



The Office of the Chief Executive

2 October 2019

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

Dear Mr File,

RE: PLANNING PROPOSAL FOR 45 VICTOR STREET AND 410 – 416 VICTORIA AVENUE, CHATSWOOD

I write in response to your letter dated 18 September 2019 regarding the Planning Proposal for 45 Victor Street, 410-416 Victoria Avenue Chatswood.

The subject Planning Proposal was submitted by you on behalf of the Mirvac Group on 22 December 2016. It contained a Floor Space Ratio of 22.4:1, containing a residential component of 17.4:1 and commercial component of 5:1. This equates to a development approximately 77% residential and 23% commercial, comprising 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*), and on this basis a report to Council was prepared in June 2017, with a recommendation to not support further progression on the fundamental issue of land use. A detailed assessment was not carried out on the Planning Proposal at this time due to this fundamental land use issue.

At the request of the proponent, the matter was not reported to Council while options were explored to address the concerns of Council. It was Council's understanding that commercial only options were being explored, and it was agreed that the Planning Proposal could be placed on hold while these options were developed.

From your letter dated 18 September 2019, it appears that you intend to reactivate the Planning Proposal that was lodged with Council in December 2016, and that it is unchanged.

It is to be noted that the subject site is in an important location within the B3 Commercial Core, located within close proximity to the Chatswood Transport Interchange and other services. It is considered that this location is ideally suited to commercial development and Council is not supportive of residential development in this location. A significant residential uplift has been provided for in the surrounding B4 Mixed Use zone, which is also within the Chatswood CBD boundary.

Willoughby City Council

Moreover, it is Council's position that the Planning Proposal does not satisfactorily address the recent DPIE letter on the *Chatswood CBD Strategy*, which states:

- *"That mixed use development can be permitted within appropriate parts of the remaining CBD Core area (ie. east of the North Shore rail line), but only where this results in demonstrable, significant and assured job growth"*
- *"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."*

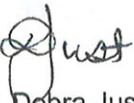
In its current form, with such a minor proportion of the proposal put forward for commercial use, the Planning Proposal cannot be supported.

It is also Council's understanding that you have had a similar response following discussions with the DPIE.

Council seeks to achieve the optimum strategic outcome for this site as a major and central part of the Chatswood CBD.

As such, it is suggested a revised proposal be lodged that aligns with the guidance provided in Council's strategic documents as well as the DPIE's letter and recent discussions. Council looks forward to working collaboratively to achieve the right outcome for this important site.

Yours sincerely,



Debra Just
CHIEF EXECUTIVE OFFICER