



Planning Assessment Commission

Ms Carolyn McNally
Secretary
Department of Planning and Environment
GPO Box 39
SYDNEY NSW 2001

22 January 2015

Dear Ms ~~McNally~~ *Carolyn*

Subject: Thomas Street carpark site Modifications 13 and 14

I refer to the Department's letter dated 21 January 2015 referring the abovementioned modification applications to the Planning Assessment Commission for determination. I constituted the Commission to consider and determine the applications.

The two modification applications seek approval to:

1. Make minor changes to the internal layout and external aspects of the 2 buildings;
2. Reduce the number of on-site parking due to the reduction of number units provided and the corresponding change to the monetary contribution to offset the car parking requirement;
3. Enclose the 2 pedestrian bridges linking Buildings 1 and 2; and
4. Install a security room at the ground floor level of Building 1.

I note Willoughby City Council raised no objection to the proposed modifications subject to conditions requiring the verification of payment of contributions before the issue of any occupation certificate. Council also requested that the proposed glazed walls to enclose the pedestrian bridges should provide an etched pattern or motif in the elevation facing Thomas Street, the plaza and Albert Street. It is Council's view that such design will maintain the architectural presentation of the building and make a contribution to the public art on the site. I agree with Council's view and support a design of the glazed wall that will complement the theme of the sculpture proposed on the Thomas Street frontage.

I have carefully considered the Department's assessment report and its findings that the proposed modifications are minor, generally consistent with the approved development as modified and will not result in any additional environmental impact. The recommendation for approval subject to conditions is reasonable.

The signed instrument of modifications and file (14/13211 Part 1) are returned herewith.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Lynelle Briggs', with a stylized flourish at the end.

Lynelle Briggs AO

Chairperson

Planning Assessment Commission

cc. The Hon. Pru Goward, MP
Minister for Planning, and Minister for Women
GPO Box 5341
SYDNEY NSW 2001