



PLANNING AND INFRASTRUCTURE
Planning Unit

21 July 2026

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

Dear Ryan,

Re: State Significant Development Application Number SSD-87033962
Mixed use development and amendments to Willoughby LEP 2012
815 Pacific Highway, Chatswood

Objection is raised to the concurrent State Significant Development Application (SSDA) and rezoning and development in its current form, as it is considered excessive in bulk and scale, and fails to address associated impacts.

Unresolved critical issues involve provision of public infrastructure, S.7.11 / 7.12 contributions, affordable housing, insufficient employment generation, built form (height, encroachment over ground setbacks and minimal separation of podium to tower), Pacific Highway setback / landscaped shared user path, design excellence, key transport and access considerations, waste issues, engineering issues and public art. Other issues have also been identified requiring further work by the proponent.

Notwithstanding our unresolved and other issues, 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.

Council's detailed submission is provided at **Attachment 1** and proposed draft 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