

22 February 2021

Tony Leung  
Aplus Design group  
Level 3, 9 Barrack Street  
SYDNEY NSW 2000

Attention: Tony Leung

**Re: Planning Proposal 2020/4  
282-284 Victoria Avenue Chatswood**

Dear Mr Leung

I am writing to advise that at its meeting of 8 February 2021 Council made the following resolution:

**“That Council:**

- 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 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 90m.**
- 2. Notify the proponent 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 'Norma Shankie-Williams', with a stylized, cursive script.

Norma Shankie-Williams  
Strategic Planning Team leader