

**Alan Cadogan - Thomas Street car park site, Chatswood**

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**From:** Maureen Beran <maureen.beran@gmail.com>  
**To:** <information@planning.nsw.gov.au>  
**Date:** 22/04/2013 8:36 AM  
**Subject:** Thomas Street car park site, Chatswood

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19 April 2013

Mr Alan Cadogan  
NSW Department of Planning and Infrastructure  
By email: [information@planning.nsw.gov.au](mailto:information@planning.nsw.gov.au)

Dear Mr Cadogan,

**Thomas Street car park site, Chatswood | MP09\_0066 Mod 6 | Response to amended plans**

As Secretary of the Executive Committee of the Owners' Corporation of 12 Thomas Street, Chatswood I am responding to the amended plans for Modification 6. My objections are as follows:

- The proposed development is of such a scale as to be grossly excessive for the site and if allowed to proceed will be the tallest building in Sydney.
- The Chatswood CBD, particularly Thomas Street, Albert Avenue, Katherine Street and Orchard Road cannot sustain the increased traffic that such a development would generate. No traffic study has been undertaken in Chatswood on a weekend when traffic is often at a standstill.
- Local residents and business owners have not been appraised of current amendments such as changes to the child care centre. It is only fair that members of the public are kept informed and to date this has not happened.
- Meriton have a construction timetable which does not take into consideration due and fair process to allow viewing, consideration and assessment of amendments.
- Modification 3 has a lower podium and has a setback of the podium from the boundary of 12 Thomas Street. Modification 6 introduces a nil setback podium impacting negatively on visual impacts for western facing offices in 12 Thomas Street.
- Modification 3 has only 2 driveways to and from Thomas Street and therefore represents a much better outcome than Modification 6 which has 4 driveways.
- Modification 3 has a right of way approximately 4.2 metres wide which could be constructed in such a way as to safely accommodate pedestrians as well as vehicles. This would provide access to the ramp at the rear of 12 Thomas Street for mothers with strollers, those with mobility issues, the visually impaired, the elderly, the disabled and others who cannot negotiate steps. It would also allow connectivity between Thomas Street and Fleet Lane which has been lost with the sale and subsequent closure of the Thomas Street car park and part of Fleet Lane. Modification 6 provides only a 3 metre wide right

of way that would be used by service vehicles accessing the loading dock.

- Meriton have attempted to make hasty off the cuff arrangements for a "hoist" for the disabled who will be restricted in their access to 12 Thomas Street by Modification 6. This proposed "hoist" may not be feasible and would not service the numerous and varied people with disabilities and their carers wishing to access the 12 Thomas Street ramp from the rear of the building , often after hours and on weekends.

Modification 6 is unacceptable. It would appear that the proposed Voluntary Planning Agreement has influenced decisions made by those who have abrogated their responsibility to the community and the rate payers of Chatswood. A VPA should not allow common sense and good planning principles to be sacrificed to the detriment of future generations who will live, go to school, shop and work in the area. The buying power of developers should not be allowed to influence planning and development to the detriment of residents and owners in the community.

Please refuse the proposed Modification 6.

Yours faithfully

Maureen Beran

Secretary

Owners Corporation

12 Thomas Street

Chatswood 2067