

Mrs Clare Brown
Partner
JBA Planning Consultants Pty Ltd
Level 7, 77 Berry Street,
NORTH SYDNEY NSW 2060

Our ref: MP 09_0154
File: S09/01526-1

Dear Mrs Brown,

Director-General's Requirements for 7 Railway Street, Chatswood (MP 09_0154)

I am writing further to recent meetings and discussions regarding the Director Generals Environmental Assessment Requirements (DGR's) issued for the development proposal at 7 Railway Street, Chatwood.

DGR No. 3 requires that "*..... the development should provide on site a substantial component of commercial floorspace*"

The Department has considered the context within which the subject DGR is to be considered and is satisfied that a commercial component comprising 3,600sqm - 4,000sqm would meet this requirement.

In reaching this conclusion, the Department has considered the current supply and demand trends evident in Chatswood Town Centre and a quantum of 3,600sqm - 4,000sqm of commercial floorspace would make a substantial contribution to office jobs growth in the Chatwood Centre to 2031 (estimated at up to 50% of likely office jobs growth) and also increase the amount of new office stock which has remained static for a considerable time.

The required quantum of office GFA is also consistent with the desired future character for built form in this locality as expressed in the site specific envelope provisions under the Willoughby DCP 2006.

It is also acknowledged that the Mirvac proposal does not remove any existing office stock from the Chatswood Town Centre which has been identified as a key concern.

If you have any queries regarding this matter, please do not hesitate to contact Michael Woodland, Director, Metropolitan Projects, on 9228 6150 or via e-mail at michael.woodland@planning.nsw.gov.au.

Yours sincerely



Richard Pearson
Deputy Director General
Development Assessment and Systems Performance