



Planning

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Our ref.: MP09_0154

Mrs Clare Brown
Partner
JBA Urban Planning Consultants Pty Ltd
Lvl 7, 77 Berry St
North Sydney NSW 2060

Dear Mrs Brown,

Subject: Exhibition of 7 Railway Street, Chatswood (MP09_0154)

The exhibition of the Environmental Assessment for the above project ended on 17 September 2010. All submissions received by the Department during the exhibition of the project are available on the Department's website at the following location:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3429

In accordance with section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General requires the proponent to respond to the issues raised in these submissions.

The Department has reviewed the submissions received and considered the proposal as detailed in the EA. The Department has identified a number of key issues with the proposal relating to height and built form, the amount of commercial floorspace provided, streetscape and public domain and on-site car parking provision. These issues are outlined in **Schedule 1**. Additional information required to address these issues is outlined in **Schedule 2**.

It is considered that a Preferred Project Report (PPR) should be prepared identifying how you have addressed these issues (including those raised by the Department) and how the PPR minimises the environmental impacts of the proposal. A revised Statement of Commitments is also to be provided incorporating any amendments following your response to the submissions.

If you wish to meet with Departmental Officers to discuss the issues raised, please contact Amy Watson on (02) 9228 6379 or via email at amy.watson@planning.nsw.gov.au.

Yours sincerely,



18/10/2010

Michael Woodland
Director
Metropolitan Projects

SCHEDULE 1 – KEY ISSUES

1. Height and Built form

Further justification should be provided for the proposed building height and the extent of the departure from the current and proposed height controls under the *Sydney Regional Environmental Plan No: 5 - Chatswood Town Centre* and the *Draft Willoughby Comprehensive Local Environmental Plan 2009*.

Options for a reduced building height should be provided and should give consideration to the contextual heights of nearby development and the existing transition of heights between "Altura", "Epica" and the approved Chatswood Transport Interchange buildings.

Additional long sectional drawings and photomontages should be provided to justify the height of the proposal and impact on the Chatswood skyline. Photomontages should be provided from key vantage points to the north and south of the Chatswood CBD, eg. Ku-ring-gai College of Advanced Education, Corner of Ferndale and Dellwood Streets and Pacific Highway, Roseville.

Consideration should be given to providing a greater variation to the materials, finishes and colours of the podium and tower elements to provide a greater differentiation than currently proposed.

2. Commercial floor space

Consideration should be given to the provision of an increased component of commercial floor space on site. The proposed area of non – residential floor area is inconsistent with the status of Chatswood as a Major Centre under the Metropolitan Strategy and the objectives of the Draft Inner North Subregional Strategy which have identified the commercial core of Chatswood as providing important employment generating floor space to enable Metropolitan employment targets to be met.

3. Streetscape and Public Domain

Options for further activation of the ground floor uses should be considered to minimise the extent of areas of poor casual surveillance/activation. The proposed substation should be relocated below ground level.

Further options for the use and treatment of the top of the Railway Enclosure Structure should be provided as an alternative to its use as an area of publicly accessible open space.

4. On-site car parking provision

The on-site car parking provision on site is considered excessive given the accessibility to rail and bus services, and employment opportunities. To minimise traffic generation in the centre and to encourage use of public transport, the car parking provision should be reduced to a more appropriate level given the site's close proximity to the Chatswood Transport Interchange, and a justification for the revised car parking provision should be provided in the context of the broader locality.

The proposed allocation of car parking to different uses should be identified.

SCHEDULE 2 – ADDITIONAL INFORMATION REQUIRED / COMMENTS

In addition to any revised architectural plans and supporting documentation, including analysis of options and designs reflecting the issues raised in **Schedule 1**, the following information is also required:

- A shadowing analysis detailing the shadow cast on the proposed building by neighbouring towers at 9am, 12noon and 3pm at 21 June should be provided to demonstrate that at least 70% of living rooms and balconies can achieve 2 hours solar access in accordance with the SEPP 65 Residential Flat Design Code.
- A response and/or additional plans to address Council's concern that the proposal will increase overshadowing of Chatswood Mall. The response should address the concern that the proposal *"lengthens the shadow cast considerably and, therefore, increases the height of the impact and the awareness of shadowing"*.