we seek confirmation of the following:

1. We understand that there is currently a difference of opinion between Council and the Project Proponent (our Client) with regards the value of the affordable housing component that should be applied to the site – and at this time (with regards to this email) I wish to park that issue to the side - for separate resolution in due course.  
To be clear, this affordable housing component issue is not the subject matter that this email is attempting to address or resolve in any way.

This brings me to the actually subject matter for which we require confirmation:

2. Background - Having prepared 2 previous planning proposals for Willoughby City Council endorsement over the previous 6 years I am aware that there is usually a number of items that require further development and/or resolution that emerge post submission and lodgement, and these have previously been dealt with through an exchange of correspondence between Council staff (often yourself) and myself – this process has always resulted in the issues being adequately resolved to the Council staff's satisfaction which has subsequently lead to the recommendation that the proposals be endorsed by Council.
3. I note that we have not yet - to this date - received any correspondence from Council regarding the adequacy or sufficiency of our planning proposal for the AEON Site (notwithstanding the item at number 1 above). No such correspondence has been received either directly or via the NSW Planning Portal.
4. I am also well aware (based on prior experience) that it is highly unlikely that the planning proposal we have prepared and lodged is - in its initial form - perfect, adequate, and sufficient; and we fully expect that any such inadequacy or insufficiency would be resolved in the usual manner via an exchange of correspondence prior to any recommendations being finalised for Council to endorse (or otherwise) the proposal.
5. We are concerned that we have not received any correspondence in this regard in the 7 months that have elapsed since the planning proposal was submitted through the portal.

Hence:

6. Can you confirm that the adequacy and sufficiency of the planning proposal meets Council's requirements (other than with regards to the Affordable Housing requirement).
7. Please advise us if any other adequacy or sufficiency has not been satisfactorily meet. We will resolve any such matters with urgency.
8. Please confirm that we should not expect to be notified (or discover in the public notices and/or Council meeting agenda attachments) that our planning proposal has not been supported on the basis that it is either, incomplete, not adequate, or not sufficient to proceed or be supported (or any other matter of detail that might easily and reasonably be resolved through the usual exchange of correspondence).

Accordingly:

9. We expect to be notified - prior to the matter proceeding to further recommendation and endorsement - of any issues that require clarification, refinement or rectification.

Please advise accordingly if our planning proposal is currently adequate and sufficient to proceed with regards to any and all detail (other than the affordable housing discrepancy), or otherwise advise us where such inadequacy or insufficiency needs to be addressed – prior to the finalisation of the review period.

Please note that this email and its response will be regarded as OFFICIAL and part of the formal record of correspondence regarding this Planning Proposal and its progress through Council. A copy of this email will be posted onto the NSW Planning Portal item case for this Planning Proposal as “additional information” under the “other” categorisation.

We request that you respond within 5 business days (by Wednesday the 2<sup>nd</sup> of August) to ensure that we can continue to assist with moving this planning proposal forwards through the review process in a timely manner.

Please feel free to contact me directly to respond to this email.

With kind regards as always.

Matt Hurst  
Director  
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