

Alan Cadogan - Fwd: Objection to Meriton Development Thomas Street Car Park Chatswood.

From: Ministerial Correspondence Unit
To: Alan Cadogan
Date: 14/06/2013 12:47 PM
Subject: Fwd: Objection to Meriton Development Thomas Street Car Park Chatswood.

Alan - submission for file.

Richard Hammond.

>>> Eve Zhu <evezhu57@tpg.com.au> 6/13/2013 7:43 pm >>>

Ms Eve Zhu

88 Albert Ave

Chatswood,

NSW 2067

12 June

2013
The Hon. Brad Hazzard
NSW State Government

Dear Mr Hazzard,

I would like to express my objection to Meriton's proposal to increase the heights of the Meriton towers at the former Thomas Street car park site in Chatswood. I live directly opposite this site at 88 Albert Avenue, Chatswood. Approval of these height increases, contravene Willoughby City Council's previous building height restrictions. The effects of these height increases will have a highly detrimental effect on myself and my family, in addition to local residents and the nearby community, with financial ramifications.

Willoughby City Council had a restriction on building heights exceeding 8 storeys in the vicinity of the northern side of Albert Avenue. This has been complied with until now. Disturbingly, Meriton's request of an increase in height of its towers to 37 and 47 storeys, has been granted by Willoughby Council. How can this sudden and unexplained change of stance, be justified? Willoughby Council has not given any explanation. An investigation needs to be undertaken.

Residents neighbouring the towers, will suffer from the direct impact of overshadowing from the planned 37 and 47 storey towers, that will be directly opposite our apartment blocks of only 8 storeys maximum, as stipulated by the same council who inexplicably changed its policy for these Meriton towers.

This overshadowing will seriously devalue neighbouring apartments, many of which were purchased for their appealing sunlit aspects, trusting that this will be maintained due to Willoughby City Council's height restrictions. Now, many residents are considering moving out, so as to avoid the impending devaluation of their property investments. They now realise that Willoughby City Council has inexplicably retracted from its policy and is a council not to be trusted. It will also be challenging to find new residents to live in these neighbouring apartments because of the lack of sunlight, therefore creating severe financial hardship for owners.

This overshadowing will also seriously affect Chatswood Oval, which is the home ground of the renowned Gordon Rugby Club. Players in this club regularly train at this oval and have regular high profile rugby games there, that attract large numbers of spectators. The significant overshadowing of the oval would severely impact the quality of such activities and events. This may have serious financial consequences for the Gordon Rugby Club.

The local community has enjoyed the sunlight afforded to Chatswood Oval, as people of all ages have

regularly exercised, walked and played on this beautiful, sunny site. This would be change with the overshadowing from the Meriton Towers. Furthermore, the shadow cast on these green and well kept lawns, will impede the healthy growth of the grass.

Chatswood Bowling and Croquet Clubs have for many years enjoyed their sports on their sunlit green areas. However, such enjoyment will cease as a result of the 2 Meriton Towers overshadowing the areas. Again, this may have a negative financial impact on these clubs.

Furthermore, Willoughby City Council has its After School and Vacation Care programs located at Chatswood Oval. The significant overshadowing of the oval would be very detrimental to the quality of their outdoor environment. Parents may understandably consider alternative venues. This would have financial consequences for Willoughby City Council.

Finally, traffic congestion will increase on the already traffic stressed Albert Avenue. This will lead to great difficulty for traffic access to the popular Chatswood Shopping precinct and may become a deterrent to coming here. This may also have financial ramifications for the area.

I strongly urge you to deny Meriton's application for an increase in the towers' heights.

Yours sincerely,
Eve Zhu