

26 March 2010

Joint Regional Planning Panel
Panel Secretariat
GPO Box 3415
SYDNEY NSW 2001

Dear Sir/Madam,

Re: JRPP NO. 2010 SYEO10 – 728 PACIFIC HIGHWAY, CHATSWOOD (TOYOTA MOTOR SHOWROOM)

At its meeting on 22 March 2010, the Council considered the Officer's report and recommendation on the redevelopment of the Toyota Motor Showroom site on Pacific Highway, Chatswood which is a JRPP matter.

The Officer's report and recommendation to the JRPP have been separately forwarded to you for the determination by the JRPP.

The Council resolved to make a submission on the application for consideration by the JRPP.

The Council's submission is primarily that additional conditions should be imposed on any consent granted by the JRPP for the application. The additional conditions of consent are set out below. Under each condition, reasons have been provided to assist the JRPP (and the applicant) to understand the rational for the requirement.

1. Amend Condition 4 (a)

- (a) *An acoustic fence which is at or about the same height as the existing boundary walls as measured from the ground level at the boundary within the adjoining residential properties* shall be provided along the boundary at the rear of 4 Fullers Road and 1/27, 2/27, 25, 23A, 23 and 21 James Street as agreed between the applicant and the residents. The fence may be extended further along the western boundary if requested by any of the adjacent residents. The fence is to be of solid construction providing no potential for climbing.

(Reason: The adjoining residents to the west of the site currently enjoy a level of noise attenuation due to the structure that exists on the boundary. This condition would retain the current level of sound reduction and also serve to screen the new showroom building from the rear yards of the residences. The application plans show a proposed wall of 2.4 metres above the level of the Toyota site. The proposed condition would see this

Phone: 9777 7650

Willoughby City Council
31 Victor Street
Chatswood NSW 2067

PO Box 57 Chatswood NSW 2057
www.willoughby.nsw.gov.au

Phone 02 9777 1000 Fax 02 9777 1038
Email email@willoughby.nsw.gov.au
ABN 47 974 826 099

ENGLISH

If you do not understand this letter, please come to Council's Administration Building and discuss the letter with Council staff who will arrange interpreter service. Alternatively, you may ring the Translating & Interpreting Service on 131 450 to ask an interpreter to contact Council for you. Council's phone number is (02) 9777 1000. Council office hours are from 8:30am to 5pm, Monday to Friday.

ARABIC

إذا لم تفهموا هذه الرسالة، يرجى الحضور إلى مبنى الإدارة في البلدية ومناقشتها مع موظفي البلدية الذين يترجمون لكم مترجماً. يمكنكم أيضاً الإتصال بخدمة الترجمة الشفهية والخطية على الرقم ١٣١٤٥٠ والطلب من مترجم البلدية كتابة عنكم رقم هاتف البلدية ٩٧٧٧ ١٠٠٠. دوام العمل في البلدية من الساعة ٨:٣٠ صباحاً حتى ٥:٠٠ بعد الظهر، من الإثنين إلى الجمعة.

ARMENIAN

Եթե այս նամակը չէ՛ք հասկնալ, խնդրեմ եկէ՛ք Թաղապետարանի վարչական Շէնքը և նամակի պարունակը խոսելու մասին խօսե՛՛ք Թաղապետարանի պաշտօնիներեան հետ որպէսզի թարգմանի ապրանքները և կարգադրեն Փոխընդհարար, կրնա՛ք հեռաձայնել Թարգմանութեան ծախսարկութեան 131450 թիւին և խնդրել որ թարգման մը ձեզի համար կայ հասարակ Թաղապետարանի հետ Թաղապետարանի հեռաձայնի թիւն է՝ (02) 9777 1000: Թաղապետարանի գրասենյակի ժամերն են Երկուշաբթին Ուրբաթ կա, 8.30 Էն կէ.5.00:

CHINESE

如果您看不清楚封信，請親臨市政府行政大樓 (Council's Administration Building) 與職員一起商討信件內容，他們會替您安排傳譯服務。或者，您可致電 131 450 給 “翻譯及傳譯服務” (Translating & Interpreting Service) 請傳譯員替您聯絡市政府。市政府電話 (02) 9777 1000，市政府的辦公時間：星期一至五，上午八時半至下午五時止。

CROATIAN

Ako ne razumijete ovo pismo, molimo dodite u općinsku administrativnu zgradu - Council's Administration Building - i porazgovarajte o pismu s općinskim osobljem koje može aranzirati usluge tumača. Alternativno, možete nazvati Službu prevoditelja i tumača na 131450 i zamoliti da tumač kontaktira Općinski Odbor na (02) 9777 1000. Radno vrijeme Općinskog Odbora je od 8.30 ujutro do 5 sati poslijepodne, od ponedjeljka do petka.

ITALIAN

Se non capite questa lettera siete pregati di venire agli uffici amministrativi del Comune (Council's Administrative Building) e discutere la lettera con il personale del Comune che organizzerà per voi un interprete. Alternativamente, potete telefonare direttamente al servizio d'interpretariato telefonico (Translating & Interpreting Service) al 131450 chiedendo che un interprete contatti il Comune a nome vostro. Il numero di telefono del Comune è (02) 9777 1000. L'orario di apertura degli uffici comunali è dalle ore 8,30 alle 17 da Lunedì a Venerdì.

JAPANESE

言語の違いでこの英文の連絡が読めない方は、市役所 (Administration Building) で担当者とお話しください。担当者が通訳サービスを手配します。または翻訳通訳サービス (Translating & Interpreting Service) 電話: 131450) の通訳に、あなたの代理として市役所 (電話: 02 9777 1000) に連絡するようご請求ください。市役所の業務時間は月曜日から金曜日までの午前8時30分から午後5時までです。

KOREAN

이 편지를 이해 못하실 경우, 카운슬 사무실 빌딩으로 나오십시오. 그리하여 카운실 직원에게 편지를 보이고 얘기하면 통역 서비스를 앞선해 줍니다. 또 다른 방법으로는, 번역 & 통역 서비스 (TIS)의 번호인 131450에 전화하여 통역이 당신을 위하여 카운슬에 접촉하도록 요청하십시오. 카운슬 전화번호는 (02) 9777 1000입니다. 카운슬 근무 시간은 월요일부터 금요일 까지, 오전 8시 30분에서 오후 5시까지입니다.

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increased to approximately 3 metres on top of a retaining wall of 1.2 – 1.4 metres giving a total height of about 4.4 metres as measured from the residents property side.)

2. **Add to Condition 4 (b)**

"The lift is to be in the form of an underslung hydraulic lift with minimal lift over run projecting above the proposed roof line."

(Reason: To minimise the visual impact of a large lift overrun structure above roof level and reduce the potential for noise transmissions from lift plant equipment on the roof affecting the adjoining residents).

3. **Add Condition 4 (g)**

"The fixed vertical louvres to the staff area balcony are to be replaced with fixed translucent, obscure glazing to a height of 2 metres above the balcony floor level."

(Reason: To achieve and maintain privacy and reduce the potential for overlooking from the elevated balcony into the adjoining properties. The 2 metre height for the obscure glazing would still allow natural light and ventilation into the balcony).

4. **Amend Condition 18**

To minimise the impact of noise from plant and equipment including air conditioning on the occupants of adjoining residential buildings the air conditioning system or other plant and equipment shall be designed and constructed so that the noise emitted from all plant ***shall not exceed the ambient background noise level at any time measured at the boundaries of the site within any of the adjoining residential properties.***

Evidence from an appropriately qualified consultant that these design requirements have been met shall accompany the application for the Construction Certificate.
(Reason: Amenity)

(Reason: The condition varies the proposed condition that allowed a + 5dB(A) variation in noise level at the boundary. The condition seeks to maintain the ambient noise level so as not to diminish the amenity of the adjoining properties).

5. **New condition 49 A**

"At no time is Western Way to be used for the parking of building or construction vehicles or for storage of any construction materials nor is it to be used as a Work Zone."

(Reason: To avoid destruction or damage to the public access along Western Way beside the site and restrict use of the public land).

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6. Amend Condition 98

Delete the second paragraph and insert instead:

Vehicle collection and delivery shall be by a **maximum 4 vehicle carrier truck** as indicated by letter from Chatswood Toyota dated 15 March 2010.

Notwithstanding the requirements of Condition 101, vehicle carrier truck and waste collection truck access to/from the site shall not take place on any day between the hours 8pm and 9.30am on the following day.

(Reason: Amenity)

(Reason: To limit the size of vehicle carriers accessing the site having regard to the access constraints off Pacific Highway and to Fullers Road.

The restriction on hours is to preclude vehicle carrier and garbage trucks attempting to access the site off Pacific Highway during the morning AM traffic peak. It also precludes trucks exiting the site to Fullers Road before 9.30am as Fullers road west bound is reduced to a single lane with the tidal flow peak control. The narrowing of the road restricts the ability of trucks to manoeuvre into the single lane from the site. At this time of the morning, the pedestrian footpath is also heavily utilised by school children and CBD workers and restricted access to after 9.30am and would improve safety for the pedestrians).

7. New Condition 123

"The maximum number of cars on display in the showroom and on grade is not to exceed 100 vehicles at any time"

(Reason: To limit the capacity of the site to store vehicles. Multiple car stacking will constrain access on the site and lead to blocking of the sole drive through access).

8. New Condition 124

"At no time is the driveway to be blocked by any display or visitor or employee vehicles or car carriers"

(Reason: To avoid the possibility of the driveway being obstructed so that queuing onto the Highway occurs).

9. New Condition 125

Signage is to be placed at the start of the visitor parking spaces advising by words and arrow "No parking in driveway. Additional Customer Parking at Rear" to direct customers to the spaces at the rear of the showroom building.

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(Reason: To ensure that customers are aware of the parking at the rear of the site and do not block the main drive through).

10. Replace Condition 53

The area of dedication shown on Map SW0732 dated 10 May 2005, is to be dedicated to the RTA, at no cost to the RTA or Council. Evidence of the restriction of the plan of Deduction is to be submitted to Council. The Applicant is to undertake the realignment of the Pacific Highway and Fullers Road for the frontage of the site for the road widening as indicated on the Map. All pavement, kerb and guttering, footpath and services are to be to the satisfaction and specification of the RTA and Council.

(Reason: The dedication of the land is necessary to give effect to the road widening on Pacific Highway and Fullers Road. The RTA are unlikely to undertake the works in the foreseeable future given other state road commitments. The road widening is essential infrastructure given the failed service level of the intersection and the congestion experienced at peak hours reducing the efficiency of the road network and the arterial road. The road widening works can be carried out in conjunction with the significant construction works for the showroom building and basement. The application has benefited from the bonus FSR available under the SREP No. 5 for road widening and has relied on a SEPP 1 objection to seek approval for gross floor area that even exceeds the FSR permissible under the bonus mechanism).

Willoughby Council appreciates the opportunity to make a submission on the proposed development and urges the Panel to incorporate the foregoing conditions in any consent for the application. A Council representative will attend the JRPP meeting to present this submission and answer any questions of the Panel.

Yours faithfully,



Nick Tobin
GENERAL MANAGER

Reference: Greg Woodhams

Phone: 9777 7650

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