

**STATEMENT OF ENVIRONMENTAL  
EFFECTS**

**MIXED USE AND RESIDENTIAL  
DEVELOPMENT**

**Nos.171-189 PARRAMATTA ROAD & Nos. 58  
AND 60 VICTORIA STREET**

**GRANVILLE**

3 February 2010

Prepared by:  
Nexus Environmental Planning Pty Ltd  
Suite 29, 103 Majors Bay Road  
PO Box 212  
CONCORD NSW 2137  
Tel: (02) 9736 1313  
Fax: (02) 9736 1306  
Email: kennan@ozemail.com.au

## Table of Contents

1.	Introduction .....	1
2.	The Site .....	1
3.	The Proposed Development .....	3
4.	Environmental Impact of Proposed Development .....	6
4.1	State Environmental Planning Policy No.55 - Remediation of Land .....	6
4.2	State Environmental Planning Policy No.65 - Design Quality of Residential Flat Buildings .....	8
4.3	State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 .....	9
4.4	State Environmental Planning Policy (Infrastructure) 2007 .....	9
4.5	Parramatta Local Environmental Plan 2001 .....	11
4.6	Parramatta Development Control Plan 2005 .....	16
5.	Conclusion .....	19

Attachment 1:	Reduced copy of survey plan
Attachment 2:	Photographs
Attachment 3:	Site Analysis Plans
Attachment 4:	Reduced copy of the development plans
Attachment 5:	Reduced copy of elevation plans for mixed use development
Attachment 6:	Colour scheme
Attachment 7:	Reduced copy of shadow diagrams
Attachment 8:	Reduced copy of Landscape Plans
Attachment 9:	Photomontages
Attachment 10:	SEPP 65 Design Statement

## 1. INTRODUCTION

Nexus Environmental Planning Pty Ltd has been requested by Beraci Pty Ltd (the "Applicant") to prepare a Statement of Environmental Effects ("SEE") to accompany a Development Application to Parramatta City Council (the "Council") for demolition of existing buildings and the erection of a mixed use and residential development at Nos.171-189 Parramatta Road and 58 and 60 Victoria Street, Granville. The Site location is shown on Figure 1.

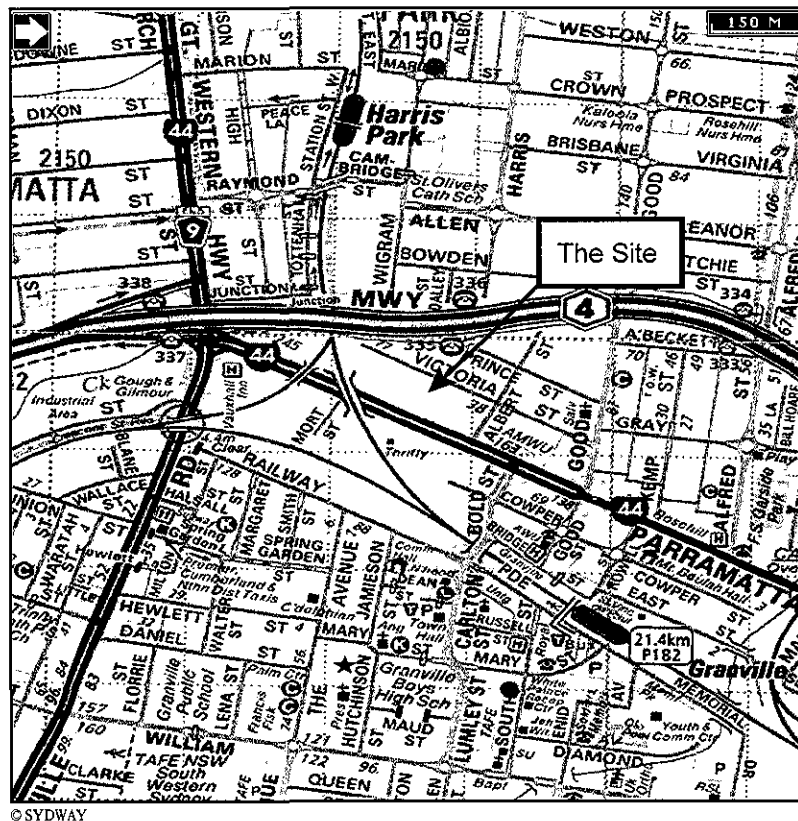


Figure 1: Site Location Map

This SEE provides a description of the Site, describes the proposed development, and assesses the environmental impact of that development.

## 2. THE SITE

The Site is:

Nos.171-189 Parramatta Road and Nos.58 and 60 Victoria Street  
**GRANVILLE**

Cadastral details of the above parcels of land are:

**Parramatta Road Properties, being Nos.171-189 Parramatta Road, Granville**

Lot 1, DP 615141 - zoned part 10 and part 2a

Lot 1, DP 504298 - zoned 10

Lot 2, DP 89526 - zoned 10

Lot 1, DP 79102 - zoned 10

Lot 1, DP 79624 - zoned 10

Lot 1, DP 89526 - zoned 10

Lot 1, DP 81084 - zoned 10

**Victoria Street Properties, being Nos.58 and 60 Victoria Street, Granville**

Lot 58, DP 869379 - zoned 2a

Lot A, DP 160406 - zoned 2a.

An extract from an aerial photograph showing the location of the Site is at **Figure 2**.



**Figure 2:** Extract from aerial photograph

The Site has an area of 8,294 m<sup>2</sup> with frontage to both Parramatta Road and Victoria Street. A survey of the Site has been prepared by Gary Edwards & Associates, Consulting Surveyors, copies of which have been submitted with the development application, a reduced copy of which is at **Attachment 1**.

The Site is located part on the northern side of Parramatta Road and part of the southern side of Victoria Street.

The Site is currently occupied by a furniture showroom building with frontage to the

Parramatta Road frontage of the Site. The western end of the Site with frontage to Victoria Street is vacant. No.58 Victoria Street is currently occupied by a single storey dwelling house with No.60 Victoria Street vacant and used as a car park for the furniture showroom fronting Parramatta Road.

Development adjoining the Site is a mixture of commercial and residential development consistent with the zones which apply to the area.

A series of photographs of the Site and surrounding area are at **Attachment 2**.

### **3. THE PROPOSED DEVELOPMENT**

It is proposed to demolish the existing commercial and residential development on the Site and construct a mixed use development on that part of the Site with frontage to Parramatta Road. A series of two (2) storey dual occupancy/multi unit housing developments are proposed on that part of the Site which has frontage to Victoria Street.

Plans which show the proposed development have been prepared by Zhinar Architects, being Job No.6070, Drawings DA 01 to DA 10, Issue A, dated February 2010, a reduced copy of which are at **Attachment 4**. Scale versions of the plans of the proposed development have been submitted with the development application.

The proposed development has been formulated having regard to a detailed site analysis prepared by Zhinar Architects. Reduced copies of the site analysis plans, being SA 01 to SA 04, are contained as **Attachment 3**. Scale version of the site analysis plans have been submitted with the development application.

From the plans at **Attachment 4**, it can be seen that the proposed development comprises:

#### **DUAL OCCUPANCY/MULTI UNIT HOUSING DEVELOPMENT**

It is proposed to erect eight (8) two storey dwelling houses on that part of the Site which has frontage to Victoria Street.

The dwelling houses are to be in the form of four (4) duplex developments as shown on Drawings DA 01, DA 02, DA 09 and DA 10 of the development plans.

Each of the proposed dwellings will comprise:

**Ground Floor** All dwellings will comprise of living area, dining area, kitchen, laundry, WC, storage and a single garage.

**First Floor** All dwellings will comprise of 3 bedrooms, the main bedroom with ensuite, bathroom and retreat/study.

**MIXED USE/RESIDENTIAL DEVELOPMENT**

It is proposed to demolish the existing commercial building fronting Parramatta Road and replace that building with a mixed use development.

This section of the proposed development is depicted on Drawings DA 01 to DA 08 of the development plans and comprises:

<b>Basement 1</b>	<p>Basement 1 contains 67 car parking spaces comprising:</p> <ul style="list-style-type: none"><li>- 25 residential spaces</li><li>- 42 commercial spaces.</li></ul> <p>Basement 1 also contains the loading and unloading facilities.</p>
<b>Basement 2</b>	<p>Basement 2 contains 113 residential car spaces.</p> <p>The above car parking basements include 13 disabled spaces in the residential basement and 4 disabled spaces in the commercial area.</p>
<b>Ground Floor</b>	<p>The existing building is to be demolished and replaced by a purpose built building to replace the existing furniture showroom.</p> <p>Common open space for the residential component of the development is contained on the northern side of the commercial development at this level.</p>
<b>Mezzanine</b>	<p>A floor area of 182m<sup>2</sup> is to be provided as a mezzanine level to service the replacement furniture showroom.</p>
<b>Level 1</b>	<p>Proposed Level 1 contains 24 units comprising:</p> <ul style="list-style-type: none"><li>- 5 x 1 bedroom units</li><li>- 15 x 2 bedroom units</li><li>- 4 x 3 bedroom units.</li></ul> <p>Units 1 &amp; 3 are adaptable units and the floor area of this level is 2,240m<sup>2</sup>.</p>
<b>Level 2</b>	<p>Proposed Level 2 contains 24 units comprising:</p> <ul style="list-style-type: none"><li>- 5 x 1 bedroom units</li><li>- 15 x 2 bedroom units</li></ul>

- 4 x 3 bedroom units.

Units 11, 13 and 86 are adaptable units and the floor area of this level is 2,275m<sup>2</sup>.

### Level 3

Proposed Level 3 contains 21 units comprising:

- 4 x 1 bedroom units
- 13 x 2 bedroom units
- 4 x 3 bedroom units.

Units 21, 23, 26 and 89 are adaptable units and the floor area of this level is 2,025m<sup>2</sup>.

### Level 4

Proposed Level 4 contains 17 units comprising:

- 1 x 1 bedroom unit
- 12 x 2 bedroom units
- 4 x 3 bedroom units.

Units 28 and 92 are adaptable units and the floor area of this level is 1,705m<sup>2</sup>.

### Levels 5-7

Levels 5-7 each contain six (6) units comprising:

- 5 x 2 bedroom units
- 1 x 3 bedroom unit.

There are no adaptable units proposed for Levels 5-7 and each floor has a floor area of 576m<sup>2</sup> (total 1,728m<sup>2</sup>).

Elevations of the proposed mixed use development are also submitted with the development application, reduced copies of which are at **Attachment 5**. A colour scheme for the mixed use development has also been prepared by Zhinar Architects, a reduced copy of which is at **Attachment 6**. Scale versions of the colour scheme drawing have been provided with the development application.

Shadow diagrams depicting the shadow which will be cast by the proposed development have also been submitted with the development application, reduced copies of which are at **Attachment 7**.

Detailed landscape plans of the proposed development have been prepared by Vision Dynamics Pty Ltd, reduced copies of which are at **Attachment 8**.

Plans of the stormwater drainage associated with the proposed development have been prepared by HKMA Engineers, copies of which have been submitted with the development application.

Photomontages of the proposed development have been prepared. Reduced copies of those photomontages are at **Attachment 9**.

#### **4. ENVIRONMENTAL IMPACT OF PROPOSED DEVELOPMENT**

This section provides an analysis of the proposed development in terms of its impact on the environment. Specific reference is made to the relevant heads of consideration contained in Section 79C of the Environmental Planning and Assessment Act 1979. The relevant Section 79C head is shown in italics and bold with comments as appropriate.

**Section 79C(1)(a)(i)**      *(a) the provisions of:-*

*(i) any environmental planning instrument.*

##### **4.1 State Environmental Planning Policy No.55 - Remediation of Land**

State Environmental Planning Policy 55 - Remediation of Land ("SEPP 55") applies to the Site. Clause 7 of SEPP 55 states:

"7.      (1)      *A consent authority must not consent to the carrying out of any development on land unless:*

- (a) it has considered whether the land is contaminated, and*
- (b) if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

*(2) Before determining an application for consent to carry out development that would involve a change of use on any of the land specified in subclause (4), the consent authority must consider a report specifying the findings of a preliminary*



*investigation of the land concerned carried out in accordance with the contaminated land planning guidelines.*

- (3) *The applicant for development consent must carry out the investigation required by subclause (2) and must provide a report on it to the consent authority. The consent authority may require the applicant to carry out, and provide a report on, a detailed investigation (as referred to in the contaminated land planning guidelines) if it considers that the findings of the preliminary investigation warrant such an investigation.*
- (4) *The land concerned is:*
  - (a) *land that is within an investigation area,*
  - (b) *land on which development for a purpose referred to in Table 1 to the contaminated land planning guidelines is being, or is known to have been, carried out,*
  - (c) *to the extent to which it is proposed to carry out development on it for residential, educational, recreational or child care purposes, or for the purposes of a hospital land:*
    - (i) *in relation to which there is no knowledge (or incomplete knowledge) as to whether development for a purpose referred to in Table 1 to the contaminated land planning guidelines has been carried out, and*
    - (ii) *on which it would have been lawful to carry out such development during any period in respect of which there is no knowledge (or incomplete knowledge)."*

The Site has been used for commercial and residential purposes for an extensive period. In order to determine if any contamination is present on the Site, the Applicant commissioned Environmental Investigation Services ("EIS") to undertake an assessment of the Site in accordance with SEPP 55. The EIS report, a copy of which has been submitted with the development application, concludes that there are certain contaminants on the Site, however, with the recommended mitigation actions undertaken as part of the development of the Site, EIS is of the opinion that the Site is capable of accommodating the proposed development.

It is envisaged that a condition of any consent for the proposed development would ensure that the recommendations of EIS are implemented as part of the development of the Site.

#### 4.2 State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development.

State Environmental Planning Policy No.65 - Design Quality of Residential Flat Development ("SEPP 65") defines a residential flat building as:

*"residential flat building means a building that comprises or includes:*

- (a) 3 or more storeys (not including levels below ground level provided for car parking or storage, or both, that protrude less than 1.2 metres above ground level), and*
- (b) 4 or more self-contained dwellings (whether or not the building includes uses for other purposes, such as shops),*

*but does not include a Class 1a building or a Class 1b building under the Building Code of Australia."*

The proposed mixed use development fronting Parramatta Road is a residential flat building according to the above definition and, hence, SEPP 65 applies to that part of the proposed development.

Part 2 of SEPP 65 provides for ten (10) Design Quality Principles. Those principles deal with the following issues:

- Context
- Scale
- Built form
- Density
- Resource, energy and water efficiency
- Landscape
- Amenity
- Safety and security
- Social dimensions
- Aesthetics.

The Architect who has prepared the plans of the proposed development has prepared a response to each of the Design Quality Principles, a copy of which is provided at **Attachment 10**.

The design Architect has also undertaken an assessment of the proposed development against the relevant design guidelines contained in the *"Residential Flat Design Code"* and has concluded that the proposed development meets the relevant design criteria (refer **Attachment 10**).

The proposed development is generally consistent with the requirements of SEPP 65.

### 4.3 State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

The following BASIX Certificates have been issued for the proposed development:

- Certificate 42967446
- Certificate 49757283.

Copies of the above BASIX Certificates have been submitted with the development application.

### 4.4 State Environmental Planning Policy (Infrastructure) 2007

Clause 101 of the State Policy states:

*"(1) The objectives of this clause are:*

- (a) to ensure that new development does not compromise the effective and ongoing operation and function of classified roads, and*
- (b) to prevent or reduce the potential impact of traffic noise and vehicle emission on development adjacent to classified roads.*

*(2) The consent authority must not grant consent to development on land that has a frontage to a classified road unless it is satisfied that:*

- (a) where practicable, vehicular access to the land is provided by a road other than the classified road, and*
- (b) the safety, efficiency and ongoing operation of the classified road will not be adversely affected by the development as a result of:*
  - (i) the design of the vehicular access to the land, or*
  - (ii) the emission of smoke or dust from the development, or*
  - (iii) the nature, volume or frequency of vehicles using the classified road to gain access to the land, and*
- (c) the development is of a type that is not sensitive to traffic noise or vehicle emissions, or is appropriately located and designed,*

*or includes measures, to ameliorate potential traffic noise or vehicle emissions within the site of the development arising from the adjacent classified road."*

Issues raised above have been canvassed in the reports of Traffic Solutions in terms of traffic and parking impact and RSA Acoustics with regard to acoustic impact. Copies of those reports have been submitted with the development application.

### **Traffic and Parking**

The Applicant has commissioned Traffic Solutions to assess the impact of the proposed development with regard to traffic and parking. The Traffic Solutions report states:

*"This report examines the traffic implications of the proposed development and will assess the:*

- The proposed access arrangements.*
- The off-street parking provision.*
- Estimated traffic generation of the proposal.*
- Impacts on the existing road network of the estimated traffic generation.*
- Adequacy of the proposed loading and manoeuvring areas."*

The Traffic Solutions report concludes:

*"The preceding analysis has demonstrated that:*

- The vehicle access points proposed to serve the development are suitably located and will provide good sight lines in both directions along the respective street frontage.*
- The off-street parking in the proposed residential development satisfies Parramatta City Council's **maximum** parking requirements with the provision of 180 off-street parking spaces.*
- The proposed development satisfies the related geometric design specifications contained in the Australian Standards for off - street parking and vehicular access.*
- The Level of Service at the intersection of Good and Victoria Streets will not change with the estimated additional traffic generation of the proposed development.*
- The additional traffic demand on the existing Good and Victoria Streets intersection modelled as a consequence of the proposed*

*development will only alter the Degree of Saturation and Total Average Delays minutely.*

- *The proposed intersection of Parramatta Road and the slip lane will operate at a very good level of service will ample spare capacity.*
- *The proposed loading area complies with the dimensional requirements of AS 2890.2 for a heavy rigid truck and there is sufficient manoeuvring area to enable this vehicle to enter the site reverse into the loading area and exit the site in a forward direction."*

### **Acoustic Impact**

To assess the acoustic impact of the trains and traffic on the amenity of the proposed development, the Applicant has commissioned RSA Acoustics to prepare an Acoustic Assessment, copies of which have been submitted with the development application. The conclusions of the RSA Acoustics report are:

*"The noise measurements carried out at the site of the proposed development and the associated assessment indicates that the noise from trains and road traffic would have a significant impact on the development. Appropriate acoustical treatment of the units would be required to meet the recommended noise criteria.*

*That treatment has been recommended.*

*The assessment also indicated that vibration levels measured from train passes generally do not exceed Curve 1.4 which is the night-time criterion for continuous vibration for residential buildings."*

It is envisaged that the recommendations of the RSA Acoustics report will form the basis of a condition of any consent issued for the proposed development

## **4.5 Parramatta Local Environmental Plan 2001**

The Site is zoned:

- part 2A Residential, and
- part 10 Mixed Use

pursuant to the Parramatta Local Environmental Plan 2001 ("**LEP 2001**").

An extract from the LEP 2001 Map is provided as **Figure 3** below.



*within which the development is proposed to be carried out."*

The objectives of the 2A Residential zone are:

- "(a) to enhance the amenity and characteristics of the established residential area, and*
- (b) to encourage redevelopment of low density housing forms, including dual occupancy development, where such redevelopment does not compromise the amenity of the surrounding residential areas, or the natural and cultural heritage of the area, and*
- (c) to ensure that building form, including that of alterations and additions, is in character with the surrounding built environment, and*
- (d) to provide opportunities for people to carry out a reasonable range of activities from their homes where such activities will not adversely affect the amenity of the neighbourhood, and*
- (e) to allow for a range of community facilities to be provided to serve the needs of residents, workers and visitors in residential neighbourhoods."*

The objectives of the 10 Mixed Use zone are:

- "(a) to encourage a mix of compatible land uses, such as office and commercial, retail, residential, tourist, service, recreational, community and light industrial development, but only where adjacent uses will not have an adverse impact on each other, and*
- (b) to promote the development of the area to its maximum potential, while minimising environmental impacts of development by facilitating the use of public transport, bicycle and pedestrian facilities and services, and*
- (c) to ensure that development is energy and water efficient in design, minimises pollution and conserves the natural and built landscape, and*
- (d) to establish a highly attractive area to live and work in, and for recreational and tourist uses."*

The proposed development will revitalise the commercial use of the Parramatta Road frontage of the Site with commensurate reactivation of this part of the Granville area. The proposed residential development will also reactivate Victoria Street, increase the residential amenity of this section of Victoria Street, and will provide an increase in the population base of this part of Granville. The proposed development is consistent with the objectives of the zones.

**Clause 22** of LEP 2001 deals with contaminated land and states:

- "(1) Where the consent authority has information which indicates that a site has been used previously or is being used for any activity which is likely to have contaminated the site, the consent authority shall not consent to development of that site until it has made an assessment of whether remediation is to be carried out.*
- (2) In determining whether or not to grant consent to an application, the consent authority must take into consideration any guidelines, protocols or standards known to it which are relevant to remediation procedures and the type of contamination on the land which have been published by the Environment Protection Authority or the Department of Urban Affairs and Planning (or both).*
- (3) When granting such a consent, the consent authority may impose, but is not limited to, conditions which:*
  - (a) require the investigation, sampling and testing of the land, and*
  - (b) require preparation of a remedial action plan for the land, being a detailed plan for the remediation and validation of the remediation in relation to any part of the land affected by contamination, and*
  - (c) require remediation of the land or any part of it to an appropriate standard, and*
  - (d) prohibit the carrying out of development on any part of the land pursuant to consent until the Council accepts in writing an independent review verifying the remediation of the land to an appropriate standard.*
- (4) Nothing in this clause affects the application of State Environmental Planning Policy No 55 - Remediation of Land to land to which this plan applies."*

The issue of site contamination has been canvassed in the above discussion of SEPP 55 and in the EIS report which has been submitted with the development application.

**Clause 23** of LEP 2001 deals with excavation and filling of land and states:

- "(1) A person may excavate or fill land to which this plan applies only with development consent.*
- (2) When assessing an application for consent required by subclause (1), the consent authority must have particular regard to:*



- (a) *the likely disruption of, or any detrimental effect on, drainage and flooding patterns, flood storage and soil stability in the locality, and*
  - (b) *the effect of the proposed works on the likely future use or redevelopment of the land, and*
  - (c) *the quality of the fill or of the soil to be excavated, or both, and*
  - (d) *the effect of the proposed works on the existing and likely amenity of adjoining properties, and*
  - (e) *the source of any fill material or the destination of any excavated material, and*
  - (f) *the likelihood of disturbing relics.*
- (3) *Subclause (1) does not apply to:*
- (a) *any excavation or filling of land necessarily carried out to allow development for which consent has been granted under the Act, or*
  - (b) *any excavation or filling of land which is considered by the prospective consent authority to be of a minor nature."*

The development of the Site as proposed will involve the excavation of the Parramatta Road section of the Site to provide for basement car parking. It is anticipated that suitable conditions of consent will be provided to ensure that any such excavation will be undertaken in accordance with the requirements of the Council such that Clause 23 of LEP 2001 can be satisfied.

**Clause 40** of LEP 2001 deals with the maximum floor space ratio for certain types of development. In this regard, the relevant maximum floor space ratio for both dual occupancy and multi unit housing is 0.6:1.

#### **Dual Occupancy**

The proposed "duplexes" 1 & 2 are classified as dual occupancy development. The floor space ratio of this part of the proposed development is:

- dwellings 1 & 2            0.45:1
- dwellings 3 & 4            0.47:1.

#### **Multi unit housing**

The proposed "duplexes" 3 & 4 are classified as multi unit housing. The floor space ratio of this part of the proposed development is:

- dwellings 5 & 6      0.43:1
- dwellings 7 & 8      0.42:1.

The above floor space ratios are consistent with the requirements of clause 40.

There is no floor space ratio control relating to the 10 Mixed Use zone contained within clause 40 of LEP 2001. The floor space ratio applying to the mixed use part of the proposed development is discussed in the following section of the SEE dealing with the Parramatta Development Control Plan 2005.

There are no other clauses within LEP 2001 which are applicable to the proposed development.

**Section 79C(1)(a)(ii)**      *(a) the provisions of:*

*(ii) any proposed instrument.*

There are no proposed instruments applying to the proposed development of which the writer is aware.

**Section 79C(1)(a)(iii)**      *(a) the provisions of:*

*(iii) any development control plan.*

#### **4.6 Parramatta Development Control Plan 2005 ("DCP 2005")**

That part of the Site which is zoned 10 Mixed use is within the North Granville precinct for the purposes of DCP 2005. In this regard, the following controls apply:

<b>Floor Space Ratio</b>	2:1 and 2.5:1 on corner sites.
<b>Height</b>	Maximum 5 storeys.
	Additional storey may be permitted on corner lots to reinforce the corner element.
<b>Street Setback</b>	Nil for non residential
	2m for residential.
<b>Rear Setback</b>	40% length of site

Corner sites 40% of length and width of site.

**Side Setback** Nil

**Minimum Site Frontage** 18m.

The applicant has had considerable consultation with Council Town Planning, Engineering and Urban Design Staff in the design concept stage of the proposed development with the view to conceiving a design form which will meet the requirements of the Council for the redevelopment of such an important site within the Granville area.

In this regard, during the various discussions with the Council Staff, it has been resolved that a development which does not necessarily meet all of the above development control elements might be appropriate for the Site provided a quality urban design solution is reached which not only provides the design quality sought by the Council, but has an acceptable impact on the residential development adjoining the Site in Victoria Street. It has generally be agreed that the following design parameters should apply to the design of the proposed development:

1. Ground level commercial development fronting Parramatta Road would be for the proposes of a new furniture outlet to replace the existing development on the Site.
2. Four (4) levels of residential development above the ground floor commercial component adjacent to the 2(a) residential development fronting Victoria Street which is not part of the Site.
3. Seven (7) levels of residential development above the ground floor commercial development on that part of the Site to the west of the 2(a) residential development fronting Victoria Street which is not part of the Site.
4. A maximum floor space ratio of 2.0:1 for that part of the Mixed Use 10 zoned land adjoining the 2(a) residential development fronting Victoria Street which is not part of the Site.
5. A maximum floor space ratio of 2.5:1 for that part of the Mixed Use 10 zoned land adjoining the 2(a) residential development fronting Victoria Street which does form part of the Site, i.e. adjoining the land where the dual occupancy development is proposed.
6. All concepts would be developed with a minimum 9m setback to the full length of the interface with the adjoining 2(a) zoned land which is not part of the Site. This is considered to be a better setback option than the larger setback required by DCP 2005 for only part of that interface.

The proposed development has been developed having regard to the above design parameters and is considered to provide a quality design to meet the requirements of the Council

**Section 79C(1)(a)(iia) (a) the provisions of:**

**(iia) any planning agreement or draft planning agreement.**

There are no planning agreements or draft planning agreements relating to the proposed development.

**Section 79C(1)(a)(iv) (a) the provisions of:**

**(iv) the regulations.**

There are no specific requirements of the Environmental Planning and Assessment Regulation 2000 which relate to this development application.

**Section 79C(1)(b) (b) the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.**

Social Impact

The proposed commercial/retail development will rejuvenate the existing commercial/retail development on the Site and provide for an increase in employment in the area.

The new residential development will provide additional housing stock in the area which will assist in enlivening this section of Granville. The proposed development will provide a positive social impact.

Economic Impact

The economic impact will generally relate to the provision of employment opportunities in the area during the construction of the new residential and mixed use development, and in the operation of the proposed commercial/retail development once completed.

The additional residential development will increase the economic base of the area and provide for an increase in the customer base for local retail outlets.

No other significant economic impact will result from the proposed development.

### Traffic and Parking

The additional built form proposed will generate additional traffic in the area. This aspect of the proposed development is canvassed in the report of Traffic Solutions which has been submitted with the development application.

#### **Section 79C(1)(c)                      (c)     *the suitability of the site for the development.***

The Site is located within a mixed use area and an established residential area. The proposed development is permissible in the zones, and has been designed in close consultation with Council Town Planning, Urban Design and Engineering Staff to ensure that the proposed development will have little impact to either the area as a whole or to the adjoining landowners. The Site is suitable for the proposed development.

#### **Section 79C(1)(e)                      (e)     *the public interest.***

The public interest is served by utilising land according to its capabilities.

The proposed development seeks to rejuvenate the existing development on the Site while at the same time making better use of the currently vacant sections of the Site fronting Victoria Street.

The proposed development will provide for additional residents in this section of Granville and provide for additional commercial/retail space in this revitalised area of Granville.

It is in the public interest that the development as proposed is activated.

## **5.        CONCLUSION**

It is proposed to reactivate the existing commercial/retail development on the Site and to erect new residential development at Granville.

It has been demonstrated that the design of the proposed development has been conceived in close consultation with Council Staff such that a quality development will be established which will have minimal impact to the adjoining development.

The Site is located within the 2(A) Residential and 10 Mixed Use zones and the proposed development is permissible in those zones with the consent of the Council.

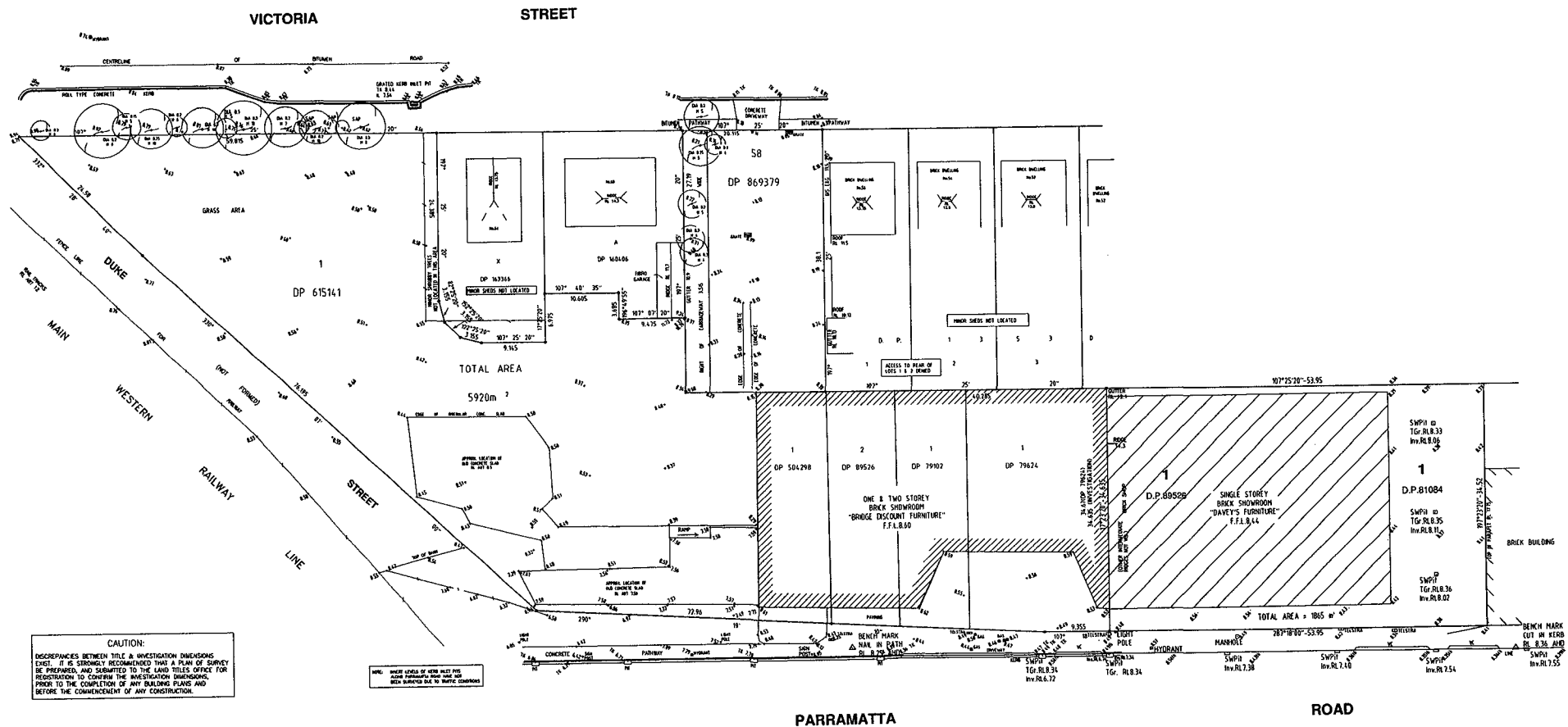
Although variation to the controls of the Parramatta Development Control Plan 2005 is proposed, the proposed development meets the objectives of both zones and the development

control plan. There will be no adverse impact resulting from the proposed development which would lead to a conclusion that the development should not be supported.

The development has planning merit and should be approved by the Council.

----- 000 -----

## Attachment 1



**CAUTION:**  
DISCREPANCIES BETWEEN TITLE & INVESTIGATION DIMENSIONS EXIST. IT IS STRONGLY RECOMMENDED THAT A PLAN OF SURVEY BE PREPARED, AND SUBMITTED TO THE LAND TITLES OFFICE FOR REGISTRATION TO CORRECT THE INVESTIGATION DIMENSIONS PRIOR TO THE COMPLETION OF ANY BUILDING PLANS AND BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

NOTE: SHOWN LOCUS OF NEW ALLEY FILL BEING SURVEYED DUE TO TRAFFIC CONDITIONS

#### NOTES:

NO BOUNDARY SURVEY HAS BEEN CARRIED OUT.  
DETAIL ON THIS PLAN HAS BEEN LOCATED FOR PLOTTING PURPOSES ONLY.  
SERVICES ETC. UNLESS NOTED HAVE NOT BEEN LOCATED.  
SERVICES SHOWN ARE INDICATIVE ONLY. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN. THEREFORE, FIELD CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.  
ANY POINT OR FEATURE CRITICAL TO THE PREPARATION OF PLANS OR CONSTRUCTION SHOULD BE ACCURATELY LOCATED PRIOR TO COMPLETION OF THOSE PLANS OR COMMENCEMENT OF CONSTRUCTION.  
DIMENSIONS AND BEARINGS FROM DP 65141, DP 84339, DP 541298, DP 89526, DP 79102 & DP 79624.  
AREA CALCULATED FROM THOSE BEARINGS AND DIMENSIONS.  
ORDINATE OF LEVELS: 50m 75379. BEINGED LEVEL: 8.442 AHD.

#### LEGEND:

VC denotes VEHICLE CROSSING  
TK denotes TOP OF KERB

#### NOTES:-

1. N6.91-89 WAS SURVEYED BY H.R. RANSEY AND CO DATED 24-2-99.
2. N0.67-179 WAS SURVEYED BY GARY EDWARDS AND ASSOCIATES PTY LTD.

DISCLAIMER		COPYRIGHT	
1. THE BOUNDARIES OF THE LAND HAVE NOT BEEN SURVEYED AND THE FEATURES SHOWN ON THIS PLAN HAVE BEEN PLOTTED IN RELATION TO THE OCCUPATIONS.		GARY EDWARDS AND ASSOCIATES IS THE OWNER OF THE COPYRIGHT. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without the prior written permission of Gary Edwards and Associates Pty Ltd.	
2. THE BOUNDARY DIMENSIONS HAVE BEEN COMPILED FROM: DP 89526, DP 81084 AND ARE SUBJECT TO SURVEY.			
3. ONLY VEHICLE SERVICES HAVE BEEN LOCATED AND THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES.			
<b>GARY EDWARDS AND ASSOCIATES Pty Ltd</b> CONSULTING SURVEYORS TEL: 02 9699 1001 Fax: 02 9699 0000 171-189 PARRAMATTA ROAD P.O. Box 2077 NORTH PARRAMATTA NSW 2150 Email: GEdwards@garyedwards.com.au			
DWG REF: 1618	SCALE: 1:300	SITE SURVEY	
DATUM: AHD	DATE: 12-07-2001	171-189 PARRAMATTA ROAD	
BM: NAIL IN PATH	DRAWN: PD/GE	GRANVILLE	
BY: 8.25	SHEET: 1 OF 1		



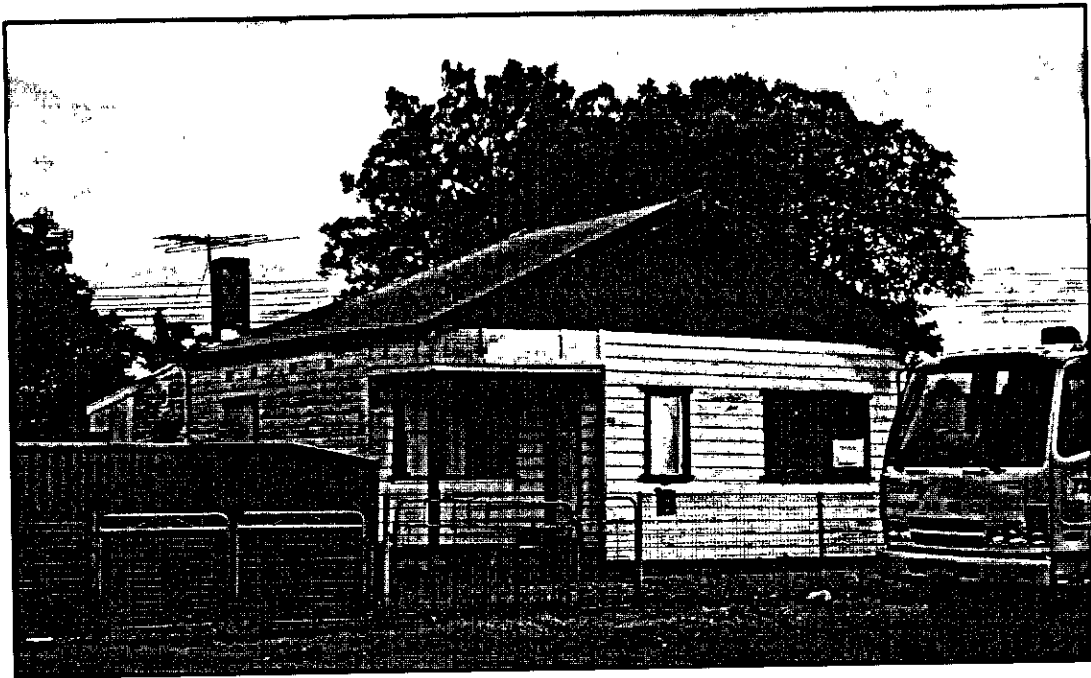
## **Attachment 2**



**Photograph 1:** This photograph is taken from Victoria Street and shows the vacant land which is No.58 Victoria Street. The dwelling house at the left of the photograph is No.56 Victoria Street. No.58 Victoria Street is currently used as a car park for the Living in Style Furniture shop fronting Parramatta Road which is the large building shown at the rear of Nos.56 & 58 Victoria Street.



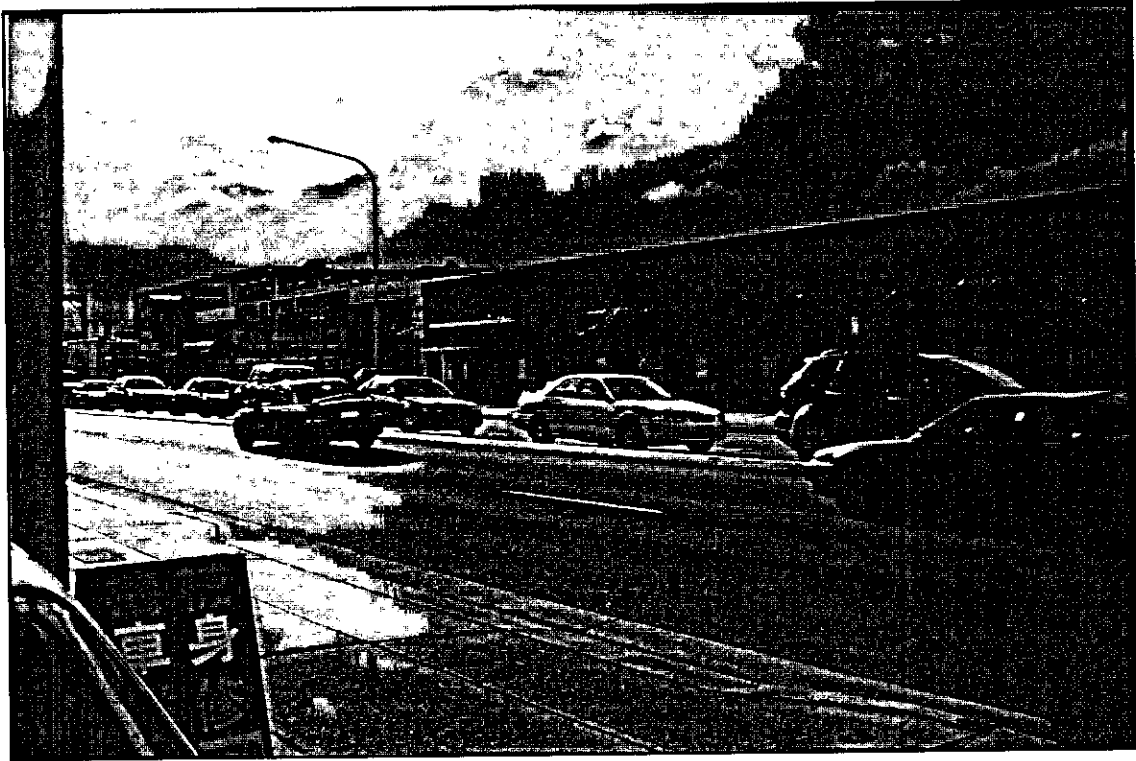
**Photograph 2:** This photograph shows the vacant land fronting Victoria Street to the west of No.64 Victoria Street. Dual occupancy Nos. 5 & 6 and 7 & 8 are to be located on this section of the site.



**Photograph 3:** This photograph shows the existing dwelling house at No.64 Victoria Street. This site is not part of the development site.



**Photograph 4:** This photograph is taken in Victoria Street looking east. The existing dwelling houses in Victoria Street adjoining the development site are shown. These dwellings will remain.







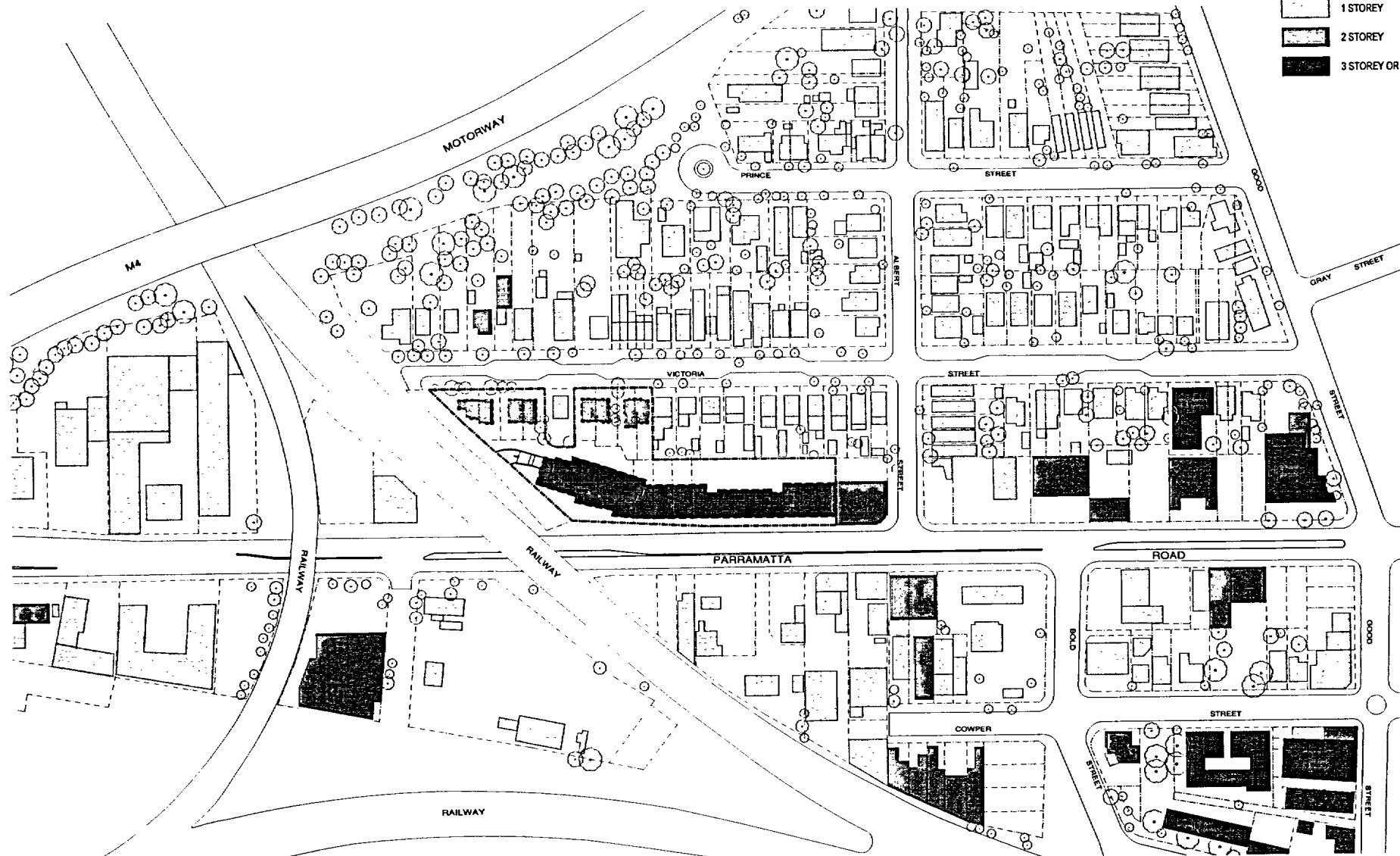
**Photograph 5:** This photograph shows the existing buildings at the Parramatta Road frontage of the site. All the buildings shown will be demolished to make way for the Mixed Use component of the proposed development.

**Attachment 3**



# LEGEND

-  SITE LOCATION
-  1 STOREY
-  2 STOREY
-  3 STOREY OR ABOVE



**SITE ANALYSIS - BUILDING HEIGHT**  
SCALE 1:1000 (A1)

**GENERAL NOTES**  
 1. Please refer to the site location map for the location of the site.  
 2. The site is located on the corner of the intersection of the site and the adjacent street.  
 3. The site is located on the corner of the intersection of the site and the adjacent street.  
 4. The site is located on the corner of the intersection of the site and the adjacent street.  
 5. The site is located on the corner of the intersection of the site and the adjacent street.  
 6. The site is located on the corner of the intersection of the site and the adjacent street.  
 7. The site is located on the corner of the intersection of the site and the adjacent street.  
 8. The site is located on the corner of the intersection of the site and the adjacent street.  
 9. The site is located on the corner of the intersection of the site and the adjacent street.  
 10. The site is located on the corner of the intersection of the site and the adjacent street.



**SHEET TITLE**  
**SITE ANALYSIS - BUILDING HEIGHT**  
 DRAWN: JH  
 CHECKED: JH  
 DATE: FEB 10  
 SCALE: 1:1000  
 L.A.P. PARRAMATTA COUNCIL

**zhinar**  
 A Division of ZHINAR Pty Ltd (ABN 61 611 111 111)  
 ZHINAR ARCHITECTS  
 171-189 PARRAMATTA ROAD  
 GRANVILLE  
 NSW 2161  
 TEL: 02 9639 1111 FAX: 02 9639 1111

**PROPOSED MIXED USE DEVELOPMENT**  
**AT 171-189 PARRAMATTA ROAD**  
**GRANVILLE**  
**6070 SA02**







## **Attachment 4**

**Note:**  
3 Star Gas Instantaneous  
Hot Water System

MEZZANINE LEVEL  
SCALE 1:300  
A1

PARRAMATTA ROAD

LEVEL 1			
	HIGH DENSITY	MEDIUM DENSITY	
	JN15	UN15	TOTAL UN
1 BEDROOM	2 UN15	3 UN15	5 UN15
2 BEDROOM	7 UN15	8 UN15	15 UN15
3 BEDROOM	1 UN15	3 UN15	4 UN15
TOTAL	10 UN15	14 UN15	24 UN15
TOTAL AREA	970 Sq.M	1278 Sq.M	2248 Sq.M

NOTE  
UNITS 1 & 3 ARE COMPATIBLE

LEVEL 1 FLOOR PLAN  
SCALE 1:300  
A1

PARRAMATTA ROAD

A	DA ISSUE TO COUNCIL		FEB 70	GS	
PSSM	AMENDMENT		DATE	ORIGIN	

**GENERAL NOTES**  
Figured dimensions shall be taken in preference to scaling.  
Drawing to be read in conjunction with information on first page.  
Check all dimensions and levels on site before commencing work or ordering materials.  
All scaling ground lines & lines location are approximate, therefore to be verified on-site by the builder.  
Any discrepancies to be verified back to **Owner's Architect** before proceeding.  
All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions.  
Unless noted "approved for construction" drawing not to be used for construction.

COPYRIGHT INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF DESIGN ARCHITECTS. COPIES OF THIS DRAWING ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM DESIGN ARCHITECTS.



SHEET TITLE  
LEVEL 1 FLOOR PLAN

DRAWN GS	CHECKED JK	DATE FEB 10	SCALE 1:30
L.S.A. PARRAMATTA COLONY			

zhina

ARCHITECTS  
A Division of TRW Group P.O. Box 805 281 008  
**ZH NAR ARCHITECTS**  
P.O. 2 JAMES ROUSE DRIVE, ROSELLE, PA-2

PROPOSED MIXED USE  
DEVELOPMENT  
AT 171-189 PARRAMATTA ROAD  
GRANVILLE  
FOR THE  
6070 DA02

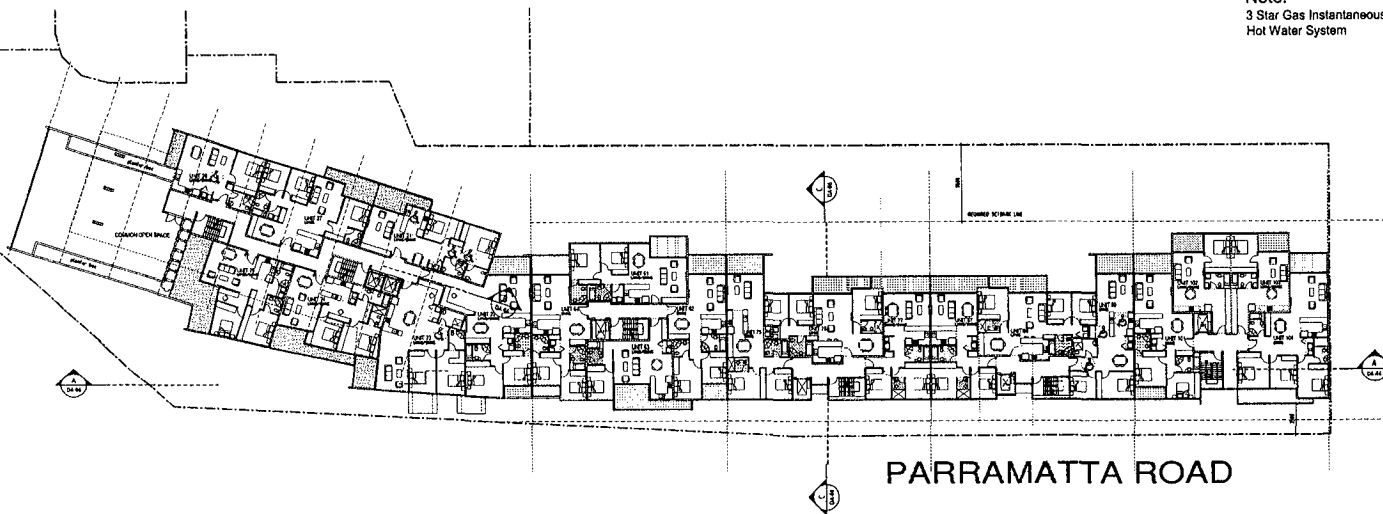
155

Note:  
3 Star Gas Instantaneous  
Hot Water System

LEVEL 3			
	HIGH DENSITY	MEDIUM DENSITY	
	UNITS	UNITS	TOTAL UNITS
1 BEDROOM	1 UNIT	3 UNITS	4 UNITS
2 BEDROOM	5 UNITS	8 UNITS	13 UNITS
3 BEDROOM	1 UNIT	3 UNITS	4 UNITS
TOTAL	7 UNITS	14 UNITS	21 UNITS
TOTAL AREA NETT	1115 SQM	1288 SQM	2403 SQM

NOTE:  
UNITS 11, 12, 21 & 22 ARE ADAPTABLE

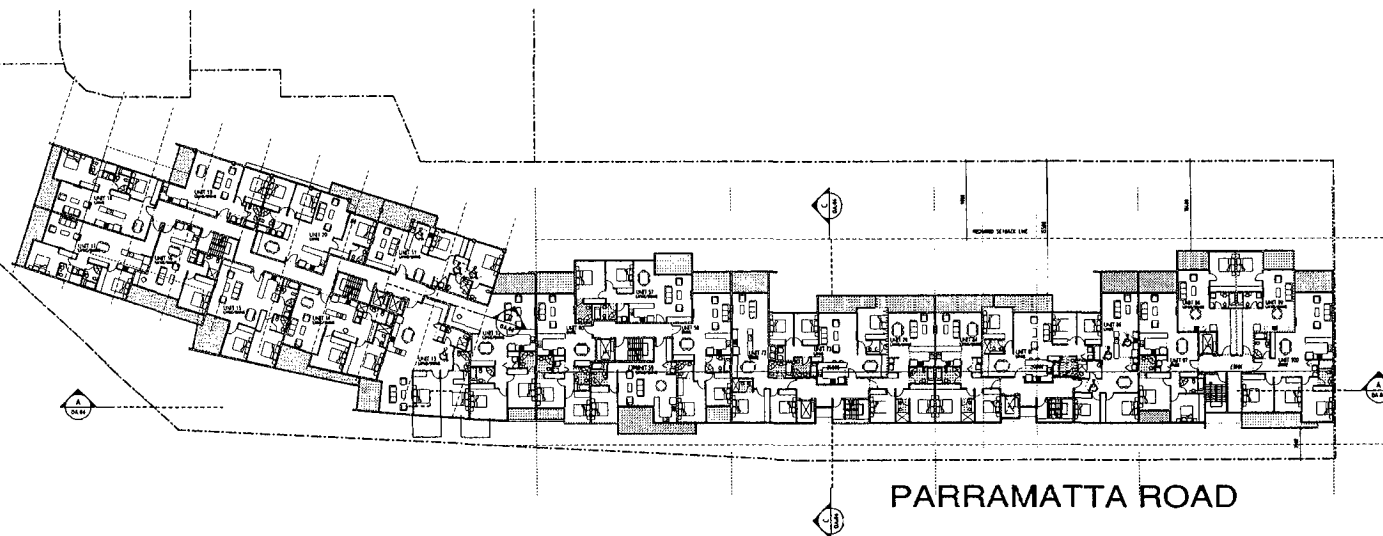
LEVEL 3 FLOOR PLAN  
SCALE 1:300  
A1



LEVEL 2			
	HIGH DENSITY	MEDIUM DENSITY	
	UNITS	UNITS	TOTAL UNITS
1 BEDROOM	7 UNITS	3 UNITS	10 UNITS
2 BEDROOM	7 UNITS	8 UNITS	15 UNITS
3 BEDROOM	1 UNIT	3 UNITS	4 UNITS
TOTAL	15 UNITS	14 UNITS	29 UNITS
TOTAL AREA NETT	895 SQM	1280 SQM	2175 SQM

NOTE:  
UNITS 11, 12, 13 & 14 ARE ADAPTABLE

LEVEL 2 FLOOR PLAN  
SCALE 1:300  
A1



GENERAL NOTES:  
Referenced documents shall be taken in preference to this drawing.  
Drawing to be read in conjunction with information on first page.  
Check all dimensions and details on site before construction work or ordering materials.  
All existing ground lines & street location are approximate; therefore to be verified on-site by the builder.  
Any discrepancies to be verified before construction.  
All engineering and materials shall comply with all relevant codes, standards, Australian Standards and manufacturers' instructions.  
Details noted 'as used for construction' drawing not to be used for construction.  
COPYRIGHT RESERVED BY THE ARCHITECT. NO PART OF THIS DRAWING, COPYING OR USING THE DESIGN (IN WHOLE OR IN PART) WITHOUT WRITTEN PERMISSION OF THE ARCHITECT.



SHEET TITLE  
LEVEL 2 & 3 FLOOR PLANS  
DRAWN: GS  
CHECKED: JK  
DATE: FEB 10  
SCALE: 1:300  
LGA: PARRAMATTA COUNCIL

**zhinar**  
ARCHITECTS  
A MEMBER OF THE CHINA PROPERTY GROUP  
ZHINAR ARCHITECTS  
7/4-5 JAMES STREET, SYDNEY, NSW  
NSW 2000  
TEL: 02 9251 1111 FAX: 02 9251 1111

PROPOSED MIXED USE  
DEVELOPMENT  
AT 171-189 PARRAMATTA ROAD  
GRANVILLE  
6070\_DA03

ISSUE: A

ISSUE	AMENDMENT	DATE	DRAWN
A	24 ISSUE TO COUNCIL	FEB 10	GS

**Note:**  
3 Star Gas Instantaneous  
Hot Water System

LEVEL 5	
	UNITS
1 BEDROOM	-Unit
2 BEDROOM	5 Units
3 BEDROOM	1 Unit
TOTAL UNITS	6 Units
TOTAL AREA MET	576 Sq.M

LEVEL 5 - 7 FLOOR PLAN  
SCALE 1:300  
A1

LEVEL 4			
	HIGH DENSITY	MEDIUM DENSITY	
	UNITS	UNITS	TOTAL UNITS
1 BEDROOM	1 Unit	1 Units	1 Unit
2 BEDROOM	5 Units	7 Units	12 Units
3 BEDROOM	2 Unit	2 Units	4 Units
TOTAL	7 Units	10 Units	17 Units
TOTAL AREA	785 Sq.M	910 Sq.M	1705 Sq.M

NOTE:  
UNITS 20 & 22 ARE ADAPTABLE

LEVEL 4 FLOOR PLAN  
SCALE 1:300  
A1

A	04 ISSUE TO COUNCIL	FEB 10	GS
ISSUE	AMENDMENT	DATE	DRAWN

**GENERAL NOTES**  
Figures dimensions shall be taken in preference to wording.  
Drawing to be read in conjunction with information on first page.  
Check all dimensions and levels on site before construction work or ordering materials.  
All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder.  
Any material to be brought back to the Client Architects before proceeding.  
All packaging and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers instructions.  
Unless noted "used for construction" drawing not to be used for construction.

(COPY INFORMATION ON THIS DRAWING IS THE PROPERTY OF JAMES JOHNSON ARCHITECTS (PRACTICE) AND UNDER NO CIRCUMSTANCES IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM JAMES JOHNSON ARCHITECTS (PRACTICE))



SHEET TITLE:  
LEVEL 4 - 7 FLOOR PLANS

DRAWN: GS CHECKED: JK DATE: FEB 10 SCALE: 1:500  
LGA: PARRAMATTA COUNCIL

**zhinar**  
ARCHITECTS  
A CHINA ARCHITECTURE FIRM  
ZHINAR ARCHITECTS  
OFFICE: NO. 1000, HONGKONG STREET  
TEL: 852-2511-1111 FAX: 852-2511-1111

PROPOSED MIXED USE  
DEVELOPMENT  
AT 171-189 PARRAMATTA ROAD  
GRANVILLE  
5070 DA04



PARRAMATTA ROAD

NATHERS

[illegible]

A	04 ISSUE TO COUNCIL		FEB 10	DS
ISSUE	AMENDMENT		DATE	ORIGIN

**GENERAL NOTES**  
 Figure dimensions shall be taken in preference to section.  
 Drawings to be read in conjunction with notes on each page.  
 Check all dimensions and levels on site before commencing work or ordering materials.  
 All existing ground lines & trees location are approximate, therefore to be verified on-site by the holder  
 any discrepancies to be notified back to Design Architects before proceeding.  
 All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards  
 and manufacturers instructions.  
 Unfitted metal Tension for construction drawing not to be used for construction.

COPYRIGHT INFORMATION: THIS DRAWING IS THE COPYRIGHT OF DESIGN ARCHITECTS (LONDON) OR VARIOUS SUB-DRAWING  
 COPYRIGHTS OR TRADE RIGHTS. OTHER INFORMATION: THIS DRAWING IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM DESIGN ARCHITECTS (LONDON).



SHEET TITLE  
ROOF PLAN & NATHERS

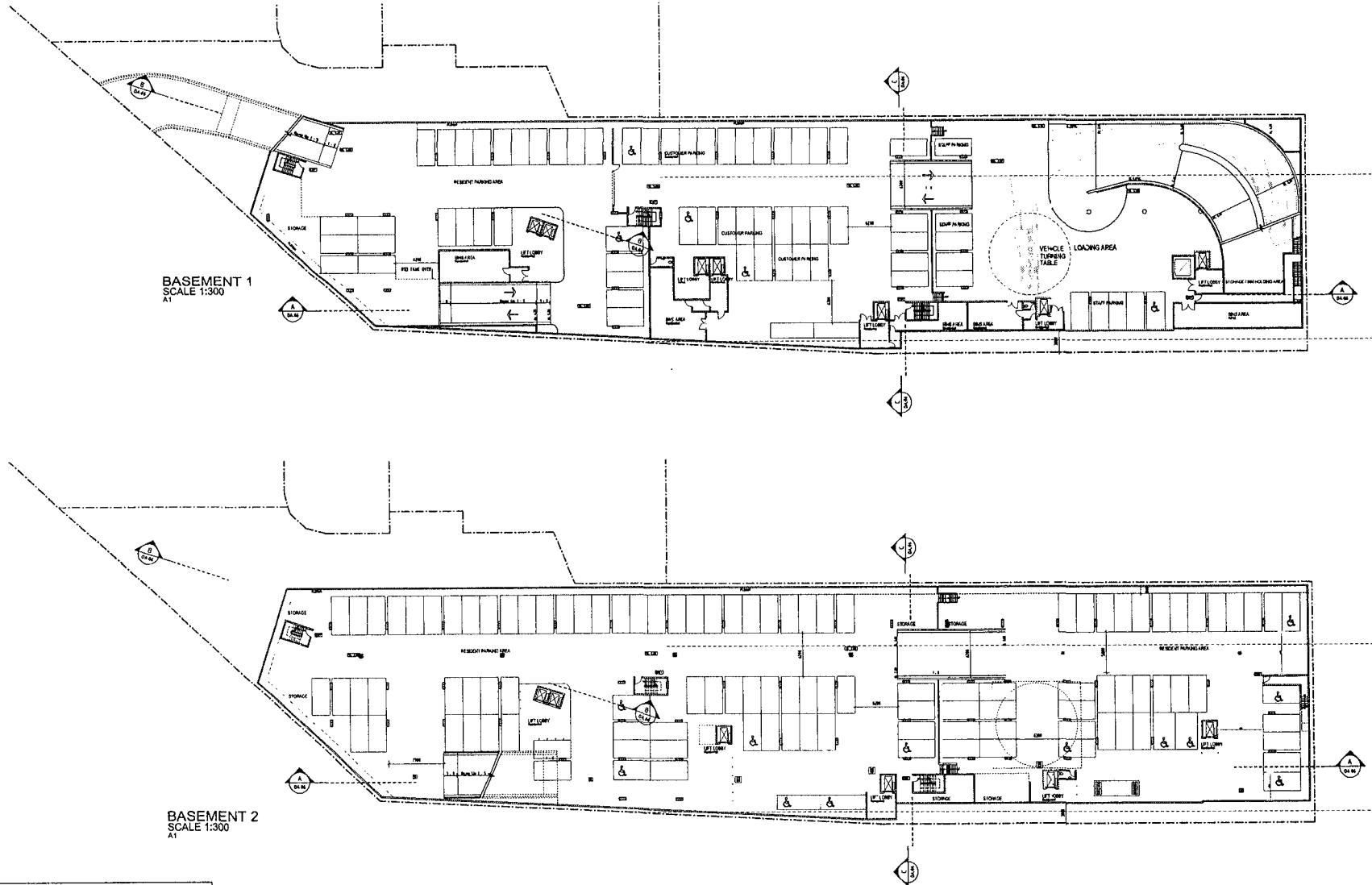
DRAWN GS	CHECKED JK	DATE FEB 10
-------------	---------------	----------------

L.O.A. PARRAMATTA COUNCIL

**zhinar**  
ARCHITECTS  
A Division of The Group Practice 261 686  
**ZHINAR ARCHITECTS**  
141 JAMES RIVER DRIVE, ROSHARON, TX 75087  
(972) 462-9441 FAX (972) 462-9473

PROPOSED MIXED USE  
DEVELOPMENT  
AT 171-189 PARRAMATTA ROAD  
GRANVILLE  
JOB No. 6070 DA05

ESN:  
A



**BASEMENT 1**  
SCALE 1:300  
A1

**BASEMENT 2**  
SCALE 1:300  
A1

CAR PARKING CALCULATIONS	
RETAIL	
1 CAR SPACES / 30 SQ.M	200 - 30 = 10 CAR SPACES
RESIDENT	
1 CAR SPACE / 1 BEDROOM	1 x 10 = 10 CAR SPACES
1.25 CAR SPACES / 2 BEDROOMS	1.25 x 10 = 12.5 CAR SPACES
1.5 CAR SPACES / 3 BEDROOMS	1.5 x 10 = 15 CAR SPACES
TOTAL RESIDENT REQ	131 CAR SPACES
VISITOR	
0.25 CAR SPACE / 1 UNIT	0.25 x 80 = 20 CAR SPACES
MAXIMUM	221 CAR SPACES

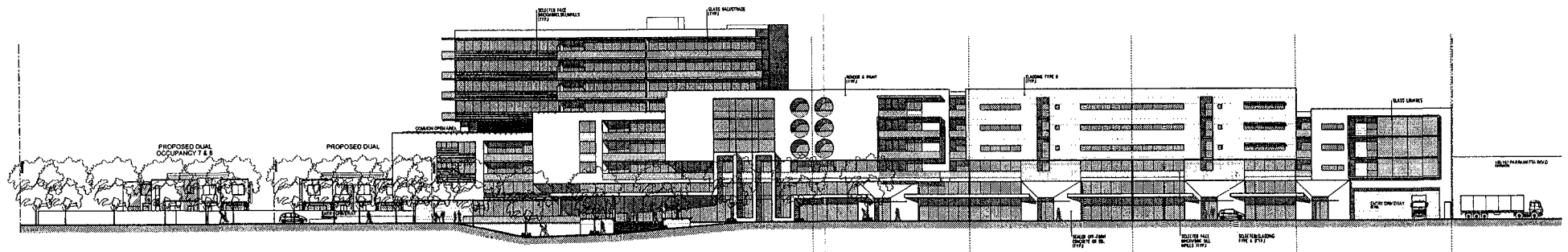
CAR SPACES PROVIDED			
	RESIDENT	COMMERCIAL	TOTAL
BASEMENT 1	25 Car Spaces	42 Car Spaces	67 Car Spaces
BASEMENT 2	110 Car Spaces	110 Car Spaces	220 Car Spaces
TOTAL	135 Car Spaces	152 Car Spaces	287 Car Spaces
Overhead Car Spaces	100 Car Spaces	100 Car Spaces	200 Car Spaces

**GENERAL NOTES**  
Figures shown should be taken in preference to text.  
Drawing to be read in conjunction with information on first page.  
Check all dimensions and levels on site before construction and/or working materials.  
All existing ground lines & lines location are approximate, therefore to be verified on-site by the builder.  
All dimensions and levels shall be verified on-site by the builder before construction.  
All workmanship and materials shall comply with all relevant codes, standards, Australian Standards and manufacturers' instructions.  
Unless noted 'as shown' for construction. Drawing not to be used for construction.

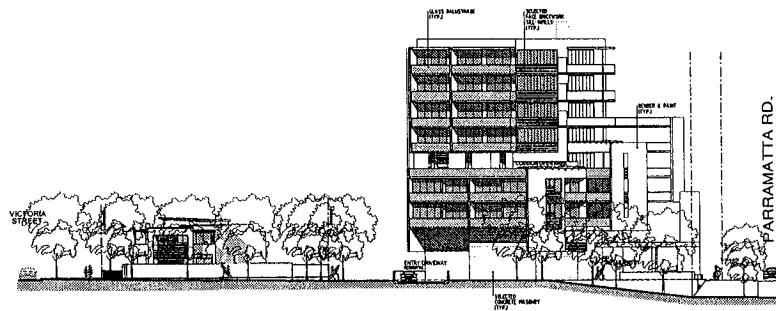


**SHEET TITLE:**  
**BASEMENT FLOOR PLANS**  
DRAWN: GS  
CHECKED: JK  
DATE: FEB 10  
SCALE: 1:300  
1.0.4 PARRAMATTA COUNCIL

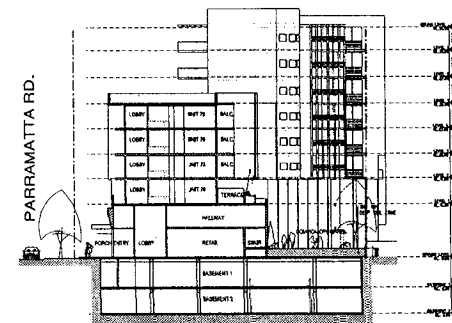
**zhinar**  
ARCHITECTS  
A DIVISION OF THE GROUP PRACTICE OF THE  
ZHINAR ARCHITECTS  
1/11 JAMES STREET, SYDNEY, NSW  
15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-24



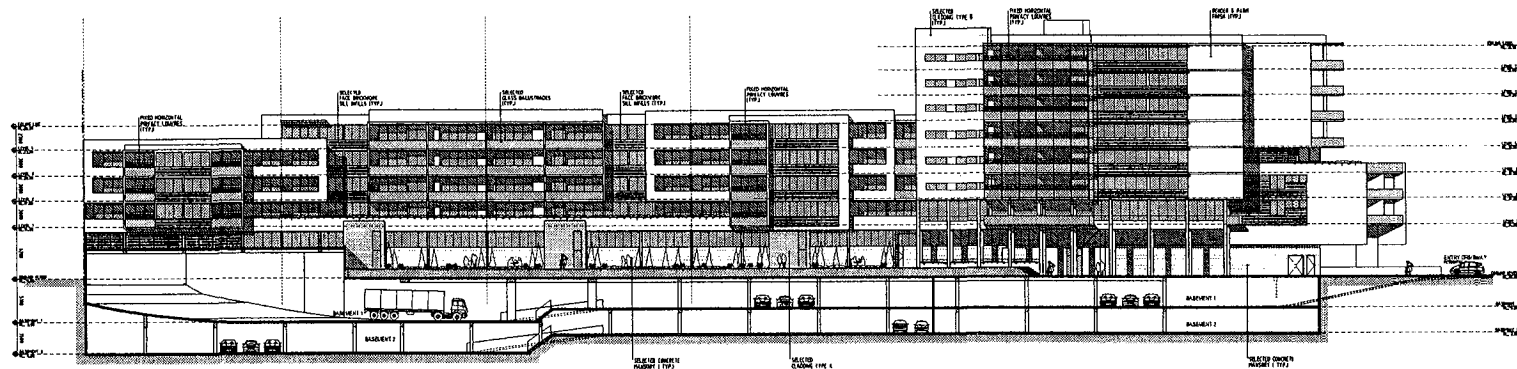
PARRAMATTA ROAD ELEVATION  
SCALE 1:300  
A1



DUKE ROAD ELEVATION  
SCALE 1:300  
A1



SECTION C - C / EAST ELEVATION  
SCALE 1:300  
A1



ELEVATION NORTH  
SCALE 1:300  
A1

ISSUE	DATE	BY	CHKD	APPD
A	04	ISSUE TO COUNCIL		
		APPENDIX		
		DATE	DATE	DATE

**GENERAL NOTES**  
 Figures dimensions shall be taken in preference to text.  
 Drawing to be read in conjunction with information on this page.  
 Check all dimensions and levels in data before commencing work or ordering materials.  
 All existing ground levels & street section are approximate, therefore to be verified on-site by the builder.  
 Any discrepancies to be verified back to ZHINAR Architects before proceeding.  
 All workmanship and materials shall comply with all relevant codes, standards, Australian Standards and manufacturers instructions.  
 Unless noted "fixed for construction" drawing not to be used for construction.  
 Copyright © 2018 ZHINAR Architects. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from ZHINAR Architects.

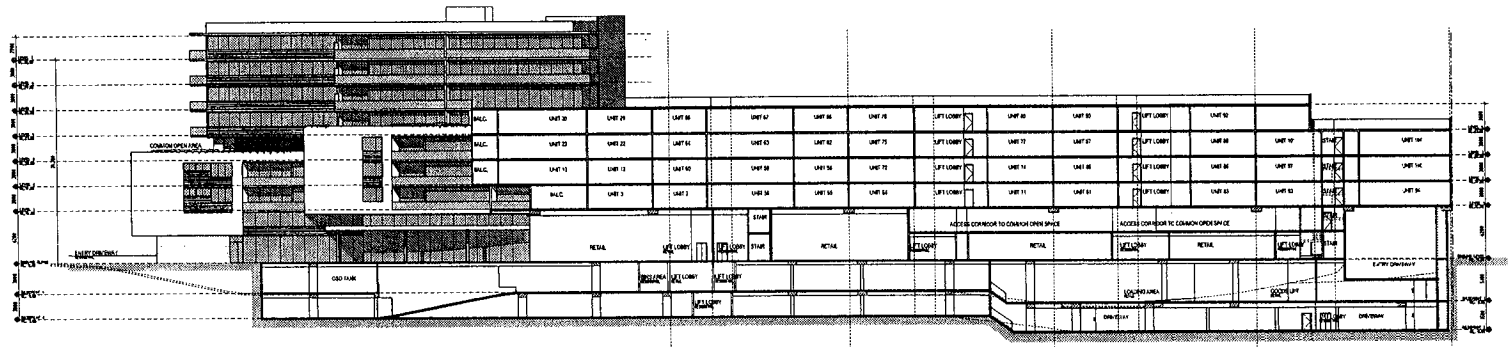
DATE	BY	CHKD	APPD
04	ISSUE TO COUNCIL		
	APPENDIX		
	DATE	DATE	DATE

**zhinar**  
 ARCHITECTS  
 15/16 Gordon Street, Parramatta NSW 2150  
 TEL: 02 9639 1111 FAX: 02 9639 1112

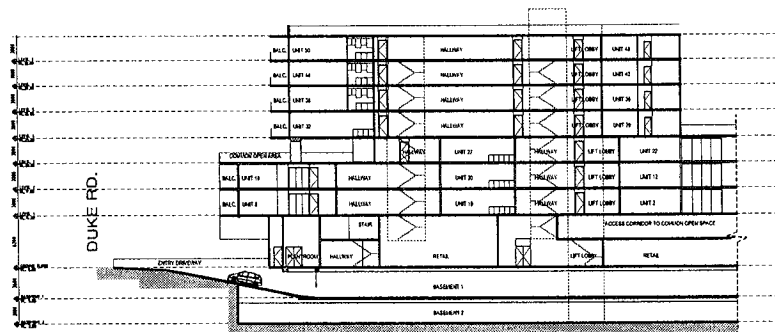
PROPOSED MIXED USE  
 DEVELOPMENT  
 AT 171-189 PARRAMATTA ROAD  
 GRANVILLE  
 JOB NO.  
 6070\_DA07

ISSUE  
 A





SECTION A - A  
SCALE 1:300  
A1



SECTION B - B  
SCALE 1:300  
A1

ISSUE	DATE	BY	CHKD
A	04	ISSUE TO COUNCIL	
		APPROVED	
		DATE	DRAWN

**GENERAL NOTES**  
 Figures dimensions shall be taken in preference to scaling.  
 Drawing is for reference only and not to be used for construction.  
 Check all dimensions and levels in site before commencing work or ordering materials.  
 All existing ground lines & levels shall be approximately indicated in the drawing.  
 Any discrepancies to be notified to the Engineer before proceeding.  
 All workmanship and materials shall comply with all relevant codes, standards, Australian Standards and manufacturers instructions.  
 Unless noted 'As Shown' shall be used for construction.  
 Copyright reserved by the Architect. No part of this drawing may be reproduced or used in any form without the written permission of the Architect.

NORTH

SHEET TITLE			
SECTIONS			
DRAWN	CHECKED	DATE	SCALE
GS	JK	FEB 10	1:300
I.A. PARRAMATTA COUNCIL			

**zhinar**  
 ARCHITECTS  
 A MEMBER OF THE ZHINAR GROUP  
 1/11-189 PARRAMATTA ROAD  
 GRANVILLE  
 NSW 1585  
 TEL: (02) 9615 1111  
 FAX: (02) 9615 1112  
 WWW.ZHINAR.COM.AU

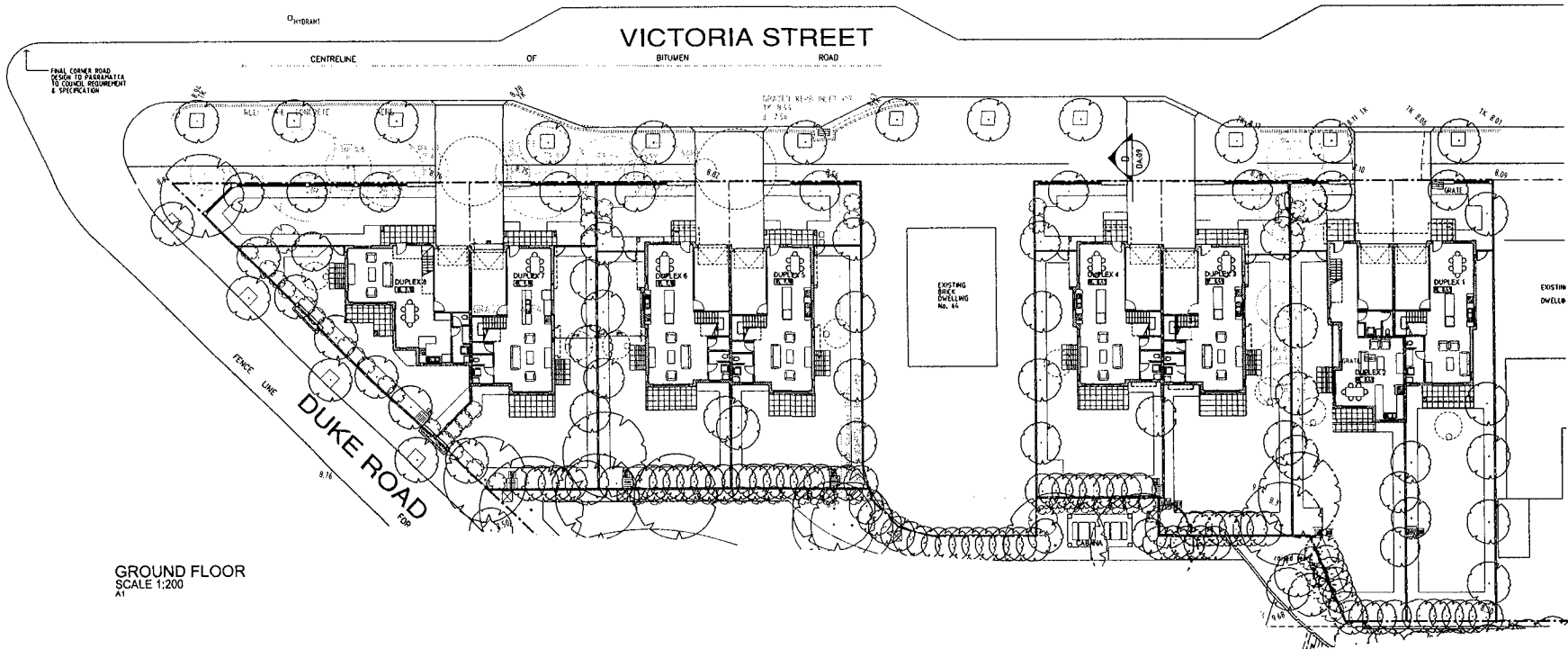
PROPOSED MIXED USE  
 DEVELOPMENT  
 AT 1/11-189 PARRAMATTA ROAD  
 GRANVILLE  
 NSW 1585  
 6070\_DA08  
 A

# DUAL OCCUPANCIES AREA

DUAL OCCUPANCIES 1 & 2	
SITE AREA	274.1
TOTAL AREA	274.1
FIR	0.0
DUAL OCCUPANCIES 3 & 4	
SITE AREA	274.1
TOTAL AREA	274.1
FIR	0.0
DUAL OCCUPANCIES 5 & 6	
SITE AREA	274.1
TOTAL AREA	274.1
FIR	0.0
DUAL OCCUPANCIES 7 & 8	
SITE AREA	274.1
TOTAL AREA	274.1
FIR	0.0

Note:  
3 Star Gas Instantaneous  
Hot Water System

LEVEL 1  
SCALE 1:200  
A1



GROUND FLOOR  
SCALE 1:200  
A1

GENERAL NOTES  
1. All dimensions shall be taken in preference to existing.  
2. Drawing to be read in conjunction with information on first page.  
3. Check all dimensions and levels on site before commencing work or ordering materials.  
4. All existing ground and levels are approximate. Therefore to be verified on-site by the holder.  
5. All dimensions to be verified by the holder. No liability for errors.  
6. All dimensions and levels shall comply with all relevant codes, standards, Australian Standards and manufacturer's instructions.  
7. Where noted 'Noted for construction' drawing not to be used for construction.  
8. Construction shall be in accordance with the latest edition of the relevant code of practice.  
9. In case of conflict, the latest edition of the relevant code of practice shall prevail.



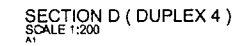
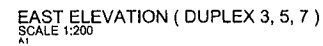
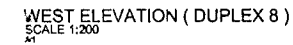
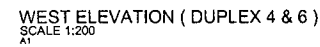
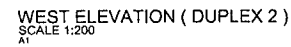
SHEET TITLE  
DUAL OCCUPANCY FLOOR PLANS  
DRAWN GS CHECKED JK DATE FEB 10 SCALE 1:300  
LGA PARRAMATTA COUNCIL

**zhinar**  
ARCHITECTS  
A Division of Third Group Pty Ltd (ACN 001 111 111)  
171-189 PARRAMATTA ROAD  
GRANVILLE  
NSW 2141  
TEL: 02 9611 1111 FAX: 02 9611 1111

PROPOSED MIXED USE  
DEVELOPMENT  
AT 171-189 PARRAMATTA ROAD  
GRANVILLE  
6070\_DA09

ISSUE  
A

ISSUE	DATE	BY	DATE	BY
A	04/02/2010	GS	04/02/2010	GS
APPROVED				



A	GA ISSUE TO COUNCIL	FEB 10	GS
ISSUE	AMENDMENT	DATE	ORIGIN

**GENERAL NOTES**  
 Figure dimensions shall be taken in preference to setting.  
 Drawing to be read in conjunction with information on first page.  
 Check all dimensions and levels on site before commencing work or ordering materials.  
 All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder.  
 Any discrepancies to be notified back to **Chisholm Architects** before proceeding.  
 All materials and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers' instructions.  
 Unless noted "As used for construction" drawing not to be used for construction.

Copyright Information on this drawing is the copyright of Chisholm Architects. Copying or reuse, this drawing in whole or in part without the written permission of Chisholm Architects is prohibited.

PROPOSED MIXED USE  
DEVELOPMENT  
AT 171-189 PARRAMATTA ROAD  
GRANVILLE  
JOB No. 6070 DA10

**Attachment 5**

ISSN  
A



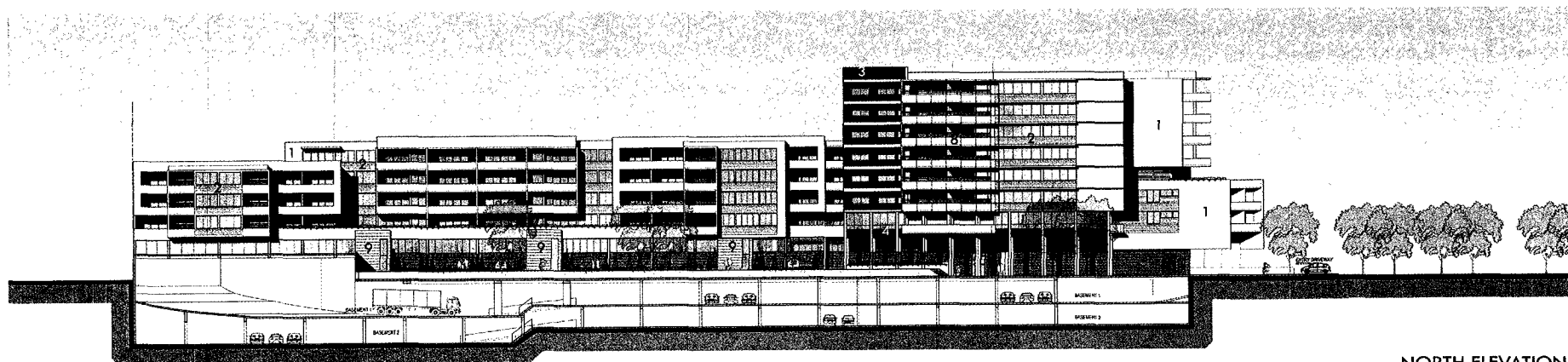
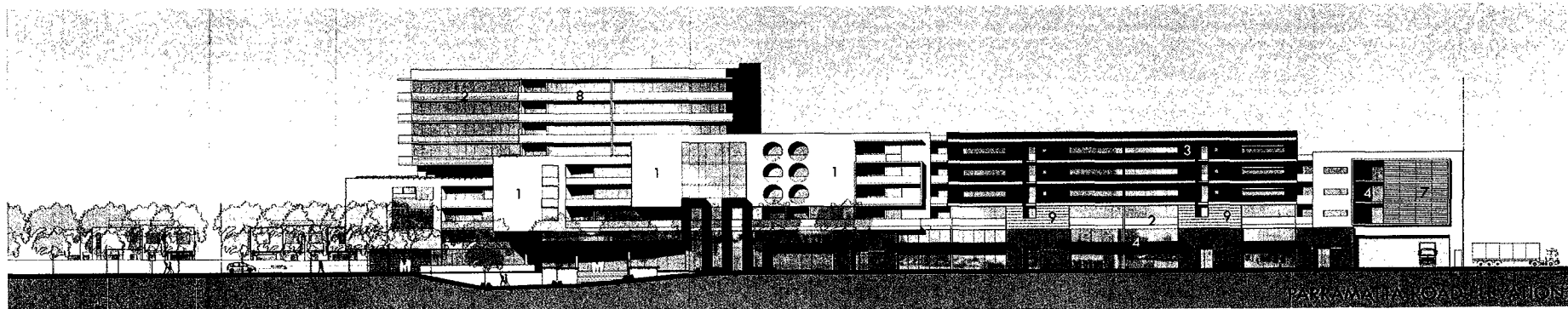
**GENERAL NOTES**  
 Repaired dimensions shall be taken in preference to existing.  
 Drawing to be read in conjunction with information on last page.  
 Check all dimensions and levels on site before commencing work or ordering materials.  
 All existing ground lines & tree locations are approximate, therefore to be verified on-site by the builder.  
 Any discrepancies to be notified back to **Enrich Architects** before proceeding.  
 All materials and workmanship shall comply with all relevant codes, ordinances, Australian Standards and manufacturers' instructions.  
 Unless noted 'intend for construction' drawing not to be used for construction.

(COPYRIGHT AND DESIGN RIGHTS RESERVED BY THE COPYRIGHTED DESIGN ORIGINATOR. COPIES OR USES NOT PERMITTED.  
 IN ACCORD WITH PART 9(1)(2)(3) OF THE COPYRIGHT ACT 1969 (COMMONWEALTH OF AUSTRALIA))











PROPOSED MIXED USE  
DEVELOPMENT  
AT 171-189 PARRAMATTA ROAD  
GRANVILLE  
200 Ha. ESX  
6070 DA08 A

**A**

**Attachment 6**



NORTH ELEVATION

- |   |  |   |  |
|---|--|---|--|
|  | 1. RENDER & PAINTED FINISH, WHITE COLOUR   |  | 6. OFF-FORM CONCRETE FINISH WITH APPLIED SEALER                        |
|  | 2. FACE BRICKWORK, BORAL CREAM SMOOTH  |  | 7. GLASS LOUVRES   |
|  | 3. METAL CLADDING EQUAL TO ALUCOBOND<br>COLOURS SILVER METALLIC AND GREY METALLIC                |  | 8. GLASS BALUSTRADE  |
|  | 4. COLOUR EQUAL TO BRISTOL BRAZIL BROWN P056-W7  |  | 9. METAL CLADDING, PROFILE EQUAL TO CUSTOM ORB, COLOUR SILVER METALLIC |
|  | 5. CONCRETE BLOCK MASONRY EQUAL TO CM DESIGNER MASONRY<br>COLOUR STEEL HONED GOLDEN GLAZE FINISH |  | 10. SHOP FRONTAGE, CLEAR GLASS   |

## COLOUR SCHEDULE

**zhinar**

ARCHITECTS

1/142 James Ruse Drive, Rosehill 2142 Ph: 02 9687 8787 Fax: 02 9687 9393

ISSUE A

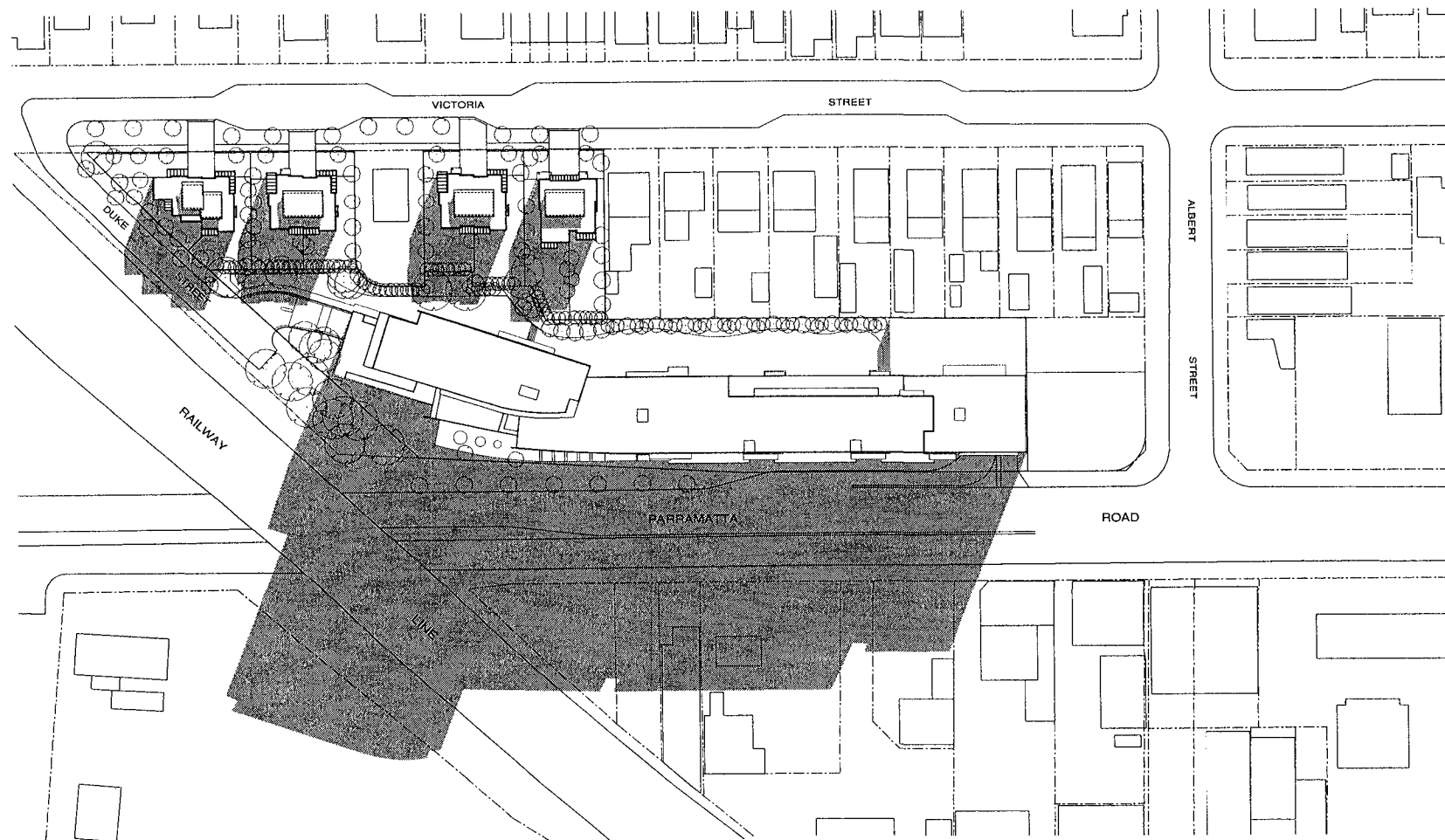
PROPOSED MIXED USE DEVELOPMENT  
Job No. 6070

171-181 PARRAMATTA ROAD GRANVILLE



## **Attachment 7**

NOTE: NORTH POINT SHOWN ON THE DRAWING INDICATED POSITION  
OF MAGNETIC NORTH. SHADOW DIAGRAMS ARE GENERATED  
ACCORDING TO TRUE NORTH



9AM SHADOW  
WINTER SOLSTICE [21 JUNE]  
SCALE 1:500 (A1)

A	OA ISSUE TO COUNCIL		FEB 10	GS	
ISSUE	AMENDMENT		DATE	ORIGIN	

**GENERAL NOTES**  
 General dimensions shall be taken as preference to scaling.  
 Drawing to be read in conjunction with information on first page.  
 Check all dimensions and levels at site before commencing work or ordering materials.  
 All existing ground levels & structures are approximate. Therefore to be verified on-site by the builder.  
 Any discrepancies to be notified back to Darter Architects before proceeding.  
 All work and materials shall comply with all rules and codes, ordinances, Australian Standards and manufacturer's instructions.  
 Smallest notes apply for construction drawing not to be used for construction.

CONCEPT DEVELOPMENT AND DESIGN OF THE CONCEPT OF DESIGN ARCHITECTS CONCEPTS OR PLANS NOT BEING  
 IN SCALE OR PARTIALLY BASED ON PRELIMINARY INFORMATION (CONCEPT)



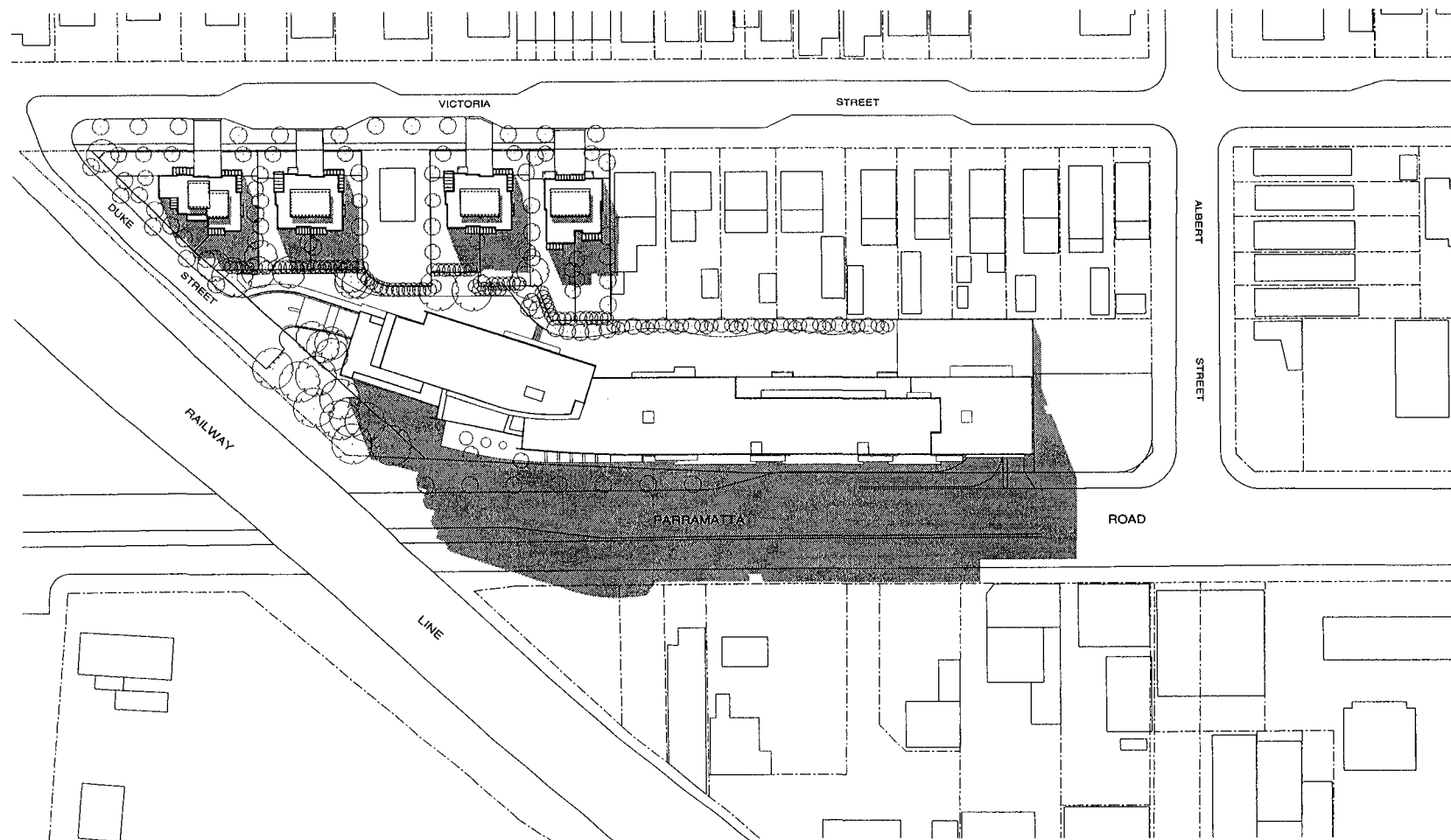
SHEET TITLE:  
SHADOW DIAGRAM (9AM)

DRAWN GS	CHECKED JK	DATE FEB 10	SCALE 1:500
LGA PARRAMATTA COUNCIL			

**zhinar**  
ARCHITECTS  
A Division of TSM Group Pte Ltd • 176 351 686  
**ZHINAR ARCHITECTS**  
WALZ JAMES ROSE DRIVE, ROSEHILL 2052  
TEL: 962 667 8787 FAX: 962 667 5757

PROPOSED MIXED USE  
DEVELOPMENT  
AT 171-189 PARRAMATTA ROAD  
GRANVILLE  
106 Ha  
6070 DA 11

NOTE: NORTH POINT SHOWN ON THE DRAWING INDICATED POSITION OF MAGNETIC NORTH. SHADOW DIAGRAMS ARE GENERATED ACCORDING TO TRUE NORTH



12PM SHADOW  
WINTER SOLSTICE [21 JUNE]  
SCALE 1:500 (A1)

**GENERAL NOTES**  
Copyright documents should be taken in preference to scaling.  
Drawings to be read in conjunction with information on first page.  
Check all dimensions and levels on site before commencing work or ordering materials.  
All existing ground levels & floor levels are approximate. They are to be verified on site by the builder.  
Any discrepancies to be notified back to design architect before proceeding.  
All construction and materials shall comply with all relevant codes, standards, Australian Standards and manufacturer's instructions.  
Unless noted, the drawing shall be used for construction.  
Copyright reserved to the architect. All rights of design and/or construction of work not shown.  
A single set of plans shall remain the property of the architect.



**SHEET TITLE**  
SHADOW DIAGRAMS (12PM)  
**DRAWN** GS **DESIGNED** JK **DATE** FEB 10 **SCALE** 1:500  
**LGA** PARRAMATTA COUNCIL

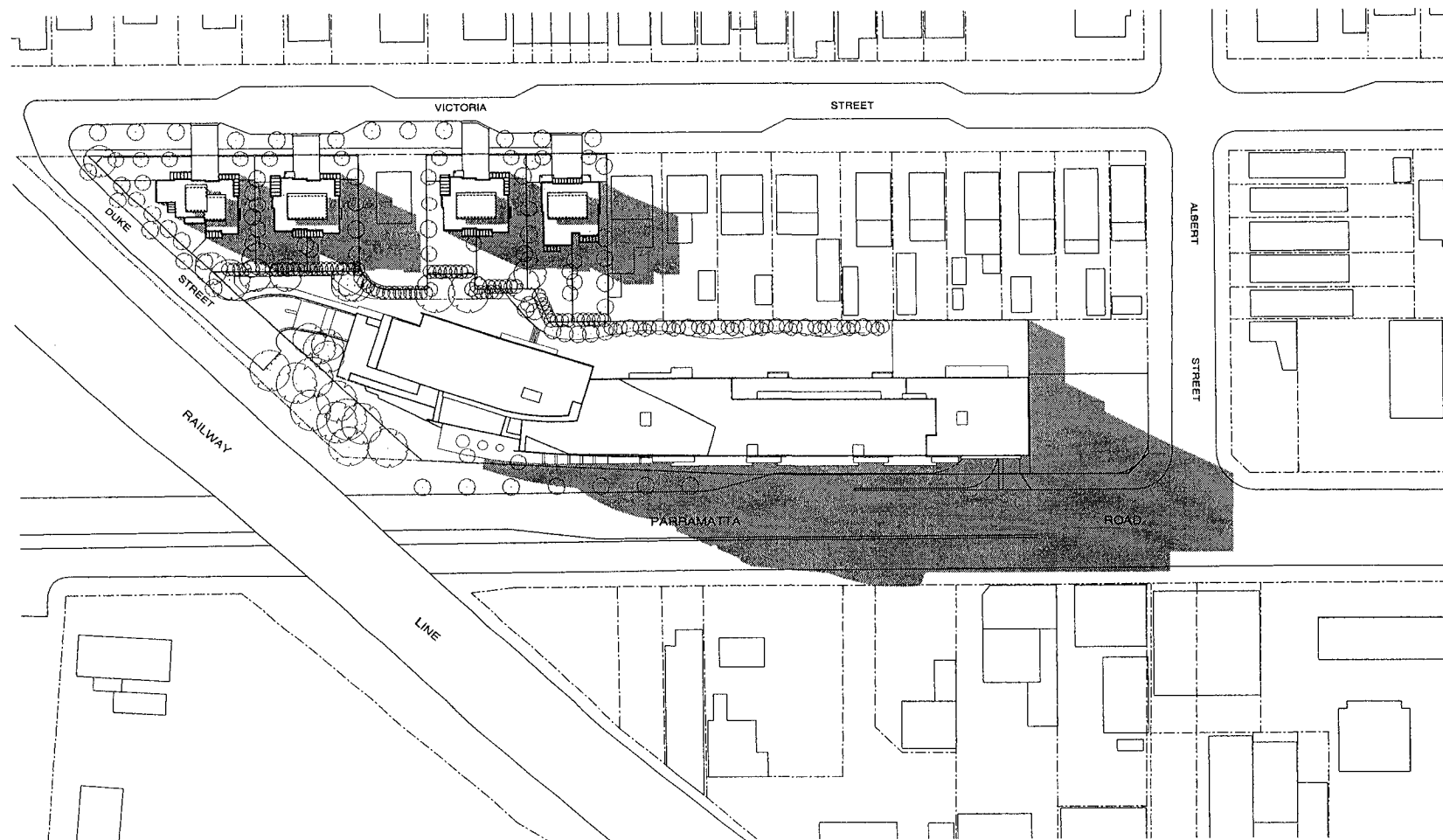
**zhinar**  
ARCHITECTS  
A Division of TRU Group Pty Ltd (ABN 59 381 486)  
15/15 LAKE HURST ROAD, GRANVILLE NSW  
TEL: (02) 9618 8881 FAX: (02) 9618 8881

**PROPOSED MIXED USE DEVELOPMENT**  
AT 171-189 PARRAMATTA ROAD  
GRANVILLE  
JOB NO 6070 DA12

ISSUE  
A

ISSUE	DATE	BY	DESCRIPTION
1	DA ISSUE TO COUNCIL	GS	
2			
3			
4			
5			
6			
7			
8			
9			
10			

NOTE: NORTH POINT SHOWN ON THE DRAWING INDICATED POSITION  
OF MAGNETIC NORTH. SHADOW DIAGRAMS ARE GENERATED  
ACCORDING TO TRUE NORTH



**3PM SHADOW**  
WINTER SOLSTICE [21 JUNE]  
SCALE 1:500 (A1)

A	04 ISSUE TO COUNCIL		FEB IN	GS
PAGE	A MEMORANDUM		DATE	ORIGIN

**GENERAL NOTES**  
 Proposed dimensions shall be taken as preferred to scaling.  
 Drawings to be read in conjunction with information on first page.  
 Check all dimensions and levels at least before commencing work or ordering materials.  
 All existing ground lines and feature locations are approximate. Therefore to be verified on-site by the builder.  
 Any discrepancies to be referred to the Design Architects before proceeding.  
 All workmanship shall comply with all relevant codes, ordinances, Australian Standards and  
 listed industry instructions.  
 Unless noted "as used for construction" drawings not to be used for construction.

Copyright reserved. All rights reserved. This document is the property of BEARD ARCHITECTS. Copying or reuse without permission is prohibited. Further circulation without express consent of BEARD ARCHITECTS is prohibited.



SHEET TITLE:  
SHADOW DIAGRAMS (3PM)

DRAWN GS	CHECKED: JK	DATE: FEB 10	SCALE: 1: 500
LGA PARRAMATTA COUNCIL			

**zhinar**  
ARCHITECTS  
A Division of TMI Group Inc. L1640 20th St. 800  
**ZHINAR ARCHITECTS**  
VIA JAMES RUSE DRIVE, ROSHARON, VA  
703.441.2000 FAX 703.441.2001

PROPOSED MIXED USE  
DEVELOPMENT  
AT 171-189 PARRAMATTA ROAD  
GRANVILLE  
JOB No  
6070 DA 13

5

LEVEL 2  
SCALE 1:500  
A1

PARRAMATTA ROAD

LEVEL 5 - 7  
SCALE 1:500  
A1

PARRAMATTA ROAD

LEVEL 1  
SCALE 1:500  
A1

PARRAMATTA ROAD

LEVEL 4  
SCALE 1:500  
A1

PARRAMATTA ROAD

MEZZANINE LEVEL  
SCALE 1:500  
A1

PARRAMATTA ROAD

LEVEL 3  
SCALE 1:500  
A1

PARRAMATTA ROAD

GROUND FLOOR LEVEL  
SCALE 1:500  
A1

PARRAMATTA ROAD

AREA CALCULATION

SITE AREA	AREA		TOTAL	
	AREA	AREA	AREA	AREA
GROUND FLOOR	748 Sq.M	1265 Sq.M	2015 Sq.M	
MEZZANINE	26 Sq.M	156 Sq.M	182 Sq.M	
	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	TOTAL UNITS
LEVEL 1	5 Units	15 Units	4 Units	24 Units
LEVEL 2	5 Units	15 Units	4 Units	24 Units
LEVEL 3	4 Units	13 Units	4 Units	21 Units
LEVEL 4	1 Units	12 Units	4 Units	17 Units
LEVEL 5	-	5 Units	1 Unit	6 Units
LEVEL 6	-	5 Units	1 Unit	6 Units
LEVEL 7	-	5 Units	1 Unit	6 Units
TOTAL UNITS	15 Units	70 Units	19 Units	104 Units
Percentage	14 %	68 %	18 %	100 %
TOTAL AREA	5949 Sq.M	6191 Sq.M	12160 Sq.M	
FSR	2.47 : 1	1.91 : 1	2.15 : 1	
	1 2.51 MAX	1 2.0 : 1 MAX		

LEGEND:

- HIGH DENSITY AREA (FSR 2.5 : 1)
- MEDIUM DENSITY AREA (FSR 2.0 : 1)

GENERAL NOTES:  
1. All dimensions shall be taken in preference to existing drawings.  
2. All dimensions shall be taken in preference to existing drawings.  
3. All dimensions shall be taken in preference to existing drawings.  
4. All dimensions shall be taken in preference to existing drawings.  
5. All dimensions shall be taken in preference to existing drawings.  
6. All dimensions shall be taken in preference to existing drawings.  
7. All dimensions shall be taken in preference to existing drawings.  
8. All dimensions shall be taken in preference to existing drawings.  
9. All dimensions shall be taken in preference to existing drawings.  
10. All dimensions shall be taken in preference to existing drawings.



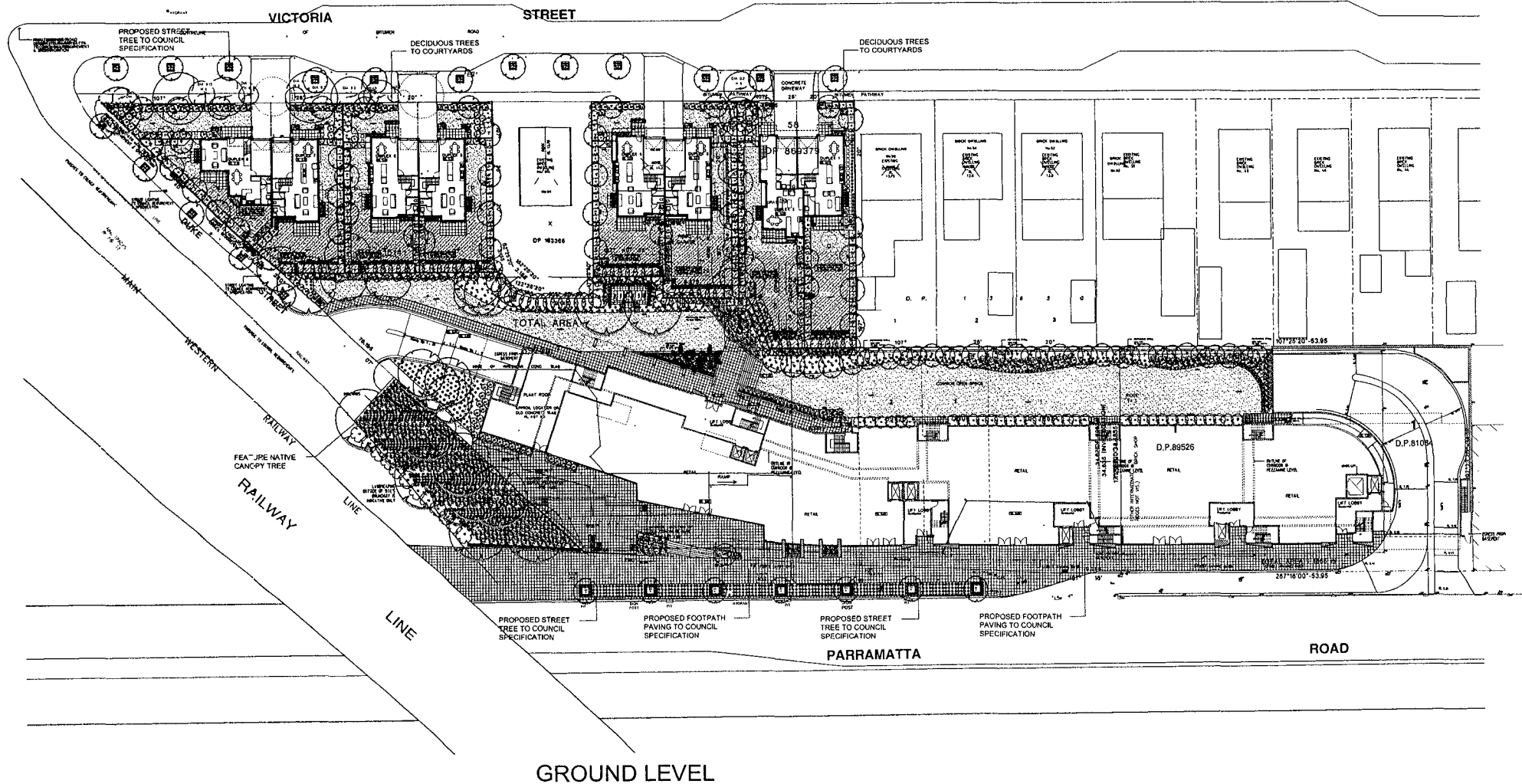
DRAWN: GS  
CHECKED: JK  
DATE: FEB 10  
SCALE: 1:300  
LGA: PARRAMATTA COUNCIL

**zhinar**  
ARCHITECTS  
A Division of TMA Group Pty Ltd (ACN 079 281 388)  
1/124 ABERDEEN STREET, NEWCASTLE  
NSW 160 4431 2777 FAX 02 8921 1315

PROPOSED MIXED USE DEVELOPMENT  
AT 171-189 PARRAMATTA ROAD  
GRANVILLE  
JOB No. 6070\_DA14

ISSUE A

**Attachment 8**



REV	DESCRIPTION	BY	REVISION DATE
1	COUNCIL DA ISSUE	ELN	21.11.18

#### LEGEND

- EXISTING PL
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- BRICK GARDEN EDGE

- TURF LAWN AREA
- SELECTED CLOTHES LINE
- 430 x 430 CONCRETE PAVERS
- SELECTED CONC. STEPPING STONES

#### FINISHES SCHEDULE

- | ITEM | MATERIAL                    |
|------|-----------------------------|
| PATH | SELECTED TILES              |
| PATH | SELECTED STENCILED CONCRETE |
| SOIL | LAWN AREA                   |
| NOTE | 1% QUALITY TOP SOIL         |
| NOTE | GARDEN BED                  |
| NOTE | NATIVE GARDEN MIX           |
| NOTE | PLANTER BOX MIX             |
| NOTE | SR WALTER BUFFALO           |
| NOTE | REFER TO DETAIL 1           |

- MULCH
- PLANT MATERIAL
- GARDEN EDGE
- RETAINING WALL
- FENCE
- SELECTED HARD WOOD CHIP
- DECORATIVE GRAVEL TO OSD AREA
- REFER TO DETAIL 1 & 2
- AS PER PLANT SCHEDULE
- REFER TO DETAIL 1
- SELECTED PRESSSED BRICK
- REFER TO DETAIL 1
- SELECTED MASONRY WALL
- TO END DETAIL
- EDGE & REAR
- 1800 HIGH LAPPED & CAPPED
- TUBES FENCE
- FRONT
- REFER TO ARCHITECT'S DETAIL

**PROPOSED MIXED USE DEVELOPMENT**

**171-189 PARRAMATTA ROAD GRANVILLE**

**Vision dynamics** pty ltd  
landscape design

5 Diamond Road  
North Parramatta NSW 2151  
PH: 02 9638 0888 FAX: 02 9638 0889  
EMAIL: info@visiondynamics.com.au

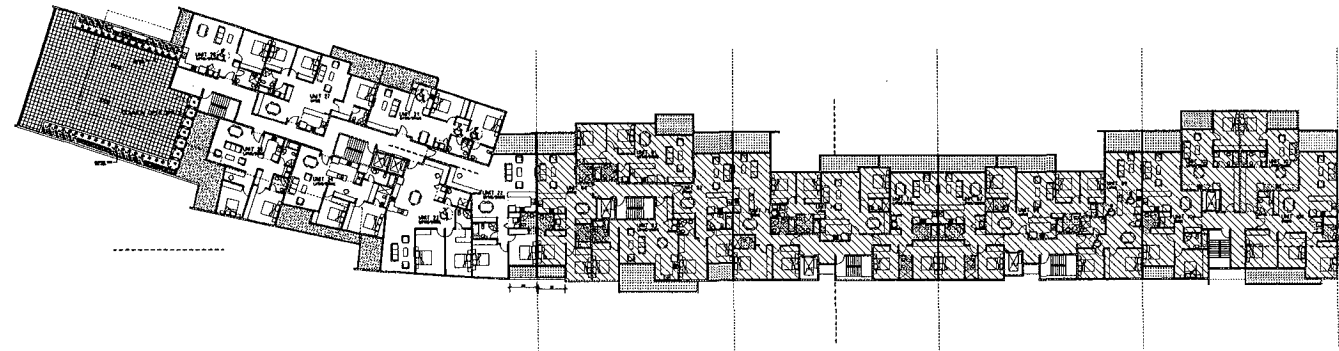
ARCHITECT: **zhiniao**  
ARCHITECTS PARTNERSHIP

DRAWING TITLE: **LANDSCAPE CONCEPT PLAN**

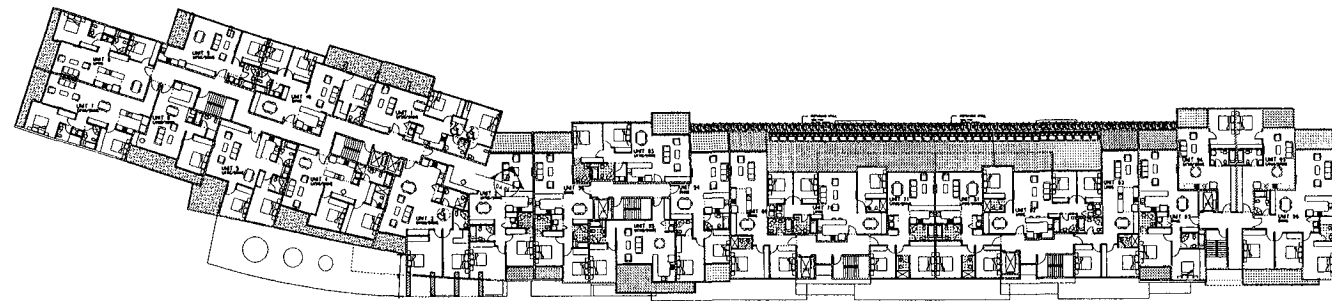
DRAWN: FF SCALE: 1:200 DESIGNED: DATE: REV: A

DRAWING NUMBER: **4001DA1/2**

APPROVED: *[Signature]*  
Landscape Designer & Designer's L.P.



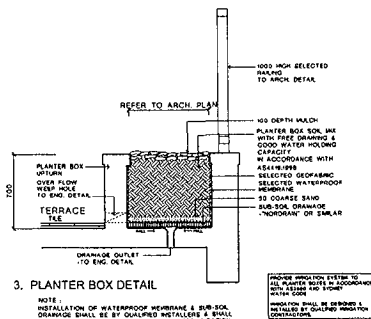
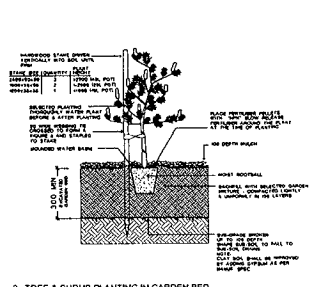
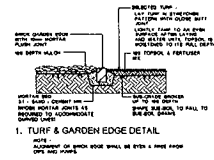
LEVEL 3



LEVEL 1

# PROPOSED PLANT SCHEDULE

NO.	BOTANICAL NAME	COMMON NAME	APPROX. MATURED HEIGHT	POT SIZE	QUANTITY
SHRUBS, TREES & BOUNDARY PLANTING					
1	<i>Yucca rostrata</i>	Yucca plant	0.6	75mm	22
2	<i>Lonicera 'Fascia'</i>	Small Lonicera	0.5	75mm	100
3	<i>Shorea robusta</i>	Yucca plant	0.7	75mm	100
4	<i>Hebe 'Blueberry'</i>	False Sarcocolla	0.1	75mm	10
5	<i>Podocarpus neriifolius</i>	Podocarpus	0.2	75mm	100
6	<i>Podocarpus neriifolius</i>	Podocarpus	0.2	75mm	100
7	<i>Podocarpus neriifolius</i>	Podocarpus	0.2	75mm	100
8	<i>Podocarpus neriifolius</i>	Podocarpus	0.2	75mm	100
9	<i>Podocarpus neriifolius</i>	Podocarpus	0.2	75mm	100
10	<i>Podocarpus neriifolius</i>	Podocarpus	0.2	75mm	100
TALL & LOW TREES					
11	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
12	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
13	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
14	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
15	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
16	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
17	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
18	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
19	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
20	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
21	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
22	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
23	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
24	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
25	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
26	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
27	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
28	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
29	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
30	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
31	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
SHRUBS, TREES & BOUNDARY PLANTING					
32	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
33	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
34	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
35	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
36	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
37	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
38	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
39	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
40	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
41	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
42	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
43	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10
44	<i>Leptospermum argenteum</i>	Leptospermum	2.0	8.0	10



REV	DESCRIPTION	BY	DATE
1	CRITICAL AREA	BY	DATE

**LEGEND**

EXISTING HL

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED

BGE BRICK GARDEN EDGE

TURF LAWN AREA

SELECTED CLOTHES LINE

450 x 450 CONCRETE PAVERS

SELECTED CONC. STEPPING STONES

ITEM	MATERIAL
PAVING	SELECTED TILES
PATH	SELECTED STENCILED CONCRETE
SOIL	LAWN AREA
NOTE	ALL SOIL TYPE AS PER AUST. NATIVE LANDSCAPE SUPPLY OR EQUIVALENT
LAWN	SR WALTER BUFFALO
	REFER TO DETAIL 1

**PROPOSED MIXED USE DEVELOPMENT**

171-189 PARRAMATTA ROAD GRANVILLE

**Vision Dynamics**

ARCHITECT

171-189 PARRAMATTA ROAD GRANVILLE

**DRAWING TITLE**

LANDSCAPE CONCEPT PLAN

SCALE 1:250

DATE

REV. A

1001DA 2/2



## **Attachment 9**



Proposed Mixed Development At 171-189 Parramatta Road Granville  
Architect: ZHINAR Architects

Australian Illustration and Modelling Co. Pty Ltd

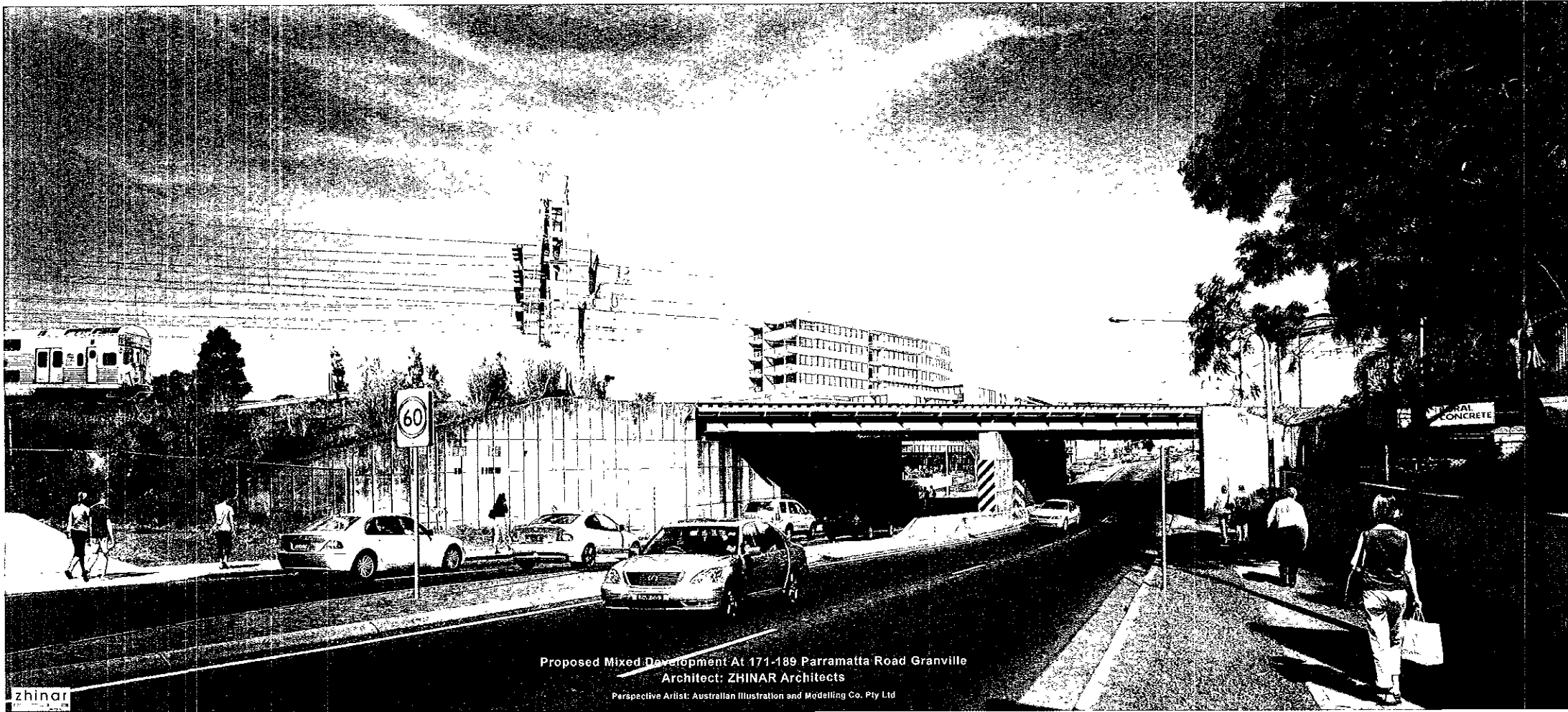


Proposed Mixed Development At 171-189 Grandville Road Greenville

Architect: ZHINAR Architects

Proposed by: ARUP Architects and Interiors Inc. Greenville, SC 29601

zhinar



Proposed Mixed Development At 171-189 Parramatta Road Granville  
Architect: ZHINAR Architects

Perspective Artist: Australian Illustration and Modelling Co. Pty Ltd

zhinar

## **Attachment 10**

**SEPP 65 DESIGN VERIFICATION STATEMENT**  
**171-189 Parramatta Road, Granville**  
Issue A – Dec 2009

**SEPP 65 Urban Design Principles**

SEPP 65 includes 10 design quality principles. These principles are intended to guide good design, provide a basis to evaluate the merits of proposed design solutions and provide a basis for subsequent planning policy documents, design processes and decisions made under SEPP 65. The SEPP requires that before determining a development application for residential flat development, the consent authority must consider the design quality principles.

The following statement of consistency with the SEPP 65 Design Principles has been prepared and signed by the nominated architect as required under the policy.

Design Principle	Consistent	Comment
1. Context	Yes	<p>The building design responds to the site analysis undertaken and to extensive consultation with Council's Town Planning and Urban Design Staff.</p> <p>Unique aspects of the site include the zoning interface, high visual exposure, its proximity to transport nodes, Y-link railway, M4 motorway and its location at the beginning/end of Parramatta Road. It is surrounded by a mixture of small and large industrial buildings, retail and commercial uses, and is situated at the edge of the low-rise residential Victoria Street district.</p> <p>The proposal reflects the complexity of the surroundings in its massing composition; the Parramatta Road elevation maintains a 4-5 storey street frontage in keeping with the projected future character of the area, and the recessed 8-storey high tower element provides an easily identifiable urban vista. The proposed dual-occupancy dwellings complement the adjoining Victoria Street precinct.</p> <p>The development activates the Parramatta Road street frontage, provides a new pedestrian link through a re-vitalised Duke Street. The vehicular entries into the building are located off Duke Street and at the eastern end of the site from Parramatta Road.</p>

2.	Scale	Yes	<p>The proposal is considered appropriate for the site, and commensurate in scale and height with the future character of this area in transition. The over-all massing of the proposal has been developed in co-operation with Council's professional staff to achieve their stated urban design aims which are to provide Granville with a regional landmark, while reflecting in a responsible manner the proximity of a low-rise residential district.</p> <p>Sitting of this building will maintain solar access to adjoining developments and houses.</p> <p>No heritage items in the vicinity would be adversely affected by the development.</p>
3.	Built Form	Yes	<p>The building has been appropriately modulated and articulated to reduce bulk and to express its residential/commercial character. Building materials underline the building's function.</p> <p>Communal open space (1830m<sup>2</sup> - 32% of the site area) is provided for residents use along the northern boundary and adjacent to the proposed dual occupancies. It is supplemented by a roof terrace on Level 3. Public open space is provided near the main entry to the ground floor commercial/retail area, in the south-western corner of the site.</p> <p>Building orientation maximises the site's potential in terms of solar access, cross-ventilation of individual units and its general amenity.</p> <p>The concept of base-middle-top is effectively applied to building's massing.</p>
4.	Density	Yes	<p>The design responds to the unusual shape of the site in order to minimise adverse effects on its surrounding and adjoining lots.</p> <p>As a result of consultation with Council's Town Planning and Urban Design representatives, the zone 10 part of the site is divided into high and medium density areas with respective 2.5:1 and 2.0:1 FSR.</p>

5. Resources, Energy and Water Efficiency	Yes	<p>The building design reflects both a considered and efficient use of natural resources through effective cross-flow ventilation (83.7%).</p> <p>Sustainability is integral to the design; aspects include selection of appropriate and sustainable materials, passive solar design principles &amp; use of energy efficient appliances. The building will incorporate other energy and water efficient devices appropriate to specification of the building and awareness of needs. Details are provided in The BASIX Report.</p> <p>The exposed windows and balconies of the northern facade are protected by horizontal shading/privacy louvers. The building's massing minimises the exposure to western sun.</p>
6. Landscape	Yes	<p>Both common open spaces at ground (1585m<sup>2</sup>) and Level 3 (245m<sup>2</sup>) are to be landscaped for residents' amenity. Ground floor COS is located to the north of the mixed-use building together with areas of public space and utilises deep-soil planting; some of the deep soil planting is located in 1m deep zone planter areas over the basement slab.</p> <p>A landscaped "plaza" accessible to public is located on the southern side of the building, adjacent to the main entry to the ground floor commercial/retail areas.</p> <p>Refer to Landscape Architect's documentation for further information and details.</p>




7. Amenity	Yes	<p><u>Solar Access</u></p> <p>Due to its west-east orientation, this proposal achieves 3 hours of solar access to the primary living space of 77% of residential units, which is above recommendations of the Residential Flat Design Code (RFDC-70)</p> <p><u>Visual and acoustic privacy</u></p> <p>The separation between building elements follows recommendations of the RFDC within the constraints of this site. The proposal features 9-15.5m wide setbacks along the rear, northern boundary to minimise/eliminate any potential adverse impacts on residents of the Victoria Street precinct. The number of windows facing directly to Parramatta Road is minimised and are provided with an additional acoustic protection of glass louvers where appropriate – refer to Acoustic Report for further details.</p> <p>The layout of individual units is configured to ensure rooms of similar function are adjacent to common walls (where practicable). The design protects the residents ability to carry out private functions within all rooms and private open spaces without compromising views, outlook, ventilation and solar access or the functioning of internal and external spaces.</p> <p><u>Apartment layouts, private open spaces</u></p> <p>Individual flat layouts are fully functional, consistent with the spatial recommendations of RFDC.</p> <p>Balconies can accommodate required seating arrangements and comply with or exceed the requirements of RFDC.</p> <p><u>Natural ventilation</u></p> <p>83.7% of all apartments are naturally cross-ventilated (RFDC recommendation – 60%)</p>
8. Safety & Security	Yes	<p>The proposed orientation of building, its floor layouts and the provision of balconies provide natural passive surveillance of public domain and common open space.</p> <p>Appropriate security arrangements are incorporated at the pedestrian entry lobbies. All pedestrian areas are designed to provide clear sight lines and minimise potential for “hiding” places for attacks.</p>

9.Social Dimensions	Yes	<p>The residential building, with its mix of 1, 2 &amp; 3 bedroom units, will complement and extend the range and diversity of residential accommodation available in the area.</p> <p><u>APARTMENT MIX:</u></p> <table> <tr> <td>1 BEDROOM</td><td>15</td><td>14%</td></tr> <tr> <td>2 BEDROOM</td><td>70</td><td>68%</td></tr> <tr> <td>3 BEDROOM</td><td>19</td><td>18%</td></tr> </table> <p>All residential units in this development are accessible by lift and lend themselves readily to be adapted for use by people with disabilities or the elderly – post-adaptation layout for 11 units is shown on the architectural drawings.</p>	1 BEDROOM	15	14%	2 BEDROOM	70	68%	3 BEDROOM	19	18%
1 BEDROOM	15	14%									
2 BEDROOM	70	68%									
3 BEDROOM	19	18%									
10.Aesthetics	Yes	<p>An appropriate composition of building elements, material textures and colours has been utilised to reflect the building's mixed use character.</p> <p>The external appearance of the building reflects the "base-middle and top" typology encouraged by the SEPP 65 guidelines. The articulation of the building facades and the design's massing composition achieve a balance with its surroundings.</p>									

Mr. Rustom Kudinar-Kwee has been responsible for the design of the project since its inception and has commissioned on behalf of the applicant related professionals and experts in respect of the matter.

Mr. Rustom Kudinar-Kwee has prepared, supervised preparation of and reviewed the architectural drawings and is satisfied that the design meets the intent of the design quality principles as set out in Part 2 of State Environmental Planning Policy No. 65 Design Quality of Residential Flat Development.

  
 .....  
 Jiri Kure  
 Registered Architect  
 Registration Number 7616  
 for  
 Rustom Kudinar-Kwee  
 Nominated Registered Architect  
 Registration Number 4570  
 Zhinar Architects