

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.

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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

Unit 1703B
Apartment number

JINNY TSE
Name of owner

Unit 1703B, 2B Help St, Chatswood NSW 2067
Address

[Handwritten scribble]
[Handwritten number 31]

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

Jean M Henderson

[Handwritten signature]

Signature of owner

901 B

Apartment number

JEAN M HENDERSON
CRAIG J HENDERSON

Name of owner

901/2 B HELP STREET CHATSWOOD 2067

Address

1 September 2010

Major Projects Assessment
Department of Planning
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Sydney NSW 2001

Attn Michael Woodland/Amy Watson

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Sincerely

Signature of owner

B1008

Apartment number

YAO YAO on behalf of Kan Chiang

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

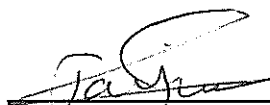
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Sincerely


Signature of owner

Jayne Thiraisamy
Name of owner

B815
Apartment number

23 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

B1207
Apartment number

Jayne Thurasamy
Name of owner

28 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

Lot - 251

Apartment number

ALICIA TSENG

Name of owner

2B HBLP ST

Address

CHATSWOOD

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
 Lot - 250

 Apartment number

ALICIA ZENG.

 Name of owner
 2B HELP ST

 Address
 CHATSWOOD

1 September 2010

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Sincerely



 Signature of owner
 Lot - 249

 Apartment number

ALICIA TSONG

 Name of owner
 2B HELP ST

 Address
 CHATSWOOD

1 September 2010

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

Attn Michael Woodland/Amy Watson

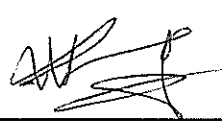
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6. A 40 plus storey narrow tower will cause wind funnelling in the area down Help Street. Regency will certainly be affected when the winds are from the west or east. In the submission there is no evidence that wind-tunnel modeling tests have been 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 bottlenecking 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

B306

Apartment number

ALICIA TSENG

Name of owner

2B HELP ST

Address

CHATSWOOD

1 September 2010

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

Attn Michael Woodland/Amy Watson

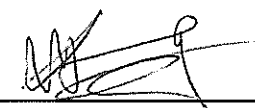
Dear Sir/Madam

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.
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 bottlenecking 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
 B1709

 Apartment number

ALICIA TSENG

 Name of owner
 2B HELP ST

 Address
 CHATSWOOD

34

1 September 2010

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

Attn: Michael Woodland / Amy Watson

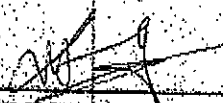
Dear Sir / Madam

Re: MP08_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 funneling 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 raising 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 bottlenecks 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 heading 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
 Apt 204
 Apartment number

ALICIA TSENG
 Name of owner
 2A HELP ST
 Address

1 September 2010

To 94/29/13



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

Attn: Michael Woodland / Amy Watson

Dear Sir/Madam

Re: MP09_0156 - 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 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 of height. Even when Mirvac was publicly displaying construction and selling plans for other buildings within Pacific Place Mirvac still played 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 40 storey building in this area is in contravention of the Draft LEP.
6. A 40 plus storey narrow tower will cause wind tunnelling 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 an 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 shading in the afternoon 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 shading 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 1/2 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 500 spots, approximately 100 extra spots over the proposed commercial building. This is going to result in increased traffic and pedestrian movements and further bottlenecks 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 Transport Railway development currently with development delays.
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 Mirvac Project is stamped.

Sincerely


Signature of owner

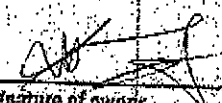
B. L. 709
Apartment number

ALICIA TSENG
Name of owner

2B HELP ST
Address

- Mivac was publicly displaying construction and selling plans for other buildings within Pacific Place. Mivac displayed 7 Railway Street as a prospective 23 storey commercial building. Now, it appears Mivac 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 Wiltoughby Council and State Planning have worked together to develop a Draft Wiltoughby Local Environmental Plan 2009 (LEP). The proposed 43 storey building in this area is in contradiction of the Draft LEP.
 6. A 40 plus storey narrow tower will cause wind tunnelling 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 Mivac 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 bottlenecks 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 Wiltoughby 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 DC residents in the area - will be gravely affected if the Major Project is granted.

Sincerely


 Signature of owner
 B 306
 Apartment number

ALICIA TSENG
 Name of owner
 28 HELP ST
 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). Mircac accepted the Plan. Mircac 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 Mircac, most especially on height. Even when Mircac was publicly displaying construction and selling plans for other buildings within Pacific Place Mircac displayed 7 Railway Street as a prospective 21 storey commercial building. Now, it appears Mircac 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 Mircac 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 bottlenecking 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

Lot - 324

Apartment number

ALICIA TSENG

Name of owner

2B HELP ST

Address

CHATSWOOD

Fax to 94192913

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.
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 bottlenecking 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

L. Barry-Cotter
 Signature of owner

B1808
 Apartment number

L. e. P. Barry-Cotter
 Name of owner
 Regency Tower B
 Address
 Help St,
 Chatswood

FAC TO 9419.2913

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.
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.
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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.
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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 bottlenecks 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
B 223
Apartment number

Peter Barry-Lotter
Name of owner
B223 / 2B Hill St Clearwood
Address

1 September 2010

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

Attn Michael Woodland/Amy Watson

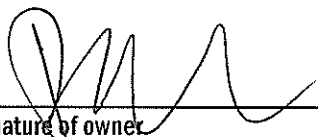
Dear Sir/Madam

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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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.
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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 bottlenecking 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

B1210

Apartment number

Ricky Lee.

Name of owner

B1210 2B Help St Chatswood NSW 2067

Address

1 September 2010

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

Attn Michael Woodland/Amy Watson

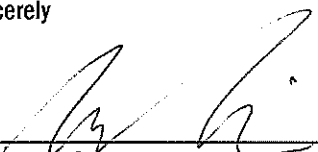
Dear Sir/Madam

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

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Sincerely


Signature of owner

B/202
Apartment number

MIKE LUN
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

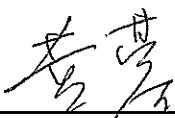
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Sincerely



Signature of owner

BPIP

Apartment number

RONG HUANG

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

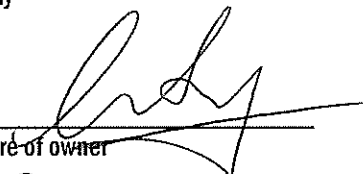
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Sincerely


Signature of owner

B1210
Apartment number

CHRISTINE TSANG
Name of owner

B1210, 2B Help Street, Chatswood NSW
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

 1502

 Apartment number

Heidi Yip

 Name of owner

 2B Help St

 Address
 Chatswood.

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

8816

Apartment number

JANE GRAY / GREGORY FARMER

Name of owner

2B Help Street, CHATSWOOD

Address

42

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

B 1303

Apartment number

WOO SUB LIM

Name of owner

UNIT 2B B1303 2B HELP ST

Address

CHATSWOOD.

1 September 2010

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

Attn Michael Woodland/Amy Watson

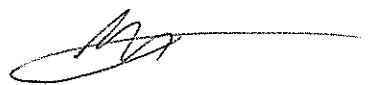
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Sincerely



Signature of owner

1305 B

Apartment number

EUN JUNG HUH

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


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Sincerely



Signature of owner

1609

Apartment number

6161

Name of owner

1609/2B Help St,

Address
Chatswood

1 September 2010

45

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

617/2B

Apartment number

Qiao Mei Chen

Name of owner
Help St. Chatswood

Address

1 September 2010

46

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

Attn Michael Woodland/Amy Watson

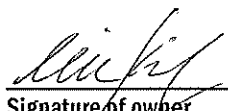
Dear Sir/Madam

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

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Sincerely


Signature of owner
1506, 2B
Apartment number

ERIC Kwok.
Name of owner
2B Help street. Chatswood 2067
Address

47

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

MOJm

Signature of owner

Michael Fox

Name of owner

702B

Apartment number

9 GILLIANA PL FRENCH FOREST 2086

Address

1 September 2010

48

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


Name of owner

Apartment number

Address

~~XXXXXXXXXX~~ PO Box 1603
CHATSWOOD 2057

49

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

Anne Marshall
Signature of owner
B802
Apartment number

ANNE MARSHALL
Name of owner
2B HELP ST, CHATSWOOD
Address

50

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

f. y. Janda

Komalasari Anandan

Dr + ANANDAN + MRS ANANDAN

Signature of owner

Name of owner

*B 413 / 2B Help St
Chatswood.*

*1002/180 Ocean Street
Caringbah NSW 2027.*

(51)

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

W. T. Johnson
C. L. Frach-Johnson
 Signature of owner

305-B
 Apartment number

W. T. JOHNSON

C. L. FRACH-JOHNSON

Name of owner

2B HELP ST, CHATSWOOD

Address

52

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

Apartment number

Name of owner

Address

[Handwritten Signature]
 312/2B

Dorcas Maglalatang
 90 Merindah Rd, Baulkham Hills

53

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

Apartment number

Name of owner

Address



620

JOHN MILSTON
 49 PORTLAND ST.,
 DOVER HTS.,
 2030

1 September 2010

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

Attn Michael Woodland/Amy Watson

54

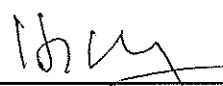
Dear Sir/Madam

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

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Sincerely


Signature of owner
B 818
Apartment number

H T A CHEUNG
Name of owner
2 B Help St-
Address

1 September 2010

54

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

Store 10 (Lot 246)

Apartment number

H. T. A. CHEUNG

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

55

Dear Sir/Madam

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Sincerely

Agnes SCCy
Signature of owner
B1809
Apartment number

Agnes J Cheung
Name of owner
B1809 2B Help St
Address

56

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

1802 B

Apartment number

Name of owner

1802 B The Regency

Address

57

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

VINH DUONG

Name of owner

B 706

Apartment number

2B HELP ST, 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

Signature of owner

701B

Apartment number

YONG MEI DIAO

Name of owner

2B Help st, Chatswood

Address

59

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

Officer

Signature of owner

1701/2B

Apartment number

Dan Ping Lee

Name of owner

Help St, Chatswood

Address

1 September 2010

59

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

Attn Michael Woodland/Amy Watson

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Officer

Signature of owner

1702/2B

Apartment number

Van Ping Lee

Name of owner

Help St, Chatswood

Address

1 September 2010

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

Attn Michael Woodland/Amy Watson

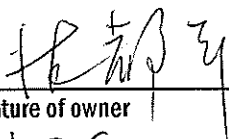
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4. It appears owners have been misled by representations of Mirvac, most especially on height. Even when Mirvac was publicly displaying construction and selling plans for other buildings within Pacific Place Mirvac displayed 7 Railway Street as a prospective 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 bottlenecking 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
 B106

 Apartment number

Daping Lin

 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

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.
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Sincerely

M Smith
Signature of owner

B2005
Apartment number

Margaret Smith.
Name of owner

2B Help Street, Chatswood.
Address

1 September 2010

62

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

611B

Apartment number

Wan Chang Zhang

Name of owner

Regency 2B Help street

Address