

16 April 2021

Brendan Metcalfe  
Director, North District  
Greater Sydney, Place and Infrastructure  
Department of Planning, Industry and Environment  
Locked Bag 5022  
Parramatta NSW 2124

**Re: Planning Proposal 2016/7/A**  
**45 Victor Street and 410-416 Victoria Avenue Chatswood**

Dear Mr Metcalfe

I am writing to advise that at its meeting of 12 April 2021 Council made the following resolution:

- “1. Not forward the Planning Proposal to the Department of Planning, Industry and Environment seeking a Gateway Determination under Section 3.34 of the Environmental Planning and Assessment Act 1979, as the Planning Proposal:**
- a) Is a departure from the current planning controls on the site which prohibit residential land use apart from, for the part of the site fronting Victoria Avenue, limited shop top housing with development consent if the ground level and first level of the development are used for the purpose of retail premises or business premises.**
  - b) Is inconsistent with the Council endorsed Chatswood CBD Planning and Urban Design Strategy 2036 which identifies this site as B3 Commercial Core and prohibits residential land use.**
  - c) Is inconsistent with the strategic objectives of the Greater Sydney Region Plan and the North District Plan which encourages protection of the Chatswood CBD commercial core for employment purposes.**
  - d) Is inconsistent with the Council endorsed Chatswood CBD Planning and Urban Design Strategy 2036 which identifies this site as having a maximum height of 7m on the Victoria Avenue frontage, for a minimum setback of 6m, with a possible maximum height of RL 246.8m, an approach to design excellence and specified setbacks and street wall heights.**

2. **Not support the inclusion of part of Post Office Lane as part of the subject Planning Proposal.**
3. **Notify the proponent and Department of Planning, Industry and Environment of Council's decision."**

Should you have any queries regarding this matter, please contact Strategic Planner Craig O'Brien on 9777 7647.

Yours faithfully

A handwritten signature in black ink, appearing to read 'NSW', with a stylized flourish at the end.

Norma Shankie-Williams  
Strategic Planning Team leader