



ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000

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ABN 50 105 256 228

26 April 2019

Mr Peter Debnam
Chair - Sydney North Planning Panel

By email: Kim.Holt@planning.nsw.gov.au

Dear Peter ,

CHATSWOOD CHASE DA 2017/503 - SNPP REQUEST FOR INFORMATION

On behalf of Vicinity Centres (the applicant) I write in respect to DA 503/2017 for Chatswood Chase Shopping Centre and the most recent briefing held with the Sydney North Planning Panel and Willoughby City Council on 17 April 2019. Vicinity Centres appreciate the time afforded to them by the Panel to provide a briefing on the key matters relating to finalising the determination of this regionally significant Development Application.

As per the record of briefing dated 17 April 2019, we attach the following information in response to the Panel's comments and to address additional contentions relating to conditions of consent to supplement our letter to the Panel and Council dated 11 April 2019.

- Amended plans by Make Architects at **Appendix A** which illustrate:
 - Changes to design treatment to the façade on Havilah Street including additional greening at the upper level to reflect the positive treatment for the carpark façade, and
 - Updated awning details which demonstrate increased continuity and coverage to enhance pedestrian amenity around key frontages and entrances to the shopping centre.
- Revised landscape detail by Lat27 at **Appendix B** that clarifies the species of trees and general greening of development along the Havilah Street frontage.
- Letter of advice from the Independent Flooding Expert (Rhelm) (**Appendix C**) to read in conjunction with the related Rhelm report dated 8 March 2019 and letter to Vicinity Centres with respect to the proposed consent conditions dated 9 April 2019 (ref J1205-L02Rev1). The attached letter, issued to Scott Kavanagh, Willoughby Council's Drainage / Design Engineer on 26 April 2019, relates to concerns raised by Council with respect to the proposed pump out arrangements for flood waters entering the basement up to the 1% AEP flood event and for events rarer than the 0.05%AEP event.
- Letter of advice from CJ Arms at **Appendix D** relating to amended wording for Condition 8 to allow for staged Building Plan Approvals with Sydney Water.



We trust that proposed amendments detailed within this letter and attachments and our previous letter of contentions dated 11 April 2019 will be considered favourably by Council and the Panel in the determination of the subject DA.

Please do not hesitate to contact me on 8233 9969 should you have any questions relating to our proposed amendments.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Parker", written in a cursive style.

Jacqueline Parker
Director

CC Mr Ian Arnott - Planning Manager, Willoughby City Council
 Mr Mark Bolduan - Development Assessment Officer

APPENDIX A – AMENDED DESIGN REPORT & PLANS

Chatswood Chase,
Willoughby

ASK190426_050 Council Update

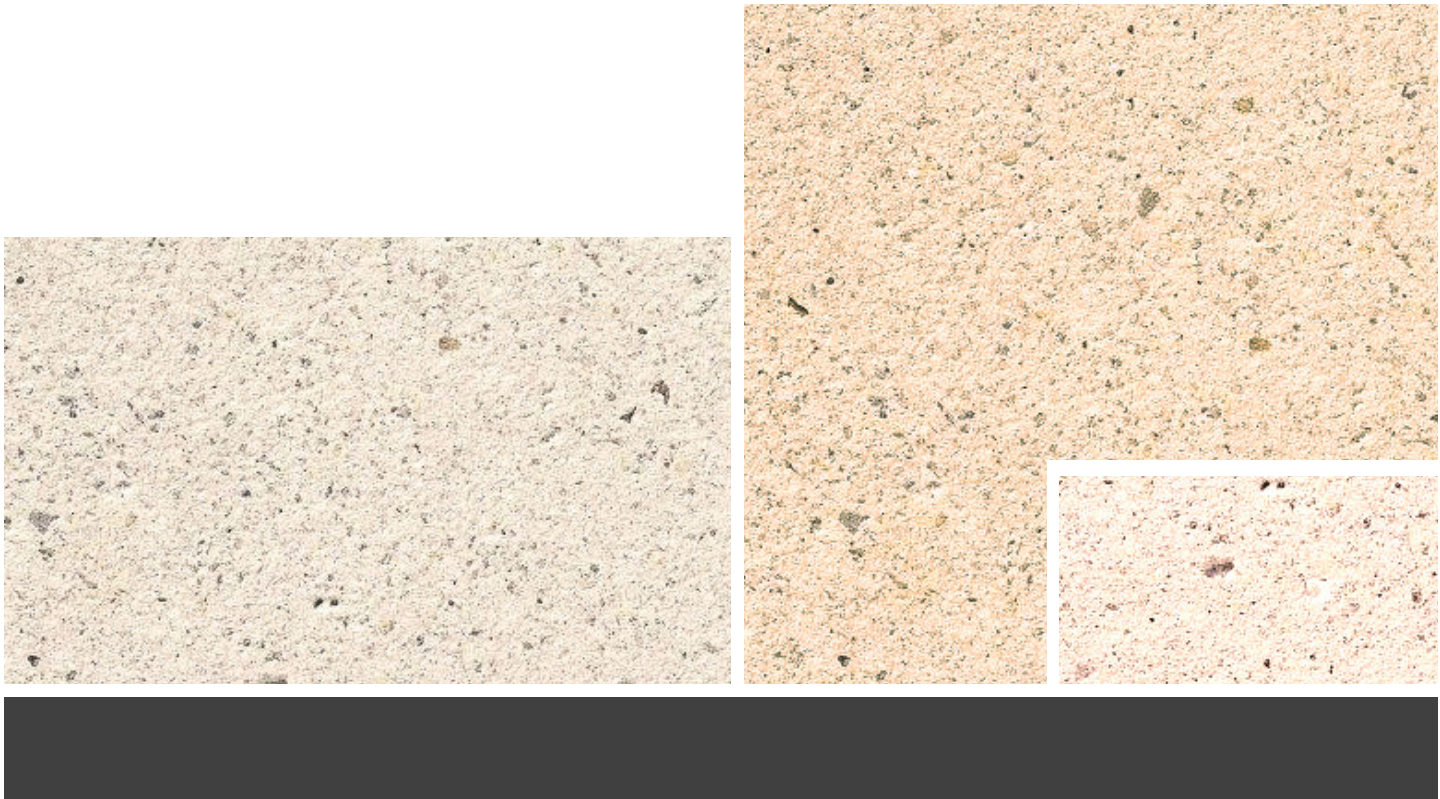
Chatswood Chase,
Willoughby

Malvern/Havilah facades

Proposal

—

Concept



Scale

- Breaking down the scale of the block
- Integration into the existing built context
- Individual expression of pavilions
- Fine grain

Greenery

- Hierarchy of landscape
- Victoria Ave civic formality
- Terracing landscape enriching the public realm
- Car parking Softening the residential edge of the site

Colour

- Colour choice takes reference from the local concrete finishes in Chatswood and tonal variations in a natural palette
- Tone is also used to help breakdown the scale of the buildings
- Colour helps to illustrate a change in the pavilions use

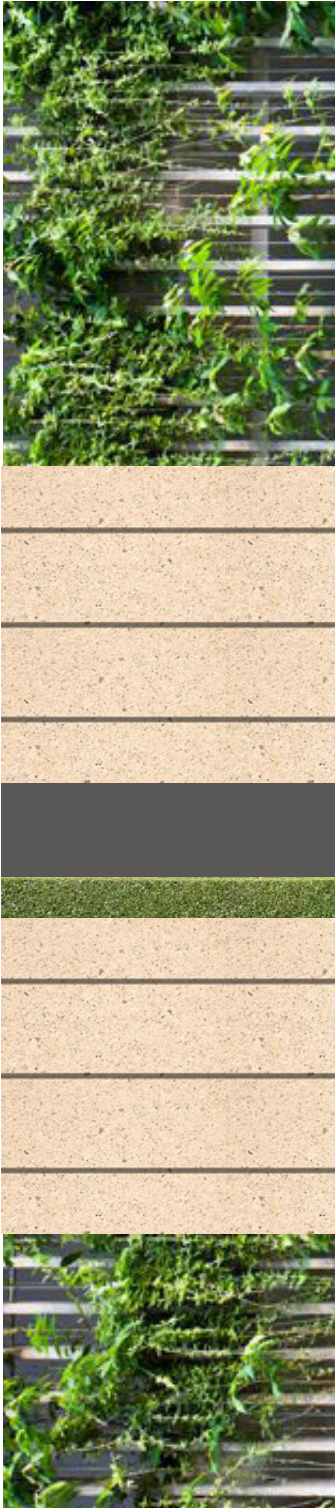


Proposal

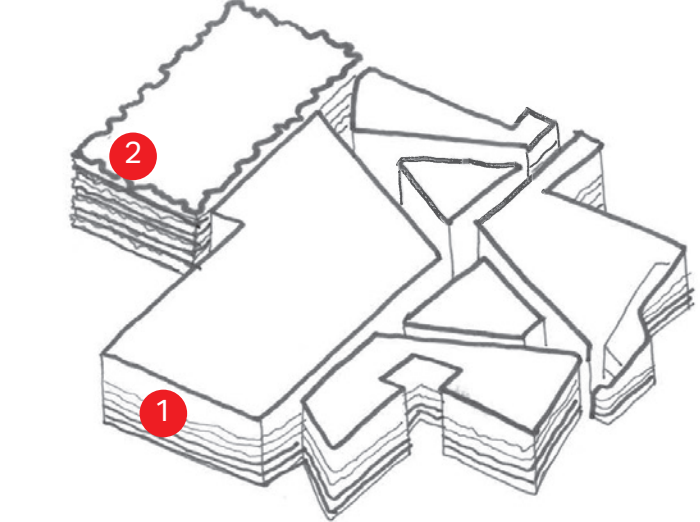
Landscape and materiality



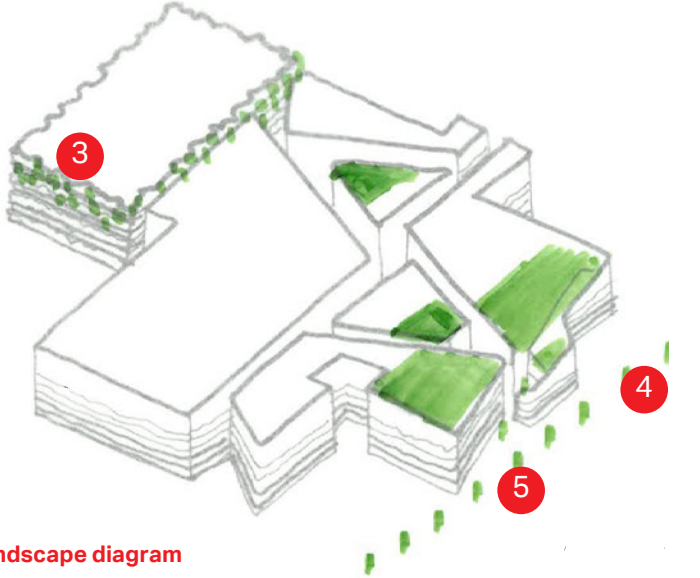
1 Typical pavilion facade



2 Typical car park facade



Materiality diagram



Landscape diagram

3 Lush greenery to car park



4 Victoria Ave existing street scape

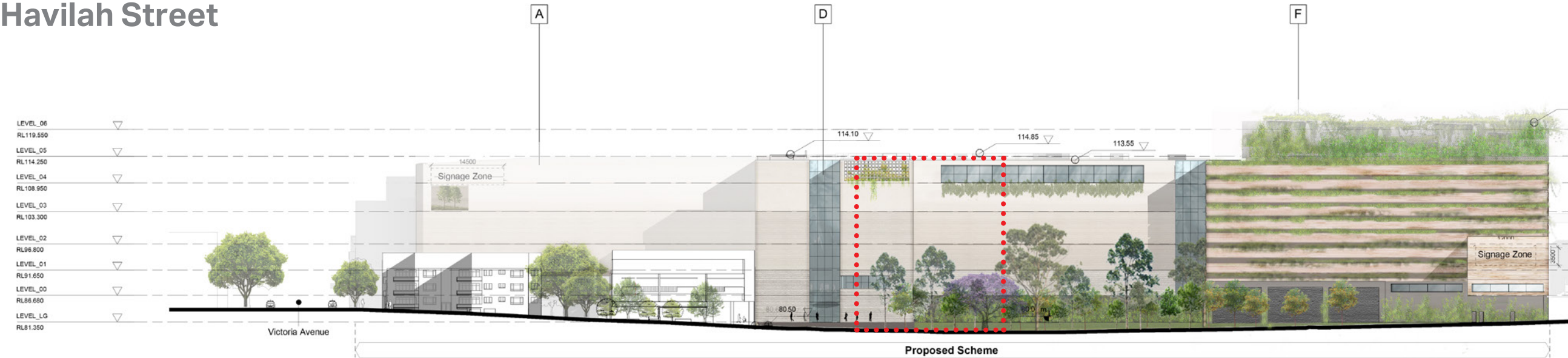


5 Victoria Ave civic entrance

1. Gradation of horizontal textured banding from ground to skyline
2. Contrasting colour facade with enhanced greening to facade to layer articulation
3. Lush cascading greenery softening the rustic horizontal banding
4. Existing site has strong reinforced edge from mature landscaping
5. A civic entrance that forms a continuation of the existing Victoria Avenue street scape

Elevation

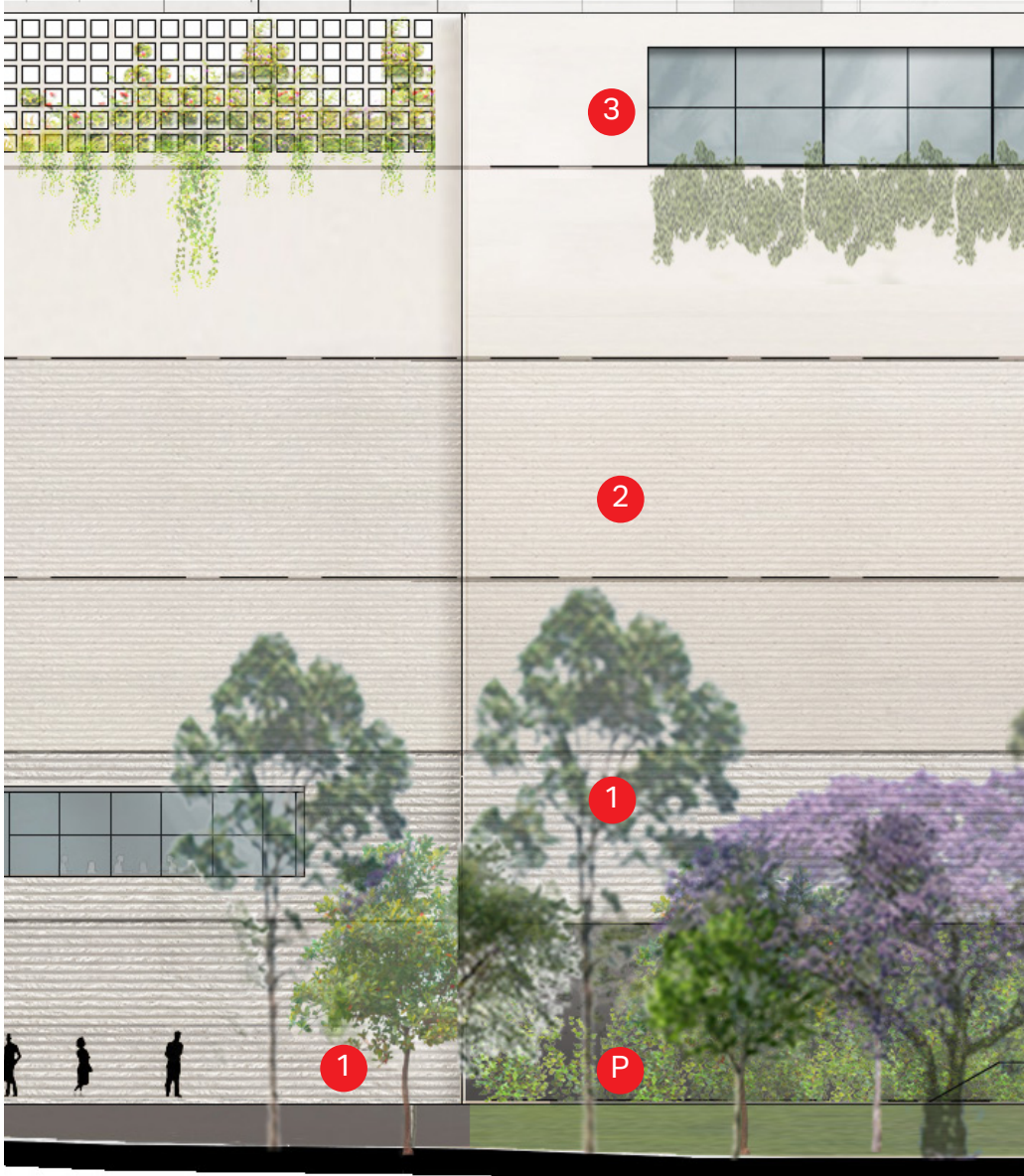
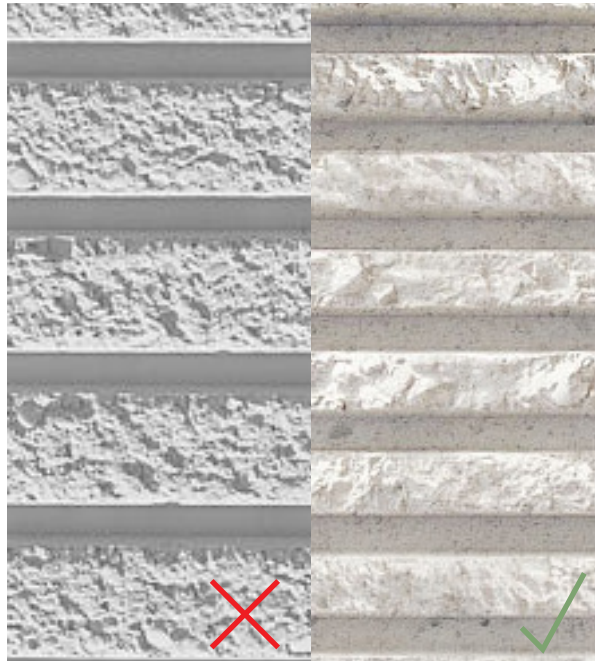
Havilah Street



- Series of pavilions forming a cohesive whole
- Textured facade from rusticated base to refined top
- Separation of individual pavilions forming vertical entrance statement with recessed glazed curtain walls
- Building setback from street frontage to reinforce entrance
- Enhanced ground plane planting to response to surrounding residential area
- Common datum expressed between building with structure above car park, greened and intentionally visually recessive
- Improved landscape quality and plaza extent at relocated pedestrian entry
- Identification of pavilion and functions through materiality change between car parking and retail
- Light tone to typical buildings with textual finish

Proposed concrete pattern ridge sizes used to emphasis natural striation and avoid module appearing to be of construction module i.e. Brick size. Additionally limited by proprietary nature of product and method of construction.

- 1 Concrete finish with large rusticated horizontal banding
- 2 Concrete finish with small rusticated horizontal banding
- 3 Simplified concrete finish



Level 3+4

3

Level 1+2

2

20mm gap
20mm ridge
(20mm depth)

25mm gap
25mm ridge
(45mm depth)

1

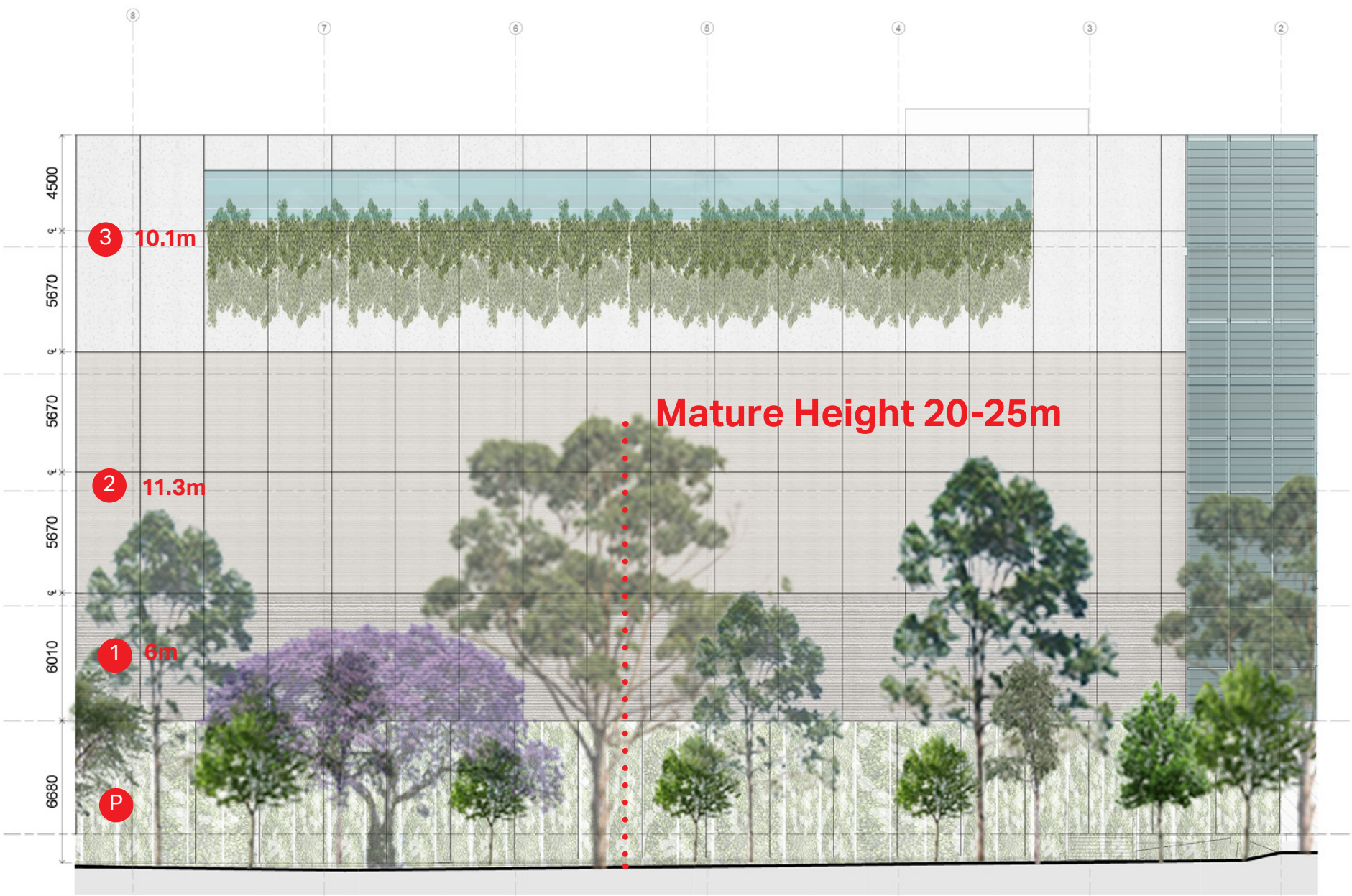
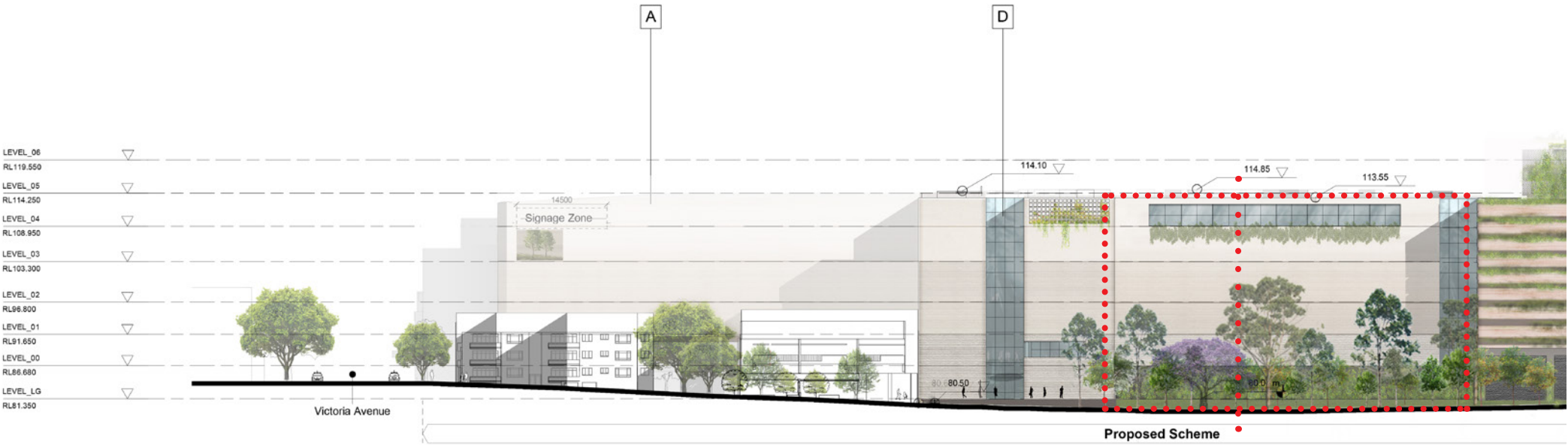
Level LG+00

P

Elevation Section

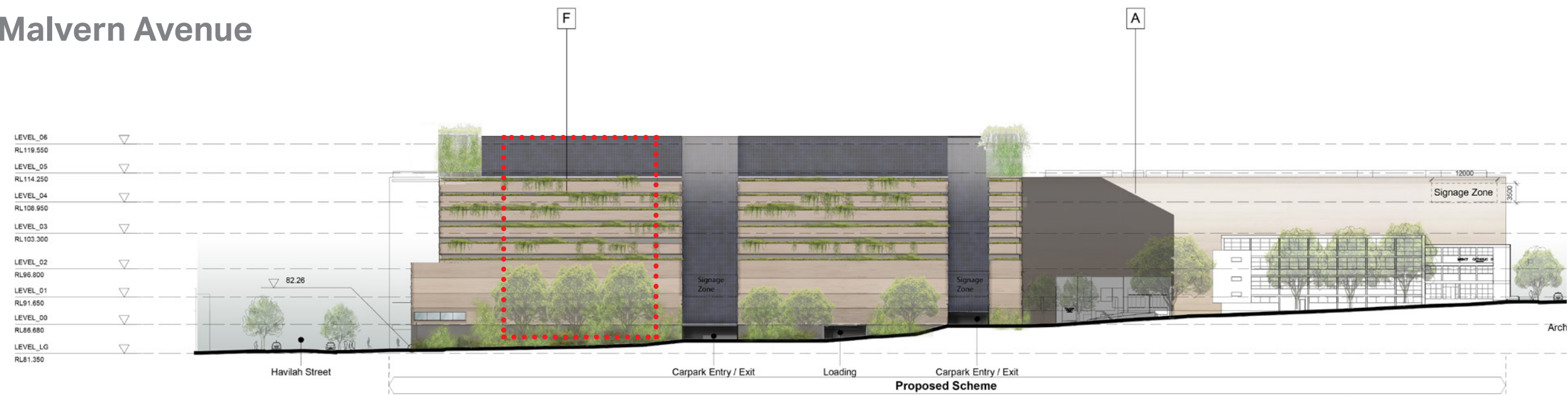
Havilah Street

Approximate Mature Size



Elevation

Malvern Avenue



- Enhanced ground plane planting which responds to the garden character of the surrounding residential area.
- Common datum expressed between building with structure above car park, greened and intentionally visually recessive
- Introduction of photovoltaic cells in both vertical recessed entrances and held by landscape to upper horizontal band
- Introduction of a green veil to the upper levels, providing specialised growing vessels and media to ensure sustained and robust growth to suitable climbing species upon a mesh that extends to multiple levels.
- The green veil provides softening to the facade, connecting the green from rooftop to street-scape, reducing heat island effect by greening the hard scape and a more sensitive outlook for neighbouring residents.
- Enhance greenery to car parking
- Identification of pavilion and functions through materiality change between car parking and retail
- Darker tone to car park pavilion



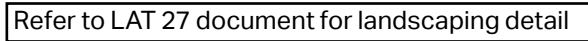
Upper level

Intermediate floors

Lower floor base

Street perspective

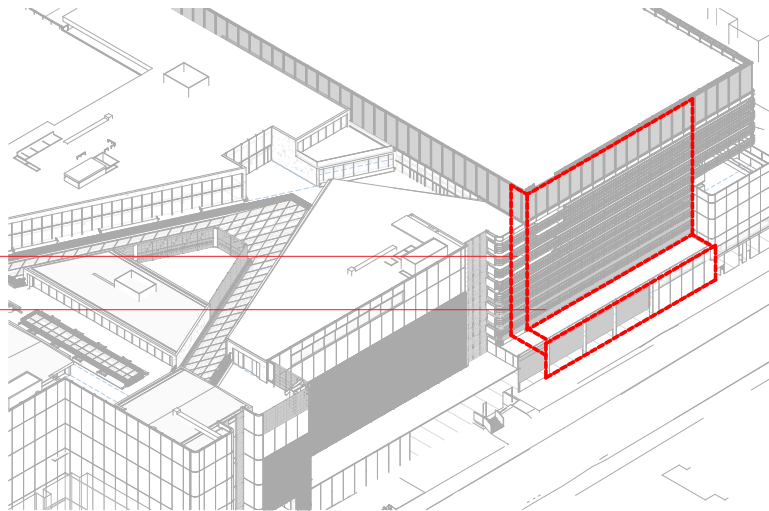




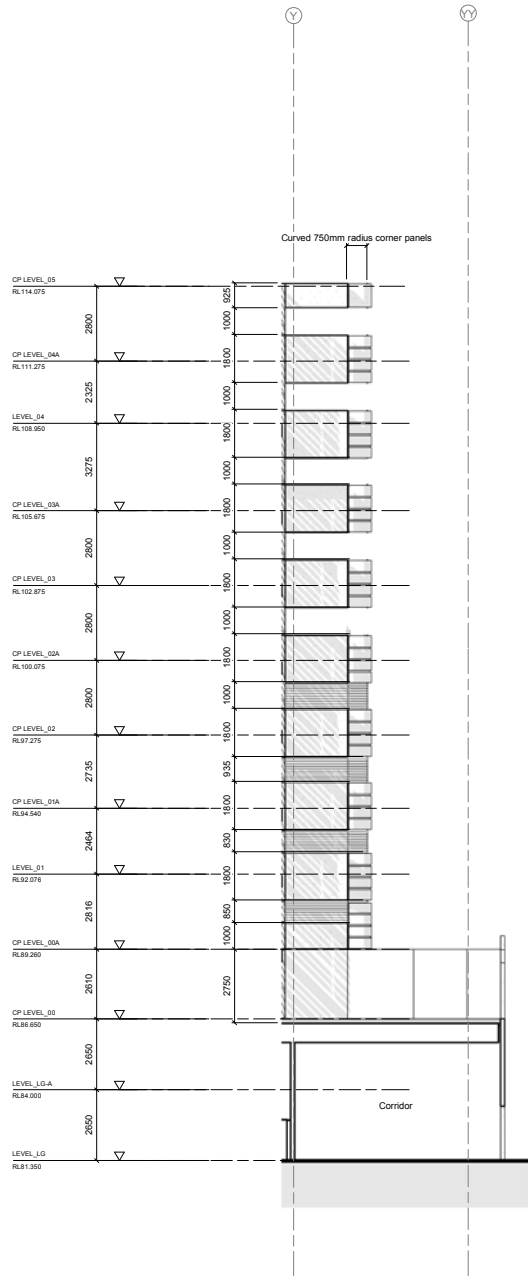
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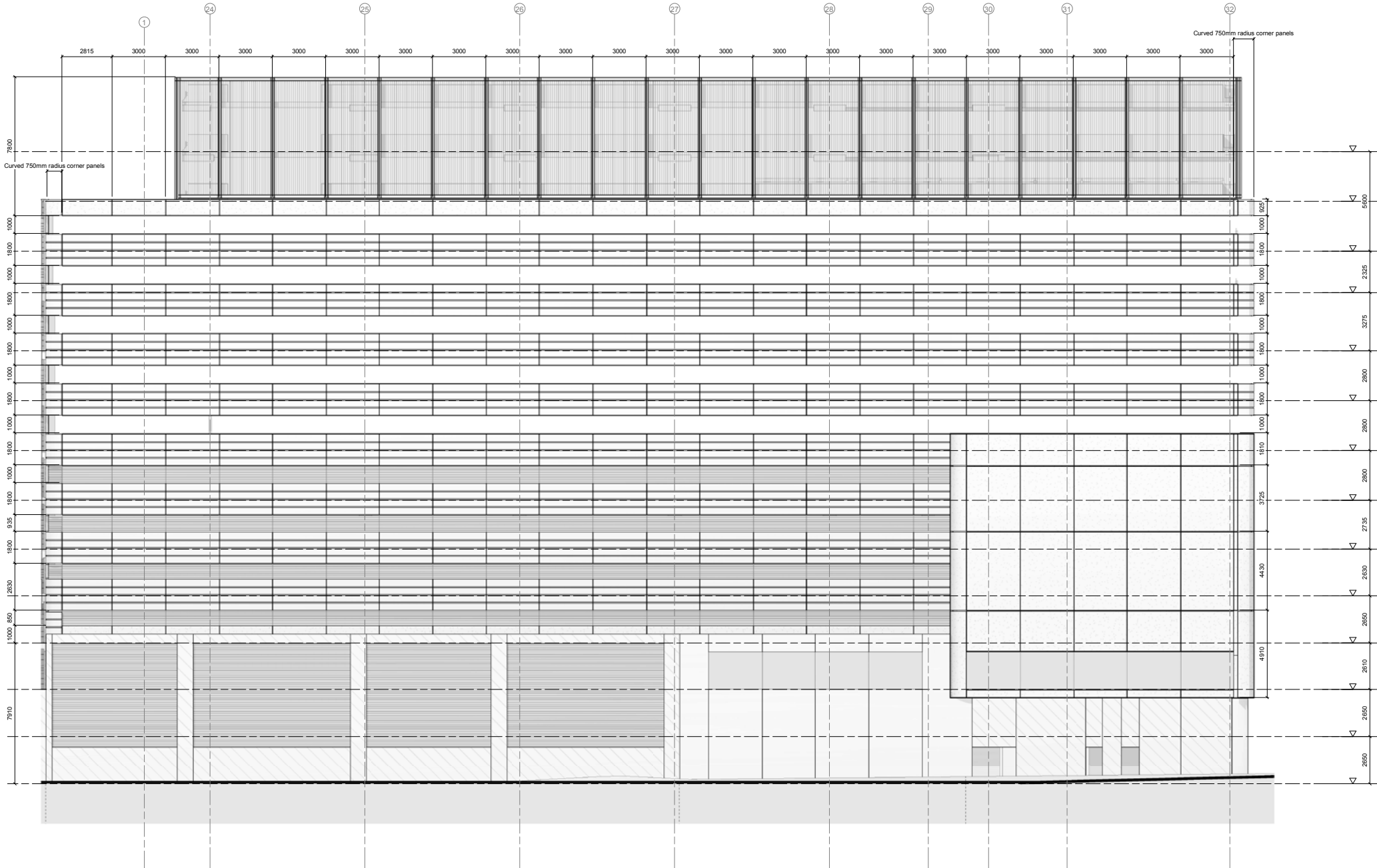
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Project No. 1506	Rev No. 00
Drawing No.	



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Nominated Architect
Simon Lincoln NSWARB 10236
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35 Havilah St. - Elevation 35
1 : 100



36 Havilah St. - Elevation 36
1 : 100



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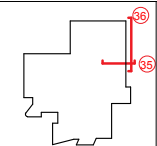
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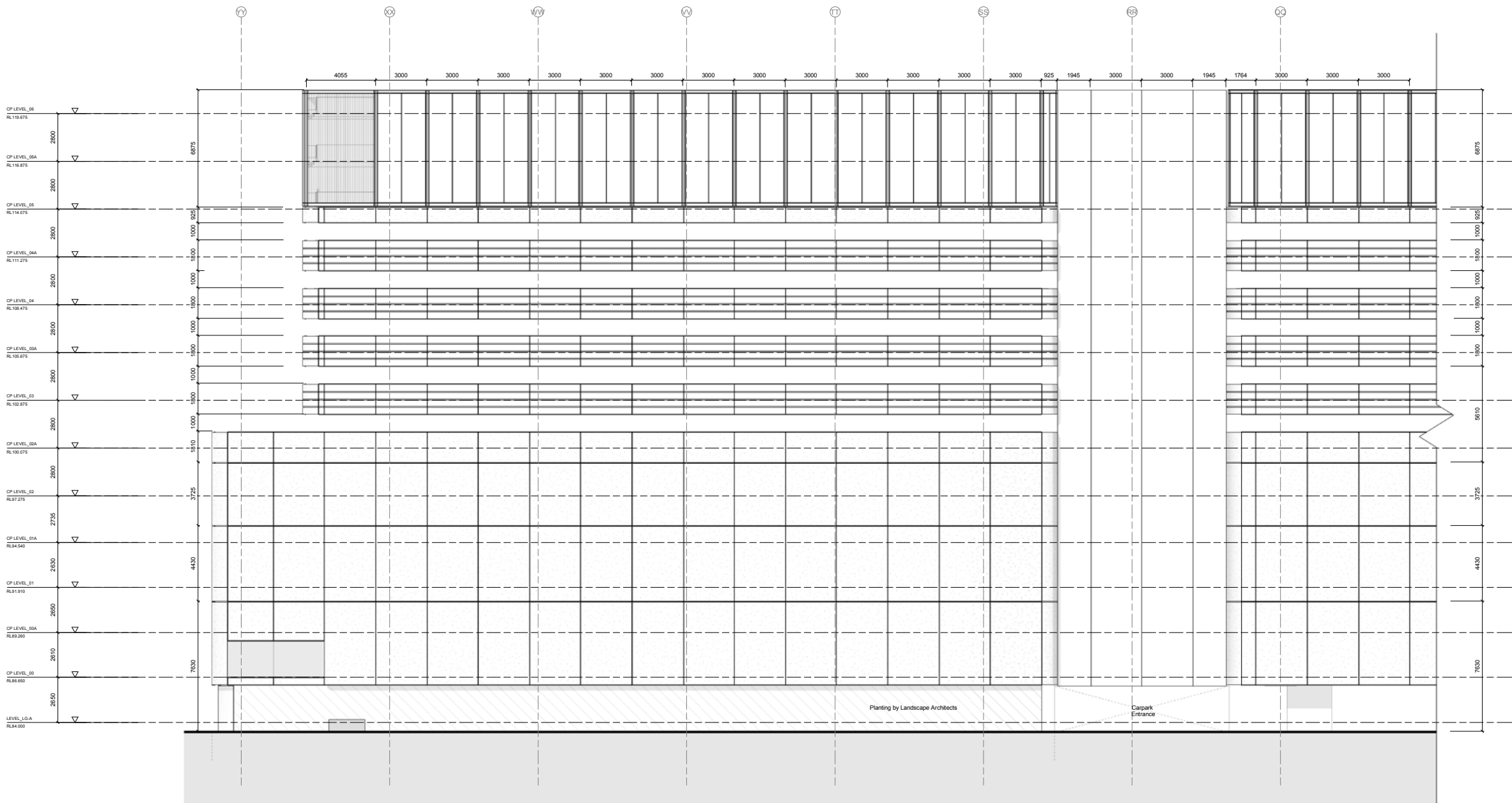
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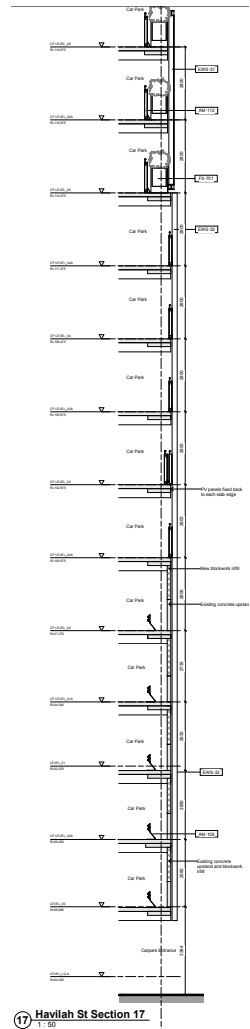
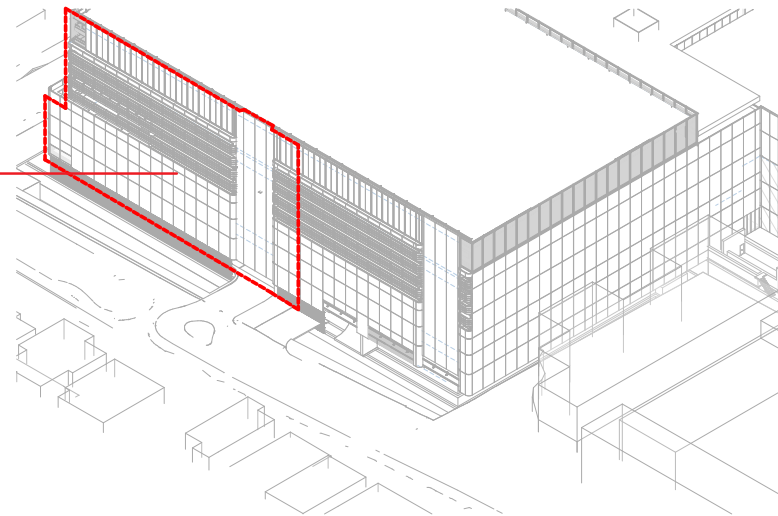
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Chatswood Chase

Drawing Title
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Drawing No.	



37 Malvern Ave. - Elevation 37
1 : 100



17 Havilah St Section 17
1 : 100



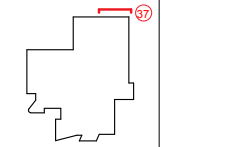
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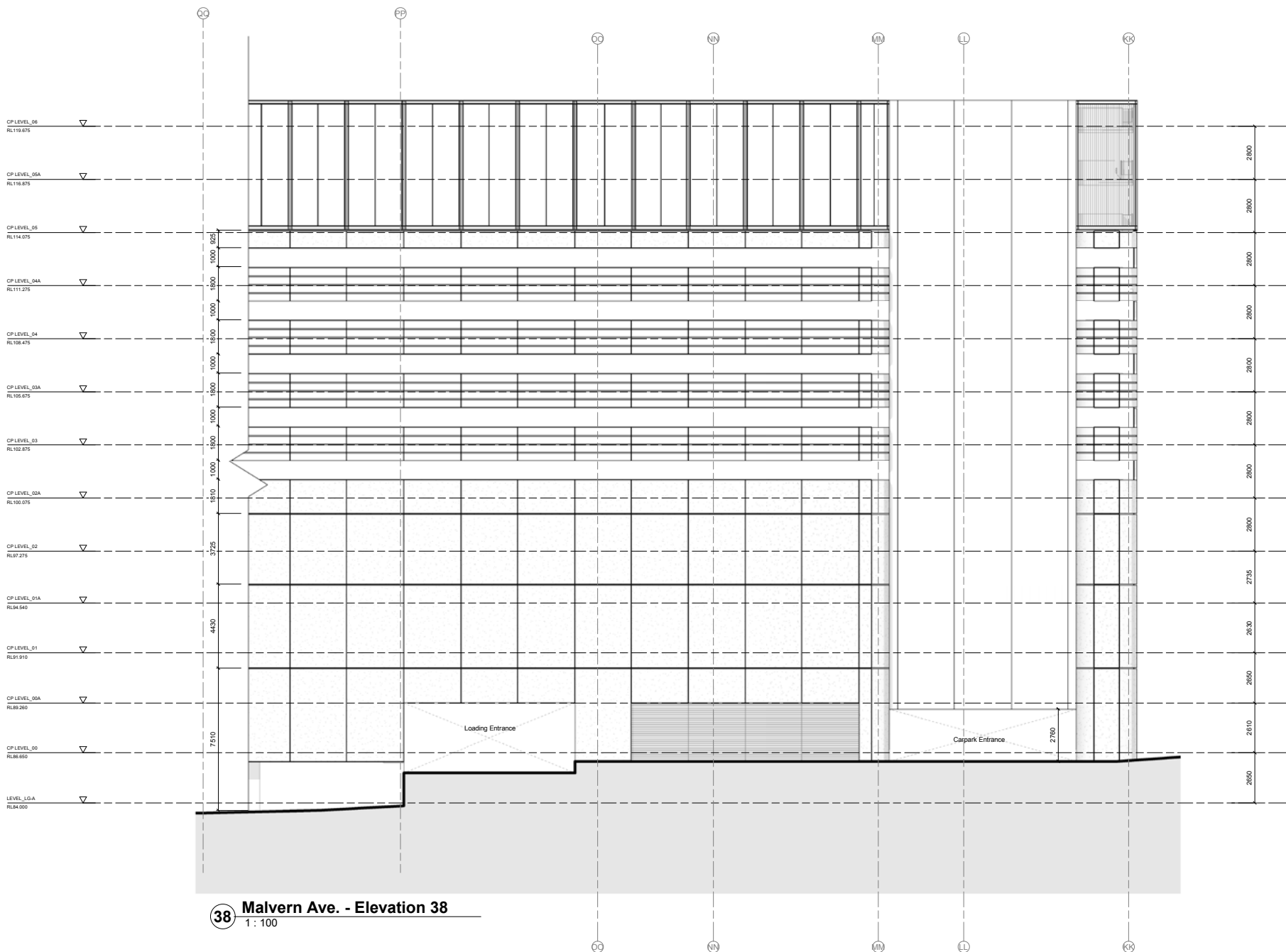
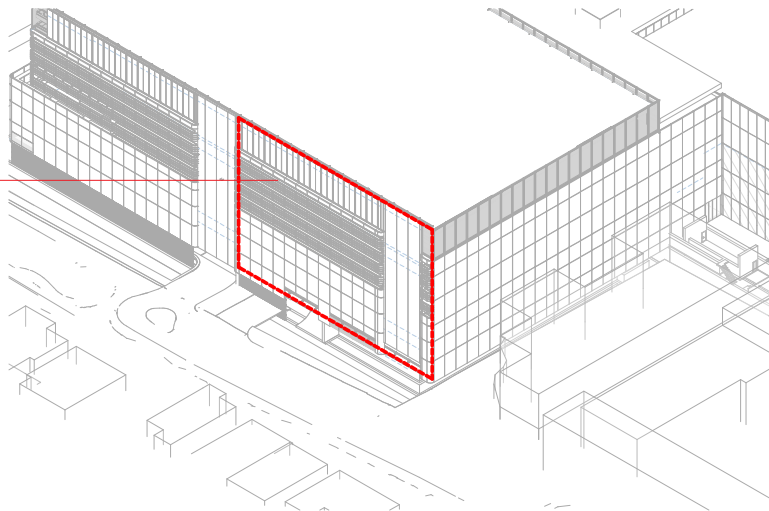
Client
Vicinity Centres



Project
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Drawing Title
Malvern Ave - Elevation 01

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Project No.	Rev No.
1506	01
Drawing No.	

38



38 Malvern Ave. - Elevation 38
1 : 100



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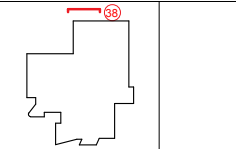
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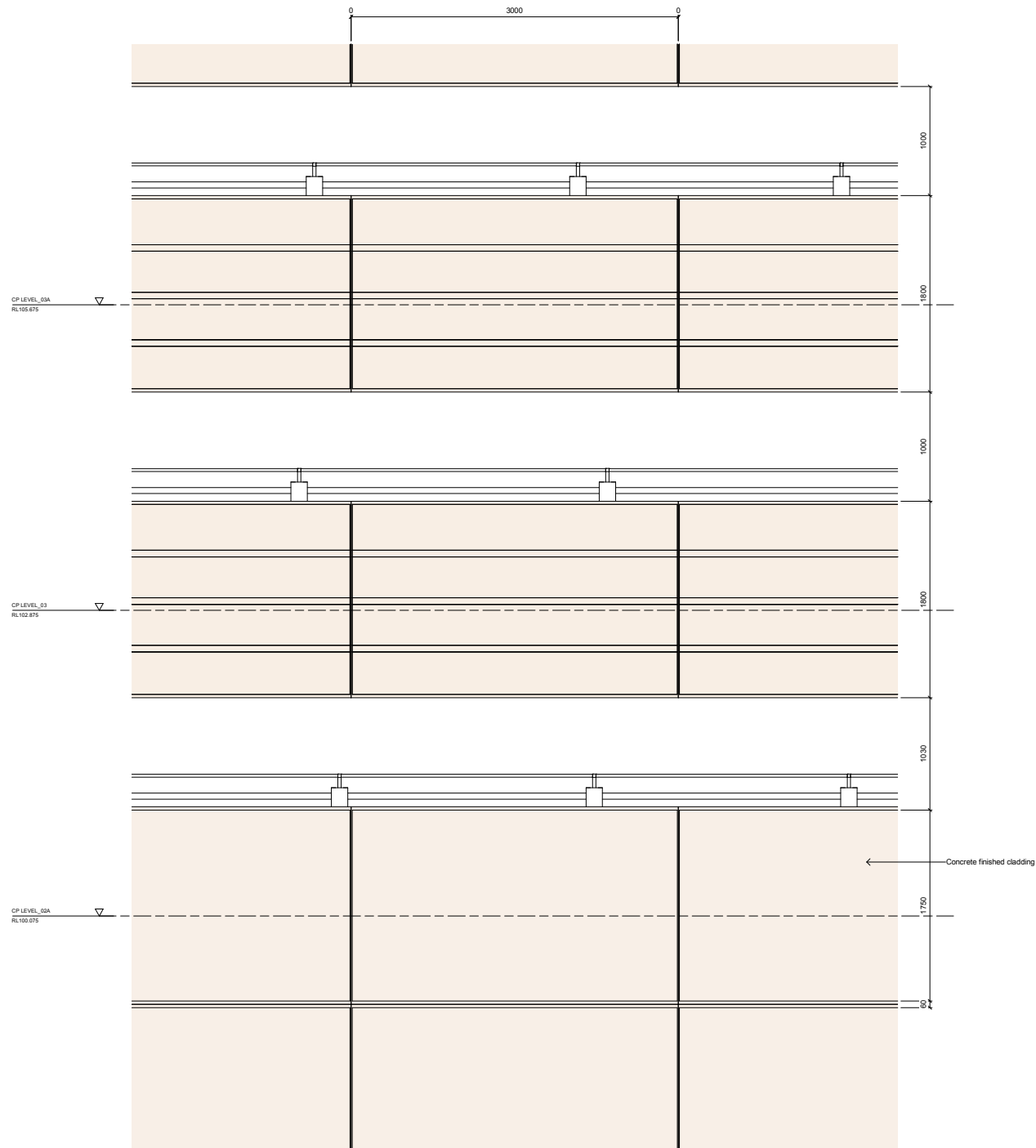
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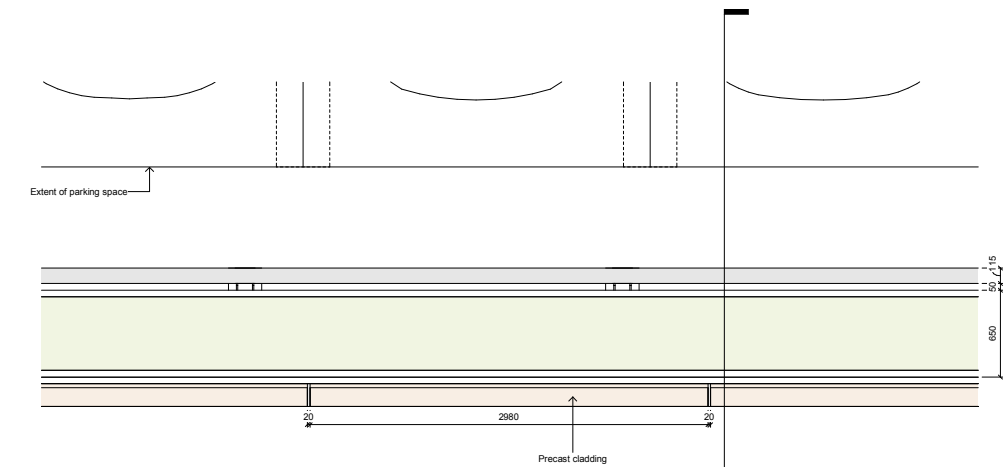


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Drawing Title
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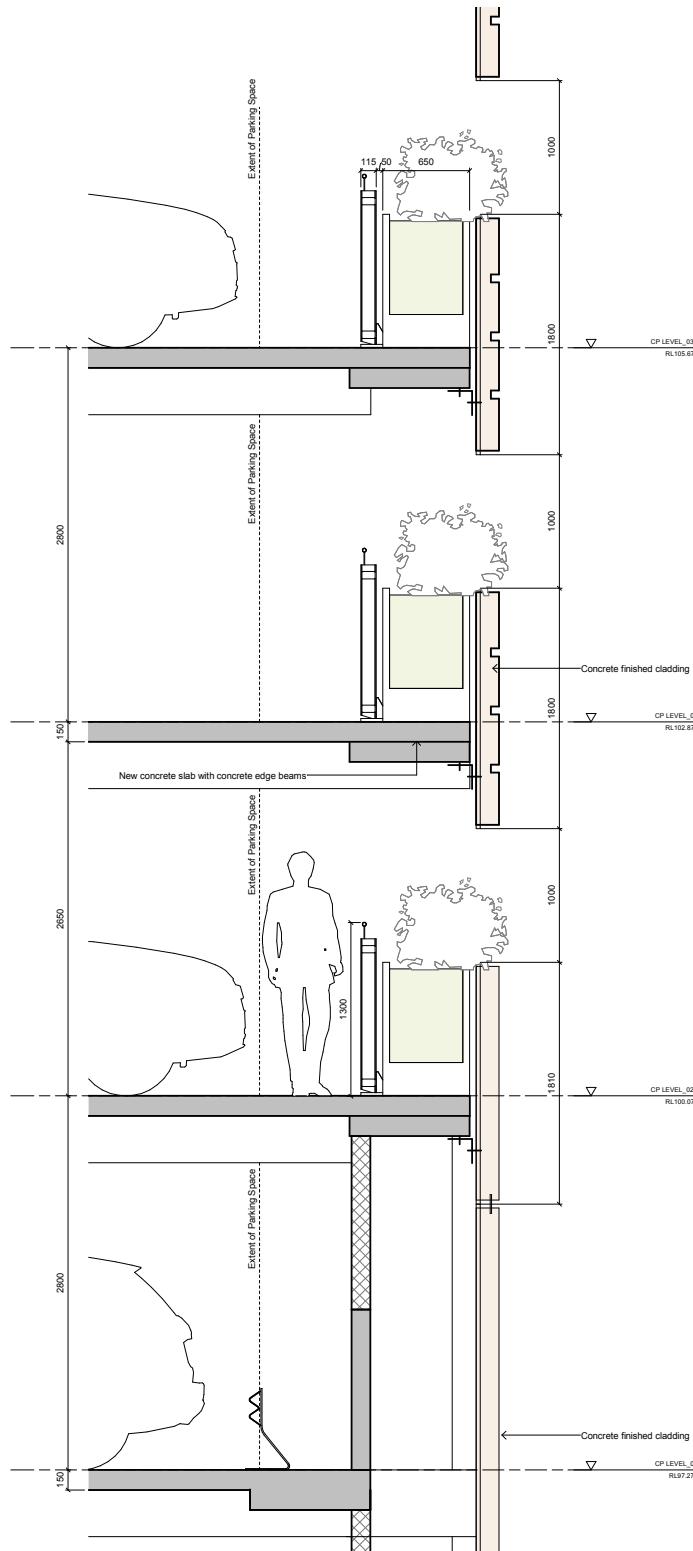
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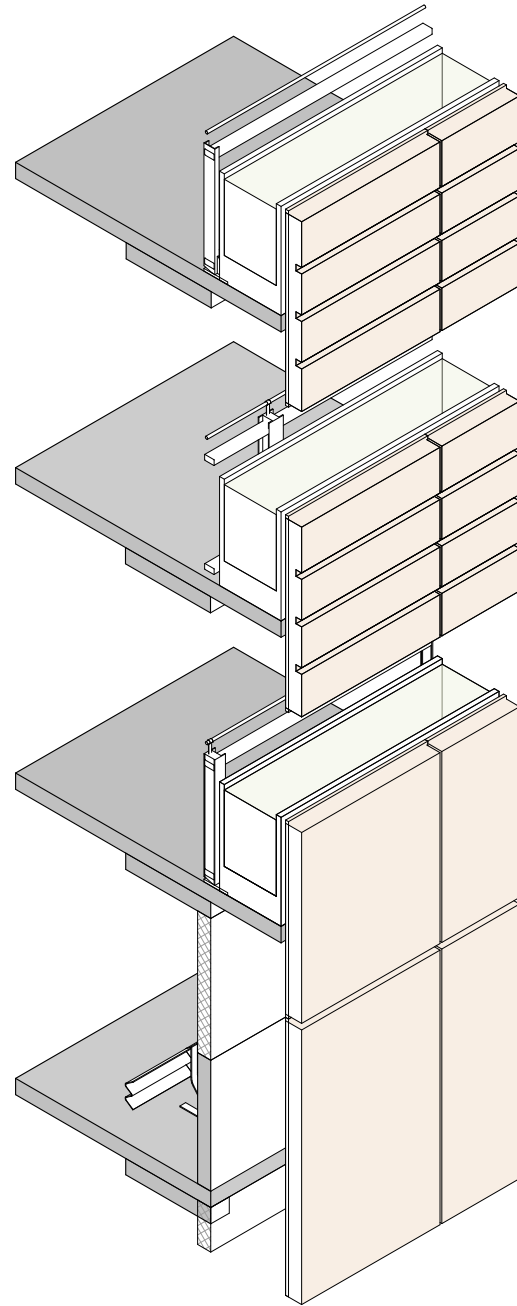
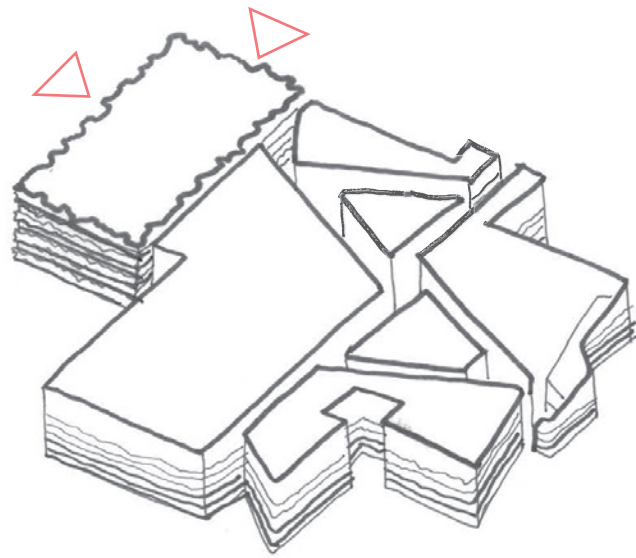
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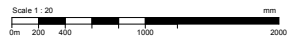
4 EWS 21 - Plan
1 : 20



2 EWS 21 - Section
1 : 20



3 EWS 21 - Axo



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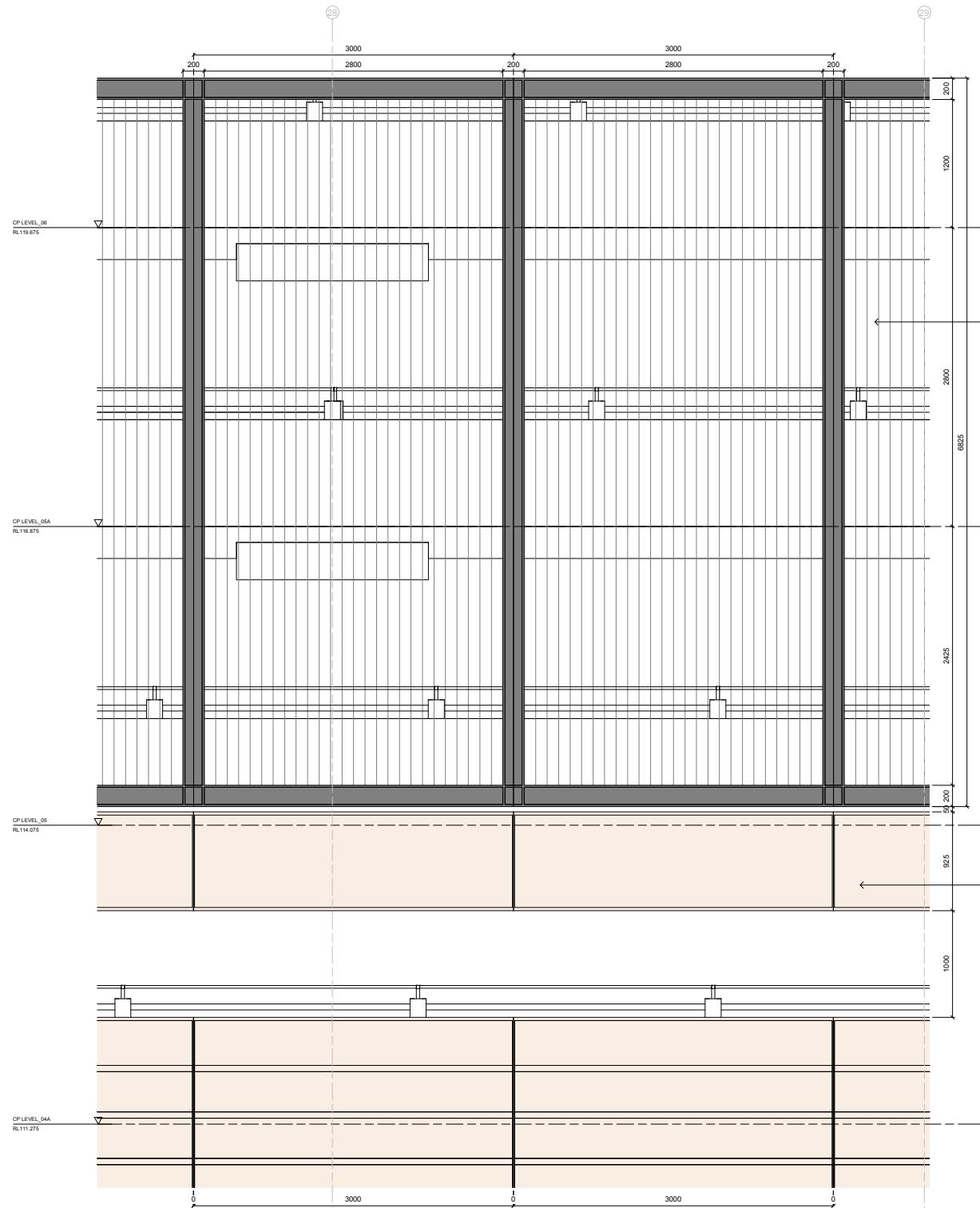
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Vicinity Centres



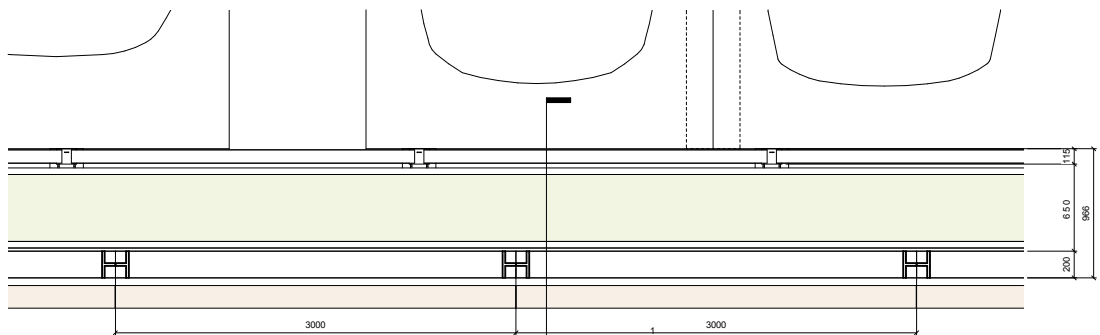
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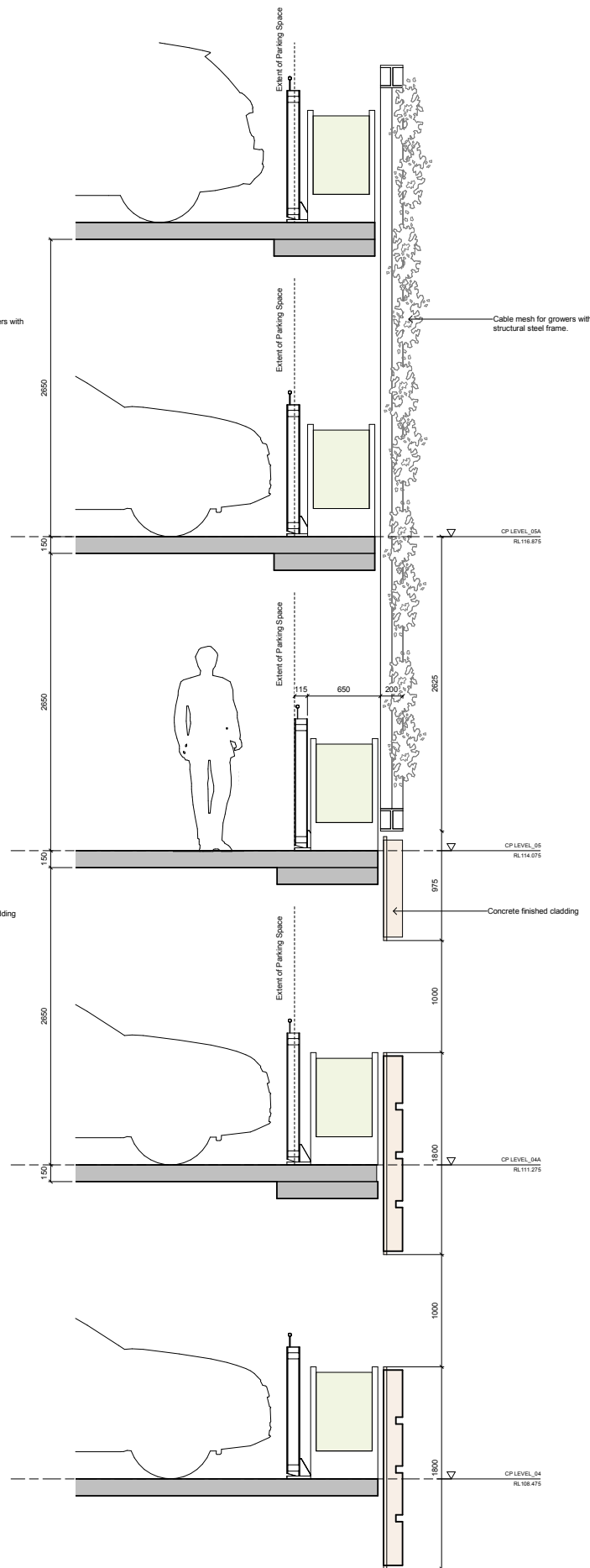
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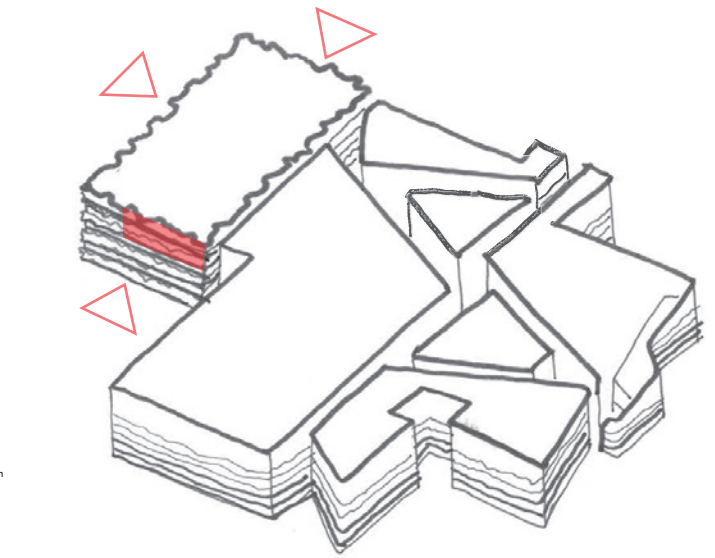
1 EWS 30 - Elevation
1 : 20



4 EWS 30 - Plan
1 : 20



2 EWS 30 - Section
1 : 20



3 EWS 30 - Axo



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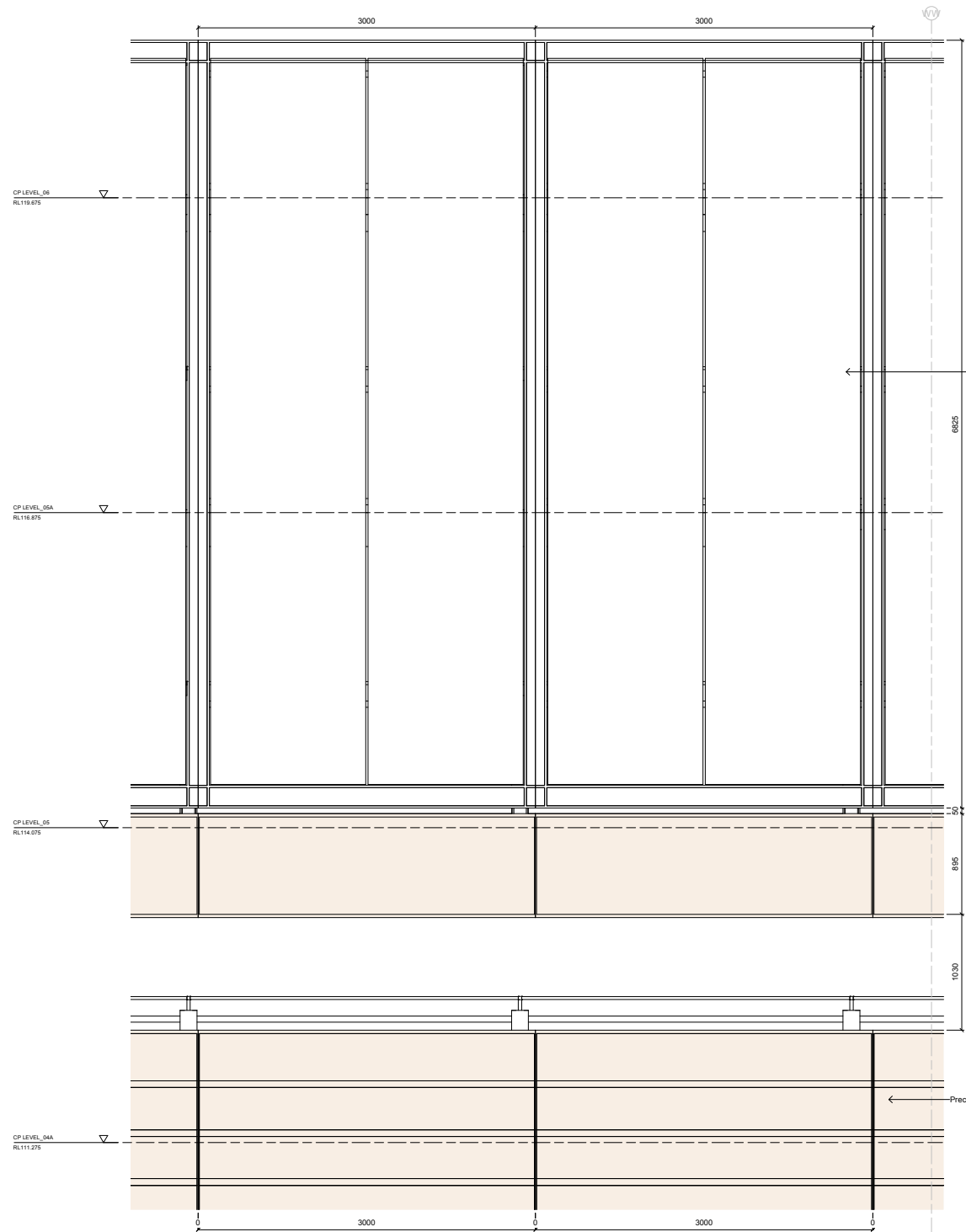
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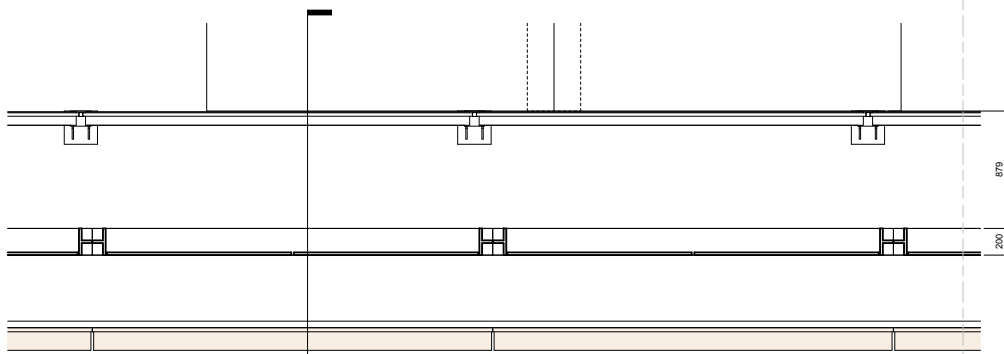
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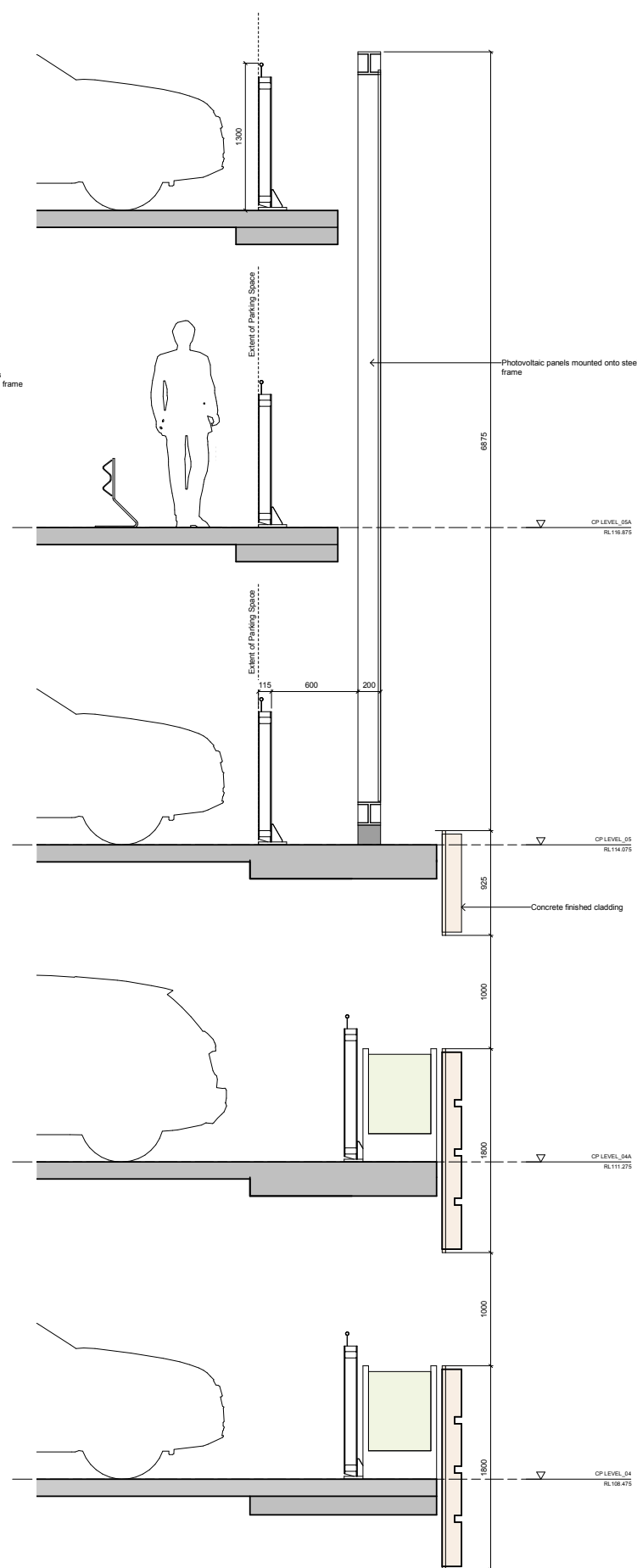
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DD/MM/YY
Project No.
1506
Rev No.
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Drawing No.



1 EWS 31 - Elevation
1 : 20

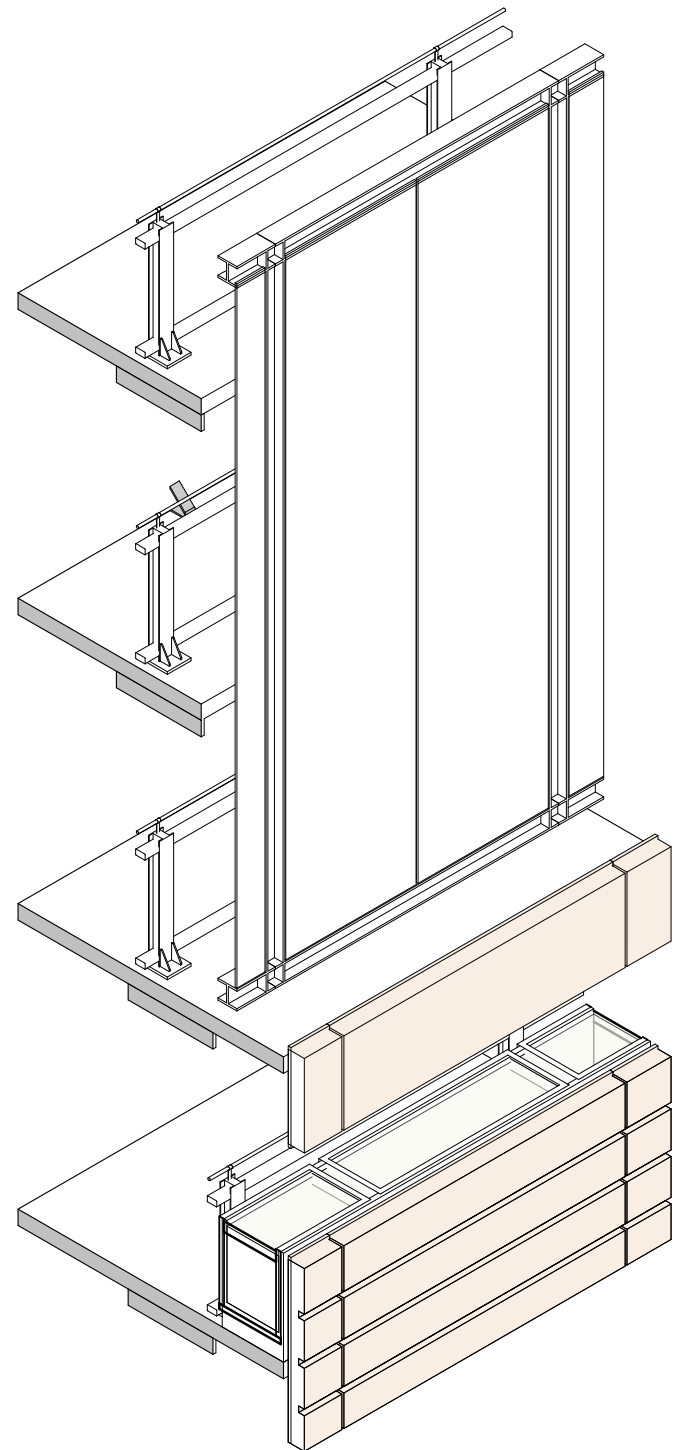
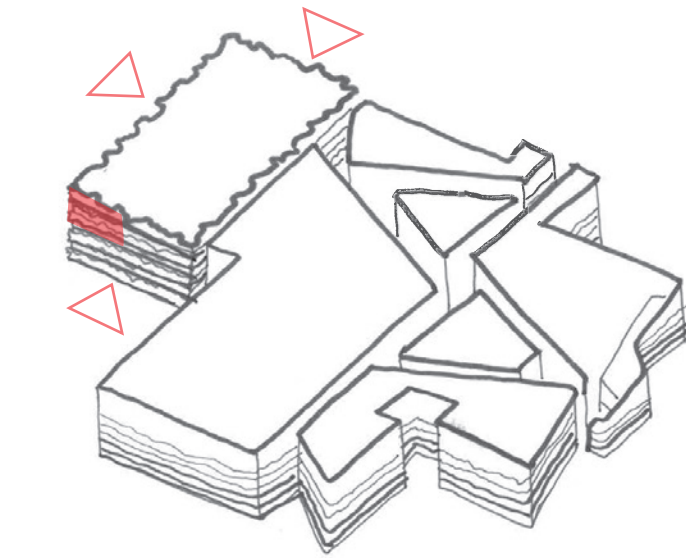


4 EWS 31 - Plan
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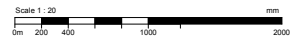


2 EWS 31 - Section
1 : 20

PV location is fixed by the requirements of the car parking and structural requirements for slab edge design.



3 EWS 31 - Axo



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Vicinity Centres



Project
Chatswood Chase
Drawing Title
External Wall Systems 31 -
Carpark Level 05-06
Photovoltaics
Scale at A0
1 : 20
Date
DD/MM/YY
Project No.
1506
Rev No.
00
Drawing No.

Chatswood Chase,
Willoughby

Awnings

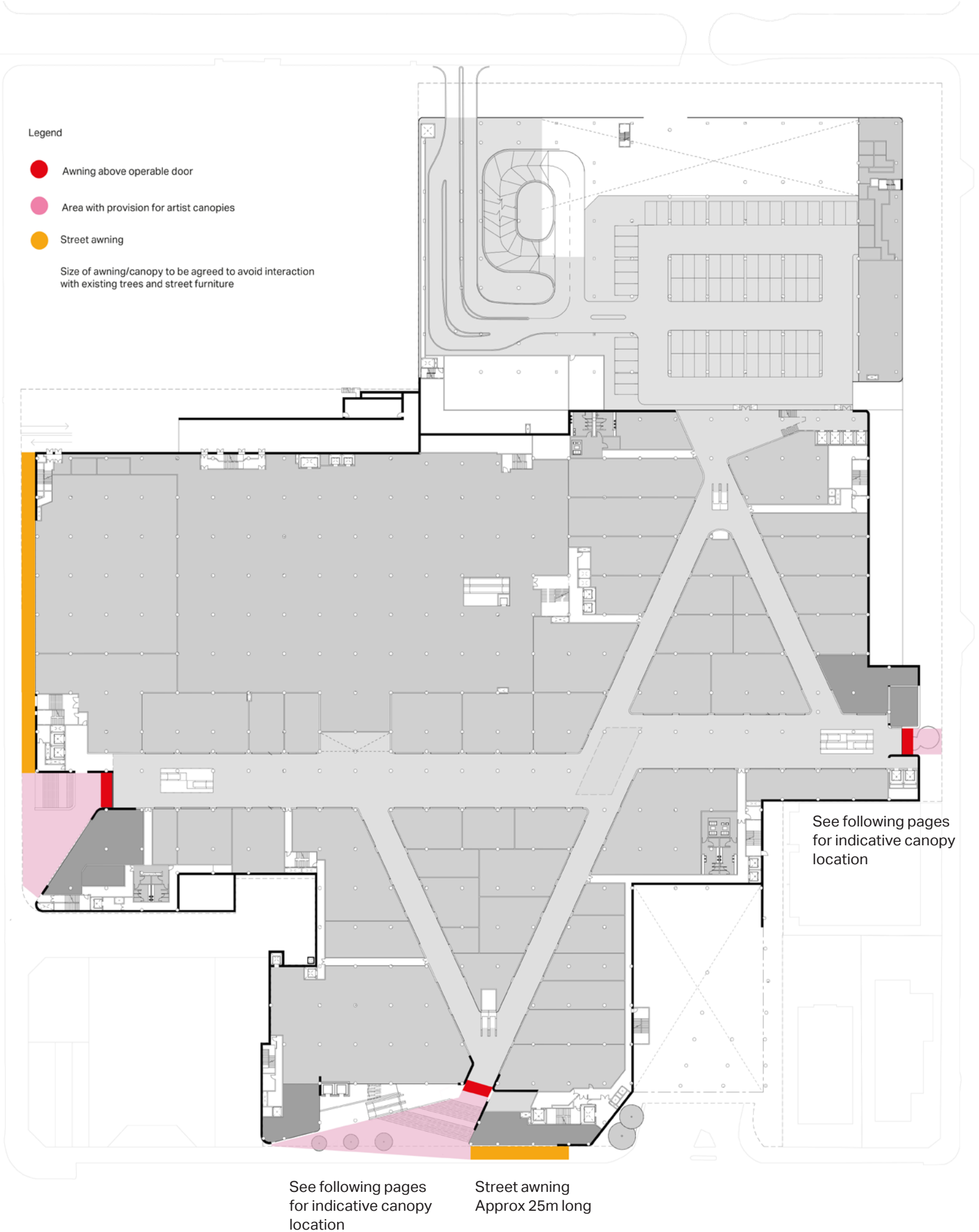
Proposed Awning Coverage



Indicative artist canopy design



Indicative street awning design





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 8. Areas to be verified by surveyor.
 9. Please refer to Landscape Architects drawings for landscaped areas.

Nominated Architect
Simon Lincoln NSWARB 10236
©Make (AU) Limited 2018

REV	Date	Reason For Issue	Chk
-----	------	------------------	-----

DRAWING STATUS

make

Suite 3.03, Level 3, 309 George Street
Sydney, NSW 2000

tel +61 (0) 283 168 950

info@makearchitects.com
www.makearchitects.com

Client

Vicinity Centres



Project
Chatswood Chase

Drawing Title
Victoria Ave Awning Extent

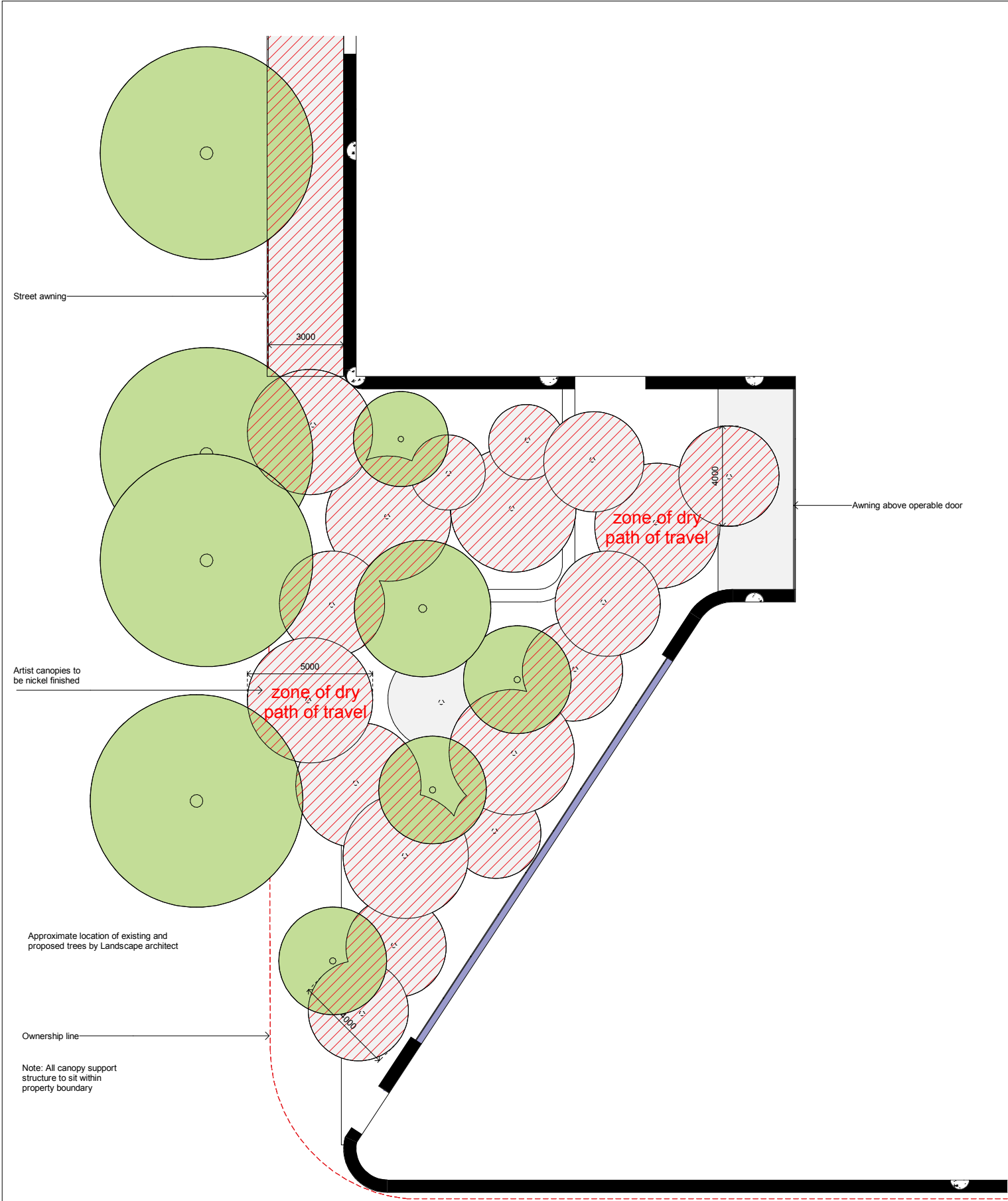
Scale at A1
1 : 100

Date
23/04/19

Project No.
1506

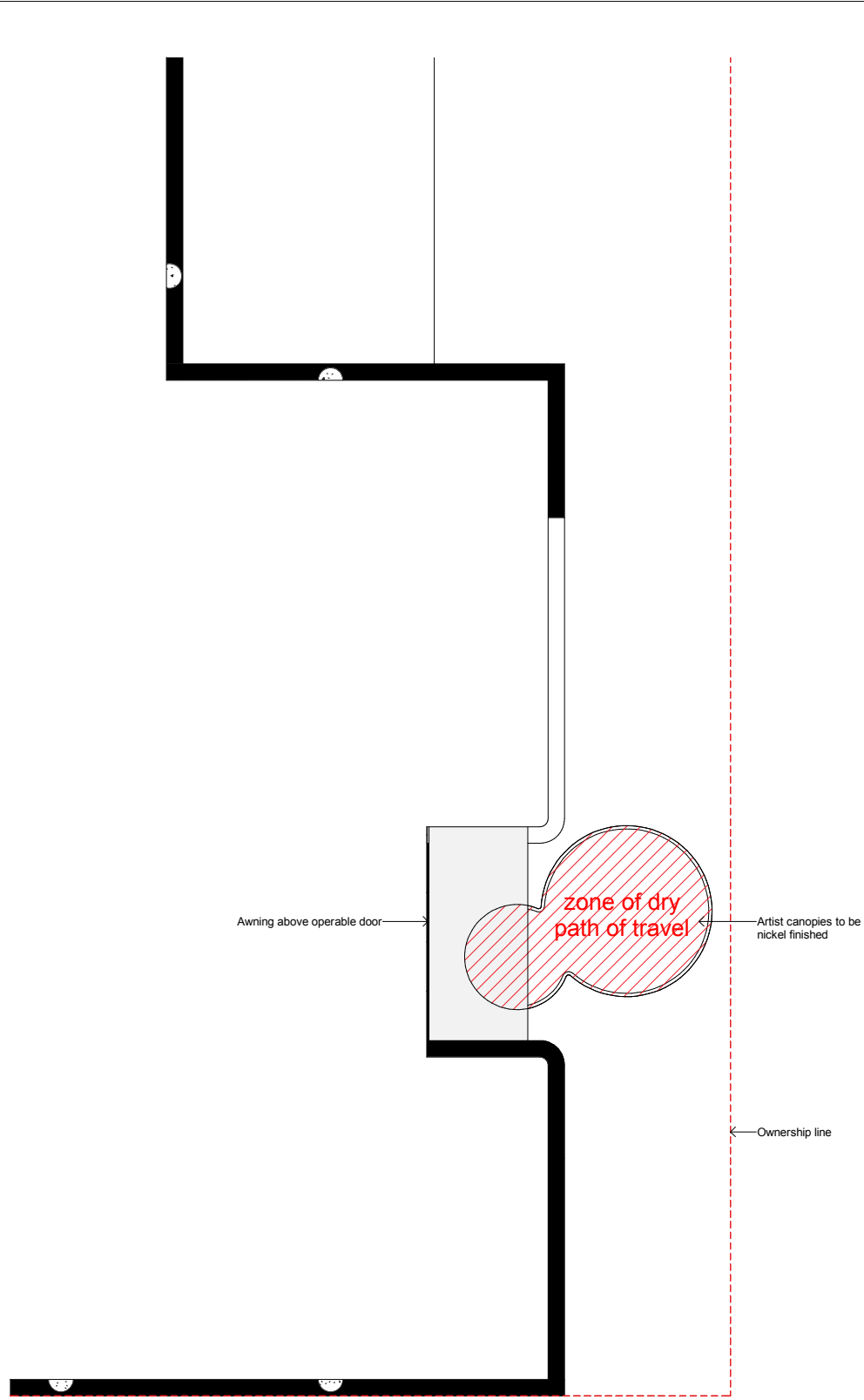
Rev No.

Drawing No.
DA9001



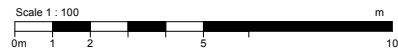
Archer street awning extents

1 : 100



Havilah street awning extents

1 : 100



- General Notes
1. Dimensions are in millimetres unless stated otherwise.
 2. Levels are in metres above Australian Height Datum unless stated otherwise.
 3. Dimensions govern. Do not scale off drawing.
 4. Design drawings are based on 3rd party information. All dimensions to be verified on site before proceeding.
 5. All discrepancies to be notified in writing to Make (AU) Limited.
 6. Make (AU) Limited is the owner of the copyright for these drawings and designs. They must not be used, reproduced or copied without the prior written consent of the company.
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 8. Areas to be verified by surveyor.
 9. Please refer to Landscape Architects drawings for landscaped areas.
- Nominated Architect
Simon Lincoln NSWARB 10236
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REV	Date	Reason For Issue	Chk
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DRAWING STATUS

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tel +61 (0) 283 168 950

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www.makearchitects.com

Client

Vicinity Centres



Project
Chatswood Chase

Drawing Title
**Archer and Havilah Street
Awning Extents**

Scale at A1
1 : 100

Date
23/04/19

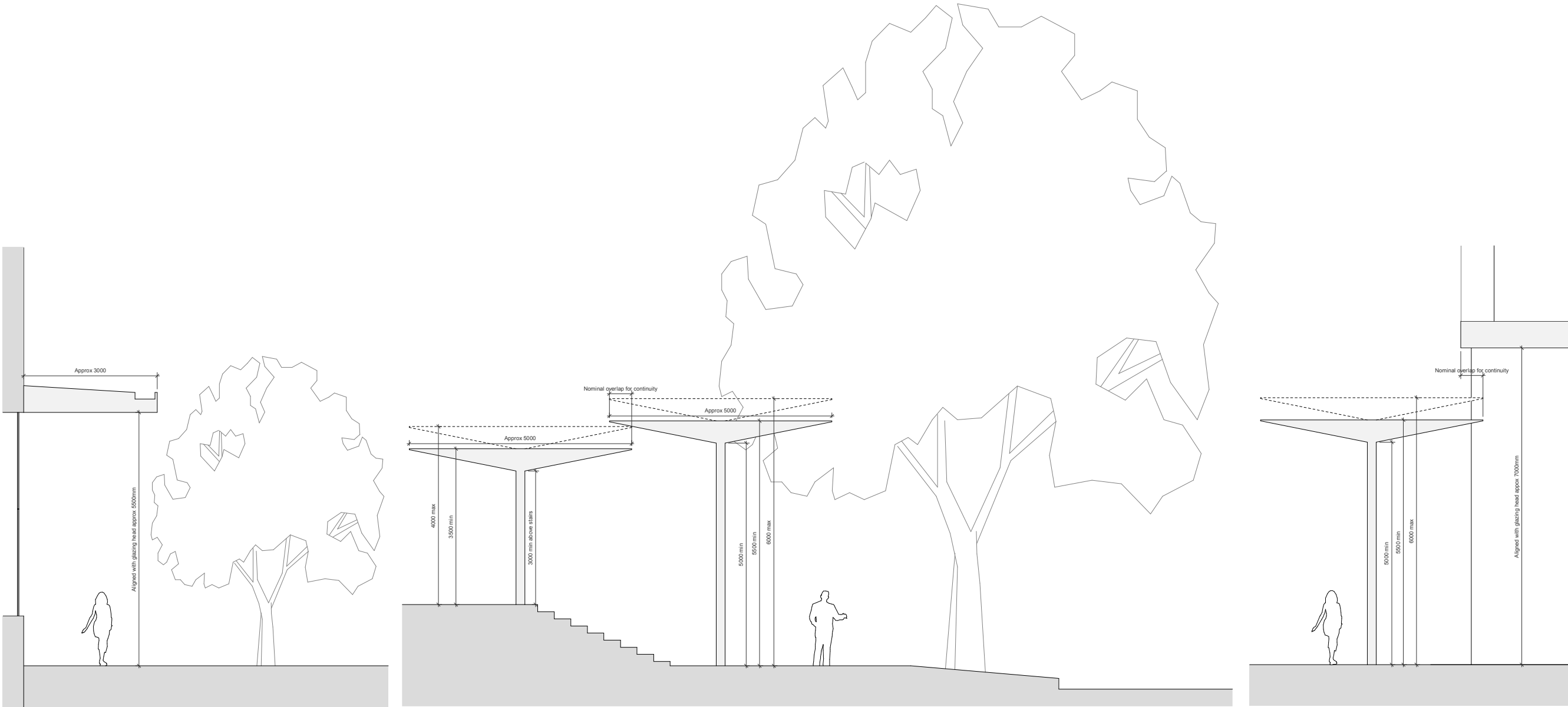
Project No.

1506

Rev No.

Drawing No.

DA9002



Awning type 1 - Archer st - Cantilever awning
1 : 50

Awning type 2 - Freestanding
1 : 50

Awning condition - Victoria st - Types 1&2 overlap
1 : 50



- General Notes
1. Dimensions are in millimetres unless stated otherwise.
 2. Levels are in metres above Australian Height Datum unless stated otherwise.
 3. Dimensions govern. Do not scale off drawing.
 4. Design drawings are based on 3rd party information. All dimensions to be verified on site before proceeding.
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 8. Areas to be verified by surveyor.
 9. Please refer to Landscape Architects drawings for landscaped areas.

Nominated Architect
Simon Lincoln NSWARB 10236
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REV	Date	Reason For Issue	Chk
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Client

Vicinity Centres



Project
Chatswood Chase

Drawing Title
Awning Types Section

Scale at A1
1 : 50

Date
03/12/19

Project No.
1506

Rev No.

Drawing No.
DA9050

APPENDIX B – UPDATED LANDSCAPE DETAIL

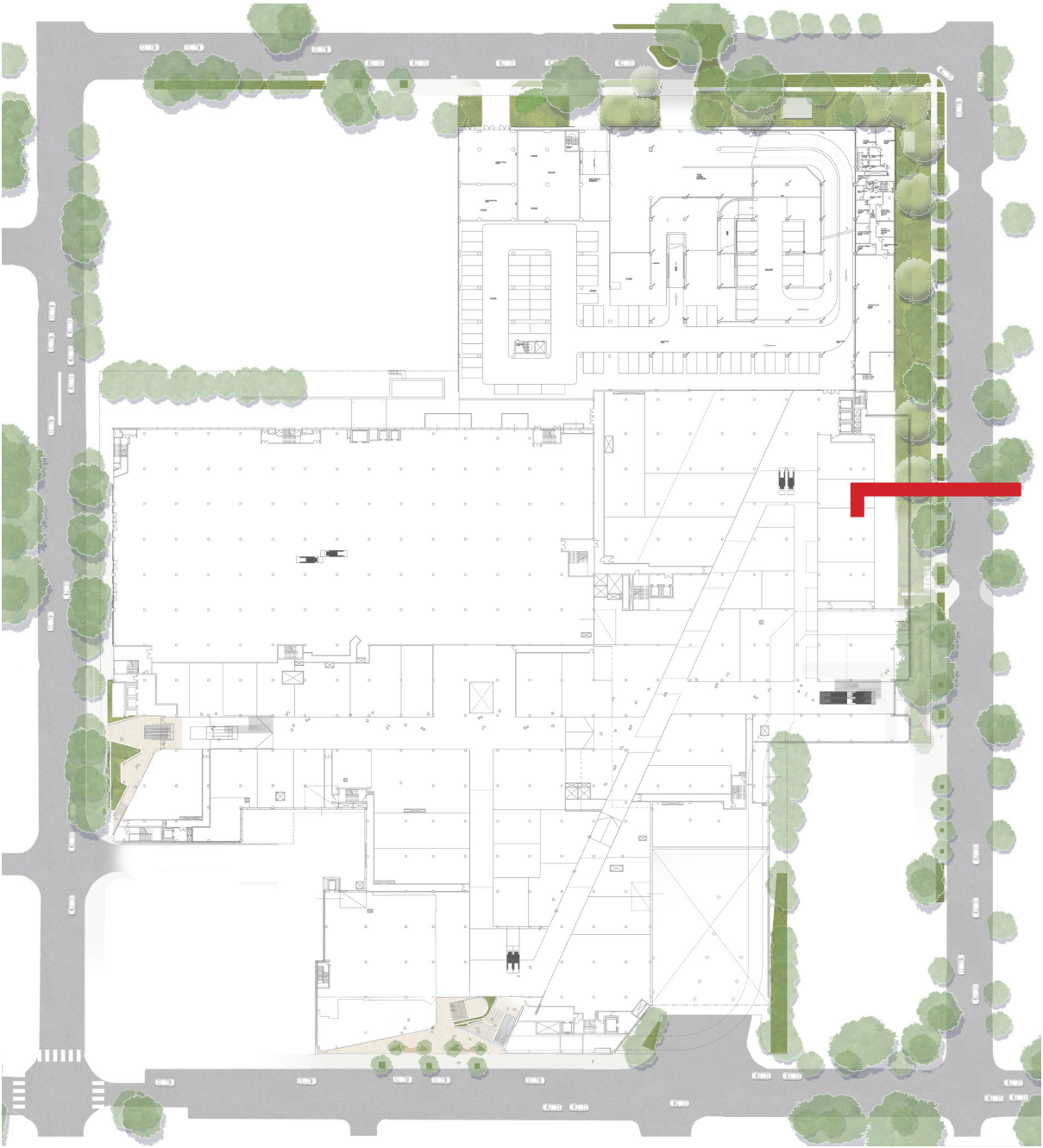
HAVILAH STREET SCREEN PLANTING

Landscape Concept: Chatswood Chase
24 April 2019 . Project No. 17140

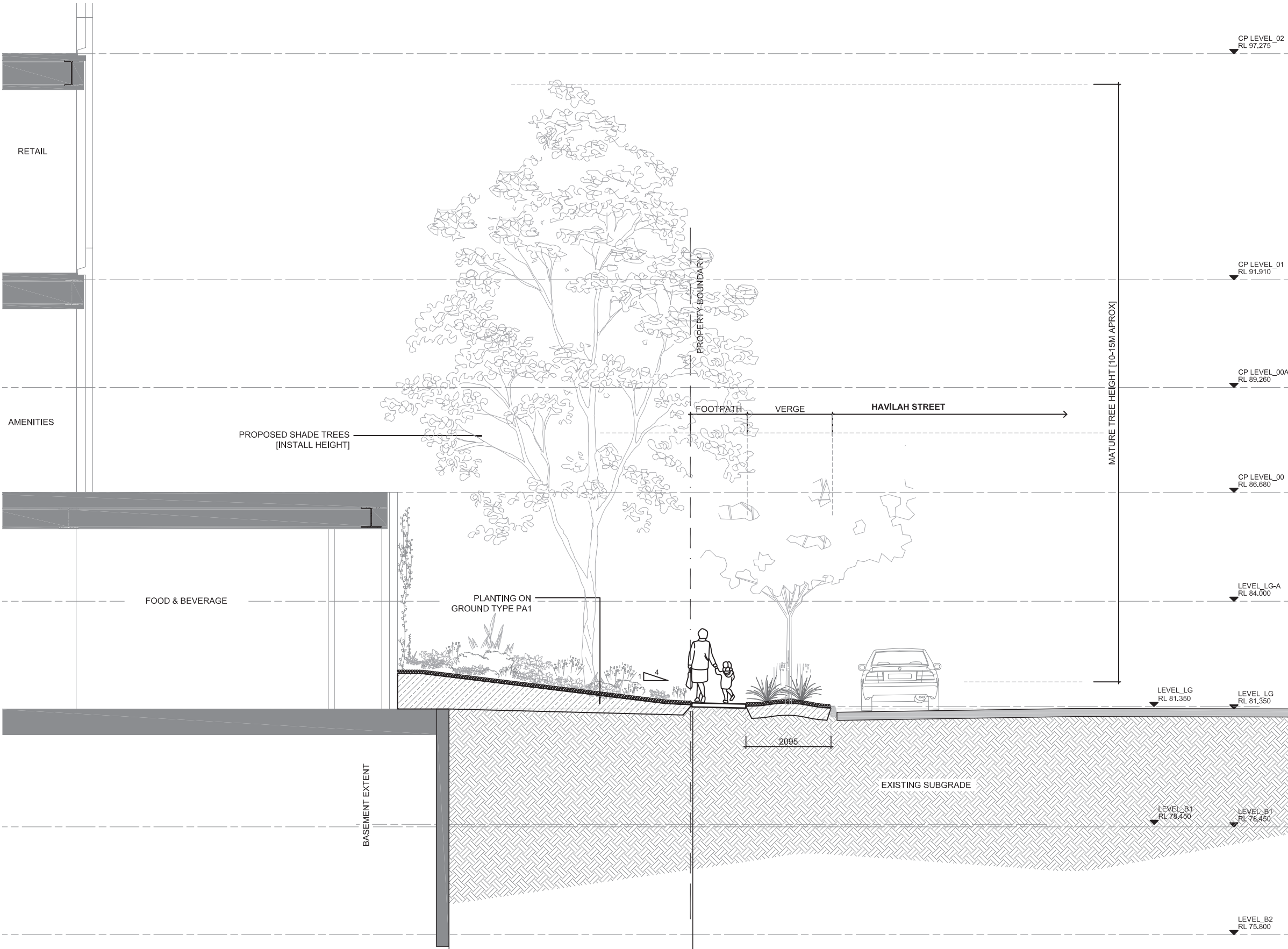
INDICATIVE ONLY

TREES - GROUND FLOOR - HAVILAH STREET LEVEL ENTRIES (STREET TREE)						
ITEM	CODE	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT (m)	MATURE SPREAD (m)	CONTAINER SIZE
	BAC myr	Backhousia myrtifolia	Grey Myrtle	3m	3m	400L
	ELA eum	Elaeocarpus eumundi	Eumundi Quandong	10m	3m	400L
	EUC pip	Eucalyptus piperita	Sydney Peppermint	20m	10m	400L
	TRI lau	Tristanopsis laurina	Water Gum	12m	4m	400L
	PLA ace	Palatanus x acerifolia	London Plane	20-25m	18-20m	400L

* Ensure these species are procured with a suitable nursery. Ensure the Landscape Architect has approved nursery stock order to confirm the procurement contract.

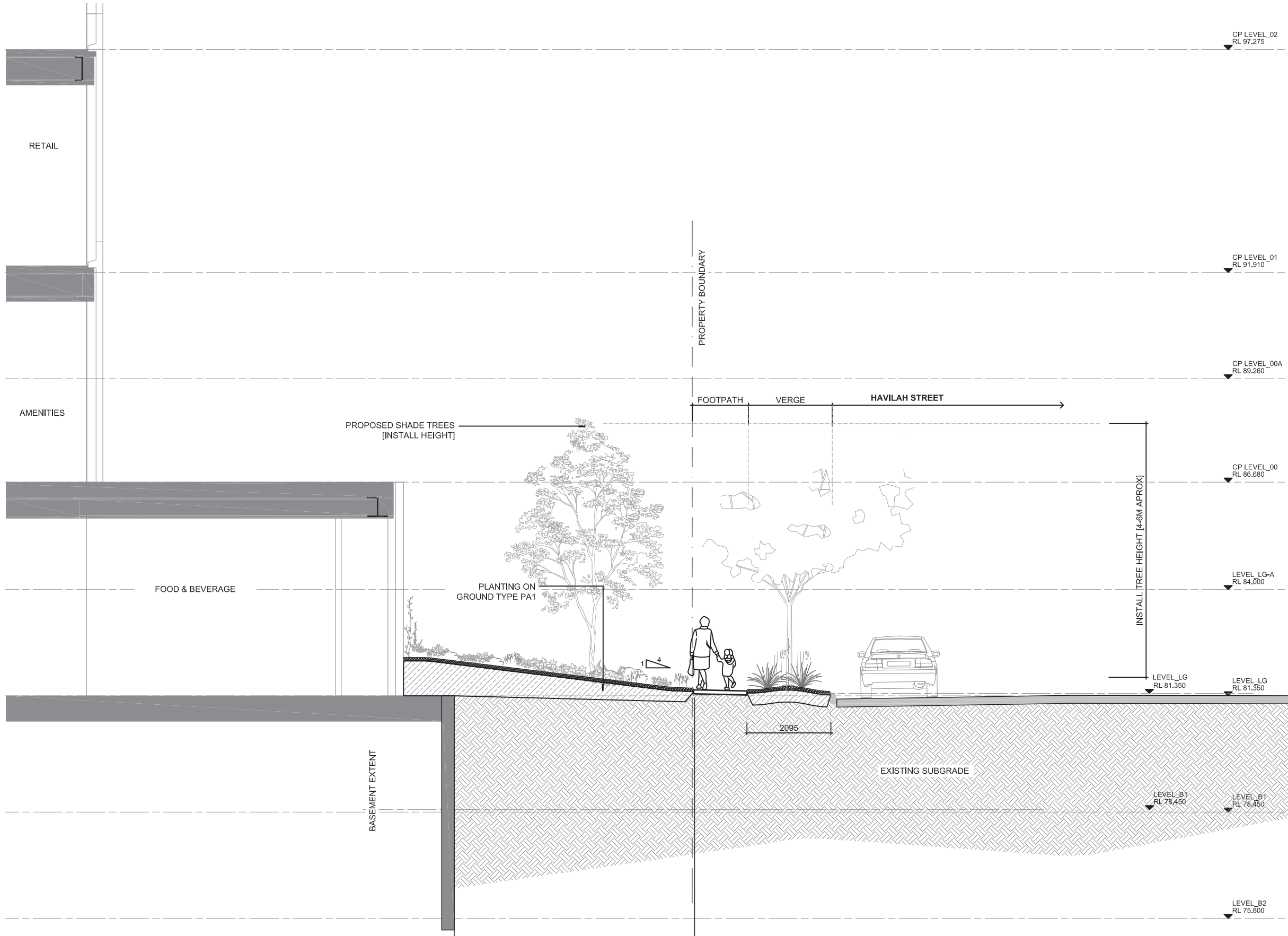


Ground floor key plan



Havilah Street - Section (Approximate Mature tree height)

1:100 @A1 0 2 4 6 8 10m



Havilah Street - Section (Approximate install tree height)

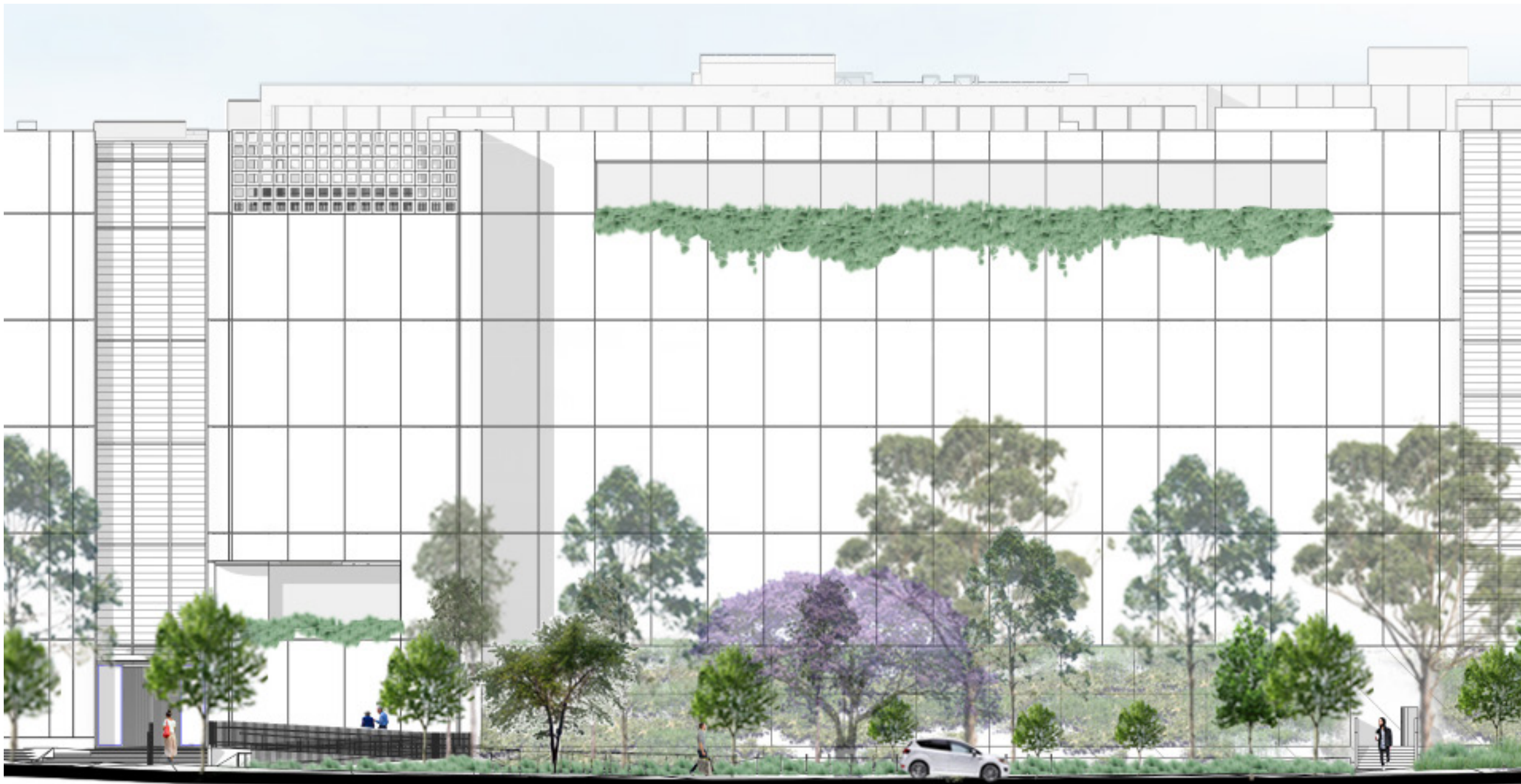
1:100 @A1 0 2 4 6 8 10m



Havilah Street - detailed section

(Approximate Mature tree height)

1:200 @A1 0 5 10 15 20 25m



Havilah Street - Aproximate 'Mature height' planting elevation

1:250 @A1 0 5 10 15 20 25m



Havilah Street - Aproximate 'Install height' planting elevation

1:250 @A1 0 5 10 15 20 25m

APPENDIX C – RHELM RESPONSE TO BASEMENT PUMP OUT CONDITION

From: [Louise Collier](#)
To: [Kavanagh, Scott](#); [Christophe Charkos](#); [Bolduan, Mark](#)
Cc: [Libby Walsh](#); [Jacqueline Parker](#); [Paul Neilsen](#); [Will Barlow](#); [Vince Russo](#); [Bazergy, Joseph](#); [Arnott, Ian](#); [Rhys Thomson](#)
Subject: RE: Flooding and Stormwater Conditions - Chatswood Chase (J1205)
Date: Friday, 26 April 2019 9:17:11 AM
Attachments: [image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Scott,

Apologies for the delay on reply.

Our comments are below.

Existing Facilities in the Basement for Pump Out of Water

Following a supplementary review of the Project Approval issued by the Minister for Planning for the Centre in December 2007 (Major Project 06_0301), it was identified that there are existing pump facilities to deal with floodwaters arriving in the basement that were constructed to meet the following approval conditions:

-

B31 Stormwater and Drainage Works Design

Final design plans of the stormwater drainage and retention/detention systems within the proposed development, prepared by a qualified practicing Civil Engineer and in accordance with the requirements of Willoughby DCP Part C.5 and associated Technical Standards shall be submitted to and approved by Willoughby Council prior to issue of Construction Certificate CC2. The hydrology and hydraulic calculations shall be based on models described in the current edition of Australian Rainfall and Runoff. Note that the Hydraulic Design must have regard to flood mitigation measures as may be necessary. The Flood Study required by Condition B32 shall be sufficiently completed to inform the requirements (if any) for detailed design for construction work in Zone A and B (including provision and requirements for two submersible pumps to drain the basement car parks and driveways to deliver the 100 year run-off.

B32 Flooding

Prior to issue of Construction Certificate CC3 a Flood Study shall be completed in accordance with the undertaking of Ove Arup Pty Ltd in a letter dated 5 September, 2007. The results of the Flood Study shall inform the detailed design process for works in Zones D and E. Any amendments to the development plans noted in Condition A2 shall be approved by Willoughby City Council. The flood study shall be sufficiently completed prior to CC2 to also inform the detailed design on pumping or other measures to deal with water penetration should any water penetration occur. The basement car park levels shall require a pump-out drainage system comprising two submersible type pumps. The system shall be designed to work on an alternative basis to ensure both pumps receive equal use and neither remains continuously idle. In the event of power failure the system is to provide a holding well which has storage capacity equivalent to the run-off from a 2 hour 100year ARI storm or as otherwise determined by the Flood Study. Grease, oil and sediment must be separated from the water before water enters the stormwater drainage system.

Plans were provided to Rhelm of the pump and treatment system in the basement by CJArms on

behalf of Vicinity Centres on 23 April 2019. These plans, prepared by The Buchan Group and LHO Group are attached to this email for reference (annotations in red are those of CJ Arms to assist with interpretation). The plans are as follows:

- The Buchan Group plans – shows two tanks and sets of pumps below Basement B2 being:
 - pump location and the treatment system installed as part of the 2007 extension; and
 - the existing basement B2- 400 kL tank (storage) and pumping arrangement.

This system currently provides capture of all ground water and stormwater that enters the basement. Flows into the portion of the basement that was newly constructed as part of the 2007 extension are directed through a 5kL 'petrol interceptor pit' and then to a pump out tank. It is understood that this system is already directed connected to the Sydney Water culvert. The portion of the basement that was present prior to the 2007 extension that is directed to the 400 kL tank does not include any specific treatment as far as it is known.

- LHO Group plan - show the upgrade of the pump set associated with the 400 kL tank in basement B2 in 2012. This system also is directly connected to pump to the Sydney Water culvert.

These systems are likely to deal with the volume of flow associated with the ingress of minor flood events to the car park. It is noted that under the current approval there is no requirement for a portion of the existing car park areas to be treated for water quality prior to discharge.

It is acknowledged that, in our letter dated 9 April 2019 it was noted that floodwaters would only ingress to the car park under the proposed arrangements in events greater than the 2000 year ARI event, which is actually in error as floodwaters will ingress to the car park potentially in events up to the 100 year ARI event and then be diverted until the 2000 year ARI event. However, our advice remains unchanged with respect to the potential use of a temporary and portable system given the potential volume of water expected in rare and extreme events and the time that it would take to discharge this to the existing culvert and allow for the car park and the centre to become operational after a flood event. This would remove the need for permanent additional infrastructure in the car park for rare events but still achieve the intention for removal of key pollutants from floodwaters entering the car park.

Conclusions

As a consequence of the additional review of the plans of the existing arrangements our advice with respect to the consent conditions in our letter dated 9 April 2019 is unchanged.

Should you have any queries, please feel free to contact or myself or Rhys Thomson on (02) 9098 6998.

Regards,

Louise

Louise Collier
Principal



Phone: +61 2 9098 6998

Mobile: +61 409 368 589

Address: Level 1, 50 Yeo Street, Neutral Bay NSW 2089

Email: louise.collier@rhelm.com.au

www.rhelm.com.au

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From: Kavanagh, Scott <Scott.Kavanagh@Willoughby.nsw.gov.au>

Sent: 18 April 2019 09:54

To: Christophe Charkos <ccharkos@urbis.com.au>; Bolduan, Mark <Mark.Bolduan@Willoughby.nsw.gov.au>

Cc: Libby Walsh <Libby.Walsh@vicinity.com.au>; Jacqueline Parker <jparker@urbis.com.au>; Paul Neilsen <Paul.Neilsen@vicinity.com.au>; Will Barlow <Will.Barlow@cjarms.com>; Vince Russo <Vince.Russo@cjarms.com>; Bazergy, Joseph <Joseph.Bazergy@Willoughby.nsw.gov.au>; Arnott, Ian <Ian.Arnott@Willoughby.nsw.gov.au>; Louise Collier <louise.collier@rhelm.com.au>; Rhys Thomson <rhys.thomson@rhelm.com.au>

Subject: RE: Flooding and Stormwater Conditions

Hey Rhys / Louise,

As discussed, following the planning panel meeting Council has reviewed the attached let and don't agree / support the following Rhelm recommendations and amendments to the conditions imposed:

Condition 3d / 12 / 14: Given that stormwater will enter the Carpark in the 1% AEP (Not just events rarer than a 1:2000 year as state in response to condition 14), a permanent pump and associated water treatment system should be included and thus the conditions should remain as proposed to the panel. We agree that this should be sized for the volume of the 1% AEP only, and that temporary / portable pumps and treatment could be used for the exceedingly rare events greater than this where ingress occurs.

Condition 13: The Stormwater channel / culvert at the likely discharge is not Council's asset and thus the need for Sydney Waters approval is still required. Council had a similar condition and arrangement for the contamination of the Concourse stormwater tank thus we believe this condition should remain unchanged.

We agree with the recommendations regarding, Condition 90 / 127 / 128.

If you have any questions please give me a call. As below both parties clearly want to get this resolved ASAP to ensure we meet deadlines for the Panel meeting on the 30th April.

Kind Regards
Scott

Scott Kavanagh - Drainage / Design Engineer

WILLOUGHBY CITY COUNCIL

PO Box 57 Chatswood NSW 2057

P +61 2 9777 1059 | M

E Scott.Kavanagh@Willoughby.nsw.gov.au

willoughby.nsw.gov.au | visitchatswood.com.au | theconcourse.com.au



From: Christophe Charkos [<mailto:ccharkos@urbis.com.au>]

Sent: Wednesday, 17 April 2019 1:18 PM

To: Kavanagh, Scott; Bolduan, Mark

Cc: Libby Walsh; Jacqueline Parker; 'Paul.neilsen@vicinity.com.au'; Will Barlow; Vince Russo; Bazergy, Joseph; Arnott, Ian; Louise Collier; Rhys Thomson

Subject: Flooding and Stormwater Conditions

Hi Scott/Mark

Further to your conversation with Jacqui, Paul and Libby after today's panel meeting, see attached Rhelm letter supporting our proposed changes to the flooding/stormwater conditions. Can you please liaise directly with Louise Collier at Rhelm regarding the pump out system referenced in Condition 3(d) and Condition 12 such that as agreed this can be resolved prior to COB tomorrow 18 April. Otherwise, given public holidays next week, this is unlikely to be resolved prior to the Panel meeting on the 30th April.

Can you also please confirm with Louise that the wording around 'generally complying' is appropriate for the OSD and discharge conditions.

Please let either myself or Jacqui know once you have spoken with Louise.

Kind Regards

CHRISTOPHE CHARKOS

SENIOR CONSULTANT

D +61 2 8233 7660

T +61 2 8233 9900

M +61 403 487 586

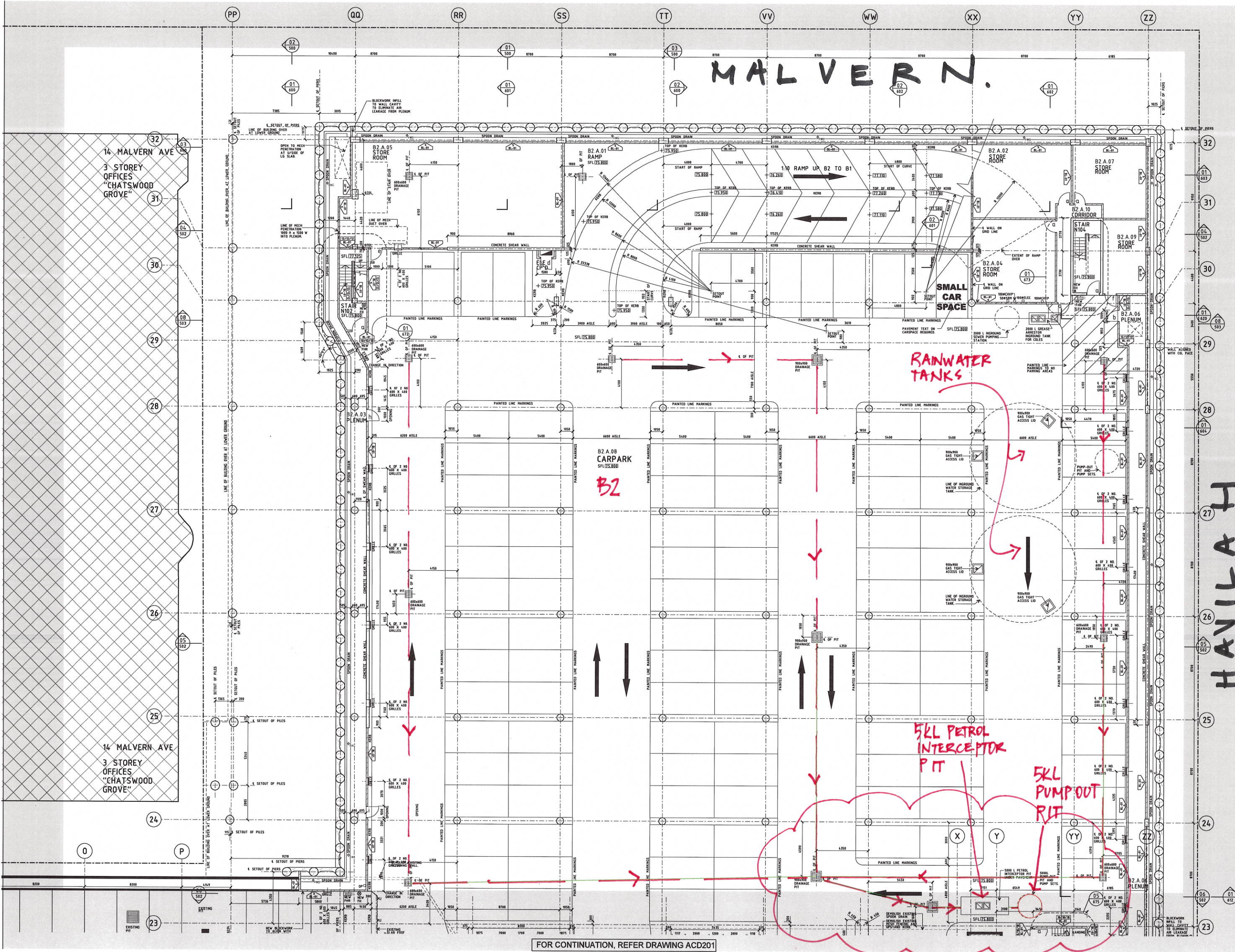
E ccharkos@urbis.com.au

**SHAPING
CITIES AND
COMMUNITIES**



ANGEL PLACE, LEVEL 8, 123 PITT STREET
SYDNEY, NSW 2000, AUSTRALIA

Urbis recognises the traditional owners of the land on which we work.



01 BASE DRAWINGS
02 FIRST GHP ISSUE
03 85% GHP ISSUE
04 CC-01 CERTIFICATE ISSUE
05 CC-02 CERTIFICATE ISSUE
06 GND PP TO GND DIST REVISED
07 RAMP LEVELS AND DIMS ADDED
08 WATER TANK FARM DELETED
09 SLAB EDGE CO-ORDINATION

JJ 12.10.11
JJ 09.11.11
JJ 08.02.12
JJ 25.02.12
JJ 14.04.12
JJ 15.04.12
JJ 24.04.12
JJ 30.04.12

KEY PLAN

NOTES

THE BUILDER SHALL:

1. VERIFY SETOUT OF BUILDING BY SURVEY PRIOR TO COMMENCING WORK.
2. VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
3. DO NOT SCALE DRAWINGS.
4. ALL WALL SET-OUT DIMENSIONS ARE TAKEN BETWEEN STRUCTURAL ELEMENTS EXCLUSIVE OF WALL FINISHES UNLESS NOTED OTHERWISE.
5. ALL LEVELS REFER TO AHD UNLESS NOTED OTHERWISE.

System Codes & Tags

FIRE-RATED WALL TAGS

WALL FINISH TAGS

NON-FIRE-RATED WALL TAGS

WALL HEIGHTS

SYMBOLS

Colonial First State Property Management

THE BUCHAN GROUP

MELBOURNE

Buchan Lohr & Bowden (Vic) Pty Ltd
A.C.N. 100 272 855
Architects Planners & Interior Designers
133 Pausanias Street West Melbourne
VIC 3003, AUSTRALIA
Tel: +613 9329 1077 Fax: +613 9329 0461
Email: tb@melbourne.buchan.com.au
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CHATSWOOD CHASE REDEVELOPMENT

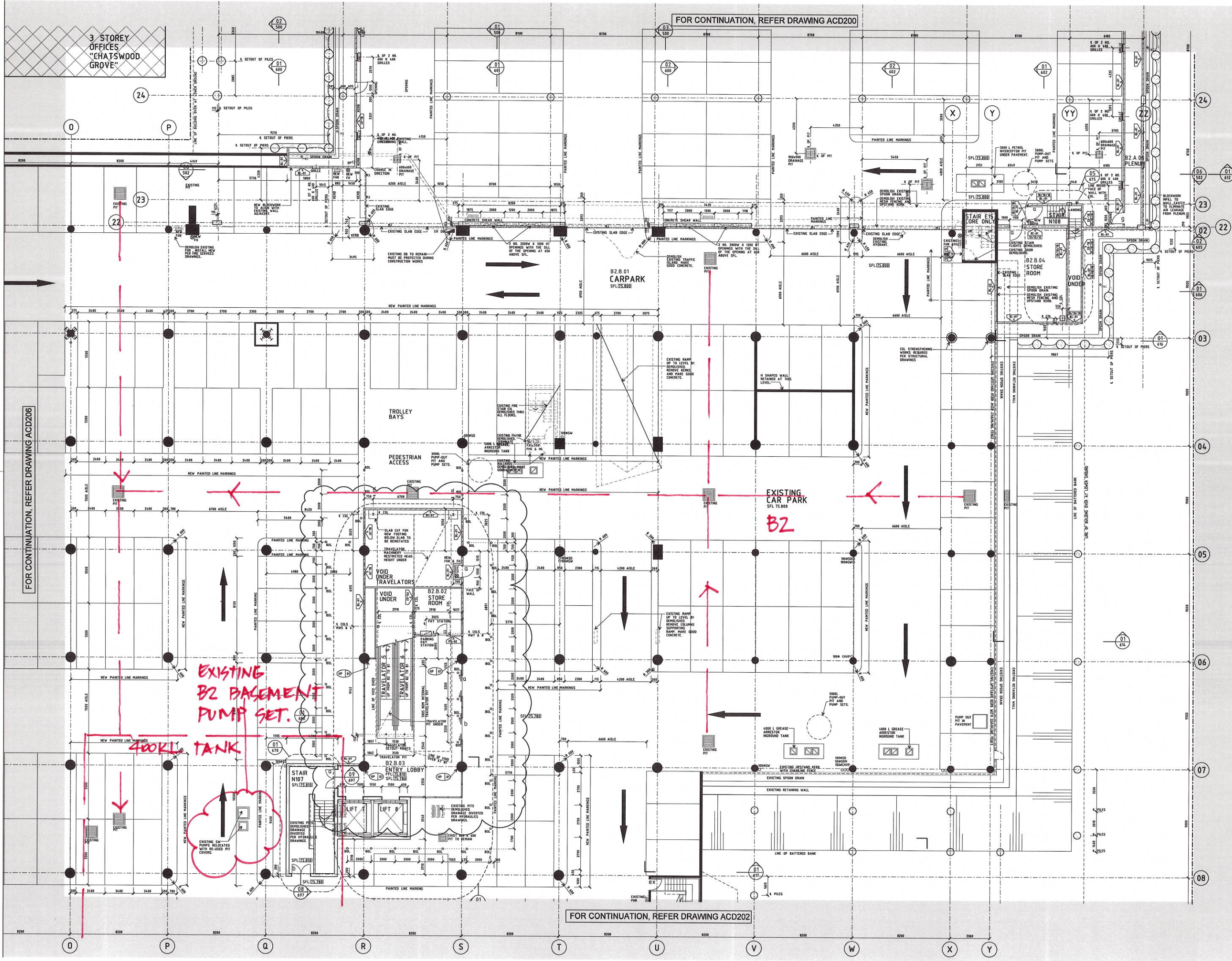
Drawing Title: PROPOSED FLOOR PLAN LEVEL B2 - ZONE A

This drawing has not been checked or approved, unless signed.

Checked by: [Signature]
Approved by: [Signature]
Drawn by: JJ
Date: MARCH 2007
Scale: 1:100 @ A0

Project Number: 305059 Drawing Number: ACD 200

FOR CONTINUATION, REFER DRAWING ACD201



3 STOREY OFFICES "CHATSWOOD GROVE"

FOR CONTINUATION, REFER DRAWING ACD200

FOR CONTINUATION, REFER DRAWING ACD202

KEY PLAN

NOTES

THE BUILDER SHALL:

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2. VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
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System Codes & Tags

FIRE-RATED WALL TAGS

WALL FINISH TAG

NON FIRE-RATED WALL TAGS

FLOOR FINISH TAG

WALL HEIGHTS

SYMBOLS

Colonial First State Property Management

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Email: bldg@melbourne.buchan.com.au
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Project

CHATSWOOD CHASE REDEVELOPMENT

Drawing Title

PROPOSED FLOOR PLAN LEVEL B2 - ZONE B

This drawing has not been checked or approved, unless signed.

Checked by: [Signature]

Approved by: [Signature]

Drawn by: JJ

Date: MARCH 2007

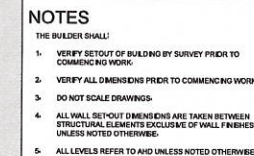
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Project Number: 305059

Drawing Number: ACD 201

Rev: 0

KEY PLAN

[illegible][illegible]

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MELBOURNE

Buchan Land & Bowden (Vic) Pty Ltd
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133 Rosslyn Street West Melbourne
Victoria 3003, AUSTRALIA
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Email: tlb@melbourne.buchan.com.au
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Drawing Title
PROPOSED FLOOR PLAN

	Drawn by: JJ
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(X)	Date	MARCH 2007
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Scale 1:100 @ A0

305059	ACD 202
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LEGEND:
DBUS
RM

DEPTH BELOW UNDERSIDE OF SLAB
RISING MAIN

—225 RM TO B
CONNECTED TO
EXISTING RM

B2
400KL
TANK

[illegible]

APPENDIX D – CJ ARMS AMENDED BPA CONDITION

MEMORANDUM

Attention:	Mark Bolduan	Copy to:	CC, JP, WB, LW
Company:	Willoughby City Council	Date:	25/04/2019
From:	Vince Russo	Sent Via:	Aconex / email
Project:	Chatswood Chase	#Pages:	1
Subject:	BPA Condition Change	Reference:	14291 MM18-A

Dear Mark,

As previously raised by Urbis, we have had discussions with Sydney Water around obtaining the Building Plan Approval as required by Condition 8. In particular, we have raised staging the BPA's so that separate BPA's for demolition and early works can be obtained, consistent with the anticipated construction staging of the project.

In relation to this request, Sydney Water have advised that they will only allow staging of the BPA if the condition (Condition 8) can be worded such that it specifically allows staging.

As such, we request that Council make the following amendment **Condition 8** – Building Plan Approval Sydney Water to allow for a staged BPA application for demolition, early works and main construction.

Staged Building Plan Approval – Sydney Water

Condition 8(a) Stage 1 - Demolition

Due to the proximity of the proposed development to Sydney Water assets, prior to the issue of the relevant Construction Certificate, the approved **plans for demolition of the existing buildings on 5-7 Havilah Street and 12-14 Malvern Avenue properties**, must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

Condition 8(b) Stage 2 – Early Works

Due to the proximity of the proposed development to Sydney Water assets, prior to the issue of the relevant Construction Certificate, the approved **plans for early works including construction of structural piling, footings and the like relating to 5-7 Havilah Street and 12-14 Malvern Avenue properties**, must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

Condition (c) Stage 3 - Main Construction Works

Due to the proximity of the proposed development to Sydney Water assets, prior to the issue of the relevant Construction Certificate, the **approved plans for the balance of the main works relating to the proposed development, separate to the those demolition and early works listed in 8(a) and 8(b)**, must be submitted to the Sydney Water Tap in™ online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

Any changes required by Sydney Water must be incorporated in the relevant Construction Certificate plans.

(Reason: Compliance)

The Sydney Water Tap in™ online self-service replaces our Quick Check Agents as of 30 November 2015.

The Tap in™ service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's Tap in™ online service is available at:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

It is our opinion the proposed amendment to Condition 8 best reflects the proposed staging of works within the project and as such will facilitate a more streamlined BPA approval process with Sydney Water.

Should you have any questions, please do not hesitate to contact me.

Regards,

Vince Russo

CJ Arm