



PLANNING AND INFRASTRUCTURE
Planning Unit

30 November 2023

3 McIntosh Pty Ltd
C/o Mecone Group
Level 12
179 Elizabeth Street
SYDNEY NSW 2000
ATT: Ian Cady

Dear Mr Cady,

**Re: Planning Proposal 2023/2
3 McIntosh Street, 2 Day Street, 40 and 42 Anderson Street,
Chatswood**

I am writing to advise that at its meeting of 27 November 2023, Council made the following resolution regarding Planning Proposal 2023/2 for 3 McIntosh Street, 2 Day Street, 40 and 42 Anderson Street, Chatswood:

“That Council:

- 1. Does not forward the Planning Proposal to the Department of Planning and Environment seeking a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979, as the Planning Proposal:**
 - (a) Is inconsistent with Willoughby Local Environmental Plan 2012 as it does not meet the 10% affordable housing provision requirements of the plan.**
 - (b) Is inconsistent with the strategic objectives of the Greater Sydney Region Plan and the North District Plan and the relevant directions of Willoughby Council’s Local Strategic Planning Statement, which encourages the provision of affordable housing.**
 - (c) Is inconsistent with the Chatswood CBD Planning and Urban Design Strategy 2036, as expressed in Willoughby Local Environmental Plan 2012 and Willoughby Development Control Plan, by seeking the maximum floor space and height and at the same time a reduced affordable housing rate of 4%.**

Willoughby City Council

- (d) *Does not provide updated supporting documentation satisfactorily addressing Willoughby Local Environmental Plan 2012 (Amendment 34) and Willoughby Development Control Plan (as updated).*

2. Notify the proponent of Council's decision."

If you have any questions in relation to this letter, please contact Craig O'Brien on 9777 7647.

Yours sincerely,



Dyalan Govender
STRATEGIC PLANNING TEAM LEADER