



ENVIRONMENTAL ASSESSMENT REPORT

SECTION 75W MODIFICATION OF MAJOR PROJECT MP09_0066: VARIOUS INTERNAL & EXTERNAL MODIFICATIONS

16 THOMAS STREET | CHATSWOOD (THOMAS STREET CARPARK)

CLIENT: MERITON APARTMENTS PTY LTD

PROJECT REF: 0077/14

DATE: 5 AUGUST 2014

PLANNING
I N G E N U I T Y

CONTENTS

1	INTRODUCTION	1
2	LOCALITY AND SITE ANALYSIS	2
2.1	The Site	2
2.2	Context and Surrounding Development.....	2
3	BACKGROUND.....	4
3.1.1	Original Approval	4
3.1.2	Previous Modifications	4
3.2	Proposed Modifications	5
4	PLANNING CONTROLS & JUSTIFICATION	14
4.1	Part 3A of the EP&A Act, 1979.....	14
4.2	SEPP (BASIX) 2004.....	14
4.3	SEPP No. 65 Design Quality of Residential Flat Development	14
4.4	Environmental Impacts.....	15
5	CONCLUSION	16

FIGURES

Figure 1: Location plan.....	2
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TABLES

Table 1: Car Parking Comparison	9
Table 2: Motorcycle and Bicycle Parking Comparison	10

ANNEXURES

A	Approved Site Plan
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1 INTRODUCTION

This Environmental Assessment Report has been prepared for Meriton Apartments Pty Ltd. The report is to accompany an application under Section 75W of the Environmental Planning & Assessment Act, 1979, for the modification of MP09_0066 to undertake various relatively minor internal and external building alterations, which are a result of design development of the building. The proposed modifications also correct some anomalies between the approval floor plans and elevations. The site is located between Albert Avenue and Thomas Street, Chatswood and is known as the Thomas Street Carpark.

On 28 September 2010, a mixed use development (MP09_0066) was approved on the site by the Minister for Planning. The approved development (as modified) authorises the construction of a mixed use development comprising 2 towers ranging in height from 32 to 38 storeys over a 3 storey podium and basement parking, and various public domain works. Construction works are currently underway.

The approved development has been the subject of 11 previous modifications and details of each modification are included at Section 3 of this report. In addition, Willoughby City Council is currently assessing a development application for the fit out and use of a child care centre at level 5 of Building 1.

The purpose of this Statement is to address the planning issues associated with the amended development proposal and specifically to assess the likely impact of the proposal on the environment.

This Statement is divided into five sections. The remaining sections include a locality and site analysis; a description of the proposal; an environmental planning assessment; and a conclusion.

2 LOCALITY AND SITE ANALYSIS

2.1 The Site

The subject site is commonly known as the Thomas Street Car Park and is located on the southern side of Thomas Street and northern side of Albert Avenue, Chatswood (Figure 1). The legal description of the property is Lots 13 and 22-30 in DP 2983, Lots A and 8 DP 381223, and Lot 3 in DP 1160905.

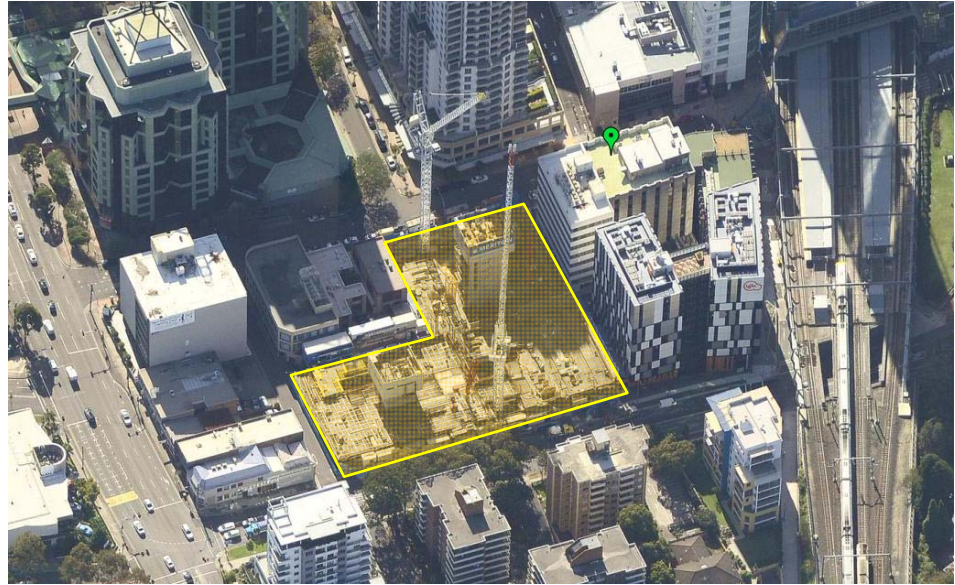


Figure 1: Location plan

The site is irregular in shape, with a northern frontage to Thomas Street of 40m, a southern frontage to Albert Avenue of 80m, providing a total site area of 4,323m². The site stretches over an existing portion of Fleet Lane.

The site is currently undergoing construction of two mixed use towers that range in height between 32 and 38 storeys and are connected by a 3 storey podium. The development was approved on 28 September 2010 by the Minister for Planning under the now repealed Part 3A of the Environmental Planning & Assessment Act, 1979, and has been modified on a number of occasions since.

2.2 Context and Surrounding Development

Development in the surrounding area is predominantly mixed use, residential and commercial in the form of medium to high density developments. The scale and architectural character of the buildings varies widely reflecting the different periods of development and redevelopment in the locality.

To the north is a high density mixed use building with frontage to Thomas Street. This building is located approximately 20m (across Thomas Street) from the northern boundary of the subject site.

To the east of the site is a 7 storey commercial building which is separated from the common boundary of the subject site by a pedestrian access way known as Thomas Lane. To the west of the site exists a 2 storey commercial/retail complex. Opposite the southern boundary of the site exists a number of multi-storey residential flat buildings which are set behind a line of mature street trees.

3 **BACKGROUND**

3.1.1 **Original Approval**

On 28 September 2010, a mixed use development (MP09_0066) was approved under Part 3A of the Environmental Planning & Assessment Act 1979 (EP&A Act 1979), by the Minister for Planning. The approved development includes:

- the construction of a commercial building (Building 1) on the southern portion of the site comprising of a 3 storey retail/commercial podium and 18 storey commercial tower above;
- the construction of a residential building (Building 2) on the northern portion of the site consisting of a 3 storey retail/commercial podium and 26 storey residential tower above;
- a 5 level basement level car park containing 506 car parking spaces (including 250 public car parking spaces); and
- public domain works including:
 - publicly accessible open space and a through site pedestrian link; and
 - a vehicular right of way between Thomas Street and Fleet Lane.

3.1.2 **Previous Modifications**

The approved development has been the subject of a number of modification applications as indicated in the table below.

MOD #	Modification	Determination
1	Alterations to consent conditions to allow for construction staging.	Approved 7 June 2012 (Department of Planning)
2	Amendments to conditions relating to adaptable units, on-site detention, rainwater harvesting and stormwater management, dilapidation report and car parking.	Approved 1 November 2012 (Planning Assessment Commission)
3	Change of use of commercial building (Tower 2) to serviced apartments and other and other associated changes.	Approved 18 February 2013 (Department of Planning)
4	Encroachment of the basement car structure into Fleet Lane.	Approved 14 December 2012 (Department of Planning)
5	Increase in the height of the buildings, additional gross floor area, additional car parking and above ground car parking.	<i>Withdrawn</i>
6	Increase in building height, additional floor space and increase in apartments, and alterations to car parking.	Approved 29 January 2014 (Land & Environment Court)
7	Below ground basement amendments, including altered internal access arrangements, consolidation of public car parking spaces, relocation of lift cores; and altered excavation depths.	21 June 2013 (Department of Planning)
8	Increase in permitted construction hours to 5pm Saturdays.	<i>Withdrawn</i>
9	Basement car park modifications.	<i>Withdrawn</i>
10	Signage	<i>Under assessment at the time of preparing this report.</i>

MOD #	Modification	Determination
11	Alterations to the unit mix within Building 1	<i>Under assessment at the time of preparing this report.</i>

At the time of preparing this report, the latest version of the approved development allows for the following:

Construction of a new mixed use serviced apartment, residential and retail development consisting of:

- a serviced apartment tower building part 32 and 33 storeys high containing 337 apartments;*
- a residential tower building 38 storeys high containing 286 dwellings;*
- a three storey podium containing above ground car parking, apartment uses, child care, and other mixed uses;*
- a five level basement containing car parking, including a public carpark for 250 cars;*
- a gross floor area of 51,426m²*
- total car parking of 570 spaces; and*
- public domain works comprising:*
 - publicly accessible open space with associated landscaping works;*
 - a pedestrian through site link;*
 - a vehicular right-of-way between Thomas Street and Fleet Lane; and*
 - an accessible crossing of the vehicular right of way for pedestrians including a lift.*

3.2 Proposed Modifications

The application seeks to modify the original consent MP09_0066, as approved on the 28 September 2010 and previously modified, by undertaking various relatively minor alterations to Buildings 1 and 2. Provided below is an analysis of the primary proposed modifications.

Building 1

Ground Level

- Deletion of 1 lift from the residential lobby lift bank;
- Increase finished level of retail tenancy 4 by 325mm (disabled entry into the tenancy will be from the plaza, stair access is provided from adjacent to Thomas Street);
- Clarified levels for right of way connection ramp;
- Altered residential lobby layout;

Level 1

- Altered apartment and balcony layout for residential units (Unit mix remains unaltered);
- Slight window location alterations;
- New awning on the western side of the building;

Level 2

- Altered apartment and balcony layout for residential units (Unit mix remains unaltered);
- Altered residential lobby layout and access;
- Slight window location alterations;
- Altered residential car parking provision;

Level 3

- Altered apartment and balcony layout for residential units (Unit mix remains unaltered);
- Slight window location alterations;
- Decrease residential parking provision;

Level 4

- Extend balcony along Thomas Street frontage;
- Increase car parking provision;
- Delete community room and replace with relocates sauna, new toilets and plant room;
- Coordinate layout on western and southern side with approved facade;
- Mechanical ventilation shaft;

Level 5

- Altered and/or new windows for corner units;
- Altered balcony layout to match elevation;

Levels 6, 7 and 8

- Altered and/or new windows for corner units;
- Altered balcony layout to match elevation;

Levels 9 – 27

- Altered and/or new windows for corner units and east facing 1 bed unit on each level;
- Altered balcony layout to match elevation;

Level 22

- Altered and/or new windows for corner units and east facing 1 bed unit on each level;
- Altered balcony layout to match elevation;

Levels 25 and 28-31

- Altered and/or new windows for corner units and east facing 1 bed unit on each level;
- Altered balcony layout to match elevation;

Levels 32 - 36

- Altered and/or new windows for corner units and east facing 1 bed unit on each level;
- Altered east facing balconies to match elevation (also proposed under MOD 11);

Level 37

- Altered west facing balconies to match approved facade;
- New window to north-eastern building corner;

Level 38

- Some windows replaced with wall to structural integrity;
- Altered south facing balcony to match approved facade; and
- Internal access stair relocated.

Building 2

Ground Level

- Relocated serviced apartments reception to adjacent to Albert Avenue frontage;
- Slightly altered entrance door locations, and connection between the serviced apartments lobby and public lobby;

- Altered luggage storage and offices layout, and subsequent increase in floor area for retail tenancies 1 and 3;
- Altered fire control rooms;
- Relocated toilet (and now disabled compliant);
- Altered fire stair location;
- Mechanical ventilation shaft;
- Introduction of a void above the serviced apartments lounge area;

Level 1

- Introduction of a void over the *port cochere* and serviced apartments lounge area, and relocated serviced apartments parking to ground floor mezzanine;
- New roof over substation;
- Mechanical ventilation shaft;
- New hotel management office and archive room;
- Coordinate balcony and unit layout for apartments adjacent to Albert Street with approved facade;
- Altered serviced apartments lobby layout and access;

Level 2

- Introduction of a void over the *port cochere* and serviced apartments lounge area, and relocated serviced apartments parking to ground floor mezzanine;
- Increased serviced apartments parking provision;
- Coordinate balcony and unit layout for apartments adjacent to Albert Street with approved facade;
- Mechanical ventilation shaft;
- New plant room;

Level 3

- Increase car parking provision;
- Correct serviced apartments lobby finished level;
- Coordinate balcony and unit layout for apartments adjacent to Albert Street with approved facade;
- Mechanical ventilation shaft;
- New plant room;

Level 4

- Coordinate layout on northern and southern side with approved facade;
- Mechanical ventilation shaft;
- Shifted pool and spa location;
- Clarified gymnasium layout including sauna, toilets and plant;
- Introduce winter garden to apartments on western facade;

Levels 5, 6, 7 and 8

- Western side - reduce window sizes to achieve compliance with Section J, BCA;
- Amend layout of south facing units and introduce winter garden;

Levels 9 – 31 (Except Level 18 – see below)

- Western side - reduce window sizes to achieve compliance with Section J, BCA;
- Amend layout of south facing units and introduce winter garden; and

Level 18

- Additional plant room and redesign 3 bedroom apartment to 2 bedrooms.

Mezzanine & Basement Levels

Mezzanine Plan

- Revised finished levels for a portion of the right of way;
- Relocated garbage and new/altered plant rooms and layout;
- Conversion of a plant room into back-of-house room for the serviced apartments;

Basement 1 Plan

- Altered residential and public car parking layout;
- Public car park office increased in size;
- Additional and relocated stair egresses to comply with BCA requirements;
- Plant room replaced with motorcycle parking;
- Additional residential lift and adjacent stair;
- New switchboard room;
- Residential bicycle parking replaced with car wash;
- Plant room and adjacent public bicycle parking room adjusted;

Basement 2, 3, 4 and 5 Plans

- Altered residential and public car parking layout;
- Additional and relocated stair egresses to comply with BCA requirements;
- Additional residential lift and adjacent stair;
- New plant room;
- New secured apartment storage

Elevations

North elevation

- Introduce void above serviced apartments *port cochere*;
- Additional cladding (podium levels);
- New awning;
- Slight modifications to window location within podium levels;
- Minor facade amendments to match perspective design;
- Balcony amendments to levels 35 and 36 of Building 1;

South elevation

- Relocation of fire control room;
- Minor facade amendments to match perspective design;
- Concrete wall in place of removed windows (structural integrity);
- Balcony amendments to levels 35 and 36 of Building 1;

East elevation (Building 1)

- Additional / altered windows consistent with floor plan layout alterations previously described;
- Concrete wall in place of removed window (structural integrity);
- Altered balcony size for levels 35 and 36;

East elevation (Building 2)

- Additional cladding (podium levels);
- Structural columns coordinated with plans and perspectives;
- Mechanical ventilation louvres added;

West elevation (Building 1)

- Facade and balcony amendments to match perspective design;
- New awning;
- Slight modifications to window location within podium levels;

- Additional / altered windows consistent with floor plan layout alterations previously described;
- Additional cladding to building podium;

West elevation (Building 2)

- Introduce void above serviced apartments *port cochere*;
- Mechanical ventilation louvres added;
- New plant rooms;
- Additional / altered windows and structural columns consistent with floor plan layout alterations previously described;

Section (Building 1)

- New awning;
- Amendments to match podium elevation;
- Balcony amendments to levels 35 and 36.

The proposed modifications do not increase proposed gross floor area and all proposed changes are 'clouded' on the submitted architectural plans.

Proposed plan revisions alter car parking layout and as outlined in Table 1, total parking provision remains unaltered with exception of residential parking which is reduced by 8 spaces. The 8 spaces will be taken from the dedicated affordable rental housing units and this is consistent with recent discussions held with Council.

TABLE 1: CAR PARKING COMPARISON			
Level	Approved (MOD 6)	Proposed (MOD 12)	Difference
Public Parking			
Basement 1	41	42	+1
Basement 2	53	52	-1
Basement 3	53	53	-
Basement 4	51	51	-
Basement 5	52	52	-
TOTAL	250	250	-
Serviced Apartments Car Parking			
Level 3	13	16	+3
Level 2	17	20	+3
Level 1	23	18	-5
Level D	3	2	-1
TOTAL	56	56	-
Retail Car Parking			
Level D	11	11	-
Child Care Car Parking			
Basement	10	10	-
Residential Car Parking			
Level 3	12	5	-7
Level 2	12	6	-6
Level 1	19	10	-9
Mezzanine Level	-	8	+8
Level D	-	-	-
Basement 1	9	11	+2
Basement 2	50	51	+1
Basement 3	52	53	+1

TABLE 1: CAR PARKING COMPARISON			
Level	Approved (MOD 6)	Proposed (MOD 12)	Difference
Basement 4	52	54	+2
Basement 5	49	49	-
TOTAL	255	247	-8

A comparison of motorcycle and bicycle parking is provided below. As indicated, motorcycle parking is proposed to increase by a total of 33 spaces within the development.

TABLE 2: MOTORYCLE AND BICYCLE PARKING COMPARISON			
Use	Approved (MOD 6)	Proposed (MOD 12)	Difference
Public			
Motorcycles	0	25	+25
Residential			
Bicycle	29	29	-
Motorcycle	-	7	+7

Submitted separately with the application are copies of the proposed architectural plans. Proposed design modifications are 'clouded' and notated on the plans.

To facilitate the proposal, the development consent will need to be modified as follows (incorporated into these condition amendments are the changes proposed under MOD 11 which is currently being assessment by the Department):

“ Development Description

A1. Development approval is granted only to carrying out the development described in detail below:

Construction of a new mixed use serviced apartment, residential and retail development consisting of:

- *a serviced apartment tower building part 32 and 33 storeys high containing 337 apartments;*
- *a residential tower building 38 storeys high containing ~~286~~ 271 dwellings;*
- *a three storey podium containing above ground car parking, apartment uses, child care, and other mixed uses;*
- *a five level basement containing carparking, including a public carpark for 250 cars;*
- *a gross floor area of 51,426m²;*
- *total car parking of ~~570~~ 562 spaces; and*
- *public domain works comprising:*
 - *publicly accessible open space with associated landscaping works;*
 - *a pedestrian through site link;*
 - *a vehicular right-of-way between Thomas Street and Fleet Lane; and*
 - *an accessible crossing of the vehicular right of way for pedestrians including a lift.*

“ Approved Plan/Details

A2.The development will be undertaken in accordance with MP No. 09_0066 and the Environmental Assessment dated December 2009, prepared by JBA Urban Planning Consultants Pty Ltd, except where amended by the Preferred Project Report dated July 2010, prepared by JBA Urban Planning Consultants Pty Ltd, the further amendments contained within the additional submission by JBA dated 12 August 2010 as amended by:

Section 75W Application to MP09_0066 (Modification 3) and the Environmental Assessment dated August 2012 prepared by Cardno, except where amended by the response to Submissions dated 19 December 2012 prepared by Meriton Group and the following drawings as amended by:

Section 75W Application to MP09_0066 (Modification 6) and the Environmental Assessment dated December 2012 prepared by Meriton Property Services, except where amended by the Preferred Project Report dated 21 May 2013 prepared by Meriton Property Services and the following drawings:

Architectural Drawings prepared for the Environmental Assessment/ Preferred Project Report by PTW Architects			
Drawing No.	Revision	Name of Plan	Date
A-0000	E	Cover	02.12.13
A-0002	E	Site analysis	02.12.13
A-0090	E F	Site- roof plan	02.12.13 19.06.14
A-0100	E G	Ground floor plan	02.12.13 19.06.14
A-0101	E F	Level 1 plan Car parking	02.12.13 19.06.14
A-0102	E F	Level 2 plan Car parking	02.12.13 19.06.14
A-0103	E F	Level 3 plan Car parking	02.12.13 19.06.14
A- 0104	E F	Level 4 plan	02.12.13 19.06.14
A-0105	E F	Level 5-8 plan	02.12.13 19.06.14
A-0106	E F	Level 9-21 plan	02.12.13 19.06.14
A-0107	E F	Level 23-31 plan	02.12.13 19.06.14
A-0108	E F	Level 32 plan	02.12.13 19.06.14
A-0109	E F	Level 33 plan	02.12.13 19.06.14
A-0110	E F	Level 34-36 plan	02.12.13 19.06.14
A-0111	E F	Level 37 plan	02.12.13 19.06.14

Architectural Drawings prepared for the Environmental Assessment/ Preferred Project Report by PTW Architects			
Drawing No.	Revision	Name of Plan	Date
A-0112	E F	Level 38 plan	02.12.13 19.06.14
A-0114	G H	Mezzanine plan Loading dock	02.12.13 19.06.14
A-0115	G H	Basement 1 plan	02.12.13 19.06.14
A-0116	G H	Basement 2 plan	02.12.13 19.06.14
A-0117	G H	Basement 3 plan	02.12.13 19.06.14
A-0118	G H	Basement 4 plan	02.12.13 19.06.14
A-0119	G H	Basement 5 plan	02.12.13 19.06.14
A-0121	E F	North elevation	02.12.13 19.06.14
A-0122	E F	South elevation	02.12.13 19.06.14
A-0123	E F	Building 1 Elevation- East	02.12.13 19.06.14
A-0124	E F	Building 2 Elevation- East	02.12.13 19.06.14
A-0125	E F	Building 1 Elevation- West	02.12.13 19.06.14
A-0126	E F	Building 2 Elevation- West	02.12.13 19.06.14
A-0131	E F	Section- building 1 (residential)	02.12.13 19.06.14
A-0132	E	Section- building 2 (serviced apartments)	02.12.13
A-0140	E	Perspective View 1	02.12.13
A-0141	E	Perspective View 2	02.12.13
A-0142	E	Perspective View 3	02.12.13
A-0150	E	Schedule of serviced apartments	02.12.13
A-0151	E	Schedule of residential apartments	02.12.13
A-0181	E	Building 1 facade finishes	02.12.13
A-0182	E	Building 2 facade finishes	02.12.13
A-0201	E	Comparable Height Study	02.12.13
A-0202-1	E	Shadow diagram 21 December	02.12.13
A-0202-2	E	Shadow diagram 21 March	02.12.13
A-0202-3	E	Shadow diagram 21 June	02.12.13
A-0202-4	E	Shadow diagram 21 September	02.12.13
A-0203	E	View Analysis	02.12.13
Except as modified by:			
A0038	9	Level 22 Plan	23.05.14
A0039	3	Levels 23-24 Plan	23.05.14
A0041	3	Level 25 Plan	23.05.14
A0042	3	Levels 26-27 Plan	23.05.14
A0044	3	Levels 28-31 Plan	23.05.14
A0048	10	Level 32 Plan	23.05.14
A0049	9	Level 33 Plan	23.05.14

Architectural Drawings prepared for the Environmental Assessment/ Preferred Project Report by PTW Architects

Drawing No.	Revision	Name of Plan	Date
A0050	9	Level 34 Plan	23.05.14
A0051	3	Level 35 Plan	23.05.14
A0052	2	Level 36 Plan	23.05.14
A-0105A	F	Levels 6 Plan	19.06.14
A-0105B	F	Levels 7, 8 Plan	19.06.14
A-0106A	F	Level 10, 14, 16-21 Plan	19.06.14
A-0107A	F	Level 23, 24, 26, 27 Plan	19.06.14
A-0110A	F	Level 23, 24, 26, 27 Plan	19.06.14

Landscape Plans prepared for the Environment Assessment/ preferred Project Report by Site Image

Drawing No.	Revision	Name of Plan	Date
001	S75W	Site Analysis	24.05.12
101	S75W	Landscape Analysis	24.05.12
101	S75W	Removed Tree Plan	24.05.12
102	S75W	Landscape Master Plan	24.05.12
103	S75W	Landscape Design Features	24.05.12
104	S75W	Plant Schedule	24.05.12
105	S75W	Landscape Standard Detail	24.05.12

Except as amended by:

The extent of the basement encroachment under Fleet Lane shown hatched on the following plans prepared by PTW Architects (MOD 4):

A-0111	F	Basement 1 Plan	09.10.12
A-0112	F	Basement 2 Plan	09.10.12
A-0113	F	Basement 3 Plan	09.10.12
A-0114	F	Basement 4 Plan	09.10.12
A0115	F	Basement 5 Plan	09.10.12

The following plan prepared by JBW Surveyors Pty Ltd showing the concept for the proposed stratum road closure of Part of Fleet Lane

124741/ PROPRDCLOSURE		Plan showing the concept of the proposed stratum road closure of part of Fleet Lane	12.11.12
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4 PLANNING CONTROLS & JUSTIFICATION

4.1 Part 3A of the EP&A Act, 1979

Pursuant to Clause 3 of Schedule 6A of the EP&A Act, 1979, Section 75W continues to apply to *Transitional Part 3A Projects*. As such, the proposal is submitted in accordance with the requirements of the Act and the Minister (or his delegate) is the approval authority.

Transitional Part 3A Projects are defined in Clause 2 of Schedule 6A of the Act and includes a project that was approved pursuant to the now repealed Part 3A of the Act.

4.2 SEPP (BASIX) 2004

The proposed modifications will require an amended BASIX Certificate and in accordance with consent condition B17, the requirements of the SEPP will be satisfied.

4.3 SEPP No. 65 Design Quality of Residential Flat Development

In accordance with the requirements of the SEPP, a *Design Verification Statement* was previously submitted by the project architect.

In terms of RFDC compliance, the proposal seeks to remodel some apartment balconies and layouts, however, the apartments continue to have overall internal and external size which is compliant with RFDC requirements. This is with exception of 3 x 1 bedroom units located on the western side of Building 1 (Levels 1 to 3) which are proposed to have balconies deleted as the apartments were slightly reduced in size (to cater for altered lift and corridor location) and this has restricted available apartment area. The apartment layouts benefit from a larger consolidated internal space in comparison to the provision of a small balcony that is positioned adjacent to the wall/roof space of the adjacent commercial building. In addition, occupants of the 1 bedroom apartments will have direct lift access to the gymnasium, pool and adjacent open space areas on Level 5.

Window modifications are proposed for improved solar access and internal apartment amenity. Various RFDC provisions (such as building depth, separation and communal areas) will remain unaltered by the proposed modifications.

The proposal will maintain a variety of unit sizes, types and layout.

The external appearance of the building has been altered to accommodate the proposed modifications, however, the architectural expression and functionality of the building will not be substantially altered from the approved design.

4.4 Environmental Impacts

The proposal will not create any adverse environmental impacts and represents an efficient use of the available building footprint. The modified development will offer high levels of amenity for the future occupants, who will enjoy views of the Chatswood CBD and surrounds, within a highly sort after location.

5 CONCLUSION

The project was approved by the Minister for Planning in September, 2010 and permits a mixed use development on the site.

The modification of the development arises from evolution of the design into the construction phase and proposed amendments are considered to be relatively minor in comparison to the overall scale of the approved development.

The proposal will not result in any adverse impacts on surrounding or nearby property owners, and will maintain a building form that is essentially and materially the same as previously approved.

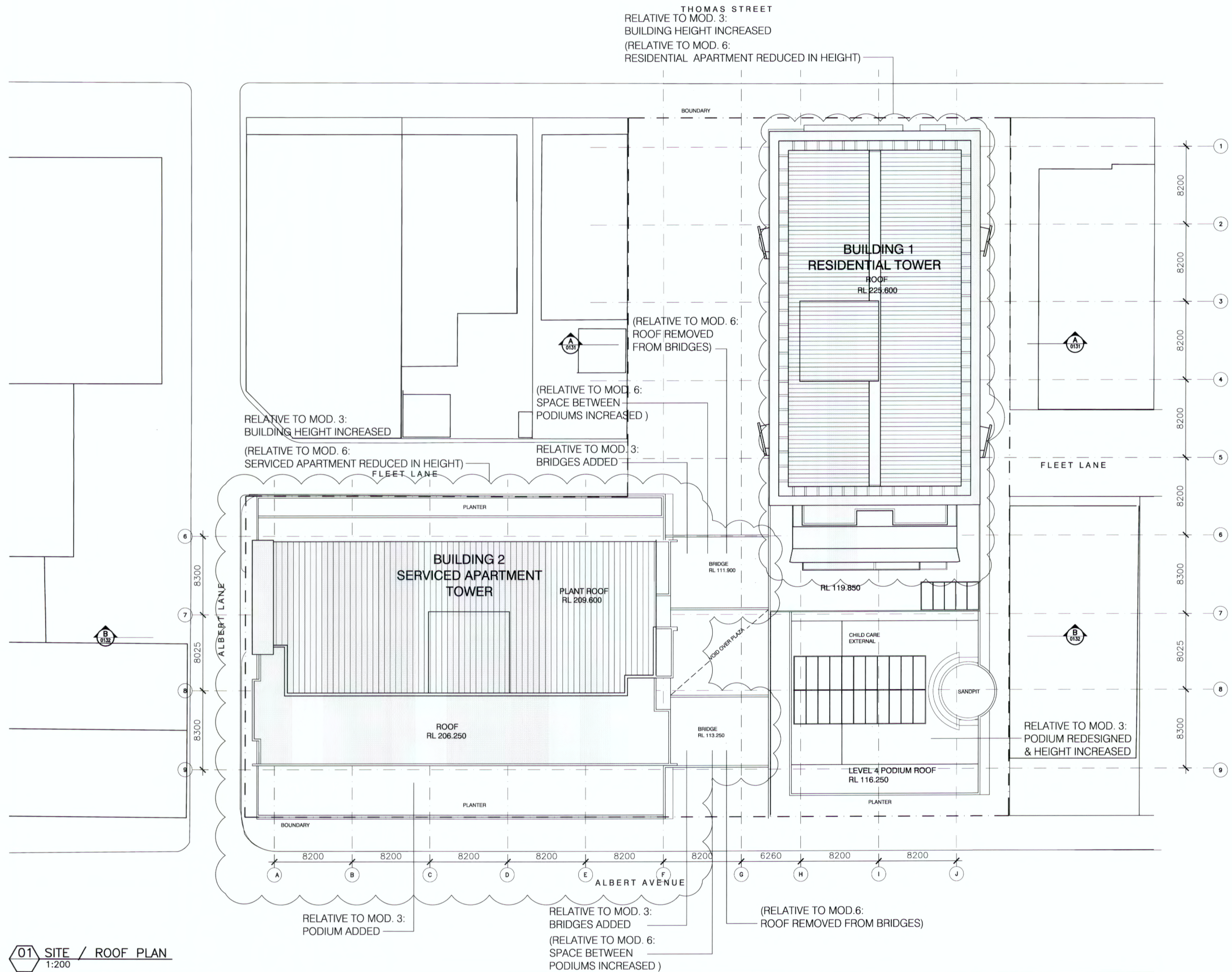
Given the modest scope of the modification and its acceptable impacts, approval of the application is warranted.



ANNEXURE A

APPROVED SITE PLAN

Major Project Number: **09 0066 Mod 6** approved on 17 December 2013 by the Land and Environment Court, in proceedings number 10810 of 2013.
Signed: *[Signature]* 14.1.14



E Revised Modification 6	02.12.2013
D S75W Modification 6	05.2013
C Section 75W Submission	11.2012
B EA Submission	18.12.09
A Submitted for Test of adequacy	09.11.09

Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or the reproduction of this drawing is strictly prohibited without the consent of PTW Architects P/L.

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Contractor

Consultants	
Planner	-
Structural	-
Services	-
Landscape	-
Acoustics	-
Traffic	-

MERITON THOMAS STREET
Thomas Street/ Albert Avenue
Chatswood NSW 2067

Project No. 212007
Scale: 1:200@A1;1:400@A3
Date: 10/9/2009
Drawn: DH
Checked: -
Approved: *[Signature]*

SITE / ROOF PLAN