

Ms Debra Just
CEO
Willoughby City Council
PO Box 57, Chatswood NSW 2057
email@willoughby.nsw.gov.au

Dear Ms Just

Determination of application for a site compatibility certificate (SCC2020WILLO-1) for 34 Fullers Road, Chatswood – State Environmental Planning Policy (Affordable Rental Housing) 2009

I refer to the application, submitted by Bulin Pty Ltd, for a site compatibility certificate with a development concept for a 30 dwelling residential flat building at 34 Fullers Road, Chatswood under State Environmental Planning Policy (Affordable Rental Housing) 2009 (Affordable Rental Housing SEPP).

As the Executive Director, Eastern Harbour City, delegate of the Secretary of the Department of Planning, Industry and Environment, I have considered the application and determined that the application for a certificate be refused as the proposal is not compatible with the surrounding environment and land uses, having regard to the criteria specified in clause 37(6) of the Affordable Rental Housing SEPP. The reasons for this are:

1. The proposed use of a residential flat building is not considered to be an appropriate use within the low-density residential context of Fullers Road.
2. The proposed FSR on the site (0.85:1) is more than double what is enabled under the Willoughby LEP 2012 (0.4:1) and is considered to result in excessive bulk and scale.
3. The bulk and scale of the proposal is considered to have an unreasonable visual impact from the streetscape and is inconsistent with the surrounding low-density residential context.
4. The proposed front setbacks and likely resultant tree removal are inconsistent with the general street character and established landscaped setting.

If you have any questions in relation to this matter, please contact Mr Geoff Kwok, Acting Senior Planning Officer in the Department's North District team on 8275 1472.

Yours sincerely



11 August 2021
Malcolm McDonald
Executive Director, Eastern Harbour City
Greater Sydney, Place and Infrastructure