MERITON
SUPERIOR QUALITY AND VALUE
SINCE 1963

Meriton Tower
L11, 528 Kent St
Sydney NSW 2000
Tel: (02) 9287 2888
Fax: (02) 9287 2777
meriton.com.au

23 May 2013

Mr Alan Cadogan
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Cadogan,

RE: THOMAS STREET CAR PARK, CHATSWOOD – MP 09_0066 MOD 7

I refer to Willoughby City Council's letter of the 21 May 2013 that responds to our amendments made to the basement car park level. The main issues in Council's letter relate to the separation of the public car park, lift use and Relative Levels. Each of the issues is addressed below.

Separation of Public Car Park

Basement Level 1 – a toll barrier will be provided as the main entry into the public car park for complete separation from private uses located in the development.

Basement Level 2 – new walls are incorporated on the plans at the eastern end of the public car park area to provide complete separation from private use. For this to be achieved, 5 public car parking spaces have been relocated to the northern side of the public car park on Level 1.

Basement Levels 3, 4 & 5 – Walls have been made clearer on the plans that isolate the public car park from any other use.

The attached plans through all basement levels isolate the public car park from private uses located on the ground floor and the towers.

Lift Use

Serviced apartment, residential, retail and childcare uses will have their associated car spaces completely separated from the public car park as described above. This will result in the public lifts only being used by the general public. Private parking will only have access to the lifts located under the residential building due to the request from Council to isolate the public car park.

Serviced apartment car spaces are located on Basement Levels 2 and 3. Occupants will use a dedicated lift to the ground floor lobby. From this point, serviced apartment occupants will walk down the pedestrian link under the awning and roof cover into the lobby area of the serviced apartment building to the west of the site.

Childcare users will also have access to the serviced apartment lift from Basement Level 2 and then travel to the dedicated childcare lifts located between the driveway entry and the pedestrian through site link towards Albert Avenue.

Residents will have 2 lifts from Basement Levels 3, 4 and 5 that continue straight up the building to individual units.

Relative Levels

The ramp floor to ceiling height has been adjusted to 2900mm to provide an unobstructed clearance from proposed fire sprinklers that will be placed in this area. Australian/New Zealand Standard (ASNZS 2890.1:2004) requires a minimum height clearance of 2.2m for cars and light vans, and AS/NZS 2890.6 requires a minimum height clearance of 2.3m for the travel of path to disabled car spaces. The proposed height clearance will be 2.9m which will ensure compliance with the Australian Standard where Council has raised concern of the ramp on Basement Level B1. Refer to the attached copy of the Relevant Australian Standard.

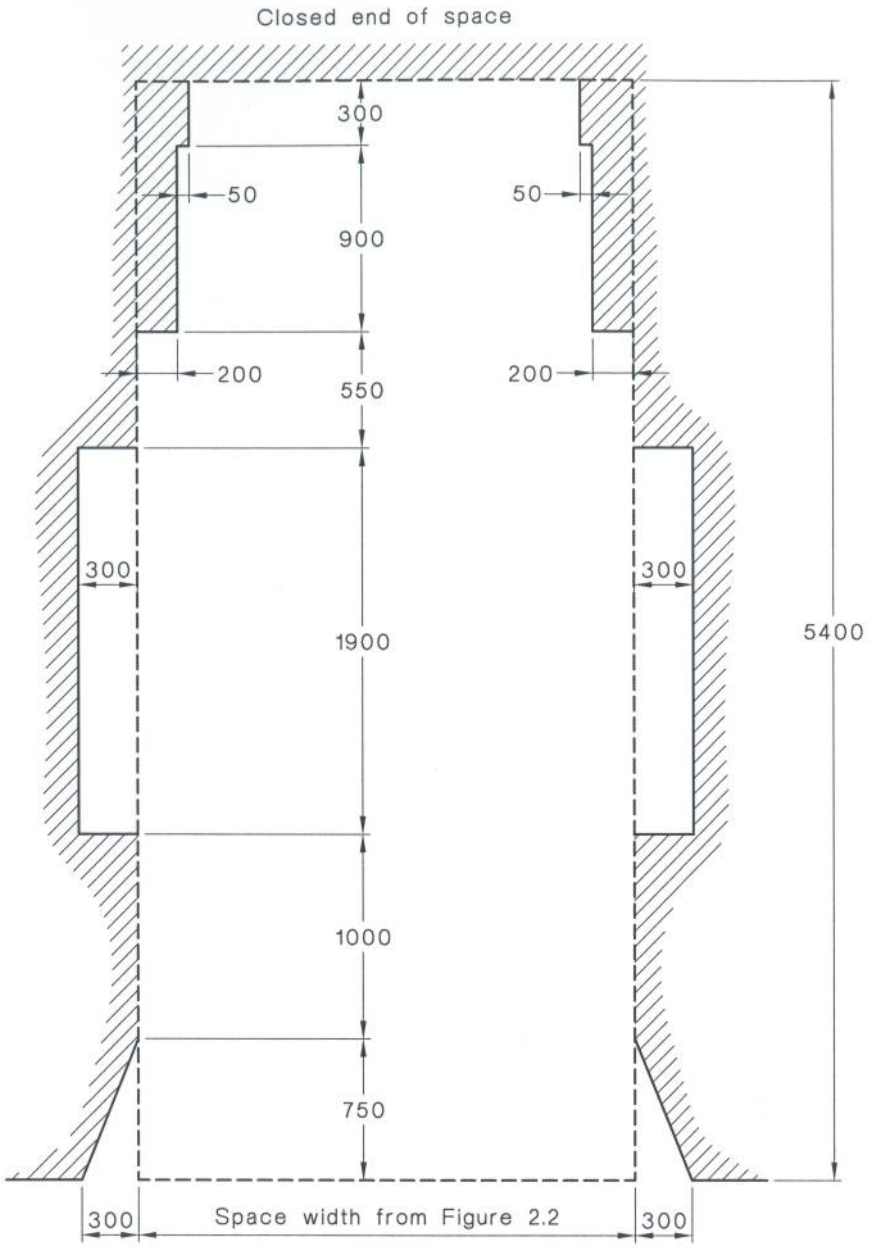
Conclusion

The attached plans have been amended to address Council's issues. Please do not hesitate to contact me in the first instance should you have any queries.

Yours faithfully
MERITON GROUP

Walter Gordon
Director of Planning and Development

Encl.



NOTE: The design envelope provides for structural elements to be clear of all four side doors.

DIMENSIONS IN MILLIMETRES

FIGURE 5.2 DESIGN ENVELOPE AROUND PARKED VEHICLE TO BE KEPT CLEAR OF COLUMNS, WALLS AND OBSTRUCTIONS

5.3 HEADROOM

5.3.1 General requirements

To permit access for both cars and light vans, the height between the floor and an overhead obstruction shall be a minimum of 2200 mm.

NOTE: AS/NZS 2890.6* requires that any vehicular path of travel to or from a parking space for people with disabilities has a clearance of 2300 mm.

* In preparation. See footnote to Clause 1.2.

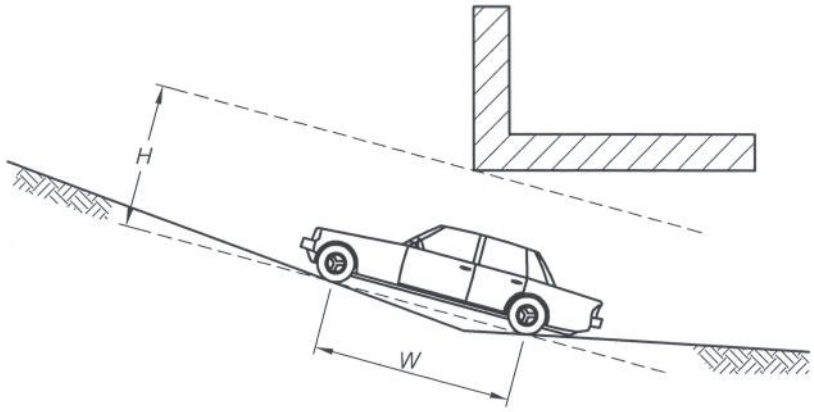
The minimum available clearance shall be signposted at all entrances. Appropriate warning devices such as flexible striker bars shall be provided in conjunction with the signs wherever the clearance shown on the signs is less than 2.3 m. Low clearance signs are specified in Clause 4.3.4(a).

Clearances shall be measured to the lowest projection from the roof, e.g. fire sprinkler, lighting fixture, sign.

NOTE: A considerable amount of inconvenience can be caused by collisions with overhead appurtenances such as fire sprinklers. Care should be exercised in the location of these devices where headroom is limited.

Headroom at a 'sag' type grade change shall be measured as illustrated in Figure 5.3. It shall be measured perpendicular to a chord of length equal to the wheelbase of the B99 vehicle (see Appendix B) located longitudinally such that the dimension *H* is a minimum.

NOTE: Road humps should not be located near points where the headroom is critical.



H = Headroom
W = Wheelbase of design (B99) vehicle

FIGURE 5.3 CRITICAL HEADROOM MEASUREMENT AT A GRADE CHANGE

5.3.2 Parking spaces and vehicular access for people with disabilities

Headroom above parking spaces for people with disabilities and above vehicular access paths to and from those spaces is specified in AS/NZS 2890.6*.

5.4 DESIGN OF ENCLOSED GARAGES

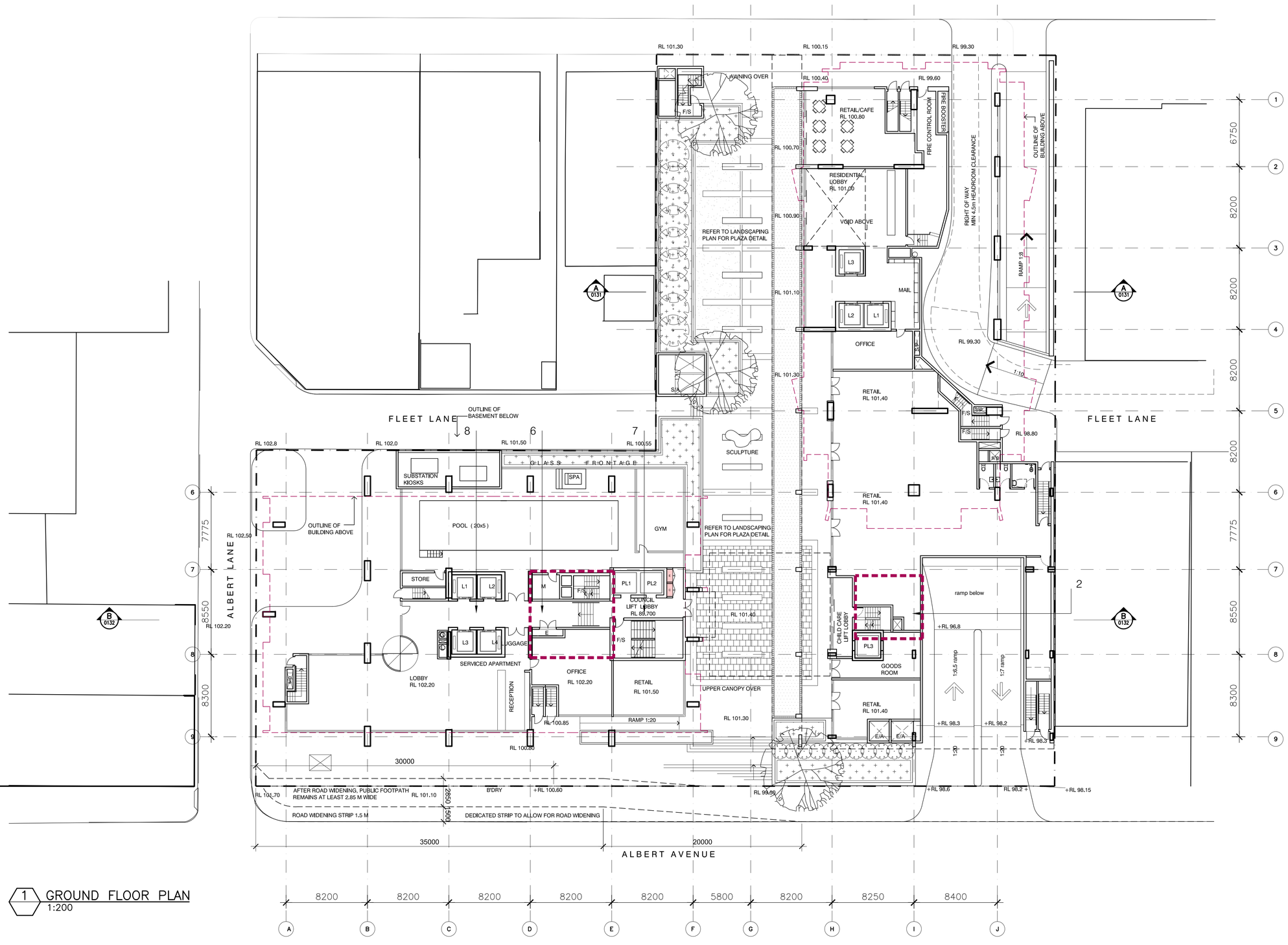
Fully enclosed car garages shall meet the plan dimension requirements given below. These requirements are also applicable to garages within domestic properties. (See also Clause 2.6 for requirements for domestic driveways.)

(a) *Single vehicle garage* The overall internal width shall be 3.0 m minimum and the internal space shall conform to the design envelope shown in Figure 5.2 except that the entry splays shown on Figure 5.2 may be omitted. A doorway of 2.4 m minimum width shall be provided. For right angle access to a garage, the required width of apron for manoeuvring purposes is shown in Figure 5.4. Single manoeuvre front-in entry may not be possible for some vehicles larger than the B85 vehicle at the apron widths shown in Figure 5.4.

NOTE: For user classes other than Class 1A, it is recommended that the apron widths shown in Figure 5.4 be increased by at least 0.6 m.

LEGEND

2. DELETION OF PUBLIC LIFTS & STAIRS, REPLACED WITH CHILD CARE LIFT & STAIR
6. DELETION OF SERVICED APARTMENT LIFTS, REPLACED WITH SERVICED APARTMENT FIRE STAIR AND CHANGED ROOMS
7. DELETION OF CHANGE ROOMS, REPLACED WITH PUBLIC LIFT & STAIR
8. RELOCATION OF SERVICED APARTMENT LIFTS



1 GROUND FLOOR PLAN
1:200

MP 09_0066
APPROVED 28 SEPTEMBER 2010 (MOD 3)

Revisions

D	Basement Changes	05.2013
C	Section 75W Submission	19.07.12
B	EA Submission	18.12.09
A	submitted for Test of adequacy	09.11.09

Client
Meriton Group
Level 11 Meriton Tower,
528 Kent St,
Sydney NSW 2000

Architect
PTW Architects **PTW**
Level 13, 9 Castlereagh St
Sydney NSW Australia 2000
T 612 9232 5877
F 612 9221 4139
www.ptw.com.au

Contractor

Consultants

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

MERITON THOMAS STREET
Thomas Street/ Albert Avenue
Chatswood NSW 2067

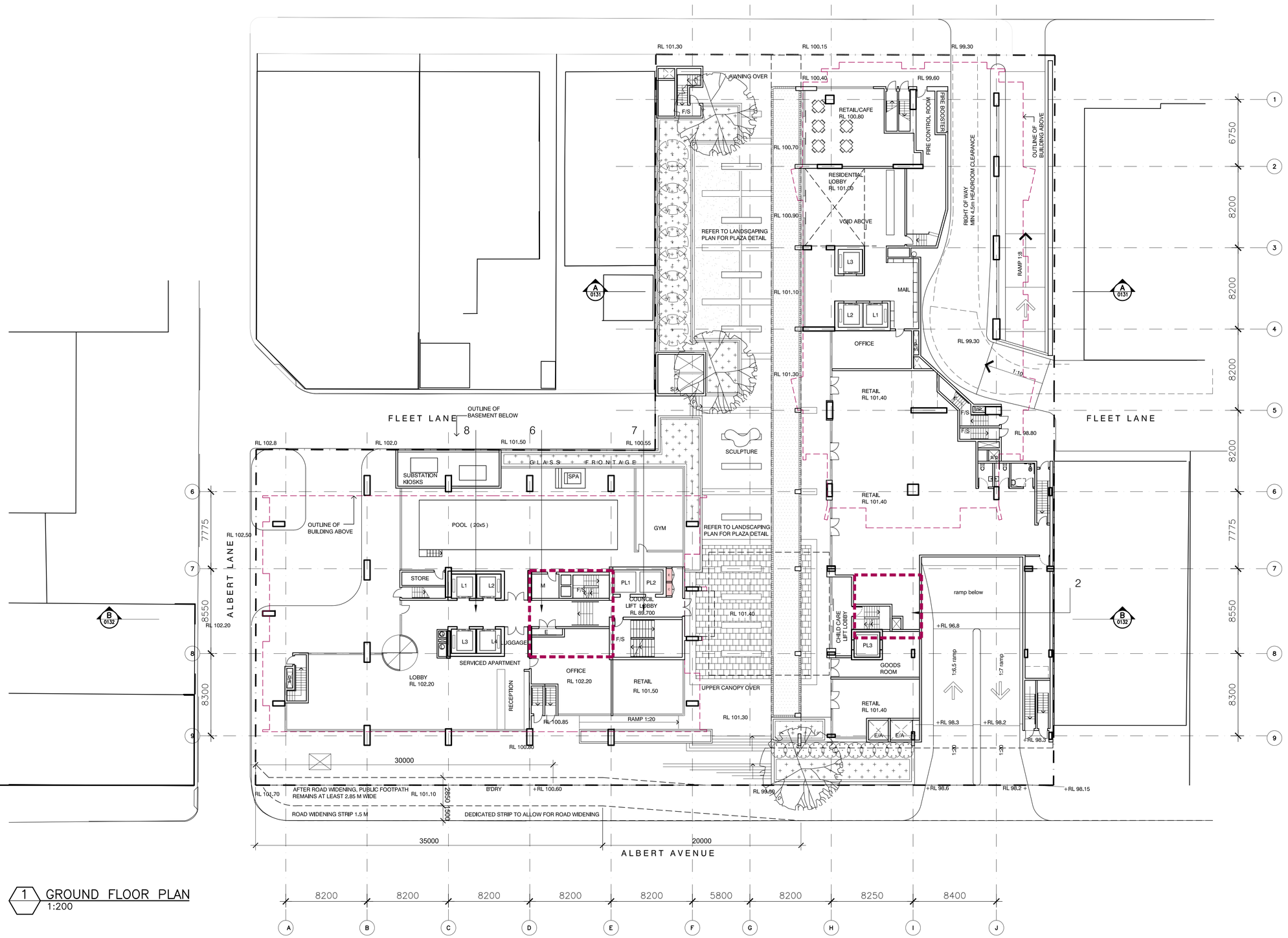
Project No.	212007
Scale:	1:200@A1;1:400@A3
Date:	10/9/2009
Drawn	DH
Checked	EA
Approved	SP

GROUND FLOOR PLAN

A-0100 D
CONSTRUCTION CERTIFICATE

LEGEND

2. DELETION OF PUBLIC LIFTS & STAIRS, REPLACED WITH CHILD CARE LIFT & STAIR
6. DELETION OF SERVICED APARTMENT LIFTS, REPLACED WITH SERVICED APARTMENT FIRE STAIR AND CHANGED ROOMS
7. DELETION OF CHANGE ROOMS, REPLACED WITH PUBLIC LIFT & STAIR
8. RELOCATION OF SERVICED APARTMENT LIFTS



1 GROUND FLOOR PLAN
1:200

MP 09_0066
APPROVED 28 SEPTEMBER 2010 (MOD 3)

Revisions

E	Basement Changes	22. 05.2013
D	Basement Changes	05.2013
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Level 11 Meriton Tower,
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Sydney NSW Australia 2000
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F 612 9221 4139
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Landscape	-
Acoustics	-
Traffic	-

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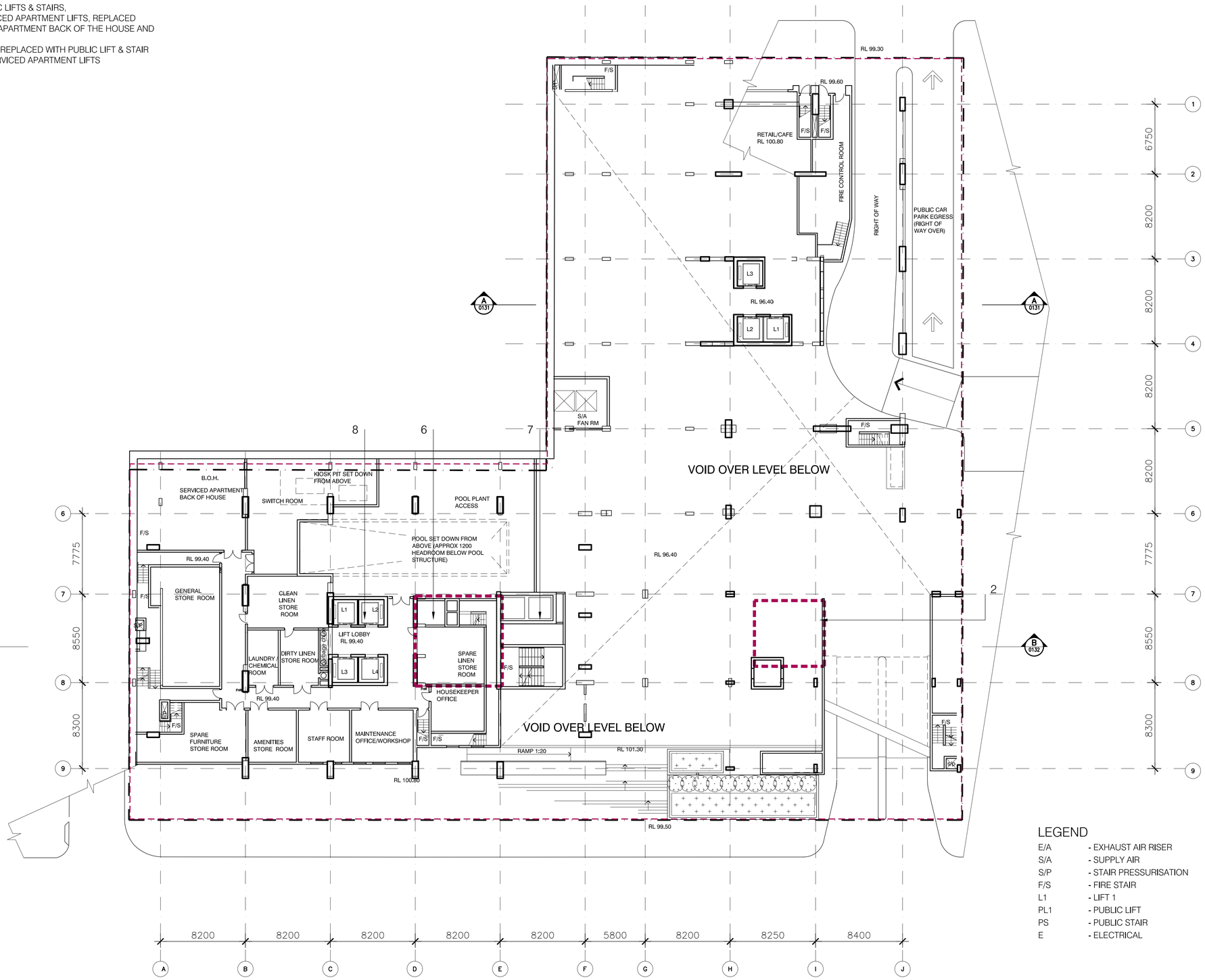
Approved	SP

GROUND FLOOR PLAN

A-0100 E
CONSTRUCTION CERTIFICATE

LEGEND

2. DELETION OF PUBLIC LIFTS & STAIRS,
6. DELETION OF SERVICED APARTMENT LIFTS, REPLACED WITH SERVICED APARTMENT BACK OF THE HOUSE AND FIRE STAIR
7. DELETION OF STAIR, REPLACED WITH PUBLIC LIFT & STAIR
8. RELOCATION OF SERVICED APARTMENT LIFTS



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

1 MEZZANINE PLAN
1:200

MP 09_0066
APPROVED 28 SEPTEMBER 2010 (MOD 3)

Revisions

E BASEMENT CHANGES	22.05.2013
D BASEMENT CHANGES	05.2013
C SECTION 75W SUBMISSION	19.07.12

Client
Meriton Group
Level 11 Meriton Tower,
528 Kent St,
Sydney NSW 2000

Architect
PTW Architects **PTW**
Level 13, 9 Castlereagh St
Sydney NSW Australia 2000
T 612 9232 5877
F 612 9221 4139
www.ptw.com.au

Contractor

Consultants

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

MERITON THOMAS STREET
Thomas Street/ Albert Avenue
Chatswood NSW 2067

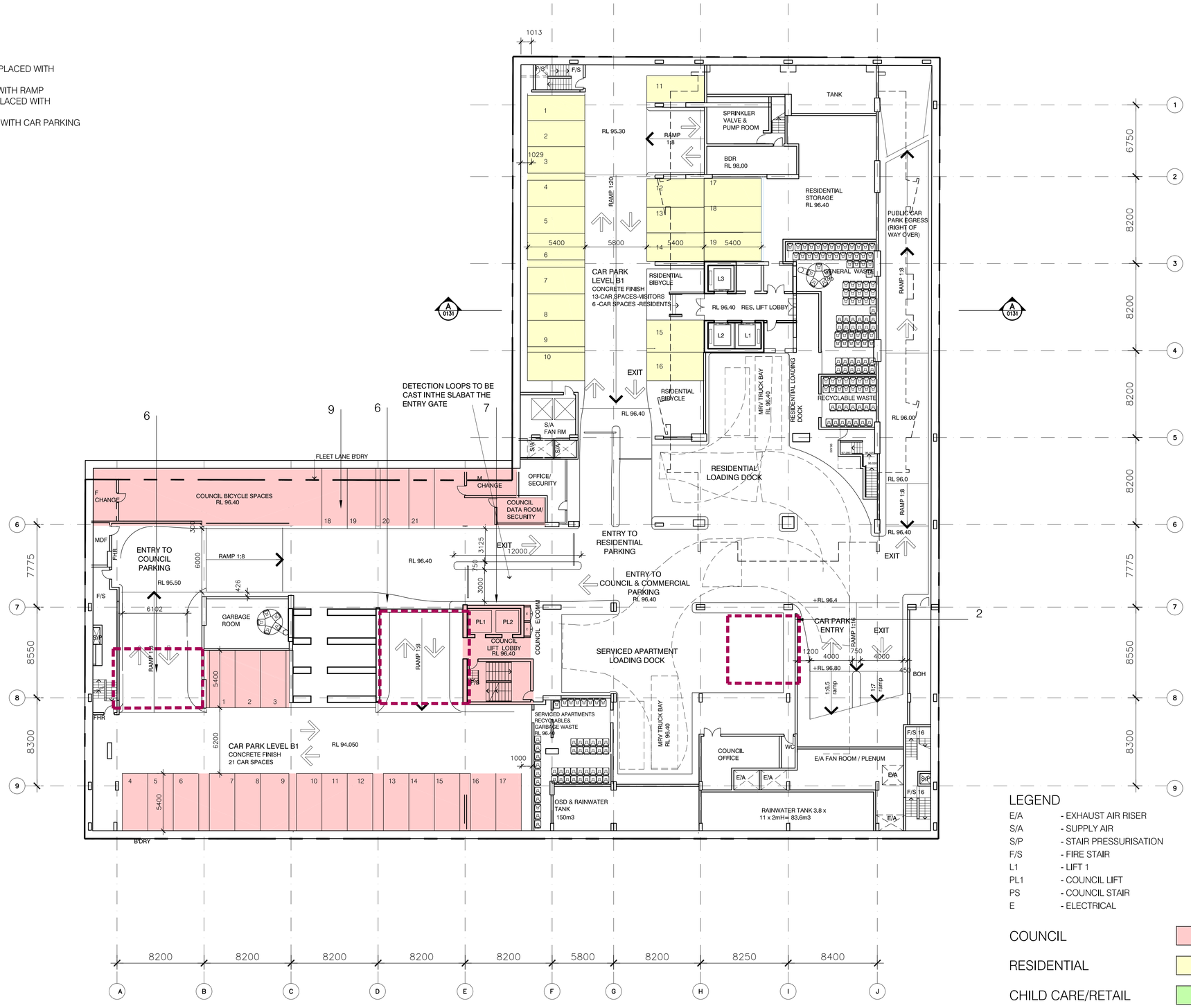
Project No.	212007
Scale:	1:200@A1;1:400@A3
Date:	APRIL 2012
Drawn	EA/RB
Checked	EA
Approved	SP

MEZZANINE
UPPER BASEMENT 1

A-0110 E
CONSTRUCTION CERTIFICATE

LEGEND

2. DELETION OF PUBLIC LIFTS & STAIRS, REPLACED WITH LOADING DOCK
6. DELETION OF CAR PARKING , REPLACED WITH RAMP
7. DELETION OF CAR PARKING SPACES, REPLACED WITH PUBLIC LIFT & STAIR
9. DELETION OF BICYCLE SPACE REPLACED WITH CAR PARKING



LEGEND

E/A	- EXHAUST AIR RISER
S/A	- SUPPLY AIR
S/P	- STAIR PRESSURISATION
F/S	- FIRE STAIR
L1	- LIFT 1
PL1	- COUNCIL LIFT
PS	- COUNCIL STAIR
E	- ELECTRICAL

COUNCIL

RESIDENTIAL

CHILD CARE/RETAIL

SERVICED APARTMENTS

1 BASEMENT 1 PLAN
1:200

MP 09_0066
APPROVED 28 SEPTEMBER 2010 (MOD 3)

Revisions

F	Basement changes	22.05.2013
E	Basement changes	04.2013
D	CC Submission,Council comments inundated	11.07.2012
C	Construction Certificate Submission	2.07.2012
B	EA SUBMISSION	18.12.2009

Client
Meriton Group
Level 11 Meriton Tower,
528 Kent St,
Sydney NSW 2000

Architect
PTW Architects **PTW**
Level 13, 9 Castlereagh St
Sydney NSW Australia 2000
T 612 9232 5877
F 612 9221 4139
www.ptw.com.au

Contractor

Consultants

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

MERITON THOMAS STREET
Thomas Street/ Albert Avenue
Chatswood NSW 2067

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Scale:	1:200@A1;1:400@A3
Date:	APRIL 2012
Drawn	EA/DH
Checked	EA
Approved	SP

BASEMENT 1 PLAN

A-0111 F
SECTION 75 W SUBMISSION

LEGEND

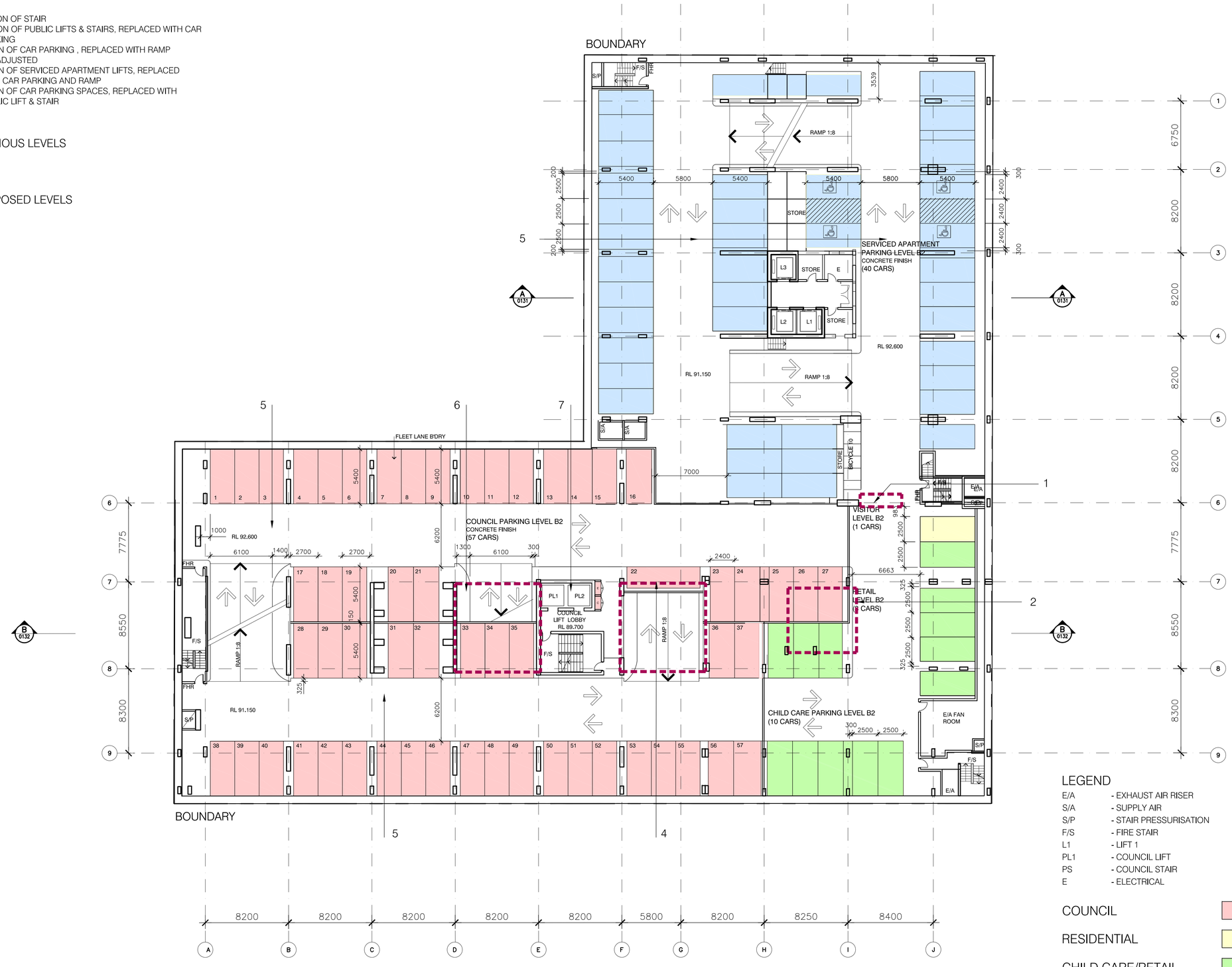
1. DELETION OF STAIR
2. DELETION OF PUBLIC LIFTS & STAIRS, REPLACED WITH CAR PARKING
4. DELETION OF CAR PARKING , REPLACED WITH RAMP
5. LEVELS ADJUSTED
6. DELETION OF SERVICED APARTMENT LIFTS, REPLACED WITH CAR PARKING AND RAMP
7. DELETION OF CAR PARKING SPACES, REPLACED WITH PUBLIC LIFT & STAIR

B2 PREVIOUS LEVELS

RL 92.050
RL 93.500

B2 PROPOSED LEVELS

RL 91.150
RL 92.600



1 BASEMENT 2 PLAN
1:200

MP 09_0066
APPROVED 28 SEPTEMBER 2010 (MOD 3)

LEGEND

E/A	- EXHAUST AIR RISER
S/A	- SUPPLY AIR
S/P	- STAIR PRESSURISATION
F/S	- FIRE STAIR
L1	- LIFT 1
PL1	- COUNCIL LIFT
PS	- COUNCIL STAIR
E	- ELECTRICAL

COUNCIL
RESIDENTIAL
CHILD CARE/RETAIL
SERVICED APARTMENTS

Revisions

F	Basement changes	22.05.2013
E	Basement changes	04.2013
D	CC Submission,Council comments inundated	11.07.2012
C	Construction Certificate Submission	2.07.2012
B	EA SUBMISSION	18.12.2009

Client
Meriton Group
Level 11 Meriton Tower,
528 Kent St,
Sydney NSW 2000

Architect
PTW Architects **PTW**
Level 13, 9 Castlereagh St
Sydney NSW Australia 2000
T 612 9232 5877
F 612 9221 4139
www.ptw.com.au

Contractor

Consultants

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

MERITON THOMAS STREET
Thomas Street/ Albert Avenue
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Project No.	212007
Scale:	1:200@A1;1:400@A3
Date:	APRIL 2012
Drawn	EA/RB
Checked	EA
Approved	SP

BASEMENT 2 PLAN

A-0112 F
CONSTRUCTION CERTIFICATE

LEGEND

1. DELETION OF STAIR
2. DELETION OF PUBLIC LIFTS & STAIRS, REPLACED WITH CAR PARKING
4. DELETION OF CAR PARKING , REPLACED WITH RAMP
5. LEVELS ADJUSTED
6. DELETION OF SERVICED APARTMENT LIFTS, REPLACED WITH CAR PARKING AND RAMP
7. DELETION OF CAR PARKING SPACES, REPLACED WITH PUBLIC LIFT & STAIR

B2 PREVIOUS LEVELS

RL 92.050
RL 93.500

B2 PROPOSED LEVELS

RL 91.150
RL 92.600

LEGEND

E/A	- EXHAUST AIR RISER
S/A	- SUPPLY AIR
S/P	- STAIR PRESSURISATION
F/S	- FIRE STAIR
L1	- LIFT 1
PL1	- COUNCIL LIFT
PS	- COUNCIL STAIR
E	- ELECTRICAL

COUNCIL
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1 BASEMENT 2 PLAN
1:200

MP 09_0066
APPROVED 28 SEPTEMBER 2010 (MOD 3)

Revisions

E	Basement changes	04.2013
D	CC Submission,Council comments inundated	11.07.2012
C	Construction Certificate Submission	2.07.2012
B	EA SUBMISSION	18.12.2009

Client
Meriton Group
Level 11 Meriton Tower,
528 Kent St,
Sydney NSW 2000

Architect
PTW Architects **PTW**
Level 13, 9 Castlereagh St
Sydney NSW Australia 2000
T 612 9232 5877
F 612 9221 4139
www.ptw.com.au

Contractor

Consultants

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

MERITON THOMAS STREET
Thomas Street/ Albert Avenue
Chatswood NSW 2067

Project No.	212007
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Date:	APRIL 2012
Drawn	EA/RB
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Approved	SP

BASEMENT 2 PLAN

A-0112 E
CONSTRUCTION CERTIFICATE

LEGEND

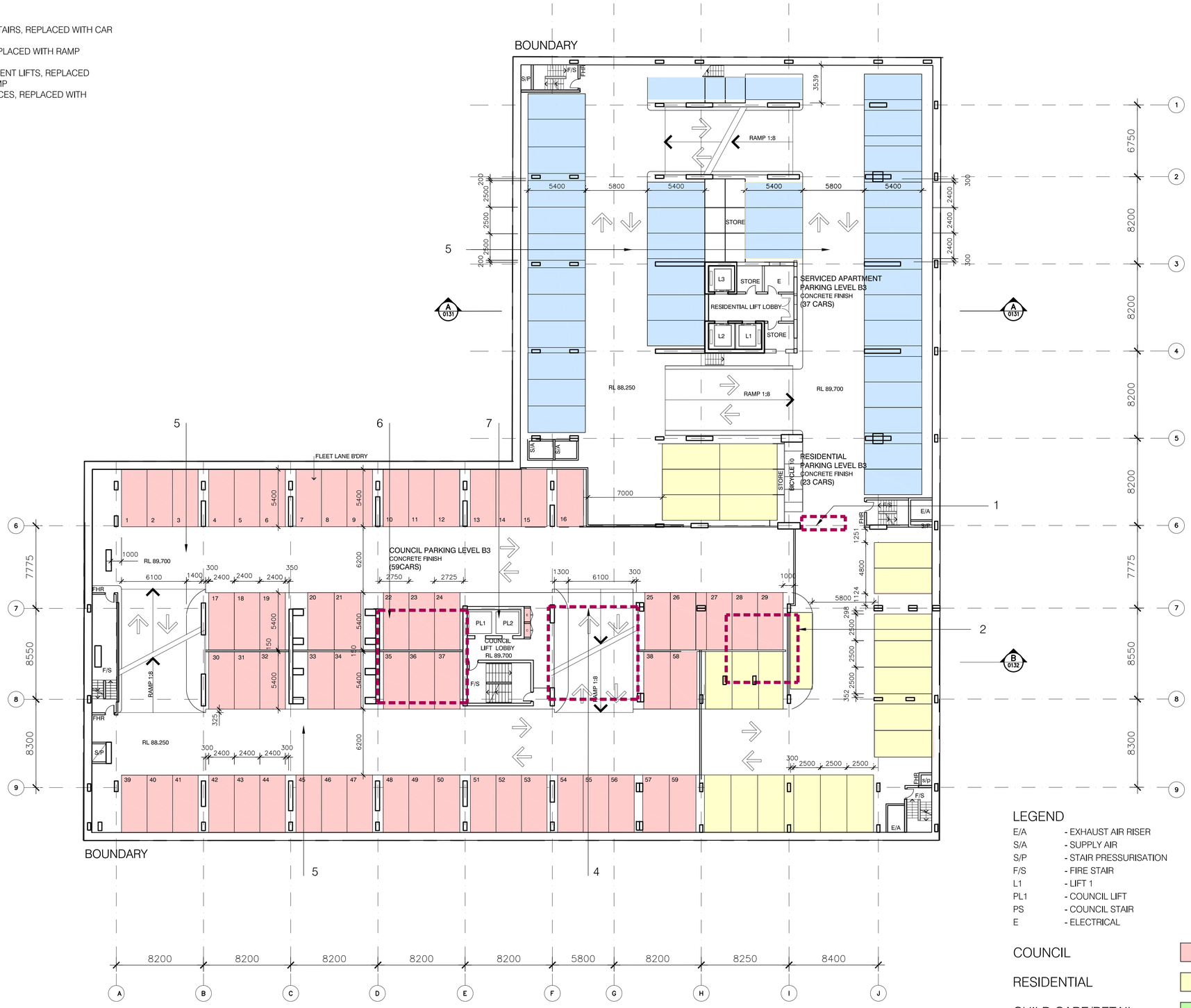
1. DELETION OF STAIR
2. DELETION OF PUBLIC LIFTS & STAIRS, REPLACED WITH CAR PARKING
4. DELETION OF CAR PARKING , REPLACED WITH RAMP
5. LEVELS ADJUSTED
6. DELETION OF SERVICED APARTMENT LIFTS, REPLACED WITH CAR PARKING AND RAMP
7. DELETION OF CAR PARKING SPACES, REPLACED WITH PUBLIC LIFT & STAIR

B3 PREVIOUS LEVELS

RL 89.150
RL 90.600

B3 PROPOSED LEVELS

RL 88.250
RL 89.700



LEGEND

E/A	- EXHAUST AIR RISER
S/A	- SUPPLY AIR
S/P	- STAIR PRESSURISATION
F/S	- FIRE STAIR
L1	- LIFT 1
PL1	- COUNCIL LIFT
PS	- COUNCIL STAIR
E	- ELECTRICAL

COUNCIL
RESIDENTIAL
CHILD CARE/RETAIL
SERVICED APARTMENTS

1 BASEMENT 3 PLAN
1:200

MP 09_0066
APPROVED 28 SEPTEMBER 2010 (MOD 3)

Revisions

F	Basement changes	22.05.2013
E	Basement changes	04.2013
D	CC Submission,Council comments inundated	11.07.2012
C	Construction Certificate Submission	2.07.2012
B	EA SUBMISSION	18.12.2009

Client
Meriton Group
Level 11 Meriton Tower,
528 Kent St,
Sydney NSW 2000

Architect
PTW Architects **PTW**
Level 13, 9 Castlereagh St
Sydney NSW Australia 2000
T 612 9232 5877
F 612 9221 4139
www.ptw.com.au

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:	APRIL 2012
Drawn	EA/RB
Checked	EA
Approved	SP

BASEMENT 3 PLAN

A-0113 F
CONSTRUCTION CERTIFICATE

LEGEND

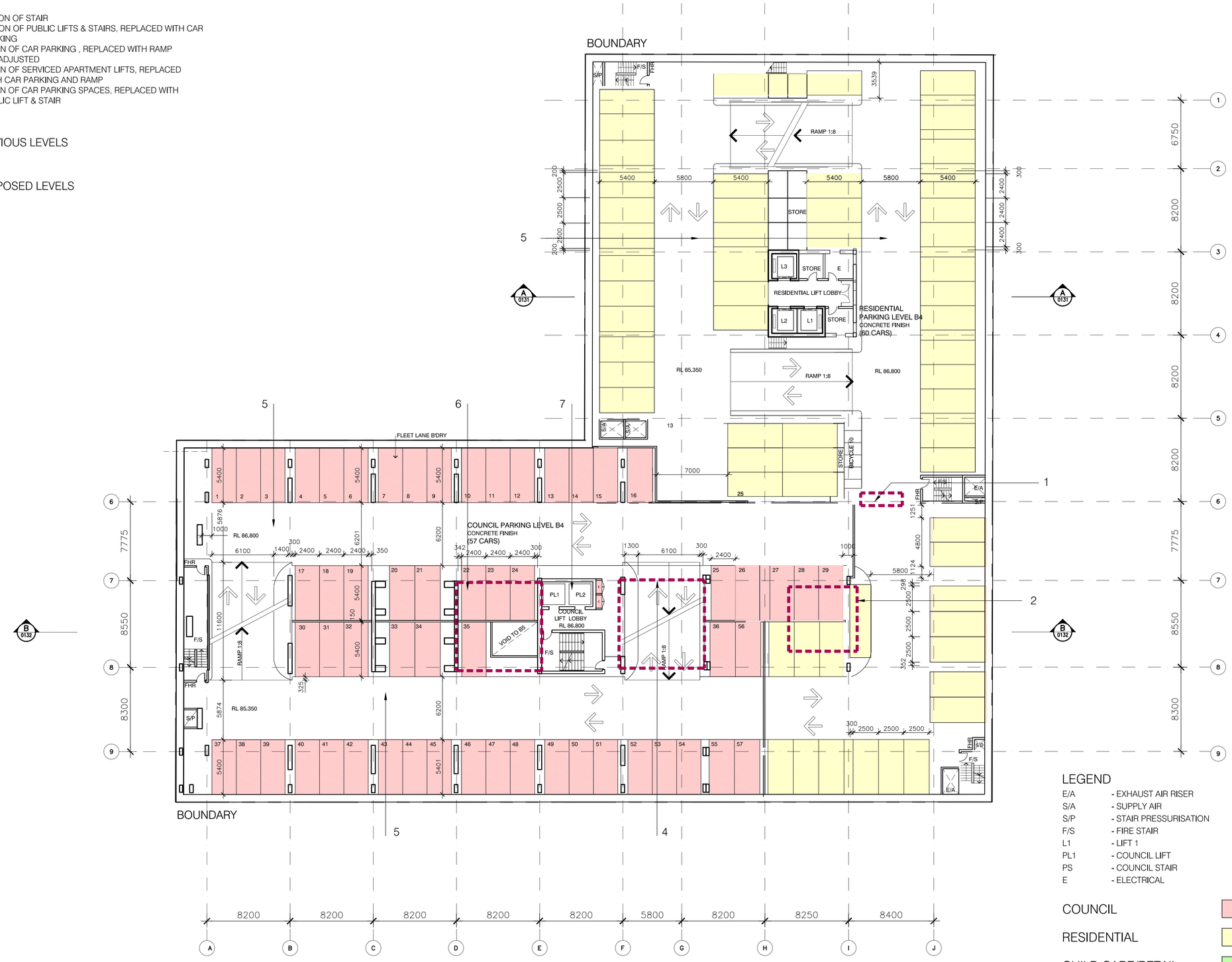
1. DELETION OF STAIR
2. DELETION OF PUBLIC LIFTS & STAIRS, REPLACED WITH CAR PARKING
4. DELETION OF CAR PARKING , REPLACED WITH RAMP
5. LEVELS ADJUSTED
6. DELETION OF SERVICED APARTMENT LIFTS, REPLACED WITH CAR PARKING AND RAMP
7. DELETION OF CAR PARKING SPACES, REPLACED WITH PUBLIC LIFT & STAIR

B4 PREVIOUS LEVELS

RL 86.250
RL 87.700

B4 PROPOSED LEVELS

RL 85.350
RL 86.800



1 BASEMENT 4 PLAN
1:200

LEGEND

E/A	- EXHAUST AIR RISER
S/A	- SUPPLY AIR
S/P	- STAIR PRESSURISATION
F/S	- FIRE STAIR
L1	- LIFT 1
PL1	- COUNCIL LIFT
PS	- COUNCIL STAIR
E	- ELECTRICAL

COUNCIL
RESIDENTIAL
CHILD CARE/RETAIL
SERVICED APARTMENTS

MP 09_0066
APPROVED 28 SEPTEMBER 2010 (MOD 3)

Revisions

F	Basement changes	22.05.2013
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Client
Meriton Group
Level 11 Meriton Tower,
528 Kent St,
Sydney NSW 2000

Architect
PTW Architects **PTW**
Level 13, 9 Castlereagh St
Sydney NSW Australia 2000
T 612 9232 5877
F 612 9221 4139
www.ptw.com.au

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Consultants

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Structural	-
Services	-
Landscape	-
Acoustics	-
Traffic	-

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Date:	APRIL 2012
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Approved	SP

BASEMENT 4 PLAN

A-0114 F
CONSTRUCTION CERTIFICATE

LEGEND

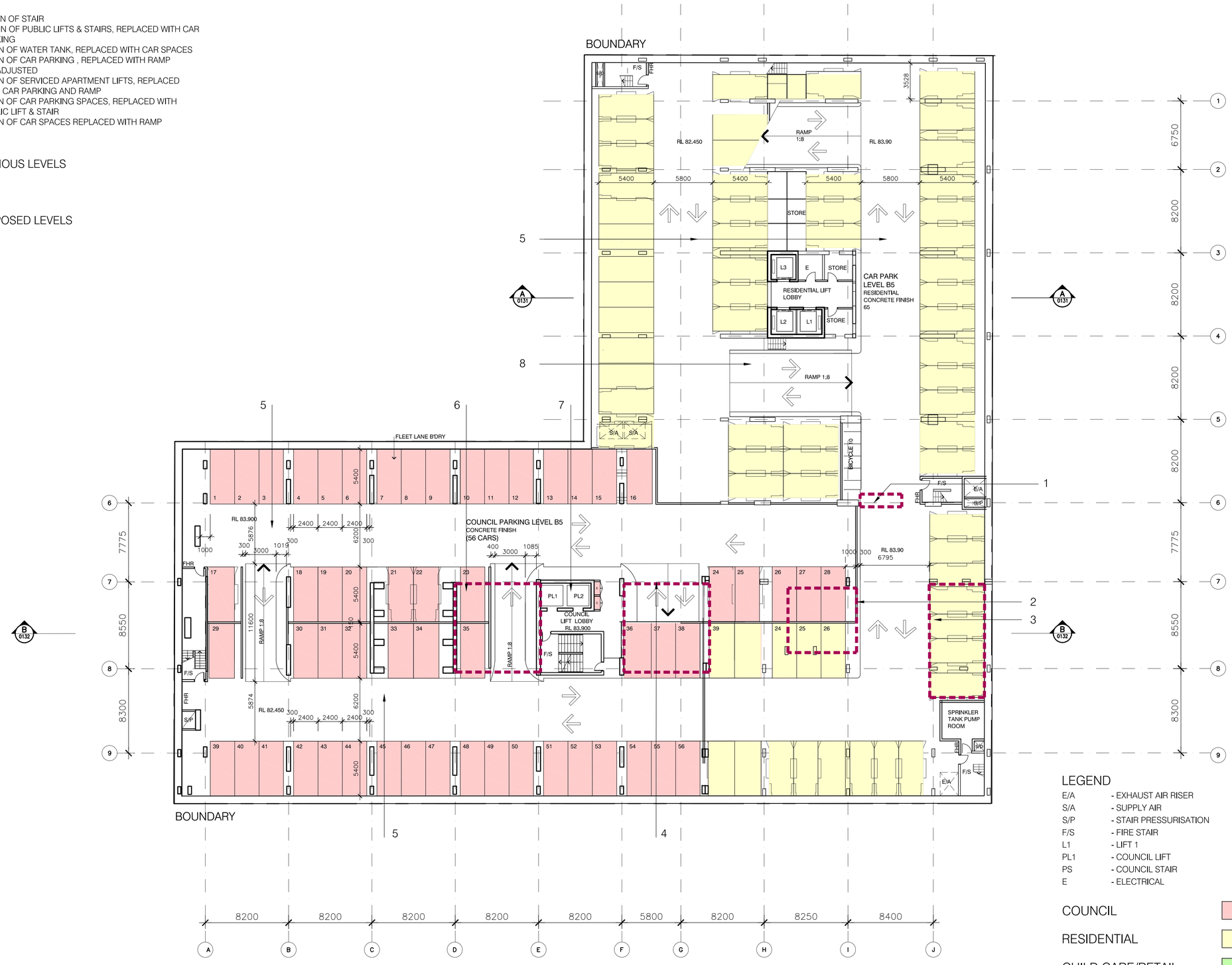
1. DELETION OF STAIR
2. DELETION OF PUBLIC LIFTS & STAIRS, REPLACED WITH CAR PARKING
3. DELETION OF WATER TANK, REPLACED WITH CAR SPACES
4. DELETION OF CAR PARKING , REPLACED WITH RAMP
5. LEVELS ADJUSTED
6. DELETION OF SERVICED APARTMENT LIFTS, REPLACED WITH CAR PARKING AND RAMP
7. DELETION OF CAR PARKING SPACES, REPLACED WITH PUBLIC LIFT & STAIR
8. DELETION OF CAR SPACES REPLACED WITH RAMP

B5 PREVIOUS LEVELS

RL 83.350
RL 84.800

B5 PROPOSED LEVELS

RL 82.450
RL 83.900



LEGEND

E/A	- EXHAUST AIR RISER
S/A	- SUPPLY AIR
S/P	- STAIR PRESSURISATION
F/S	- FIRE STAIR
L1	- LIFT 1
PL1	- COUNCIL LIFT
PS	- COUNCIL STAIR
E	- ELECTRICAL

COUNCIL
RESIDENTIAL
CHILD CARE/RETAIL
SERVICED APARTMENTS

1 BASEMENT 5 PLAN
1:200

MP 09_0066
APPROVED 28 SEPTEMBER 2010 (MOD 3)

Revisions

F Basement changes	22.05.2013
E Basement changes	04.2013
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Sydney NSW 2000

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Structural	-
Services	-
Landscape	-
Acoustics	-
Traffic	-

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Chatswood NSW 2067

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Checked	EA
Approved	SP

BASEMENT 5 PLAN

A-0115 F
CONSTRUCTION CERTIFICATE