



Mr Chris Binns
Planning and Infrastructure Director (Acting)
Willoughby City Council
PO Box 57
Chatswood NSW 2067

Dear Mr Binns

I refer to Willoughby City Council's request for the Department of Planning, Industry and Environment's (the Department) full endorsement in the preparation of an amended Chatswood CBD Planning and Urban Design Strategy (the strategy) consistent with the recommendations contained within the submitted strategy supplement package.

The Department continues to support Council in the preparation of the strategy that will seek to grow Chatswood's role and significance as a key strategic centre within the Greater Sydney Metropolitan area for the next 20 years.

The Department notes that the strategy is a high-level strategic document that will inform Council's future work including the preparation of a comprehensive local environmental plan amendment, development control plan and site-specific planning proposals.

The strategy is also consistent with Council's current strategic planning work and the Department's endorsement of the strategy will help align these policies including:

- The Willoughby Local Strategic Planning Statement
- The Willoughby Local Housing Strategy
- The Willoughby Local Centres Strategy.

The Department has now reviewed the strategy supplement package. Previous concerns regarding the strategy in relation to traffic, built form, heritage and economic feasibility, as conditioned within the previous partial endorsement, are capable of being addressed as part of a revised strategy to be prepared and adopted by Council.

Therefore, the Department is able to offer Council its full endorsement of the Chatswood CBD Planning and Urban Design Strategy subject to the following recommendations:

1. Council in collaboration with Arup and Transport for NSW is to continue to progress its traffic and transport study. Any recommendations of this study are to be finalised prior to and incorporated within any amended or final Chatswood CBD Strategy.
2. Council should consider adopting a minimum non-residential FSR of less than 1:1 for any land within the proposed B4 Mixed Use area below a maximum FSR of 6:1.
3. Council is to implement the built form mitigation recommendations contained within GMU's Chatswood Precinct Urban Design Study in any amended or final Chatswood CBD Strategy. However, for any land where the maximum building height is reduced to below 90m, a reduction in the maximum FSR below 6:1 should also be proposed.

4. Council should consider if the current minimum lot size of 1200sqm for the B4 Mixed Use areas is sufficient to ensure a balanced delivery of the desired built form uplift and an improved public realm.
5. Council should continue the progression of its public realm strategy, which should be integrated within the Chatswood CBD Strategy where practical. This work should focus on:
 - a. retention of mature street trees in addition to improving the tree canopy with deep soil zones, especially at transition areas to lower density zones; and
 - b. opportunities for increasing pedestrian and bicycle movement through the CBD.
6. Council should implement the heritage interface recommendations contained within Weir Phillips' Chatswood Precinct Heritage Review report into any amended or final Chatswood CBD Strategy.

The Department wishes to congratulate Council on the development of a comprehensive strategy that provides a platform for the growth, development and management of the Chatswood CBD for the next 20 years.

If you have any more questions, please contact Mr Nick Armstrong, Senior Planning Officer, North District at the Department of Planning, Industry and Environment on 8275 1219.

Yours sincerely



9 July 2020

David McNamara
A / Executive Director, Eastern Harbour City
Greater Sydney, Place and Infrastructure