



PLANNING AND INFRASTRUCTURE
Planning Unit

13 April 2026

Director Housing Delivery
Housing Supply and Infrastructure
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124
Att: Emma Butcher

Dear Emma,

Re: State Significant Development Application Number SSD-85024458
Mixed use development: 61A-65 Albert Avenue, Chatswood (Mandarin Centre)
Public exhibition

Objection is raised to the concurrent State Significant Development Application (SSDA) and rezoning and development in its current form. In particular, improvements to pedestrian permeability are required to support the intensification of uses proposed, insufficient affordable housing is proposed, the traffic impacts arising from the excessive parking proposed are considered unacceptable, and the impact on the availability and quality of infrastructure (including but not limited to the overshadowing of critical open space) needs to be addressed.

Notwithstanding our current concerns, Council acknowledges that this an important site with potential to deliver a mixed-use development that will improve housing supply, provide employment and, with appropriate amendments, deliver significant improvements to the amenity of the community. Council is prepared to work with the proponent and DPHI to arrive at a proposal that delivers on the promise of the site.

The Council submission is provided at **Attachment 1** and proposed conditions are provided at **Attachment 2**.

Should you have any question in regards this letter and the attached, please contact Craig O'Brien – Senior Strategic Planner on (02) 9777 7647.

Yours sincerely,

Dyalan Govender
Manager, Strategic Planning