

**From:** Christophe Charkos [ccharkos@urbis.com.au]  
**Sent:** Monday, 14 September 2020 11:01:29 AM  
**To:** Council's Email  
**Subject:** Submission to General Council Meeting Agenda Items - 15.13 and 15.17

**Re: Submission to General Council Meeting Agenda Items 15.13 and 15.17**

On behalf of Vantager Group, the owner of 845 Pacific Highway, Chatswood. Please find attached a submission in relation to the General Council Meeting Agenda items 15.13 and 15.17 which are going before the General Council Meeting this evening (14 September).

We would appreciate that the matters raised in the attached letter are considered for both Agenda Items.

Please do not hesitate to contact me should you have any questions.

Kind Regards

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14 September 2020

Ms Debra Just  
Chief Executive Officer  
Willoughby City Council  
31 Victor Street,  
Chatswood,  
NSW, 2067

Dear Debra,

## **CHATSWOOD CBD PLANNING AND URBAN DESIGN STRATEGY TO 2036 AND PLANNING AGREEMENT POLICY**

### **Re: Agenda Item 15.13 and Agenda Item 15.17**

On behalf of our clients, Vantager Group, owners of 845 Pacific Highway we make the following submission in relation to **Agenda Item 15.13**, the revised *Planning Agreement Policy* (PA Policy) and **Agenda Item 15.17**, the updated Chatswood *CBD Planning and Urban Design Strategy to 2036* (CBD Strategy).

- 845 Pacific Highway is within the Chatswood Commercial Core west of the rail line.
- The CBD Strategy recommends the following controls for the site:
  - FSR – No maximum for commercial office.
  - Height – Maximum RL246.8 (PANS OPS).
- Vantager has recently submitted a Planning Proposal to Council that will deliver over **46,000sqm** of new A-Grade commercial floor space at an **FSR of 22.7:1**. The proposal is generally consistent with the CBD Strategy and also includes a substantial public domain and upgrade to the public park on the corner of Day and Railway Street.
- Urbis economists have determined that quantum of commercial floor space being proposed can deliver a total net increase of **5,470 jobs** and will generate **\$515.9 million** in direct and indirect annual gross value add to the economy per annum.
- In its engagement with Council's planning officers prior to submission of the Planning Proposal, Vantager was advised that in line with the DPIE's condition of endorsement, Council would not be seeking an uplift contribution for commercial office development.
- As part of pre-lodgement feedback, Vantager were **invited to voluntarily consider** entering into a draft planning agreement to deliver the infrastructure identified within the revised PA Policy. However, the PA Policy and CBD Strategy indicate that the contribution will be applicable to all planning proposals seeking uplift in accordance with the strategy. As such the proposed contribution for community infrastructure is **not considered to be voluntary**.

- Under the CBD Strategy and revised *Planning Agreement Policy*, Vantager could be required to pay **\$765/\$900** per sqm above an FSR of 10:1. Based on the current planning proposal this would mean that the above rate would be imposed on approximately **26,000sqm** of commercial floor space above the 10:1 FSR threshold within the CBD Strategy.
- Vantager consider that the application of this rate of contribution above an FSR of 10:1 is prohibitive and will significantly impact the feasibility of their development. The application of this rate to new commercial office development will also discourage the provision of new commercial office floor space at the scale envisaged by the CBD Strategy.
- As a result of the proposed contribution rate Vantager may be forced to seriously re-consider the amount of commercial GFA being proposed. This would not be a desirable outcome for Vantager nor Council noting that a stated aim of the CBD Strategy is for:  
  
*"A reinvigorated commercial core area and economically buoyant CBD, to provide for future employment" and*  
  
*"Promoting office growth in the core."*
- Given the above stated aims, Vantager submits to Council that the requirement for a community infrastructure contribution under this policy must be **must not be applied to commercial office development**.
- Vantager request to meet with Council at the earliest possible time to reinforce our strong concerns of this policy.

Yours sincerely,



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