From: mjs.ashwell@gmail.com
To: Plan Comment Mailbox

Cc: stratacommittee@sp54893chatswood.com.au; Natasha@mccormacks.com.au; H8800-GM@accor.com

Subject: Objection to Planning proposal 2020SNH008 - Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue

Chatswood

Date: Thursday, 12 November 2020 10:59:23 AM

Dear Sir or Madame

Re: Planning proposal 2020SNH008 – Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

I object to the above proposal (which is requesting increasing: the permitted building height; Floor space ratio (FSR); and commercial to residential ratio, of the present Mandarin Centre) for the following reasons:

- 1. Wind factor: The towers will increase wind factor in the surrounding area. Over the last five years, since the completion of the latest block of flats, the wind factor has increased, so much so that it is no longer comfortable to sit on the balconies of Sebel. Sometimes walking Chatswood streets, one has to bend forward or brace oneself backwards, to counteract the wind tunnelled west to east. The addition of two towers over the Mandarin Centre will make a tunnel, thus increasing the wind factor, so it will no longer be possible to open the balcony doors on the southern side of Sebel. The wind tunnelling between Mandarin Centre and Sebel, will then add to that of Victoria Ave.
- 2. Cold factor: Flats on Sebel's southern side are already cold due to little direct sunlight, and more so in winter. Decreased sunlight due to the corner of the residential section of Mandarin Centre and increased wind due to the tunnelling effect will increase this coldness for residents on the southern side, again increasing the electricity bill as will need to use heaters from autumn to spring. Having to close balcony doors to block out the noise from air-conditioning will counterbalance any benefits of coolness in summer for those the flats.
- 3. Noise factor: At present, the air-conditioning noise around Sebel is constant. Up until a couple of years ago, the surrounding buildings used to turn the air-conditioning off between 22:30 and 07:00, but no longer. The addition of two towers of offices and residents will increase the air-conditioning noise, so that it will become unbearable to the residents of both buildings of the Mandarin Centre and Sebel, possibly even for those on the northern side of Sebel.
- 4. Light factor: The towers will decrease lighting of present residents and office workers of Sebel and Sentral (Sage Building). The closeness of the towers above Mandarin Centre to Sebel will decrease light into the flats, so that present residents will need to have the light on during daylight hours and so be left with a hefty electricity bill.
- 5. Privacy factor The towers above the Mandarin Centre will be too close to the present Sebel tower, so residents in both blocks of flats will be able to look into the opposite flat. Hence the residents will need to have the curtains closed all the time, and so live in darkness or increase their electricity bill by turning on lights during daylight hours.
- 6. Recreation factor (Shade on Chatswood Park): Chatswood oval is a recreational area for school aged children to middle aged, whereas Chatswood Park is a recreational area for under-fives and middle aged to elderly. According to Diagrams 23-26 in "NSW Planning, Industry & Environment: Mandarin Centre (65 Albert Ave, Chatswood) Gateway Determination Report, April 2020", Department Reference Number EF 20/9158, although Chatswood Oval is not in shade from the proposed building, the existing buildings overshadow parts of Chatswood Park from 12:00 onwards, addition of the proposed building will add shadow from before 9:00 to 12:00, so most of Chatswood Park will be in

shadow the whole of the day, causing several problems:

- a. Decreased green area: Most residents of Chatswood live in confined spaces of flats so need green area to enjoy fresh air and lift depression from such confines. There is already limited green space for residents of flats to be able to walk/sit in the fresh air, or for young children to play outside. With the increased shade time over Chatswood Park, the vegetation there will die off due to decreased sun exposure, so Chatswood's already inadequate green areas will decrease.
- b. The trees lacking sunlight will die, so the oxygen they produce at night will decrease, thus affecting the air quality of the area, and causing respiratory problems of asthmatics and people with chronic obstructive airway disease.

7. Health factor: In addition to #6:

- a. The play area in Chatswood Park for young children will mostly be in shade so they won't get the vitamin D required for healthy bone growth, and will likely develop Rickets.
- b. The shade of seating area and paths in Chatswood Park, where the elderly sit to relax or chat with neighbours; or get daily exercise, etc. will also mean they won't get sufficient vitamin D so there will be an increase in osteoporosis of the Chatswood population.
- c. Dust and pollen blown in from increased wind factor causing: breathing difficulties of people with asthma or chronic obstructive airways disease; increased problems for people with hay fever, etc.
- d. Depression would be brought on by the wall of glass as a constant outlook instead of a view of greenery and life below.
- 8. Traffic congestion: Already there is traffic congestion on Victor Street, what with: the illegal parking of cars waiting to pick passengers up from Chatswood Station or the Bus Terminus; and drivers waiting to collect their ticket to enter the Mandarin Centre car park. At least the concession of having a one way system will not increase the outflow of Victor Street, but will increase the flow along Albert Avenue and the increase the traffic jam already occurring for traffic exiting/entering Albert Avenue at Pacific Highway. The addition of another level, especially a full-floor supermarket, in the basement of Mandarin Centre, will increase traffic to the retail section of the Mandarin Centre, and so increase congestion, particularly during office hours.
- 9. Affordability factor: Flats in Chatswood are not affordable to the general public, but only to the wealthy. Some years ago, when I was looking to downsize, sale of my **three-bedroom house** in Roseville was insufficient to buy a **two-bedroom flat** in Chatswood, so I had to resort to a one-bedroom one. Increasing the number of flats in Chatswood will increase the availability and so decrease rents, but will also decrease the value of properties, along with the detriments already expressed above.
- 10. Office and commercial space: I know of commercial businesses leaving Chatswood because commercial rents were no longer affordable. I understand that already there are vacant office spaces which can't be let, so why does Chatswood need more office spaces? Chatswood already has three large supermarkets, three medium sized supermarkets and several small ones, why does Chatswood need another supermarket?
- 11. Not meeting the needs of the community: With the already high population in the immediate precincts, what Chatswood really needs is increased accommodation for the elderly; and for the present office space, day care centres for both the young and the elderly. In this way, carers can have a break from looking after elderly parents; able to continue in full-time employment (which I was not able to do when caring for my aging

- mother) and woman can utilize their skills in improving the economy of the area, etc.
- 12. Loss of view: Although a private view outlook is not appropriate to stop progress, it is a further factor of objection. As seen in Attachment 6: "The Mandarin Centre: View sharing Report" by Urbis for Unit 1413, two above mine [Urbis took photos from my unit, but the details are not shown in this report, I assume as similar to those from Unit 1413], I will lose the view (from both my study desk in my bedroom, where I sit during daylight hours, and from all sections of my lounge-dining-kitchen where I am from dusk), for which I purchased it, namely the city skyline, with top of the harbour bridge. Sitting at my bedroom desk, I only get the right half view of Figure 52-53, owing to my balcony wall obstructing the left portion of it; with the building of the Mandarin Centre residential tower. In the lounge/dining/kitchen I will lose the city view both day and night time, and will be left with the view to the south east, which becomes nothing when darkness falls. I don't have the finances to purchase a unit in the proposed Mandarin Centre for the same view, so not only will the value of my flat markedly decrease, but I will be imprisoned by the glass wall of the Mandarin Centre residential block, causing a complete whiteout (Figure 55; right side of Figure 53 – see above) of my view and resulting in a severe depressive state. Despite the report, this loss to me would be devastating!
- 13. Right of the local council: Decisions about urban planning should be the right of the local council not the state council. This application has already been knocked back twice by Willoughby Council. It is not a legal matter, but a financial one, so not the right of the NSW government to interfere.
- 14. The only good thing about this building plan is the inclusion of the Day Care Centre. Complaintent details in addition to those in address below:
 - Sole occupant of a one-bedroom flat.
 - Owner occupier for over five years.
 - Self funded retiree, but working from home managing present financial investments and seeking future funds as an author, so require reasonable lighting, warmth and noise containment for work conditions and comfortable living, let alone a view for inspiration rather than a wall of glass.
 - No political donations made.

Dr Margaret (Peggy) Ashwell, PhD; MAE; MPH; M.B,B.S. 1213/37 Victor St,
Chatswood, NSW, 2067
Australia
+61(0)457576327

E: mjs.ashwell@gmail.com

From: Leo Barry

To: Plan Comment Mailbox

Cc: Mr Leo BARRY

Subject: RE: 2020SNH008-Willoughby - PP_2020_WILLO_001_001 AT 65 ALBERT AVENUE CHATSWOOD

(MANDARIN CENTRE)

Date: Tuesday, 17 November 2020 6:05:47 PM **Attachments:** Submission to 65 Albert Proposal.pdf

Dear Sir or Madam,

Please find attached my Submission of Objection to Planning Proposal: 2020SNH008-Willoughby - PP_2020_WILLO_001_001 AT 65 ALBERT AVENUE CHATSWOOD (MANDARIN CENTRE)

Leo Barry

Leo E. Barry

B.A., B.R.Sc., L.d'E.R., S.T.L., M.A.C.E.

Mob: 0412 721 366 Email: leobarry@me.com The Sebel Residence 1708/37 Victor St CHATSWOOD NSW 2067

14th November 2020

North Sydney Planning Panel

Mr Peter Debnam Mr Brian Kirk Ms Julie Savet Ward

Reference No. 2020SNH008

Planning Proposal for 65 Albert Avenue, Chatswood (Mandarin Centre)

I am a Resident of Apartment 1708 and the beneficial Owner of two apartments at The Sebel Residence, Chatswood.

I am writing to object in the strongest terms to a proposal for a massive redevelopment of the Mandarin Centre site, which is on the southern boundary of The Sebel Building and which will be seriously damaging to me, (and many others), financially, as well as being a threat to my mental health and deprive me of a particularly cherished amenity, namely my views to the City and South.

I am 85 years old and have lived in the building from its inception. I was on the Strata Committee for 12 years in the position of Secretary.

I have prepared this Submission from the prospective of a concerned Resident and Owner seriously impacted by what I consider as the gross injustices that would be inflicted on me, and all Owners on the southern side of The Sebel, should the Development Proposal succeed.

From an ethical point of view, I see this Proposal as an overreaching development, conceived in greed, seeking to put aside regulatory limitations, and maximising the project for commercial gain, with no ethical consideration for those trampled by the development.

In the same way, the proposed development has been presented in deceit, fraudulently implying that it did not impact greatly on the dwellings of the Sebel Residences. For example, the claim that "The two tower design allows for views through the site from the Sebel building residencies" is gross misrepresentation, which I shall address later in my Submission.

PHYSICAL ATTRIBUTES

Appropriateness of the Development

The Proposal is completely inappropriate for the site, given the sheer mass of the two structures and the scope of the Residential, Retail, Entertainment and Commercial elements it proposes. The very advantages that the Proposal lauds (500 Jobs, 260 more

Residences, an increase in excess of 200 parking spaces accessed via Victor Street, etc.) would be a disaster for the sensitive area that is the **Albert Avenue/Victor Street corner**.

Victor Street north is a short, dead-end street, requiring a three-point turn to exit. The corner of Victor Street and Albert Avenue is often a traffic no-go zone. Pedestrian traffic to and from Westfield (north-east corner of Albert and Victor Streets) and the Council Carpark (south-east corner of Albert and Victor Streets) is constant and heavy and allows for only two or three cars to turn into Albert Avenue at any one time. I know, because I have to use it daily. In peak periods the traffic to exit Albert Avenue into Pacific Highway is banked back four sets of lights to Anderson Street. To increase traffic numbers and pedestrian flow in this location, as the Proposal advocates, would be an egregious traffic planning error, by further gridlocking through traffic trying, with frustratingly long delays, to reach the Pacific Highway.

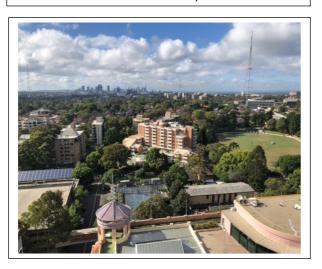
ETHICAL ASPECTS

Theft is defined as the physical removal of an object that is capable of being stolen without the consent of the owner and with the intention of depriving the owner of it permanently. (Wikipedia).

What this Development proposes exactly fits the definition of Theft. It seeks to dispossess the individual Owners of the Sebel Residences of hundreds of thousands of dollars, each, of existing assets, and a purchased amenity, namely the view, which has been an essential part of their possession for over twenty years.

The southern Residences were marketed solely on their view, and without that view, and confronted by a mass of masonry, the real value of the Residences would plummet. An estimated 20 - 30% would not be far from the mark. There are 106 residences involved with prices ranging from \$1.4m to \$3.1m, which would constitute **a theft** in excess of \$40 million dollars, which would pass into the pockets of the Developers.

This is the view I currently own:



This represents the replacement view proposed for me by the Developers:



Deceit is defined as the action or practice of deceiving someone by concealing or misrepresenting the truth.

This Proposal contains the statement,

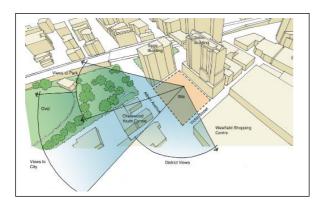
"The two tower design allows for views through the site from the Sebel building".

Would not a reader immediately assume that **all** residences would enjoy this "view through the site"?

The true fact is that a narrow column of two residences (the 01 and 02 apartments at most) can peek through a minimal, truncated tunnel, while all the others have nothing but solid masonry to look at, while enduring an invasion of privacy due of the proximity of the development and suffering nigh time disturbance of sleep because of commercial lighting left on for the benefit of cleaners.

The massive misrepresentation is illustrated by drawings copied from their own Proposal:

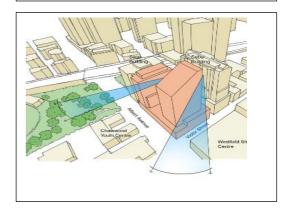
The view now enjoyed by the Sebel: Ref: "3.1 EXISTING SITE ATTRIBUTES"



This is what "Allow(ing) for views through the site from the Sebel building". really means.

This is view that "**The two tower design**" will really allow.

Ref: "3.3 TOWER FORM"





Ref: "10.4 SKYLINE"

Mental Health

Humanity's experience of Covid 19 has dramatically brought the aspect of "domestic" Mental Health into focus. While this Development Proposal boasts that it does not "overshadow" Chatswood Oval, it has no concern for the Mental Wellbeing of the many elderly residents who have chosen to invest in, and retire into the Sebel Residences. The deprivation of their amenity and their view, and the serious prospect of a great diminution of their financial assets, have caused many residents great anxiety and fear for the future, and for their ability to live out their lives in the comfort and enjoyment they had planned.

SITE DEFICIENCIES

There are many other matters of a physical nature that would condemn this proposal, for example the wind turbulence through four high buildings close together with openings in a southerly and westerly aspect, but I am sure they will be raised by others.

CONCLUSION

My concerns were that, in our current expansionist mentality and great haste to approve Applications, specialist planning authorities would be seduced by commercial considerations to rationalise the injustice such a proposal as this would do to 106 home owners. However, having viewed the outstanding qualifications and expertise of the North Sydney Planning Panel, I am confident the Owners of the Sebel Residences will secure a just outcome.

This is an opportunity for a such a body to stand up for people over profit. It is a time for our representative Member, who is seen as a "caring people person", and her Government, to show that they value humanity, and their happiness and mental wellbeing, over policy uncaringly applied, and dubious and greedy developmental "progress".

	0, 11	,	J	,	•	•	J	
Yours	faithfully.							

Leo E. Barry.

Copy:

Willoughby Electoral Office

From: <u>Ernie Butler</u>

To: <u>Plan Comment Mailbox</u>

Subject: 2020SNH008-WILLOUGHBY-PP 2020 001 001 at 65 Albert Avenue Chatswood

Date: Wednesday, 11 November 2020 10:40:18 AM

I wish to object to the proposed development of the Mandarin Centre at 65 Albert Avenue Chatswood.

I offer the following reasons as the basis for my objection. You will note that not all of my comments relate solely to my own situation.

- 1: To utilize the Covid19 Economic Recovery Strategy is a furphy in light of the trending 'Flight from the Cities'. More and more people are finding that working from home is not only possible, and comfortable, but has the added advantage of freeing them from the constraints of the city. This is already being seen in an influx into regional centers. These people, often the best and brightest, will not return to the crowded hubs. In their wake will lie half-empty office buildings and under-occupied apartment blocks.
- 2: Please take a moment to think of the small businesses and independent shops in the area. They are employers and rate-payers. They provide niche services and are a valuable part of the mosaic of city life. The town planners among you might care to refer back to your study notes on Jane Jacobs and her philosophy of a livable city.

From the general to the particular.

- 3: Congestion in the Victor Street and Albert Avenue intersection is already at a level which threatens to tip over into chaos. Adding an increased volume of traffic attempting to enter the Mandarin Centre to this might well be regarded as irresponsible.
- 4: The 'Sebel Residences' itself has committed to a major refurbishment which would be marred and undermined by the necessarily protracted demolition and construction phases of the Mandarin Centre project.
- 5: This project assumes that the economy will recover sufficiently over the next years to support the financing of the Mandarin Centre project quickly enough to avoid the abandonment of the part completed project and the long-term eyesore which would be left. It also assumes that the Mandarin Centre will attract tenants and shoppers to its outlying location.
- 6: On a purely personal note I would point out that one of the attractions of life in the Sebel community is the view.

I am aware that a view is not a tangible good but its absence will have a tangible effect on many residents as the value of their property is greatly reduced.

Ernie Butler 2309/37 Victor Street Chatswood NSW 2067 T: +61(0) 418 810 556

E: erniebutler70@gmail.com

From: <u>Iain Catterall Home</u>
To: <u>Plan Comment Mailbox</u>

Subject: 2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

Date: Monday, 16 November 2020 4:02:27 PM

Dear Mr Lockard,

My family and I have been resident in a unit at 37 Victor Street for the last 10 years. During this time we have seen a significant number of large blocks of flats constructed in Chatswood. This has put literally hundreds more cars on the roads into, through and out of Chatswood. During the ten years that we have been in residence in here, as these apartment blocks have sprung up there has been no effort made by the council to try and improve the infrastructure or ease the traffic that has inevitably worsened. It is not feasible to keep putting more and more cars on the road without addressing the traffic issue. On a busy congested day it can take 25 minutes to turn from Albert Avenue into Victor Street and then drive into the parking garage of our block of apartments. There is already an enormous traffic problem in Chatswood and this proposed new development will just exacerbate it, I cannot see how this proposal should even be considered. With the high turn over of shops in Chatswood Chase and Westfield Mall I am not sure that a new Mandarin Centre is even needed.

Regards

Shirley Catterall

From: Kelly Chan

To: <u>Plan Comment Mailbox</u>

Subject: Re: Opposition to the Mandarin Centre development **Date:** Wednesday, 18 November 2020 10:43:54 AM

To whom it may concern,

I am writing to strongly oppose the development proposal of 65 Albert Avenue Chatswood. I am the owner and resident of 19/25-31 Johnson St Chatswood 2067.

It is not possible to accommodate any additional traffic flow into the Albert Ave and Victor Street area. Current traffic flows in this vicinity are already at capacity especially at the Albert Avenue and Victor Street intersection. It is particularly congested throughout the days on weekends and also during the week, when the weekly food markets are on (3 days of the week). The one lane traffic in and out of the Mandarin Centre car park via Victor Street backs up all the way past the Doherty car park and down Victor street where my apartment entrance is.

The congestion from Albert Ave to Pacific Highway is already at the limit during peak hours and throughout the weekend. Same goes for traffic on Johnson street which is a key route.

The proposed residential and commercial development will only increase the volume of traffic. The sight and noise from the increased car and foot traffic will directly affect me as my balcony faces North-West, and looks directly at Mandarin Centre.

A multi storey development with commercial stores in this specific corner location is ill conceived. The streets in the surrounding areas could not hope to cope with the additional traffic and would make this area a much less peaceful area to live.

I recommend Willoughby Council reject the proposal.

Thanks, Kelly Sent from my iPhone From: Maria Chan

To: Plan Comment Mailbox

Subject: 2020SNH008 - 65 Albert Ave Chatswood Date: Tuesday, 17 November 2020 10:33:51 PM

Dear Sydney North Planning Panel,

We are writing to express my strong opposition to the planning proposal at the Chatswood Mandarin Centre.

We are retired owners and residents of The Sebel apartment on level 11 for almost two decades. The Sebel is directly adjacent to the Mandarin Centre. One of us has had a stroke and is not very mobile, and so experiences some difficulty with crowded places. We enjoy the peaceful nature and convenience of our area.

A high rise or development on the Mandarin Centre site would result in the loss of our apartment's value, privacy, comfort and enjoyment due to:

- Excessive crowding on footpaths
- Increased traffic congestion, noise and air pollution, as well as greater frictions / hazards between cars and pedestrians on Victor St and nearby streets. It is already a noted issue, especially on weekends.
- Stronger winds uncomfortable for residents and pedestrians
- Greater stress for my medical condition and older residents such as ourselves.

Due to the likely impact on our quality of life, we wish to strongly oppose the planning proposal.

Yours faithfully, Mr and Mrs Chan 1106/37 Victor Street Chatswood From: Maria Char

To: <u>Plan Comment Mailbox</u>

Subject: 2020SNH008 - 65 Albert Ave Chatswood Date: Tuesday, 17 November 2020 10:17:34 PM

Dear Sydney North Planning Panel,

I am writing to strongly oppose the development proposal of 65 Albert Ave Chatswood. My apartment block is on Victor St, which is certainly going to be adversely impacted by the addition of more tall building blocks. It is already a very densely populated residential area that is bursting at the seams. Even greater density living will dampen Chatswood's reputation and make it a much more unattractive and stressful destination for shoppers to visit and residents to live in. This would be contrary to the goals of urban development and planning.

Traffic is notoriously busy on this short street, and especially congested during the weekend and market stall days in Victoria Plaza. Attracting greater traffic in this area would negatively impact on the quality of life for me and residents on this street. I believe it would also create more dangerous situations on Victor St for pedestrians trying to cross the street to the shops and trying to stay on the often narrow footpath. Family members who are frail and of an older age will find it difficult to navigate the streets and allow for social distancing.

In addition, the development would also significantly decrease the value of my apartment by creating other undesirable side effects such as stronger winds, loss of a quality and peaceful living environment and impacts on sunlight.

The proposed significant development is inappropriate for this location in Chatswood, given the above circumstances. In my view, it will likely have negative impacts on the safety, rights and enjoyment of myself and current residents.

Yours sincerely, Ms M Chan 813/37 Victor St Chatswood From: Nancy Chan

To: Plan Comment Mailbox
Subject: Mandarin center

Date: Wednesday, 18 November 2020 10:32:50 PM

Dear Sir/Madam,

I'm daughter and carer of Ms Lam 2002/37 Victor Street Chatswood NSW 2067. The proposed redevelopment definitely breaks my mother's apartment Chinese "Feng Shui", current family and next generation.

Strong objections for redevelopment high rises on top of Mandarin center.

Owner of 19/25-31 Johnson Street Chatswood NSW 2067. Nancy

From: Winnie Chang
To: Plan Comment Mailbox

Subject: Planning Proposal Submission for 2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue

Chatswood

Date: Friday, 30 October 2020 11:59:50 AM

Attachments: nsw planning panels.docx

Ref: planning proposal 2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

I object to the above planning proposal.

Reason: The traffic at Albert Avenue is already very bad, especially near the Pacific Highway intersection, and the intersection at Victor Street. The planning proposal with the increase in shops and apartments will only make the traffic worse. I live in the Sebel building in Victor Street, during rush hour or in weekend afternoon, it usually takes me about 10 minutes just to turn my car into Victor Street from Albert Avenue. Last Saturday about 4pm., it took about 30 minutes from Archer Street (near the police station) to drive home, which is only 2 blocks away. Also the noise matter is another issue, sometimes at weekend the noise from outside is so bad that I need to close the window in order to listen the TV.

Sincerely, Winnie Chang at 2305/37 Victor Street, Chatswood 2305/37 Victor Street Chatswood NSW 2067 30th Oct, 2020

Planning Panels Secretariat Locked Bag 5022 Parramatta NSW 2124

Dear Planning Panels Secretariat:

Ref: planning proposal 2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

I object to the above planning proposal.

The traffic at Albert Avenue is already very bad, especially near the Pacific Highway intersection, and the intersection at Victor Street. The planning proposal with the increase in shops and apartments will only make the traffic worse. I live in the Sebel building in Victor Street, during rush hour or in weekend afternoon, it usually takes me about 10 minutes just to turn my car into Victor Street from Albert Avenue. Last Saturday about 4pm., it took about 30 minutes from Archer Street (near the police station) to drive home, which is only 2 blocks away.

Also the noise matter is another issue, sometimes at weekend the noise from outside is so bad that I need to close the window in order to listen the TV.

Sincerely,

Winnie Chang

From: Bill Chen

To: <u>Plan Comment Mailbox</u>
Subject: Planning Proposal Submission

Date: Tuesday, 17 November 2020 10:59:20 AM

2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood Planning Proposal to amend the Willoughby Local Environmental Plan 201wWWe

Attn Sydney North Planning panel

Re proposed development of the current Mandarin Building site,

I am the owner of Unit 1908 the Sebel apartments. I inherited this unit from my mother 7 years ago. My parents bought this apartment back in 1996 as they were downsizing from a house. Being elderly, the attraction for them to buy into unit 1908 in the Sebel Apartments was for the following reasons;

- 1. The location convenience to all variety of retail shopping, eateries
- 2. Views to the north, south and east of beautiful Sydney
- 3. Close proximity to public transport
- 4. Privacy being the tallest building at the time
- 5. Future increase value of their investment

For the same above reasons, it is our intention to move into Unit 1908 within the next 2 years. However should this proposal of two towers be accepted and go ahead, my wife and I would reconsider our plans to move into the Sebel.

I object to permission for development of the two towers to go ahead for the reasons;

- 1. Loss or impairment of views to the south
- 2. Loss of value of asset
- 3. Loss of privacy
- 4. Increasing possible wind tunnel effect (already experienced in Victor St)
- 5. Increasing traffic density already experienced on weekends, public holidays and peak hours. Can take up to 1/2 hour or more turning right from Victor St into Albert Street to reach Pacific Highway turnoff. (A distance of only approx 400m)

Yours faithfully

Bill Chen

From: Amy Yang

To: Plan Comment Mailbox

Subject: Re: Mandarin Centre 2020SNH 008

Date: Wednesday, 18 November 2020 2:01:07 PM

Dear Sir,

I wish to object to the proposed development at 65 Albert Avenue Chatswood as it will compound the already difficult traffic problem in Victor Street.

By adding nearly 300 car parking spots will simply aggravate the entry to Victor Street.

Yours sincerely

Raymond Cheung Unit 1906 37 Victor Street Chatswood NSW 2067 Sent from my iPad From: PM LEUNG

To: Plan Comment Mailbox

Cc: MARIA CHOW; Natasha@mccormacks.com.au

Subject: Planning Proposal Submission

Date: Monday, 9 November 2020 4:54:09 PM

Attachments: Planning Proposal Submission.pdf

Dear Sirs,

Please find the planning proposal submission from CHOW SIU PIK MARIA of the owner of the Sebel 37 Victor Street Chatswood 2067.

(Please don't show her name and address to be made public.)

Best Regards,

P. M. Leung (Ms)

Secretary to Ms CHOW SIU PIK MARIA

Corporate Development Dept

Pro-Technic Machinery Limited

D: +852 24093985 | T: +852 24282727

E: pmleung@protechnic.com.hk Website: www.protechnic.com.hk



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Planning Proposal Submission

9 Nov 2020

Dear Sirs,

Planning Proposal:

2020SNH008 – Willoughby – PP 2020 WILLO 001 at 65 Albert Avenue Chatswood

I'm the owner of The Sebel 37 Victor Street Chatswood 2067. I object to the proposal as below reasons.

- 1. Loss of views
- 2. Loss of privacy
- 3. Wind effect
- 4. Loss of value of asset
- 5. Overshadowing
- 6. COVID issues
- 7. Construction Hazard.

Yours faithfully,

CHOW SIU PIK MARIA

OWNER

(Please don't show my name and address to be made public)

To: <u>Plan Comment Mailbox</u>

Subject: Argue against the planning proposa I3/19 - 173-179 Walker Street & 11-17 Hampden Street

Date: Wednesday, 18 November 2020 3:30:55 AM

Dear Planning Panel Secretariat,

I'm the owner of apartment 221 Miller St, I'm here to lodge my objection to Planning Proposal 3/19 - 173-179 Walker Street & 11-17 Hampden Street, North Sydney.

I am strongly opposed to this new plan as the building will have huge impacts on:

- 1. Residents: residents in the surrounding apartments will be seriously influenced by loss of sunlight and view, and for me this is **UNACCEPTABLE.**
- 2. Environment: loss of greens, light pollution, construction waste, etc;
- 3. Traffic: North Sydney is an area with high population density, new population brought by this building can result in overload local traffic condition, there are already not enough resources, and I didn't see any plan for crowd control.

In addition to the above reasons, the project is not inconsistent with many other projects and actions planned by North Sydney Council, and contrary to the local development plan.

Hope you can take this plan into consideration carefully, thanks.

Best Regards,

Cici

From: CRISAFI Sandra - THE SEBEL Residence Chatswood GM

To: <u>Plan Comment Mailbox</u>

Subject: REFERENCE: 2020SNH008-Willoughby - PP_2020_WILLO_001_001 AT 65 ALBERT AVENUE CHATSWOOD

Date: Wednesday, 18 November 2020 4:58:31 PM

Attachments: REFERENCE 2020SNH008-Willoughby - PP 2020 WILLO 001 001 AT 65 ALBERT AVENUE CHATSWOOD.pdf

Importance: High

Att: Planning Panels Secretariat

Please see attached objection to the planning proposal for 65 Albert Avenue Chatswood. Please do not make my personal details public.

Kind regards,

Sandra Crisafi

For and on behalf of Lot Owner 203 at 31-37 Victor Street, Chatswood

This e-mail and attachments (if any) is intended only for the addressee(s) and may contain information that is confidential and privileged. If you are not the intended recipient please advise the sender by return email, do not use or disclose the contents and delete the message and any attachments from your system. We do not guarantee that the information is free of a virus or any other defect or error.

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Via email: PlanComment@planningpanels.nsw.gov.au

REFERENCE: 2020SNH008-Willoughby – PP_2020_WILLO_001_001 AT 65 ALBERT AVENUE CHATSWOOD

As lot owner in the building located at 31-37 Victor Street, Chatswood (**the Building**), we object to the above planning proposal (**the Proposed Development**) for the following reasons:

Proximity, Privacy and Shadowing

The Proposed Development will sit close to the boundary of the Building impacting on the views and privacy of residents and occupants of the Building.

The Proposed Development is likely to reduce or eliminate the sunlight received to the southern side of the Building increasing shade and coldness during the day. This may result in additional heating being required to these areas and increase associated costs. We are also concerned that the Proposed Development may cause a wind tunnel making it unappealing to use the Building's balconies. These factors may impact on the health and wellbeing of residents and occupants in the Building.

Conferencing and events business in the Building may be impacted as its strength over competitors lies in the offering of natural light and balconies in the Building both of which may be heavily impacted by the Proposed Development.

Financial returns for lot owners may also be negatively impacted as demand for an apartment looking into another building is less than an apartment that has an outlook.

Noise

The Proposed Development will likely increase the amount of noise heard from the Building impacting the peace and wellbeing of residents and occupants in the Building. This has been evident from the noise of people emanating from the towers built over the railway station.

Traffic

We are concerned that the change of traffic in the report produced for the Proposed Development does not appear to take into consideration the flow of traffic from Albert Avenue nor increases into Victor Street. Victor Street is already congested as a no through road with a small lane way and the increased traffic to the street resulting from the Proposed Development may increase the risk of danger to pedestrians and vehicle accidents on Victor Street.

Oversupply and Market Saturation

We are concerned that residential letting in the vicinity is at the lowest the rental market has seen in years, caused by an oversupply in the area and a down turn in demand. We also understand that commercial leases available in the area are at their highest vacancies something that is being predicted to continue due to COVID-19 and companies allowing staff to work from home. We are concerned that the Proposed Development will contribute to further oversupply and market saturation.

Financial Impact

For the reasons set out above, the Proposed Development may have a significant financial impact on the value of our lot and other lots in the Building.

Sandra Orisafi

For and on behalf of Lot Owner 203 at 31-37 Victor Street Chatswood

From: Stephanie Cheng
To: Plan Comment Mailbox

Subject: Objection to 2020SNH008 - Willougby **Date:** Monday, 16 November 2020 11:34:15 AM

Attachments: 20201113 Planning Proposal Mandarin Centre Objection 1413.pdf

Dear Sir or Madam

Hope youre well and having a good Monday. Please find attached my written submission on the proposal 2020 SNH 008 - Willoughby - PP $_2020_\text{WILLO}_001_001$ at 65 Albert Ave, Chatswood.

Best,

Hon Fai and Stephanie Cheng

Unit 1413, 37 Victor Street, Chatswood

Planning Proposal: Amendment to Willoughby Local Environment Plan 2012

Location: 65 Albert Avenue, Chatswood

Panel Ref: 2020SNH008

Rejection of this proposal for reasons (details follow)

- Less quality of life due to impairment of views, loss of privacy, winds becoming stronger at both the development of the project and after the building is inhabited
- Loss of value of asset to overall building but especially because it will block my current view (south facing) that I had paid for when I purchased this asset
- Increased anxiety due to the uncertainty of what may happen and disturbances as it is building the development (work from home and it'll be extremely noisy)

From:

Resident/Owner and family who lives in the building

Unit 1413, 37 Victor St Chatswood 2067

Submission details:

Dear Sir/Madam,

I am the owner/tenant of apartment 1413, it is a south-facing apartment that looks into the city including the harbour bridge. I purchased this property in 1998 with the intention to use it as my retiring home where I could relax into and share with my family. Specifically, I purchased the property due to:

- Unobstructed views into the city where I could sit on the balcony and relax and not risk being blown away
- Convenience to all the amenities in Chatswood.
- Relatively quiet location The Sebel is situated uniquely on a relatively quieter street away from the main shopping strip and is still near the station and the shopping centres.

As such, I strongly reject the proposal for a multitude of reasons:

- 1. Loss of views as a tenant on the 14th floor, we are unobstructed in looking out to the city. This will be completely obliterated if this tower is built.
- 2. Impairment of views we currently see a lot of greenery from our balcony from the tops of trees all the way to the city. This provides a lot of sunlight and fresh and clean air for our mornings. This will be completely gone if there is a development a height above 10 floors
- 3. Reduced privacy building this development would mean that I would now lose our privacy we would not be able to roam around freely with the curtains open. It'll have

to be shut as people will see into our house and home. It would also mean I would have to look into their lives which feels unnecessarily voyeuristic and I'd have to avoid looking out my windows.

- 4. Increased wind effect the gap between the Sebel and another tower could accelerate westerly trends, this will prevent me from using my balcony
- 5. Loss of value of asset is also a strong reason why I'm rejecting this proposal. As I am a senior citizen and think about my financials on a regular basis, I worry that with the obstruction of the view and the uncertainty of the development timeline I will not only see a drastic decrease in the price of the property value but will not be able to sell it for multiple years. Further, my daughter has scared lungs (from pneumonia) and is unable to live in locations next to construction sites and will need to seek another accommodation during development.
- 6. Increase in traffic density/pedestrian hazard adding hundreds and even 1000+ inhabitants next door will congest Victor St. The pedestrian sidewalk is already congested with people from Mandarin Centre and the night markets this will get even worse. In fact, the carpark of Mandarin Centre is often packed and this will get even worse with 3-4x the amount of car spots
- 7. Light spill development will create light spill as workers and cleaners work late and hurt our enjoyment of our home outside of work hours when we want to rest

Given the negative impact, I am strongly rejecting the submission and ask the council to reconsider given the multiple residential properties that have risen in Chatswood in the last ten years. Chatswood has become very congested – this feeling has only been heightened by the COVID-19 sensitivities and adding another high-rise building is detrimental to everyone in this community.

From: PING FENG MEI

To: Plan Comment Mailbox

Subject: [SUSPICIOUS MESSAGE] Object to the planning proposal for 65 Albert Avenue, Chatswood (Mandarin

Centre)

Date: Saturday, 7 November 2020 11:17:24 PM

To whom it may concern:

My name is Fengmei Ping, occupying owner of unit 2602, 37 Victor Street, Chatswood, Known as the Sebel.

Husband and I purchased this two bedroom unit in 2016 and this is our retirement home. Husband and I strongly OBJECT to the planning proposal for 65 Albert Avenue Chatswood. Reasons are:

1. Severe impact of views in ALL rooms.

We currently enjoy an uninterrupted panoramic view in main bedroom, second bedroom, the separate kitchen room, open living room and the balcony.

The proposed development will impact views from ALL internal rooms.

View of Chatswood oval will be COMPLETELY blocked in all rooms.

The North Head ,Manly and its water view will be COMPLETELY blocked in all rooms. In the view sharing report, the rating of the extent of view loss using Tenacity rating is moderate for unit 2802. Our rating will be at least moderate.

2. Impact of privacy.

The proposed development is merely 21 m from our building wall. People in west side of the residential building can easily see through our apartment. It is devastating to even think about. We chose this apartment 4 years ago mainly because of its excellent privacy.

- 3. Nature lights will be partly blocked by the proposed development.
- 4. Value of our apartment.

The new development will have a significant negative impact on our apartment value due to the above reasons.

5. Traffic on local street.

Chatswood city center is already a high density residential area due to multiple high rising apartments. There is currently heavy traffic and congestion on Albert Avenue and Victor street during peak hours and on weekends. The proposed development includes a 32 storeys height residential building. This will no doubt increase the local traffic volumes significantly.

6. Burden to surrounding public schools.

Chatswood public school is already well-known for its severe overcrowding of students, reported by Sydney Morning Herald in 2019. The proposed residential building will potentially attract more family with school-aged-children. Local schools will certainly be facing more and more enrolment pressure.

To sum up, the proposed development will have a SIGNIFICANT impact to our quality of life by affecting our views and lighting and privacy in ALL rooms, decrease the apartment value. Negative impact on our local society by increased traffic volume and public school enrolment pressure.

We STRONGLY object to the proposed development plan for 65 Albert Avenue, Chatswood.

Regards, Fengmei Ping and Guoyu Cai From: Mat Hammer

To: Plan Comment Mailbox

Subject: Objecting the proposal of 2020SNH008 - Willoughby - PP_2020_WILLO_001_001

Date: Wednesday, 18 November 2020 5:09:17 PM

Dear Mr John Lockard and NSW Government Planning Panels Team,

Kindly find hereby my official objection to the proposal to amend 65 Albert Avenue, Chatswood, NSW 2067 as per Proposal Number PP 2020 WILLO 001 001

Kindly find my details below:

Name: Mr Mathias Joseph King Hammer

Address: 2501/37 Victor Street, Chatswood, NSW 2067

Email address: habbener@gmail.com

Phone Number: 04 09 807 132 Political Donations: None ever

Kindly note that I am currently a happy resident of unit 2501 (25th Floor) of 37 Victor St, Chatswood NSW 2067

Although I am renting now, I would gladly buy the apartment off my landlord, should she ever decide to sell.

Otherwise, I am planning to stay here, renting this gorgeous apartment as long as I possibly can (10-20-30 years)

It is a south-facing, 2-bedroom apartment with large balcony, and every single room has floor-to-ceiling windows with uninterrupted views of Sydney CBD (dead center) and surroundings.

Kindly find below the reasons I object to the development of 65 Albert Avenue, Chatswood:

- <u>Increased Car Traffic</u>: please note that it is already hard to drive on Victor Street, and to enter 37 Victor Street safely with the amount of cars of pedestrians at all times. After the development of 65 Albert Ave as proposed, the traffic would increase massively and be potentially unsafe for cars and pedestrians alike, and create long cues at the intersection of Victor and Albert streets' Traffic Light.
- The opposite "new" building of 65 Albert Street would roughly be standing 15 meters in front the South Facing side of the Sebel building (including my apartment), which would cause a <u>massive Wind Tunnel</u> and bring <u>pollen</u>, dust and allergens that would <u>potentially harm my health and others</u>, while also rending my balcony unsafe to use.
- Also, with these new buildings being only roughly 15 meters away from my windows, from every of my rooms, it would feel like <u>an invasion of my privacy</u>, as people across (at 65 Albert Avenue) would clearly be able to <u>see most of my apartment rooms/lounge/kitchen at all times</u>.
- As of right now, the <u>noise</u> coming from the <u>Mandarin Centre's AC</u> is already very loud at all times, so I can only imagine that <u>this AC</u> noise would increase greatly once the proposed built would be completed, which would <u>potentially affect people's mental health</u>
- The Park across the street from Albert Avenue ("Chatswood Park", I believe) would get

little to no sunlight because of the new buildings' overshadow, which would affect (long term) the trees, and straight away curb the enjoyment and use of the park for children and adults alike. There are not a lot of trees in Chatswood's CBD, and this would be a shame to affect this park...

- The Sebel is a very reputable name and brand -- and interstate and overseas Guests alike might not opt to stay at the Sebel anymore, because of the reduced views and privacy of lots of rooms, which might turn away some interstate and overseas' economic spent locally in Chatswood.
- Finally, it is of course a personal experience, but the reason I am <u>so happy</u> living in 2501/37 Victor St are the fantastic, gorgeous view of Sydney, with the CBD dead centre from every one of my rooms, and I would personally be devastated for this view to be, at the very least, drastically reduced.

Thank you very much for considering my objection, and looking forward to your pending decision.

Warm Regards,

Mathias Joseph King Hammer 18/11/2020 2501/37 Victor Street Chatswood NSW

From: Eva Huang

To: <u>Plan Comment Mailbox</u>

Subject: Comments against 2020SNH008 - Willoughby - PP_2020_WILLO_001_001

Date: Monday, 16 November 2020 6:33:28 PM

Attachments: <u>IMG 20201116 174946745.jpg</u>

Dear whom it may concern,

I am a resident at Sebel Resident Chatswood 37 Victor Street Chatswood 2067 NSW (Unit 1503) and I am writing to you today to give my comments against the development proposal: 2020SNH008 - Willoughby - PP_2020_WILLO_001_001

I, along with my family of 4 (including me) are strongly against this development as it will immensely our quality of life along with many others in our building.

1. Loss of privacy/safety

We have been residents for over 20 years and have since lost our views to neighbouring buildings facing our North and West which means our South facing side is the only side we have left that is not in close contact to a building. In our attached photo, you can see that the Mandarin Centre is extremely close to our building and whether it is going to be windows or not, even the construction period will pose a great risk considering that the building is only around 3m away. During the construction time, our building will experience immense duststorms and noise issues which will have extreme effects on our health and financial positions, given that I have work from home arrangements (not relating to Covid)

2. Impairement of views and loss of asset value

This development is exactly in line with our apartment and as it is planned to be higher than our building, will impair our views completely. Not only will this impair our views on the city and affect our quality of life as this is our living area, as I mentioned before, it is the only side that has not been obstructed yet and with this, our building will be cornered in.

If the new development is carried on, we would lose value on this asset estimated to be half our current value or even more.

3. Loss of Light and wind issues

As the building will obstruct our building entirely, we will be immensely losing light on our southern side, which is the main living area. Again, this not only affects our apartment but it will especially affect those whose windows are only South facing. There will also be issues with strong winds being pulled in from all the tall buildings being so close to each other. After the apartment above the metros were built, we started experiencing stronger winds, even though the apartment near the metro will not even be as close as the proposed one. We will not be able to use our balcony or windows on the Southern side at all if the development were to go ahead and we will be experiencing extremely strong gales on our western side.

4. Population Density Issue

Population Density is definitely a big issue when it comes to Covid, but irregardless of Covid, Chatswood has always been facing Population Density issues. Given the high number of residents already in Chatswood and the amount of visitors we get each day due to the convenience of public transport, it is not an issue when it comes to residential vacancies in Chatswood and to build a development so close to the Sebel is a blatant attack on the Asset Value of the Sebel even though there are various other plots that could

potentially suit a high rise. If anything, there should be more developments in other suburbs to encourage more economic activity in other areas. Chatswood is already too dense as it is and it is causing not only traffic problems, but issues with public transport and public facilities not being able to cope with the big population.

I hope you will consider our comments in regards to this development plan and understand just how much it significantly impacts many of our lives even though it is unnecessary to build the development this close to our building other than to incur immense financial impacts on our part and also to our quality of life.

Best Regards, Eva Qian Ya Huang



From: <u>Jeannette Kuswadi</u>
To: <u>Plan Comment Mailbox</u>

Subject: Objection to Mandarin Centre proposal **Date:** Sunday, 15 November 2020 9:05:42 PM

The Manager

Sydney North Planning Panel

plancomment@planningpanels.nsw.gov.au

14 November 2020

Re: Planning proposal for 65 Albert Ave, Chatswood (Mandarin Centre) PP_2020_WILLO_001_00 Dear Sir/Madam,

I wish to express my opposition to this planning proposal for your consideration.

As introduction, my name is Jeannette Kuswadi, owner of Unit 2503 in the Sebel building next door to the Mandarin Centre, 37 Victor Street, Chatswood. I am a retired high-school maths teacher.

Unit 2503 was originally purchased by my parents in 1998 where they lived until my mother's passing in 2008. My father moved to an aged care facility not long after and the unit has been leased to the Sebel hotel group since. After my father passed away I bought the unit from my parents' estate in August 2013.

My husband and I look forward to downsizing and retiring to that unit in the near future. The reasons for doing so are:

- convenient location (close to transport and shopping)
- over 23 years family ownership of the unit
- good views to the city (south facing, 25th floor) e.g. NYE fireworks
- pleasant balcony which relieves the locked up feeling

My opposition is based on the following:

- the loss of views as the proposal for the Mandarin Centre is taller than my unit and is to the south of it. This takes away the most valuable asset of my property.
- since the Sebel building is built close to the land boundary, depending on the set back of the new building there may also be a lack of privacy with us looking into each others' windows.
- the certain increase in traffic congestion in Victor Street which is a dead end street. Even today Victor Street is already very busy irrespective of time of day. Albert Ave is also a very busy thoroughfare where traffic is often banked up from Pacific Hwy up to or past Victor St. So where is the vehicular entry for these towers planned?
- Chatswood is already oversupplied with residential apartments. We know that there is an oversupply of home units and there are many empty ones which cannot be rented. Trying to sell at the moment means doing so at a loss.
- Building another 2 towers of 30 floors will surely put extra pressures on council facilities. If this proposal goes ahead it would mean a serious rethinking for our future retirement living. We had been looking forward to a convenient location without too much congestion but with great views. So we would sincerely ask your planning panel to consider the negatives of this proposal.

Yours faithfully, Jeannette Kuswadi 5 Baker Place Lindfield 2070



Department of Planning Received

1 1 NOV 2020

Scanning Room

11/2/2020

Planning Proposal Submission re 2020SNH008-Willoughby-PP_2020_WILLO_001_001

From:

akwan1@bigpond.net.au <akwan1@bigpond.net.au>

To:

PlanComment@planningpanels.nsw.gov.au

CC:

stratacommitte@sp54893chatswood.com.au, AYL Kwan <akwan1@bigpond.net.au>, Rita Kwan

<kwan.lr@hotmail.com>

Date:

Nov 2, 2020 8:17:06 AM

Subject: Planning Proposal Submission re 2020SNH008-Willoughby-PP_2020_WILLO_001_001

Attachments: written submission signed - mandarin centre29102020.pdf

BY EMAIL and POST

Dear Sydney North Planning Panel Members,

Re: Planning Proposal 2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

We are writing to lodge our objection to the abovestated planning proposal. Accordingly our written submission is attached for your review and consideration.

In case any further discussion is required, Arthur can be contacted on 0408 881 082. Many thanks.

Kind regards, Arthur & Rita Kwan Written Submission to The Planning Panels, NSW Government re Objection to the Planning Proposal 2020SNH008 – Willoughby – PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood to amend the Willoughby Local Environmental Plan 2012, and the related Redevelopment of the existing Mandarin Centre thereat (hereinafter jointly referred as "The Proposal"

From:

Mr Arthur Ying-Lim Kwan and Mrs Rita Lai-Ching Kwan

Address: Unit 1803, The Sebel 37 Victor Street Chatswood NSW 2067

Email: akwan1@bigpond.net.au

Phone: 0408 881 082

Date: 1 November 2020

We, Arthur Ying-Lim Kwan and Rita Lai-Ching Kwan, being immediately adjoining residents to the Mandarin Centre - the building to be redeveloped under The Proposal - submit **in brief** as follows:

We strongly object to The Proposal on the grounds that:

- (a) When the previous plan of redeveloping Mandarin Centre was put forward by the developer, in 2015 our Willoughby City Council rightly rejected the plan on the grounds of main concerns over height, design, loss of views and privacy, overshadowing of Chatswood park, traffic congestion and so forth, as well as the noncompliance with the Draft Chatswood CBD Planning and Urban Strategy. The Proposal this time, not only has not satisfactorily addressed and resolved those concerns, but rather, has further significantly aggravated the magnitude and severeness of the issues; and
- (b) In the absence of concrete and reliable assurance on the financial support and ability of the developer to have the redevelopment under The Proposal to be carried out and completed on a timely basis, it is not unreasonable for people to have the concern that in case of any unexpected financial, technical or other problems that the project becomes "rotten", no one can predict how many years that the messy conditions would remain there before someone would take over to complete the redevelopment. In such case, the messy status will inevitably lead to unpleasant appearance and chaotic environment, giving very adverse image as well as undue inconvenience to both the Chatswood CBD residents and visitors.

More details of our submissions are as follows:

(1) From the information available to us, the redevelopment under The Proposal is to convert the existing five-storey Mandarin Centre into a 30-storey development, comprising two skyscrapers of which one tower would have 158 residential units and a childcare centre, while another tower would be designated as office and commercial space, presumably including a metro style supermarket.

2/

Furthermore, there would be 546 carparks, and it is claimed that the traffic studies estimate only up to 71 extra car movements would be added to the local road network in peak hour periods.

(2) From personal perspectives, we are resident-owners of Unit 1803, The Sebel, Level 18, 37 Victor Street Chatswood, and currently we have uninterrupted views from our lounge and kitchen, which do provide us with some reasonable visual space, source of natural light and "breathing" area, as well as reasonable privacy.

But then under The Proposal, these views will be obstructed. In effect, the new developed building(s) will be visually so close to ours that not only our privacy is totally lost, but also it would inevitably create an "overcrowding" and "oppressive" environment causing undue annoyance, or even more seriously, emotional distress to our life at home.

However, these personal loss and damage to us are far insignificant and unimportant in the context of the seriousness of the overall adverse effects and harms to the community as a whole and people at large of the Chatswood CBD that would be resulting from The Proposal. These overall costs and harms to the public will be further described in the subsequent paragraphs.

(3) Currently Chatswood, especially the CBD, is already over-saturated with people and buildings. Here the traffic is so congested, the noise pollution so severe, and the available infrastructures and amenity facilities so extremely limited. Even taking into account of potential expansion, the road network, infrastructures and amenity are already far insufficient to meet people's need.

Hence by approving The Proposal and allowing the related redevelopment would simply mean that all of a sudden, there are additions of 158 residential units, a childcare centre, a metro style supermarket, many office and commercial spaces, as well as 546 carparks, and the resulting enormous burden would be a further stretch of the said facilities beyond their breaking points to a detrimental extent. The adverse consequences, which are irreversible, will be so significant and long-lasting that the whole community will suffer for years, and many years to come.

We would further mention the planning proposers' claim that the extra burden of 158 residential units, 546 carparks and so on would only cause up to 71 extra car movements that would be added to the local road network in peak hour periods is most laughable, and most unbelievable. Any layman would have the common sense to realise that such estimate is simply far understating the reality, and perhaps was deceitfully made and claimed for the sake of misleading the authority and public at large.

(4) Base on the current social and economic conditions, we can confidently expect that it would not be easy for the Australian economy to be fully recovered and become once again prosperous in the next three, five or even ten years. So in the absence of concrete and reliable assurance on the financial support and ability of the planning proposers to have the redevelopment under The Proposal to be carried out and completed on a timely basis, it is not unreasonable for us to have serious concern that in case of any unexpected



financial, technical or other problems during the redevelopment process that the project becomes "rotten", how long the messy conditions would remain there before someone would take over to complete the redevelopment? Months? Years?

If this happens, the messy conditions will inevitably lead to unpleasant appearance and chaotic environment, giving a very adverse image as well as undue inconvenience to both the Chatswood CBD residents and visitors.

(5) In conclusion, as shown in the foregoing paragraphs, other than being beneficial merely to the planning proposers and developers concerned, The Proposal virtually gives no benefits whatsoever to the Chatswood CBD community and its people. Not only that, the resulting social costs are so unbearably enormous, and the consequential damages are just irreversible and long-lasting.

It would only be those, as it **appears** to us, who are so heartless, self-interested, lack of social consciousness, and totally ignoring the public interest and welfare, could ever work out and formally put forward such abhorring redevelopment proposal.

Thus after all factors are being considered, we believe there will be no other more appropriate decision that can be rightly made but to have The Proposal rejected.

Finally, we wish to mention that all Planning Panel members should, and trust they would do so, safeguard the interest and welfare of the overall community and people at large of Chatswood CBD, and not merely the financial interest of certain individual property owners and developers, and accordingly make their final determination to have The Proposal rejected.

Hope our above views will meet with the Panel's agreement. Thank you.

ARTHUR KWAN

CPA (Aust) B Com FCPA

RITA KWAN

Patron of Australian Chinese

Charity Foundation

Governor Patron of CanRevive

Cancer Foundation



From: akwan1@bigpond.net.au

To: Plan Comment Mailbox

Cc: stratacommitte@sp54893chatswood.com.au; AYL Kwan; Rita Kwan

Subject: Planning Proposal Submission re 2020SNH008-Willoughby-PP_2020_WILLO_001_001

Date: Monday, 2 November 2020 8:19:44 AM

Attachments: written submission signed - mandarin centre29102020.pdf

BY EMAIL and POST

Dear Sydney North Planning Panel Members,

Re: Planning Proposal 2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

We are writing to lodge our objection to the abovestated planning proposal. Accordingly our written submission is attached for your review and consideration.

In case any further discussion is required, Arthur can be contacted on 0408 881 082. Many thanks.

Kind regards, Arthur & Rita Kwan From: <u>Deborah Kwan</u>
To: <u>Plan Comment Mailbox</u>

Subject: Planning proposal: 2020SNH008-Willoughby-PP_2020_WILLO_001

Date: Tuesday, 10 November 2020 9:43:13 AM

Planning proposal:

2020SNH008-Willoughby-PP 2020 WILLO 001 001 at 65 Albert Avenue Chatswood

Objection to the Mandarin development at 65 Albert Avenue Chatswood

Submission from:

Name: Dr Deborah Kwan: daughter of the owner at Unit 1602, 37 Victor St, "Sebel",

Chatswood 2067

Date of purchase: 1997 and length of time in occupation: 1997 to 2020, 23 years

Resident: Mrs Chui Kwan, widowed

My mum, who is in her eighties, owns this apartment. This is a south-facing apartment and there is natural light coming from one direction only, the south! She bought this apartment in 1997 for the sole reason that she loved the view of the harbour bridge and surrounding suburbs from the balcony.

If the proposed building is allowed to be built, it will block all the natural light going into her apartment. It will block the view she has enjoyed over the years while living in Sebel. The whole apartment will be dark all day long and the resident will need to turn the electrical lighting on the whole day. Her electricity bill will sky-rocket. In this day and age when we are talking about reducing the use of electricity and reducing our carbon footprint, it is not a wise decision to allow another building to be built so close to Sebel.

If the proposed building is built, she will need to keep the curtains closed 24 / 7 to protect her privacy. She will feel all enclosed and miserable in her own apartment. The general value of all the south-facing units will depreciate. As an elderly resident, this can have a negative emotional / financial impact to her.

Victor street is congested enough the way it is now. If the two residential blocks are built, there will be traffic chaos 24 / 7 going into Victor St. In fact, the traffic congestion starts at Pacific Highway, all the way to Albert Avenue, which then funnels into the Victor Street (a dead-end road). My mum has mobility issues. She relies on a walker and she relies on me to drive her anywhere in my car. I can't imagine how much more congested the street will be if there are extra thousands of residents moving into the new blocks......also the sound and dust of demolition of Mandarin centre and construction of the new buildings will be maddening!

The existing Mandarin Centre has hairdressers / Asian grocery store / Daiso store / food court / cinemas. These are facilities which are essential for the Chatswood residents. Absence of such will pose much inconvenience.

In conclusion, me as well as all the residents from Sebel apartments strongly object to the demolition of the Mandarin centre and construction of two new towers!!

Regards,

Dr Deborah Kwan

From: mieyee@netscape.net
To: Plan Comment Mailbox

Subject: STATEMENT OF OBJECTION to Planning Proposal: 2020SNH008 - Willoughby - PP_2020_WILLO_001_001

at 65 Albert Avenue Chatswood

Date: Tuesday, 17 November 2020 3:10:37 PM

Attachments: Statement of Objection 2020SNH008 from J Kwan Nov 2020.pdf

To whom it may concern,

Please find attached my Statement of Objection to the current Planning Proposal: 2020SNH008 - Willoughby - PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood.

Yours sincerely, Jean Kwan

Planning Proposal Title

2020SNH008 - Willoughby - PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

STATEMENT OF OBJECTION

I believe that the proposal should be rejected for the following reasons:

- 1. This proposal will create significant adverse traffic problems to the narrow, dead end and already busy Victor Street.
- 2. Night time usage would create light spill particularly on the western end.
- 3. The proposal will result in unacceptable adverse impacts in terms of overshadowing private & public open space.
- 4. The proposal will not bring any community benefit to this already highly populated area.
- 5. The proposal will have an unacceptable & adverse impact on solar access and outlook of the Sebel residents.
- 6. There is already an over development of high density residential property in the Chatswood CBD and this proposal will compound existing traffic problems.
- 7. The recent opening of the interchange precinct has already significantly increased foot traffic in Victor Street via Post Office Lane. This increase in foot traffic coupled with the proposed increase in vehicular /pedestrian traffic would pose a significant safety issue.
- 8. This proposal has the potential to significantly impact Sebel building property values.
- 9. Like myself, many Sebel residents selected this building in the knowledge that existing planning intent for the area would preserve their lifestyle and the spatial aspects of their properties.
- 10. The proposal will have an adverse & unacceptable impact on the privacy & lifestyle of many Sebel residents.
- 11. Many Sebel residents have relocated from cities and situations to be free from the very problems that this proposal will create.
- 12. The supposed benefits of this proposal put forward by the developer are a stretch at best. The only benefit to be derived from this proposal is one of financial profit for the developer.
- 13. Many Sebel residents who selected & paid a premium for this well managed property to enjoy a peaceful retirement now find themselves in the position of potentially being hemmed in on various points of the compass along with the accompanying issues described above.

- 14. Though subject to a full study, it is believed that the proposal will have a negative impact on the feng shui energy of the Sebel building. This is a major cultural consideration for many of the building's residents.
- 15. The gap between the buildings has the potential to create significant wind issues impacting safety, noise levels, comfort & use of balconies.

Yours Sincerely
Jean Kwan



DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT

Planning Panels Secretariat 4PSQ 12 Darcy St Parramatta NSS 2150

Dear Sir / Madam

Mr Allan Kwok Sebel Apartments Unit 2209, 37 Victor St Chatswood NSW 2067

18 November 2020

Department of Planning Received

1 9 NOV 2323

Scanning Room

RE: Planning proposal for the Mandarin Centre site at 65 Albert Ave (the site) PP_2020_WILLO_001_00

I object against the Proposal under the present design and on the grounds that the Proposal is not for the best interests of all the residents living around the site, nor is it in the best interests of the locality.

Below are further reasons for my objection:

1. I am the owner of Unit 2209, 37 Victor St Chatswood (Sebel Apartments) which was acquired many years as an off the plan purchase. I am now 85 years old.

2. It has been occupied by myself and my wife, who passed away in 2017. We enjoy the unobstructed views, living in harmony with the surroundings for many years. The views would be completely blocked after the erection of the proposed building.

3. The policy of increased residential development around or near a railway station, while having some merit, will have negative ramifications as there will be a major impact to the local area including fire hazards, congested traffic

conditions, safety of pedestrians and pollution.

4. There are more than enough high-rise buildings in the vicinity of Victor St. To generate new, significant developments in an area already saturated with highrise buildings will negatively impact the locality and definitely impact the values

of existing buildings.

5. Apart from the Hotel section, many residents in the Sebel Apartments are elderly citizens of advanced age with various sicknesses. Quite often, the apartment is their one and only asset. A mass concentration of high-rise buildings around Sebel will certainly have a significant impact on the value of the property. The reduction in value for all the south facing apartments may be most severe. When a senior citizen's only valuable asset is his/her own unit, a reduction in its value will affect ability to effectively plan retirement and result in the need to seek government support and create a further burden.

Yours faithfully

Allan Kwok

From:

Plan Comment Mailbox To:

Planning Submission: 2020SNH008 – Willoughby - PP_2020_ WILLO_001_001 at 65 Albert Avenue Chatswood Subject:

Date: Tuesday, 10 November 2020 12:41:48 PM

Objection-KM Kwok.pdf Attachments:

Attached please find my Planning Submission.

Should you have any questions or queries, please feel free to email me.

Regards

To: Planning Panels Secretariat

The SYDNEY NORTH Planning Panel

From: Mr. KWOK Kam Ming

Unit 2306 / 37 Victor Street,

Chatswood, NSW 2067.

Subject: 2020SNH008 – Willoughby - PP_2020_ WILLO_001_001 at 65 Albert Avenue Chatswood

Planning Proposal to amend the Willoughby by Local Environmental Plan 2012

Dear Sir,

I write to object the subject proposal.

I am the owner of the apartment (Unit 2306/37 Victor St., Chatswood, Sebel Residency). I have been living here for over six years with my wife after retire. We plan to live here for good.

The reasons of my objection are as following:-

- (1) The area around Chatswood Station where the proposed development is located, is already very crowded with high-rise buildings. The population density in the area is too high. Any further increase in population will make this area not suitable for a good and healthy living, especially for retirees. Please note that there are a large number of retirees living in this area.
- (2) Too heavy traffic currently there are already traffic jams from Albert Avenue to Pacific Highway at certain time periods. The proposed development will definitely make the situation worse.
- (3) The proposed development will increase the risk of Air Pollution and Sound Pollution which is already very bad in the spot around Chatswood Station, compared with other places at Chatswood.
- (4) We understand -

"The NSW Government is looking to generate new, significant property developments in NSW in order to create economic activity in the state and to foster the creation of new jobs. In this context, the NSW Government has relaxed the normal planning controls."

But, why allow property developments concentrate in the spot around Chatswood Station, making it unsuitable for human living? There are places in Chatswood

elsewhere that are more suitable for the property developments e.g. along Pacific Highway, and at the same time can promote economic activity and create new jobs.

- (5) We strongly urge the SYDNEY NORTH Planning Panel to consider:
 - "Australians need a healthy environment for human living." I think this is the basic principle of all levels of Australian governments, including Council, State and Federal.
 - Don't allow property developments destroy the living conditions of an area.
 - Spread property developments, not concentrate around Chatswood Station.
 - Give consideration to the object reasons that the Willoughby Council last rejected the original development proposal. Because some of these may still be valid under the subject revised proposal. Always, people living in the area understand the living conditions there best.

We appreciate your attention to our submission.

Yours faithfully,

KWOK Kam Ming

From: Lai Family Office

To: Plan Comment Mailbox

Cc: Lai Family Office

Subject: Objections to proposed development plan for Mandarin Building Site

Date: Wednesday, 18 November 2020 4:08:09 PM

Dear Kim:

My company Goodhut Pty fully owned 2 units at Sebel Chatswood. Unit 1007 & Unit 1008, which bought those units since it was first launched around 1997. Our intention is to use those 2 units for our retirement purposes. We bought it also because of the location convenience and nice neighbourhood it provides.

With the intended plan of the above redevelopment plan, many of the advantages and reasons of being the owner of my units at Chatswood would be eroded. And greatly harm our retirement plans.

Our privacy would be lost when the redevelopment commenced, as there is no mentioning of how to protect the neighbouring buildings and especially the light spill during the night times, noise pollution and dusting or other health hazard for our grandchildren. After the amendment of permitted height change from 27m to 192.9 (30 Storeys), the loss of impairment of views would be costly, I wonder which body will compensate for this loss? And I challenge how this maximum height can be changed so dramatically from 27m to 192.9???!!!

During this time of COVID outbreak and changing attitude towards living healthy, we are especially concerned on the high density living (floor ratio changed from 2.5:1 to 11.11:1) that the redevelopment would create. COVID issue and traffic headaches all come with a sudden change of enlarged redevelopment. The Council must have a long term view to assess the needs to allow such redevelopment when there is plenty of evidence that the vacancy in the office sector will continue to rise at this stage! Why allow such a redevelopment that will hurt all existing occupants and stakeholders in the area?! This is not what Our area really needs at this point!!! Please review the project with the interests of all the occupants and stakeholders living in this area: we DO NOT NEED more crowding in this area! Please keep our community healthy and bright with enough outdoor space for everyone.

Yours Sincerely Mrs. Vilma Zai LAI (Director, Goodhut Pty) From: Nancy Chan

To: Plan Comment Mailbox

Cc: Nancy Chan
Subject: Mandarin Center

Date: Sunday, 15 November 2020 7:54:34 AM

Dear Sir/Madam,

I am writing to express my deep concerns around the planning proposal at the Chatswood Mandarin Centre

I am a retired, house bound, owner and resident of The Sebel apartment situated on level 20 since year 2002. The Sebel is directly adjacent to the Mandarin Centre. I currently enjoy uninterrupted, expansive South-Easterly views of the Sydney Harbour Bridge and city skyline from my entire apartment, (from across the entire length of my balcony, living room, dining room, kitchen and 2 bedrooms).

Due to my age and health, I am completely house-bound, meaning that my apartment and balcony are my only living spaces and the views beyond it are critical to my wellbeing. The privacy I enjoy is also highly important to me. These are the key reasons I purchased the apartment and paid a commensurate price.

A high rise or development on the Mandarin Centre site would undoubtedly result in loss of asset value, loss of privacy, comfort and enjoyment in my only living space.

I strongly object to any development plans that exceed enhancements to the existing Mandarin Centre structure.

Yours faithfully, Ms Lam 2002/37 Victor Street Chatswood From: <u>Victor Lau</u>

To: <u>Plan Comment Mailbox</u>

Subject: Planning Proposal - 65 Albert Ave, Chatswood **Date:** Wednesday, 11 November 2020 11:26:12 AM

Re: 2020SNH008 - Willoughby- PP_2020_WILLO_001_001 at 65 Albert Avenue, Chatswood.

Dear Sir/Madam,

I am writing in relation to the above submission at 65 Albert Avenue, Chatswood. I am an apartment owner in the Sebel building - Apartment 1005, 37 Victor St, Chatswood.

I am OPPOSED to the proposal.

The reason being that my unit currently has views to the city and with the proposed increase in height, it will no doubt block this view, resulting in a decline to the value of the property. This was one of the main reasons why I bought this apartment. Replacing this view with a mix of commercial and residential space which overlooks the apartment will result in a loss of privacy, as well as a loss of value for this asset.

The longer term impacts of COVID has resulted in a shift of how businesses operate. Most corporate businesses will result in a mix of working from home and working from the office. This will result in less demand for office/commercial space

From: Victor Lau

To: <u>Plan Comment Mailbox</u>

Subject: Planning Proposal - 65 Albert Ave, Chatswood **Date:** Wednesday, 11 November 2020 12:14:23 PM

Re: 2020SNH008 - Willoughby- PP_2020_WILLO_001_001 at 65 Albert Avenue, Chatswood.

Dear Sir/Madam.

I am writing in relation to the above submission at 65 Albert Avenue, Chatswood. I am an apartment owner in the Sebel building - Apartment 1005, 37 Victor St, Chatswood.

I am OPPOSED to the above proposal.

The reason being that my unit currently has views to the city and with the proposed increase in height, it will no doubt block this view, resulting in a decline to the value of the property. This was one of the main reasons why I bought this apartment. Replacing this view with a mix of commercial and residential space which overlooks the apartment will result in a loss of privacy, as well as a loss of value for this asset.

The longer term impacts of COVID has resulted in a shift in how businesses operate. Most corporate businesses will result in a mix of working from home and working from the office and some work from home permanently. This will result in less demand for office/commercial space. Even before COVID, there was a significant level of vacancy in office space.

With the work from home arrangements, the apartment will have no views and will have all of it's sunlight blocked. I work from home on a full time basis and not having any sunlight or views will make it very depressing resulting in a low quality of life for residents.

High vacancy rates are also reflected in residential apartments. There are currently too many apartments. I do not see the need to build additional.

Given the number of commercial and residential developments that have gone up in Chatswood, the provision of infrastructure such as roads and parking availability has not kept pace. This will result in further traffic issues in an already congested area. For example, driving from Victor St to the Pacific Highway intersection during peak hour takes approximately 15mins for such a short stretch.

Whilst I understand the need for higher density living and development, the numbers do not make sense. Given that most companies are now implementing work from home arrangements, it would be beneficial for residents to retain their views and natural light if they are to spend the bulk of their day working at home. It would also be beneficial for the developer not to proceed, and have another office space sit vacant.

kind regards, Victor Lau 0406 490 911 From: <u>Jiji Lee</u>

To: Plan Comment Mailbox

Subject:Submission for 65 Albert Ave Proposal 2020SNH008Date:Wednesday, 18 November 2020 5:09:30 PMAttachments:Submission to 65 Albert Ave Chatswood.pdf

Dear Planning Panel,

Please see attached objection

Thank you Jiji Lee The Sydney North Planning Panel GPO Box 39 Sydney NSW 2001

PLANNING PROPOSAL SUBMISSION 65 ALBERT AVE CHATSWOOD (MANDARIN CENTRE) Reference No. 2020SNH008

18th November, 2020

We are writing to strongly object to the proposal 2020SNH008.

We are the owners of apartment 2508 which faces south (and is misleadingly represented in the Urbis View Sharing Report). We will be impacted directly by the proposed towers in many ways (detailed below). We, like many others are in our golden years and purchased our apartment in the Sebel as our last home, to live out our retirement in peace, overlooking the beautiful, calming views across to the southeast and southwest and to the city. We have experienced anxiety and uncertainty over this proposal and this anxiety is shared with ALL of the owners we have spoken to.

There is a perception that if a building application was turned down by a local council, the builder will go the NSW State Planning Department who will ignore the views of the local residents and approve it. I hope this is only a misconception, and that the State Planning Department will take into consideration the complaints of the residents who will be impacted most by the application.

Applicants' Blatant Disregard for Authority

In Sep 2015, Council rejected the proposal (lower height than this proposal) for these reasons:

The increase in height and floor space would have an unacceptable impact on neighbouring properties in regard to view loss.

The increase in height and floor space would have an unacceptable impact on Chatswood Park with regard to overshadowing.

The increase in floor space will have an unacceptable impact on the surrounding road network.

It was rejected again in April 2016 for not addressing Council's concerns,

I understand there are constraints on the number of planning proposals that can be made, but why then are they allowed to apply again over the Council's <u>authority and</u> rejection and make a mockery of the ruling and the institution itself?

Building Height & Proximity to the Sebel

The proposed <u>building heights</u> are never given in metres up front but as Reduced Level figures, which any lay person including ourselves would not understand. We feel this is just one example of the Proposal not being transparent and upfront such that an average affected owner of the Sebel or any affected resident of Chatswood for that matter cannot easily understand the proposal due to jargon used.

7.2 Section BB in the Bates Smart Concept Design Report gives a comparison of heights but the section only shows up to Level 18 in blue shading whereas the building is proposed to have 28 levels. Again, this is very misleading.

Traffic Congestion

The Department considers this proposal as having strategic merit, but not one of these reasons includes acceptable traffic congestion outcomes or solutions.

The Chatswood CBD Planning and Urban Design Strategy demands:

That any planning proposals for the CBD Core area do not result in significant traffic or transport impacts, as sites in this part of the CBD are highly accessible to Chatswood rail and bus interchange......However, any planning proposal for sites within the CBD Core area will be considered by the Department where these satisfy the endorsement conditions outlined above.

In 2015 and 2016 Council rejected the Proposal stating *The increase in floor space will have an unacceptable impact on the surrounding road network.*

Chatswood CBD road network is already over-congested especially during peak work and peak shopping hours in the morning and evening. If the Proposal was granted, it would create an an unacceptable traffic congestion nightmare every single day.

Furthermore, with the proposed entry point being in the narrow Victor St. (which is a nothrough road), will simply add to the traffic congestion that users of Victor St. already experience.

It is difficult to comprehend how Gateway has determined that the Proposed towers will only increase traffic by a "moderate" amount. The proposal seeks to have more than 158 aparments, 14 storeys of commercial office workers, shoppers using 5 levels of retail with the current 29 levels of Sebel residents, residents of 39 Victor St., and other users all entering via Victor Street currently already over-congested. This traffic situation would be intolerable.

My daughter lives in Artamon and comes to visit and help us almost every day or two. Her personal experience is that peak hour in the morning and afternoon has worsened substantially coming in and out of Chatswood (Victor St., Albert Avenue, Orchard Ave, Mowbray Rd, and Pacific Highway). It has frequently taken her least 20 minutes to drive from Sebel to Artarmon Station! I do not see how the increased demand on the road network will bring any value to Chatswood, in fact people say all the time that they do not even want to come to Chatswood to shop anymore. I believe this is contrary to the desires of the Department of Planning.

Privacy Issues & Proximity to The Sebel

The concept scheme <u>does not comply</u> with the recommended building separation of 18m between residential buildings, the separation between the Proposed towers and Sebel being 15-17m. Why is this issue being side-lined as acceptable or adequate? This is

a very one-sided situation. The Proposal is somehow deemed adequate if they treat their tower windows. What about the privacy of Sebel residents? Is the developer intending to pay for all the window treatments for the Sebel residents whose privacy will be compromised?

View sharing

The Proposal states that the concept scheme has been designed to minimise impacts to views from the Sebel tower by allowing for view sharing due to the two tower formations. This is simply untrue. All of the south-facing units will have their view totally obliterated with a tiny sliver in between as a compromise.

The View Sharing Report supplied is **disingenuous and deliberately misleading**, and I have first-hand knowledge that the same techniques were used to misrepresent view loss from other apartments also. The photos below show that the View Sharing Report has only <u>represented our view as only half of our actual view.</u> Therefore, naturally it looks as if we won't suffer much view loss! As you can see, our view is also of the Chatswood oval and beyond.

Another statement that is not true (page 14 & 34) is the juliet balcony- although small, is definitely not inaccessible as the Report states. We have stood on the balcony many times to enjoy the the fresh air, the expansive view to the city and southwest towards Parrramatta, and especially to watch the New Year's Eve fireworks.

The Report says the view loss will be 'minor to moderate'. We are facing south. Two towers, (the one directly in front of our balcony is approx. 3 storeys higher than the Sebel) are proposed to be erected 15 metres due south of Sebel. Can anyone honestly represent that the view loss will be moderate?



Photo 1: Urbis Report verion of our view. This only represents half of our view.



Photo 2: Urbis Report version of our view loss



Photo 3: Actual View. Mandarin Centre rooftop is at bottom of photo.



Photo 4: Actual View. The oval & to south-west also constitutes our view, **which the Report deliberately omits.**



Photo 5: Our impression of obliterated view. We cannot accurately draw the heights or gap between the towers.

Overshadowing Chatswood Park

The proposal is in direct contradiction to the Council's reasons for rejecting it twice in the first place. Residents see this as a slap in the face since we fought so hard to keep what little sunlight there is for when we (like so many in Chatswood) take our grandchild to the park.

This obviously does not only affect residents of the Sebel and we are making a case for all those who use the playground and park.

Because the proposal cannot comply with the additional overshadowing of Chatswood Park, the protection of the Park is simply wiped away, never to be mentioned again. We find this method of creating rules very hard to swallow.

<u>This is the only park in Chatswood CBD</u> and is evidence again that the mental health of residents are put before lucritive high-rise projects that developers can offer.

If this development is approved, the playground will be dark and cold from completion onwards. We fail to see why the health and comfort of people exercising in the oval is more important than that of little children who need to exercise and play in a

playground with already dwindling sunlight. The two buildings do not need to be built to this height.

Wind Effect:

The non-complying proximity of the proposed towers to the Sebel will certainly create adverse acceleration of wind, rendering our once peaceful balconies useless. The Gateway Determination is not able to conclude anything because the proposal does not mention this as a potential issue.

Schools

Schools are already overcrowded. I have spoken to parents from Chatswood High and in their opinion it is already full and children don't even get much space to run around. This development will put further strain on the already overcrowded public schools.

No Evidence of Market Demand

Vacant residential apartments have flooded the market due to oversupply, especially due to the surge created by the two very high Interchange towers.

There is also a surplus in vacant commercial space in Chatswood. All this is easily found via real estate sites on the internet.

The Covid-19 pandemic has exacerbated this situation and cannot be disregarded as a bump in the road with the assumption that everything will soon go straight back to normal. Migration has stopped and is one of the main reasons for the oversupply of vacant apartments in Chatswood. This proposal must also be halted and reassessed in this new light.

For all the above reasons, we strongly object to the Proposal and feel there should be a requirement for it to be ammended to take into account all of the issues put forward by the people who have raised issues- and put forward in a more transparent manner.

Jiji Lee

for and behalf of Chung-Hou Lee, Lily Lee & Jiji Lee

From: <u>Jiji Lee</u>

To: <u>Plan Comment Mailbox</u>

Subject: Submission for 65 Albert Ave Proposal 2020SNH008- Unit 2208 Sebel

Date:Wednesday, 18 November 2020 5:37:41 PMAttachments:Submission to 65 Albert Ave Chatswood- 2208.pdf

Dear Planning Panel,

I forgot to add unit 2208 to the letter that was from 2508. They have the same owners- Chung-Hou Lee & Lily Lee.

If the above sentence is not acceptable, would you please accept the attached letter?

Thank you Jiji Lee The Sydney North Planning Panel GPO Box 39 Sydney NSW 2001

PLANNING PROPOSAL SUBMISSION 65 ALBERT AVE CHATSWOOD (MANDARIN CENTRE) Reference No. 2020SNH008

18th November, 2020

We are writing to strongly object to the proposal 2020SNH008.

We are the owners of **apartment 2208** which faces south (the 08 apartments are misleadingly represented in the Urbis View Sharing Report). This unit is tenanted at the moment and will be impacted directly by the proposed towers in these ways

We are the same owners as 2508 and therefore wish to make the same points as in our objection letter for that unit with the addition of the decreasing rental market if the development were to be approved. The overall value of the Sebel, not just the south facing units, will take such a bit hit that it will contribute significantly to the mental health of all the residents, whether tenants or owners.

We didn't think you would want to read much of the same letter twice. If this is not acceptable, could you please let us know?

The issues raised in that letter that also apply to 2208 are:
View sharing
Traffic Congestion
Building Height
Privacey Issues & Proximity to the Sebel
Overshadowing Chatswood Park
Accelerating Wind Effect
Overcrowded Schools
No evidence of Market Demand

For all the above reasons, we strongly object to the Proposal and feel there should be a requirement for it to be ammended to take into account all of the issues put forward by the people who have objected- and put forward in a more transparent manner.

Jiji Lee

for and behalf of Chung-Hou Lee, Lily Lee

From: melissa lee

To: <u>Plan Comment Mailbox</u>

Subject: Planning Proposal 2020SNH008 - Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

Planning Proposal

Date: Wednesday, 18 November 2020 5:02:22 PM

Dear Sir

This is to advise that I object to the proposal as currently there is a huge problem with traffic on Albert Avenue every Saturday and Sunday and on some of the weekdays. it is impossible as a resident of The Sebel 37 Victor Street Chatswood to turn into Albert Avenue. Some days the traffic is at a stand still and no cars are able to cross the traffic light even when the traffic light indicates a green.

I believe with a new building and additional car spaces that this traffic issue will be further increased and it will make it very impossible for traffic to be running smoothly and for residents and visitors to exit or even enter Victor Street and Albert Avenue.

Regards Melissa Lee for Mrs WS Lee From: Samantha Lee
To: Plan Comment Mailbox

Subject: Planning Proposal Submission - 65 Albert Ave Chatswood Ref: 2020SNH008

 Date:
 Wednesday, 18 November 2020 4:16:32 PM

 Attachments:
 Planning Proposal Submission SL.docx

RE: Objection to development at 65 Albert Ave Chatswood

To Whom It May Concern,

I am a Sebel resident in Unit 2105 and have been for almost 20 years. In that time, I have not seen the good people in this building have to face something that so extremely puts their wellbeing at risk as this proposed development. The amount of stress and angst that they are facing is overwhelming – especially for the elderly and retired who have chosen to use their life savings to live here for the rest of their lives in peace and harmony.

Though my unit is north-facing, I sympathise greatly with my neighbours in objecting to the proposed development at 65 Albert Ave.

Victor St is a very small, short, dead-end street that already takes the entry and exit of cars from Mandarin Centre patrons, Willoughby Council employees and visitors, Sebel hotel guests, residents and their visitors, The Verve 39 Victor St residents and visitors, people visiting the pathology, medical, dental, optical and audiology practitioners, the hairdresser and coffee shop, Westfield Shopping Centre and Mandarin Centre patrons which are all have entrances on Victor St. Moreover, due to the seating and concrete benches purposefully provided at the end of the cul-de-sac, people are also constantly dropping off or picking up for any number of shops and restaurants on Post Office Lane not to mention those travelling to or from Chatswood station such as students,workers, and the elderly. Adding two multi-storey buildings as proposed by this development would significantly increase the pressure on this tiny cul-de-sac that is already overburdened.

As a flow-on effect from the previous point, the traffic on Victor St and Albert Ave is already untenable. Whether it is heading south to the city, north to Hornsby, or out west, cars from the southern side of Victoria Ave, including those mentioned previously, along with the additional load of cars from two Westfield car parks, multiple high-rise and lowrise apartments on Albert Ave, the Dougherty Community Centre, Quest Chatswood, Meriton Suites, Chatswood Private Hospital, workers in nearby commercial offices and the many existing Mandarin Centre patrons, all converge onto Albert Ave. Even if drivers turn off to try their luck on Mowbray Rd, they are still met with a complete standstill on Orchard Rd, let alone the wait on Mowbray Rd to Pacific Hwy. The current congestion is already causing excessive strain and delays to drivers in the area both on weekdays and weekends, and more especially at shopping and peak hours. With all of the residential and commercial buildings and facilities here, this confined area of Chatswood is even now encumbered with the effects of overcrowding and overdevelopment. Is there really a need to cram in a skyscraper right here in this location? Another 158 units of people and well over a thousand workers, and drivers, who will also bring additional friends, families, workers, etc., all needing to use the same, already congested access routes.

It is also distressing to learn of the overshadowing by the proposed, excessively large and bulky development onto its neighbours i.e. all Sebel residents and hotel guests living on the south side and any additional impacted. Not only will it mean a significant loss of value to these apartments, they will also experience a flagrant loss of privacy in addition to losing much of their natural daylight, their outlook, and their peace of mind. I am not opposed to development in and of itself - clearly, I too live in an apartment block - but I

am opposed to it when it negatively affects residents, and a reputable hotel, who have been living happily and giving back to an area/community they have loved and nurtured for so many years. I was perplexed and disappointed too, to hear that this proposed oversized development overshadowing Chatswood Park is not being considered. This park provides a sanctuary for the well-being and mental health of our community, including our children and mothers, our students, workers nearby, and our elderly. The period of sunlight in a whole day that this park receives has already been reduced to a meagre 3 hours, yet it is the only parksouth of Victoria Ave. And why is the overload impact of a new skyscraper full of units and office spaces on this park not being considered? Do we want Chatswood to become the dark and cold concrete jungle that the east side of St Leonards, or North Sydney or Sydney CBD, have become? Do we want to further clog the main arteries around Albert Ave with more traffic and worsen wait times until it looks like a mass exodus from a football game? Or, do we want a growth plan that still keeps all the wonderful elements of Chatswood alive.

I know Willoughby Council hopes to ensure a logical and feasible growth plan is in place for Chatswood, and it has rejected the development proposal, twice. A council that is on the ground and knowledgeable on the workings of the whole Chatswood area and its proposed growth, has rejected the development. This is a sound indication that even people with the appropriate knowledge and expertise, who are here day-in-day-out, conclude that it is not a reasonable or practical proposal to build new units and office spaces in this location.

I hope my points above will be given the uppermost consideration a long-time resident deserves as if it were their own house, on their own block, because in this case it is just that, for all Sebel residents.

Yours sincerely,

Samantha Lee

PLANNING PROPOSAL SUBMISSION

18th November 2020

RE: Objection to development at 65 Albert Ave Chatswood Ref: 2020SNH008

To Whom It May Concern,

I am a Sebel resident in Unit 2105, and have been living in the Sebel building for almost 20 years. In that time, I have not seen the good people in this building have to face something that so extremely puts their wellbeing at risk as this proposed development. The amount of stress and angst that they are facing is overwhelming – especially for the elderly and retired who have chosen to use their life savings to live here for the rest of their lives in peace and harmony.

Though my unit is north-facing, I sympathise greatly with my neighbours in objecting to the proposed development at 65 Albert Ave.

Victor St is a very small, short, dead-end street that already takes the entry and exit of cars from Mandarin Centre patrons, Willoughby Council employees and visitors, Sebel hotel guests, residents and their visitors, The Verve 39 Victor St residents and visitors, people visiting the pathology, medical, dental, optical and audiology practitioners, the hairdresser and coffee shop, Westfield Shopping centre and Mandarin centre patrons which are all have entrances on Victor St. Moreover, due to the seating and concrete benches purposefully provided at the end of the cul-de-sac, people are also constantly dropping off or picking up for any number of shops and restaurants on Post Office Lane not to mention those travelling to or from Chatswood station such as students, workers, and the elderly. Adding two multi-storey buildings as proposed by this development would significantly increase the pressure on this tiny cul-de-sac that is already over-burdened.

As a flow-on effect from the previous point, the traffic on Victor St and Albert Ave is already untenable. Whether it is heading south to the city, north to Hornsby, or out west, cars from the southern side of Victoria Ave, including those mentioned previously, along with the additional load of cars from two Westfield carparks, multiple high-rise and low-rise apartments on Albert Ave, the Dougherty Community Centre, Quest Chatswood, Meriton Suites, Chatswood Private Hospital, workers in nearby commercial offices and the many existing Mandarin Centre patrons, all converge onto Albert Ave. Even if drivers turn off to try their luck on Mowbray Rd, they are still met with a complete standstill on Orchard Rd, let alone the wait on Mowbray Rd to Pacific Hwy. The current congestion is already causing excessive strain and delays to drivers in the area both on weekdays and weekends, and more especially at shopping and peak hours.

With all of the residential and commercial buildings and facilities here, this confined area of Chatswood is even now encumbered with the effects of overcrowding and overdevelopment. Is there really a need to cram in a skyscraper right here in this location? Another 158 units of people and well over a thousand workers, and drivers, who will also bring additional friends, families, workers, etc., all needing to use the same, already congested access routes.

It is also distressing to learn of the overshadowing by the proposed, excessively large and bulky development onto its neighbours i.e. all Sebel residents and hotel guests living on the south side and any additional impacted. Not only will it mean a significant loss of value to these apartments, they will also experience a flagrant loss of privacy in addition to losing much of their natural daylight, their outlook, and their peace of mind. I am not opposed to development in and of itself - clearly, I too live in an apartment block - but I am opposed to it when it negatively affects residents, and a

reputable hotel, who have been living happily and giving back to an area/community they have loved and nurtured for so many years.

I was perplexed and disappointed too, to hear that this proposed, excessively large and bulky development overshadowing Chatswood Park is not being considered. This park provides a sanctuary for the well-being and mental health of our community, including our children and mothers, our students, workers nearby, and our elderly. The period of sunlight in a whole day that this park receives has already been reduced to a meagre 3 hours, yet it is the *only* park south of Victoria Ave. And why is the overload impact of a new skyscraper full of units and office spaces on this park not being considered?

Do we want Chatswood to become the dark and cold concrete jungle that the east side of St Leonards, or North Sydney or Sydney CBD, have become? Do we want to further clog the main arteries around Albert Ave with more traffic and worsen wait times until it looks like a mass exodus from a football game? Or, do we want a growth plan that still keeps all the wonderful elements of Chatswood alive.

I know Willoughby Council hopes to ensure a logical and feasible growth plan is in place for Chatswood, and yet it has rejected the development proposal, twice. A council that is on the ground and knowledgeable on the workings of the whole Chatswood area and its proposed growth, has rejected the development. This is a sound indication that even people with the appropriate knowledge and expertise, who do this for a living, know that it is not a reasonable or practical proposal to build new units and office spaces in this location.

I hope my points above will be given the uppermost consideration a long-time resident deserves as if it were their own house, on their own block, because in this case it is just that, for all Sebel residents.

Yours sincerely,

Samantha Lee

From: <u>Stella Li</u>

To: Plan Comment Mailbox

Subject: Planning Proposal Submission - 65 Albert Ave Chatswood (Mandarin Centre)

 Date:
 Wednesday, 18 November 2020 5:00:33 PM

 Attachments:
 Planning proposal submission from Stella Li.pdf

Please see my submission attached.

Thank you.

Planning Proposal Submission – Ref: 2020SNH008

18 November 2020

Planning Panels Secretariat NSW Government Parramatta, NSW, 2124

Stella Li Owner: U2604/37 Victor St Chatswood, NSW, 2067

Dear Sir/Madam

I am the owner of Sebel unit 2406 and I object to the development proposal for 65 Albert Avenue, Chatswood for the following reasons:

- 1. Traffic in this area is already very congested. Adding so many more units and offices to this little street will severely exacerbate the problem.
- 2. Additional traffic hazard for pedestrians. The addition of more people in this small, localised area will mean cars coming in and out of Victor Street will be further delayed by more pedestrians and more people on this street increases the risk of accidents here.
- 3. It will disrupt the views of the residents on the south side of our building which is the reason they spent so much money to purchase their property in the first place.
- 4. It will devalue properties in the Sebel building. The proposed two-building, 30 storey development is in such close proximity to the Sebel on the south side that their southern view will disappear and be replaced with people looking into their bedroom windows. The apartments will also lose a substantial amount of daylight meaning the rooms will be dark and significantly colder.
- 5. More people bring more noise, overcrowding. The noise level in Chatswood is already of some contention. With more people, the noise levels will increase as this small street becomes crowded with so many more people. Already, our major amenities such as Coles and Woolworths supermarkets are jampacked at peak shopping hours. Our park is already bursting with children.

This development will diminish the quality of life in this part of Chatswood.

Yours sincerely, Stella Li From:

Plan Comment Mailbox To:

Subject: Mandarin Development - Planning Proposal Submission

Date: Wednesday, 18 November 2020 1:47:46 PM

Attachments:

Planning Proposal Submission.jpg C8E64172-CB19-4426-8FEF-DCB2378009EC.jpg S 58531850.jpg

To whom it may concern,

Please find the attached files for the Planning Proposal Submission, and photos of the view from our apartment.

Thank you,

Kind Regards

Lee Su Hui Lin

Mandarin Development

Planning Proposal: 2020SNH008 - Willoughby - PP_2020_WILLO_001_001 at 65
Albert Ave Chatswood

Submission

I am the owner of 1502/37 Victor St. Chatswood NSW 2067, my name is Lee Su-Hui Lin. This apartment has been my family's home for the last 20 years. In this time, my children grew up, moved out to start their own families and in the last year, my eldest daughter, her husband and son moved back in with me. This home has been a joy for us to live in, with great views and good sunlight. Our large balcony has allowed us to enjoy outdoor space, which we really value (particularly with COVID this year limiting outdoor movements).

The proposed development of the Mandarin Centre deeply concerns me for the following reasons:

- My apartment is south facing and I am on the 15th floor. The proposed new 30 storey building will essentially block all of my view and sunlight (refer attached photo taken from my balcony showing Mandarin Centre directly in front of my apartment).
- I am concerned about losing privacy in my apartment as well as on my balcony
- The proposed development will most definitely reduce the value of my property

It is unacceptable that the proposed development will reduce the quality of life for my family, and devalue our home. Accordingly, I submit that the proposed development not be approved.

多洲梦

Yours faithfully,

Lee Su-Hui Lin





From: Karen Liu

To: <u>Plan Comment Mailbox</u>

Subject: Panel ref: 2020SNH008 at 65 Albert Avenue, Chatswood

Date: Saturday, 14 November 2020 1:32:46 AM

Dear Sirs

Re: 65 Albert Avenue, Chatswood

Panel ref: 2020SNH008

I write to object the captioned planning proposal.

I am the owner of Unit 2502 Sebel Chatswood. I purchased the unit from my parents in early 2018 with the happy understanding that the Mandarin Center redevelopment proposal was disapproved in 2015.

My parents were the owners of 2502 Sebel Chatswood and have been living there happily since the building was built. My father is now 77 and they decided to live there till the end of their lives, as I so gladly promised them when I purchased this unit.

Unit 2502 on the 25th floor is south facing with full and unobstructed city view. The proposed new 30-storey building will undoubtedly block the view, light and privacy. These are the irreplaceable attractions that my parents have been enjoying. Naturally we are concerned with the likely loss of our unit's value.

Besides, the strong wind is one of the possible causes for window leakage. The proposed high rise building will worsen the situation.

Heavy traffic at Victor Street and Albert Avenue is already an increasing problem that must not be ignored. The proposed building will surely aggravate the situation very badly.

I therefore strongly object the captioned proposal.

Thank you for your attention.

Yours truly Karen Liu 2502 Sebel Chatswood From: Crystal Lockard

To: Plan Comment Mailbox

Subject: 2020SNH008-Willoughby - PP_2020_WILLO_001_001 AT 65 ALBERT AVENUE CHATSWOOD (MANDARIN

CENTRE)

Date: Thursday, 12 November 2020 11:50:01 PM

Attachments: PLANNING PROPOSAL SUBMISSION - Lockard 12nov20.docx

Importance: High

To The Planning Panels Secretariat:

Please find attached my submission relating to the planning proposal referenced in the subject heading.

I would appreciate, if possible, an acknowledgement of receipt of this email and attachment.

Regards,

Crystal Lockard

Counsellor/Consultant/Trainer/Supervisor
Crystal Lockard & Associates Pty. Ltd.
Mailing Address:

P.O. Box 143, Wahroonga, 2076

M: + 61 412 614 077

E: clockard@ozemail.com.au W: www.crystallockard.com.au

PLANNING PROPOSAL SUBMISSION – SYDNEY NORTH PLANNING PANEL

Via email: PlanComment@planningpanels.nsw.gov.au

REFERENCE: 2020SNH008-Willoughby – PP_2020_WILLO_001_001 AT 65 ALBERT AVENUE CHATSWOOD

I object to the above planning proposal for the following reasons:

- Chatswood is a suburb already presenting with congestion of people and traffic. Parking is hard to access and the amenities provided are already stretched to their limit. The density of population and cars flowing into Victor Street and onto Albert Avenue, as well as into the adjoining streets, is burgeoning and this proposal will only add to the over-crowding that already exists. Peak hour traffic and the number of cars before and after school hours regularly result in a bottleneck in the central business district of Chatswood. Rather than looking at statistics on paper, perhaps members of the Planning Panel could visit Chatswood during peak hour times?
- Chatswood has had a number of very recent developments erected, most of which are tall towers of units. There is a shortage of green space within the central business district comprising Victoria Avenue, Albert Avenue and the adjacent streets. How would adding another two skyscrapers ameliorate the current crammed conditions on the streets and pavements?
- Further to the above point, rather than improving the quality of life for residents in Chatswood, there is likely to be significant overshadowing of the few parks that exist around the Chatswood Station area.
- There is considerable impact on the south-facing apartments in the Sebel building which
 currently enjoy very pleasant views over the adjacent parks and city skyline. Many of these
 residents are aging, migrants from another country, speak limited English, and, as a result of
 these factors, are confined to their home. This has been particularly evident during the
 recent pandemic. Losing their views will significantly impact on their quality of life.
- The quality of life experienced by these residents is particularly significant as many of them are aging, in ill health, are migrants with limited command of the English language and therefore, for these reasons, are confined to their apartments. These factors have been magnified by the recent COVID-19 pandemic and the consequences of isolation at home. Their views give them much enjoyment and solace. The proposed development threatens to destroy this.
- In the Development Application which gave consent for the building of The Sebel Apartments, conditions were required to be met relating to the potential effects of wind funneling and the impact on access and use of balconies on adjacent buildings. There do not appear to be any such conditions, or even any extensive consideration given, to this impact on residents' amenity.

- For many of the residents, the purchase of their apartment was intended to fund their living requirements in their twilight years. The planning proposal will almost certainly negatively affect the value of their investment which will cause considerable hardship to them.
- My husband and I live on the upper north shore of Sydney and we have noticed that there
 are a number of newly erected apartment buildings up and down the highway that have a
 considerable number of vacant units. Has there been any investigation into the viability of
 the sale or rental of more units in the current economic climate?
- It seems clear that there is considerable vacant office space in the buildings that currently exist in Chatswood. This was so even before COVID-19 impact on office buildings. Where is the business plan for the commercial use of more office space being provided?

Perhaps the question could be asked: is there a "real need" for this development, given the high property vacancy rates already prevailing in Chatswood? Has the Planning Panel considered the possibility that the Mandarin Centre can be upgraded without this development proceeding? Or, perhaps there is a strong push by the State Government for construction projects to be implemented, to help the state economy, without regard to the well-being of residents, and the Planning Panel is therefore pursuing this line?

I strongly believe that this development proposal is without merit and is, in fact, detrimental to the living environment of the immediate neighbours of the Mandarin Centre (i.e. The Sebel Apartment building).

My details:

Crystal Lockard P.O. Box 143 Wahroonga. NSW 2076 clockard@ozemail.com.au

M: 0412614077

No political donations made

From: Stephen Lowe
To: Plan Comment Mailbox

Subject: Re: Planning Proposal Ref. No. 2020SNH008

Date: Tuesday, 17 November 2020 8:31:23 AM

Dear Planning Panel,

On behalf of my wife, Stephanie Lowe and myself, as co-owners of Unit 1608, 37 Victor Street, Chatswood, known as the Sebel Apartments, I would like to lodge my OBJECTION to the above Planning Proposal on the following grounds:-

- 1.In the Gateway Determination paper submitted there was an error in describing Sebel Apartments as being mainly a serviced apartment building. The levels 15-28 are all designated private apartments with a high proportion being owner-occupiers. This could mislead those reading the submission as to the importance of the damaging effects of the re-development of the Mandarin Centre and its impact on the residents on the south side of the Sebel.
- 2.In the original proposed re-development of the Mandarin Centre that was rejected one of the three key reasons was the TRAFFIC. If anyone who knows and lives in the immediate area, that is, Victor Street, right now are experiencing great difficulty entering and exiting Victor Street. By almost doubling the number of car parks in the proposed new development will only exacerbate the traffic problem.
- 3.My wife and I have been living in Sebel for 17 years. We are looking forward to living out our lives here in Sebel, God willing, but are fearful of the impact of this new development. Our city skyline view will be severely compromised. Two towers in front of us will only create greater wind tunnels affecting our south side. Our privacy will be badly affected by these new designs as put forward. This will have a devastating effect on the lifestyle we currently enjoy.
- 4. The Sebel building is considered one of the most prestigious buildings in Chatswood and have commanded premium prices. This new development will severely damage the value of units.
- 5.I was given to understand that the Willoughby Town Plan (WTP) was against any further residential development in the CBD and that commercial development was encouraged to attract more office workers to the Town Centre. Yet the Proposed development attempts to compromise the WTP by offering the smaller tower as a commercial office building and the larger one consisting of 158 residential apartments, some of which are for affordable living. This seems wrong.
- 6.The Covid-19 pandemic has altered the dynamics of office requirements. Working from home will become the new "norm". "Hot Desking" will almost increase. One must question the future demand for offices. Looking around the area one can only see many signs for "Office Leasing".
- 7.Perhaps one of my greatest fears is the impact on peoples' mental health. Quite a few of the residents are elderly, some cannot speak English, some are confined to their homes due to poor health. Some residents have approached me expressing how they will be affected. Some units currently enjoying the full city skyline will lose this completely. Others are impacted differently. If the development is permitted on the grounds of stimulating economic activity under the cover of Covid-19 then greater importance should be placed on the severe consequences stated above; financially, mentally and socially.

I would, therefore, urge the Sydney North Planning Panel to reject outright the Planning Proposal Ref. No. 2020SNH008.

Yours sincerely,

Stephen Lowe and Stephanie Lowe

Mobile: 0413072116 Email: stlowe46@gmail.com From: <u>Stephanie Lowe</u>
To: <u>Plan Comment Mailbox</u>

Subject: re: Mandarin Centre Redevelopment Proposal

Date: Wednesday, 18 November 2020 2:19:43 PM

Attachments: planning proposal.pdf

To: Plan Comment@ planningpanels.nsw.gov.au

Subject : Planning Proposal 20205NH008_Willouhby_PP_2020_WILLO_001_001 at 65 Albert Ave Chatswood

18th November 2020

The Sydney North Planning Panel:

I, Stephanie Lowe, is the owner of a Sebel apartment 1113 for the last 16 years. This one bedroom apartment is situated on the south facing side of the Sebel with windows and balcony enjoying a city view (with glimpses of the top of the harbour bridge).

With the proposed building development of the Mandarin Centre, the proposed new building situated just 12 meters away will totally block out all the view for this apartment and for those below and above the one identified. I understand that the proposal will affect other south facing apartments in different degrees.

I strongly oppose to the above development proposal. This proposal does not show consideration for the Sebel community whose well being would be negatively impacted physically, financially, socially and mentally.

Financially:

With the loss of a highly valued city view would lead to a substantial drop in property values in Sebel.

Owners of serviced apartments are still suffering from loss of income during the pandemic and lockdown. The threat of losing the advantage of a city view in the future will bring further uncertainty and hardship.

Physically:

With the proposed development, apartments on the south facing side of Sebel will definitely have reduced natural light and subjected to stronger gusts of wind because of newly created wind channels between the buildings.

Already the traffic into Victor street is a battle for consumers entering the Mandarin Centre. The proposed near doubling of the numbers of car spaces in the new development would create more chaos on the road and stress for the residents of the adjacent Sebel building.

Socially and Mentally:

Many residents in the Sebel have lived here for many years and are now more elderly and vulnerable. They spend many hours in their apartments enjoying the view, the open space beyond their physical walls. A number of them are totally housebound or wheelchair bound. Yet they are happy and contented with help from the family.

The Sebel community has just emerged from uncertainties and restrictions of a pandemic. They need not be subjected to further uncertainty, loss and reduced wellbeing.

Yours sincerely

Stephanie Lowe

From: <u>Stephen Lowe</u>
To: <u>Plan Comment Mailbox</u>

Subject: Re: Mandarin Centre Re-Development Ref No 2020SNH-008

Date: Wednesday, 18 November 2020 4:08:35 PM

Dear Sir/Madam,

I am writing on behalf of Guan Zhao Lu who resides at 2203/37 Victor Street Chatswood and does not speak English.

She would like to convey her strong objection to the proposed development of the Mandarin Centre.

She will lose her view of the Chatswood Oval and half of the Sydney city skyline.

She feels that the new development will invade her privacy.

She thinks that her unit will lose quite a bit in value.

She believes that the very fact that the current Mandarin Centre and its short stature meant no tall building would be built interfering with her very clear view.

She has lived in the present place for quite a few years and wishes to live the rest of her life here enjoying the view unimpeded.

She is pleading that the Panel members will reject the this development outright.

Yours faithfully,

Stephen Lowe on behalf of Guan Zhao Lu

My mobile: 0413072116

From: <u>Tien Luu</u>

To: <u>Plan Comment Mailbox</u>
Subject: Planning Proposal Submission

Date: Saturday, 7 November 2020 11:25:09 PM

Dear Planning Panels,

Regarding the planning proposal 2020SNH008-Willoughby-PP 2020 WILLO 001 001 at 65 Albert Avenue Chatswood, we Allen Cheung and Tien Luu are the owners of apartment 802/37 Victor St (Sebel), strongly object. After thorough research of the planning proposal for 65 Albert Avenue submitted, we most definitely object to the new amendments proposed for a number of reasons. Firstly, our unit balcony has direct line of sight to the top floor of the current building at 65 Albert Avenue and if a taller building structure were to be erected it will certainly obstruct our views and hinder much of the natural sunlight that flows to our apartment. Secondly, obstructing views will create a very negative effect on my apartment in terms of both rental and property value. Currently our apartment is leased out for long term tenants and the brightness of the property was a big factor for many prospective tenants. Clearly, the effects of overshadowing on surrounding residential buildings should be properly investigated before new builds are approved. Thirdly, constructions of buildings of such magnitudes (30 storeys high) would create severe traffic and disruptions to the area which is already quite congested. Moreover, increasing the residential density without also providing the necessary provisions like better traffic access, adequate car parking spaces, health clinics and community centres significantly reduces the liveability of the Chatswood area. This is unnecessary, inconsiderate and irresponsible in terms of urban planning for better living.

We therefore, sincerely ask the planning panel to reconsider the approval of the proposed amendments.

Regards,

Allen and Tien.

From: Lytton

To: <u>Plan Comment Mailbox</u>

Subject: Planning Proposal: 65 Albert Avenue Chatswood Date: Monday, 16 November 2020 2:10:39 PM

Planning Proposal:

2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

I am writing to object the above planning proposal. The reasons are as follows;

Loss of Light

My husband and I have been living in Apartment 1501 on the south side of the Sebel Building for the last 18 years. The source of sunlight comes directly from the open vista, especially the reflection from the roof of the Mandarin Centre and the oval. Obstructing the views to the extent proposed will result in a serious loss of light to all the south-facing units, which is untenable.

Fire Hazard

The close proximity of the proposed buildings is alarming. Any fire will spread quickly and containment will be very difficult - a tragedy waiting to happen.

Loss of Privacy & Wind Effect

With the two towers positioned immediately in front of us, the privacy we now enjoy will be non-existent. This, plus the inevitable increase in wind gusts, will make sitting on the balcony impossible - another infringement of our quality of life.

Traffic Congestion & Pollution

The local traffic is very heavy at the best of times. Adding hundreds of cars to the congestion does not make sense, not to mention the increased air and noise pollution, which will be unbearable.

Visual Amenity & Mental Wellbeing

Like a lot of residents in the Sebel, we are retired seniors who are home-bound most of the time. The open outlook is more than just a view. Being able to watch the activities going on outside, especially people playing sports or enjoying themselves in the oval, makes us feel less isolated and more connected with the rest of the world. Depriving us of this visual amenity will adversely impact on our mental wellbeing.

Conclusion

To have neighbouring properties of the size and nature proposed change so significantly the outlook, characteristics and value of the Sebel is unconscionable and totally unacceptable.

Mrs Winnie Lytton 1501 The Sebel, 37 Victor Street, Chatswood From: antonio ma

To: <u>Plan Comment Mailbox</u>

Subject: 2020SNH008 Proposal at 65 Albert Avenue Chatswood

Date: Saturday, 7 November 2020 8:36:14 PM

Attachments: <u>Living 1.JPG</u>

<u>Kitchen 1.jpg</u> <u>M Bedroom.JPG</u> <u>Bedroom.JPG</u>

Dear Sir or Madam,

Planning Proposal-2020SNH008_Willoughby_PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood.

In response to the above planning proposal, I strongly object to the proposed development.

I am the owner of a unit (1901) on 19 floor at Sebel Chatswood since 2016. My family was attracted by the convenience of the location and the amenities in Chatswood. We were so impressed with the expansive and undisturbed views from the balcony at the unit which sealed the purchase. To highlight my point, I attach pictures taken from the balcony and the window for reference.

If the proposed development of Mandarin Centre is approved and goes ahead, the views from the balcony would be seriously impaired, if not lost. I paid a substantial premium for the views. This proposed development will completely remove the premium and understandably have a negative effect on the value of my property. As a retiree, I fear for the substantial financial loss brought by the change.

Like other elderly residents in the building, my elderly mother and my wife, both of whom do not drive, have enjoyed the convenience of shopping and other amenities on foot. If the proposed development is given a green light, noise, an increase in traffic both on the roads and pavements brought by the construction, and subsequent occupation, would affect their daily livelihood. Not to mention, the influx of workers and addition residents would heighten the risk of transmitting and contracting the virus in the pandemic.

Please do not disclose or pass on my name and the contacting details in public, I am grateful if you would consider my objection to the proposal.

Yours sincerely.

Antonio Ma



Virus-free. www.avg.com









From: antonio ma

To: Plan Comment Mailbox

Subject: Planning Proposal 2020SNH008 65 Albert Avenue Chatswood

Date: Friday, 20 November 2020 11:41:15 AM
Attachments: Mandarin Submission from 2803.docx

Please see my attachment

best regards,

13 November 2020

Planning Panel Secretariat 4PSQ 12 Darcy Street, Parramatta .NSW 2150

Dear Sir or Madam

Planning proposal:

2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Ave Chatswood

As a resident/ owner of the Sebel apartment 2803/37 Victor St Chatswood, in the immediate vicinity of the above proposal, I would like to object to the Proposal for the following reasons.

- Loss of views (southern side) due to the increase of maximum permitted building height from 27m to RL 192.9
- This loss of view will impact on the value of the Sebel apartments
- The increase in the maximum FSR from 2.5:12 to 11.11:1 will translate to overcrowding in the immediate area of Albert and Victor Street
- Loss of privacy as a result of the closeness of the 2 towers
- Congestion of traffic on Albert Street and Victor Street. Albert Street traffic heading
 west to Pacific Highway is already congested during morning and afternoon peak.
 With the proposal of this major development, residents of Victor Street will be
 severely impacted.
- Due to the central location of the Sebel building in Chatswood, many of the residents are elderly and any emergencies may be compromised with increased traffic and construction traffic impacting on the flow in and out of Victor Street.
- Construction in the high density area of Albert and VictorStreet can be a Pedestrian hazard.
- Vacancies in the commercial/retail area of Chatswood CBD are more common, an increase in more retail will impact this further.
- Residential vacancy rate in Chatswood is currently 5.1% (Real Estate Investar Data) compare
 with the NSW state's average of 1.57% (Real Estate Investar Data). Mandarin
 Centre's proposal will further increase the vacancy rate and directly impacting on the value
 of properties.
- Chatswood's rental population is currently 41.43 % (Real Estate InvestarData) and with substantial number of apartments flooding the market, resulting in negative values of existing properties, also driving down rental value.

Having owned an apartment in Chatswood forover 15 years, I have seen a great deal of changes. High density living requireupgraded infrastructure to support the development. New roads, outdoor spaces, recreational areas. These are essentially "missing"

Kind regards

Jeanette Wu (0407943028) email – maid2ruff@hotmail.com

From: Maria McDougall

To: Plan Comment Mailbox

Subject: MANDARIN DEVELOPMENT 2020SNH008-Willoughby-pp_2020_WILLO_001_001@65 Albert Ave Chatswood

Date: Monday, 16 November 2020 4:02:23 PM

Objection to proposed Development of the Mandarin Centre

The above proposal in Albert Ave Chatswood is unsuitable for development because of the additional intensification of traffic in Albert Ave and Victor St.

At present from Archer St, along Albert Ave to Victor St, it can take 4 or 5 traffic light changes on a good day.

Once in Victor St there is the additional problem of pedestrian and motor traffic entering the Wilson Carpark creating further congestion, often blocking the Albert Ave flow.

Traffic is more often than not, at a standstill, making it difficult to gain car access entry to the Sebel.

A major contributing factor to the problem is traffic travelling along Albert Ave, to and from the Pacific Highway.

More consideration needs to be given to the additional traffic congestion which this development will create. Attention needs to be given to the people accessing Chatswood Station, Westfields,

Chatswood oval and children's playground, Community Church and the Doherty Centre, all well patronized.

Robert and Maria McDougall The Sebel Residences 1607/37 Victor St Chatswood 2067. From: Lydia Peng

To: Plan Comment Mailbox

Subject: Planning Proposal Submission: 2020SNH008 - Willoughby - PP_2020_WILLO_001_001 at 65 Albert Avenue,

CHATSWOOD

Date: Tuesday, 17 November 2020 9:59:33 PM

Attention: The Planning Panels Secretariat

Re: Planning Proposal 2020SNH008 - Willoughby - PP_2020_WILLO_001_001

at

65 Albert Avenue, CHATSWOOD

I formally submit my objection to the proposal based on the increase in traffic density and pedestrian hazard. Please note the current daily traffic congestion caused by vehicles entering & exiting the parking station at 65 Albert Avenue, Chatswood is unacceptable and continues to create risk of car accidents & cause risk of pedestrian injuries.

I declare I have never made any political donations.

Yours sincerely
Mrs Lydia Peng
Resident at The Sebel Chatswood
Unit 1705 / 37 Victor Street, Chatswood

From: <u>lizpoy@tpg.com.au</u>

To: <u>Plan Comment Mailbox</u>

Subject: Reference No. 2020SNH008 65 Albert Avenue Chatswood

Date: Wednesday, 18 November 2020 12:14:10 PM

Dear Sir

We are owners of an apartment in the Sebel – apt 1401 31-37 Victor Street.

We are concerned and wish to lodge our objection to the proposed development planned for the Mandarin Centre.

Victor Street is already very congested every day, especially weekends and we feel our views and light will be impaired by this development.

Please take our objection into consideration.

Elizabeth and Norman Poy

From: <u>Hendri Rahardja</u>
To: <u>Plan Comment Mailbox</u>

Subject: Submission - Development at 65 Albert Avenue CHATSWOOD

Date: Friday, 13 November 2020 3:46:15 PM

Dear Sir/Madam,

My name is Hendri Rahardja and I am writing on behalf of my parents, who live at the Sebel on 31 Victor St CHATSWOOD.

I am writing this email to you regarding Planning Proposal: 2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue CHATSWOOD.

As per Notice of Exhibition - Sydney North Planning Panel, the abovementioned planning proposal is currently on exhibition. According to the document, a provision is made for public comment during the exhibition period between 22 Oct 2020 to 18 November 2020.

I thank you for this opportunity to present my perspective on the proposed planning amendments to Willoughby Local Environment Plan 2012.

Please see below the 8 items listed in your document for amendments:

- Increasing the maximum permitted building height from 27m to RL 192.90 (30 storeys)
- Increasing the maximum floor space ratio (FSR) from 2.5:1 to 11.11:1 and a new Area XX* to be subject to specific exceptions relating to the subject site.
- Establishing a minimum non-residential FSR to 7.68:1
- Amending the Special Provisions Area Map to show 65 Albert Avenue as Area XX* subject to specific local provisions.
- Amending Schedule 1 to include the 'shop top housing' as an additional permitted use for the subject site.
- Include a new provision within Clause 4.4A Exceptions to floor space ratio
- Including a new provision within Clause 4.6 which provides that consent cannot be granted for development that contravenes the maximum residential FSR for the site for any development application seeking consent for shop top housing.
- Providing new additional local provisions which relate to Area XX* shown on the Special Provisions Map.

When my family and I first migrated to Sydney, Australia, we lived in Chatswood. Chatswood has always held a special place in our lives. In recent years, we have witnessed tremendous population growth in the city of Chatswood. Aside from newly constructed developments in recent years, weekly night markets, vast options of retail options along with special events such as Vivid as well as other arts and cultural events proved to be effective draw cards, attracting more people into the city, to live or visit.

While the increased vibrancy is noticeable, it is not difficult to see the negative impacts that surfaced as a result. In recent years, due to high population, it has been so much harder for people to get in and out of Chatswood, especially on weekends. Traffic jams are a major problem in Chatswood and one only needs to come to Chatswood to witness the severity of it.

The said development proposal for 65 Albert Avenue is located at the corner of Albert Avenue and Victor St. Victor St is a one way street and it is used for the residents and visitors of The Sebel and its neighbours. The street is also accessible for delivery purpose

for the retail stores on the street as well as for those who operate the night market every Thursday evening.

If approval is to be given to develop 65 Albert Avenue based on the amendments to the LEP, Victor St will become overpopulated, worsening the traffic condition on Victor St and also on the nearby streets such as Albert Avenue and Orchard Road. Excessive developments without making adequate provisions to the infrastructure around the area will create severe negative consequences in the years to come, not only on traffic conditions but overpopulation as well, which will lead to other problems such as crime.

While I understand the potential economic benefit for Willoughby Council and for our state. Willoughby Council rejected the Development Application for this site previously because it recognized the serious ramification that will come with approval. May I suggest that the Planning Panels will give careful consideration to this application not simply from the economic perspective but from a wider angle that focuses on other things such as the well being of the existing residents in the city.

The future of Chatswood rests on your decisions.

Thank you for your consideration.

Warmest Regards, Hendri Rahardja From: Razal

To: <u>Plan Comment Mailbox</u>

Subject: 2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 ALbert Avenue Chatswood

Date: Tuesday, 17 November 2020 3:58:42 PM

My name is Mohd Razali Abdul Rahman. I own Unit 2802 at Sebel Chatswood which I purchased from the developer many years ago when it first came to the market.

I object to the proposal.

Reasons for my objections are as follows;

1. Loss or impairment of views.

One of the reasons I chose this particular unit was the beautiful view of Sydney that I have from my unit from all the rooms and the balconies. I believe the building to be built under this proposal would obstruct the view I have of the Sydney skyline.

2. Wind effect.

I am concerned that the towers to be built next to Sebel would create a wind tunnel which particularly with winds from the west and would have a huge impact on the unit. Strong winds from the west would deny the use of the outdoor living of the balconies.

3. Privacy

With tall buildings next to us, it would take away the privacy we presently enjoy.

4. Loss of value

I expect that the building of tall towers with the attendant negative impacts elaborated would harm the value of my property considerably.

5. Quality of Life in Chatswood.

Chatswood today is a far cry from the time I purchased this property. Today it's busy, noisy with traffic jam. There are already too many high rise buildings in the area. I believe we don't need any more, particularly in this vicinity where things are already well established. Extra towers as proposed would only worsen the situation.

I pray that my submission is taken account by the panel and that this proposal is refused due to the negative impacts it would have, not just on the residents and owners of Sebel Chatswood but also on Chatswood as a whole.

End.

Mohd Razali Abdul Rahman

Sent from my iPad

From: <u>Daphne Shi</u>

To: Plan Comment Mailbox

Cc: Yan He

Subject: Planning Proposal Submission (Planning Proposal for 65 Albert Avenue, Chatswood (Mandarin Centre))

Date: Wednesday, 4 November 2020 6:44:20 PM

Attachments: Submission - Planning Proposal for 65 Albert Avenue.pdf

Hi,

I am writing in objection to the planning proposal made for 65 Albert Avenue, Chatswood (Mandarin Centre).

Please find my submission attached.

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

Regards, Daphne Shi

Planning Proposal for 65 Albert Avenue, Chatswood (Mandarin Centre)

Note: I do not want my name and address to be made public.

Date: 4/11/2020

To whom it may concern,

PROPOSAL: Planning Proposal for 65 Albert Avenue, Chatswood (Mandarin Centre)

I am writing in objection to the Planning Proposal for 65 Albert Avenue, Chatswood (Mandarin Centre).

I'm the tenant and owner of the unit 1003/37 Victor St, Chatswood (The Sebel), and this proposal directly offends my current living conditions.

I **object** to this proposal due to the below reasons:

1. Blocks out majority of the sunlight

I live on level 10 in The Sebel building, directly adjacent to proposed building plan. We are currently facing directly towards the Mandarin centre and Chatswood Oval. This is also the only side of our apartment which has access to natural sunlight. With this new proposal, our access to direct sunlight will be hugely limited, and for this reason alone, I can't agree to this planning proposal.

2. Blocks off the park/city view

Not only does this building plan limit our sunlight angle, it also directly blocks and steals our beautiful views (south/east direction), including our view of all the open greenery and the Sydney Harbour Bridge. Despite the Concept Design proposal stating that the design allows for views through the side through the side (image below), this is a vast downgrade and reduction from what it is now, and unacceptable due to the huge visual impact. The proximity of the buildings doesn't allow for any views to be acceptable in this proposal.



Please do not hesitate to contact me with regards to the objection above.

Regards, Daphne Shi

Unit 1003/37 Victor St Chatswood, NSW 2067 0450459151 daphne.shi07@gmail.com From: emily.shih emily.shih

To: Plan Comment Mailbox

Subject: Objection to 2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

Date: Sunday, 15 November 2020 4:18:24 PM

Dear Sir and Madam - Planning Panels,

We are writing in objection of above planning proposal for your reconsideration of modification of the planning.

- 1. Increasing maximum building height from 27m to 11.11:1 (30 storeys)
- actually blocking both north/south sunlight of the Sebel apartment 28 Storeys) in very closed

distance of less than 25meter of living standard.

2. In consideration of Light spill, privacy, traffic hazard already are very serious in a short victor street,

The capacity of over shadowing and high population of living will create more COVID risk and also

with current high vacancy rates of apartment in Chatswood, we do not need to build up more

high density apartment units of mixed commercial/residence building to stimulate economy in this way.

- 3. The increased height of building will also eventually block out the Sunlight of the nearby Chatswood park for resident's exercise and activity during the day.
- 4. This building applying for a " shop top housing " on existing building base. Current commercial floors area already have been very noisy and annoyed everyday and also

daily smelly poor smoking air effects (of restaurants) beside the building. This top up plan building with more entertainment commercial unit will make the activity noise and air flow quality even worse to live in.

Please consider modification of the planning proposal and lower height of the building. We do need

better air circulation and enough warm sun light to exercise and live in this good area.

Thanks and kind regards
Emily
emily.shih@bigpond.com
owner of unit 1105 / 37 Victor Street, Chatswood

From: mtky

To: <u>Plan Comment Mailbox</u>

Subject: Objection to Proposal - 2020SNH008 - Willoughby- PP _2020_ WI LLO_001_001 at 65 Albert Avenue

Chatswood

Date: Tuesday, 17 November 2020 9:53:04 AM

To whom it may concern,

I like to object to the planned proposal at 65 Albert St Chatwood based on the below reasons:

- current infrastructure is already experiencing congestions in the area
- infrastructure will NOT cope with the additional influx of people/traffic in the area
- location of development does not allow room for car movements, it is in one of the worst traffic black spots in Chatswood
- traffic is already bad at peak hours currently. Moving within Chatswood can take 20-30 mins (when it should be only 5-10 mins). Getting in/out of Chatswood via Pacific Highway (can be backed up to Archer St)
- requires well planned and organised traffic light management very hard balance to get right
- road safety concerns, drivers making up for time driving fast and not giving way; traffic and pedestrians fighting for the same space

My name is Mandy, 2-14 Victor St, Chatswood - I want this information to remain private.

regards

Mandy Tang

From: Orapin Tantipech
To: Plan Comment Mailbox

Subject: Objection to Planning Proposal for 65 Albert Avenue, Chatswood - 2020SNH008 - Willoughby -

PP_2020_WILLO_001_00

Date: Monday, 16 November 2020 10:31:08 PM

Attachments: Orapin Tantipech submission Planning Proposal 65 Albert Av Chatswood Mandarin Centre.pdf

Attn: Planning Panels Secretariat

Dear Madam/Sir

Please find attached my formal objection to the Planning Proposal for 65 Albert Avenue, Chatswood (Mandarin Centre). I look forward to your rejection of this planning proposal.

Feel free to contact me if you would like any clarification.

Regards

Orapin Tantipech

16 November 2020

Attn: Planning Panels Secretariat GPO Box 39 Sydney NSW 2001

RE: Objection to the Planning Proposal for 65 Albert Avenue, Chatswood (Mandarin Centre) – PP_2020_WILLO_001_00

Dear Madam/Sir

I hereby declare that I have not made any political donations in the last five years.

I am an 83 years old retiree and have lived in the Sebel Chatswood for more than 15 years. I am lodging my formal objection to the proposed amendment to Willoughby Local Environment Plan 2012 for 65 Albert Avenue, Chatswood (Mandarin Centre).

Reasons for my opposition to the proposed amendment are listed below.

- 1. This apartment is my only capital asset. If the amendment proceeds, it will highly likely reduce the value of every unit in the Sebel Chatswood. I will need to live off this asset in the coming years and I strongly object to any planning regulations that may impair my financial wellbeing.
- 2. Victor St is very narrow and, due to its proximity to Chatswood Station, is already very congested most of the time. If the proposed amendment goes ahead, the subsequent Mandarin Centre redevelopment would make it significantly busier. Given the size of the proposed buildings, the overcrowding would extend beyond construction and become permanent. This extra traffic would negatively affect the peaceful enjoyment by the local residents, especially those in the Sebel Chatswood.
- I would lose my privacy if another building is situated so close to my building. Worse still, it may become a blank wall that would totally destroy my current outlook.
- 4. It is already difficult enough as a senior to use the windy corridor between existing Mandarin Centre and my apartment building. The proposed amendment would make the wind tunnel effect much worse and, essentially, impossible for elderly people to use. It would make the Memorial Rose Garden a wind corridor and pretty much destroy its use as a place of remembrance.

In summary, I urge the Planning Proposal Authority to *refuse* the planning proposal (Panel Ref: 2020SNH008). I look forward to seeing your rejection which would be consistent with Willoughby Council's denial of the original Mandarin Centre redevelopment proposal and honour the wishes of local residents.

Yours faithfully

Mrs Orapin Tantipech

From: Pui Ying Tac

To: <u>Plan Comment Mailbox</u>

Subject: 2020SNH008-Willoughby-PP_2020_Willo_001_001 at 65 Albert Avenue Chatswood

Date: Thursday, 12 November 2020 5:08:21 PM

Attachments: <u>Current View.jpg</u>

To whom it may concern

My name is Pui Ying <u>TAO</u>, a pensioner of 83 years old living at unit 803/37 Victor Street, Chatswood, the Sebel apartment.

I have been living at the Sebel since April-2000 with my late husband (who passed away in 2012) as owner occupants.

We have witnessed the growth of Chatswood and have enjoyed our apartment with its open view and convenience, particularly to ethnic seniors.

I have the following concerns/objections to the above mentioned Mandarin Centre development:

- Current open view of the city from my apartment (see attached) will be blocked/restricted Not to mention the reduction in the much needed winter sun exposure and the possibility of a wind-tunnel effect
- Concerned about the privacy and the noise level of the proposed Level 5 podium area I will not be able to sit quietly at my balcony and enjoy the distant city skyline and any future New Year Eve fireworks
- Concerned about increased traffic getting in and out of Victor street

At certain times like the end of shopping hours on the weekends, traffic at the corner of Albert avenue and Victor street can be a complete gridlock.

The proposed development will worsen the situation, posing delays for the access of any emergency vehicles like ambulances and fire engines in life threatening rescues

Although the project has the intent of creating economic activity and to foster new jobs, it will have significant impact on the valuations of my apartment and my quality of life.

Developers should have the social/corporate conscience to look at compensating those who are severely affected by their so called "wheel of progress"

Thank you for your kind attention

Pui Ying TAO



From: Lois Tham

To: Plan Comment Mailbox

Subject: Mandarin development Planning Proposal **Date:** Saturday, 14 November 2020 5:57:50 PM

Planning Proposal:

2020SNH008-Willoughby-PP 2020 WILLO 001 001 at 65 Albert Ave Chatswood

Dear Sir or Madam,

I, Lois Winifred Tham, a Resident of Unit 1309 has been living @ this Sebel Apartment for 7 years. I am the Sole Occupant & Owner & a Retired Pharmacist.

My attraction to Sebel apts is the 24/7 Concierge available & the convenience to everything, Banks, shops, restaurants.

My concerns of this new Proposal is

The INCREASE in TRAFFIC DENSITY & PEDESTRIAN HAZARDS in cul-de-sac VICTOR St, Chatswood, short street. ENTRY AND EXIT are already DELAYED DUE TO THE VOLUME OF TRAFFIC, Cars, trucks, entering WILLOUGHBY COUNCIL., which occupies 4 levels of the building.

There would be Construction hazards too in this densely populated small Street.

This is my concerned submission, yours Sincerely,

Lois Tham
Sent from my iPhone

From: Siew Tsang

To: <u>Plan Comment Mailbox</u>

Subject: 2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue, Chatswood

Date: Wednesday, 18 November 2020 4:36:05 PM
Attachments: Mandarin Centre Development 181120.pdf

Please find the attached pdf stating the reasons of my Objection for the Mandarin Centre Development in Chatswood.

Thank you

Siew (owner at the Sebel Residences)

Planning Proposal Submission

2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue, Chatswood

I do not want my name and address to be made public

My name is Siew and I want to lodge my **objection** for the Mandarin Centre Development on 65 Albert Avenue, Chatswood

My apartment on Level 20 at the Sebel Residences faces South.

I have enjoyed living here for the past few years and hope to continue to do so for the rest of my retirement.

My concerns with this new development are as follows:

- 1. Proximity the 2 towers are too high and close to the Sebel and amounts to a complete loss of privacy
- **2. Loss of views and decreased value of asset** not being able to enjoy the 180 degrees view of the city, trees and fauna from the balcony, the 2 bedrooms, lounge, dining and kitchen
- **3. Darkness** Decrease of sunlight and light into the apartment is greatly compromised, especially during Winter, when light is so essential and daylight hours are shorter. Furthermore, the development will overshadow Chatswood Park, which I enjoy looking at

4. Increased Traffic & pedestrian hazards

Victor Street is a narrow two-way dead end and congested street, shared by pedestrians, motor cyclists, cars; both light and heavy vehicles such as delivery vans, tradesmen, fire engines, ambulance, etc... It gets worst during peak hours (when school children or office workers get picked up or dropped off at the station) and when the Victoria Avenue Markets operates (Thursday to Saturday). Also, the number of cars entering/leaving Mandarin Centre carpark comes to a standstill, obstructing the flow of traffic

The surrounding streets, like Albert Avenue, Archer Street and Victoria Avenue, gets equally as jammed pack during peak hours and school hours. At the moment, it is creating huge traffic jams. This will get worst with the increased density

- 5. Noise & Wind Tunnel the increase of wind from being too close will cause vibrations to the glass windows and doors
- 6. Movement possible movements/cracks to the building and apartment if the construction starts

Each time Willoughby Council objects the plans, the modifications for the 2 towers end up being taller. As a Willoughby Councillor mentioned, there had been situations where applications approved have come back double the size. Taller, in this case.

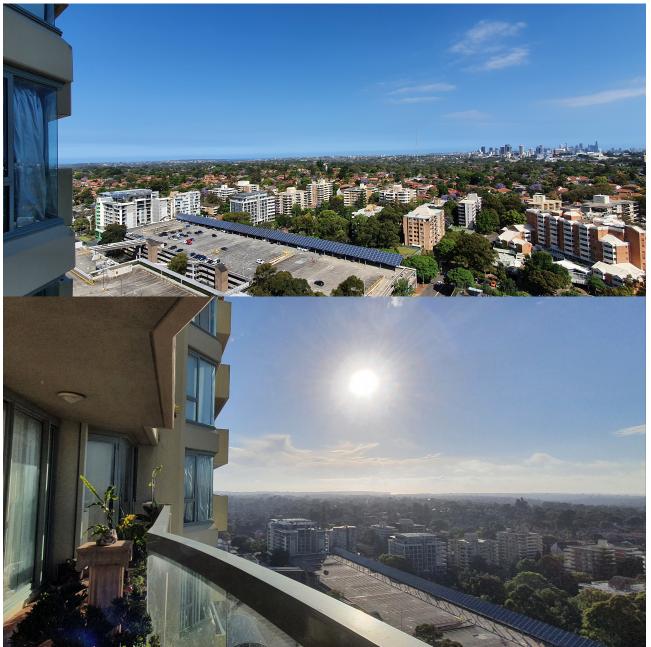
This shows a lack of consideration of risk of high housing density. There is now statistically significant data that shows a strong correlation between the spread of infectious disease and housing density.

We do not need more retailers in Chatswood. According to business white papers, it has been documented that "business will not return to "normal" and there's no going back to how it was anytime soon." There is a major shift of how people shop and more are doing online shopping, especially during the pandemic. In fact, quite a number of retail outlets, restaurants, have closed in Chatswood over the last few months.

Chatswood has an increased rate of vacancy of apartments and office spaces. There is not a need to build more housing as it is already crowded enough.

View from my apartment





From: Lai Family Office
To: Plan Comment Mailbox
Cc: Lai Family Office

Subject: Objections to proposed development plan for Mandarin Building Site

Date: Wednesday, 18 November 2020 4:08:09 PM

Dear Kim:

My company Goodhut Pty fully owned 2 units at Sebel Chatswood. Unit 1007 & Unit 1008, which bought those units since it was first launched around 1997. Our intention is to use those 2 units for our retirement purposes. We bought it also because of the location convenience and nice neighbourhood it provides.

With the intended plan of the above redevelopment plan, many of the advantages and reasons of being the owner of my units at Chatswood would be eroded. And greatly harm our retirement plans.

Our privacy would be lost when the redevelopment commenced, as there is no mentioning of how to protect the neighbouring buildings and especially the light spill during the night times, noise pollution and dusting or other health hazard for our grandchildren. After the amendment of permitted height change from 27m to 192.9 (30 Storeys), the loss of impairment of views would be costly, I wonder which body will compensate for this loss? And I challenge how this maximum height can be changed so dramatically from 27m to 192.9???!!!

During this time of COVID outbreak and changing attitude towards living healthy, we are especially concerned on the high density living (floor ratio changed from 2.5:1 to 11.11:1) that the redevelopment would create. COVID issue and traffic headaches all come with a sudden change of enlarged redevelopment. The Council must have a long term view to assess the needs to allow such redevelopment when there is plenty of evidence that the vacancy in the office sector will continue to rise at this stage! Why allow such a redevelopment that will hurt all existing occupants and stakeholders in the area?! This is not what Our area really needs at this point!!! Please review the project with the interests of all the occupants and stakeholders living in this area: we DO NOT NEED more crowding in this area! Please keep our community healthy and bright with enough outdoor space for everyone.

Yours Sincerely Mrs. Vilma Zai LAI (Director, Goodhut Pty) From: Peter Vince

To: <u>Plan Comment Mailbox</u>

Subject: ref:- 2020snh-008 - Mandarin Centre redevelopment **Date:** Wednesday, 18 November 2020 3:05:53 PM

Dear Panel,

I strongly object to these plans on basis of over development of the area.

Even more importantly, due to the huge increase in size of the carpark, the traffic in Victor St, which is often totally blocked especially on the weekend- will be in permanent gridlock. Please consider the existing population.

Peter Vince

2006/37 Victor St, Chatswood, 2067

From: Margre Wall

To: <u>Plan Comment Mailbox</u>

Subject: Planning Proposal 2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

Date: Monday, 16 November 2020 6:42:03 PM

Monday, 16th November, 2020.

The SYDNEY NORTH Planning Panel:

We, Margre Hanny Wall and Brian Cecil Maclaren Wall, the proprietors in joint tenancy of Unit 1101 being a one bedroom apartment with one car space in lot 43 in the Strata Plan and situate and known as the Sebel Residences, 34 Victor Street, Chatswood, NSW, hereby give notice that we object to the Planning Proposal.

Our grounds for opposing are both personal and on behalf of the local community and are as follows:-

Our apartment is on the south side of the Sebel Residences and our bedroom, lounge/dining room complex has windows with uninterrupted views of Chatswood Oval and the Council's children's playground and further to the south in the far distance are glimpses of the Harbour and the top of the arch of the Bridge. The lounge room area has sliding doors leading to a covered balcony with an outside table and two chairs setting. We bought the apartment from Mirvac Ltd., the owner/developer when construction had just begun at the foundations/footings stage - with an appropriate site sign stating - "A Location Like No Other".

The proposed two 30 storey towers will:

- 1. Completely block our lovely views shared with fellow residents on south side;
- 2. Seriously take away our privacy in the use and enjoyment of our balcony and the complex of rooms mentioned above;
- 3. Cause a noisy environment and impede natural light;
- 4. Cause continual wind gusts in the space between the buildings making entertainment and relaxation on the balcony most unpleasant, so much so that one would be deterred from using the balcony;
- 5. The re-sale value of our Apartment as a consequence will be greatly diminished by as much as 50%.

On the point of noise pollution, some years ago the Gordon Club proposed expanding its entertainment activities both in scope and trading hours on top of the Mandarin Centre. Following objections made on behalf of residents of the Sebel the Council placed restrictions on the Gordon Club's proposal to protect the residents from noise and loss of amenity.

On behalf of the local community and ourselves we object on the ground of serious increase in vehicle traffic in Albert Avenue and the adjoining streets. There are large car parks servicing:

- (1) The Meriton Suites;
- (2) Tower buildings at 67 and 69 Albert Avenue;
- (3) The Mandarin Centre;
- (4) Seven 8-storey apartment buildings on the southern side of Albert Avenue between Orchard Street and the Highway;
- (5) The Council multi-storey public car park in Albert Avenue;
- (6) The Wilson Public car park in Victor Street.

Traffic management in the area of the Mandarin Centre is already overtaxed during normal times but increases to blocked traffic during public holiday and peak hour periods. This often leads to impatience of drivers and pedestrians and we have at such a time witnessed dangerous behaviour which led to a child being knocked down by a car.

We submit the proposed construction of two 29 storey towers in Albert Avenue on the site of the present Mandarin Centre would be an abuse of proper town planning, against the public interest and only in the interest of the developer.

When Mirvac developed and built the Sebel - then named Chatsworth Plaza- it transferred a parcel of its land adjacent to and on the west side of the Sebel to the Council to be used as a public garden and recreation area with terraced hedged gardens and benched seating overlooking the Remembrance Garden. It is enjoyed by members of the public to this day.

One other point for consideration: The present facade of the Mandarin Centre facing Albert Avenue has a pleasing "past times appearance" which overlooks a Church and Community Centres - a break from the high rise concrete ghettos that dominate the area and so much of Sydney .The prize winning and internationally acclaimed Australian architect Glen Murcutt once famously said concerning street vistas - "Australians are visually illiterate". How right he is. The Siebel building has a 20th century 1990s "heritage" facade which is distinctive and attractive and ought to be protected, unlike the repetitive soulless "glass walls" of current 21st century high tower buildings in Chatswood and elsewhere in and around Sydney.

Yours Sincerely,

Margre Hanny Wall and Brian Cecil Maclaren Wall.

Sent from my iPad

From: <u>Caroline Yu</u>

To: <u>Plan Comment Mailbox</u>
Subject: Planning Proposal Submission

Date:Sunday, 15 November 2020 8:59:32 AMAttachments:Planning Proposal Submission - KW.docx

To whom it may concern,

Please find attached my submission to the planning proposal:

$2020 SNH008 - Willoughby - PP_2020_WILLO_001_001 \ @ \ 65 \ Albert \ Avenue \ Chatswood$

Kind regards, Keyu Wang

Planning Proposal Submission

2020SNH008 – Willoughby – PP 2020 WILLO 001 001 @ 65 Albert Avenue Chatswood

My name is Keyu Wang, I am the owner and resident of 1802/37 Victor Street, Chatswood 2067. I have lived at this address since 2007 with my husband and three children since purchasing it in 2006.

I am writing to voice my objection to said proposal.

The main attraction of the property was the open and impressive view of the Sydney skyline from the terrace and the overall convenience of the location that makes it very suitable for residence. The newly raised planning proposal poses a number of serious concerns for me, in regards to the experience of residing in the apartment and its subsequent valuation. Namely, the sizeable loss of views, light and privacy as well as the large, incontrovertible loss of value to the asset. Additionally, the general uncertainty that surrounds the development and its timeline is another ground for concern and will hinder any effective planning on my end.

I question the need for the proposed development given the high property vacancy rates in Chatswood especially as the current proposal does appeal necessary to enable the Mandarin Centre to be upgraded.

I hope that my concern and the wide sweeping detriments this development will have on all the apartments in The Sebel be taken seriously.

Kind regards,

Keyu Wang 15/11/2020

From: Kenneth Wee

To: Plan Comment Mailbox

Subject: Re: 2020SNH008_PP_2020_WILLO_001_001 65 Albert Avenue Chatswood

Date: Thursday, 12 November 2020 1:28:02 PM

Importance: High

North Sydney Planning Panel

Attention: Kim Holt

We are the owners of unit 2609 at 37 Victor Street, Chatswood ("The Sebel "). Our unit faces south and is one of those that will be severely impacted by the above proposal if it is approved. The change to the 2012 Willoughby LEP proposed will have a drastic effect on the value of our unit as it envisages a development that will block the views from our unit and destroy the privacy that it now enjoys. The pleasant lifestyle and amenitiy enjoyed by the occupants of the unit will be taken away and leave a bulky building right in front of it. The main reasons for this drastic impact are:

- 1. The views from the unit (which faces south) will be blocked. This is the outstanding feature of our unit and justifies the high price we paid for it some 24 years ago when it was sold off the plan.
- 2. The footprint of the likely development shows a distance of just 15 metres from its main building to our unit (and not the normal 25 metres). The loss of privacy that results from the proximity will take away the privacy enjoyed by the unit and greatly diminish its liveability and value.
- 3. The traffic in the Albert Avenue/Victor Street area is already highly congested. This was one of the reasons that the previous attempt to amend the 2012 LEP some years ago was rejected. The congestion has increased since then and a development envisaged by the proposal will take it to an unbearable level. The consequential increase in pedestrian traffic will further add to the chaos. This will further diminish the amenities of residents.
- 4. There is already a high vacancy rate in the commercial buildings in the Chatswood CBD and any increase in commercial floor area ia neither necessary nor desirable.
- 5. There will no doubt be overshadowing of the Oval, the Remembrance Garden and the Doherty Centre which are important public areas of Chatswood as a result of the threatened development. This was another reason for the rejection of the previous proposal.

Although we are renting out the unit we do plan to move in it in the not too distant future as we are retired. The proposal will leave our unit as a much less liveable home. We strongly urge the panel to reject the proposal.

Yours sincerely

Elaine Wee and Kenneth Wee

From: angie.mlk.wong@gmail.com
To: Plan Comment Mailbox

Subject: Objection to the proposed development at 65 Albert Avenue Chatswood

Date: Wednesday, 11 November 2020 8:45:46 PM

Dear Planning Panel

Re: Objection to the proposed Mandarin Centre redevelopment in Chatswood Panel ref. 2020SNH008 Willoughby

I am writing on behalf of my mother who owns a south facing unit in SEBEL residence, 37 Victor Street Chatswood. She is a retiree in her 80s and has been living in this apartment since 1997. She objects the planning proposal because of the following reasons-

1. Loss of views

She enjoys the city view and this was why she bought the unit. Since she is old and because of COVID 19 she stays at home all the time. If the proposal goes ahead her view will be totally blocked. This is detrimental to her well being.

2. Loss of sunlight

She will not be able to see the sky if a building is erected in front of her. This will badly affect her health.

3. Loss of privacy

She likes to sit on the balcony. But this will not be possible with the development and she will lose her privacy. She plans to live in this unit for the rest of her life. She would like to keep the view, sunlight and privacy which she has been enjoying so far.

Yours sincerely

A Wong

Sent from my iPad

From: Raymond Wong
To: Plan Comment Mailbox

Cc: <u>trent.zimmerman.mp@aph.gov.au</u>; nsw.gov.au/Contact-us/Contact-the-premier

Subject:Objection to the proposed Mandarin DevelopmentDate:Wednesday, 11 November 2020 9:10:27 AMAttachments:Sydney North Planning Panel signed.pdf

Dear Planning Panel,

I hereby submit an objection (enclosed) to the proposed Mandarin Development (2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood).

I would like to have an acknowledgement receipt.

Best Regards, Raymond TO: Sydney North Planning Panel

Dear Members of the Panel,

STRONG OBJECTION TO THE PROPOSED MANDARIN DEVELOPMENT

(2020SNH008-Willoughby-PP _2020WILLO_001_001 at 65 Albert Avenue Chatswood)

I am a senior citizen of 70 with my past 23 years living on level 27 of Sebel residence, right next to the Mandarin Centre. My son was made and brought up in this apartment. I hope Members will empathically consider my appeal, as well as peer residents' in this building, other than those from various sources.

I would first highlight two macro issues affecting all residents in Chatswood.

Economic growth

Chatswood, in particular Chatswood East, is renowned for heavy urbanisation and convenience but also notorious for expensive properties, traffic congestion, dense population, social problems, and so forth. This has become more serious after the redevelopment of the train station, commencement of MTR operations and other ongoing projects. The proposed Mandarin Development plan with two 30-storey towers will obviously aggravate the problems.

My questions are:

- Why skyscrapers must be built in Mandarin Centre and not in other developing areas, like Chatswood West, bringing balanced, healthy and far-reaching economic growth in Chatswood with much greater potential for further development?
- Why should the proposed development be relaxed to accommodate the high-rise towers instead of sticking to a height on par or slightly higher than adjacent Westfield Shopping Centre and other buildings along the Victoria Avenue and Albert Avenue. The high-rise towers, if approved,

will only bring serious and adverse impacts in the long term like person keep taking steroids.

Health and other social issues

The sudden attack of Pandemic this year has reminded us the importance of hygienic care, social distance and many other concerns that urbanisation brings. Mandarin Centre is in the heart of the commercial centre of Chatswood East. It is easy to appreciate additional problems and social costs these two more high towers (with higher population, traffic and human movement) bringing to the vicinity and surrounding areas.

Below are essentially issues that will seriously and particularly affect myself and fellow residents in Sebel and nearby buildings.

Privacy

It is easy to visualise that the new towers will block all our views to the South. My room and my son's room will be totally blocked by the new towers, probably seeing face-to-face with neighbouring users. Unless the room is totally curtained off, residents in Sebel can easily chat, smile and even toasting with them and vice versa.





Is there any difference with putting us in the jail, being monitored for the rest of our life!!!

Environment

Needless to say, the total blockage of our windows and balcony will bring grave environmental problems such as light and sound pollution, poor air and wind flow, loss of sunlight and sky view, etc. These problems are more significant to aged people in Sebel who are mostly no longer fit for driving or travelling to country side.

Other problems

We will also be deprived of many lifestyles and values Australian treasure: right of pleasant view, peaceful enjoyable of our sweet home and retirement living, property value, and many others.

I do not want to overload you with pages of grievances. I just hope to plead to you how significantly the proposed development plan will make our living miserable and deplorable. I hope our case can be empathically considered.

I am ready to explain further our plight in front of the panel.

Yours Sincerely,

Dr. Raymond Wong

together with wife and two children

c.c. Hon. Trent Zimmerman (trent.zimmerman.mp@aph.gov.au)

Hon. Gladys Berejiklian (gladys.com.au/contact-gladys nsw.gov.au/Contact-us/Contact-the-premier/ Shop 26, 145-151 Sailors Bay Road, Northbridge NSW 2063) 10 November 2020



TO: Sydney North Planning Panel

Department of Planning Received
2 0 NOV 2323
Scanning Room

Dear Members of the Panel,

STRONG OBJECTION TO THE PROPOSED MANDARIN DEVELOPMENT

(2020SNH008-Willoughby-PP _2020WILLO_001_001 at 65 Albert Avenue Chatswood)

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Health and other social issues

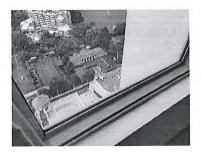
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Yours Sincerely,

Dr. Raymond Wong

together with wife and two children

c.c. Hon. Trent Zimmerman (trent.zimmerman.mp@aph.gov.au)

Hon. Gladys Berejiklian (gladys.com.au/contact-gladys nsw.gov.au/Contact-us/Contact-the-premier/)

From: alice woo

To: <u>Plan Comment Mailbox</u>

Subject: 2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

 Date:
 Thursday, 12 November 2020 5:43:00 PM

 Attachments:
 2020SNH008- AWoo (p1 of 2 pages).jpg

 2020SNH008-AWoo (p2 of 2 pages).jpg

Dear Sir,

For my submission to the above Planning Proposal, enclosed please find my 2 pages of objection letter.

kind regards, Alice Woo

Unit 1905, 37 Victor Street, Chatswood, N.S.W., 2067

12 November, 2020

Planning Panels Secretariat, Locked Bag 5022 Parramatta, N.S.W., 2124.

Dear Sir,

Planning Proposal Submission:

2020SNH008-Willoughby-PP_2020_WILLO_001 at 65 Albert Avenue Chatswood Planning Proposal to amend the Willoughby Local Environmental Plan 2020

I am writing to object the above proposal. My reasons are as follows:

- According to the notice of Exhibition from Sydney North Planning Panel dated 13 October 2020, it is seeking public comment regarding amendment to the Willoughby Local Environment Plan 2012. To include Mandarin Centre Concept Design report as part of the proposed document in the LEP's online website is quite misleading. Because once the amendment to the Willoughby Local Environmental Plan is approved, not sure owner of Mandarin Centre is under any obligation to develop the site as per their Concept Design report.
- 2. Back at September 2015, Willoughby Council has rejected the Planning Proposal for 65 Albert Avenue, Chatswood (Mandarin Centre) . Reasons for their rejection are as follows:
 - a. The increase in height and floor space will have an unacceptable impact on neighbouring properties with regard to view loss.
 - b. The increase in height and floor space will have an unacceptable impact on Chatswood Park with regards to overshadowing.
 - c. The increase in floor space will have an unacceptable traffic impacts on the surrounding road network.

I don't think the proposed amendment by Sydney North Planning Panel has resolved the issues that were raised by Willoughby Council back at year 2015.

3. View loss.

The proposed amendment does not only impact the market value of the Sebel apartments. At Covid normal, to have open space or open view makes a lot of difference to people's mental wellbeing. Especially to the mature residents, they spend a lot of time at home.

4 Overshadowing of Chatswood Park
The proposed building height is higher than what was proposed back at 2015. As I walked pass the Chatswood Park, I always see some young mothers playing with their little love

ones at the Park's playground. So for the benefit of Chatswood community it is not warrant to have a high rise building at the site of Mandarin Centre. Not to say, high rise will also shadowing the south side of the Sebel Apartments.

5. Traffic Impact.

Victor Street is a narrow street and usually quite busy as it gives the following accesses:

- a. loading and car access for Victor Street residents;
- b. car pick up and drop off access for the train travellers;
- c. loading access for the Metro Tower building;
- d. loading access for the shops that facing Victoria Avenue and
- e. parking access to existing Mandarin Centre.

Without change the street condition, increase in the number of motor vehicles and cycling access to Victor Street under the Green Travelling Plan will escalate traffic congestion problem and add danger to both car drivers and pedestrians.

6. Wind, Traffic Noise and light reflection

High Rise Buildings create tunnel effect to wind and traffic noise, this means residents from Sebel Building will not be able to open their Balcony doors and windows. When two buildings are so close in proximity, light reflection from the glass is inevitable. I don't think we should compromise resident's quality of living for an unappropriated development.

7. Covid 19 Impact

Because of Covid 19, we have been told by the media, people have changed their accommodation preference from apartment to house, more people works from home instead of going into office. So potentially there will be a change in demand for apartment and office space. There is a lot of uncertainty as whether the new development will achieve the results that they hope. I don't think we need a new high rise building at Mandarin Centre site. Chatswood does have ample supply of office space. The Sentral Building that next to the Mandarin Centre at Albert Avenue is an A grade office building, it has office space leasing advertisement all year round.

In view of above, I hope the Planning Panel will reject the proposed amendment to the Willoughby Local Environmental Plan 2012.

Yours Sincerely,

Alice Woo

(Owner of Sebel apartment)

plan Jos

Declaration: In the previous 2 years, I have not made any political donations.

From: Cheryl Ann Woodley

To: Plan Comment Mailbox

Cc: Rob Shoebridge; Bruce Dunbar

Subject: NSW Government Planning Panels

Date: Wednesday, 18 November 2020 12:09:28 PM

Rob & Bruce,

The following is based on my views in relationship to the NSW Government Planning Panels document dated 28 October 2020.

I believe that the potential developments noted will cause significant problems in the area of the block which is across the road from the building "Belvedere". There is already significant difficulty in relation to the existing traffic in this area. This includes very limited parking on both sides of the road in Walker Street, and the 'heritage listed wall' in the middle section of this road. New residences can only increase the volume of traffic.

During peak hours the traffic in this area already causes significant delays, and is potentially dangerous. The existing merging of traffic in the area of Walker Street near the planned development at 173-179 is already difficult and dangerous. A high volume of traffic at the development site will cause unacceptable problems in relation to this narrow area.

I am concerned that the proposed development would cause significant difficulty for existing residents in the area. This particularly applies due to the narrow road and endangers traffic in a limited area, plus the proposed scale of the expected development within the limited area. If the development proceeds, existing residents in the area will suffer significant noise, dust, traffic problems, loss of light and views. In addition, there is a potential fire hazard in the area discussed above, in relation to making room in a very tight area for fire truck(s). This can be very dangerous for residents in this area.

Please reconsider the development in this block (173-179 Waker Street). I don't feel that the potential development at this site would be judicious in relationship to the area.

Regards, Cheryl Ann Woodley 0407 789 298 From: Bryan Wu

To: <u>Plan Comment Mailbox</u>

Subject: Planning Proposal 2020SNH008 – Willoughby – PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

Date: Thursday, 12 November 2020 4:51:57 PM

Mr & Mrs Bryan Selwyn Wu

1002/37 Victor St

Chatswood NSW 2067

Email: bryanselwyn.wu@gmail.com

12th of November 2020.

Re: Objection to Planning Proposal 2020SNH008 – Willoughby – PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood.

Dear Sir/madam Planning Panels Secretariat,

We are Bryan and Alice Wu, husband and wife resident owners of apartment 1002/37 Victor St and living here since 2017. We are both retired.

We were attracted to the Sebel apartments because of:

- Views
- Being able to sit on the balcony without being blown away
- Convenience to everything etc.

We object to this planning proposal for the following reasons:

- Loss of our expansive views from 180 degrees view to a very narrow view.
- Loss of privacy where the new towers will see directly into our apartment
- Winds becoming stronger
- Loss of value of our home/asset
- Increase in traffic and pedestrian hazard. Victor St is already a busy thoroughfare of cars and many pedestrians already

Political donations disclosure.

We, Bryan Selwyn Wu and Alice Wu. Owners of unit 1002 /37 Victor St, Chatswood have not made any political donation of any value in the previous two years from the date of this letter 12th of November 2020.

Yours sincerely,

Bryan and Alice Wu.

Email: bryanselwyn.wu@gmail.com

From: <u>Jeanette Wu</u>

To: <u>Plan Comment Mailbox</u>

Subject: Submission Mandarin Centre Development **Date:** Friday, 13 November 2020 11:35:35 PM

Attachments: Mandarin Submission.docx

Planning proposal:

2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Ave Chatswood

Hi

Please find attached a submission on the Planning Proposal of the Mandarin Centre, 65 Albert St Chatswood.

Kind regards

Jeanette Wu 0407943028 email - maid2ruff@hotmail.com 2803/37 Victor St Chatswood

13 November 2020

Planning Panel Secretariat 4PSQ 12 Darcy Street, Parramatta . NSW 2150

Dear Sir or Madam

Planning proposal:

2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Ave Chatswood

As a resident/ owner of the Sebel apartment 2803/37 Victor St Chatswood, in the immediate vicinity of the above proposal, I would like to object to the Proposal for the following reasons.

- Loss of views (southern side) due to the increase of maximum permitted building height from 27m to RL 192.9
- This loss of view will impact on the value of the Sebel apartments
- The increase in the maximum FSR from 2.5:12 to 11.11:1 will translate to overcrowding in the immediate area of Albert and Victor Street
- Loss of privacy as a result of the closeness of the 2 towers
- Congestion of traffic on Albert Street and Victor Street.
 Albert Street traffic heading west to Pacific Highway is already congested during morning and afternoon peak. With the proposal of this major development, residents of Victor Street will be severely impacted.
- Due to the central location of the Sebel building in Chatswood, many of the residents are elderly and any emergencies may be compromised with increased traffic and construction traffic impacting on the flow in and out of Victor Street.
- Construction in the high density area of Albert and Victor Street can be a Pedestrian hazard.
- Vacancies in the commercial/retail area of Chatswood CBD are more common, an increase in more retail will impact this further.
- Residential vacancy rate in Chatswood is currently 5.1% (Real Estate Investar Data) compare
 with the NSW state's average of 1.57% (Real Estate Investar Data) . Mandarin
 Centre's proposal will further increase the vacancy rate and directly impacting on the value
 of properties.
- Chatswood's rental population is currently 41.43 % (Real Estate Investar Data) and with substantial number of apartments flooding the market, resulting in negative values of existing properties, also driving down rental value.

Having owned an apartment in Chatswood for over 15 years, I have seen a great deal of changes. High density living require upgraded infrastructure to support the development. New roads, outdoor spaces, recreational areas. These are essentially "missing"

Kind regards

Jeanette Wu (0407943028) email – maid2ruff@hotmail.com

From: antonio ma

To: Plan Comment Mailbox

Subject: Planning Proposal 2020SNH008 65 Albert Avenue Chatswood

Date: Friday, 20 November 2020 11:41:15 AM
Attachments: Mandarin Submission from 2803.docx

Please see my attachment

best regards,

13 November 2020

Planning Panel Secretariat 4PSQ 12 Darcy Street, Parramatta .NSW 2150

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Kind regards

Jeanette Wu (0407943028) email – maid2ruff@hotmail.com

From: <u>Tina Wu</u>

To: <u>Plan Comment Mailbox</u>

Subject: Planning Proposal Submission - 2020SNH008_PP_2020_WILLO_001_001 65 Albert Avenue Chatswood

Date: Sunday, 15 November 2020 7:11:22 PM

2020SNH008_PP_2020_WILLO_001_001 65 Albert Avenue Chatswood

We object the proposal.

We are the owners of the following address (We do not want our name and address to be made public):

Man Ying Lee Wu family - 2605 and 1210 / 37 Victor Street Chatswood NSW 2067

Kuang-Hua Lee - 1010 / 37 Victor Street Chatswood NSW 2067

We have made no political donations in the previous two years.

The reasons for objection:

- 1. Severe traffic congestion currently during peak hour and busy shopping hours, it takes 15 minutes to get out of Victor street (impossible to turn right into Albert Ave from Victor Street, we really should get a turn right traffic sign installed at this cross-section) and another 20 minutes stuck on Albert Ave just to get onto the Pacific highway. Even during non-peak hours, traffic is clogged up on Victor street because cars are trying to get into the Mandarin centre car park as well as many cars parked at Victor street waiting to pick up passengers getting off the train station. Victor street cannot handle more development and traffic. With so many vehicles and pedestrians crossing on Victor street, it has become hazardous to drive on Victor street. We cannot imagine if any of the residents require urgent medical attention or if there was a fire, how would the ambulance/fire truck be able to arrive in time among this traffic and pedestrians.
- 2. The development will cause privacy issues for Sebel residents and blocking resident's access to sunlight. The wind will also be stronger, which makes it harder for residents to enjoy their peaceful balcony environment while sitting at their balcony. The gap between the proposed towers and Sebel could result in the acceleration of westerly winds. Noise pollution is also getting worse over the years from the addition of the Metro train line and the increase in population in Chatswood. We do not want Chatswood to be like Town Hall. This is a residential suburb, not the CBD.
- 3. We don't need more office and commercial spaces, most companies are reducing their office space post-Covid as more staff are working from home. If you want to develop Chatswood, please develop away from the Victor Street/Albert Ave area. You can expand the perimeter of Chatswood, but the Victor Street/Albert Ave area is already too congested to handle more car, residents and office workers.

Kind regards

Tina Wu, Man Ying Lee Wu and Kuang- Hua Lee

From: Ruby Xu

To: <u>Plan Comment Mailbox</u>
Subject: Planning Proposal Submission

Date: Saturday, 7 November 2020 12:31:41 AM

Attachments: image.png



Dear Officer,

This is the resident of 2808 from The Sebel Chatswood, our whole family lives in this apartment. The amazing views from the Chatswood oval all the way to the city and the convenient location of the apartment attracted our attention when we first bought it in 2017. The view from the 28th floor is phenomenal and it is also our favorite aspect of this apartment. With this Sydney North Planning panel, which will strongly impact our quality of life through loss of views, loss of privacy, and especially loss of value of the asset. Therefore, we strongly disagree with the development of the current Mandarin Building site.

Kind Regards, Ruby Xu





From: Kai Wai Yeung
To: Plan Comment Mailbox

Subject: Objection to development proposal at 65 Albert Avenue, CHATSWOOD (Panel ref. 2020SNH008)

Date: Saturday, 14 November 2020 9:53:02 PM

Dear Planning panel

I am writing to object to the proposed development at 65 Albert Avenue, CHATSWOOD.

I am a 80 year old lady and have lived in the SEBEL residence at 37 Victor Street, CHATSWOOD for 20 years. My reasons for objection are as follows-

- 1. We live in the city centre of Chatswood. There are always crowds in the area. Further development will bring more people. This will badly affect air quality and my health. Development should be done in less congested area.
- 2. I will lose my privacy if buildings are erected in front of me.
- 3. At the moment traffic in Victor Street, Albert Avenue and surrounding streets are congested in particular during the weekend and on rainy days. Further development will worsen the situation. Traffic issues should not be overlooked as congestion is already a concern now. Queuing can go up to Pacific Highway during peak times.

I don't think there should be any development in CHATSWOOD CBD as the area is already over developed.

Yours sincerely KW Yeung



DEPARTMENT OF PLANNING, INDUSTRY AND ENVIRONMENT

Mrs Paula Lai Fong Au-Yeung Sebel Apartments Unit 2801, 37 Victor St Chatswood NSW 2067

18 November 2020

Department of Planning Received

1 9 NOV 2020

Scanning Room

Planning Panels Secretariat 4PSQ 12 Darcy St Parramatta NSS 2150

Dear Sir / Madam

RE: Planning proposal for the Mandarin Centre site at 65 Albert Ave (the site) PP 2020 WILLO 001_00

I object against the Proposal on the grounds that the Proposal is not for the best interests of all the residents living alongside the site, nor is it in the best interests of the locality.

Below are further details of the objection:

1. I am the owner of Unit 2801, 37 Victor St Chatswood (Sebel Apartments) and have lived there for many years, living in harmony with the surroundings.

2. I occupy the unit with my husband, aged 86 years old who is unwell and my son aged 50 who is single and unemployed. My own age is 79 years old. We all enjoy the unobstructed views. Also it is in my husband's only means of accessing some sun from the balcony.

3. Much will be lost if the proposed 30 storey building is allowed to be erected, blocking everything including views and sunlight. This will cause untold stress

and unhappiness to me and my family.

4. The traffic along Victor Street is bad enough at present and I cannot imagine what the implications for traffic management of both vehicles and pedestrians will be during and after construction of this high rise building.

5. It is a certainty that there would also be another high rise building being

proposed for the old Chatswood Post Office site on Victor St.

6. The Willoughby Council has already rejected a 28 storey building proposed on the same site in 2015, as the project would have overshadowed the nearby oval/park. I do not believe that the new proposal would avoid the same problem.

7. The Proposal will certainly have a significant negative impact on the Sebel property at 37 Victor St and also reduce the value of the apartments. Apart from the Hotel section, many residents in the Sebel Apartments are senior citizens of advanced age, weak, and with sicknesses. A reduction in the value of the apartment due to the Proposal will affect many residents and their ability to plan for retirement funds effectively therefore resulting in the increased likelihood of reliance on government support.

Yours faithfully

Paula Au Yeung Cha Lai for J.

From:

Rosa Yu Plan Comment Mailbox Fwd: Notice for objection To: Subject:

Date: Thursday, 12 November 2020 6:23:52 PM

Attachments:

Cover page.jpg HYRY Submission.jpg







Planning Proposal:

2020SNH008 - Willoughby - PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood Planning Panels Secretariat
Locked Bag 5022
Parramatta NSW 2124

Dear Sir/Madam,

RE: Planning Proposal Submission

2020SNH008-Willoughby-PP_2-2-WILLO_001_001 at 65 Albert Avenue Chatswood

We are writing to object the above planning proposal. As the owners of units in 37 Victor Street, Chatswood, and having studied the plans at some length, I would make the following observations and formal objections:

- Overshadowing: By increasing the maximum permitted building height, this creates significant overshadowing and loss of sunlight to our building, pathways as well as neighboring buildings such as Chatswood Youth Centre and Chatswood Park.
- Overlooking/ Loss of privacy: Overlooking into secluded private open space areas must be limited, and is a concern with increased building height.

Overall, we feel the amendment that would allow this to take place is not in the best interest of the neighbourhood. We would like Council to review the plans with more careful consideration of all the factors that have been presented in objections from those directly affected by the development.

Rosa Yu

From: Stanley Yu

To: <u>Plan Comment Mailbox</u>
Subject: Planning Proposal Submission

Date: Thursday, 12 November 2020 6:20:28 PM

Attachments: Cover page.jpg

Cover page.jpg Stanley Submission.jpg

Dear sir/madam,

Please find attached the signed proposal submission letter. Thank you.

Xina regards,		
Stanley Yu		
Stanley Yu Cover page.jpg		
1 6 516		
	?	

Stanley	Submiss	ion.jpg		

Planning Proposal:

2020SNH008 - Willoughby - PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood Planning Panels Secretariat
Locked Bag 5022
Parramatta NSW 2124

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Stanley Yu

From: Alan Zammit

To: <u>Plan Comment Mailbox</u>

Subject: 2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

Date: Friday, 13 November 2020 7:06:30 PM

Attachments: SEBEL Objection 1203.pdf

Objection against exhibited Planning Proposal attached.

Alan and Susanne Zammit

Telephone 0418 686 646 Email <u>azammit@updm.com.au</u> The Secretary
Department of Planning, Industry and Environment
12 Darcy Street
PARRAMATTA NSW 2150

Dear Sir

PLANNING PROPOSAL – 65 ALBERT STREET, CHATSWOOD – MANDARIN CENTRE REFERENCE NO: 2020SNH008

As the owners of unit 1203 at the Sebel Residences, Victor Street, Chatswood, we strongly object to the currently exhibited Planning Proposal for the adjoining Mandarin Centre site.

Our objection is based on undue loss of amenity, resulting in undue and unnecessary loss of value.

Loss of Amenity - Views

As the name implies, Sebel Residences is a unit block comprising residential units, with approximately half of these units overlooking the Mandarin Centre with views down to Chatswood Oval. Our unit 1203 is one of those units that has the benefit of such views.

The documents supporting the Planning Proposal include a View Sharing Report prepared by Urbis. We submit that this report is misleading if not deliberately deceptive. Pages 18 and 19 show the location of our unit and current and proposed views.

The report suggests that our primary view is the distant view to St Leonards with Figure 18 ORIGINAL PHOTOGRAPH avoiding showing Chatswood Park and Oval which is more clearly visible on my image attached. While we acknowledge that some view of St Leonards is proposed to be retained between the two towers (should any future development be so approved), we would suggest that for any resident, the primary view is not the one selected by Urbis but one overlooking Chatswood Park.

To assist we attach the following image taken in July 2020 from our unit. This view is totally obliterated and definitely not simply "moderate" in terms of impact.



PLANNING PROPOSAL – 65 ALBERT STREET, CHATSWOOD – MANDARIN CENTRE REFERENCE NO: 2020SNH008

Loss of Amenity – Height and Context

The Applicant purports that there is only a moderate loss of views from the twin tower development as proposed. We submit that this is factually incorrect. The Planning Proposal proposes a height limit of RL 192.9 across the total site. The Planning Proposal does not include any reduction of height in the middle of the site to ensure that a twin tower form of development must ensue.

We submit that the twin tower concept is just that, a concept, and just one development option for the property. Another option could well be a single tower extending across the full length of the site, totally eliminating all views to the south. We submit that adoption of a single height limit over the total site would not only permit but effectively invite any such alternatives to be proposed and approved.

Loss of Amenity – Visual Impact

While acknowledging and accepting the location of tall buildings within Chatswood CBD, urban planning principles recommend a gradual, orderly progression in built form from low density 2-storey development to multi-storey, high-rise with the highest level restricted to the central core of the CBD. Adoption of an RL 192.9 over the whole of the Mandarin Centre site with up to 30 storeys would result in a harsh urban outcome with no such orderly transition effected.

Loss of Amenity - Traffic

Any further development of the Mandarin Centre site will only further exasperate traffic congestion in Albert Street. The Applicant fails to provide any solutions as to how such additional impacts will be avoided.

Loss of Amenity – Building Separation

We are advised that the development proposals underpinning the Planning Proposal seeks development within 15m of Sebel. The Applicant provides no justification as to why the separation should be well below the accepted standard of 25m to residential buildings.

The Applicant has likewise failed to provide relevant studies that confirm that the uplift in development standards do not adversely impact on Sebel residents in their enjoyment of their units and in particular their open balconies in terms of noise, wind and privacy.

SUSANNE ZAMMIT

Yours faithfully

azammit@updm.com.au

0418686646

From: Benjamin Wang
To: Plan Comment Mailbox

Subject: Planning Proposal Submission - Objection to the planning proposal: 2020SNH008-Willoughby-

PP_2020_WILLO_001_001 at 65 Albert Avenue Chatswood

Date: Sunday, 25 October 2020 12:02:18 PM

25 October 2020

Dear Sir/Madam,

As an owner of Sebel Chatswood, I object the redevelopment proposal of Mandarin Centre for the following reasons:

- The traffic at the intersection of Victor Street and Albert Avenue is already congested. Under the redevelopment plan, I am expecting even busier traffic due to extra business activities and more residents. This is likely to result in more traffic hazards.
- During the construction of the new complex which takes years, the traffic of Victor Street is highly likely to be much more congested, affecting the daily life of local residents. The noise and dust from the construction site are also major concerns.
- The completion of the new development will raise more environmental concerns, such as noise pollution, light pollution and gas pollution.

Yours sincerely,

Dan Zhou 1311/37 Victor St Chatswood NSW 2067 From: Zhou Bowen

To: <u>Plan Comment Mailbox</u>

Subject: Planning Proposal Submission -2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert

AvenueChatswood

Date: Friday, 23 October 2020 2:14:04 PM

Attachments: Appendix 3.png

Appendix 2.png Appendix 1.png

Proposal: 2020SNH008-Willoughby-PP_2020_WILLO_001_001 at 65 Albert AvenueChatswood

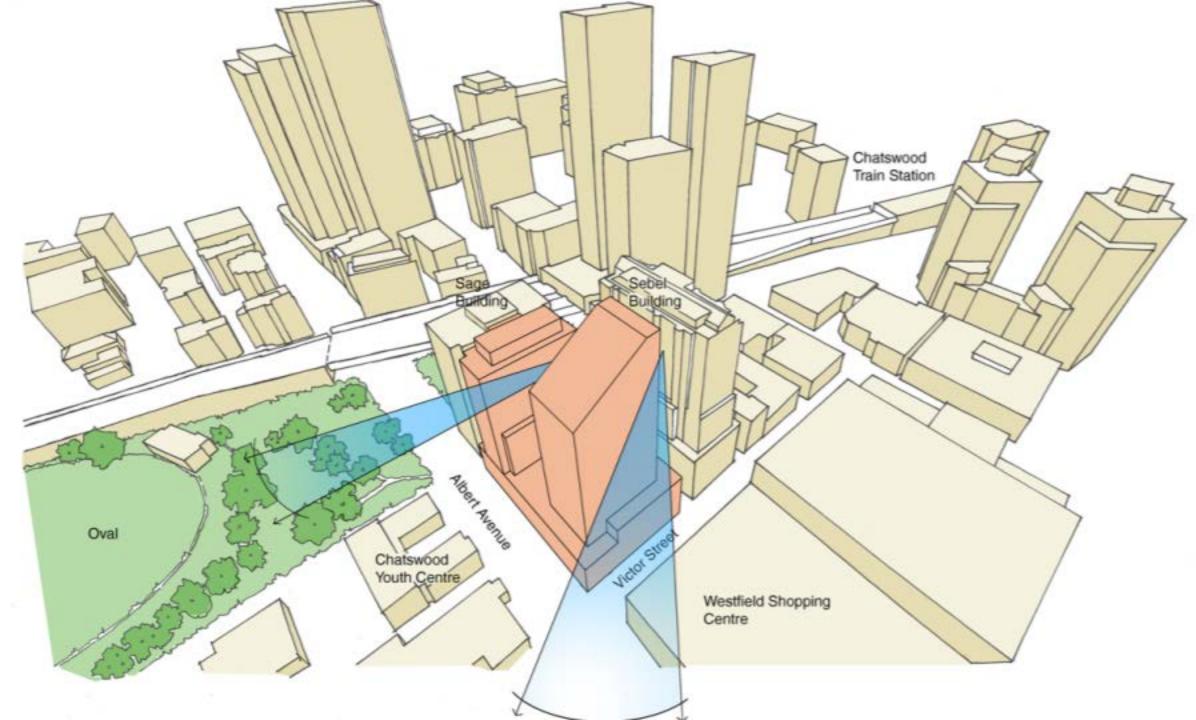
Dear Sir or Madam

I am the resident apartment 1312/37 (Sebal) Victor ST Chatswood, and on behalf of my family, whose also the residents and owner of the same apartment, send you this letter to OBJECT the proposal IN THE STRONGEST TERM POSSIBLE, due to the following reasons:

- View and Property value: One of the reasons why my family purchase our apartment is because of the great view: it has a direct view of Sydney CBD and around the area. The proposal plan completely disregarded the right of the Sebel apartment residents and block over 80% of the balcony view (Appendix 1). And the plan proposal attempt to use it as their selling point (Appendix 2), to put it bluntly, it is undisguised robbery. If the proposal passes, it will result in dramatic property value decrease for our apartment and reduce the quality of life for the apartment residents.
- Privacy: If the proposed building has constructed, the distance between two buildings will be between 15-17m (Appendix 3), which means the residents of their building will have a direct view of our apartment, including our living room and bedroom.
- Construction time period and related issues: To my knowledge, the usual
 construction time period is around 18-24 months, and consider the short distance
 between our apartment and proposal site, construction noise is unavoidable, which
 means the residents of the nearby building will have to suffer the noise for an
 extended period of time.

In conclusion, once again. I want to OBJECT the plan proposal; although I support the development of Chatswood, the current residents shouldn't make any compromise so companies could make a profit of it.

Thank you Yours sincerely Song Zhou / Xin Zhao / Bowen Zhou Residents and owner of the property 发送自 Windows 10 版邮件应用

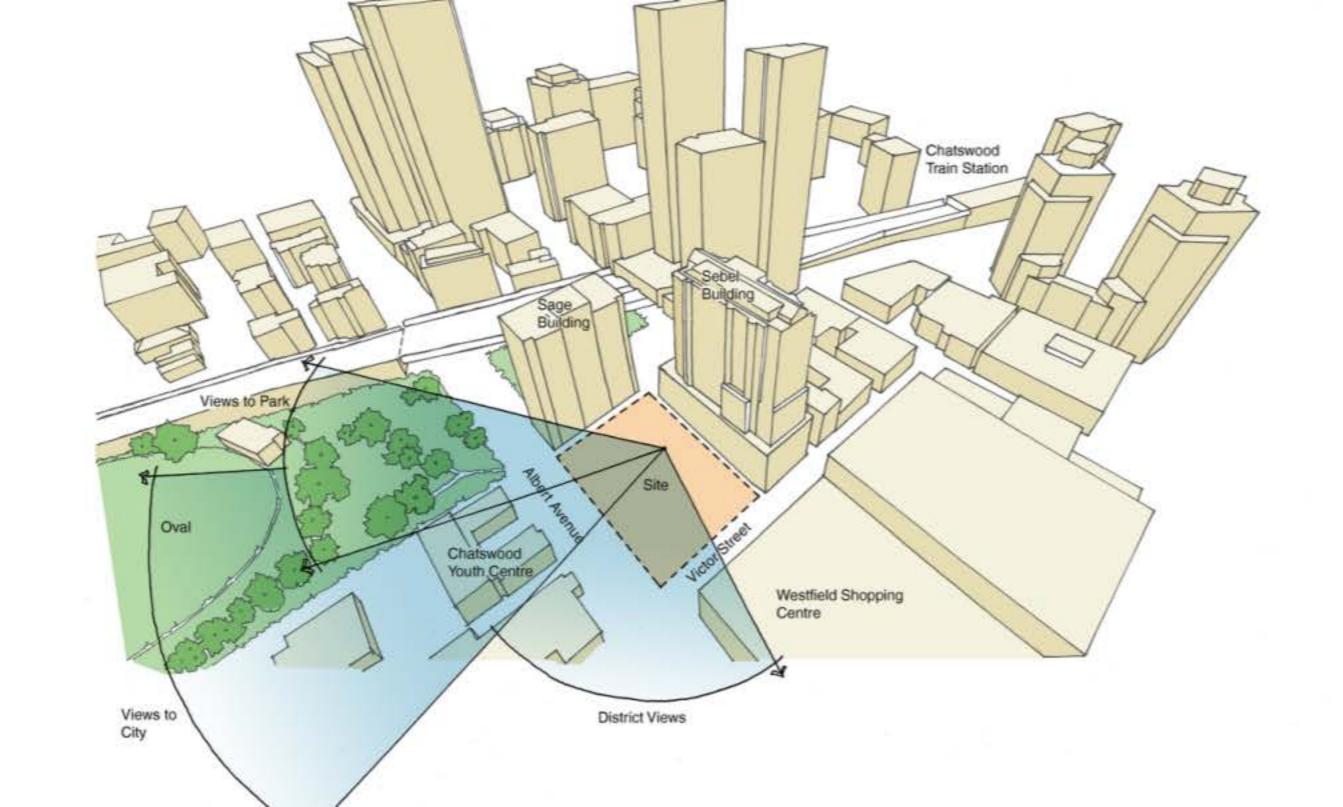


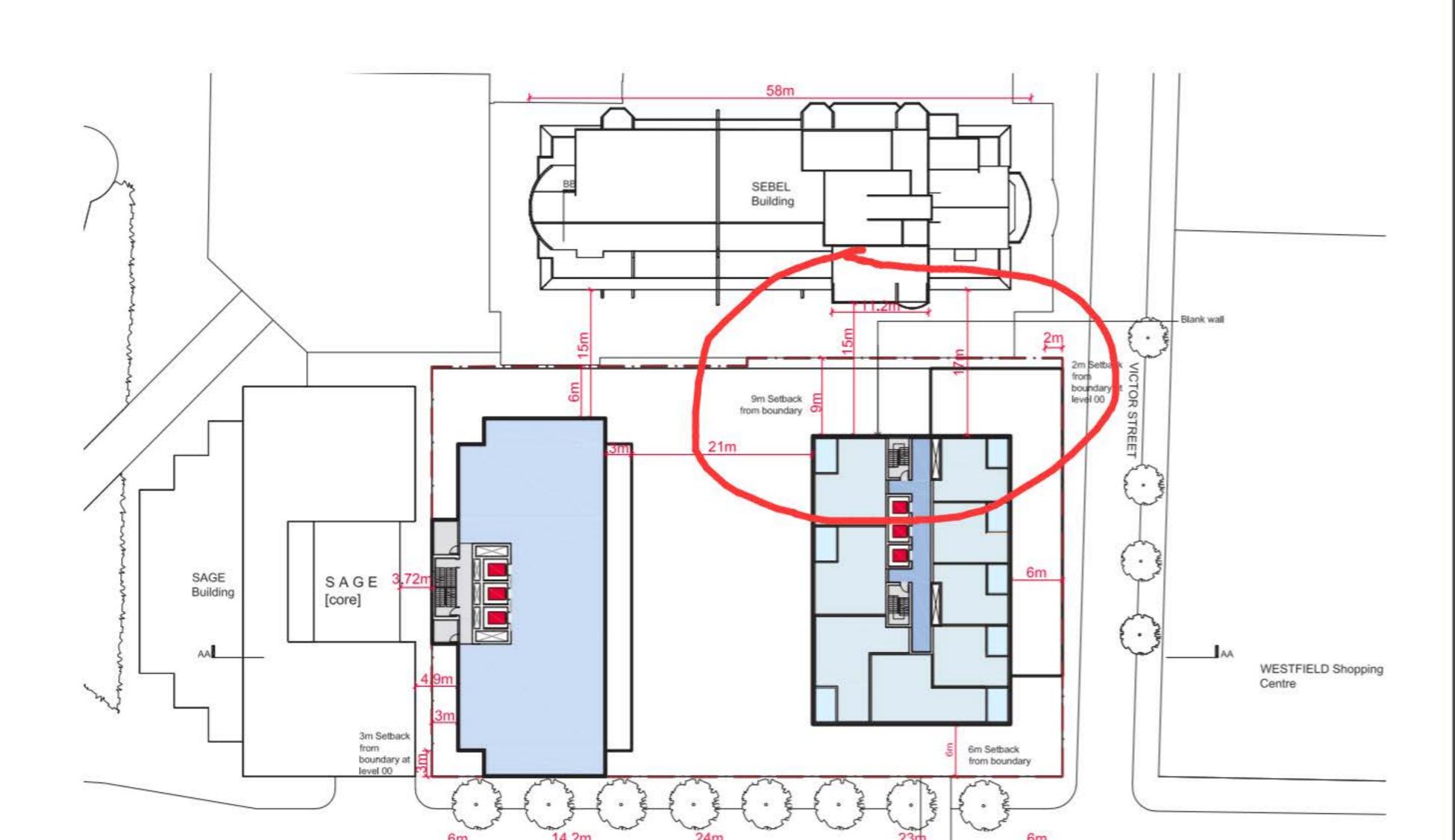
3.1 EXISTING SITE ATTRIBUTES

VIEWS FROM THE SITE

The subject site enjoys excellent views south and east of the site.

The south and south-west orientation enjoys park views and distant city views whilst the east enjoys district views. The proximity of the buildings north and west of the site reduce outlook in this direction.





From:

To: Plan Comment Mailbox Subject: Planning Proposal Submission

Friday, 13 November 2020 7:17:08 PM Date:

To whom it may concern,

I hope you are well.

My name is Chloe Zhu and I am currently living in Unit 1508 in the Sebel Hotel with 3 others in my family including myself (19), my brother (25) and my two parents (54), and have lived in the building for over 15 years. I am writing in regards to the planning proposal for the construction on top of the Mandarin centre, and wanted to outline some of my concerns as someone who will be directly affected by the procession of the development.

These concerns are as follows:

The Loss and Impairment of views and subsequent loss of the value of assets:

When my family moved into the Sebel apartment, we were largely drawn to the beautiful views which was the largest factor in my parents' decision to purchase a unit here over other alternatives at a similar price point, with the expectation that we would be able to enjoy such views for the remainder of their time there.

I wish to express their significant worry regarding the significant loss of value of our unit as an asset, which the proposed construction would undoubtedly cause. As they are reaching a retirement age within the next decade, they now fear the many uncertainties regarding the price of our unit as it would be much lower than anticipated when they decide to sell it.

Whilst the anxieties regarding the depreciation of our home and the loss of our deeply cherished views marks our largest areas of concern, I would also like to express our worries regarding the following side effects:

- Loss of privacy
- Overshadowing
- Wind Effects (due to the small gap between the tower and the Sebel)

Further, i'd like to outline that there are a high number of property vacancies in many of the new buildings in Chatswood, and question the necessity of such a project taking place in light of such occurrence.

Thank you for your time in reading my concerns - it is greatly appreciated that you are willing to listen to the voices of the residents.

Warm Regards, Chloe Zhu.