

NSW Department of Planning and Infrastructure
23-33 Bridge Street
Sydney NSW

1 March 2013

Attention: Alan Cadagan

RE: Submission to MP09_0066 MOD 6 Thomas Street Carpark, Chatswood

Dear Mr. Cadagan

Please consider this letter of objection to the above modification application.

Disabled access and change to ROW:

It is of great concern to me that pedestrian and disabled access via the ROW to the disability ramp of 12 Thomas Street is not addressed in the plans. This raises concerns of safety and ease of access to 12 Thomas Street. For example: a protected/designated walk path, lighting and maintenance of the ROW to ensure no debris is obstructing the path.

I own and run Chatswood Pilates Studio. The services I provide are Remedial Pilates, general Pilates Training and Remedial Massage Therapy. My clients included those with injuries, disabilities and the elderly all of whom require safe and ease of access to the building via the disabled ramp. This ramp is located at the rear of the building on Fleet Lane. Before the sale of the Thomas Street car park there had always been a cordoned off walk path with a rail on either side that was located in the carpark right of was bordering 12 Thomas Street building western boundary.

Due to the nature of my business I am open after hours; early in the mornings as well as after dark in the evening. Access to the building needs to be safe from traffic and social dangers; it needs to be well light and to be easily accessible to people of all abilities and disabilities. . I cannot see how these requirements are being met in the current building plans of the development of the Thomas Street Carpark Meriton development.

Traffic Management Plan

The Traffic Management Plan approved with the development does not address pedestrian disabled access to 12 Thomas Street, though it was required to address pedestrian access.

Work hours:

I object to any increase in work hours due to the intrusive noise related to construction. The noise permeates the building and on some days shakes the foundation. I have also experienced an increase of unwanted dust and dirt in my studio as a result of the ongoing construction. This directly affect my livelihood.

Many of my clients come to Pilates or to get a remedial massage because they are in some sort of pain. The added stress of construction noise could mean that I lose business because of the noise as well as the dust and dirt. There is also the imposition of traffic delays during the site work hours caused by construction and tradesmen's vehicles going in and out of the site. My clients have said they are intimidated to drive their cars in the vicinity of the big truck for fear of collision. In one case a client wanted to bring her elderly mother in for treatment but chose to take her else where because she said her mother would find the construction and volume and size of trucks too stressful.

On a separate point there is also the issue of workmen's personal vehicles taking up public parking spaces during work hours which makes it very difficult for my clients and staff to find parking in the vicinity.

I strongly object to any increase in work hours.

Height increase& additional units to supplement affordable housing.

I object to the proposed height increase, as it will adversely affect amenity. Lack of sunlight and the overbearing stature the building is objectionable. I currently have a large outlook to the west and enjoy the sunsets. With the new tower I will lose this view and will be imposed on by this overbearing tower.

There is also the issue of an increased in the local resident population which will then in turn increase the car traffic to this already congested area increasing the concern for safety of pedestrians including the elderly, disabled and children.

**Lowering of the height of the cantilevered floors over the ROW and the increase in size of the Residential tower that will mean a decrease in distance of the Residential Tower to 12 Thomas Street.
Objection to Building 1 - Setback to 12 Thomas St.**

I strongly object to the proposed modification to lower the height of the cantilevered floors of the Meriton Residential Tower over the ROW – as it is the Meriton Building will dwarf 12 Thomas Street and will adversely affect natural sunlight , my view . The building will be a monstrosity with a claustrophobic presence. It is my understanding that the cantilever over the ROW has been approved to start at approximately the height of level 4 or 5 of 12 Thomas Street which will allow for some respite (distance) from the residential tower if

Modification 6 is approved all amenity will be lost to this already overbearing structure. Although I have yet to see a plan that shows the exact height comparison of tower 1 next to 12 Thomas St.

As I mentioned before I currently have a full open view of the west, full sunlight and sunsets.

I also question if this proposed setback is within legal regulation standards and how allowing this proposal would adversely affect the value and future development of 12, 8 and 6 Thomas Street blocks.

I object to the proposed lowering of the cantilever floors over the ROW which will essentially make the ROW a dark unlit tunnel posing danger to pedestrians and the disabled. Being a medical building we have many sick people requiring access so I also have concerns over traffic fumes and ventilation in the ROW and any access fumes that will be trapped between the buildings affecting the quality of air for not only people walking through the ROW but also in my studio which is located on the 4th floor of 12 Thomas St western side.

Public car park spaces

Although there will be public car park spaces in the Residential Tower it is not clear that the designated disabled spaces will have ease of access to Thomas Street. There are no details that I can find as to how a disabled, injured or elderly person access Thomas Street safely and efficiently. Also, now that there are 2 exits onto Thomas Street this increases the risk and danger of traffic to pedestrians.

Outdoor spaces:

I object to the modifications in design to cover the “outdoor” landscaped space. All the “common” spaces will be enclosed and landscaped but this does not meet the standards of a public outdoor fresh air space as was initially proposed.

Building 2 – change from commercial use to serviced apartments

I object to changing building 2 from commercial use to serviced apartments. There is not enough commercial space in the Chatswood, and most of this space is aging and lacking in disability access and/or after hours access. There is not much to draw business to Chatswood and take advantage of the public transport hub and provide job opportunities for the escalating number of people that will be living in all of the apartment buildings in Chatswood.

Yours sincerely,

Sheila Draper
Suite 2, Level 4
12 Thomas Street Chatswood NSW