

## Stephanie Wu

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**From:** Gibson, Jane <Jane.Gibson@Willoughby.nsw.gov.au>  
**Sent:** Monday, 17 June 2024 4:16 PM  
**To:** Stephanie Wu; O'Brien, Craig  
**Cc:** Govender, Dyalan  
**Subject:** RE: 34 Albert Avenue Chatswood - Letter from Mecone dated 31 July 2023 - Issue: The 3m wide land on the Albert Avenue frontage - Council response

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Hi Stephanie,

Craig is currently on annual leave. I can provide an update on your query.

We are currently preparing a Housekeeping Planning Proposal which includes the mapping issue (detailed in the email of August 2023) at 34 Albert.

It is due to be considered at the July Council meeting.  
Following which, it will be submitted to DPHI for a Gateway Determination.

Happy for you to keep in touch regarding progress.

Hope this clarifies.

Kind Regards

Jane

**Jane Gibson** - Strategic Planner

**WILLOUGHBY CITY COUNCIL**

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Council acknowledges the Gamaragal People as the Traditional Owners of these lands. We pay our respects to their Elders past and present.



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**From:** Stephanie Wu <swu@mecone.com.au>  
**Sent:** Monday, 17 June 2024 12:22 PM  
**To:** O'Brien, Craig <Craig.Obrien@Willoughby.nsw.gov.au>  
**Cc:** Gibson, Jane <Jane.Gibson@Willoughby.nsw.gov.au>  
**Subject:** RE: 34 Albert Avenue Chatswood - Letter from Mecone dated 31 July 2023 - Issue: The 3m wide land on the Albert Avenue frontage - Council response

Hi Craig,

Hope you're well.

Further to your email below, I understand the housekeeping amendment to the WLEP 2012 maps was intended to be submitted to DPHI end of last year. Just want to follow up on the status of the mapping and if there is an indication on the timing for the mapping to be updated on the ePlanning Spatial Viewer?

Please feel free to contact me should you wish to discuss further. Thanks.

Kind regards,

**STEPHANIE WU**  
Senior Planner

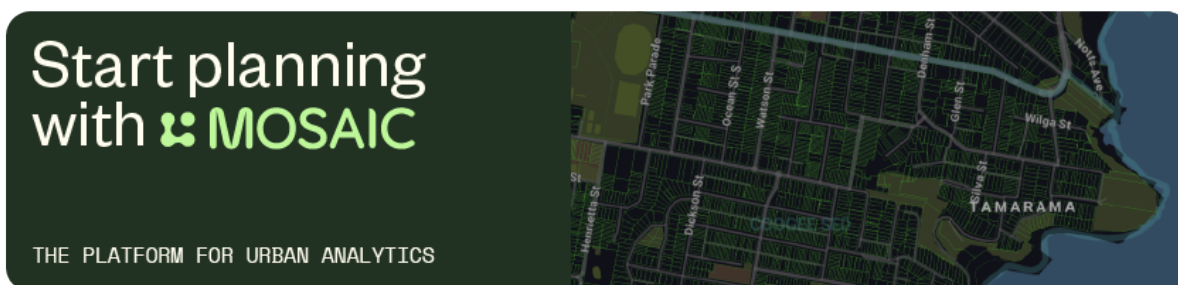
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**From:** O'Brien, Craig <[Craig.Obrien@Willoughby.nsw.gov.au](mailto:Craig.Obrien@Willoughby.nsw.gov.au)>  
**Sent:** Friday, August 4, 2023 1:06 PM  
**To:** Stephanie Wu <[swu@mecone.com.au](mailto:swu@mecone.com.au)>  
**Cc:** Ian Cady <[icady@mecone.com.au](mailto:icady@mecone.com.au)>; [A.Hall@coronation.com.au](mailto:A.Hall@coronation.com.au); [al@coronation.com.au](mailto:al@coronation.com.au);  
[c.georgas@mnbuilders.com.au](mailto:c.georgas@mnbuilders.com.au); Shankie-Williams, Norma <[Norma.Shankie-Williams@Willoughby.nsw.gov.au](mailto:Norma.Shankie-Williams@Willoughby.nsw.gov.au)>; Gibson,

Jane <[Jane.Gibson@Willoughby.nsw.gov.au](mailto:Jane.Gibson@Willoughby.nsw.gov.au)>; Shillington, Ian <[Ian.Shillington@Willoughby.nsw.gov.au](mailto:Ian.Shillington@Willoughby.nsw.gov.au)>

**Subject:** 34 Albert Avenue Chatswood - Letter from Mecone dated 31 July 2023 - Issue: The 3m wide land on the Albert Avenue frontage - Council response

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Re: 34 Albert Avenue Chatswood  
Letter from Mecone dated 31 July 2023

Issue: The 3m wide land on the Albert Avenue frontage

Council response

Hi Stephanie

I have discussed your letter and the issue raised with Norma.

Please note:

- The 3m wide land on the Albert Avenue frontage has been removed from the WLEP 2012 Land Reservation Acquisition Map for the purposes of local road widening.
- This land has been relocated to WDCP (in force 31 July 2023) and is required to be dedicated to Council in any redevelopment of the site for the purposes of local road widening (Part F: Transport and Parking Management, Section 7 Laneway Widening, and Attachment 5: Laneway widenings).

Your letter states: *“Coronation supports this approach on the assumption that the land would retain floor space potential.”*

- It is agreed that based on the above, the relevant height and floor space ratio should apply to this land (the 3m wide land on the Albert Avenue frontage), with the development potential to be utilized on the site excluding this land to be dedicated to Council. It is the uplift which will be the basis of the future dedication.
- This is proposed to be addressed in the housekeeping Amendment to WLEP 2012 that is already being prepared and is intended to be submitted to DPE by the end of this year. This housekeeping Amendment addresses minor matters that are intended to be progressed as quickly as possible with DPE.

Any further questions please call.

Regards

Craig O'Brien  
Strategic Planner  
Willoughby Council  
9777 7647

**Craig O'Brien** - Strategic Planner

**WILLOUGHBY CITY COUNCIL**

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**From:** Stephanie Wu <[swu@mecone.com.au](mailto:swu@mecone.com.au)>

**Sent:** Monday, 31 July 2023 6:39 PM

**To:** Shankie-Williams, Norma <[Norma.Shankie-Williams@Willoughby.nsw.gov.au](mailto:Norma.Shankie-Williams@Willoughby.nsw.gov.au)>

**Cc:** Ian Cady <[icady@mecone.com.au](mailto:icady@mecone.com.au)>; Andrew Hall <[A.Hall@coronation.com.au](mailto:A.Hall@coronation.com.au)>; Aras Labutis <[al@coronation.com.au](mailto:al@coronation.com.au)>; Chris Georgas <[c.georgas@mnbuilders.com.au](mailto:c.georgas@mnbuilders.com.au)>

**Subject:** Clarifications regarding building height and FSR controls corner of Albert Avenue and Bertram Street, Chatswood

Hi Norma,

We are writing on behalf of Coronation (cc'd) in relation to building height and Floor Space Ratio (FSR) mapping for the 3m of strip of land at 34 Albert Avenue, Chatswood, which was previously designated for road widening under the former *Willoughby Local Environmental Plan 2012* (the LEP).

We note that this land has been deleted from the Land Reserved for Acquisition (LRA) Map under the recently gazetted LEP (Amendment No 34) and Council intends to include this land in the Draft Development Control Plan (Draft DCP) for dedication as part of future development of the site.

However, this land has not been included on the Height of Buildings map or the FSR map and is currently not subject to any building height or FSR control.

While the overall site is provided with an uplift in the building height and FSR, the 3m strip of former reservation land has had all of its former development potential removed.

Therefore, we would like to seek written clarification from Council on this matter and request this matter to be rectified.

Further details of the request for clarification are provided in the attached letter.

Should you wish to discuss further, please feel free to contact me.

Kind regards,

**STEPHANIE WU**

Senior Planner

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