



4 August 2015

Natasha Harras
Department of Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2001

Dear Natasha,

RE: MOD 16 MP09_0066 THOMAS STREET CAR PARK SITE

The following provides a response to the issues raised by the Department and Willoughby Council in relation to the subject MOD application. Please also find amended plans accompanying this correspondence.

Willoughby Council Issues

1. *Council has no objection to signs A 1.2 in Location 7, V5.1 in Locations 8 and 24, E3.1 in Locations 10 and 11 affixed to the planter structure, and, A4.1 in Location 17 and 18.*

Noted.

2. *Council has no objection to sign CUS in Location 1 subject to Location 1 being as indicated on Sheet 2 (9a) and not as indicated on the location view on Sheet 4 (9a).*

Noted. Location of sign now consistent.

3. *With respect to Tenant signage in Locations 12, 13, 14, 16, 22 and 24 the tenant signage shall not obscure the glazed shop front to maintain transparency for passive surveillance. Any under awning sign shall have a clearance to the underside of 2.7 metres above the paved surface immediately below.*

The shopfront signage has been deleted from the scheme. The under awning sign remains. Sheet 23 shows the minimum underside clearance of 2700mm.

4. *The location of the pole directional signs E8 within the site require locations abutting the landscaping to ensure the sign structure does not obstruct pedestrian desire lines and view lines. The blades in the directional signage need to address all key destinations on the site including the public car park and the child care centre. A sign to retail shops is not required as each tenancy has separate signage facing the public plaza area.*

The locations of the E8 signs are specifically placed to ensure easy way-finding. An underside minimum clearance can be achieved if required. The sign to retail shops has been removed. Directional signs to the childcare centre and the public carpark have been added.

5. *An internal site sign directing pedestrians to the link to Fleet Lane East is required. Council reminds the Department of the many submissions and issues relating to connection for people with disabilities from the public car park to attend the medical practices in the adjacent 12 Thomas Street building where access for people with disabilities is from Fleet Lane East.*

A new sign at L27 has been added that provides directions to Fleet Lane East.

6. *The signage at the entrance to the Fleet Lane East Link, loading dock and Serviced Apartment parking needs further work. The single entrance has a number of destinations that need to be identified without confusion. Additionally on entry to the site the driveway to the serviced apartment parking is immediately located on the left side. It needs additional identification given the potential for confusion of tourists missing the entry. For this reason the Sign V3.1 in Location 3 is not supported. The "Loading dock" sign is also not supported in its current form. Consideration should be given to identifying the entry as the "Fleet Lane East Link". A wall sign beside the entry can provide the sign age for "Meriton Serviced Apartments" image without the blue "P" as that suggests broader public use. Immediately within the site on the left side driveway entry column signage can provide an arrow and "Meriton Serviced Apartments Parking". Further on within the Link Road the loading dock entry can be identified above the roller door. Council considers that the rationalisation will mean directional advice for deliveries and visitors to the site will be made easier by a single reference to enter via the Fleet Lane Link. The signage can be supplemented at the entry by a standard Council street sign in Thomas Street at the kerb if required and installed by Council.*

The signage has been configured as follows:

- Sign L3: External sign on Thomas Street that provides directions into and through the building.
 - Sign L28: Inside sign that provides directions to parking and Fleet Lane East
 - Sign L26: Inside sign that provides directions to Fleet Lane East
 - Sign L25: Loading dock sign.
7. *The pedestrian entry and lift foyer to the public car park from the plaza, Sign A1.2 in Location L23, requires the addition of the Willoughby Council logo. The words should read "Public Car Park" under the Council logo and then "Through to Meriton Serviced Apartments" [that is, the image for Meriton serviced apartments].*

Sign L23 has been amended as required above.

Department Issues

- *Are signs at locations L12 – 16, L22 and L24 each 2 signs? Therefore are there in fact 29 signs (not 22) proposed?*

The number of signs has been clarified on the attached amended plan set.

- *Is the fascia sign to be internally illuminated as well as the cantilevered sign?*

The fascia signs have been deleted from the proposal.

- *Could you please provide a scale drawing and dimensions of these signs? They seem to have been left off the drawing set.*

Page 23 contains details of the tenant under awning sign.

- *Could you clarify what is proposed at L24? The description in the table in your report and information shown inside the box on Page 2 of the plans do not match the information in the central part of Page 2 or the information on page 19 of the plans.*

The amended plan set clears up this anomaly. Under awning tenant sign only.

We trust this provides the necessary information to enable a final assessment of the application.

Should you require anything further in this regard, please contact the undersigned.

Yours sincerely,

KARIMBLA CONSTRUCTIONS SERVICES (NSW) PTY LIMITED



TOM HUTCHISON

Senior Development Planner