

NSW Department of Planning and Infrastructure  
23-33 Bridge Street  
Sydney NSW

5th March 2013

Attention: Alan Cadagan

Thomas Street Carpark, Chatswood Submission to MP09\_0066 MOD 6

Dear Mr. Cadagan

I have been visiting 12 Thomas Street Chatswood most weeks for the last 4 years. I am disturbed by the construction project that is currently happening in and around Thomas St (as above) and want to raise my concerns with you:

- The Meriton project is adjacent to 12 Thomas St, and the builder has not provided adequate disabled access or signage to 12 Thomas St. I am not disabled, but many of the visitors to the medical rooms and other tenants at the address are.
- I am concerned that the above modification may allow additional encroachment near 12 Thomas St during and after construction. I am concerned about the proximity of the building works and the finished building to 12 Thomas St and the resulting loss of amenity.
- I am concerned about the change of use from commercial to residential proposed for the 16 Thomas St Site. There is limited new commercial development in Chatswood and precious little amenity for residents. The inexorable march of high rise residential development in the area is lowering the quality of life for new and existing residents. Maybe the developer could make more money from residential apartments, but is that the point? Shouldn't needs of the business community and existing residents also be addressed? The point in the submission that additional residential units create jobs has not been compared to the benefits of the alternative and originally approved commercial use, so we don't know if there is a net benefit at all.
- The increase in height to the already massively tall residential tower fails to consider the amenity of surrounding neighbours and users of the area. This should not be allowed.
- The Voluntary Planning Agreement is offering council an inducement so council can cut its costs. I personally find the offering of an inducement to Council around facilities that are unrelated to this development is inappropriate and potentially unethical. Council is already making a huge sum out of this redevelopment.

Overall, I feel that the developer, having already received approval for a gigantic development, now seeks to increase profits even further by asking for more and more. Unless Government stands up for balanced development, who will? The Council, in this case, is not an impartial participant due to the financial gains it has made and stands to make.

Sincerely,



Peter Hooker  
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