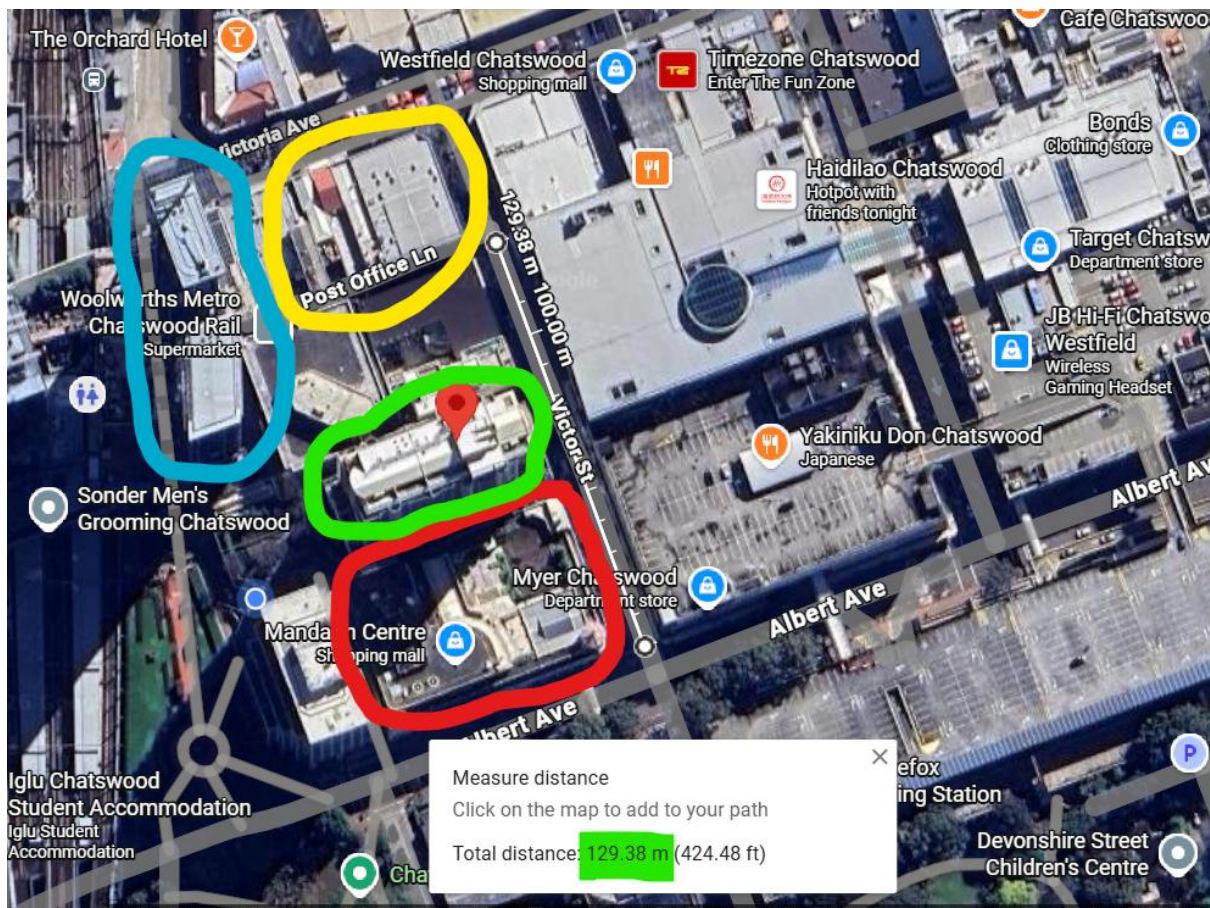




I'm a resident of the Sebel building in Chatswood and I'd like to raise my concerns about the Mandarin Centre redevelopment proposal.

The stretch of Victor Street between Albert Avenue and the dead-end/cul-de-sac on Victoria Avenue is approximately 130 metres long (refer to image above with Google measurements).

The Sebel building (circled in green) is a 28 storey apartment building built approximately 30 years ago with over 200 apartments.

The Metro apartment towers (circled in blue) are also over 40 storeys tall.

In early March this year, the SSD-site Novus (circled in yellow) was approved by the Independent Planning Commission. This is a proposed 46 storey build-to-rent tower.

Now, there is a proposal to re-develop Mandarin Centre into 44 storey tower.

Just look at the planned density in this one block.

Not to mention there is an entrance to Westfield Shopping Centre on this same 130m stretch on Victor Street, which comes with the expected amount of foot traffic.

CONFLICTING PROPOSALS

It's really hard to know what to comment on when the application documents don't match up. One document describes two towers of 32 storeys, another describes a single tower of 46 storeys. Which

one is it? These aren't minor differences — they're completely different developments with completely different impacts. This proposal should not be approved until the applicant can demonstrate clear plan for what is being proposed and they re-exhibit again — properly.

CONSTRUCTION

It is unfathomable how 3 years of intense construction can take place in this tight street — with Novus and Mandarin Centre likely to overlap construction period. No amount of traffic planning and lollipop traffic controller can engineer this 130m stretch of road to be any wider or longer given it is a dead-end street. How will heavy construction vehicles get in and out safely amongst all the residents' cars, market stall set-up vans, and heavy pedestrian traffic? It is one thing to just rubber stamp an approval for this development. But has any thought gone into how the construction is going to happen when 2 sites in the same block are trying to build 46 storey towers?

Three years of building work right on our boundary is a long time to endure. The developer's own noise report says levels will hit 78 dB(A) at the Sebel — that's above the "highly noise affected" threshold for homes. Their social impact assessment actually gave the construction impact on us the worst rating possible. And because our building is physically attached to where they'll be digging a six-level basement, there's a genuine risk of structural damage from vibration. I'd want to see a proper structural survey done before any work starts and vibration monitoring throughout the entire excavation.

ONGOING TRAFFIC NIGHTMARE

The proposal for this development suggests there will be 300 Units, and 530 car park spaces — with entrance for the parking to be on the 130m stretch of Victor Street. Not to mention there are at least several hundred more vehicles that belong to The Sebel and Willoughby Council that use Victor Street. This is also not taking into account all the ancillary vehicles which can reasonably be expected to use Victor Street: such as Uber, removalists, Train/Metro commuters being dropped off and picked up, garbage collecting trucks, etc.

It would make far more sense to put the parking access on Albert Street, where there's more capacity and higher risk of accidents with pedestrians.

SUNLIGHT AND PRIVACY

The new building would sit just 9 metres from the Sebel. That's incredibly close. For residents on our south side, that means losing a significant amount of daylight — and the developer's own reports acknowledge they don't meet the solar access guidelines. At that distance, you're also going to have people in both buildings staring directly into each other's apartments. The Design Review Panel raised both of these issues and neither has been properly addressed.

SETTING ASIDE PLANNING CONTROLS

What concerns me most from a planning perspective is the pattern here. In 2020, the height on this site was already bumped from 27m to 192m and the FSR went from 2.5:1 to 11.11:1. Now they want to go higher again and scrap the FSR control completely — meaning there'd be no upper limit on density at all.

They also want to override the Chatswood Oval sun protection that was only put in place five years ago, which specifically prevented additional overshadowing of the playing field between 11am and

2pm in winter. These controls were introduced for good reasons and shouldn't be tossed aside so easily.

THE HDA LOOPHOLE?

I understand the government wants to speed up housing delivery, and I support that goal. But the Housing Delivery Authority pathway was designed to fast-track projects that work within existing planning rules — not to override height limits, FSR controls, solar protections, and affordable housing requirements all in one go. Using it that way sets a worrying precedent.

I want to be clear — I'm not opposed to this site being redeveloped. It makes sense and Chatswood can benefit from it. But there's a difference between good development and overdevelopment, and this proposal crosses that line. The people who already live here deserve to have their amenity protected, not sacrificed.