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

**Major Project: MP09-0066: Thomas Street Carpark, Chatswood**

Dear Mr Woodland,

We are very concerned about the impacts of the proposed development for the Thomas St carpark to the neighbouring residential area. A key factor concerning this site is that it is on the southern border of the CBD to the residential area to the south of Albert Avenue. Yet the towers proposed appear to be the tallest buildings in the whole of Chatswood to date. A development of this scale would seem to be inappropriate for this location, on a residential boundary. There are several adverse impacts:

1- Severe Loss of solar access

Due to the height of the towers the shadow analysis diagrams indicate that all residential buildings to the south will be completely in shadow during parts of the day outside of summer. This will affect some 170+ homes within 8 residential buildings in the area (another three residential buildings are under construction and will also be affected).

2- Severe traffic congestion

Existing unit developments in Ellis St and Crispe Lane will already introduce new traffic flows into a currently congested area. Any new development on the Thomas St carpark site is going to amplify traffic congestion significantly. Of concern is the impact on Crispe Lane, the only access from Ellis St to the north via Albert Ave. Traffic in this laneway is already heavy with diversionary traffic from the Pacific Highway and Albert Ave which often backs up beyond Crispe Lane preventing through traffic. The area is also home for many elderly residents. Their safety and that of all pedestrians is at risk with traffic flows as they are today, which will only worsen following a development of this scale.

3- Parking

The streets around the residential area are clogged with vehicles parking during the day (shoppers and workers). This will worsen with a development of this size on the Thomas St carpark site with significant numbers of vehicles introduced into the area seeking on street parking.

Options for Use of Site

The application contains alternative siting considerations. Rather than two very tall towers on what is a large site, the alternatives suggested are to increase the footprint and setback of the design so as to gain greater use of the area laterally rather than vertically. Increasing the building footprint with reduced height as well as locating the building as close as possible to Thomas St thereby incorporating a large setback to Albert Ave may achieve the following:

- 1- Deliver a similar usable floor area to the development (possibly allowing for more commercial/retail outlets on lower expanded levels)
- 2- Respect of the residential area on and to the south of the Albert Ave border. The lower height and increased setback will reduce the impact to solar access and thereby retain the amenity of all 170+ homes in the area.

Yours Faithfully,

Michael and Alexandra Loveday