



301

120/19 Railway St  
Chatswood NSW 2067

31 August 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

As an owner of a property in Pacific Place adjacent to the above site we object to the application by Mirvac of a mixed use commercial / residential building on the grounds that:

- Mirvac represented to purchasers in Pacific Place that the development at 7 Railway Street would be a 21 storey commercial building
- A 43 storey building is a major departure from this representation. The concern is not to the change of use from commercial to residential but to the increase of the height of the building.
- A 43 storey building is in contravention of the Draft Willoughby Local Environmental Plan 2009 which State Planning has been involved in defining an appropriate form of development for the City
- Apartments on higher levels of Epica on the south, and Cambridge western aspects will have loss of views which was the basis on which Mirvac sold these apartments
- A 43 storey narrow tower will cause wind funnelling and increase the wind effects on gardens over the railway enclosure. The previous commercial building was positioned from Railway St. over the railway enclosure to the eastern side of Help St. adjoining Cambridge which would have assisted to block wind from the south
- No evidence in the submission that wind-tunnel modelling has been conducted
- A increase of car parking from an approved 219 vehicles (2008 approval) to a proposed 395 and resultant increased traffic movements to Railway Street and road network and traffic intersections beyond
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- The Public Precinct area on top of the railway enclosure will create security issues for Pacific Place as it will become a public park

We would be supportive of a development of a height not exceeding the current DA as approved and where the additional concerns referred to above are addressed.

Yours sincerely



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*Apr 1, 201 /9 Railway St  
Chatswood NSW 2067*

31 August 2010

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1201  
..... /9 Railway St.  
Chatswood NSW ~~2040~~ 2067  
Date / /

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304

2/07  
..... /9 Railway St.  
Chatswood NSW ~~2010~~ 2007  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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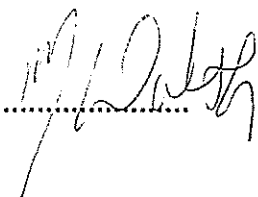
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306

309  
..... 19 Railway St.  
Chatswood NSW ~~2040~~ 2067  
Date 6/09 2010

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GPO Box 39  
Sydney NSW 2001

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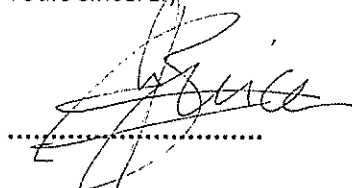
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2906  
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Chatswood NSW ~~2010~~ 2067  
Date 15/07/2010

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CITY COUNCIL

307

2002  
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Chatswood NSW ~~2010~~  
Date / / 2007

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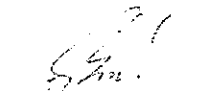
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208

809  
..... 19 Railway St.  
Chatswood NSW ~~2040~~ 2067  
Date 15/09/2010

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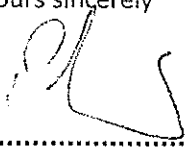
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1105-19 Railway St.  
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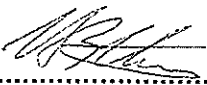
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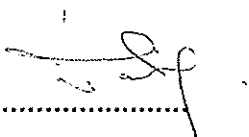
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3103/9 Railway St  
Chatswood 2067  
25<sup>th</sup> August 2010

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Amy Hu



Paul Della Marta  
2905 / 9 Railway Street  
Chatswood NSW 2067  
Mob 0409 038842

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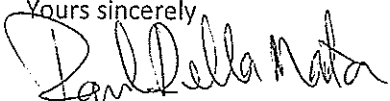
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Paul Della Marta  
26 Aug 2010

2703/9 Railway Street,  
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31 August 2010

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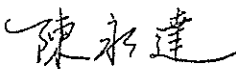
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We would be supportive of a development of a height not exceeding the current DA as approved and where the additional concerns referred to above are addressed.

Yours sincerely



Wing Dat Chan

Chee-Hong Pang  
2705/9 Railway St  
Chatswood 2067  
NSW

27/8/10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

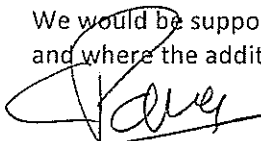
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Yours Sincerely

Yoke-Eng Chiew  
2705/9 Railway St  
Chatswood 2067  
NSW

27/8/10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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Yours Sincerely



2703/9 Railway Street,  
Chatswood NSW 2067  
31 August 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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Yours sincerely



Sharon Chan

320

Kelablue Pty. Ltd ATF Gerald Chia Superfund  
Owners of 906/9 Railway St.  
C/-Gerald Chia  
2508/9 Railway St.  
Chatswood NSW 2067  
26 August 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

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Yours sincerely

  
Gerald Chia

320

2508/9 Railway St.  
Chatswood NSW 2067  
26 August 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

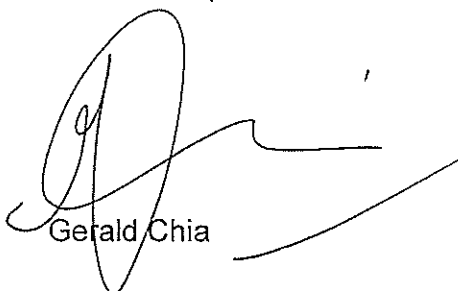
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Gerald Chia

320

*Kelablue Pty. Ltd ATF Gerald Chia Superfund  
Owners of 302/9 Railway St.  
C/-Gerald Chia  
2508/9 Railway St.  
Chatswood NSW 2067  
26 August 2010*

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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Gerald Chia



2502/9 Railway St  
Chatswood NSW 2067

27 August 2010

Department of Planning  
GPO Box 39  
Sydney NSW2001

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Ming Fat Chan

322

2502/9 Railway St  
Chatswood NSW 2067

27 August 2010

Department of Planning  
GPO Box 39  
Sydney NSW2001

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Yours sincerely



Jaime Chan

~~523~~  
523

2502/9 Railway St  
Chatswood NSW 2067

27 August 2010

Department of Planning  
GPO Box 39  
Sydney NSW2001

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Yours sincerely



Sook Wah Chan

324

# COTTON CREEK PTY LTD



ABN 50 105 242 831



Cotton Creek  
P O Box 151  
WEE WAA NSW 2388

Telephone: (02) 6795 5185  
Fax: (02) 6795 5223  
Mobile: 0427 955185  
e-mail [ag.nl.schwager@northnet.com.au](mailto:ag.nl.schwager@northnet.com.au)

1 September 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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Yours sincerely



Adrian Schwager  
Director  
Cotton Creek Pty Ltd

325

Unit 2301, 9 Railway Street,  
Chatswood, NSW 2067

Strata Plan 74513, Lot 165

Date: 25/08/2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

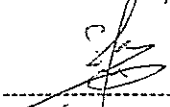
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Yours sincerely

  
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Stanley Chien

Unit 2301, 9 Railway Street,  
Chatswood, NSW 2067

Strata Plan 74513, Lot 165

Date: 25/08/2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

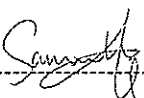
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Yours sincerely



Samantha Chien



328

2307/9 Railway Street  
Chatswood NSW 2067

Date: 26<sup>th</sup> August 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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R. Chewlun

329

2307/9 Railway Street  
Chatswood NSW 2067

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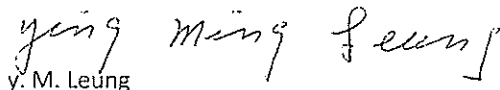
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- The Public Precinct area on top of the railway enclosure will create security issues for Pacific Place as it will become a public park

We would be supportive of a development of a height not exceeding the current DA as approved and where the additional concerns referred to above are addressed.

Yours sincerely

  
Y. M. Leung

350

1601/1 Cambridge Lane  
Chatswood NSW 2067  
Date: 31 August 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

As an owner of a property in Pacific Place adjacent to the above site we object to the application by Mirvac of a mixed use commercial / residential building on the grounds that:

- Mirvac represented to purchasers in Pacific Place that the development at 7 Railway Street would be a 21 storey commercial building
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- A 43 storey building is in contravention of the Draft Willoughby Local Environmental Plan 2009 which State Planning has been involved in defining an appropriate form of development for the City
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Yours sincerely



Sou Anh  
1502/9 Railway Street,  
Chatswood NSW 2067

26th August 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

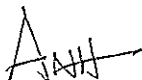
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Yours sincerely



Duyen Ly  
1502/9 Railway Street,  
Chatswood NSW 2067

26th August 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

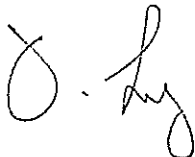
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Yours sincerely



William Ly  
1502/9 Railway Street,  
Chatswood NSW 2067

26th August 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

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Yours sincerely



1206/9 Railway ST Chatswood NSW  
26/08/2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

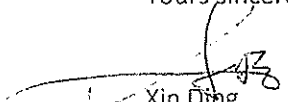
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Yours sincerely



Xin Ding

335

1206/9 Railway ST Chatswood NSW  
26/08/2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

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Yours sincerely



Yao Fu

236

1209/9 Railway St  
Chatswood  
NSW 2067

28 August 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

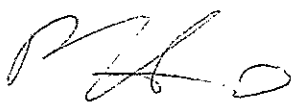
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Yours sincerely



P. Ho

337

1301/1 Cambridge Lane  
Chatswood NSW 2067  
Date: 31 August 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

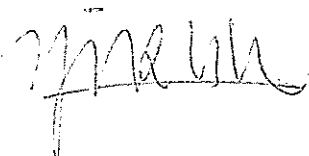
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Yours sincerely



901/9 Railway t  
Chatswood 2067  
27.8.10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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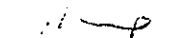
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Yours sincerely

  
Charles Leung

809/ 9 Railway Street, Chatswood NSW 2067  
26<sup>th</sup> August 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

As an owner of a property in Pacific Place adjacent to the above site we object to the application by Mirvac of a mixed use commercial / residential building on the grounds that:

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PETER LEUNG

340

80119 Railway St.  
Chatswood  
NSW 2067

28 August 10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects


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Yours sincerely

  
S. CHO

341

Christine Chau  
508/9 Railway St  
Chatswood 2067  
NSW

27/8/10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

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Yours Sincerely



Unit409, 9 Railway Street,  
Chatswood. N. S. W. 2067

26<sup>th</sup> August, 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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Yours sincerely

  
Nina Wong

343

210 / 9 Railway Street  
Chatswood NSW 2067  
25 Aug 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects


Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

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Yours sincerely



MR. DANNY CHEUNG

344

210 / 9 Railway Street  
Chatswood NSW 2067  
25 Aug 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

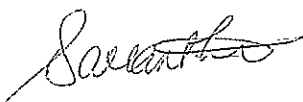
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- The Public Precinct area on top of the railway enclosure will create security issues for Pacific Place as it will become a public park

We would be supportive of a development of a height not exceeding the current DA as approved and where the additional concerns referred to above are addressed.

Yours sincerely



MISS SAMANTHA CHUI

345

210 / 9 Railway Street  
Chatswood NSW 2067  
25 Aug 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

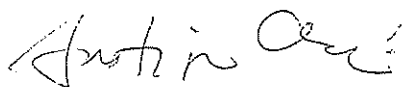
Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

As an owner of a property in Pacific Place adjacent to the above site we object to the application by Mirvac of a mixed use commercial / residential building on the grounds that:

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Yours sincerely



MR. JUSTIN CITALI

346

210 / 9 Railway Street  
Chatswood NSW 2067  
25 Aug 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

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Yours sincerely

MS. MINA CHEUNG

210 / 9 Railway Street  
Chatswood NSW 2067  
25 Aug 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

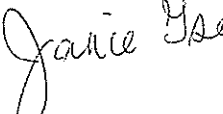
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Yours sincerely

  
MS. JANIE TSO

348

Cheryl Pan  
JC Australia Pty Ltd  
2 / 9 Railway Street  
Chatswood NSW 2067  
Mob 0402465837

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

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We would be supportive of a development of a height not exceeding the current DA as approved and where the additional concerns referred to above are addressed.

Yours sincerely



Cheryl Pan  
26 Aug 2010



5 September 2010

Our Ref. Epica/Mirvac/10  
c:\users\jock\documents\7 railway street objection.docx

Department of Planning  
GPO Box 39  
SYDNEY NSW 2001

For the attention of : Mr Michael Woodland, Director / Metropolitan Projects

Re: PROJECT APPLICATION BY MIRVAC FOR 7 RAILWAY ST., CHATSWOOD NO. MP09\_0154

As an owner of a property in Pacific Place adjacent to the above site we object to the application by Mirvac of a mixed use commercial / residential building on the grounds that:

- Mirvac represented to purchasers in Pacific Place that the development at 7 Railway Street would be a 21 storey commercial building. This in itself constitutes a breach of the Trade Practices Act;
- A 43 storey building is a major departure from this representation. The concern is not to the change of use from commercial to residential but to the increase of the height of the building;
- A 43 storey building is in contravention of the Draft Willoughby Local Environmental Plan 2009 which State Planning has been involved in defining an appropriate form of development for the City;
- Apartments on higher levels of Epica on the south, and Cambridge western aspects will have loss of views which was the basis on which Mirvac sold these apartments;
- A 43 storey narrow tower will cause wind funnelling and increase the wind effects on gardens over the railway enclosure. The previous commercial building was positioned from Railway St. over the railway enclosure to the eastern side of Help St. adjoining Cambridge which would have assisted to block wind effects from the south;
- There is no evidence in the submission that wind-tunnel modelling has been conducted;
- An increase of car parking from the approved 219 vehicles (2008 approval) to a proposed 395, with a resulting increase in traffic movements to Railway Street and the road network and traffic intersections beyond;
- Exacerbation of service vehicle access prevention through the inadequate headroom clearance provided (3.5m vs. Council's policy requirements of 3.8m), which will force even more deliveries/removals to be undertaken from Railway Street;
- Problems of access for residents cars, move-ins and garbage disposal in the shared driveway with Epica, particularly as the driveway is frequently blocked by furniture trucks unable to enter into the loading dock area (see previous comment);
- The Public Precinct area on top of the railway enclosure will create security issues for Pacific Place as it will become a public park;
- Substantial overshadowing of public areas throughout the day;
- The visual impact of such a large structure, out of scale with surrounding development and so prominent when accessing Chatswood from the west and north;
- The lack of soft landscaping available to the public at street level, with a disproportionate extent of hard-paved 'plaza' and pathways;
- Creative misrepresentation of the 'real' height of the development when viewed from Pacific Highway, suggesting that its height compares to that of Epica and the Zenith Centre.

We would be supportive of a development of a height not exceeding the current DA as approved and where the additional concerns referred to above are addressed.

Yours Faithfully,  
BOFFA ROBERTSON GROUP

JOCK ROBERTSON  
Partner

Epica Apartment Lot 42  
Date: 26/08/2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

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We would be supportive of a development of a height not exceeding the current DA as approved and where the additional concerns referred to above are addressed.

Yours sincerely



(S.Y. LENA FUNG LO)

351

Epic Apartment Lot 86  
26<sup>th</sup> August 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

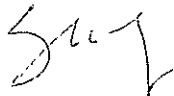
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Yours sincerely



(YEE KWOK FUNG)



12514  
352

1907 / 11 Cambridge Lane  
Chatswood NSW 2010  
Date 16/9/10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn: Mr Michael Woodland, Director, Metropolitan Projects

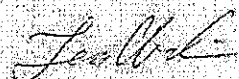
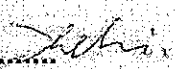
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Yours sincerely

  
.....  


21/19 Railway St.  
Chatswood NSW 2010  
Date 16/19/2010 (Thu)

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

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Yours sincerely

Michael Tam and Wai Fong Blang

355

2107 /9 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects


Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

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Yours sincerely

  
.....

~~2708~~ 19 Railway St.  
Chatswood NSW 2010  
Date: 6/9/10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

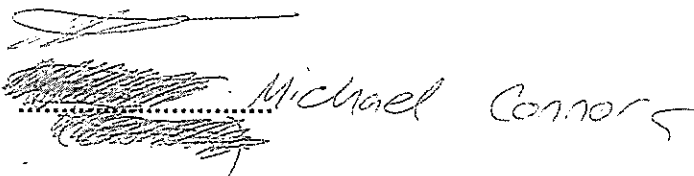
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Yours sincerely

  
Michael Connor

2505  
..... /11 Railway St.  
Chatswood NSW 2010  
Date 5/9/10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects


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Yours sincerely

  
.....

(063) /11 Railway St.  
Chatswood NSW 2010  
Date 17/9/10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

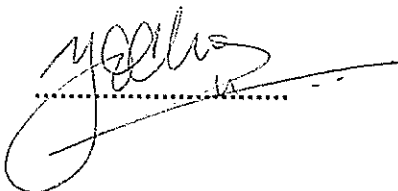
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Yours sincerely



359

903  
..... /11 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

As an owner of a property in Pacific Place adjacent to the above site we object to the application by Mirvac of a mixed use commercial / residential building on the grounds that:

- Mirvac represented to purchasers in Pacific Place that the development at 7 Railway Street would be a 21 storey commercial building
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- No evidence in the submission that wind-tunnel modelling has been conducted
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- The Public Precinct area on top of the railway enclosure will create security issues for Pacific Place as it will become a public park

We would be supportive of a development of a height not exceeding the current DA as approved and where the additional concerns referred to above are addressed.

Yours sincerely

*Michael Woodland*

360

309 /11 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

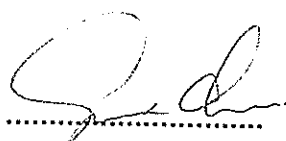
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Yours sincerely



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2501 /11 Railway St.  
Chatswood NSW 2010  
Date 1 / 16 / 9 / 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

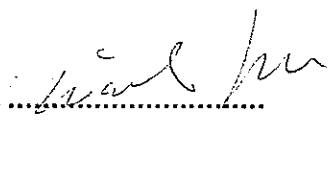
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Yours sincerely



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2207 /11 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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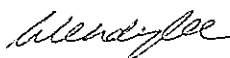
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Yours sincerely

  
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801 111 Railway St.  
Chatswood NSW 2010  
Date 6/9/2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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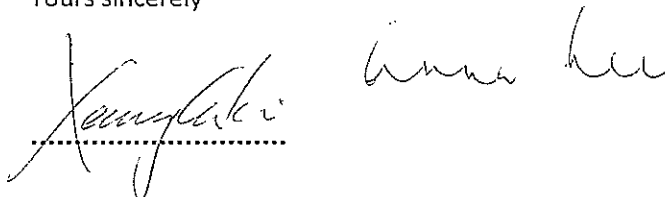
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Yours sincerely

  
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364

1603 111 Railway St.  
Chatswood NSW 2010  
Date 9/2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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Yours sincerely

  
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Ching Nga Ng

365

2507 / 11 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

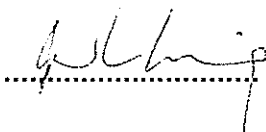
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Yours sincerely



2001 / 11 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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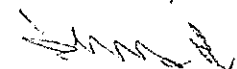
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Yours sincerely



JUNG-HO HA

1001 /11 Railway St.  
Chatswood NSW 2010  
Date 11/09/10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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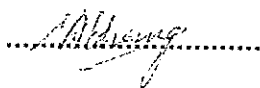
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Yours sincerely



268

2602  
...../19 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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Yours sincerely

*Regina Kapte*  
.....

302  
360

302 /11 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

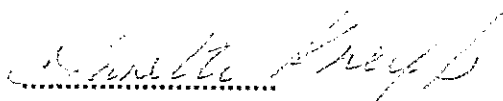
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Yours sincerely



370

607 / 11 Railway St.  
Chatswood NSW 2010  
Date 15/9/2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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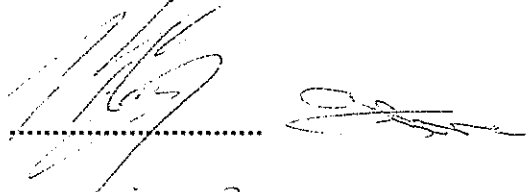
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Yours sincerely



Mr & Mrs MATTHEW FLEAR

577

1605 111 Railway St.  
Chatswood NSW 2010  
Date 5/9/2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

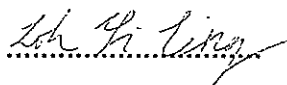
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100? /11 Railway St.  
Chatswood NSW 2010  
Date / /

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Sydney NSW 2001

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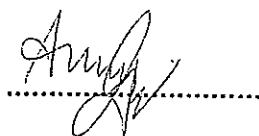
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We would be supportive of a development of a height not exceeding the current DA as approved and where the additional concerns referred to above are addressed.

Yours sincerely



906 / 11 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

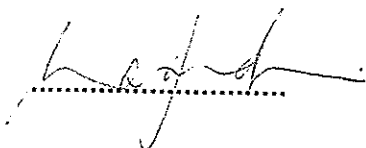
Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

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Yours sincerely



374

~~1609~~ /11 Railway St.  
Chatswood NSW 2010  
Date 16/9/2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

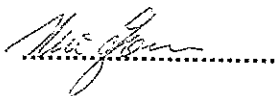
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Yours sincerely



307 111 Railway St.  
 Chatswood NSW 2010  
 Date 6/9/2015

Department of Planning  
 GPO Box 39  
 Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

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Yours sincerely

*Tim M...*

Tim M...

1101 111 Railway St.  
Chatswood NSW 2010  
Date 17/9/2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

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Yours sincerely



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377

1166  
111 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

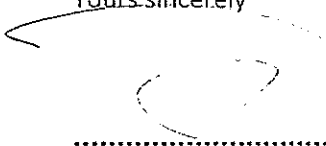
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Yours sincerely



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15/02/10

1702 /11 Railway St.  
Chatswood NSW 2010  
Date 17/9/10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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Yours sincerely

*[Handwritten signature]*  
.....  
*[Handwritten signature]*

2506 /11 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

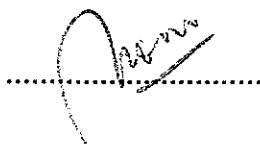
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Yours sincerely



380

1705 / 11 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

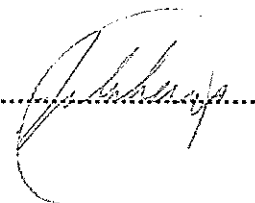
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1507 / 11 Railway St.  
Chatswood NSW 2010  
Date 15/9/10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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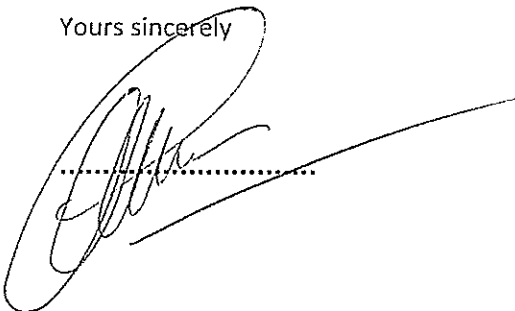
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382

1206 / 11 Railway St.  
Chatswood NSW 2010

Date / /  
15/9/10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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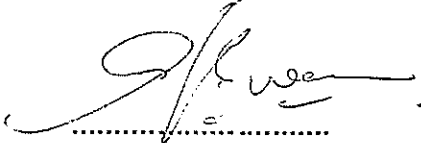
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Yours sincerely



.....

323

308 /11 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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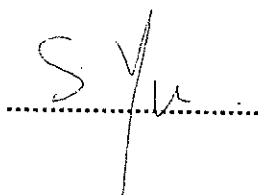
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Yours sincerely



384

2102 /11 Railway St.  
Chatswood NSW 2010  
Date 5/9/10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

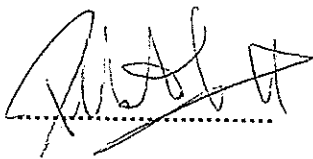
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1201 /11 Railway St.  
Chatswood NSW 2010  
Date 15/9/10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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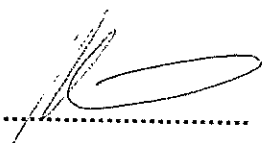
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Yours sincerely

  
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Dr Ken Lim

386

601 /11 Railway St.  
Chatswood NSW 2010  
Date 15/9/2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

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- The Public Precinct area on top of the railway enclosure will create security issues for Pacific Place as it will become a public park

We would be supportive of a development of a height not exceeding the current DA as approved and where the additional concerns referred to above are addressed.

Yours sincerely

*M. J. Young*

387

1701 /11 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

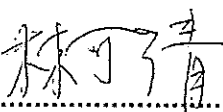
Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

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- Mirvac represented to purchasers in Pacific Place that the development at 7 Railway Street would be a 21 storey commercial building
- A 43 storey building is a major departure from this representation. The concern is not to the change of use from commercial to residential but to the increase of the height of the building.
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Yours sincerely

  
.....

701 /11 Railway St.  
Chatswood NSW 2040  
Date 15/09/2016

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

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Yours sincerely

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503 / 11 Railway St.  
Chatswood NSW 2010  
Date / /

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects


Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

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Yours sincerely



.....

1905 /11 Railway St.  
Chatswood NSW 2010  
Date 17/9/2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

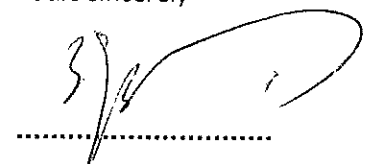
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Yours sincerely

  
.....  
RAYMOND CHEN

1 September 2010

Major Projects Assessment  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Michael Woodland/Amy Watson

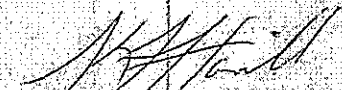
Dear Sir/Madam

Re: MP09\_0154 - Mirvac Projects Pty Ltd, 7 Railway Street Chatswood

I am an owner in the Regency complex at Chatswood which is in very close proximity to 7 Railway Avenue. Mirvac Pty Ltd (Mircac) has made application for a mixed use commercial/residential building. It is substantially different from what is presently proposed. I strenuously am against granting the application for the following reasons.

1. Residents began moving into the Regency in 2001. Purchases were made by owners in the Regency knowing of a Master Plan development approval had been granted by Willoughby Council for the Pacific Place development (2001). Mirvac accepted the Plan. Mirvac knew (and accepted) that site specific Development Control Plan provisions (DCP) were in place for 7 Railway Street - a 21 storey commercial building.
2. Residents and prospective purchasers of Regency lots in the years subsequent to 2001 were of the belief that what is outlined in paragraph 1 above would remain in place.
3. The Owners' Corporation (and the Executive Committee) has, in the period 2001 - 2009, discussed building applications nearby to the Regency. We understand EC representatives have met with Council to discuss various matters in these years. Always, 7 Railway Street was discussed in the context that it would be a 21 storey commercial building.
4. It appears owners have been misled by representations of Mirvac, most especially on height. Even when Mirvac was publicly displaying construction and selling plans for other buildings within Pacific Place Mirvac displayed 7 Railway Street as a prospective 21 storey commercial building. Now, it appears Mirvac goes against the decision of Council (and nearby residents) to seek the 40 plus storey mixed use commercial/residential tower. The proposed Development is contrary to the DCP provisions.
5. The community of the area along with Willoughby Council and State Planning have worked together to develop a Draft Willoughby Local Environmental Plan 2009 (LEP). The proposed 43 storey building in this area is in contravention of the Draft LEP.
6. A 40 plus storey narrow tower will cause wind funnelling in the area down Help Street. Regency will certainly be affected when the winds are from the west or east. In the submission there is no evidence that wind-tunnel modeling tests have been conducted and a report prepared.
7. In the submission there is evidence that our building will be affected by shadowing in the afternoons, from a 40 plus storey tower. At the Regency we have spent the last two years planning and ensuring funding to install 2x 10 KW solar systems on our 2 roof top areas. If Mirvac is allowed to construct this 40 plus storey tower our solar system would be adversely affected. The shadowing will also significantly affect 1/4 of our buildings including the diminished enjoyment of use of their balconies in the afternoon and evening.
8. There will also be significant loss of privacy to 1/3 of the Regency complex facing 7 Railway St, with windows and balconies facing each other plus loss of views for higher lots.
9. There will be a loss of much needed commercial space for small and large business.
10. The proposed building has proposed parking of 395 spots approximately 100 extra spots over the proposed commercial building. This is going to result in increased traffic and pedestrian movements and further bottlenecking at Railway St and Help St, Help St and Anderson St, Help St and Pacific Hwy, Pacific Hwy and Railway St with further ramifications on Victoria Ave. This is also without the influence of traffic movements of the Willoughby Council's new building nearing completion and the Transit Railway development currently with development delayed.
11. Security issues arise for surrounding residents on a public park to be created.
12. Regency residents/owners - and other OC residents in the area - will be gravely affected if the Major Project is granted.

Sincerely



Signature of owner

K. HAVILL

Name of owner

B107/20 Help St

Apartment number

CHATSWOOD

Address

Unit 2505, 11 Railway Street  
Chatswood, 2067  
10<sup>th</sup> September 2010

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09\_0154

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Yours sincerely

  
Alison Fan

393

1 September 2010

Major Projects Assessment  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn: Michael Woodland/Amy Watson

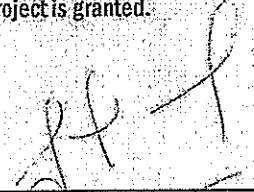
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Sincerely



Signature of owner

WSJB 1201

Apartment number

SHERWELL FERREIRO

Name of owner

32 RIDGE ST GORDON NSW 2072

Address

394

1907 /1 Cambridge Lane  
Chatswood NSW 2010  
Date 16/9/10

Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

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*Leah Wood*  
.....  
*John*

395

1 September 2010

Major Projects Assessment  
Department of Planning  
GPO Box 39  
Sydney NSW 2001

Attn Michael Woodland/Amy Watson

Dear Sir/Madam

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Sincerely

*Jon Del Rosario*

Signature of owner

A709

B719

Apartment number

*Jon Del Rosario*

Name of owner

2A HELP ST

2B HELP ST

Address

*Chatswood*

*Chatswood*