

Alan Cadogan - MP 09_0066 MOD 6 - Chatswood Albert Ave/Thomas St Development Concerns

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To: <alan.cadogan@planning.nsw.gov.au>
Date: 2/05/2013 4:45 PM
Subject: MP 09_0066 MOD 6 - Chatswood Albert Ave/Thomas St Development Concerns

Dear Mr Cadogan,

We have submitted an objection to the MOD-6 submission for the increase in height and change of use for tower-2. Our objection noted that the increase in height was already excessive for this site, and that the change of use would further saturate the already unbalanced high density housing in Chatswood while leaving the business community depleted, noting there have been no office towers constructed since the 1991 Zenith and Citadel Towers (both of which occupy global multinational companies).

The height being asked for under Modification-6 is another full third of the combined tower heights. Or as stated at the April 8 council meeting, it will exceed the Willoughby Council FSR by 126%. The location of this site which is on a residential fringe makes this proposal vastly excessive. Councils own objection letter to the Department of Planning on March 27 is clear on the impact to the community in terms of height, overshadowing, and infrastructure. Councils submission ('comments on application for Mod-6') further states "Development on the fringes of the CBD should be scaling down from the core to the [smaller] residential buildings to the south". But this proposal would have the tallest buildings in all of Sydney sitting adjacent to 8 and 3-4 story buildings. From the CBD core to the residential fringe this is a vastly excessive increase, contradicting on a large scale the WLEP-2012, established at great lengths with the community and becoming futile under this modification.

Massing Impact from the bulk form of Tower-2 as well as loss of solar access and shadowing will be further excessive given that this tower is longways across the site. Being a north facing rectangular bulk form, it will shadow the much smaller residential fringe to the south including the nationally prized Chatswood Croquet and Bowling Greens and Chatswood Oval.

The traffic generation at this site (the junction of Albert Avenue and Pacific Highway), will rise to an unacceptable level given the surrounding road network already experiences significant and sometimes unmanageable congestion.

Tower-2 with a proposed height of 222M would bring this close to the height of Meriton World Square, today the tallest residential building in Sydney located in the centre of Sydney CBD. Tower-1 would become the tallest building in Sydney at 253M, surpassing even Citigroup Tower at 2 Park St in the Sydney CBD holding the current record 243M (international standard of the Council on Tall Buildings and Urban Habitat). The height of both towers especially Tower-2 (given the bulk form of the rectangular profile) is completely inappropriate 11kms north of the Sydney CBD in a residential fringe area on the edge of Chatswood, bordering residential buildings only 8 and 3-4 stories high.

May we appeal to you for consideration, given the vastly excessive scale of the proposed development for this site, for further time to be given for public notification and comments from the community, for this development not to extend beyond the already excessive Part3A approval.

Yours Sincerely,

Michael and Alexandra Loveday
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