

18 April 2013

The Director General
Department of Planning and Infrastructure
PO Box 39
SYDNEY NSW 2001

Attention: Alan Cadogan

Dear Sir,

**RE: APPLICATION TO MODIFY THE PROJECT APPROVAL FOR A MIXED USE
DEVELOPMENT ON THE THOMAS STREET CAR PARK SITE IN CHATSWOOD (MP09_0066
MODIFICATION 6)
FURTHER SUBMISSION ON REVISED PLANS**

Willoughby Council made a submission to the Department on proposed Modification 6 by Meriton Group to MP09_0066 by letter dated 27 March 2013.

Subsequent to that submission, the proponent met with Council Officers to propose further revisions to the plans to address issues raised by Council in its submission.

The proponent also provided a written response to issues indicated in Council's submission. A copy of the letter from Meriton dated 2 April 2013 is attached.

Council reconsidered its submission at meetings on the 8th April and 15 April noting that the revised plans now provided for:

1. A 50 place child care centre along with designated parking / drop off space for the centre and additional lift access.
2. Adjustment of the serviced apartment porte-cochere to include a parking lane and a drive through lane;
3. Additional shadow diagrams indicating the increased shadow impact on the croquet lawns/open space to the south of the site and over Chatswood Oval.
4. Amendment to the ground floor plan to provide a disabled access path of travel from the central landscape link, using the child care centre lifts to access the right of way shared zone then across the shared zone to Fleet Lane. This revision arose from representations made by the owners of No 12 Thomas Street objecting to the poor disabled access from the new public car park to the rear of 12 Thomas Street where a disabled access ramp provides the only path of entry to the building for disabled persons. At the meeting on the 15th April, Mr Spira, representing Meriton, also offered to pay for the installation of a

Willoughby City Council

wheelchair hoist at the front of 12 Thomas Street to provide a better, more direct access to those premises for disabled persons.

5. Introduction of serviced apartment and residential units on part of the Albert Avenue and Thomas Street elevations of the above ground car parking. (This has necessitated a redesign of the above ground parking area.)
6. Amendment to the driveway entry points on Thomas Street to combine the basement exit driveway and the Fleet Lane shared zone line whilst retaining the double driveway to the above ground car parking.
7. Removal of northern section of the above ground car parking over the landscaped walkway.
8. Relocation of the swimming pool / gym to the podium of the residential tower.
9. Adjustment of fire stairs and fire control room to improve the entry to the landscaped walkway.
10. Alteration of the retail space at ground floor in the light of 8 and 9 above.
11. Alteration of the Albert Avenue staircase and planter box adjacent to the main vehicular entry.
12. Relocation of the public art sculpture to the Thomas Street entry of the walkway to act as an identifier for the walkway.
13. Adjustment to the southwest corner of the above ground car park to ensure that the building does not encroach into the RMS road widening in Albert Avenue/Albert Lane.
14. Alteration of the above ground car park elevations using vertical elements and podium roof landscaping to break up the mass of the podium and reduce the appearance of the podium as a car parking structure.

There are likely to be other consequential changes to plans arising from the revisions. Council requests that a cohesive and integrated set of plans, elevations and sections be provided by the applicant to ensure that all plans are architecturally consistent. The revisions may also result in a shortfall of on-site car parking. Council's preference is that there be no shortfall in parking but would recommend to the Department that parking be allocated on the basis of 1 space per residential apartment, 1 residential visitors space per 10 residential units and the remainder allocated to the child care centre and the serviced apartments in accordance with Council's DCP. Any shortfall in parking should be met by a monetary contribution towards the provision of car parking in the CBD.

Council's resolution of 15 April does not maintain an objection to the Modification as revised nor is Council seeking refusal of the application.

Council requests that the Department take into consideration the matters raised in Council's previous submission except where the latest revisions have addressed concerns.

Reference: Greg Woodhams

Phone: 9777 7650

Page: 2

Willoughby City Council

Council also requests that the following specific matters be addressed by the Department in its assessment and report to the PAC.

1. The scale, proposed use and density of the proposal is contrary to the planning for this location having regard to its context and the role of Chatswood CBD as a major employment centre;
2. The public car parking should be provided over the least possible number of basement parking levels across the southern part of the car park (3-4 levels);
3. Provision should be made for all car parking to satisfy Council's DCP on-site or a monetary contribution in lieu of any shortfall;
4. Reconciliation of all plans, elevations and sections to remove inconsistencies, errors and incorporation of the latest revisions;
5. Identification of the affordable housing units;
6. The driveway crossing in Thomas Street should provide tactile paving at the foot path crossing points, use of a paver treatment where the foot path crossings occur (instead of concrete), additional lighting over the entrance points and a coherent signage plan for the 4 driveways indicating purpose and flow direction of each path;
7. Submission of a comprehensive traffic plan for the site and its context addressing all congestion points, median islands and proposed measures to mitigate the traffic impacts on the local and arterial road networks;
8. Resolution of detailed plans of the public car park for Council approval prior to CC of that section of the building;
9. Finalisation and notification of the VPA including the Statement of Commitments to be covered in any condition of consent;
10. Submission of a wind report prior to CC covering the Albert Avenue colonnade, and the through site link to achieve an acceptable environment for pedestrians with appropriate wind mitigation measures;
11. Submission of a revised landscape plan addressing the podium roof landscaping, outdoor play areas of the child care centre, design of the landscaped through site link and process for an approved design for the sculptural art element at the Thomas Street entry;
12. Provision of a disabled persons pedestrian access from the public car park to the front of No 12 Thomas Street by:
 - a. modification of the ground floor to create a new pedestrian access between the open walkway, through the proposed retail lift lobby, across the covered right of way and then by a path beside the right of way to Fleet Lane at the rear of No 12, including signage, line-marking and bollards; and
 - b. installation, at the applicant's expense, as offered by the General Manager of Meriton at the Council Meeting of 15 April, of a suitable wheel chair hoist to provide disabled person's access between the Thomas Street footpath and the Building's entry level, to be maintained at the expense of the body corporate of No 12 Thomas Street.

These specific matters need to be read in conjunction with the points raised in Council's previous submission.

Reference: Greg Woodhams

Phone: 9777 7650

Page: 3

Willoughby City Council

As proposed in Council's previous submission, we request that Council be provided with an opportunity to comment on any further revisions of the Modification 6 proposal.

Council also requests that it be provided with an opportunity to review and comment on any proposed conditions of consent that relate to the public domain (including the design of the through site walkway), the public car park and public infrastructure.

We note that any consent for Modification 6 also needs to be reconciled with and added to the original approval for the Project and the other Modifications. All previous conditions, as altered by the revised plans, need to be maintained through any consent for Modification 6.

Council would be pleased to meet with the Department to clarify any aspect of the Council's submissions.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Greg Woodhams', written in a cursive style.

Greg Woodhams
Environmental Services Director

Reference: Greg Woodhams

Phone: 9777 7650

Page: 4