



Planning Assessment Commission

Mr Sam Haddad
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

1 November 2012

Dear Mr Haddad

Subject: Determination of the Thomas St Car Park Modification 2, Chatswood, Willoughby LGA

I refer to the Acting Deputy Director-General's letter of 18 October 2012 referring the above project to the Planning Assessment Commission for determination under Ministerial delegation of 14 September 2011.

Ms Gabrielle Kibble AO, nominated me to constitute the Commission for the project.

It is clear the most contentious issue with the modification, when first submitted, was the proposed deletion of the affordable housing component of the project. The Proponent has since amended its application to no longer include this. Consequently, the outstanding issue of concern to Willoughby Council was the proposed reduction in the provision of adaptable housing.

On Wednesday 31 October 2012 the Commission met with Willoughby Council and then with the Proponent. Prior to these meetings the Proponent had written to the Council to explain the problem for the Proponent was not the number of the adaptable units at 20%, but actually related to the associated required number of disabled car parking spaces. The Proponent suggested it would be willing to provide 20% of the units as adaptable housing if the number of disabled car spaces for these units could be halved.

Given the excellent public transport in the vicinity of the site the Council was less concerned with this proposal to reduce the number of disabled parking spaces required for the adaptable units and consequently the Commission has specified that 5 disabled car parking spaces must be provided for the 40 adaptable units (approximately half the number that would otherwise have been required under the Council's DCP).

The Commission also discussed the proposed changes to the rainwater harvesting condition with both Council and the Proponent. The Commission noted that the project will only have a relatively small roof from which to collect rainwater, and suggested that it should be made clear, the rainwater collected was only required to be used for landscaping purposes. Both Council and the Proponent accepted this.

The Commission determined that the amended modification, should be approved, subject to the conditions in Schedule 1. Following discussion with the Department it was considered opportune to prepare a consolidated set of conditions that incorporate the previous modification 1 and this modification 2.

The signed instrument of approval, consolidated set of conditions and file (12/07830-2) are attached.

Yours sincerely



Jan Murrell
Planning Assessment Commission

cc. The Hon. Brad Hazzard MP
 Minister for Planning and Infrastructure
 Minister Assisting the Premier on Infrastructure NSW
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