

7 May 2013.

Karen Jones
Director – Metropolitan and Regional Projects, South
NSW Department of Planning and Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Dear Ms Jones

**THOMAS STREET CAR PARK SITE CHATSWOOD
AMENDMENT TO BASEMENT LAYOUT (MP09-0066 MOD 3)**

In accordance with Section 75W of the Environmental Planning and Assessment Act 1979 (as amended from time to time), a modification is sought to amend the internal layout of the basement to improve the ramping system for better vehicle circulation.

The proposed modifications as contained in this application and detailed on the attached plans are only for below ground basement design amendments and therefore have no adverse impacts upon adjoining properties. Specifically, the application seeks to modify the MOD3 consent in the following manner:

- Reconfiguration and lowering of Basement Level 5 to facilitate a revised ramp system
- Adjustment of proposed lift core locations.
- Pooling of Council's car parking spaces.

The total number of spaces remains at 508 with a public car park for 250 spaces as demonstrated in the following table. There is no change to the allocation of car spaces for the different uses as approved.

	Public Car Park	Residential	Serviced Apts	Child Care	Retail	Visitors
Level B1	20	6				13
Level B2	64	-	35	10	3	1
Level B3	59	18	42			
Level B4	57	60				
Level B5	50	70				
TOTALS	250	154	77	10	3	14

Overall, the modification provides a more efficient layout to improve vehicle circulation and access to car parking spaces by having a ramp system between floors rather than a sloping aisle system.

Should you have any queries, please do not hesitate to contact me in the first instance.

Yours faithfully
MERITON GROUP



WALTER GORDON
Director of Planning and Development