



PLANNING AND INFRASTRUCTURE DEPARTMENT
Planning Unit

22 May 2020

Mr Michael File
File Planning and Development Services
PO Box H219
Australia Square NSW 1215

Dear Michael,

**Re: PLANNING PROPOSAL FOR 45 VICTOR STREET AND 410 – 416 VICTORIA AVENUE, CHATSWOOD
PP 2016/7**

The subject Planning Proposal 2016/7 was submitted by you on behalf of the Mirvac Group on 22 December 2016. It contained a Floor Space Ratio of 22.4:1, with a residential component of 17.4:1 and commercial component of 5:1. This equates to a development approximately 77% residential and 23% commercial, and in the order of 320 dwellings.

The Planning Proposal was not consistent with the existing controls for the site under *Willoughby Local Environmental Plan 2012 (WLEP 2012)* and the *Chatswood CBD Planning and Urban Design Strategy* (the *Chatswood CBD Strategy*) in terms of the proposed land use, and on this basis a report to Council was prepared in June 2017 with a recommendation to not support further progress.

At the request of the proponent, the matter was not reported to Council while options were explored to address the concerns of Council.

A number of updates have been requested since June 2017 and you have indicated that your client was continuing to seek to address Council concerns.

Council wrote to you regarding Planning Proposal 2016/7 on 2 October 2019. You advised on 23 January 2020 that you were looking at a revised proposal in the near future to address Council concerns and respond to the Department of Planning Industry and Environment letter of 9 August 2019. However from January no further information has been received.

It is restated that in its current form the Planning Proposal cannot be supported.

Council is required to report on planning proposals in a timely fashion, so it is therefore suggested that the current Planning Proposal 2016/7 be withdrawn and a new Planning Proposal be lodged should your client intend to proceed.

Council desires to work collaboratively with the Mirvac Group on what is recognised by all parties as an important site within the Chatswood CBD.

It would be appreciated if you would respond to Council regarding the contents of this letter by 5 June 2020.

Should you have any enquiries, please contact me on 9777 7671 or Craig O'Brien on 9777 7647.

Yours faithfully,



Norma Shankie-Williams
STRATEGIC PLANNING TEAM LEADER