

Planning Report

Section 75W Application

16 Thomas St, Chatswood (Thomas Street Carpark)

Erect signage

7 July 2015

PREPARED BY

Meriton Property Services Pty Ltd

ABN 69 115 511 281

Karimbla Constructions Services (NSW) Pty Ltd

ABN 67 152 212 809

Level 11 Meriton Tower
528 Kent Street, Sydney NSW 2000

Tel (02) 9287 2888
Fax (02) 9287 2835

meriton.com.au



Contents

1	Introduction	1
2	Site and Surroundings.....	2
3	Proposed Modifications	4
3.1	Existing Consent	4
3.2	Proposed Amendments.....	4
3.3	Proposed Conditions	5
4	Planning Assessment.....	6
4.1	Part 3A of the EP&A Act, 1979	6
4.2	State Environmental Planning Policy No.64 – Advertising and Signage	6
4.3	Environmental Impacts.....	6
5	Conclusion.....	8

Annexure 1: Proposed Plans

Annexure 2: SEPP 64 Assessment

Annexure 3: DCP Assessment

1 Introduction

This Planning Report relates to a Section 75W Application seeking consent from Department of Planning and Infrastructure to amend Major Project Application MP09_0066.

The subject Section 75W Application seeks to erect signage on the site.

This Report:

- describes the site and its surrounding area,
- details the nature of the proposed development, and
- undertakes an assessment of any likely impacts arising from the proposal.

The conclusion is reached that the proposal is acceptable with regard to all relevant planning issues.

2 Site and Surroundings

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 (**Figures 1 and 2**). 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.

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 The development was approved on 28 September 2010 by the Minister for Planning under the now repealed Part 3A of the Environmental Planning & Assessment Act, 1979, and has been modified on a number of occasions since.

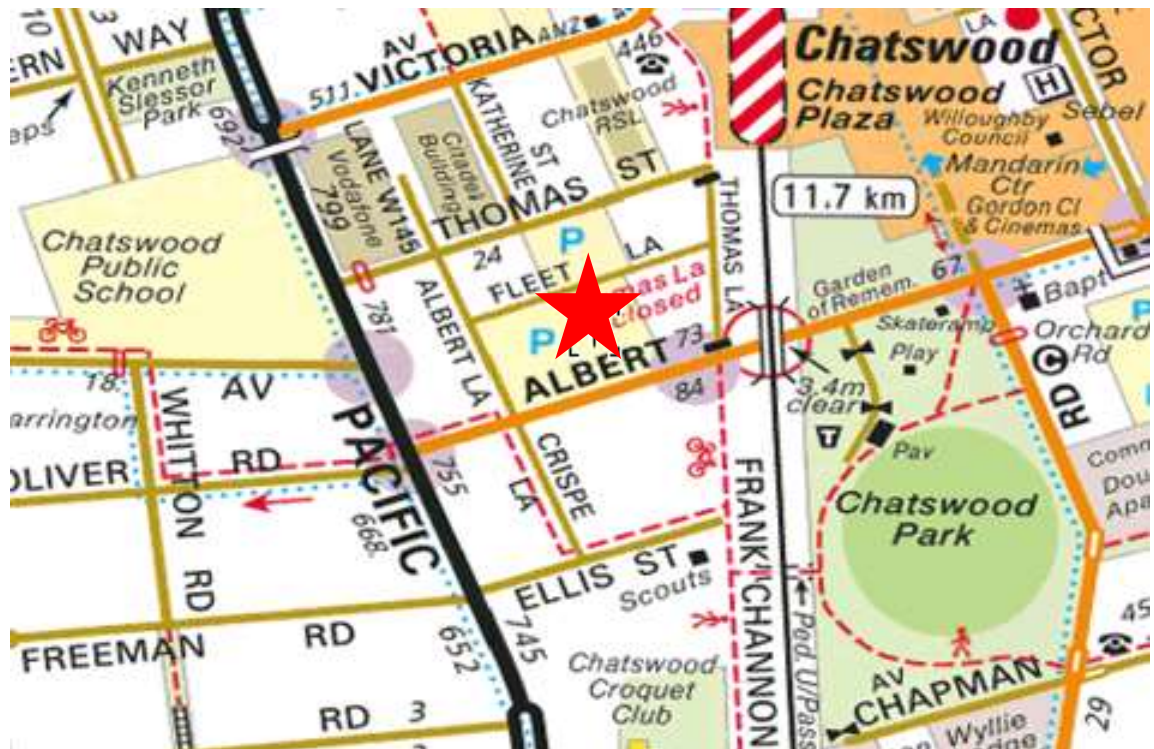


Figure 1: Site location - marked with star



Figure 2: Site Aerial – boundary outlined

3 Proposed Modifications

3.1 Existing Consent

On 28 September 2010, the Department of Planning issued its consent (MP09_0066) for the following development:

- 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.

3.2 Proposed Amendments

It is proposed to install a total of 22 signs to the building. The signage is shown on the plans at **Annexure 1** and is summarised in the table below.

Signage Ref.	Description	Location and Size
L1	Minor centre brand column wrap. Internal LED illumination. Meriton serviced apartments directional sign.	Ground level colonnade. 0.75 x 1.25 metres
L3	Parking directional. Internal LED illumination. Car parking directional signage for serviced apartments.	Ground level near north parking entry. 1.5 x 2.25 metres
L4	Finger blade signs. No illumination. Directional signage for train station, serviced apartments and retail shops.	Ground level through site link. 200 x varies depending on message on sign.
L5	Finger blade signs. No illumination. Directional signage for train station, serviced apartments and retail shops.	Ground level through site link. 200 x varies depending on message on sign.
L6	Finger blade signs. No illumination. Directional signage for train station, serviced apartments and retail shops.	Ground level through site link. 200 x varies depending on message on sign.
L7	Serviced apartments - horizontal logo. Internal LED illumination. Meriton serviced apartments sign.	Above serviced apartments entry doors. 0.35 x 1.3 metres.
L8	Vehicle information. Internal LED illumination. Meriton serviced apartments guest drop off sign.	At vehicle entry drop off zone to serviced apartments. 0.6 x 0.9 metres.

Signage Ref.	Description	Location and Size
L9	Vehicle information. No illumination. Exit only sign at parking portal.	Northeast parking portal. 0.6 x 0.9 metres.
L10	Entry statement – horizontal. Internal LED illumination. Shopping plaza and branding signage.	Ground sign located at north entry to through site link. 0.84 x 3.26 metres.
L11	Entry statement – horizontal. Internal LED illumination. Shopping plaza and branding signage.	Ground sign located at south entry to through site link. 0.84 x 3.26 metres.
L12 TO L16	Tenant fascia and cantilevered sign. Internal LED illumination. Tenants sign.	Various locations at tenant entry.
L17	Serviced apartments – suspended. Internal LED illumination. Meriton serviced apartments sign.	Under awning in south colonnade. 0.4 x 1.5 metres.
L18	Serviced apartments – suspended. Internal LED illumination. Meriton serviced apartments sign.	Under awning in west colonnade. 0.4 x 1.5 metres.
L21	Vehicle information. No illumination. Exit only sign at parking portal.	South parking portal. 0.6 x 0.9 metres.
L22	Tenant fascia and cantilevered sign. Internal LED illumination. Tenant sign.	At tenant entry.
L23	Serviced apartments - horizontal logo. Internal LED illumination. Meriton serviced apartments sign.	Above serviced apartments entry doors. 0.45 x 1.6 metres.
L24	Tenant fascia and cantilevered sign. Internal LED illumination. Tenant sign.	At tenant entry.
L25	Loading dock direction sign Internal LED illumination.	At loading dock entry portal. 0.4 x 2.0 metres.

3.3 Proposed Conditions

It is proposed to amend Condition A2 to reference the submitted plans.

4 Planning Assessment

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

Pursuant to Clause 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 State Environmental Planning Policy No.64 – Advertising and Signage

State Environmental Planning Policy No.64 – Advertising and Signage (SEPP 64) applies to all land in the State of NSW.

The proposal is for a business identification signs and building identification signs, which are defined under the Policy as follows:

Business Identification Sign

a sign:

(a) that indicates:

(i) the name of the person, and

(ii) the business carried on by the person, at the premises or place at which the sign is displayed, and

(b) that may include the address of the premises or place and a logo or other symbol that identifies the business,

but that does not include any advertising relating to a person who does not carry on business at the premises or place.

Building Identification Sign

a sign that identifies or names a building, and that may include the name of a business or building, the street number of a building, the nature of the business and a logo or other symbol that identifies the business, but that does not include general advertising of products, goods or services.

Part 3 of SEPP 64 contains specific assessment criteria for signage under the Policy, and Clause 9 defines the types of signage to which Part 3 applies. Business Identification Signs and Building Identification Signs are exempt from assessment under that Part. Therefore, no further assessment is required under Part 3 of the Policy.

However, consideration of the proposal under the SEPP 64 clause 8 assessment criteria is at **Annexure 2**. The proposal is considered acceptable with the assessment criteria.

4.3 Environmental Impacts

An assessment of the proposed signage under the Council's signage DCP requirements is included at **Annexure 3**. The assessment shows that the proposed signage is generally consistent with key provisions of the DCP.

The proposal will not create any adverse environmental impacts. The modified development will retain 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 subject Section 75W Application seeks to erect signage on the site.

It is considered that the proposal provides an appropriate response to the planned development of the site and will assist in the orderly and economic development of the land.

The proposal satisfies assessment of all relevant issues and all relevant provisions of the applicable planning controls.

It is therefore submitted that the Minister grant approval to the Section 75W Application and amend the Major Project approval in the manner requested.

Annexure 1: Proposed Plans

Annexure 2: SEPP 64 Assessment

Annexure 3: DCP Assessment