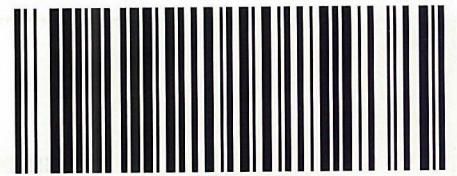




Office of the Minister for Planning and Infrastructure



PMU026945

DATE RECEIVED:	2/5/13	FILE NUMBER:	
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IM 13/18223

A. MINISTER'S OFFICE	
STAFF MEMBER:	<input type="checkbox"/> Minister <input type="checkbox"/> Kath McFarlane (COS) <input checked="" type="checkbox"/> Lee Dixon (DCOS) <input type="checkbox"/> Kacey Cogle <input type="checkbox"/> Other: _____
MINISTER'S OFFICE ACTIONS:	<input type="checkbox"/> Acknowledge letter <input type="checkbox"/> Discuss with Minister <input type="checkbox"/> Circulate copy <input type="checkbox"/> For information or file
ELECTORATE OFFICE ACTIONS:	<input type="checkbox"/> For information only <input type="checkbox"/> Discuss with BH as local MP <input type="checkbox"/> To respond

Received
- 6 MAY 2013
M.C.U.

B. AGENCY FOR ACTION	
<input checked="" type="checkbox"/>	Department of Planning and Infrastructure (DP&I)
<input type="checkbox"/>	Sydney Harbour Foreshore Authority (SHFA)
<input type="checkbox"/>	UrbanGrowth
<input type="checkbox"/>	CCRDC
<input type="checkbox"/>	Hunter Development Corporation (HDC)
<input type="checkbox"/>	Infrastructure NSW (INSW)
<input type="checkbox"/>	REFER TO OTHER MINISTER: _____

A. ACTION REQUIRED	
<input type="checkbox"/> Minister to Reply	<input type="checkbox"/> Briefing Note
<input type="checkbox"/> Parliamentary Secretary to Reply	<input type="checkbox"/> Parliamentary Folder Note
<input type="checkbox"/> Chief of Staff to reply	<input type="checkbox"/> Acknowledge by CCU
<input type="checkbox"/> DP&I to respond <input type="checkbox"/> DG <input type="checkbox"/> DDG <input checked="" type="checkbox"/> ED	<input type="checkbox"/> Acknowledge and Close by CCU
	<input type="checkbox"/> For Information Only
	<input type="checkbox"/> Other Agency to Respond _____

C. DEADLINE	
<input type="checkbox"/> Immediate (Priority - ASAP)	
<input type="checkbox"/> Urgent (7 calendar days)	
<input checked="" type="checkbox"/> Routine (14 calendar days)	
DUE DATE:	AUTHORISED BY: LD 3-5-13

NOTES:	Relining of Thomas St carpark @ Chatswood
	MPO9-0066
	DASP

PO Box 598
NORTHBRIDGE NSW 1560

26 April 2013

The Hon. Brad Hazzard MP
Minister for Planning and Infrastructure
Governor Macquarie Tower
Level 31, 1 Farrer Place
SYDNEY NSW 2000

Dear Mr Hazzard ,

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 for the above named development. 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.

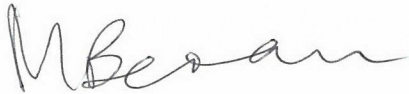


- Modification 3 has a lower podium and has a setback of the podium from the boundary of 12 Thomas Street. Modification 6 introduces a nil setback podium impacting negatively on visual impacts for western facing offices in 12 Thomas Street.
- Modification 3 has only 2 driveways to and from Thomas Street 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

A handwritten signature in cursive script, appearing to read 'M Beran'.

Maureen Beran
Secretary
Owners Corporation
12 Thomas Street
Chatswood 2067