

1 September 2010

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



PCU015252

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 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

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Name of owner

~~2~~ 1510
Apartment number

2A Help Street, Chatswood
Address