

O'Brien, Craig

From: matt.hurst@netzplan.com.au
Sent: Thursday, August 10, 2023 2:30 PM
To: O'Brien, Craig
Cc: Shankie-Williams, Norma; Noble, Mitchell
Subject: (ECM:6882181) Reply - RE: Planning Proposal 2023/002 (Portal Ref: PP2022-4316) 3 McIntosh, 2 Day, 40 & 42 Anderson Street (the AEON Site) - Response to Parade Consulting 4 August 2023

Attachments: Letter to Parade Consulting dated 4 August 2023.pdf

Categories: ECM

Dear Norma and Craig,

Thank you for your letter (attached) dated 4th of August 2023 replying to our emailed request for Clarification of issues which we sent on 26th of July 2023 pertaining to the ongoing development of our Planning Proposal for the AEON Site (Planning Proposal 2023/002 (Portal reference: PP2022-4316) 3 McIntosh Street, 2 Day Street, 40 and 42 Anderson Street, Chatswood).

The matters raised in our email and Council's subsequent reply, relating to issues other than the Affordable Housing Component discrepancy, are the focus of this correspondence (noting that we will be addressing the resolution of the affordable housing discrepancy via separate correspondence).

Council's reply letter raised five (5) dot points each being an issue with the current content of the Planning Proposal which require further resolution. These I have listed in full below with our current proposed response which outlines the proposed resolution for each issue:

- *All 1 : 1 non-residential floor space is to be located at ground level or above.*
Our Response to this issue is proposed as follows: The Non-residential commercial (Retail) portion on the south east end of the proposed building as shown on plan A-093 – BASEMENT 1 & LOWER GROUND is actually located above ground Level on McIntosh Street where the natural ground level is 5m below that of the Day street ground level. This component was listed on the summary sheets as Basement B1 and will be rectified so as to be shown as Lower Ground. The 60sqm area colour coded as commercial in the basement below tower 1 is for end of trip (EoT) cycling facilities located beside the bicycle lockers. This area will no longer be included as part of the commercial GFA, and 60sqm of commercial space will be added to either the ground floors or above. The EoT facilities will remain in the basement but will not be measured in the total Commercial floor space. We will submit amended plans once this has been completed.
- *Tower setbacks to all boundaries, including 38 Anderson Street, are to be in accordance with the Willoughby Development Control Plan (previously the Chatswood CBD Planning and Urban Design Strategy 2036). Based on the concept plans showing a 1.5m tower setback for Tower 2 (the western tower) to the boundary with 38 Anderson Street, the maximum height of Tower 2 should be 30m.*
Our response to this issue is proposed as follows: The eastern portion of Tower 2 (Western Tower) will be pushed back to a 3m setback from the 38 Anderson side Boundary in accordance with the WDCP requirements (Part L, Place Based Plans— S4.3.4.(b) on page 15 of WDCP), to achieve the max height of 60m for the proposed Tower 2 at the 1:20 setback to height ratio. We will review the floor plate of the tower and adjust the layout accordingly. We will submit amended plans once this has been completed.
- *All loading and unloading is to be located within basement levels, with non-residential floor space to be maximised at ground level.*
Our response to this issue is proposed as follows: Loading/Unloading will be relocated down to Basement level 1. Fire stairs are to be relocated following the Traffic Engineer's review & comments. Upon the receipt of the Traffic Engineers advice new plans will be prepared. We will submit amended plans once this has been completed.

- *The inclusion of 38 Anderson Street is strongly encouraged as part of an amalgamated site with 3 McIntosh Street, 2 Day Street and 40 and 42 Anderson Street, in order to achieve a comprehensive approach to planning for this block (up to the 1 Day Street boundary); and to remove complications such as irregular shaped boundaries with neighbouring properties.*

Our response to this issue is proposed as follows: We note that Council continues to share our ongoing frustrations regarding the inability to achieve consolidation of the proposed site with 38 Anderson Street Chatswood, and that Council's advice has remained unchanged regarding this issue throughout all previous pre-lodgement meetings for this project. We continue to attempt settlement of negotiations with the Owners of 38 Anderson Street. Further discussion with Council on this matter can be held if detailed updates of current proceedings are required. At this time we are unable to include 38 Anderson Street Chatswood into our consolidated project site or this current Planning Proposal. Should this change we will notify Council immediately and discuss appropriate amendments to the Planning Proposal subject to the timing of any such eventuality.

- *Relevant documentation is to be updated to address the above issues, WLEP 2012 (Amendment 34, dated 30 June 2023) and WDCP and the revised car parking rates (as updated 31 July 2023).*

Our response to this issue is proposed as follows: the proposed changes above will address the issues in accordance with the updated WLEP - updated 30th of June 2023. The proposed Carparking rates, shown with the concept plans supporting the planning proposal, will be updated to achieve better alignment with the recently revised car parking rates (which we note were only updated as recently as July 31, 2023 - well after the lodgement date of our planning proposal in December 2022). Our amended drawings reflecting these changes will be submitted once completed.

We will forward the amended plans both directly and via the PNSW Planning Portal as soon as they become available as a single package containing all the amendments discussed above.

We will shortly provide further correspondence with regards the Affordable Housing Component discrepancy - as we are currently awaiting further advice on that specific issue.

Summary of our proposed actions:

We will prepare amended plans to address the issues raised in points, 1, 2, 3 and 5, and will notify Council if circumstances pertaining to point 4 change.

Further correspondence will shortly be provided relating to the Affordable Housing discrepancy.

If you have any queries regarding the matters discussed above please contact me directly via email or on the phone number below.

With best regards as always

Matt Hurst
Director
Parade Consulting Pty Ltd
(M) 0419 306916

From: O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>

Sent: Friday, August 4, 2023 4:57 PM

To: matt.hurst@netzplan.com.au

Cc: Shankie-Williams, Norma <Norma.Shankie-Williams@Willoughby.nsw.gov.au>; Noble, Mitchell <Mitchell.Noble@Willoughby.nsw.gov.au>

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Hi Matt

Please note the Council letter dated today – replying to your email below.

Yours Faithfully