

REGENCY

17 September 2010

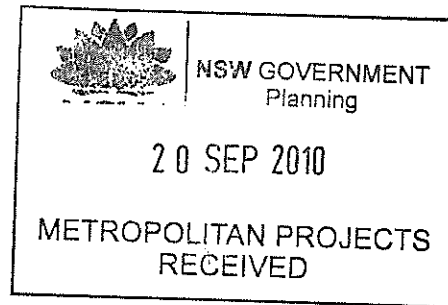
Major Projects Assessment

Department of Planning

GPO Box 39

Sydney NSW 2001

Attn; Michael Woodland / Amy Watson



① → AB
~
2/9
→ AW
AB 22/9

Dear Sir / Madam,

Re: MP09_0154 – Mirvac Projects Pty Ltd, 7 Railway Street Chatswood

Enclosed are 255 returned objection letters from Owners of the Regency Apartments and 1 objection letter from an owner whom resides in Epica.

Of the 255 Regency objection letters 155 Objections were from Regency Tower A Owners and 100 were from Regency Tower B owners. These have been sorted together in 10's for your convenience.

All the owners are of the same view in their objection to the proposed development by Mirvac.

Should you wish to discuss any of these objections either contact me or the owners direct.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Ron Oliveira".

Ron Oliveira

Building Manager

Regency Apartments

2A and 2B Help Street, Chatswood, NSW 2067

P - 9419 2793

F - 9419 2913

E - regencymanager@clubnet.net.au

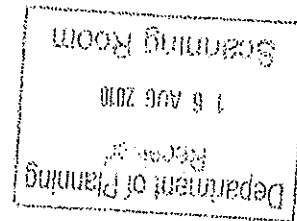
1



PCU013539

1st August 2010

Amy Watson
Planner
Department of Planning
23 – 33 Bridge Street
SYDNEY NSW 2000



Facsimile 02 92286455

Dear Amy,

Re: Major Project Application pursuant to Part 3A of Environmental Planning & Assessment Act
– MP09_0154 – 7 Railway Street Chatswood 2067

We write concerning the above. This letter is written on behalf of the various representatives listed below who represent the resident of the large Regency complex at Chatswood which is in close proximity to 7 Railway Street (Regency).

The gravamen of the issue is that Willoughby Council, for nearly a decade, has had in place a Site specific Development Control Plan and a Master Plan development for this site. They provided for a 21 storey office building for the site. Everyone, in the vicinity of 7 Railway Street were of the belief that construction on the site would be a 21 storey n office building, consistent with the appalling lack of commercial office space being constructed for Chatswood. Mirvac Projects Pty Ltd must have shared that view as they were party to the plans though it appears, behind our back, they have at various times asked Council to reconsider. Council has refused.

Now, Mirvac has publically made a Major Project application for a proposed 42 storeys plus, primarily, residential development. We and others in the vicinity are agitated and horrified. It appears to be just another case of a listed developer going against the overall wishes of Council and concerned citizens who reside in the region.

We met with Mirvic recently and listened to their views. The presentation did nothing to change our views and only enhanced them. We have expressed our views to the local member Ms. Gladys Berejiklian. We understand other Owners Corporations in the vicinity are of the same view.

We would ASK to be kept informed when a final project application has been made to have the optimum time period to respond. You can keep us informed by emailing us immediately at

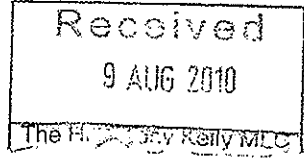
Regards

Ron Oliveira
Building Manager Regency Apartments

And on behalf of,

Garry Johnston Colin Travers
(Tower B/BMC rep) (Tower A/BMC rep)

3102/9 Railway Street,
Chatswood 2067



9th August, 2010

The Director-General,
Department of Planning,
Level 34,
1 Farrer Place,
Sydney 2000

Dear Sir,

MIRVAC'S PROPOSED DEVELOPMENT
REFERENCE MP09-0154
7 RAILWAY STREET, CHATSWOOD.

We are strongly opposed to Mirvac's plan to build a 40 storey residential tower at 7 Railway Street, Chatswood instead of the 20 storey commercial building originally planned.

We live in the adjoining tower, built by Mirvac, and were told when we bought our unit, No. 3102, that the view was worth a million dollars. At the time, we were assured by Mirvac's representatives that the commercial tower to be built on 7 Railway Street would be 20 storeys high – as shown on the model on display – and would not interfere with the million dollar view they were selling us. This, in the opinion of our lawyer is misrepresentation

This would be a bad development not only from our personal point of view but also from the point of view of the general population of Willoughby. At present, it is extremely difficult to enter Railway Street from our car park at peak hours and the traffic in Help Street is almost stationary for long periods. At present the wind tunnel effect in Railway Street makes walking difficult and would be worsened with another tall building.

Would you please let us know if there are any further developments in this proposal so that we can decide on our course of action.

Yours sincerely,

Ken and May Turner

RECEIVED

14 SEP 2010

Director-General.

3102/9 Railway Street,
Chatswood 2067

13th September 2010

The Director General,
Department of Planning,
G.P.O. Box 39,
Sydney 2001

Attention Mr. Michael Woodland

Re Project Application by Mirvac for 7 Railway St.
Chatswood, No. MP09_0154

Further to our letter of the 9th August, we are very much opposed to the development because it is not in accordance with what Mirvac said they would be building when we bought our unit in the adjoining "Epica" tower block.

There are two points in Mirvac's application which we would like to comment on; these concern the views. Mirvac states on page 53 of the application:

"The primary views from the living areas and balconies of the apartments are to the east/ south east and west/south west and will not be affected by the proposed development. The views to the Sydney CBD are secondary distant views and not iconic views"

This is true of the apartments on the lower floors but not of Units 3002 and 3102. The layout of these two apartments has been designed so that the view from the large southern window – it is two metres x two metres – is the focus of attention from the minute one enters the unit. At the door, the view is of the tall towers in the city; as one walks along the corridor, one becomes aware of Botany Bay, then one, then two, of the seven iconic bridges that can be seen; when one stands at the window the view takes in North Head, South Head, a sweep of the city and right down to Mt. Gibraltar at Bowral. At night the view is also spectacular with all the city lights and the constant planes arriving and leaving Sydney airport. No arrangement of furniture can take the focus away from this window which provides us with the million dollar view we bought. The development would replace this with a block of north facing verandahs which will rob us of privacy and give us slum-like views.

The second statement we would like to comment on is also on page 53 of the application:

"The views to the Sydney CBD will be largely obscured by the approved residential towers over the Chatswood Railway Station"

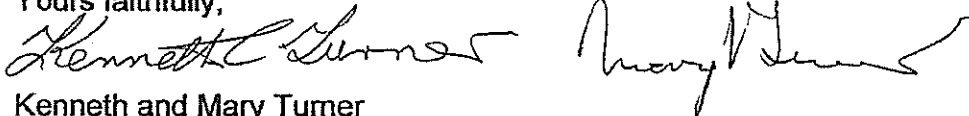
We knew about the building proposed for Chatswood Railway Station and reckoned that because of the distance from "Epica" the angle of view which would be affected would not be of great significance. We have now measured the difference in the angle affected by the two buildings; The development at the station would rob us of six degrees of our view, while the proposed Mirvac development would rob us of thirty degrees.

Finally, we would like to stress the main reason this application should be rejected is the scandalous misrepresentation by Mirvac before we purchased the unit. Mirvac are quite "barefaced" about this and admit displaying a model of the project showing a 22 storey commercial building and talking about the million dollar view from our panoramic south facing window and assuring us we would not lose this.

Mirvac say they changed their mind about the 22 storey commercial building and preferred a 40 storey residential block because it would be much easier to market. Of course, Mirvac stand to make a lot more money – up to forty million dollars maybe.

These are our particular objections but we also agree with the objections concerning traffic and general crowding which will be more expertly described by others and would ask that the development be limited to the 22 storeys originally proposed.

Yours faithfully,

The image shows two handwritten signatures in black ink. The first signature is 'Kenneth Turner' and the second is 'Mary Turner'. Both are written in a cursive, flowing style.

Kenneth and Mary Turner

3/02
 79 Railway St.
 Chatswood NSW 2010
 Date / /

Department of Planning
 GPO Box 39
 Sydney NSW 2001

Attn: Mr Michael Woodland, Director, Metropolitan Projects

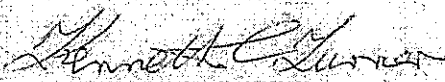
Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09_0154

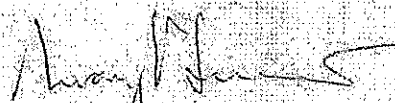
As an owner of a property in Pacific Place adjacent to the above site we object to the application by Mirvac of a mixed use commercial / residential building on the grounds that:

- Mirvac represented to purchasers in Pacific Place that the development at 7 Railway Street would be a 21 storey commercial building
- A 43 storey building is a major departure from this representation. The concern is not to the change of use from commercial to residential but to the increase of the height of the building.
- A 43 storey building is in contravention of the Draft Willoughby Local Environmental Plan 2009 which State Planning has been involved in defining an appropriate form of development for the City
- Apartments on higher levels of Epica on the south, and Cambridge western aspects will have loss of views which was the basis on which Mirvac sold these apartments
- A 43 storey narrow tower will cause wind funnelling and increase the wind effects on gardens over the railway enclosure. The previous commercial building was positioned from Railway St. over the railway enclosure to the eastern side of Help St. adjoining Cambridge which would have assisted to block wind from the south
- No evidence in the submission that wind-tunnel modelling has been conducted
- A increase of car parking from an approved 219 vehicles (2008 approval) to a proposed 395 and resultant increased traffic movements to Railway Street and road network and traffic intersections beyond
- Problems of access for residents cars, move-ins and garbage disposal in the shared driveway with Epica
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- The Public Precinct area on top of the railway enclosure will create security issues for Pacific Place as it will become a public park

We would be supportive of a development of a height not exceeding the current DA as approved and where the additional concerns referred to above are addressed.

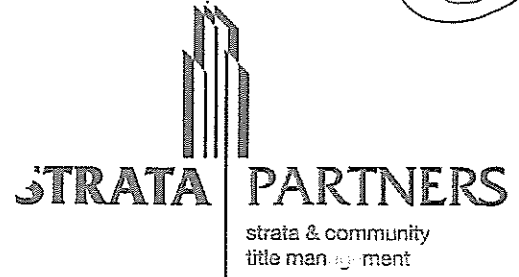
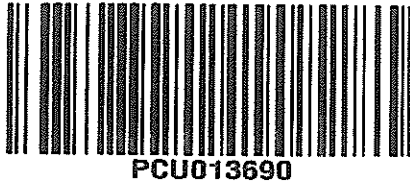
Yours sincerely


 KENNETH C TURNER


 MARY L TURNER

3

11 August 2010



The Proper Officer
Department of Planning
23-33 Bridge St.
Sydney NSW 2000

Dear Sir/Madam

Re: MP09_0154 – Mirvac Projects Pty Ltd, 7 Railway Street Chatswood

I am the strata manager for Tower A in the REGENCY complex at Chatswood (SP:65601) which is in close proximity to 7 Railway Avenue. I have been informed that Mirvac Pty Ltd (Mircvac) has made application for a Major Project pursuant to the relevant statute, thus attempting to by-pass normal procedure. I advise that the Executive Committee strenuously petition against granting a final application in favour of any such application. They do so for the following initial reasons:

1. Residents began purchasing lots in the Regency in 1999/2000. The first owners inspected and settled their lots in mid 2001.
2. When the said persons so occupied, a Master Plan development approval had been granted by Willoughby Council for the Pacific Place development (2001). Mirvac accepted the Plan. Mirvac knew (and accepted) that site specific Development Control Plan provisions (DCP) were in place for 7 Railway Avenue.
3. Residents and prospective purchasers of lots in the years 2001 to 2010 were of the belief that what is outlined in paragraph 2 above would remain in place. Residents, like myself, purchased in that belief.
4. It appears owners have been misled and deceived and there have been false and misleading representations. Even when Mirvac was publicly displaying its construction and selling plans for the Cambridge Lane complex within Pacific Place (constructed in 2005/2006), Mirvac displayed 7 Railway Avenue as a prospective 21 story commercial tower. Displays were marketed on numerous occasions for the public, in the Chatswood Mall for example.
5. Now, it appears Mirvac goes behind Council (and nearby residents) to seek the 42 story residential tower. The proposed Development is contrary to the DCP provisions.
6. The Owners' Corporations (and their Executives) have, in the period 2001 – 2009 discussed building applications nearby to the Regency. We understand EC representatives have met with Council to discuss various matters in these years and when 7 Railway Avenue was discussed, it was always in the context that it would be a commercial tower. This was reported back to meetings.
7. Regency residents/owners – and other OC residents in the area - will be gravely affected if the Major Project is granted for these and other reasons.

The Executive Committee reserves its rights to make further representations when formal notification of the final application has been received.

Yours Faithfully

Phil Vandervaere

Strata Manager
Strata Partners Pty Ltd Corporation Licence: 823152 ABN: 40 003 675 778
Level 1, 283 Penshurst Street Willoughby NSW 2068 PO Box 3046 Willoughby North NSW 2068
Tel: 02 9417 2366 Fax: 02 9417 7196
Email: office@stratapartners.com.au Internet: www.stratapartners.com.au

Department of Planning
Received
20 AUG 2010
Scanning Room

Amy Watson - 7 Railway street Chatswood

From: Peter Domotor <peterd@checkpoint.com>
To: "amy.watson@planning.nsw.gov.au" <amy.watson@planning.nsw.gov.au>
Date: 18/08/2010 9:49 PM
Subject: 7 Railway street Chatswood

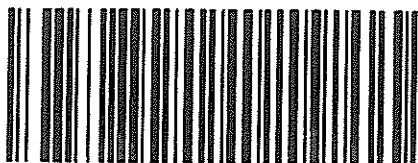
Hi,

I would like to express my concerns about this project. As I currently live in chatswood I can testify to the fact that what chatswood really doesn't need is another high raise residential building. The main reason for this is a lack of infrastructure in the area. Don't get me wrong, the new interchange is great even though it looks like from an abandoned ghost town but lets not kid ourselves and say that the public transport in can cope with further influx of residents. My main concern is the road system around chatswood area. The only road infrastructure is pacific highway and this does not cope with the traffic. Getting in and out of the chatswood CBD area is bad enough as it is without having a further 38 storey building with lets assume 5 apartments per level and average 3 occupants per apartment (I guess these numbers are gross understatement) = with a single car per apartment 190 cars + 570 residents.

Thanks

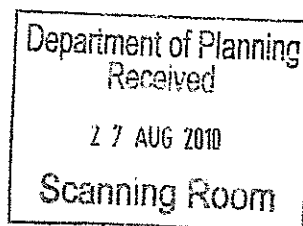
Peter Domotor
12/1 day street
Chatswood

NS



PCU013928

Daniel Kim
1002/9 Railway St
Chatswood NSW 2067
26 August 2010



Mr Michael Woodland
Director, Metropolitan Projects
Department of Planning
GPO Box 39
Sydney NSW 2001

Dear Mr Woodland

Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09_0154

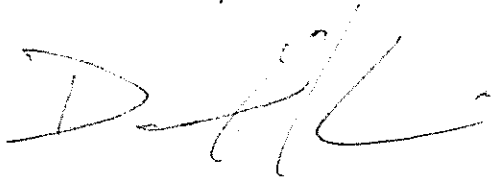
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- A 43 storey building is a major departure from this representation. The concern is not to the change of use from commercial to residential but to the increase of the height of the building.
- A 43 storey building is in contravention of the Draft Willoughby Local Environmental Plan 2009 which State Planning has been involved in defining an appropriate form of development for the City
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- No evidence in the submission that wind-tunnel modelling has been conducted
- A increase of car parking from an approved 219 vehicles (2008 approval) to a proposed 395 and resultant increased traffic movements to Railway Street and road network and traffic intersections beyond
- No evidence to support that the current infrastructure in Chatswood is capable of handling the likely increase in foot and vehicle traffic, nor is there any proposal submitted to mitigate or assist with the impact of likely increases in foot and vehicle traffic
- Problems of access for residents cars, move-ins and garbage disposal in the shared driveway with Epica

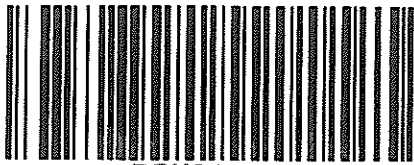
- Exacerbation of service vehicle access prevention through the inadequate headroom clearance provided (3.5m vs. Council's policy requirements of 3.8m), which will force even more deliveries/removals to be undertaken from Railway Street
- The Public Precinct area on top of the railway enclosure will create security issues for Pacific Place as it will become a public park

We would be supportive of a development of a height not exceeding the current DA as approved and where the additional concerns referred to above are addressed.

Yours sincerely

A handwritten signature in black ink, appearing to be 'D. H. C.', written in a cursive style.

6



PCU014099

Department of Planning
Received
1 SEP 2010
Scanning Room

12th Floor, Block N,
Scenic Villas,
No. 28 Scenic Villa Drive,
Pokfulam,
Hong Kong.
<wmlo@chengwonglam.com>

26th August 2010

Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09_0154

My wife and I are the owners of two properties (2001/9 Railway Street and 1203/1 Cambridge Lane) in Pacific Place adjacent to the above site.

As owners of the two properties, we object to the application by Mirvac of a mixed use commercial / residential building for the reasons as follows:

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Yours sincerely



LO, Wai Ming Raymond

LO, Wai Kun Barbara

c.c. Ms. Gerald Chia

<epicasec@bigpond.net.au>

~~XXXXXXXXXX~~
6

12th Floor, Block N,
Scenic Villas,
No. 28 Scenic Villa Drive,
Pokfulam,
Hong Kong.
<wmio@chengwonglam.com>

26th August 2010

Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

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Yours sincerely



LO, Wai Ming Raymond

LO, Wai Kun Barbara

c.c. Ms. Gerald Chia

<epicasec@bigpond.net.au>

702/11 Railway Street
Chatswood NSW 2067

27 August 2010

Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

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Yours sincerely


Daryl Chui & Mabel Ma

C.W. Fan
2505/11 Railway Street
Chatswood
NSW 2067

28 August 2010

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney 2001

Attention: Michael Woodland, Director, Metropolitan Projects

Dear Mr. Woodland

Re:Commercial/residential building at 7 Railway Street Chatswood (MP09 0154)

I wish to express my objection in regard to the above project.

My objection is the sheer size and height of the proposed building. A 43 storey building will dominate the skyline of Chatswood from every aspect. Blocking views and daylight of nearby buildings.

Three existing 20 storeys buildings plus a low rise complex in "Pacific Place" already offer 561 residential units. The proposed building alone offer 308 units, more than half of the existing supply of residential units in the complex. This represent a massive increase in supply of residential units. Its environmental impact of an addition 308 residential units with an average of 2.5 persons occupying each unit will add 770 residents and 395 cars to the congested traffic and living condition in a short stretch of Railway Street.

In the proximity of the proposed site there are already 8 multi storeys residential buildings all within 300 meters radius of the site. Three on Railway Street, two on Help Street, one on Day Street and two on Victoria Avenue. All of these buildings are just over 20 storeys tall, the proposed 43 storeys will not blend into the area.

There are already plans to put up two more 40 storeys residential buildings on top of Chatswood Station. These building are said to provide more one bed room units with limited parking. One bedroom unit attracts rental tenants who are passing through life with no long term attachment to the area. The proposed project offer over 100 one bedroom units. The approval of this 43 storeys building will set a precedent for future application for taller structures and more supply of one bedroom units.

When I purchase my unit in "Pacific Place", the approved DA Plan indicated that the propose site will be a 21 storeys commercial building. This provide a good mixture of residential and commercial land usage. A balance future for Chatswood to be the commercial hub for North Shore. The developer now seek to switch from commercial to residential purpose. It is not fair to all those who have bought and committed to live in Pacific Place as well as to its neighbour.

The 250 operational jobs and 1500 construction jobs it create will only last during the construction of the building. The long term impact on environment will last for decades and its not reversible.

Thank you.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'C.W. Fan', written in a cursive style.

C.W. Fan



PCU014313

2603/9 Railway St
Chatswood NSW 2067

03 September 2010

Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Mr Michael Woodland, Director, Metropolitan Projects

Re: Project Application by Mirvac for 7 Railway St., Chatswood No. MP09_0154

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Yours sincerely,

Susan Chen

Department of Planning Received 8 SEP 2010 Scanning Room

10

Amy Watson - issues with PA of 7 Railway Street MP09-0154

From: Ning Xin <nxin2005@gmail.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 11/09/2010 4:14 PM
Subject: issues with PA of 7 Railway Street MP09-0154

Dear Sir/Madam

We are writing this for project application by Mirvac for 7 railway Street, Chatswood No. MP09-154

As the owner of a property of a building adjacent to the above site we object the application by Mirvac.

1. The site design of 7 Railway Street was original 21 storey commercial building.
2. The changed plan to build 43 storey building which will stop the sunshine for our garden and the nearby buildings.
3. There has been wind funnelling issue in the Railway street, our building and garden. The new 43 floors building would make it even worse.
4. The car park in the 9 Railway street was approved 219 vehicles. Increasing the load to 395 will make our building's entrance overloaded.
And also adding security concerns for us living in 9 railway St.
5. The railway st/help st intercrossing is one of the busies area already. With the 43 building and population and traffic increasing, it will cause congestion on the street and moving difficulties.

We are strongly object this PA and hope it could be rejected.

Ning Xin
Yanping Wang

owners of 1608/9 Railway Street



Amy Watson - RE: Objection to Application No. MP09_04154

From: Victor Shen <victor_shl@msn.com>
To: <plan_comment@planning.nsw.gov.au>
Date: 17/09/2010 2:45 PM
Subject: RE: Objection to Application No. MP09_04154

Dear Manager of Department of Planning, NSW

Please accept my email as my **objection** to below project proposed:

Application No. MP09_0154
Location: 7 Railway Street, Chatswood
Proponent JBA Urban Planning Consultants Pty Ltd on behalf of Mirvac Projects Pty Ltd
Council Area: Willoughby

My details as below:

Name: Li Shen
Address: 1612/2A Help Street, Chatswood

I am seriously concerned about the project because:

- 1. The proposed the project will cast shadows on to my building, and the sun light period will be significantly reduced as a result. As my apartment is facing west, I will be among those who suffer most.**
- 2. Block regional view to the west.**
- 3. Increase potential wind hazard because of the tunnel effect, this could potentially be very dangerous to the pedestrians as well as the residents above.**
- 4. Increase traffic congestion.**
- 5. Worsen the over-polulation problem in this area.**

All in all, this project application will adversely affect the residents in this area, not environmentally & socially friendly, and not a sustainable development for the local community. Therefore I strongly oppse to this application.

Should, in any circumstances, I need to be contacted, I'm available by either this email or my mobile 0430 704 508

Thanks for your time, and I'd like to be kept updated on this matter.

Regards

Li Shen (Victor)

16 September 2010

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/Amy Watson

Dear Sir/Madam

Re: MP09_0154 – Mirvac Projects Pty Ltd, 7 Railway Street Chatswood

I write concerning the above matter. I am Chairperson of Tower B in the 20 storey Regency complex in Chatswood which is nearby 7 Railway Street. I am also Tower B's representative on the Building Management Committee. I do liase with other Executive Committees in the area plus the Local Council. I am aware at the general anger concerning this application.

Although we signed a more formal objection letter, I thought I would send this personal letter to show my disgust at what is taking place. I have communicated my views to the relevant local member and am aware that she believes the matter should be left to Council who do oppose the transfer to a 40 plus storey narrow mixed use commercial/residential building. I am aware that the local member has made representations to the Minister. I am informed that Mirvac pursued with the Council, at least privately, the possibility of a residential complex. The answer was 'no'.

Consider this point – The Department of Planning has been involved with the Council in developing a Plan for Chatswood CBD over a period. The relevant site, 7 Railway Street, was earmarked as a 21 storey commercial building. Mirvac, in the public arena at least, agreed with that use ever since it negotiated to develop the Pacific Place. Mirvac publicly displayed, for all and sundry to view during the different development stages, that 7 Railway Street would be 21 storey commercial building. They paraded a plastic model around publicly to this effect. Persons made individual decisions based on that premise. Executive Committees made decisions on that premise. Transport needs were based on that premise. Environmental decisions were based on that premise.

Now, this arm of the Government, involved with the aforesaid Plan, sits as judge and jury in a Major Project application pursuant to the relevant statute. It sits as judge and jury having participated with Council in developing the Plan for Chatswood. I would think there is an absolute conflict of interest. All because Mirvac, supposedly, wrongly guessed the market previously for which now residents and the environment of Chatswood will duly suffer.

What compensation has Mirvac offered to those affected including individuals, residents and Owners Corporations? None. And yet there appear to be sufficient causal connection between the Mirvac's past actions and those affected.

I strongly urge you to seek Crown advice on some of these matters.

We are not opposed to a development of the vacant land. However, the present proposal by Mirvac is absolutely far removed from anything they previously publicly agreed to and publicly displayed for all interested parties to see and act upon in decisions. At the very least, Mirvac should be informed that the height of any structure should be limited to what was proposed under the original Plan. Regency and others in the vicinity have made decisions on the basis of a 21 storey building.

I point you to other cogent reasons provided in objecting submissions filed in relation to the application.

Yours sincerely



Garry Johnston
Chairperson, Tower B – Regency
BMC rep. for Tower B

Kay Norton
1207/11 Railway Street
Chatswood 2067

Email: kay.norton@exemail.com.au

Project MP09_0154

Mixed use development, 7 Railway Street, Chatswood

I wish to object to the above application. My principal concerns are:

- Overdevelopment of the site
- Lack of adequate nearby public open space
- Impact on amenity of other Pacific Place residents

I am a resident of the Altura building which is part of the Pacific Place Development. I have read the Environmental Assessment Report (EAR) documentation for the project and viewed the model on display in Willoughby Council Chambers.

Overdevelopment of the site

The proposed development is to be 43 storeys tall, and will comprise 38 levels of residential units, 3 levels of commercial floorspace and five levels of basement car parking.

This is a significantly different development to that currently approved on the site. When I purchased my apartment in Altura in 2004, I was informed that a 21-storey commercial building would be constructed on the subject site. I understand that other purchasers in buildings in Pacific Place (Altura, B2E, Epica and Cambridge) were similarly advised.

The proposed height of 43 storeys is more than double the number of storeys previously proposed, and represents a significant height difference over the existing and approved buildings in the vicinity.

In my opinion, the diagrams in the EAR and scale model demonstrate that the height of the proposed building is out of keeping with the nature of the surrounding development.

From an aesthetic perspective, the current skyline demonstrates a gradual “stepping up” of building heights from the northern end of the Chatswood rail precinct (refer in particular to Fig 23, EAR p 40). Fig 23 demonstrates how the proposed building would tower well above all other buildings in the vicinity and interrupt this “stepping up” pattern. The only taller building is the approved Interchange residential building, construction of which has not yet commenced.

My preference would be of a building of similar height to that approved (21 storeys). I consider that the height of any building on the subject site should be no more than 5 storeys

higher than Epica in order to be in keeping with the existing skyline and maintain consistency of the “stepping up” articulation of the skyline. Given that Epica is 5 storeys higher than Altura, this consistent step-up would be more aesthetically pleasing than a sudden jump of 10 or more storeys over the height of Epica.

If the Interchange residential tower is constructed, it would look better for the increase in height to occur incrementally towards this building, so that the height of the towers along the rail corridor step up gradually to give a more balanced and aesthetic profile.

Lack of adequate nearby public open space

The proposed development comprised 38 floors of residential accommodation, with most units proposed to be 3-bedroom apartments. This will attract a significant number of residents, many of whom are likely to be families. The demand for recreational open space will be much higher from a residential development of this nature than from the approved commercial development. (The EAR indicates that the combined residency of the entire Pacific Place complex would increase to around 2,500 residents).

There is minimal new private recreational space proposed as part of the development. This means that residents will want to access other recreational facilities, such as public open space. The Chatswood area has minimal nearby areas of public open space available to cater for the additional demand that will be generated by this development.

The project does include a proposal for a “landscaped garden” that would provide 3,371m² of public open space. The functionality of this area would be severely compromised due to its “split level” design with part of the open space located many metres above another part atop a sheer wall on the western side of the rail line. The lower area of open space will be subject to significant overshadowing. I also note that Willoughby Council has indicated that it is currently unwilling to accept dedication of this area to it, leaving residents responsible for the continued upkeep of the area.

If the development were approved, I support the proposal on p 48 of the EAR that this open space not be public open space but be designated as private, secured open space for residents. However, this does not overcome my primary concern that the overall amount of open space available, both within the development and in nearby areas of Chatswood, is inadequate to support the demand from the significant increase in residents.

Impact on amenity of existing Pacific Place residents

Pacific Place has existing recreational facilities which are shared by residents of Epica, Altura, B2E and Cambridge. These include pools, a spa, sauna, barbecue facilities, gymnasium and gardens. The capacity of these facilities was intended to be adequate only for the existing residential buildings.

These facilities were never designed to service the expanded population of 2,500 that would be generated if a 43 storey residential tower were approved in place of the proposed commercial building. Were these facilities to be placed at the disposal of residents of the new tower, they would be overloaded and reduce the amenity provided by these facilities to existing residents.

If the proposal is approved, conditions of development consent should be imposed ensuring that residents of the new building were not permitted to use the existing facilities provided for the other residential inhabitants of the existing Pacific Place development. This should also be reflected in the Strata Management Statement. I note that the draft Strata Management Statement (App Q) does not clearly address this issue, and the Shared Facilities Schedule is blank.

Kay Norton
15 September 2010

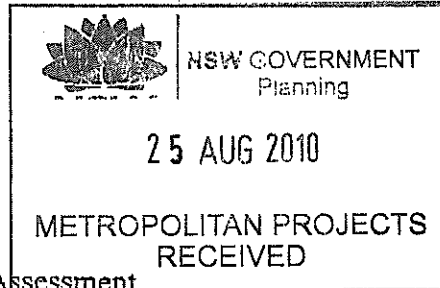
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23/8/2010

→ AW
AS

NSW Government Planning
23-33 Bridge St
Sydney NSW 2000



Re Ms H S Kim
2305/1 Cambridge Lane
CHATSWOOD NSW 2065

Exhibition of Environmental Assessment
7 Railway St Chatswood
Application No MP09_0154

Dear Amy

I strongly object to the proposed construction of a 41+ residential complex by the Mirvac Group at the abovementioned address.

You may or may not be aware but I reside on the top floor of Cambridge apartment complex and my second and third bedrooms will be overshadowed by the proposed building.

When I purchased my apartment I was assured by the people at Mirvac that the building next door was to be no higher than 26 storey's and would be an office complex, I was comfortable with a building next door only 3 storeys higher but I am totally uncomfortable with a 41 storey residential apartment, the height differential is totally unacceptable to me.

If I was aware at the time of my purchase that Mirvac was planning a 41 storey residential building next door I would not have proceeded with the purchase as the overall bulk and scale would be out of context with the overall street scapes.

Under section 79c of the Environment Planning Act the visual intrusion of a 41+ storey building in Chatswood would be overpowering when most of the other apartments range in the 30 storey area and this intrusion directly next door to me would be detrimental to my living standards.

Your consideration to Mirvac's request needs to be carefully considered as the development of a 41+ storey building will be affecting all our neighbours in the surrounding buildings.

No political donations to any party.

Yours truly,
Hae Sook Kim



14 September 2010

Ms Amy Watson
Senior Planner - Planning NSW
amy.watson@planning.nsw.gov.au

Re: 7 Railway Street, Chatswood; reference number MP09 0154

Dear Ms Watson,

Thank you for taking the time to speak with me this morning.

As discussed we are extremely concerned and upset with one particular aspect of the development proposal above, namely the opening up of 360 square meters of what is currently privately owned grassed area (directly adjacent to the playground of our childcare centre) to the general public in the form of same becoming a "landscaped area" with a zoning of "public open space" or some similar.

We object to the above on the following grounds:

1. Public "open space" should ideally be accessible:
2. Community "open spaces" ought to have a clear and obvious uses, purpose or functionality
3. That situating a small impractical piece of "open space" adjacent to a children's playground is contrary to the intent of section 201 of the Children's and Young Persons (Care and Protection) Act 1998

In brief and particular to the above I note:

- In regard to 1. "accessibility", access is very limited in fact, the proposed "open space" cannot even be seen from street level; access would be via a lift (the very same lift used by the families who use our childcare service) or via 3 flights of stairs
- Further in terms of 2. "practicality" even if a party found the lift or climbed the staircase is it difficult to imagine why a person would want to do this, the space is a very small space, far too small to be considered a place to "kick the soccer ball" in fact it is not unreasonable in our view to conclude that a person who wished to spend time in

such an inaccessible and unusable space might be doing so because it affords close proximity to a children's playground; the view from the space being directly into our existing playground a playground used by the children of the 76 families who use our service

- Re: 3. "children's safety" we are of the view that situating a small piece of largely unusable public open space directly adjacent to the playgrounds of a childcare centre is inconsistent with the intent of section 201 of the Children and Young Persons Act (1998). I note at s201, "Objects of Chapter", and in particular s201, subsection a, "to ensure the safety, welfare and well-being of children in children's services and at s201 subsection b. "to promote certain standards for those services".

In summary it is our view that there is no merit in locating a small public space adjacent to our childcare service, the provision of such a space would afford no amenity to the general public, but instead exposes a group of young children to a completely unnecessarily new set of risks. All things considered why would anyone want to walk up three flights of stairs to sit in a small open space opposite a children's playground? You see my meaning here I am sure.

A far better proposal would see the proposed open space maintained but as "private open space" with access very strictly limited to the families with children at the childcare centre and families who live in the surrounding apartment complexes. In our view this type of proposal is just "common sense" noting all of our concerns above, any other outcome for all practical purposes just haven't been thought through properly.

You will note the petition attached to this letter, we hope that our view and the view of the families we provide childcare services to will prevail in this matter.

Yours sincerely,

Mike Lanigan

For and on behalf of the Directors of Sandcastles Childcare Pty Ltd

Fax: 92286488.
Attention: Ms Amy Watson.



14 September 2010

Ms Amy Watson
Senior Planner - Planning NSW
amy.watson@planning.nsw.gov.au

Re: 7 Railway Street, Chatswood; reference number MP09 0154

Dear Ms Watson,

We the undersigned strongly object to the creation of a "public open space" area adjacent to the Sandcastles playground. The land area is within a residential apartment complex and currently is able to be very closely monitored; this is the best situation for the safety of our children who use the Sandcastles service.

Kind regards,

The Under-Signed.

- ① Name: IAN DAW Address: 7/33 CANNONS PARADE FORESTVILLE NSW Signature:
- ② Name: Samaera Khizer Address: 1009/2A Help Street Cesswood NSW 2067 Signature:
- ③ Name: Jeong Eun Lee Address: 1308/32 victor st Chatswood 2062 Signature:
- ④ Name: Rosalyn Darwan Address: 105 Middle Harbour Rd Lindfield 2070 Signature:
- ⑤ Name: chiaki Aizawa Address: 61/57-61 West PDE, West Ryde 2114 Signature:
- ⑥ Name: Rebekah Selles Address: 5 Edward st Narrabeena 2099 Signature:
- ⑦ Name: Ella. Morris Address: 74-76 Level 4, 1 Cambridge Lane, Chatswood, 2067, NSW, 99412-4911 Signature:
SANDCASTLES CHATSWOOD PTY. LTD.
 ABN:29354632460, www.sandcastleschildcare.com.au
12 Warrane RD Willoughby 2068



Name:

Address:

Signature:

- ⑧ JENG YANG Nobel 2805/9 Railway St Chatswood
- ⑨ GERARDINE MONSERRATE 121 Archer St - Rowville
- ⑩ LAURA MCCOY 63 Cabramatta Road Moorebank
- ⑪ KARE NIKHANT
- ⑫ YELIM IM 715/2A Help St. Chatswood gohi
- ⑬ Rachel Cleeson 7 Garrick Ave Hunters Hill
- ⑭ Lisa Chen Sandcastles Childcare
- ⑮ Jane Jane Moon Sandcastles Childcare
- ⑯ Gary Chan 2A Help St Chatswood
- ⑰ Adam Bateson 31 Wood St Chatswood
- ⑱ Heui Ju Kim 154 Fullers Rd Chatswood
- ⑲ Denis Harsany 57 Archer St Chatswood
- ⑳ ALESSANDRO PIPPIA 956 PACIFIC HWY



Name: _____ Address: _____ Signature: _____

- 21 Irehui (ethan chris grandmother)
- 22 Anna Carol Valerio 17/147 Sydney St North Willoughby
- 23 Budiyanto Loemanto 2603/9 RAILWAY ST. CHATSWOOD
- 24 MAREEM ATHER 6/46 ANDERSON ST CHATSWOOD
- 25 Nola Rd, Roseville Catherine Garcia
- 26 Peng Wu 3/2 EDDY Rd Chatswood
- 27 Penny Ng 2005/2A Help St Chatswood
- 27 Peta Aaron 10 Bennett Street Newtown
- 28 Amey 16.9.2010
- 29 Tim Marcean 1/11 Railway St Chatswood Marcean
- 30 Kyungsung, Kang 16/09/10 [Signature]
2/03/2010 Help St. Chatswood.
- 31 SUSANNA Ng 74-76 Level 4, 1 Cambridge Lane, Chatswood, 2067, NSW, 99412-4911
ABN:29354632460, www.sandcastleschildcare.com.au
16/09/2010 6/15 ROORING ROAD, CHATSWOOD. [Signature]
- 32 Leivastars Anni

1 September 2010

15

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/ Amy Watson


Dear Sir/Madam

Re: MP09_0154 – Mirvac Projects Pty Ltd, 7 Railway Street Chatswood

I am an owner in the Regency complex at Chatswood which is in very close proximity to 7 Railway Avenue. Mirvac Pty Ltd (Mircac) has made application for a mixed use commercial/residential building. It is substantially different from what is presently proposed. I strenuously am against granting the application for the following reasons.

1. Residents began moving into the Regency in 2001. Purchases were made by owners in the Regency knowing of a Master Plan development approval had been granted by Willoughby Council for the Pacific Place development (2001). Mirvac accepted the Plan. Mirvac knew (and accepted) that site specific Development Control Plan provisions (DCP) were in place for 7 Railway Street – a 21 storey commercial building.
2. Residents and prospective purchasers of Regency lots in the years subsequent to 2001 were of the belief that what is outlined in paragraph 1 above would remain in place.
3. The Owners' Corporation (and the Executive Committee) has, in the period 2001 – 2009, discussed building applications nearby to the Regency. We understand EC representatives have met with Council to discuss various matters in these years. Always, 7 Railway Street was discussed in the context that it would be a 21 storey commercial building.
4. It appears owners have been misled by representations of Mirvac, most especially on height. Even when Mirvac was publicly displaying construction and selling plans for other buildings within Pacific Place Mirvac displayed 7 Railway Street as a prospective 21 storey commercial building. Now, it appears Mirvac goes against the decision of Council (and nearby residents) to seek the 40 plus storey mixed use commercial/residential tower. The proposed Development is contrary to the DCP provisions.
5. The community of the area along with Willoughby Council and State Planning have worked together to develop a Draft Willoughby Local Environmental Plan 2009 (LEP). The proposed 43 storey building in this area is in contravention of the Draft LEP.
6. A 40 plus storey narrow tower will cause wind funnelling in the area down Help Street. Regency will certainly be affected when the winds are from the west or east. In the submission there is no evidence that wind-tunnel modeling tests have been conducted and a report prepared.
7. In the submission there is evidence that our building will be affected by shadowing in the afternoons from a 40 plus storey tower. At the Regency we have spent the last two years planning and ensuring funding to install 2 x 10 KW solar systems on our 2 roof top areas. If Mirvac is allowed to construct this 40 plus storey tower our solar system would be adversely affected. The shadowing will also significantly affect 1/4 of our buildings including the diminished enjoyment of use of their balconies in the afternoon and evening.
8. There will also be significant loss of privacy to 1/3 of the Regency complex facing 7 Railway St, with windows and balconies facing each other plus loss of views for higher lots.
9. There will be a loss of much needed commercial space for small and large business.
10. The proposed building has proposed parking of 395 spots approximately 100 extra spots over the proposed commercial building. This is going to result in increased traffic and pedestrian movements and further bottleneaking at Railway St and Help St, Help St and Anderson St, Help St and Pacific Hwy, Pacific Hwy and Railway St with further ramifications on Victoria Ave. This is also without the influence of traffic movements of the Willoughby Council's new building nearing completion and the Transit Railway development currently with development delayed.
11. Security issues arise for surrounding residents on a public park to be created.
12. Regency residents/owners – and other OC residents in the area - will be gravely affected if the Major Project is granted.

Sincerely



Signature of owner
A 2005

Apartment number

PENNY NG

Name of owner
2A HELP ST

Address

16

Amy Watson - Online Submission from Scott Davies of Bennelong Value Funds Pty Ltd (object)

From: Scott Davies <scott.davies@bengroup.com.au>
To: Amy Watson <amy.watson@planning.nsw.gov.au>
Date: 15/09/2010 12:40 PM
Subject: Online Submission from Scott Davies of Bennelong Value Funds Pty Ltd (object)
CC: <assessments@planning.nsw.gov.au>

14 September 2010

TO
The Director
NSW PLANNING
23-33 Bridge Street, Sydney NSW 2000
GPO Box 39, Sydney NSW 2001

FROM
Mr Scott Davies
Managing Director
Bennelong Value Funds Pty Ltd
9 Queen Street
Melbourne VIC 3000

SUBMISSION of OBJECTION
Re PROJECT APPLICATION (MP09_0154) for a mixed use Residential and Commercial Building at
7 Railway Street, Chatswood, NSW

Dear Sir,
I refer to the above application MP09_0154 for a mixed use Residential and Commercial Building at 7 Railway Street, Chatswood, NSW, submitted on behalf of Mirvac Projects Pty Ltd by JBA Planning. Having reviewed the documentation currently on exhibition I include below my main concerns.

Background
Bennelong Value Funds Pty Ltd (BVF)
BVF own the leasehold for 1 ? 5 Railway Street Chatswood (known as the Chatswood Central development), which adjoins the subject site located at 7 Railway Street. We are concerned therefore both as an adjoining land leaseholder as well as being an important business within the Chatswood Centre.

Mirvac Projects (the proponent) and the development of 1-5 Railway Street.
The proponent seeks approval for the construction of a mixed use commercial/residential development comprising 3 levels of commercial floor space, 38 levels of residential units and 5 levels of basement car parking. The proposal also includes 2 areas of public open space that will be developed and dedicated to Willoughby City Council for community benefit.

Overall View / Strategic Planning

1. From a strategic viewpoint I very much support the views and concerns expressed by Mr Greg Woodhams of Willoughby City Council (WCC), see (Environmental Assessment Report (EAR) - Appendix C ? letter dated 9 October 2009).
2. I object to the significant ?strategic? changes to the Chatswood CBD plans which will result from approval of this Part 3A application. Changes which are outside of the normal processes of Council strategic planning and the comprehensive ?template? LEP process. I note that the proponent has had need to formally seek amendments to the Draft Willoughby Local Environmental Plan 2009 (JBA letter of 20 May 2010 to WCC) so as to reduce the potential ?non-compliances? with:

- zoning (B3 Commercial Zone does not allow residential),
- height (the proposal includes a maximum building height of 138m above natural ground level, whereas the plan allows a maximum height of 90m on the southern portion of the site,
- the maximum FSR for the site (excluding residential use) is 10.5:1.

I assume because of its more strategic importance, the approval and gazettal of the Draft LEP 2009 will occur in advance of the determination of this Part 3A Major Project application?

3. The staged development approval for the Pacific Place Masterplan has been in place since February 2001, when it was approved by WCC. The Masterplan consent approved six buildings across the site for a mixed use development comprising commercial, retail, residential and public open space. The Masterplan consent required the submission of separate development applications for the erection of each of the six buildings and the construction of associated works. Residential buildings, Altura, Buildings B-E, Epica and Cambridge were each granted subsequent development consents and have been constructed and occupied. The current application relates to the final piece of land within this successful Pacific Place Masterplan. The expectation of a commercial building on this site is a result of the above outstanding consent and the commercial zoning of the land within all planning strategies and instruments, and local controls. Approval of this currently unexpected change (from commercial to residential within a well-established commercial core area) will adversely impact on commercial business confidence within the area.

4. Planning within the Chatswood centre has always sought to retain the core retail and office precincts. Residential should not occur to the detriment of the business core.

5. The Sydney Metropolitan Planning Strategy requires an increase of 7000 jobs in Chatswood and the Draft LEP 2009 has been prepared (and exhibited) to accommodate this growth. Office employment to assist in accommodating these jobs has been included within the 7 Railway Street site. The jobs potential will significantly reduce with approval of the change to residential use.

6. Land supply is limited within Chatswood Centre and there are few opportunities outside of existing business zoned land. Loss of this site to a predominantly residential land usage will further remove the possibility of providing office space (especially Grade A space) within Chatswood Centre.

Site specific

7. The EAR provides inadequate justification as to why there should be such a significant change from the approved commercial consent.

8. Why should the height and FSR be significantly greater (than existing consent / relevant current controls)? The EAR fails to adequately justify these major non-compliances.

9. The EAR provides inadequate assessment of impacts on our adjoining site of 1-5 Railway Street (Chatswood Central). The change of use (commercial to residential), and the proposed increase in bulk and height, will undoubtedly change the amenity / views / perception of our tenants/visitors. The EAR seems to restrict its assessment to the impact on residential uses.

I trust you will give due consideration to my concerns in assessing the impacts of the proposed development during your determination.

Yours faithfully,

Mr Scott Davies

Managing Director,

Bennelong Value Funds Pty Ltd.

Name: Scott Davies

Organisation: Bennelong Value Funds Pty Ltd

Address:

9 Queen Street

Melbourne VIC 3000

IP Address: bennel4.lnk.telstra.net - 203.45.80.253

Submission for Job: #3429 MP09_0154 Mixed Use Development - 7 Railway Street, Chatswood

https://majorprojects.onhive.com/index.pl?action=view_job&id=3429

1 September 2010

17

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/Amy Watson

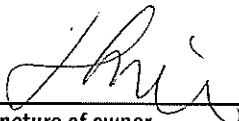
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12. Regency residents/owners – and other OC residents in the area - will be gravely affected if the Major Project is granted.

Sincerely



Signature of owner

705 B

Apartment number

MI SUN CHOI

Name of owner

705B / 2B HELP ST. CHATSWOOD

Address

1 September 2010

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/Amy Watson

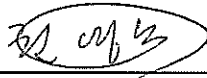
Dear Sir/Madam

Re: MP09_0154 – Mirvac Projects Pty Ltd, 7 Railway Street Chatswood

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Sincerely



 Signature of owner
 B1103

 Apartment number

Young Sook kwon

 Name of owner
 B1103 / 2B Help street

 Address
 chatswood

1 September 2010

19

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/Amy Watson

Dear Sir/Madam

Re: MP09_0154 – Mirvac Projects Pty Ltd, 7 Railway Street Chatswood

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Sincerely

Pei Yin Li
Signature of owner

B1203
Apartment number

Pei Yin Li
Name of owner

2B Help st
Address

1 September 2010

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/Amy Watson

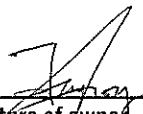
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Sincerely



Signature of owner

1205FB

Apartment number

KWAN NGAI WONG

Name of owner

2B HELP ST Chatswood

Address

1 September 2010

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/Amy Watson

Dear Sir/Madam

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Sincerely

Signature of owner

112B
Apartment number

F. TERAMOTO
Name of owner

112B, 2 HELP ST, CHATSWOOD 2067
Address

1 September 2010

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/Amy Watson


Dear Sir/Madam

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Sincerely


Signature of owner

805
Apartment number


Name of owner

2B Help Street Chatswood
Address

1 September 2010

23

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/Amy Watson

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Sincerely


Signature of owner

218 215 B
Apartment number

Betty Lo
Name of owner

215/218 Help St, Chatswood 2067
Address

1 September 2010

24

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/Amy Watson

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Sincerely



Signature of owner

216 B

Apartment number

Annelia. R. Juwono.

Name of owner

2B Help St. Chatswood.

Address

1 September 2010

25

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/Amy Watson

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Sincerely



Signature of owner

1002

Apartment number

H-N. TAN

Name of owner

2 B Help St CHATSWOOD

Address

1 September 2010

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GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/Amy Watson

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11. Security issues arise for surrounding residents on a public park to be created.
12. Regency residents/owners – and other OC residents in the area - will be gravely affected if the Major Project is granted.

Sincerely


Signature of owner

806 B
Apartment number

Jue Sivieng
Name of owner

806/2B Help St. Chatswood NSW 206
Address

1 September 2010

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/Amy Watson


Dear Sir/Madam

Re: MP09_0154 - Mirvac Projects Pty Ltd, 7 Railway Street Chatswood

I am an owner in the Regency complex at Chatswood which is in very close proximity to 7 Railway Avenue. Mirvac Pty Ltd (Mircac) has made application for a mixed use commercial/residential building. It is substantially different from what is presently proposed. I strenuously am against granting the application for the following reasons.

1. Residents began moving into the Regency in 2001. Purchases were made by owners in the Regency knowing of a Master Plan development approval had been granted by Willoughby Council for the Pacific Place development (2001). Mirvac accepted the Plan. Mirvac knew (and accepted) that site specific Development Control Plan provisions (DCP) were in place for 7 Railway Street - a 21 storey commercial building.
2. Residents and prospective purchasers of Regency lots in the years subsequent to 2001 were of the belief that what is outlined in paragraph 1 above would remain in place.
3. The Owners' Corporation (and the Executive Committee) has, in the period 2001 - 2009, discussed building applications nearby to the Regency. We understand EC representatives have met with Council to discuss various matters in these years. Always, 7 Railway Street was discussed in the context that it would be a 21 storey commercial building.
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Sincerely


Signature of owner

81302
Apartment number

SYLVIA GOURBEAN
Name of owner

1302/12B Help St, Chatswood
Address

1 September 2010

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/Amy Watson


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Sincerely


 Signature of owner

B1013
 Apartment number

Alice Tse
 Name of owner

2B Help Street, Chatswood NSW 2067
 Address

1 September 2010

Major Projects Assessment
Department of Planning
GPO Box 39
Sydney NSW 2001

Attn Michael Woodland/Amy Watson

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Sincerely

Maree Farley
Signature of owner

B. 1707
Apartment number

MAREE FARLEY
Name of owner

1707/2B Help St, Chatswood
Address