



ENVIRONMENTAL ASSESSMENT REPORT

SECTION 75W MODIFICATION OF MAJOR PROJECT MP09_0066

16 THOMAS STREET | CHATSWOOD (THOMAS STREET CARPARK)

CLIENT: MERITON APARTMENTS PTY LTD

PROJECT REF: 0077/14

DATE: 12 MAY 2014

PLANNING
I N G E N U I T Y

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1 INTRODUCTION

This Environmental Assessment Report has been prepared for Meriton Apartments Pty Ltd. The report is to accompany an application under Section 75W of the Environmental Planning & Assessment Act, 1979, for the modification of MP09_0066 to include signage. The site is located between Albert Avenue and Thomas Street, Chatswood and is known as the Thomas Street Carpark.

On 28 September 2010, a mixed use development (MP09_0066) was approved on the site by the Minister for Planning. The approved development authorises the construction of a mixed use development comprising 2 towers ranging in height from 32 to 38 storeys over a 3 storey podium and basement parking, and various public domain works. Construction works are currently underway.

The approved development has been the subject of 9 previous modifications and details of each modification are included at Section 3 of this report.

This current modification application relates only to the inclusion of 2 signs on Building 2. This tower includes the approved serviced apartments. The proposal does not involve any other alteration to the approved development.

The purpose of this Statement is to address the planning issues associated with the amended development proposal and specifically to assess the likely impact of the proposal on the environment.

This Statement is divided into five sections. The remaining sections include a locality and site analysis; a description of the proposal; an environmental planning assessment; and a conclusion.

2 LOCALITY AND SITE ANALYSIS

2.1 The Site

The subject site is commonly known as the Thomas Street Car Park and is located on the southern side of Thomas Street and northern side of Albert Avenue, Chatswood (Figure 1). The legal description of the property is Lots 13 and 22-30 in DP 2983, Lots A and 8 DP 381223, and Lot 3 in DP 1160905.

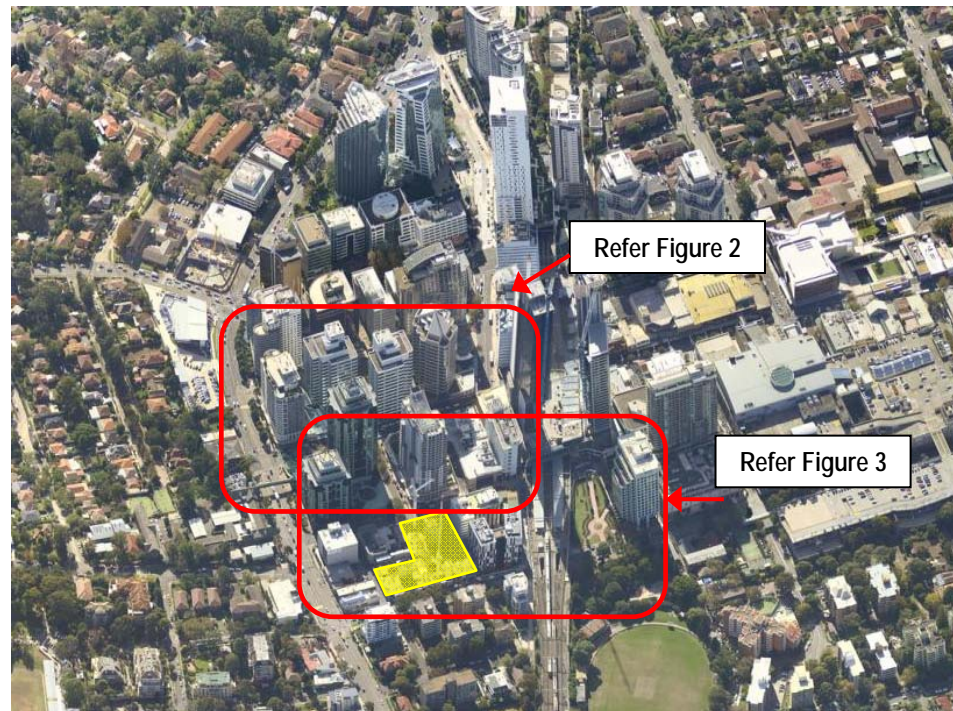


Figure 1: Location plan

The site is irregular in shape, with a northern frontage to Thomas Street of 40m, a southern frontage to Albert Avenue of 80m, providing a total site area of 4,323m². The site stretches over an existing portion of Fleet Lane.

The site is currently undergoing construction of two mixed use towers that range in height between 32 and 38 storeys and are connected by a 3 storey podium. The development was approved on 28 September 2010 by the Minister for Planning under the now repealed Part 3A of the Environmental Planning & Assessment Act, 1979, and has been modified on a number of occasions since.

The proposed signage is located on Tower 2 which is positioned on the western end of the site's frontage to Thomas Street. The approved site plan is provided at Annexure A which clearly indicates the location of the approved buildings on the site.

The approved development includes 5 levels of basement car parking and dedicates 77 parking spaces for exclusive use of the serviced apartments, amongst a variety of residential, commercial and public car parking spaces.

2.2 Context and Surrounding Development

Development in the surrounding area is predominantly mixed use, residential and commercial in the form of medium to high density developments. The scale and architectural character of the buildings varies widely reflecting the different periods of development and redevelopment in the locality.

To the north is a high density mixed use building with frontage to Thomas Street. This building is located approximately 20m (across Thomas Street) from the northern boundary of the subject site. To the east of the site is a 7 storey commercial building which is separated from the common boundary of the subject site by a pedestrian access way known as Thomas Lane. To the west of the site exists a 2 storey commercial/retail complex. Opposite the southern boundary of the site exists a number of multi-storey residential flat buildings which are set behind a line of mature street trees.

As indicated by red circles in Figures 2 and 3, a number of existing buildings display business and/or building identification signs.



Figure 2: Buildings to the north of the site

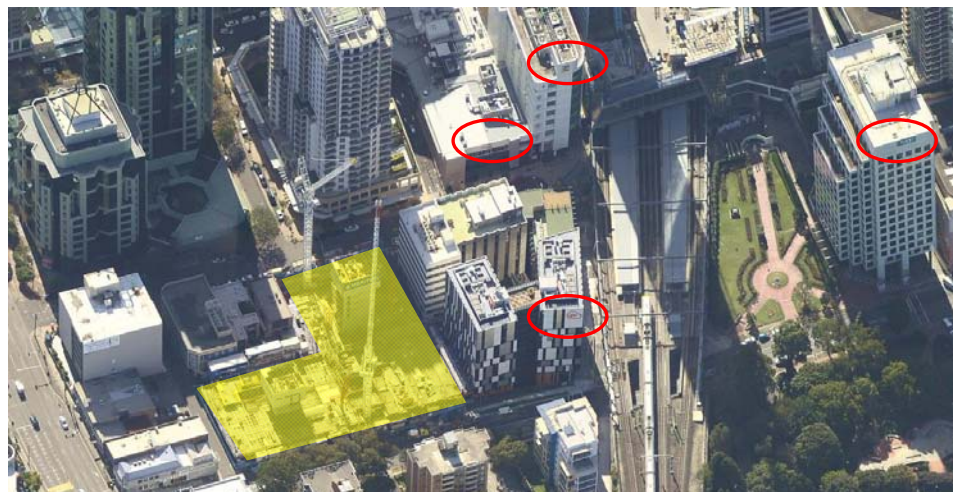


Figure 3: The site and surrounding buildings

3 BACKGROUND

3.1.1 Original Approval

On 28 September 2010, a mixed use development (MP09_0066) was approved under Part 3A of the Environmental Planning & Assessment Act 1979 (EP&A Act 1979), by the Minister for Planning. The approved development includes:

- the construction of a commercial building (Building 1) on the southern portion of the site comprising of a 3 storey retail/commercial podium and 18 storey commercial tower above;
- the construction of a residential building (Building 2) on the northern portion of the site consisting of a 3 storey retail/commercial podium and 26 storey residential tower above;
- a 5 level basement level car park containing 506 car parking spaces (including 250 public car parking spaces); and
- public domain works including:
 - publicly accessible open space and a through site pedestrian link; and
 - a vehicular right of way between Thomas Street and Fleet Lane.

The approved site layout is included at Annexure A of this report.

3.1.2 Previous Modifications

The approved development has been the subject of a number of modification applications as indicated in the table below.

MOD #	Modification	Determination
1	Alterations to consent conditions to allow for construction staging.	Approved 7 June 2012 (Department of Planning)
2	Amendments to conditions relating to adaptable units, on-site detention, rainwater harvesting and stormwater management, dilapidation report and car parking.	Approved 1 November 2012 (Planning Assessment Commission)
3	Change of use of commercial building (Tower 2) to serviced apartments and other and other associated changes.	Approved 18 February 2013 (Department of Planning)
4	Encroachment of the basement car structure into Fleet Lane.	Approved 14 December 2012 (Department of Planning)
5	Increase in the height of the buildings, additional gross floor area, additional car parking and above ground car parking.	<i>Withdrawn</i>
6	Increase in building height, additional floor space and increase in apartments, and alterations to car parking.	Approved 29 January 2014 (Land & Environment Court)
7	Below ground basement amendments, including altered internal access arrangements, consolidation of public car parking spaces, relocation of lift cores; and altered excavation depths.	21 June 2013 (Department of Planning)
8	Increase in permitted construction hours to 5pm Saturdays.	<i>Withdrawn</i>

MOD #	Modification	Determination
9	Basement car park modifications.	Withdrawn

The latest version of the approved development allows for the following:

Construction of a new mixed use serviced apartment, residential and retail development consisting of:

- a serviced apartment tower building part 32 and 33 storeys high containing 337 apartments;*
- a residential tower building 38 storeys high containing 286 dwellings;*
- a three storey podium containing above ground car parking, apartment uses, child care, and other mixed uses;*
- a five level basement containing car parking, including a public carpark for 250 cars;*
- a gross floor area of 51,426m²*
- total car parking of 570 spaces; and*
- public domain works comprising:*
 - publicly accessible open space with associated landscaping works;*
 - a pedestrian through site link;*
 - a vehicular right-of-way between Thomas Street and Fleet Lane; and*
 - an accessible crossing of the vehicular right of way for pedestrians including a lift.*

3.2 Proposed Modification

The application seeks to modify the original consent MP09_0066, as approved on the 28 September 2010 and previously modified, to include two signs to Building 2 (no signage is proposed to Building 1).

The signs are proposed on the southern and western building elevations and they identify the building as 'Meriton'. Building 2 also contains the approved serviced apartments.

The signage proposed on the southern elevation has horizontal form, approximate dimensions of 17.4m wide x 2.45m high, is positioned on a black background and located at Level 32 of the approved building. The signage proposed on the western elevation has vertical form, contains individual lettering attached to the building face and is positioned between Level 26 and 30 of the approved building.

Both signs will have low level internal illumination and are not positioned adjacent to any residential use that could be affected by glare (within the site or on adjoining land).

Submitted with the application and attached at Annexure B are copies of the proposed signage plans which were prepared by PTW Architects. The location and design of the signage compliments the architectural appearance of the approved building. A schedule of the drawing numbers for which approval is sought are included over page.

Plan No.	Title	Date and Revision
A-0003	Perspective View 1	28.03.2014, Revision 2
A-0004	Perspective View 2	01.04.2014, Revision 3
A-0048	Level 32 Plan	24.03.2014, Revision 9
A-0071	South Elevation	28.3.2014, Revision 7
A-0075	Building 2, West Elevation	01.04.2014, Revision 8
A-2075	Building 2, Section 2 – Part 3	28.04.14, Revision 8

To facilitate the proposed signage, Schedule 2, Part A of the consent will need to be modified as follows:

" Development Description

A1. Development approval is granted only to carrying out the development described in detail below:

Construction of a new mixed use serviced apartment, residential and retail development consisting of:

- a serviced apartment tower building part 32 and 33 storeys high containing 337 apartments;*
- a residential tower building 38 storeys high containing 286 dwellings;*
- a three storey podium containing above ground car parking, apartment uses, child care, and other mixed uses;*
- a five level basement containing carparking, including a public carpark for 250 cars;*
- a gross floor area of 51,426m²;*
- total car parking of 570 spaces; and*
- public domain works comprising:*
- publicly accessible open space with associated landscaping works;*
- a pedestrian through site link;*
- a vehicular right-of-way between Thomas Street and Fleet Lane;*
- and*
- an accessible; and*
- Signage to Building 2"*

" Approved Plan/Details

A2. The development will be undertaken in accordance with MP No. 09_0066 and the Environmental Assessment dated December 2009, prepared by JBA Urban Planning Consultants Pty Ltd, except where amended by the Preferred Project Report dated July 2010, prepared by JBA Urban Planning Consultants Pty Ltd, the further amendments contained within the additional submission by JBA dated 12 August 2010 as amended by:

Section 75W Application to MP09_0066 (Modification 3) and the Environmental Assessment dated August 2012 prepared by Cardno, except where amended by the response to Submissions dated 19 December 2012 prepared by Meriton Group and the following drawings as amended by:

Section 75W Application to MP09_0066 (Modification 6) and the Environmental Assessment dated December 2012 prepared by Meriton

Property Services, except where amended by the Preferred Project Report dated 21 May 2013 prepared by Meriton Property Services and the following drawings:

Architectural Drawings prepared for the Environmental Assessment/ Preferred Project Report by PTW Architects			
Drawing No.	Revision	Name of Plan	Date
A-0000	E	Cover	02.12.13
A-0001	E	Site analysis	02.12.13
A-0003	2	Perspective View 1	28.03.2014
A-0004	3	Perspective View 2	01.04.2014
A-0090	E	Site- roof plan	02.12.13
A-0048	9	Level 32 Plan	24.03.2014
A-0071	7	South Elevation	28.3.2014
A-0075	8	Building 2, West Elevation	01.04.2014
A-0100	E	Ground floor plan	02.12.13
A-0101	E	Level 1 plan Car parking	02.12.13
A-0102	E	Level 2 plan Car parking	02.12.13
A-0103	E	Level 3 plan Car parking	02.12.13
A-0104	E	Level 4 plan	02.12.13
A-0105	E	Level 5-8 plan	02.12.13
A-0106	E	Level 9-21 plan	02.12.13
A-0107	E	Level 23-31 plan	02.12.13
A-0108	E	Level 32 plan	02.12.13
A-0109	E	Level 33 plan	02.12.13
A-0110	E	Level 34-36 plan	02.12.13
A-0111	E	Level 37 plan	27.05.13
A-0112	E	Level 38 plan	27.05.13
A-0114	G	Mezzanine plan Loading dock	02.12.13
A-0115	G	Basement 1 plan	02.12.13
A-0116	G	Basement 2 plan	02.12.13
A-0117	G	Basement 3 plan	02.12.13
A-0118	G	Basement 4 plan	02.12.13
A-0119	H	Basement 5 plan	02.12.13
A-0121	E	North elevation	02.12.13
A-0122	E	South elevation	02.12.13
A-0123	E	Building 1 Elevation-East	02.12.13
A-0124	E	Building 2 Elevation-East	02.12.13
A-0125	E	Building 1 Elevation-West	02.12.13
A-0126	E	Building 2 Elevation-West	02.12.13
A-0131	E	Section- building 1 (residential)	02.12.13
A-0132	E	Section- building 2 (serviced	02.12.13

Architectural Drawings prepared for the Environmental Assessment/ Preferred Project Report by PTW Architects			
Drawing No.	Revision	Name of Plan	Date
		apartments)	
A-0140	E	Perspective View 1	02.12.13
A-0141	E	Perspective View 2	02.12.13
A-0142	E	Perspective View 3	02.12.13
A-0150	E	Schedule of serviced apartments	02.12.13
A-0151	E	Schedule of residential apartments	02.12.13
A-0181	E	Building 1 facade finishes	02.12.13
_0182	E	Building 2 facade finishes	02.12.13
A-0201	E	Comparable Height Study	02.12.13
A-0202-1	E	Shadow diagram 21 December	02.12.13
A-0202-2	E	Shadow diagram 21 March	02.12.13
A-0202-3	E	Shadow diagram 21 June	02.12.13
A-0202-4	E	Shadow diagram 21 September	02.12.13
A-0203	E	View Analysis	02.12.13
A-2075	8	Building 2, Section 2 – Part 3	28.04.14
Landscape Plans prepared for the Environment Assessment/ preferred Project Report by Site Image			
Drawing No.	Revision	Name of Plan	Date
001	S75W	Site Analysis	24.05.12
101	S75W	Landscape Analysis	24.05.12
101	S75W	Removed Tree Plan	24.05.12
102	S75W	Landscape Master Plan	24.05.12
103	S75W	Landscape Design Features	24.05.12
104	S75W	Plant Schedule	24.05.12
105	S75W	Landscape Standard Detail	24.05.12

4 PLANNING CONTROLS & JUSTIFICATION

4.1 Part 3A of the EP&A Act, 1979

Pursuant to Clause 3 of Schedule 6A of the EP&A Act, 1979, Section 75W continues to apply to *Transitional Part 3A Projects*. As such, the proposal is submitted in accordance with the requirements of the Act and the Minister (or his delegate) is the approval authority.

Transitional Part 3A Projects are defined in Clause 2 of Schedule 6A of the Act and includes a project that was approved pursuant to the now repealed Part 3A of the Act.

4.2 SEPP No. 64 – Advertising & Signage

State Environmental Planning Policy No. 64 – Advertising and Signage applies to all signage that can be displayed with or without development consent and is visible from any public place.

As stated previously, the signs are proposed on the southern and western elevations of Building 2 and they identify the building as 'Meriton'. Building 2 also contains the approved serviced apartments.

The signage proposed on the southern elevation has horizontal form, approximate dimensions of 17.4m wide x 2.45m high, is positioned on a black background and located at Level 32 of the approved building. The signage proposed on the western elevation has vertical form, contains individual lettering attached to the building face and is positioned between Level 26 and 30 of the approved building. Plans are provided at Annexure B of this report.

Both signs will have low level internal illumination and are not positioned adjacent to any residential use that could be affected by glare (within the site or on adjoining land).

The objectives of the SEPP are to encourage signage that is compatible with the desired amenity and visual character of an area, provide effective communication, and is of high quality design and finish. Schedule 1 of the SEPP contains assessment criteria for signage in relation to the character of the area, views and vistas, the streetscape and the building to which it relates.

Clause 8 of the SEPP states that consent authority must not grant consent unless proposed signage is consistent with the objectives of the SEPP and the assessment criteria in Schedule 1 of the SEPP. Provided in the table over page is a compliance table detailing compliance with the assessment criteria of Schedule 1 of the SEPP.

SEPP No. 64 – Advertising and Signage		
Schedule 1 - Clause	Control	Proposal and compliance
1. Character of the Area	Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	Yes, as the proposal complies with the objectives of the zone and the commercial core locality.
	Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposal provides building identification signage which is entirely consistent with larger buildings and more prominent buildings within the commercial core.
2. Special Areas	Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposal is not located in an environmentally sensitive area, heritage area, or conservation area. In any event, the proposed signage does not detract from the visual amenity of the area and is proportionate to the scale of the approved buildings on the site.
3. Views and Vistas	Does the proposal obscure or compromise important views?	The proposed signage is attached to the building face and will not obscure or reduce the quality of views and vistas within the locality.
	Does the proposal dominate the skyline and reduce the quality of vistas?	As above.
	Does the proposal respect the viewing rights of other advertisers?	The proposed signage will not obscure other identification or advertising signage within the locality.
4. Streetscape setting or landscape	Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The scale of the proposed signs are comparable to the signage on existing buildings and is similar in size, scale and style to numerous other buildings within the locality.
	Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	The proposal ensures that the building is readily identified within the immediate locality and contributes to the Chatswood cityscape and skyline appearance.
	Does the proposal reduce clutter by rationalising and simplifying existing advertising?	No existing signage.
	Does the proposal screen unsightliness?	Not applicable.
	Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	The signage is attached to the building face and does not protrude above the highest point of Building 2 at any point.
	Does the proposal require ongoing vegetation management?	No.
	Does the proposal require ongoing vegetation management?	No.
5. Site and Building	Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	Yes, the proposal has been sized and located to be complimentary to the style and scale of the approved building.
	Does the proposal respect important	The proposed signage is located on

SEPP No. 64 – Advertising and Signage		
Schedule 1 - Clause	Control	Proposal and compliance
	features of the site or building, or both?	key portions of the building and serves to complement the approved structure.
	Does the proposal show innovation and imagination in its relationship to the site or building, or both?	The design of the signage seeks to have an association with the building in an imaginative way.
6. Associated devices and logos	Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	The Meriton serviced apartments corporate logo has been incorporated into the signage. The illumination has been designed to incorporate low maintenance, long-life equipment.
7. Illumination	Would illumination result in unacceptable glare?	Low level illumination proposed which will be consistent with other CBD signage and will not produce glare.
	Would illumination detract from the amenity of any residence or other form of accommodation?	No, as above.
	Can the intensity of the illumination be adjusted, if necessary?	No.
	Is the illumination subject to a curfew?	Not applicable.
8. Safety	Would illumination affect safety for pedestrians, vehicles or aircraft?	No, the signage would not affect safety for pedestrians, vehicles or aircraft.
	Would the proposal reduce the safety for any public road?	No, the signage is located on the upper portions of the building and will not affect safety of motorists or pedestrians
	Would the proposal reduce the safety for pedestrians or bicyclists?	As above.
	Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?	As above.

The proposal therefore complies with the provisions of SEPP No. 64.

4.3 Willoughby Local Environmental Plan 2012

The *Willoughby Local Environmental Plan (LEP) 2012* applies to the subject site. Under the LEP the subject property is within the *B3 – Commercial Core zone*, and *B4 - Mixed use zone*, and within both zones *Building Identification Signs* and *Business Identification Signs* are permissible forms of development.

These are defined as:

“ **building identification sign** means a sign that identifies or names a building and that may include the name of a building, the street name and number of a building, and a logo or other symbol but does not include general advertising of products, goods or services.”

“ **business identification sign** means a sign:

- (a) that indicates:
- (i) the name of the person or business, and
 - (ii) the nature of the business carried on by the person at the premises or place at which the sign is displayed, and
- (b) that may include the address of the premises or place and a logo or other symbol that identifies the business,

but that does not contain any advertising relating to a person who does not carry on business at the premises or place."

The proposed development is consistent with the various applicable zone objectives which generally encourage development that supports the role and functionality of Chatswood as a major town centre.

There are no other provisions of the LEP that are directly relevant to the proposed development. Height, floor space ratio and landscape area have been considered in the assessment and approval of MP06_0066 by the Minister for Planning.

4.4 Willoughby Development Control Plan 2011

Part G.5 Advertisement and Advertising Structures of the DCP is relevant to the proposed signage and provided in the table below is an assessment of the proposal against the relevant provisions.

Part G.5 Advertisement and Advertising Structures		
DCP Provision	Response	Complies
G.5.1 Objectives <i>The objectives of Part G.5 are to ensure that outdoor advertising:</i>		
1. <i>Content relates solely to the use of the building/site upon which the signs are located;</i>	The signage relates to the use of Building 2 as serviced apartments and is not third part advertising.	Yes
2. <i>Is compatible with the desired amenity and visual character of an area;</i>	The proposal provides signage which is entirely consistent with larger buildings and more prominent buildings within the Chatswood commercial core.	
3. <i>Is discreet and complements the architectural characteristics of the building, taking into account the scale, the proportion of the advertisement in relation to the building, and the colours and materials used on the buildings;</i>	The proposal is proportionate to the approved building scale and compliments the architectural character. Refer to the montages provided at Annexure B.	Yes
4. <i>Does not break an established parapet or roof-line of a building or obscure the architectural features of a building façade;</i>	Not applicable.	Yes
5. <i>Is co-ordinated by design to maximise the effectiveness of the advertising whilst maintaining the character of the building/area;</i>	The proposal has coordinated appearance, is sophisticated and will enhance the external building appearance.	Yes
6. <i>Is limited in numbers to avoid cluttering, distraction and unnecessary repetition.</i>	A sign is proposed on each of the southern and western building elevations.	Yes
7. <i>Does not impact upon the amenity of</i>	The signage is at a height and has	

Part G.5 Advertisement and Advertising Structures		
DCP Provision	Response	Complies
<i>nearby residences or public open space;</i>	low level illumination that will not adversely impact on the amenity of nearby residents of open space.	Yes
8. <i>Is constructed and sited in a manner that is safe and secure;</i>	No impacts will be created on the safe movement of vehicles or pedestrians given the height of the signage above ground level and modest design.	Yes
9. <i>Does not cause distraction to motorists by means of flashing, moving/changing or the like;</i>	As above.	Yes
10. <i>Is located so as to minimise the impact to trees and shrubs.</i>	No such impacts.	Yes
11. <i>Maintains active shopfronts.</i>	Active shopfronts will not be affected.	Yes
G.5.3 General Performance Requirements		
<i>The design and placement of advertising structures must satisfy the objectives of this Part and are to take into account:</i>		
1. <u>Design</u> : <i>Advertisements are to be of a size and proportion which complement the proportions of the building facade elements such as windows and wall areas. Advertising should not obscure decorative features and not project above or beyond building lines such as parapets, roof lines or building corners.</i>	The proposal is suitable to the architectural style of the building and has appropriate scale relationship.	Yes
2. <u>Content</u> : <i>The content of signs should be simple, informative, easily understood and must relate to the land use activity of the property on which the sign is situated.</i>	The proposal displays all of these design elements.	Yes
3. <u>Traffic Safety</u> : <i>Advertisements are to maintain satisfactory road safety by avoiding:</i>		
a. <i>advertisements within the driver's line of sight at an intersection, turn or driveway access point along the road;</i>	Complies.	Yes
b. <i>advertisements obstructing the view of traffic signals or those which confuse the background, hence the clarity of traffic signals; and</i>	Not applicable.	Yes
c. <i>advertisements located with insufficient sight distance to the access driveway.</i>	No impact.	Yes
<i>Prior discussion with Council, the Police Traffic Branch and the RTA would be advantageous for all advertising structures in view of a State or Regional Road.</i>	The signage is of a size and location that will not distract motorists.	N/A
4. <u>Security</u> : <i>Advertising structures are to comply with Building Code of Australia requirements for construction and fire hazard prevention.</i>	The proposal will comply with the relevant BCA provisions.	Yes
5. <u>Impact on Landscaping</u> :		
a. <i>Freestanding advertising structures are to be integrated with landscaping</i>	No impact on landscaping created.	N/A

Part G.5 Advertisement and Advertising Structures		
DCP Provision	Response	Complies
by trees and other planting to screen the support structures.		
b. The footings of any advertising structure are not to impact upon the health and stability of any existing or proposed trees at maturity.	As above.	N/A
c. Details of the extent of any lopping or removal of trees will be required with any development application submitted for an advertising structure.	Not applicable.	N/A
6. <u>A-Frame Structures</u> : A-Frame or similar freestanding advertising structures are not permitted on public land.	Not applicable.	N/A
7. <u>Freestanding Signs</u> :	Not applicable.	N/A
a. Freestanding signs are to be compatible with the building/s, landscape and streetscape elements. Generally this will only enable freestanding signs on sites with large street frontages where the front setback of buildings on the site exceeds 5 metres.		
b. Freestanding signs must be subservient to the building/s on the site and are not to exceed the height of the eaves of the building or exceed 5 metres above existing ground level, which ever is the lesser.		
8. <u>Café barriers and umbrellas</u> Café barriers and umbrellas for Footway Dining must not feature advertising other than the business identification logo, or the logo of the primary product of the business.	Not applicable.	N/A
9. <u>Other Advertising Elements</u>		
(a) No bunting, flags (other than National), inflatable or other moving or wind disturbed displays are permitted, except as may be approved by Council for an opening celebration and one or two of the immediately following weeks.	Not applicable.	N/A
(b) Variable Message Sign (VMS) advertising and trailers containing advertising are not permitted on a public road and require development consent on private property. For further information, see Clause 6.5 of Willoughby Local Environmental Plan 2012 and the RTA Policy "Use of variable message signs".	Not applicable.	N/A
(c) Signs on side walls must stand wholly within the site and should not be installed where a sign is solely reliant on view corridors across adjoining properties that may be blocked by future development.	Proposed signage will be fixed to the building face and will not encroach on adjoining land.	Yes

Part G.5 Advertisement and Advertising Structures		
DCP Provision	Response	Complies
(d) <i>Painting of shop façades must be consistent with the character of the area.</i>	Not applicable.	N/A
10. <u>State Environmental Planning Policy 64- Advertising and Signage.</u> <i>Applications are to demonstrate compliance with State Environmental Planning Policy No. 64 - Advertising and Signage. In this regard, an assessment in accordance with Schedule 1 of SEPP 64 is to be submitted with all advertising applications.</i>	Refer to assessment provided in this report.	Yes
G.5.4.4 Advertising in Business Zones <i>Advertisements and advertising structures in business zones shall:</i> <ol style="list-style-type: none"> <i>1. Not be located above awning level unless it can be demonstrated that it is consistent with the general character of advertising within the area;</i> <i>2. Avoid any likely nuisance to nearby residences as a result of glare or light spillage. In this regard, Council will consider the following matters when assessing an application for erection of an advertising structure in a business zone:</i> <ol style="list-style-type: none"> <i>a. Measures to reduce glare;</i> <i>b. The type of light fixture (neon, Light Emitting Diode (LED) etc);</i> <i>c. Type of illumination;</i> <i>d. Lighting colour; and</i> <i>e. Location and orientation in relation to any residential premises.</i> <i>3. Not exceed 50% of any shopfront window and be located to allow transparency and visual interaction with the public domain by observation of activity and/or products displayed internally.</i> 	<p>The proposal is consistent with business and building identification signage found throughout the CBD, as indicated in Figure 2 and 3 of this report.</p> <p>The signage is located at a height and with low level illumination which will prevent any unreasonable impacts on nearby residents.</p> <p>Not applicable.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p>

As indicated, the proposal complies with all of the relevant controls contained in the DCP.

4.5 Environmental Impacts

The proposed development does not create any change to the footprint, size or use of the approved development. The proposed signage will enhance the building appearance and assist with identifying the serviced apartments use within Building 2.

The signage is located at a height and distance from nearby residential properties which will ensure that amenity related impacts are avoided. The signage is contextually appropriate within the Chatswood CBD in terms of visual

identification of the CBD as a landmark and Council's desire to strengthen the commercial viability of the CBD.

The signage is permissible in the zone, is consistent with numerous other building and business identification signs found throughout the commercial core of Chatswood, and is therefore within the public interest.

5 CONCLUSION

The project was approved by the Minister for Planning in September, 2010 and permits a mixed use development on the site.

The modification of the development arises from further refinement of the external appearance of the building and consideration of its location within the Chatswood CBD.

The site is suitable for the modified development which will have minimal environmental impacts and is considered unlikely to have any significant adverse impact on the amenity of the locality or surrounding residents.

The proposal is consistent with the relevant planning controls including SEPP No. 64.

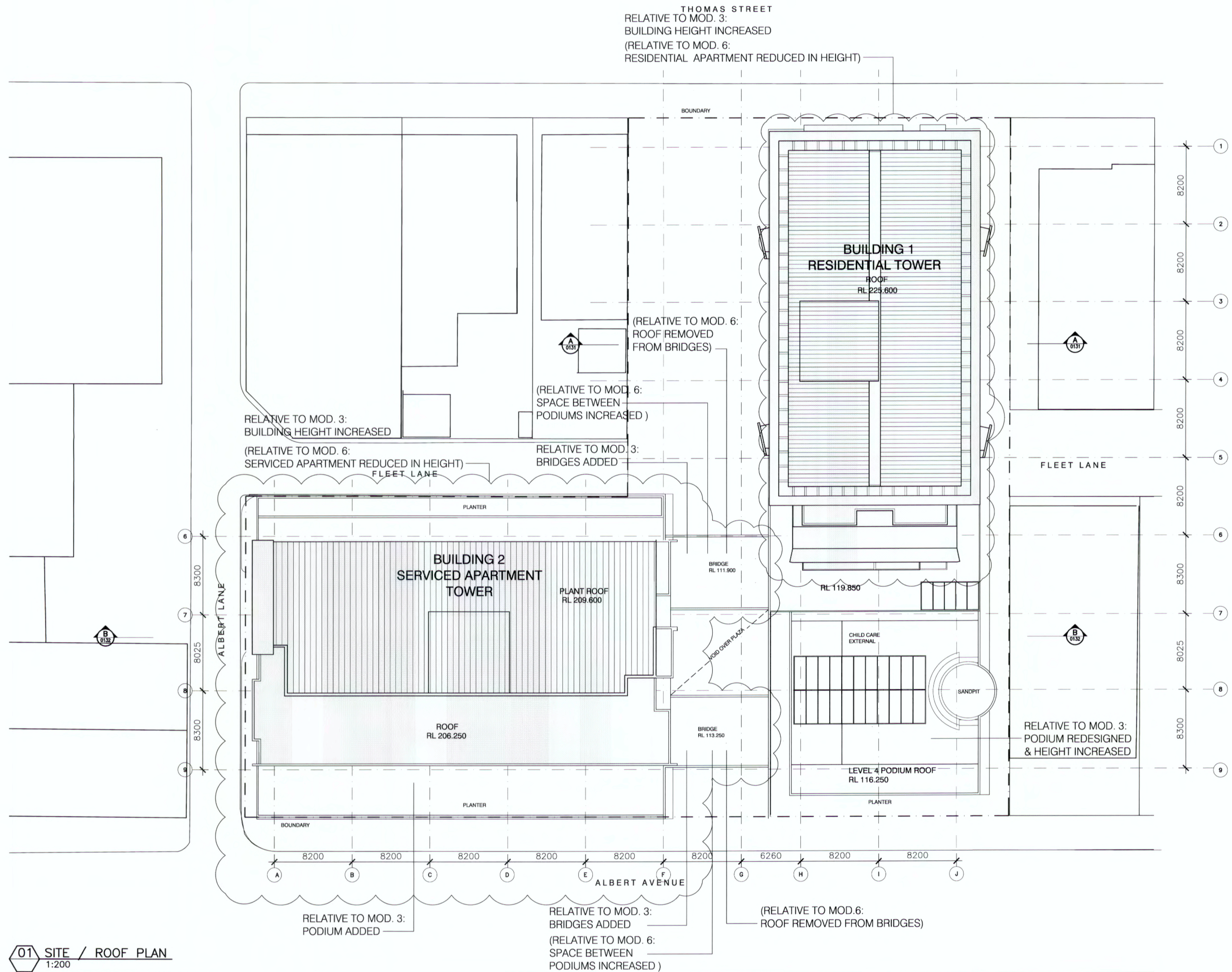
Given the modest scope of the modification and its acceptable impacts, approval of the application is warranted.



ANNEXURE A

APPROVED SITE PLAN

Major Project Number: **09 0066 Mod 6** approved on 17 December 2013 by the Land and Environment Court, in proceedings number 10810 of 2013.
Signed: *[Signature]* 14.1.14



E Revised Modification 6	02.12.2013
D S75W Modification 6	05.2013
C Section 75W Submission	11.2012
B EA Submission	18.12.09
A Submitted for Test of adequacy	09.11.09

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Contractor

Consultants

Planner	-
Structural	-
Services	-
Landscape	-
Acoustics	-
Traffic	-

MERITON THOMAS STREET
Thomas Street/ Albert Avenue
Chatswood NSW 2067

Project No. 212007
Scale: 1:200@A1;1:400@A3
Date: 10/9/2009
Drawn: DH
Checked: -
Approved: *[Signature]*

SITE / ROOF PLAN



ANNEXURE B

PROPOSED PLANS



PERSPECTIVE VIEW 1

Revisions		
2	SIGNAGE UPDATED	28. 03. 2014
1	ISSUED FOR INFORMATION	25. 03. 2014
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Contractor		
Consultants	Planner - Structural - Services - Landscape - Acoustics - Traffic -	
MERITON THOMAS STREET	Thomas Street/ Albert Avenue Cherrywood NSW 2067	
Project No.	2712007	
Scale:	NTS	
Date:	10/9/2009	
Drawn	RR	
Checked	EA	
Approved		
PERSPECTIVE VIEW 1		
A-0003	2	



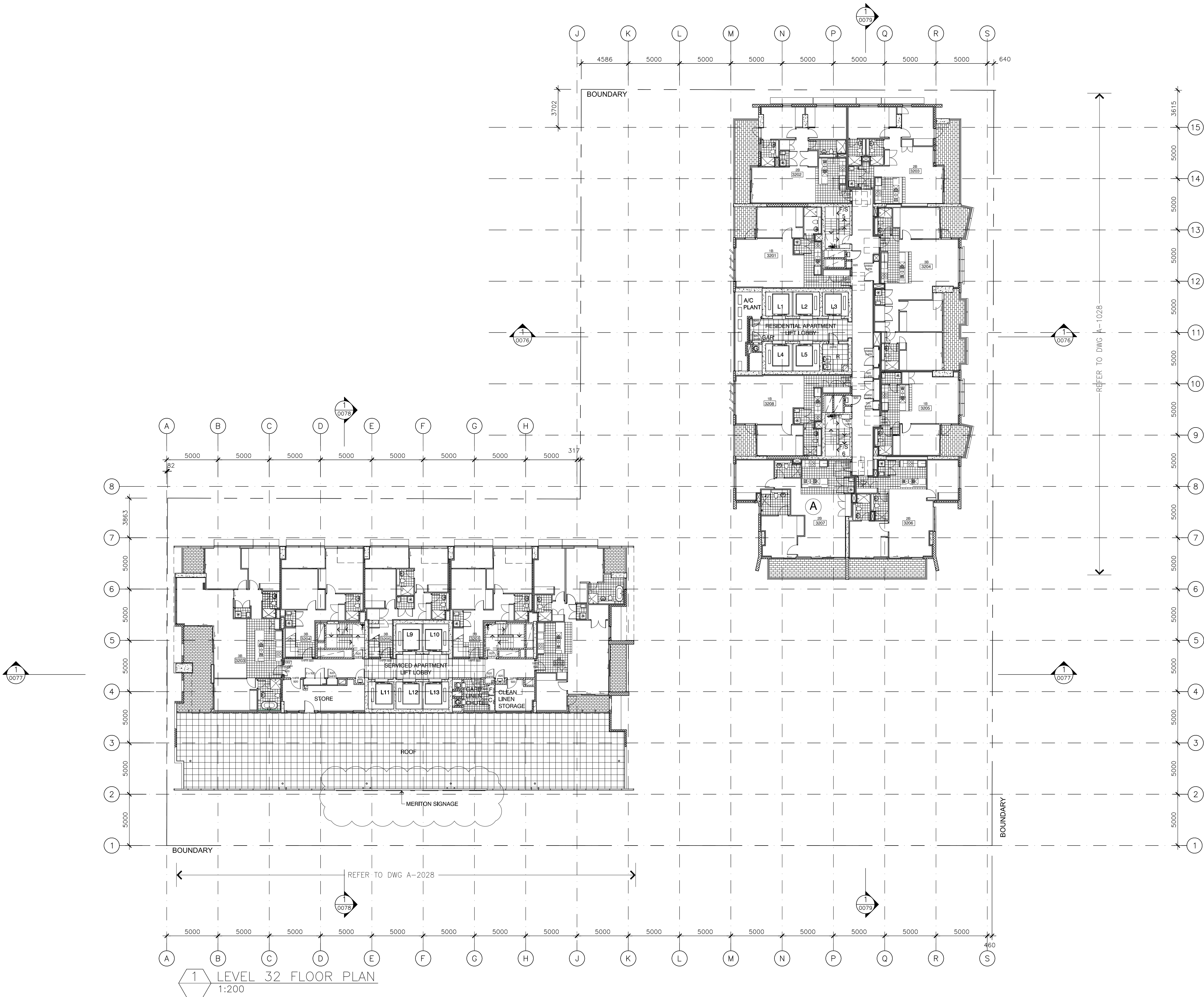
PERSPECTIVE VIEW 2

Revisions		
3	01. 04. 2014	3 SIGNAGE UPDATED
2	28. 03. 2014	2 SIGNAGE UPDATED
1	25. 03. 2014	1 ISSUED FOR INFORMATION
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Architect PTW Architects Level 13, 9 Castlereagh St Sydney NSW Australia 2000 T 612 9232 5877 F 612 9221 4139 www.ptw.com.au		
Contractor		
Consultants <ul style="list-style-type: none">- Planner- Structural- Services- Landscape- Acoustics- Traffic		
MERITON THOMAS STREET Thomas Street/ Albert Avenue Cherrywood NSW 2067		
Project No. 212007 Scale: NTS Date: 10/9/2009 Drawn: RR Checked: EA Approved:		

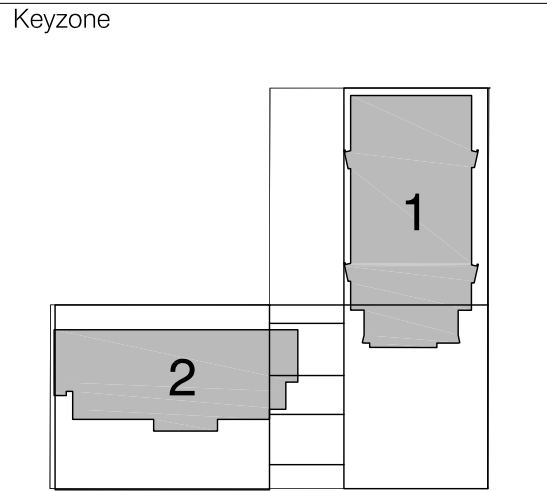
THIS DRAWING IS SUBJECT TO SERVICES COORDINATION

ALL SERVICES INFORMATION SHOWN IS DESIGN INTENT ONLY. FOR ALL SERVICES CONSTRUCTION INFORMATION PLEASE REFER TO RELEVANT SUBCONTRACTORS DRAWINGS AND SPECIFICATIONS.

- LEGEND
- E/A - EXHAUST AIR RISER
 - S/A - SUPPLY AIR
 - S/P - STAIR PRESSURISATION
 - F/S - FIRE STAIR
 - L1 - LIFT 1
 - PL1 - PUBLIC LIFT
 - PS - PUBLIC STAIR
 - E - ELECTRICAL
 - TM - TICKET MACHINE
 - L - LINEN CUPBOARD
 - C - COAT CUPBOARD
 - ST - STORAGE
 - R - RECYCLE WASTE ROOM



1 LEVEL 32 FLOOR PLAN
1:200



Revisions

9 SIGNAGE ALLOCATED	24.03.2014
8 LAYOUT RE-DESIGNED	12.03.2014
7 ISSUE FOR CONSTRUCTION CERTIFICATE	3.02.2014
6 COORDINATED WITH REVISED MOD. 6	12.12.2013
DWG TITLE CHANGED FROM L34-35 TO L32. DWG REFERENCE NO. UPDATED	
5 GENERAL UPDATE	25.10.2013
4 LIFT TO BLDG 1 ADDED	28.08.2013
3 ISSUE FOR CO-ORDINATION	20.08.2013
2 GLASS BRIDGE INTRODUCED	23.05.2013
1 ISSUE FOR CO-ORDINATION	01.05.2013

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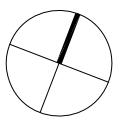
Contractor

Consultants

Planner	-
Structural	-
Services	-
Landscape	-
Acoustics	-
Traffic	-

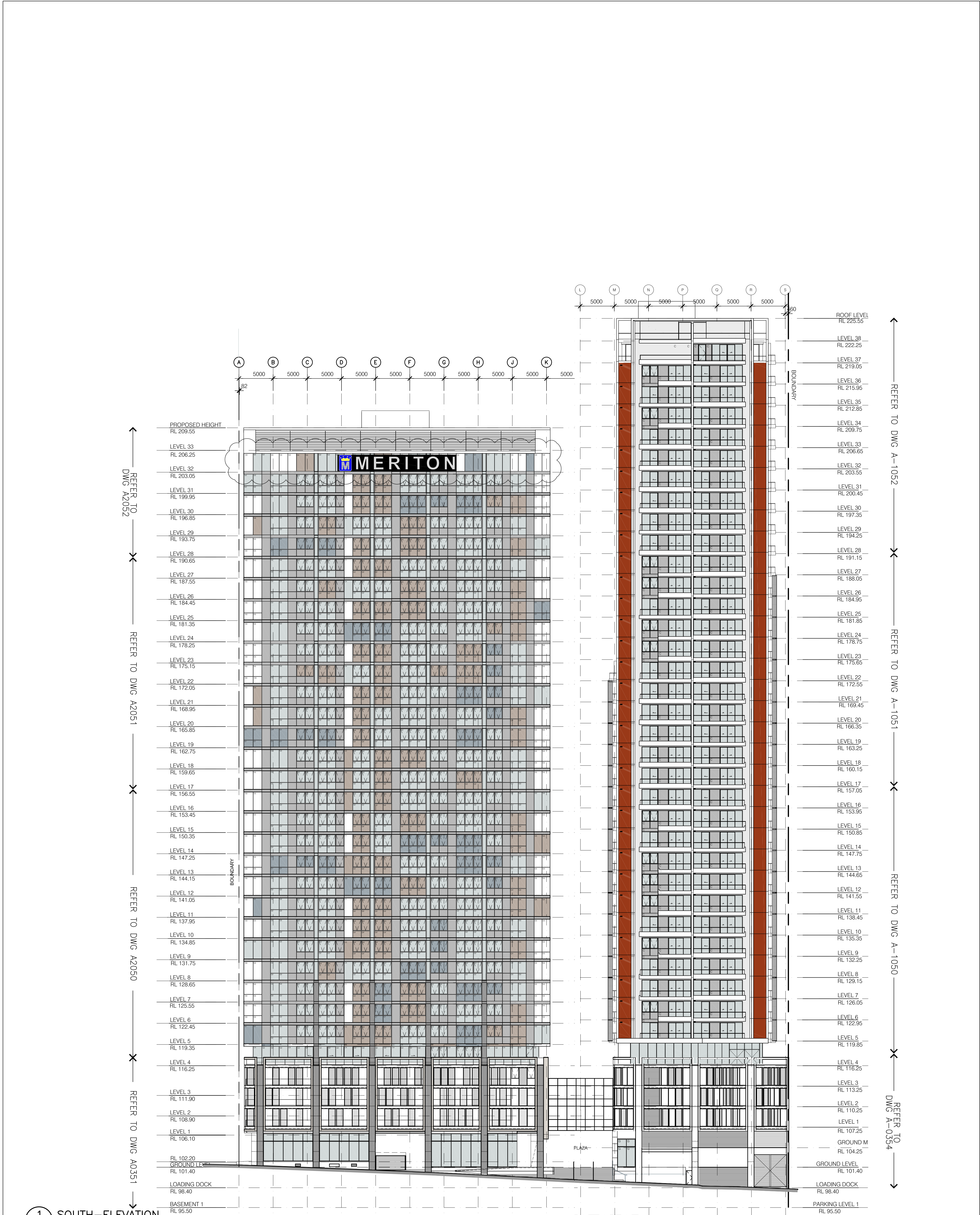
MERTON THOMAS STREET
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Chatswood NSW 2067

Project No. 212007
Scale: 1:200@A1;1:400@A3
Date: APRIL 2013
Drawn: DH
Checked: EA
Approved: SP

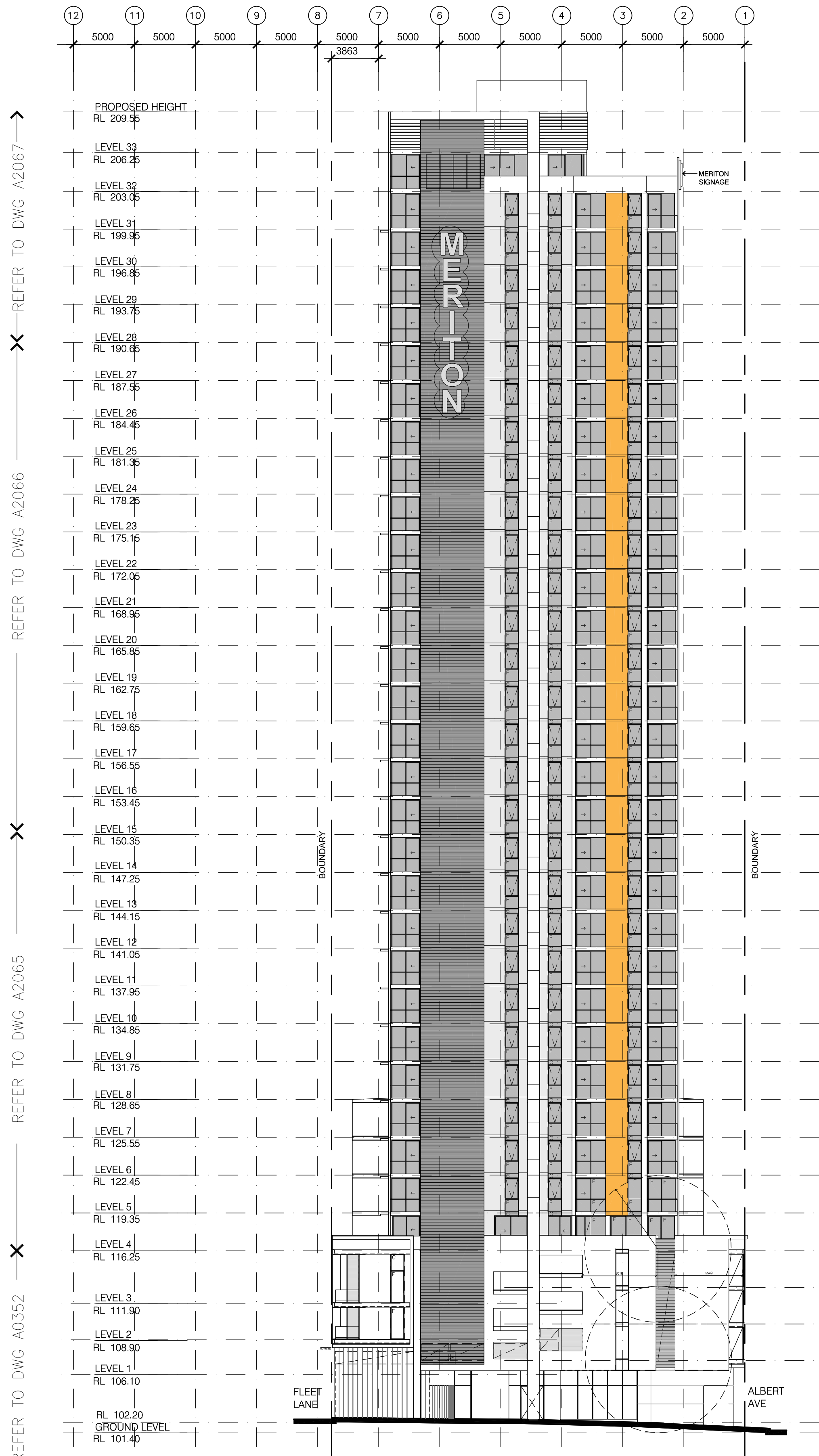


LEVEL 32 PLAN

A0048 9
FOR CONSTRUCTION

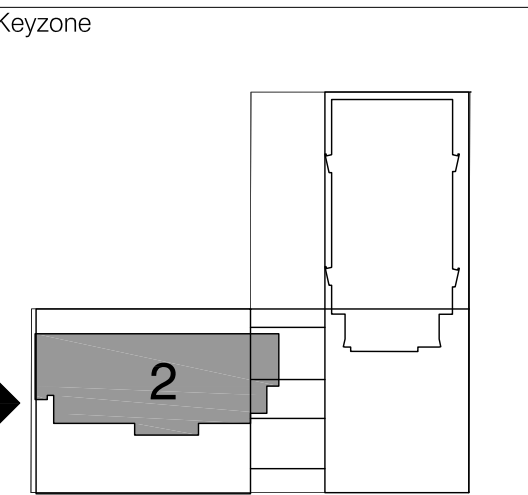


Keyzone																								
Revisions		<table><tr><td>1</td><td>ISSUE FOR CO-ORDINATION</td><td>01.06.2013</td></tr><tr><td>2</td><td>GLASS BRIDGE INTRODUCED</td><td>23.05.2013</td></tr><tr><td>3</td><td>ISSUE FOR INFORMATION</td><td>18.06.2013</td></tr><tr><td>4</td><td>ELEVATION AMENDED (REVISED MOD 6)</td><td>13.12.2013</td></tr><tr><td>5</td><td>ISSUED FOR CONSTRUCTION CERTIFICATE</td><td>03.02.2014</td></tr><tr><td>6</td><td>SIGNAGE/PODIUM UPDATED</td><td>24.03.2014</td></tr><tr><td>7</td><td>SIGNAGE UPDATED</td><td>29.03.2014</td></tr></table>		1	ISSUE FOR CO-ORDINATION	01.06.2013	2	GLASS BRIDGE INTRODUCED	23.05.2013	3	ISSUE FOR INFORMATION	18.06.2013	4	ELEVATION AMENDED (REVISED MOD 6)	13.12.2013	5	ISSUED FOR CONSTRUCTION CERTIFICATE	03.02.2014	6	SIGNAGE/PODIUM UPDATED	24.03.2014	7	SIGNAGE UPDATED	29.03.2014
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Scale:		1:250@A1:1:500@A3																						
Date:		APRIL 2013																						
Drawn		ALLR																						
Checked		EA																						
Approved		SP																						
SOUTH ELEVATION		A0071 FOR COORDINATION																						



← REFER TO DWG A0352 — X — REFER TO DWG A2065 — X — REFER TO DWG A2066 — X — REFER TO DWG A2067 →

1 WEST-ELEVATION
1:250



Revisions

8 SIGNAGE UPDATED	01.04.2014
7 SIGNAGE UPDATED	28.03.2014
6 SIGNAGE ADDED	24.03.2014
5 ISSUED FOR CONSTRUCTION CERTIFICATE	03.02.2014
4 ELEVATIONS AMENDED (REVISED MOD 6)	13.12.2013
3 ISSUE FOR INFORMATION	18.06.2013
2 GLASS BRIDGE INTRODUCED	23.05.2013
1 ISSUE FOR CO-ORDINATION	01.05.2013

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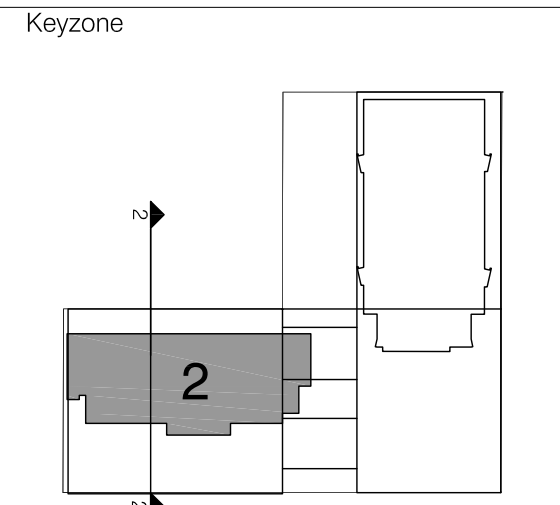
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Project No.	212007
Scale:	1:250@A1;1:500@A3
Date:	APRIL 2013
Drawn	AL/AN
Checked	EA
Approved	SP



Revisions

8	SIGNAGE UPDATED	28.04.2014
7	SIGNAGE LOCATED	24.04.2014
6	FFLS ADDED, CEILING HEIGHTS ADJUSTED	13.01.2014
5	FOR TENDER (REVISED MOD. 6)	18.12.2013
4	ISSUE FOR INFORMATION	29.10.2013
3	ISSUE FOR INFORMATION	01.10.2013
2	ISSUE FOR INFORMATION	12.07.2013
1	ISSUE FOR INFORMATION	05.07.2013

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Project No. 212007
Scale: 1:100@A1
Date: JUNE 2013
Drawn: KP
Checked: EA
Approved: SP

BUILDING 2
SECTION 2 - PART 3

A-2075 8
FOR TENDER