

MIDDLE HARBOUR – WILLOUGHBY PROGRESS ASSOCIATION

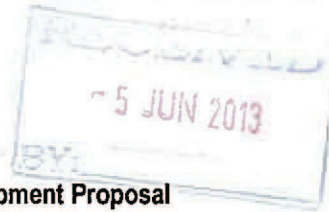
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Please address all correspondence to :

The Hon. Secretary, 9 Cawarra Road, Middle Cove , N.S.W. , 2068

30th May, 2013

The Hon. Brad Hazzard MP
Minister for Planning & infrastructure
Governor Macquarie Tower
Level 31, Farrer Place
Sydney NSW 2000
Dear Minister,



Re : Albert Ave / Thomas Street, Chatswood – Part 3A Development Proposal

We write to express our concerns regarding the proposed changes which have occurred to the development of this site since Willoughby City Council sold off the Thomas Street Car Park property in 2010.

The site was purchased by Welles Thomas Pty Ltd and in September, 2010, and the former Government declared the site a Part 3A development and gave approval for an 18 storey Office building, total height RL 197.2 and a 26 storey Residential building with commercial gym, retail etc. to RL 199, with 5 basement levels of car park for 506 vehicles, including 250 public car spaces for Council, to replace the former car park capacity.

In 2011, Meriton became the new owner of the property and in June and November 2012 received approval for **Modification 1 and 2**, respectively, which related to staged construction and stormwater management works.

Then in February, 2013, Meriton received approval for **Modification 3**, to change the Commercial building to 302 serviced apartments. This change was not well received by the community due to the loss of the commercial space and the employment it was expected to bring . This meant an increase in floor space area, and whilst there was no increase in the RL the number of floors increased to 27 and 30 storeys as a result of the lower floor heights for residential buildings.

Meriton has now submitted **Modification 6** seeking to increase the height and scope of the development, in each of the tower blocks, which would see the 27 storey block increase to 37 storeys with 353 serviced apartments and the other from 30 storeys to 47 storeys with 353 residential units, the respective heights increasing to RL 221.95 and RL 253.35.

When Council first considered the submission and objected Meriton threatened to withdraw the offer of a \$12 million VPA, which it had previously negotiated. In a subsequent meeting a majority of Councillors bowed to the threat and withdrew their objection

The decision by the Councillors to withdraw their objections to Modification 6 has angered most residents familiar with this development and this Association wishes to express its objections to the proposed development and the coercive policy employed by Meriton.

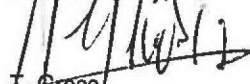
The Association considers

1. The proposed development a gross over-development in terms of height and density and contrary to the Willoughby's Strategic planning for the location.
2. The proposal would increase the serviced apartment from 302 to 356 serviced and residential units from 233 to 353 and takes no account of overshadowing of neighbouring residents to the South, the impact on local infrastructure, schools, child care etc.
3. The proposal is outrageous speculative and seems to have been made to satisfy the ego of the developer, without consideration of the issues above, the community or the implications of traffic. Albert Ave is one of busiest street in central Willoughby to which the developer now wants to add an additional 750 cars. Until such as your Government resolves the issues of traffic and public transport for the thousands of new residents who will be introduced to the area by the developments currently underway this and any future development must be curtailed.

The public objections in the press should indicate that this proposal is unwanted by the people of Willoughby.

We request that you give urgent consideration to our concerns.

Yours faithfully,



J. Gross
President

Middle Harbour-Willoughby Progress Association.