

The Director,
Metropolitan Projects,
NSW Department of Planning,
GPO Box 39,
Sydney NSW 2001

Submission on Major Project MP09_0066
Thomas St Carpark, Thomas St, Albert Ave and Part of Fleet Lane, Chatswood.

This letter states my objections to Major Project submission MP09_0666. I am an owner of a commercial unit in 22 Thomas Street, Chatswood. My main objections to the proposal are listed below.

- The height and bulk of the development will significantly overshadow the surrounding area (despite the Conybeare Morrison International, which appears to gloss over this issue).
- For the duration of construction (likely about 2 years) there will be significant noise and loss of amenity to owners and tenants operating business from 22 Thomas Street. It is likely that tenants will leave and new tenants will not be willing to rent the premises. Who will compensate the owners for financial loss? Owners who currently operate businesses from 22 Thomas Street that deal with the public and/or require quiet environments (such as the doctors, dentists and lawyers) will suffer losses to their client base with a noisy environment, reduced parking and reduced pedestrian access. Who will compensate them?
- The depth of excavation is significant and ground displacements will be inevitable. These will damage the brick structures of 20, 22 and 24 Thomas Street.
- The height and bulk of the development will limit the future development of the sites at 20, 22, and 24 Thomas St, Chatswood. The commercial interests of all owners of these premises will be affected by the lower FSR that would be accepted for redevelopment of these older buildings, which are within the Chatswood CBD business district. Business decisions by owners to strategically hold these properties for these purposes will be affected by this decision.

I therefore request that the development as currently proposed be rejected.

If this or any future development on the Thomas Street carpark site is approved I request that the following conditions be put on any such approval:

- 1) That prior to construction, a copy of the proposed excavation retention system design be provided to the building owners for review.
- 2) That a building dilapidation survey be conducted on 22 Thomas St prior to and after construction, and that a copy be provided to the Owners Corporation.

- 3) That the Developer is to implement a program to monitor cracks or other damage in the building during construction to ensure that the building can be safely occupied.
- 4) The Developer should be held liable for all damage to 22 Thomas Street that occurs as a result of their development.
- 5) That the Developer regularly checks for dust buildup (or building waste) in roof mounted air conditioners, gutters, drainage systems, and clean these if required.
- 6) That double glazing or other noise insulation be installed on windows and/or doors on 22 Thomas Street to reduce construction noise impacts on business operation and tenants.
- 7) Vehicle and pedestrian access be maintained to Fleet Lane and the front and sides of 22 Thomas Street;
- 8) Sufficient public parking to be maintained for clients and customers of businesses operating in 22 Thomas Street;
- 9) Units currently tenanted in 22 Thomas Street that become vacant during construction and remain un-tenanted for a period of 3 months be leased by the Developer at previous market rates for the remaining duration of construction.

I trust you will consider the above in your assessment of this proposal.

Yours Sincerely
Craig Curnow
58 Lawson Parade
St Ives NSW 2075