

## Bolduan, Mark

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**From:** Janina Ramsay <janina.ramsay@hotmail.com>  
**Sent:** Friday, 13 December 2019 10:21 AM  
**To:** Bolduan, Mark  
**Subject:** RE: Official Complaint concerning the height of the development approved at 475 Victoria Avenue, Chatswood.  
**Attachments:** Objection to 475 Victoria Avenue.docx

Hi Mark,

We wish to submit a late objection. Could you please forward the email attachment to the relevant personnel for their perusal?

As long as our submission is brought to the panel's attention there will be no need for me to speak at the meeting.

We appreciate all your effort and thank you so much for your assistance in this matter.

Janina and William Ramsay

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**From:** Bolduan, Mark <Mark.Bolduan@Willoughby.nsw.gov.au>  
**Sent:** Tuesday, December 10, 2019 6:00:45 PM  
**To:** Janina Ramsay <janina.ramsay@hotmail.com>  
**Cc:** Shankar, Ritu <Ritu.Shankar@Willoughby.nsw.gov.au>  
**Subject:** RE: Official Complaint concerning the height of the development approved at 475 Victoria Avenue, Chatswood.

Hi Janine,

As you know, the left hand diagram below is part of the DA for 503 Victoria Avenue (503 diagram). The right hand diagram is for 475 Victoria Avenue (475 diagram).

The 503 diagram portrays the approved building accurately ie the top of the building has an elevation of RL122.30. The issue I am still resolving is what the RL of your level is. That seems to be shown differently on the 503 diagram and the 475 diagram. I will try to get on to the site tomorrow and that may resolve the question.

In the meantime, the most pressing issue is whether or not you want to lodge a late objection to the modification application currently before Council (DA-2018/158/A)

The approved office building is as follows:



The proposed amended office building is as follows:



It is the same height but the top Level 4 building mass is bigger, and closer to your building although still about 13m from your building.

This modification application will be heard by the Sydney North Planning Panel meeting at 12 pm on Tuesday 17 December 2019. The meeting will be at the Christie Conference Centre, 100 Walker Street, Sydney.

Council's records indicate that this modification application was notified to you. The official time for submissions has closed, but if you want to lodge a late written submission, you can do so, by return email to me. You will also be given about 3 minutes to speak at the Panel meeting. That is not a lot of time, so I would recommend you put any submission in writing. You should do this urgently and no later than COB Friday.

The detailed plans and other documentation for the proposal can be viewed:

1. Online at the Council's website [www.willoughby.nsw.gov.au](http://www.willoughby.nsw.gov.au) under Development – Application Tracking. Enter 2018/158 in the Application search box and then click on DA-2018/158/A.

2. In person at the Council's Administration Building, Level 4, Help and Service Counter, 31 Victor Street, Chatswood from 8:30 am - 5:00 pm weekdays.

If you have difficulty or are unable to access the internet, then please contact Help and Service on 9777 1000 to discuss an alternative arrangement regarding the documentation.

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**From:** Janina Ramsay [mailto:janina.ramsay@hotmail.com]  
**Sent:** Thursday, 5 December 2019 3:29 PM  
**To:** Bolduan, Mark  
**Subject:** RE: Official Complaint concerning the height of the development approved at 475 Victoria Avenue, Chatswood.

Hi Mark,

Thank you for your email, not sure why your phone calls were not connecting to me but it is still the correct number.

We are very grateful that you are looking into the completed height issues of 475 Victoria Avenue, Chatswood in relation to our balcony and hope you receive clarification soon.

Concerning the application of 503 Victoria Avenue, Chatswood, we are not presently living in Leura unit No. 46 but would welcome you visiting the unit to see first hand how we, as well as many other residents, would be affected by this development. The onsite unit Manager is Sue Gibson who can be contacted on 02 9411-7638 She is very happy to attend to you and also discuss this matter.

Hope to hear from you soon.  
Janina & William Ramsay

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**From:** Bolduan, Mark <[Mark.Bolduan@Willoughby.nsw.gov.au](mailto:Mark.Bolduan@Willoughby.nsw.gov.au)>  
**Sent:** Wednesday, December 4, 2019 4:53:21 PM  
**To:** Janina Ramsay <[janina.ramsay@hotmail.com](mailto:janina.ramsay@hotmail.com)>  
**Subject:** RE: Official Complaint concerning the height of the development approved at 475 Victoria Avenue, Chatswood.

Hi Janina and Ramsay,

I have tried to call you a couple of times but there seems to be some problem with the connection?

I am looking onto this and trying to get to the bottom of it. I will be in touch shortly, and can come to your unit if you wish. Please advise a suitable time.

Regards

**Mark Bolduan** - *Development Assessment Officer – Consultant*  
**WILLOUGHBY CITY COUNCIL**  
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**From:** Janina Ramsay [<mailto:janina.ramsay@hotmail.com>]

**Sent:** Tuesday, 19 November 2019 2:25 PM

**To:** Bolduan, Mark

**Cc:** Just, Debra

**Subject:** Official Complaint concerning the height of the development approved at 475 Victoria Avenue, Chatswood.

Hi Mark,

We met with Pooja on 11<sup>th</sup> October with our concerns that the plans in application 475 Victoria Avenue, Chatswood were perhaps not a true picture of their finished height. The diagram on the right is copied from their development application which shows a person walking on their roof level lower than our balcony. (shown by a blue line) The diagram on the left was submitted by 503 Victoria Avenue, Chatswood and shows the 475 building taller than our balcony. (shown by a blue line)

We were willing to accept development 475 solely on the reason the building was no higher than our balcony. If inquiries find the building is actually taller than our balcony we, and all ratepayers, were deceived and a revised application must be submitted so we can comment.

Pooja was unable to satisfy our questions before leaving council and has passed the query onto you. As shown by the two diagrams, one is not correct and we would like you to inquire with the developers of 475 Victoria Road, Chatswood to obtain a correct height in relation to our unit balcony.

Pooja was also going to visit our unit, No. 46 in the Leura building because of our many concerns with the 503 Victoria Avenue, development application. This has not been carried out. We are also willing to discuss the devastating problems with the 503 Victoria Avenue development application.

As many weeks have passed since our first dealings with Council, and our very important question has not been answered, we wish to have the matter expedited as we may need to express our concerns to a different Government body before any work is carried out. We are available for an interview to discuss these matters.

Hope to hear from you soon.

Janina & William Ramsay

0403 166 892

We are very confused by the architectural drawings. The one below was submitted by this development application for 503 Victoria Avenue, Chatswood. As shown by the line from our unit balcony, as well as the plant room interfering with our outlook it also shows the application already approved by council is taller than our unit.

CONFLICTING PLANS CONCERNING HEIGHT AT COMPLETION. NEITHER BUILDING SHOULD INTERFERE WITH OUR AMENITIES.

The diagram on the right already approved by council shows all building heights. The diagram shows all building heights. Clarification as to the heights are made. If this diagram and a revised application

803-BYT  
PACIFIC HIGHWAY



2 SOUTH ELEVATION - VICTORIA AVENUE  
1:100

SECTION 3]

Objection to 475 Victoria Avenue, Chatswood by Janina and Bill Ramsay, Unit 46, 809-811 Pacific Highway, Chatswood.

We have owned unit 46 of the Leura building, 809-811 Pacific Highway, Chatswood since we bought it off the plan. When purchasing this property we were told the open view would not be compromised as no further builds would be allowed in this precinct block. We understand a rebuild of 475 Victoria Avenue would complete the design ideas for this developer but have been of the opinion that the building should be no higher than the balconies of the residential units overlooking the building. The reasoning being a precedence would be set for 503 Victoria Avenue to also apply for a similar building application. Of course, this has since happened, and we now have to deal with an outrageous planning application. This whole block could and should be a showcase of a commercial and residential precinct working well together. Council can make this happen and be proud of the achievement.

Concerning 475 Victoria Avenue, Chatswood, we submitted an objection to Council when the original development application was submitted because of our concerns in relation to the final height of this building. We are still waiting for confirmation on this matter.

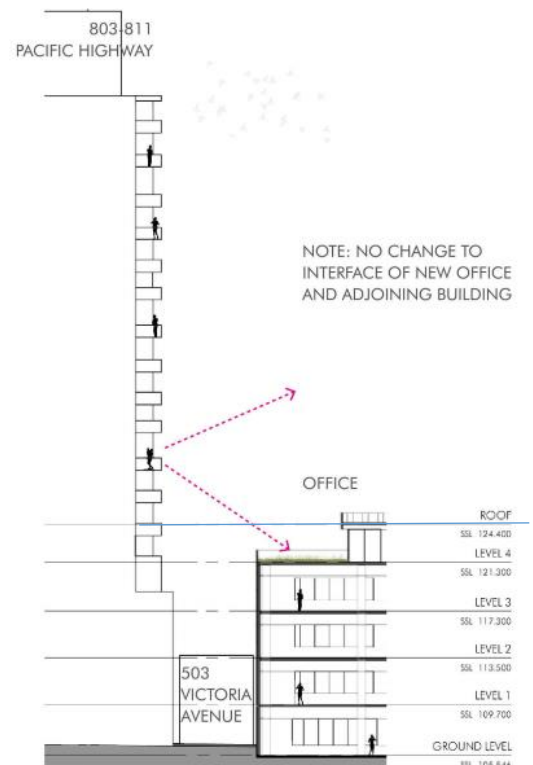
The diagram to the right is taken from the application of 475 Victoria Avenue, Chatswood. A blue line has been added to show our balcony and we are especially sceptical with the heights shown in relation to the Leura building and believe a 5 storey commercial building with lift overrun would be taller than shown. We have been conversing with Willoughby Council and hope to eventually receive clarification.

The addition of a much larger lift overrun is not shown in the diagram to the right but, as per the diagram below would add 2.3 metres to the



475 Victoria Ave is a good design and could remain so whilst reducing the overall height of the building.

The plans submitted for this precinct are admirable except for the higher roof of the new office building. We implore the Council to postpone any decisions, firstly until heights are confirmed in relation to the Leura units and also to allow Council to reconsider the appropriate building height requirements of new buildings near the Leura apartments so residents and ratepayers of this building can live without fear of being enclosed by concrete. Council approved Leura with balconies facing east. The Town Planners should be developing an area of excellence for commerce as well as for their residents. Once these properties are built we all have to live with the consequences.



SECTION 3 | INTERFACE TO 803-811 PACIFIC HWY 1:400

build  
din



g height.

Previous roof design



New roof design and lift overrun is larger and would be very apparent from our unit.