

19th October 2012

Ms Heather Warton
The Director
Metropolitan & Regional Projects North
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Ms Warton,

Re: Modification Application for Thomas Street Carpark, Chatswood, (MP09 0066 MOD 3)

As owners in the building at 12 Thomas Street, Chatswood we wish to object most strongly to the application for modification to the development application for Thomas Street Car Park.

Setback to Thomas Street, Building 1

The proposed reduced setback of Building 1 to the 12 Thomas Street western boundary is unacceptable. The proposed development will block daylight and amenity on the western side of 12 Thomas Street.

Childcare Centre

The proposed childcare centre and noise from the outdoor play centre in Building 1 on the boundary with 12 Thomas Street will severely disrupt businesses being conducted at 12 Thomas Street. Dr Roy Beran's neurology practice in 12 Thomas Street, which faces the western boundary, depends on a quiet environment in order to conduct sleep deprived EEGs on patients, so that patients can sleep through the study.

It is also of concern that the plans show the proposed childcare centre directly over the Right Of Way into Fleet Lane and apart from appearing unsightly, the position of the centre would mean that sound would carry over a significant distance.

Traffic Management Plan

The existing, current Traffic Management Plan is totally inadequate, as traffic is now funnelled into Albert Lane, Fleet Lane and Thomas Lane. All 3 lanes are very narrow and unable to cope with the flow of traffic. Added to this, incorrect signage at the intersection of Thomas Lane and Thomas Street, does not allow vehicular entry from Thomas Street to Thomas Lane, when in fact Thomas Lane is a two way lane, albeit too narrow.

Disabled Access to 12 Thomas Street

The closure of the Thomas Street carpark has meant that disabled people are virtually denied access to the disabled ramp into 12 Thomas Street as this ramp leads from Fleet Lane, at the rear of 12 Thomas Street. Incorrect signage that denies cars access into Thomas Lane means that cars carrying the disabled to medical practitioners and others in 12 Thomas Street have difficulty finding vehicular access to the ramp.

Pedestrian access to the disabled ramp via Thomas Lane is fraught with hazards as there is no dedicated footpath and a "walkway" is blocked by motor bikes which are illegally parked. The road surface is uneven and pedestrians and the disabled must walk on the very narrow road, sharing it with cyclists, motor cyclists, cars and service trucks.

The lack of street lighting in Fleet Lane and the cordoning off of large areas for development both in Albert Avenue and the Thomas Street carpark has created a "no go" area after hours at the rear of 12 Thomas Street due to safety concerns. This area is the only after hours access for the ambulant disabled to the ramp at 12 Thomas Street and many businesses in 12 Thomas Street conduct business after hours.

Work Hours

Any proposed changes or modifications to proposed work hours are vehemently opposed. Increased work hours will mean more noise, vibration and dust as well as noise and disruption of construction vehicles and road closures.

Height Increase

Any increase in height increase is opposed. The buildings between the Thomas Street carpark and the railway line will be completely dwarfed by the development, which has already been modified to allow for increased height.

Licence Deed

The building at 12 Thomas Street has a licence deed with Meriton. It is respectfully requested that we be given an extension of time in order to consult with Demlakian, Engineers to establish whether the revised plans will impact on this deed.

The initial development application gave excess latitude beyond developmental guidelines and this most recent application for modification seeks to further deprecate protective guidelines in the area.

Such a development further impedes the proper use and enjoyment of those buildings between the development and the railway line and must be rejected on the basis of inadequate consultation with those in the area and the negative impact these buildings will have on existing buildings adjoining the development whose access and amenities are being severely curtailed and impeded.

We declare that we have not made any donations to any political party in the previous two years.

Yours sincerely

Professor Roy and Mrs Maureen Beran
Suite 5, 6th Floor
12 Thomas Street CHATSWOOD NSW 2067