

22 October 2014

Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

Attention: Fiona Gibson

Dear Ms Gibson,

RE: THOMAS STREET CAR PARK SITE CHATSWOOD MP09_0066 MODIFICATION 14

I refer to your advice regarding proposed Modification 14 to MP09_0066 for the mixed use development on the Thomas Street Car Park Site in Chatswood by Karimbla Construction Services (NSW) Pty Ltd.

I note the first matter in the modification proposes increasing the residential lobby area and provision of a security room at the rear of the relocated reception desk. The security room located at a higher level is accessed by stairs as a consequence of the change in level. The change in level is required to provide adequate clearance above the basement car park exit ramp. The consequence of the change is that:

- The clearance above the ramp may not be adequate for a B99 vehicle noting the exit will be used by residents and tenants as well as the general public using the Council public car park and may not comply with Australian Standards, and,
- The change in level may not be acceptable noting that disabled access will not be possible to the security room and this is contrary to disability access requirements.

Council also notes that there is a level change between the residential lift lobby and residential lobby reception area in addition to the change in level of the security room. It is not clear in the plans how the connection is dealt with. I note that the various plans lodged for the various modifications have markings or rendering over the plans so that the detail of the plans has been difficult to read.

As a consequence the plans provided with the application documentation are insufficient for Council to comment further. However, Council acknowledges that these are matters that will have to be considered by the Department in its assessment of the modification.

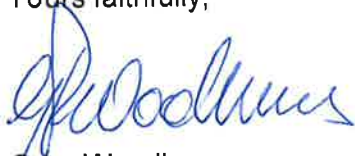
The second matter in the modification proposes to enclose the bridge connections between the two buildings at levels 1, 2 and 3 to enable weather protected access between the building on those levels for vehicles and pedestrians. The enclosing of the bridges is proposed by provision of a light weight roof over each bridge and provision of glazed walls. It is not indicated whether the glazed walls will be translucent or clear glazing.

Willoughby City Council

Council considers that the glazing should provide an etched pattern or motif in the elevation of the glass walls facing Thomas Street and the plaza and Albert Avenue. This should be required to be provided as an additional detailed design plan. The objective is to maintain the architectural presentation of the facades as contemplated in the consent, as well as provide an additional contribution to the public art on the site and the design that may complement the theme of the sculpture proposed on the Thomas Street frontage.

In summary, Council does not object to the latest modification, subject to the Department requiring Meriton to incorporate artistic etching into the glazed walls facing the public domain and the Department addressing the disabled access issues.

Yours faithfully,



Greg Woodhams
ACTING GENERAL MANAGER