

SUPPLEMENTARY ASSESSMENT MEMO

Panel Reference	2015SYW188 DA								
DA Number	DA/1266/2015 (Hornsby Reference) DA/800/2016 (City of Parramatta Reference)								
LGA	City of Parramatta								
Proposed Development	Demolition of existing structures and construction of two x five storey residential flat buildings containing 67 units and basement car parking								
Street Address	22, 24, 26, 26A & 26B Essex Street, Epping								
Applicant/Owner	Yue Halo Land Pty Ltd								
Date of DA lodgement	01.10.2015								
Number of Submissions	One								
Recommendation	Approval								
Regional Development Criteria (Schedule 4A of the EP&A Act)	General development over \$20 million								
List of all relevant s79C(1)(a) matters	Hornsby LEP 2013 and Clause 4.6, Water Management Act 2000, SEPP 65 – Design Quality of Residential Apartment Development, SEPP BASIX, SREP (Sydney Harbour Catchment) 1995, Hornsby DCP, Hornsby Section 94 Contributions Plan								
List all documents submitted with this report for the Panel’s consideration	<div><div><div><div>• City of Parramatta Memo – assessment of amended plans</div><div>• Amended plans:</div></div><div><table><tr><td>Plan No.</td></tr><tr><td>A100 Ground Floor Plan Rev F</td></tr><tr><td>A130 Adaptable Units 1 Rev F</td></tr><tr><td>A132 Adaptable Units 3 Rev F</td></tr><tr><td>A203 West – Building B Rev F</td></tr><tr><td>A205 South Elevation Rev F</td></tr><tr><td>A301 Section B Rev F</td></tr><tr><td>A320 Overland Flow Section Rev F</td></tr></table></div><div><div>• Amendments to Condition No. 1</div></div></div></div>	Plan No.	A100 Ground Floor Plan Rev F	A130 Adaptable Units 1 Rev F	A132 Adaptable Units 3 Rev F	A203 West – Building B Rev F	A205 South Elevation Rev F	A301 Section B Rev F	A320 Overland Flow Section Rev F
Plan No.									
A100 Ground Floor Plan Rev F									
A130 Adaptable Units 1 Rev F									
A132 Adaptable Units 3 Rev F									
A203 West – Building B Rev F									
A205 South Elevation Rev F									
A301 Section B Rev F									
A320 Overland Flow Section Rev F									
Report prepared by	Claire Stephens								
Report date	10.10.2016								

Summary of s79C matters

Have all recommendations in relation to relevant s79C matters been summarised in the Executive Summary of the assessment report? Yes

Legislative clauses requiring consent authority satisfaction

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report? Yes
e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? Yes

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S94EF)? Not Applicable
Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

Have draft conditions been provided to the applicant for comment? Yes
Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report

MEMO

Folder Number: DA/800/2016

To	Sydney West Joint Regional Planning Panel	Date	6 October 2016
From	Claire Stephens	Through	Mark Leotta
Subject	2015SYW188 DA - DA/1266/2015 (Hornsby Reference) DA/800/2016 (City of Parramatta Reference)		

22, 24, 26, 26A & 26B Essex Street, Epping

Demolition of existing structures and construction of two x five storey residential flat buildings containing 67 units and basement car parking

Amendment to plans

Purpose

To advise the Joint Regional Planning Panel of the amended plans received by the City of Parramatta, after the finalised report was issued to the Panel Secretariat.

Background

The development application was lodged with Hornsby Shire Council (HSC) on the 1 October 2015. On the 12 May 2016, the property was transferred to the City of Parramatta (CoP) as a result of the City of Parramatta Proclamation.

In finalising the assessment of the application, the HSC and CoP engineers began discussions of the stormwater and flooding solutions for the site and the design of the building proposed. This was done in isolation of the planners at both HSC and CoP.

Current Status

Amended plans – that raise the finished floor level of Units G09 and G14 by 500mm – were submitted to the CoP on the 6 October 2016.

Key Considerations

The changes to the plans include raising the FFL of Units G09 and G14 by 500mm to address concerns CoP engineers had with regards to flooding on site. The changes are a result of consultation between the applicant, HSC and CoP Council engineers and Cardno.

SEPP 65 & the Apartment Design Guide

Control	Requirement	Proposal	Compliance	Changes to Plans
Separation & Visual Privacy 1. between habitable rooms/balconies 2. between habitable and non-habitable rooms 3. between non-habitable rooms	Up to 4 storeys (12m) 1. 12m 2. 9m 3. 6m 5 to 8 storeys (25m): 1. 18m 2. 12m 3. 9m	In part less than 6m In part less than 9m	No No	No change
Deep Soil Zone (Council recommends compliance with the DCP controls)	15%	32%	Yes	No change
Communal Open Space	25%	41.33%	Yes	No change
Solar Access (Living rooms and private open space areas)	2 hours for 70% of units	71.8%	Yes	No change
Natural Cross Ventilation	60%	60%	Yes	No change
Minimum Dwelling Size	1 br – 50m ² 2 br – 70m ² 3 br – 90m ² + 5m ² for additional bathrooms	Yes No Yes	No	No change
Habitable room depth from a window for open plan layout	8m from a window (max)	<8m	Yes	No change
Minimum Ceiling Height	2.7m (habitable rooms) 2.4m (non-habitable rooms)	2.7m 2.4m	Yes	The Floor to Ceiling height for Units G09 and G14 have been reduced from 3.5m to 3m. This complies with the minimum floor to ceiling heights for habitable rooms. The other units within the development have not had their Floor to Ceiling height reduced or changed as a result of this change.
Private Open Space	1 bedroom 8m ² 2 bedroom 10m ² 3 bedroom 12m ²	8m ² 10m ² 12m ²	Yes	No change
Maximum Number of Units on a Single Level	8 units off a circulation core	Max 8	Yes	No change

HORNSBY LEP

DEVELOPMENT STANDARD	COMPLIANCE	DISCUSSION
Height of Buildings	No	RL 100.20 for the uppermost point of the building and RL 99.20 for the roof height. The RL remains the same as the plans attached to the Section 79C report by Hornsby Council.
Exceptions to development standards	Yes	The application seeks approval to vary Clause 4.3. Refer to the discussion in Section 79C report.
Development on land intended to be acquired for public purposes	N/A	The site is not identified on this map.
Development near zone boundaries	N/A	The proposal does not rely on this clause for permissibility
Architectural roof features	N/A	An architectural roof feature is not proposed
Development below mean high water mark	N/A	The site is not identified as land covered by tidal waters
Preservation of trees	Yes	Tree removal is discussed in the Section 79C report. No changes proposed.

DEVELOPMENT STANDARD	COMPLIANCE	DISCUSSION
Heritage Conservation	Yes	According to the Heritage Item and heritage conservation maps the subject site is not a heritage item or within a heritage conservation area.
Acid sulfate soils	Class 5	The site is identified as containing Class 5 Acid Sulfate Soil. In accordance with the LEP table an Acid Sulphate Soils Management plan is not required to be prepared.
Earthworks	Yes	Council's Development Engineer has reviewed the application and considers that the proposed earthworks are satisfactory subject to conditions.
Flood planning	N/A	The site is not identified as being flood prone.
Terrestrial Biodiversity	N/A	The site is not identified on this map.
Limited development on a Foreshore area	N/A	The site is not located in the foreshore area.

HORNSBY DCP

Control	Requirement	Proposal	Compliance	Changes to Plans
Site Width	30m	59.3m	Yes	No change
Height	5 storeys – 17.5m	5 storeys but in part >17.5m – see Section 79C for Clause 4.6	No	No change
Maximum Floorplate Dimension	35m	Building A – 41m Building B – 41m	No No	No change
Building Indentation	4m x 4m	2.5 x 8m	No	No change
Building Separation	9m	9m	Yes	No change
Top Storey separation from Ground Floor	3m	3m	Yes	No change
Height of Basement Above Ground	1m (max)			No change
Front Setback (Pembroke Street)	10m 8m < 1/3 build (12.5m) 7m balconies	The front setback to Essex Street varies between 10m and 8m. 19% of the façade (less than 1/3) is setback less than 10m Rear and side setbacks are in accordance with HDCP Upper level setbacks in accordance with HDCP	Yes	No change
Secondary Setback (Epping Road)	6m 4m < 1/3 rd build (11.5m)			
Rear (south)	10m 8m < 1/3 rd build (5.5m) 7m balconies			
Side (west)	6m 4m < 1/3 rd build (8.5m)			
Top Storey Setback from Ground Floor	3m	3m	Yes	No change
Basement Ramp Setback	2m	2m	Yes	No change
Deep Soil Landscaped Areas	7m – Essex Street 4m – Nth boundary 4m – Sth boundary 7m – rear boundary 7m x 7m between buildings	7m 4m 4m variable 7m variable 7m x 7m between buildings	Yes Yes No No Yes	No change

Private Open Space	10m2 12m2 16m2 Min 2.5m wide	10m2 12m2 16m2	Yes Yes Yes	No change
Communal Open Space with Minimum Dimensions 4m	25% 50sqm principle area	41.33%	Yes	No change
Parking	76 resident 10 visitor spaces 20 bicycle racks 2 motorcycle	76 resident 10 visitor spaces 20 bicycle racks 2 motorcycle	Yes	No change
Solar Access	70%	71.8%	Yes	No change
Housing Choice	10% 10% 10%	21.9% 67.2% 10.9%	Yes Yes Yes	No change
Adaptable Units	30%	20 units (31.25%)	Yes	No change

Community Consultation Undertaken or Planned

The amendments to the plans – as they are within the proposed building footprint and do not necessitate the need to raise the height of the building.

As a result the plans were not required to be re-advertised.

Recommendation

- (a) That Joint Regional Planning Panel supports the variation to Clause 4.3 Height of Buildings of Hornsby Local Environmental Plan 2013 under the provisions of Clause 4.6 Exception to Development Standards.
- (b) That Joint Regional Planning Panel as the consent authority grant consent to Development Application DA/800/2016 for the Demolition of existing structures and construction of two x five storey residential flat buildings containing 67 units and basement car parking at 22, 24, 26, 26A & 26B Essex Street, Epping for a period of five (5) years from the date on the Notice of Determination subject to the conditions.

Attachments

1. Amended Conditions of Consent – Amendments to Condition No. 1



Claire Stephens
Service Manager - Development Assessment
City of Parramatta

ESSEX STREET



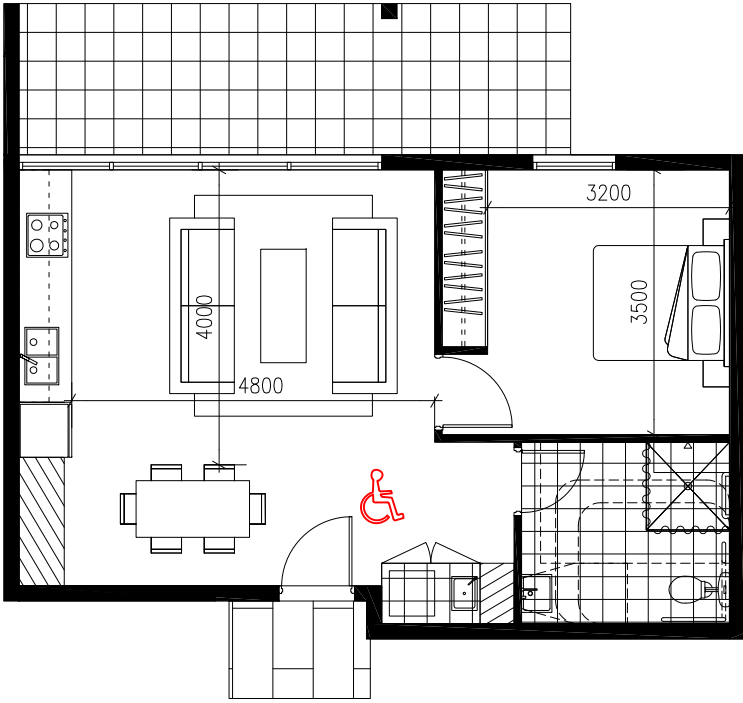
Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	DEVELOPMENT APPLICATION	DC	14.09.15					Lennon Project Management Pty Ltd	tony dunn ptnrs	ESSEX STREET		1:150 @ A1	JUNE 2016
B	DA - ADDITIONAL INFORMATION	DC	19.02.16					P.O. Box 492 Forestville NSW 2087 T: (02) 9402 0500 M: +61 406 047 711		Project address		Drawing title	
C	DA - ADDITIONAL INFORMATION	DC	13.04.16							22-26 Essex St, Epping		Ground Floor Plan	
D	DA - ADDITIONAL INFORMATION	DC	27.05.16									Project no. 941	Drawing no. A100
E	DA - ADDITIONAL INFORMATION	DC	06.06.16									Drawn DC	Rev F
F	DA - ADDITIONAL INFORMATION	DC	06.10.16									Drawing status	ADDITIONAL INFORMATION

ADAPTABLE UNITS – DCP REQUIREMENTS	
CLASSIFICATION	R4 MEDIUM & HIGH DENSITY DEVELOPMENTS –
1C.2.2 ACCESSIBLE DESIGN REQUIREMENT	FOR DEVELOPMENTS WITH 10 OR MORE DWELLINGS, AT LEAST 30% OF PROPOSED DWELLINGS SHOULD BE ADAPTABLE HOUSING. ADAPTABLE HOUSING IS TO BE EQUITABLY DISTRIBUTED THROUGH ALL TYPES AND SIZES OF DWELLINGS

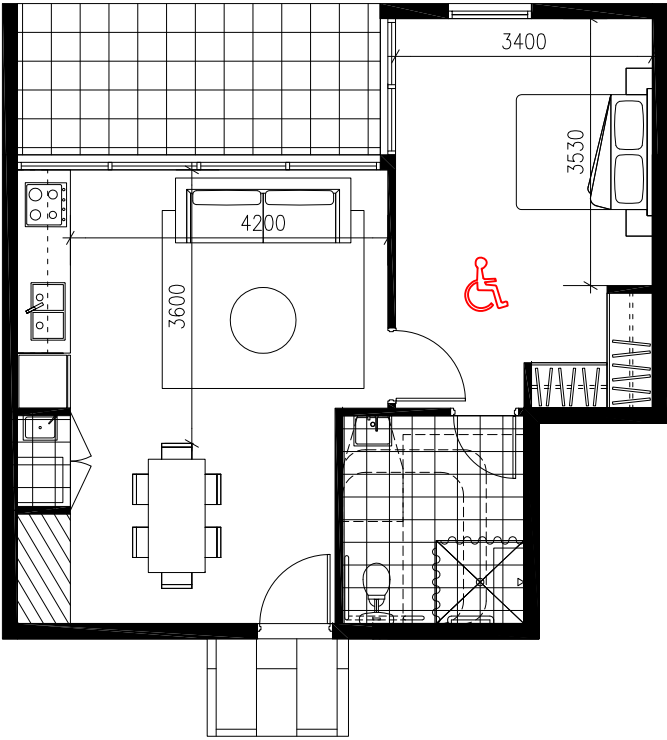
ADAPTABLE UNIT CALCULATION	
ACCESSIBLE DESIGN REQUIREMENT	30% TOTAL UNITS (64) = 19.20 TOTAL REQ. = 20 ADAPTABLE UNITS

PROPOSED ADAPTABLE UNIT MIX			
1-BEDROOM (6) ADAPTABLE UNITS	G04 105 108	G05 205 208	G08 305 308
2-BEDROOM (12) ADAPTABLE UNITS	G12 109 112	G13 209 212	309 312
3-BEDROOM (3) ADAPTABLE UNITS	114	214	314
TOTAL =	20 UNITS (31.25%)		

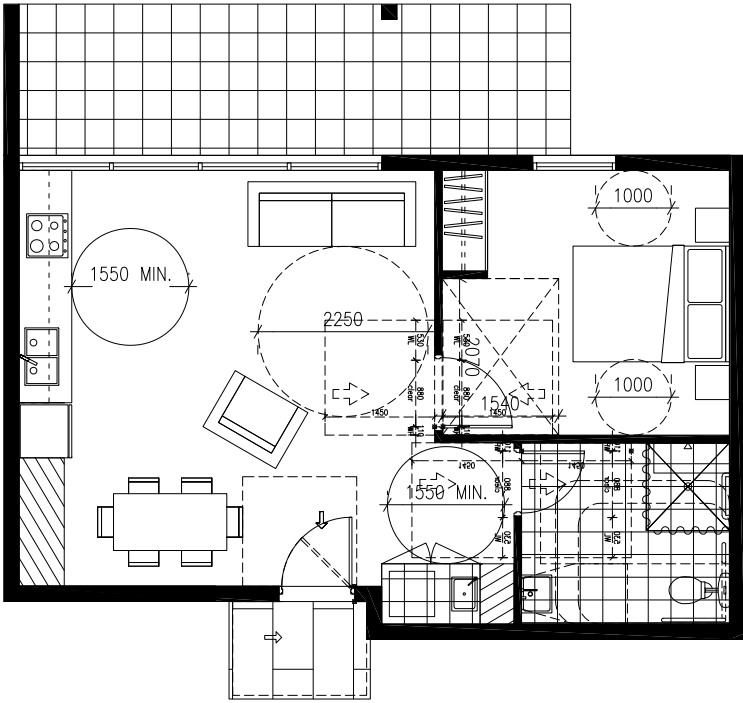
NEW ADAPTABLE UNIT CALCULATION



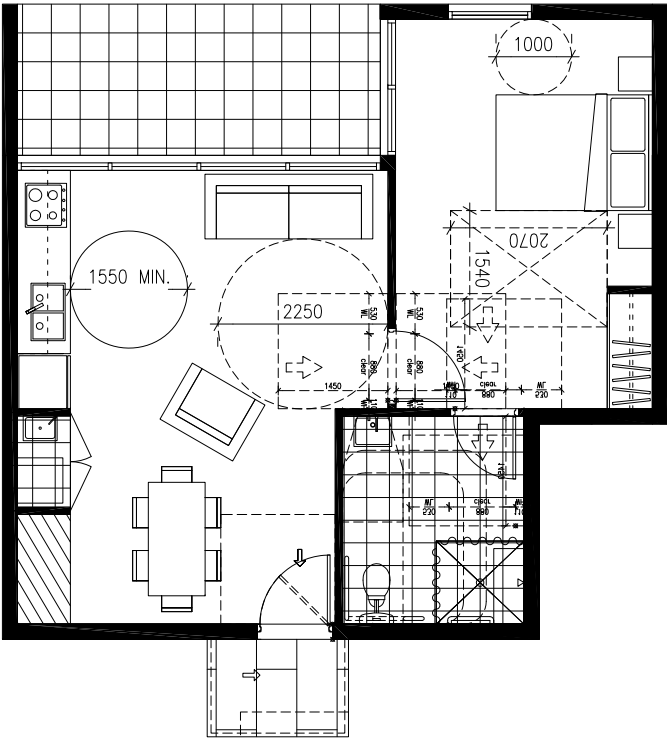
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1:50





PRE-ADAPTABLE 1-BEDROOM UNIT G05
1:50

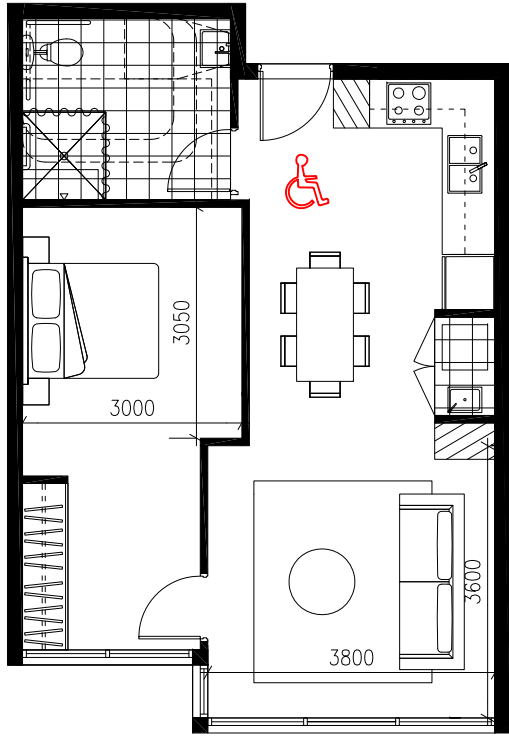


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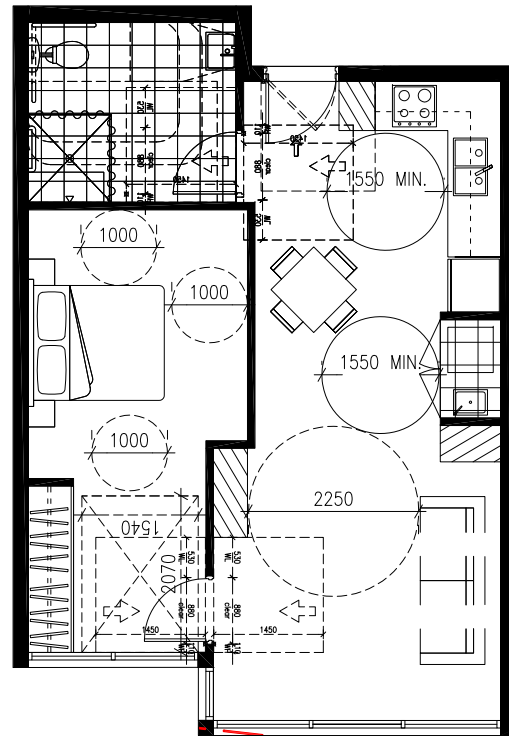
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B	DA - ADDITIONAL INFORMATION	DC	19.02.16	"THESE DRAWINGS ARE PRELIMINARY DRAWINGS AND ARE SUBJECT TO CHANGE WITHOUT NOTICE DURING THE COURSE OF THE PROPOSED DEVELOPMENT AND IN CONSULTATION WITH COUNCIL. SUBMISSION OF THE DRAWINGS DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE DEVELOPER OR ITS SEPARATE AGENTS OR CONTRACTORS THAT THE DRAWINGS ARE IN ACCORDANCE WITH THESE DRAWINGS." BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS "THESE DOCUMENTS AND ANY WORK EXECUTED AS A RESULT OF THESE DOCUMENTS SHALL BE SUBJECT TO THE COPYRIGHT CONDITIONS SET OUT IN THE CONDITIONS OF ENGAGEMENT"									
C	DA - ADDITIONAL INFORMATION	DC	13.04.16										
D	DA - ADDITIONAL INFORMATION	DC	27.05.16										
E	DA - ADDITIONAL INFORMATION	DC	06.08.16										
F	DA - ADDITIONAL INFORMATION	DC	06.10.16										
												ADDITIONAL INFORMATION	



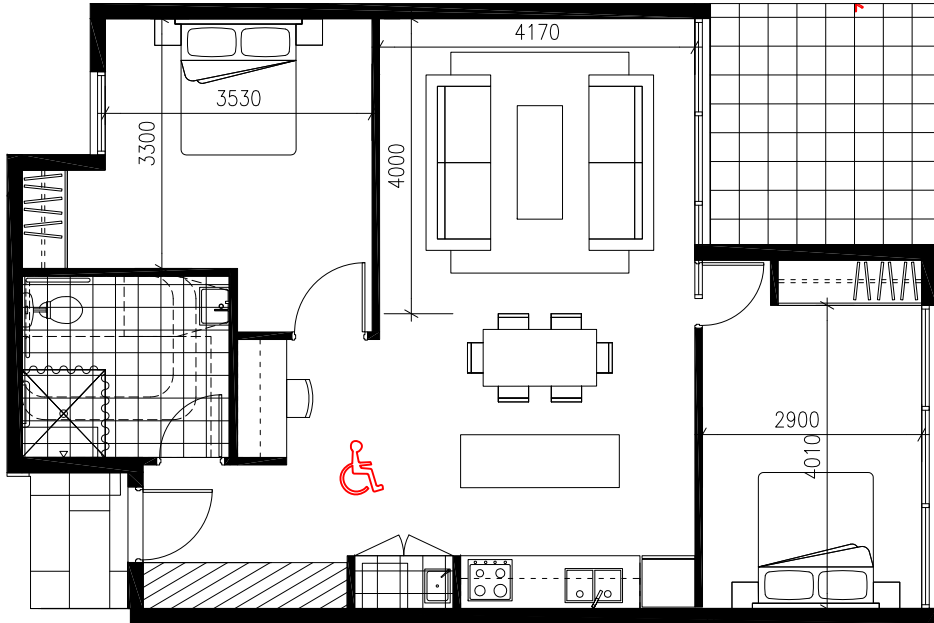
PRE-ADAPTABLE 1-BEDROOM UNIT G08
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NEW ADAPTABLE UNIT
UNIT G08 - 1 BED UNIT

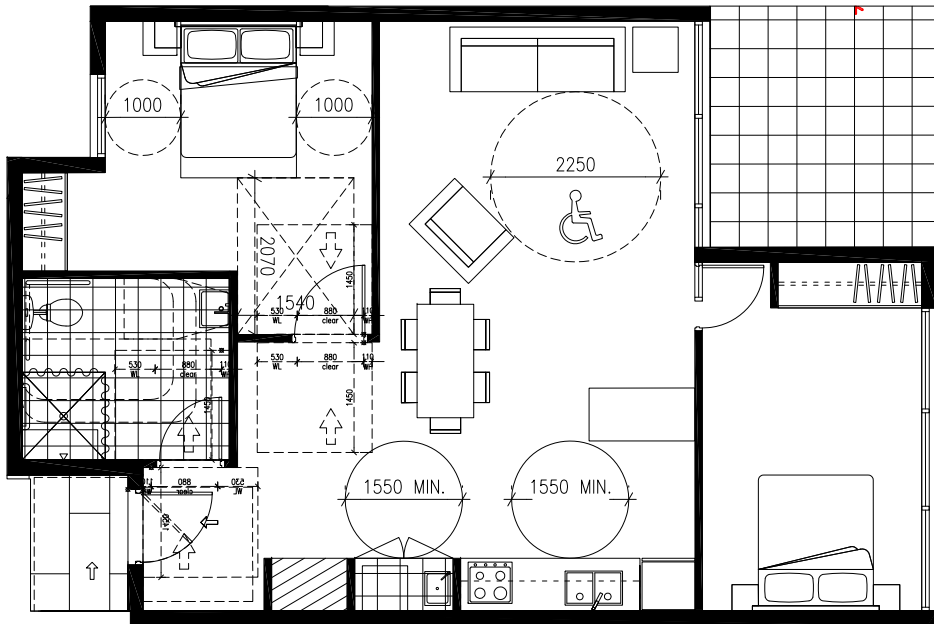


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NEW ADAPTABLE UNIT
UNIT G08 - 1 BED UNIT



PRE-ADAPTABLE 2-BEDROOM UNIT G13
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POST-ADAPTABLE 2-BEDROOM UNIT G13
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F	DA-ADDITIONAL INFORMATION	DC	06.10.16										

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Legend

Consultants

Client

Architects

Project

Key plan

Scale

Date

Project no. 941 Drawing no. A132 Rev F

Drawn DC

Drawing status

ADDITIONAL INFORMATION

EXTERNAL MATERIAL FINISHES

- 1 RENDERED AND PAINTED MASONRY / CONCRETE WALL - DULUX COLOUR SOFT BEIGE
- 2 RENDERED AND PAINTED MASONRY / CONCRETE WALL - DULUX COLOUR BUFFHIDE
- 3 RENDERED AND PAINTED MASONRY / CONCRETE WALL - DULUX COLOUR NATURAL WHITE
- 4 RENDERED AND PAINTED MASONRY / CONCRETE WALL - DULUX COLOUR BLACK GIANTS
- 5 POWDER COATED PERFORATED METAL SCREEN - CLASSIC OXIDE
- 6 ALUMINUM FRAMED GLAZING - CLEAR W/ SPANDREL BEHIND
- 7 ALUMINUM FRAMED GLAZING - CLEAR
- 8 ALUMINUM FRAMED GLASS BALUSTRADE
- 9 METAL PANEL WALL CLADDING - ALUCABOND GREY METALLIC
- 10 METAL PANEL ROOF CLADDING - ALUCABOND GREY METALLIC
- 11 HORIZONTAL METAL LOUVRE



BUILDING B - WEST ELEVATION

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	DEVELOPMENT APPLICATION	DC	14/09/15					Lennon Project Management Pty Ltd		ESSEX STREET		1:100 @ A1	JUNE 2016
B	DA - ADDITIONAL INFORMATION	DC	19/02/16										
C	DA - ADDITIONAL INFORMATION	DC	13/04/16										
D	DA - ADDITIONAL INFORMATION	DC	27/05/16										
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Client: Lennon Project Management Pty Ltd
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Forestville NSW 2087
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Architects: **tony owen ptnrs**
15-16 Essex Street
Epping NSW 1505
P: 02 9402 0500
F: 02 9402 0501
E: info@ptnrs.com.au

Project: ESSEX STREET
Project address: 22-26 Essex St, Epping

Key plan:

Scale: 1:100 @ A1

Drawing title: BUILDING B - WEST ELEVATION

Project no.: 941 Drawing no.: A203 Rev: F

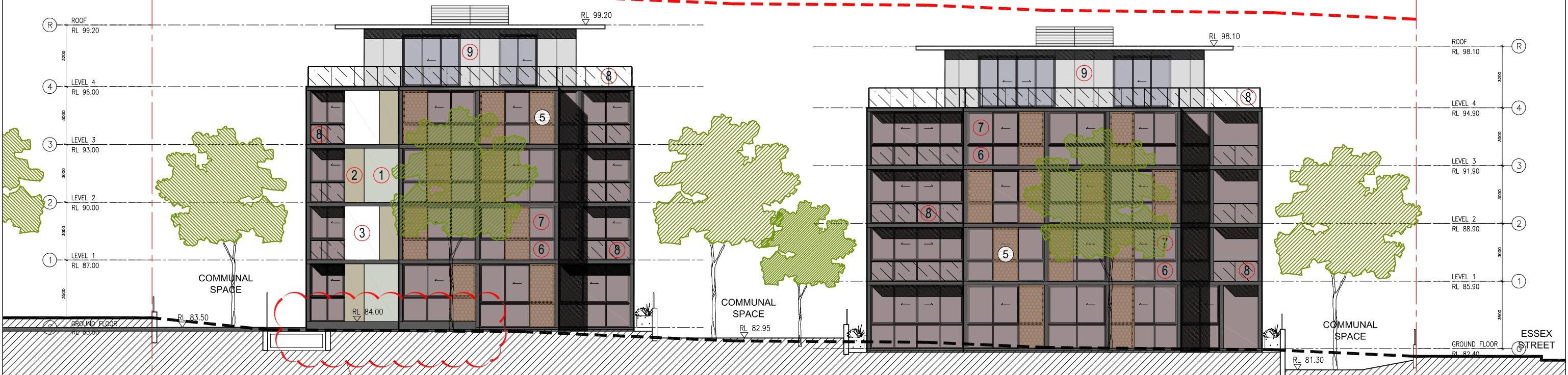
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Drawing status: ADDITIONAL INFORMATION

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- 10 METAL PANEL ROOF CLADDING - ALUCABOND GREY METALLIC
- 11 HORIZONTAL METAL LOUVRE

17.5M HEIGHT ABOVE EXISTING
NATURAL GROUND LEVEL



BUILDING B + A - SOUTH ELEVATION

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	DEVELOPMENT APPLICATION	DC	14/09/15					Lennon Project Management Pty Ltd	tony dunn pdrns	ESSEX STREET	Key plan	Scale 1:100 @ A1	Date JUNE 2016
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D	DA - ADDITIONAL INFORMATION	DC	27/05/16										
E	DA - ADDITIONAL INFORMATION	DC	06/08/16										
F	DA - ADDITIONAL INFORMATION	DC	06/10/16										

These drawings are preliminary drawings and are subject to change without notice during the course of the proposed development and in consultation with council. Submission of the drawings does not constitute a representation or warranty by the developer or its servants, agents or contractors that the drawings are final and that the proposed development will take place in accordance with these drawings.

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tony dunn
pdrns

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M: +61 406 047 711

Project

ESSEX STREET

Project address

22-26 Essex St, Epping

Key plan

Key plan

Scale

1:100 @ A1

Drawing title

SOUTH ELEVATION

Project no. 941 Drawing no. A205 Rev F

Drawn DC

Drawing status

ADDITIONAL INFORMATION

BOUNDARY

BOUNDARY

17.5M HEIGHT ABOVE EXISTING
NATURAL GROUND LEVEL

ESSEX STREET

COMMUNAL
SPACE

BUILDING A

BUILDING B

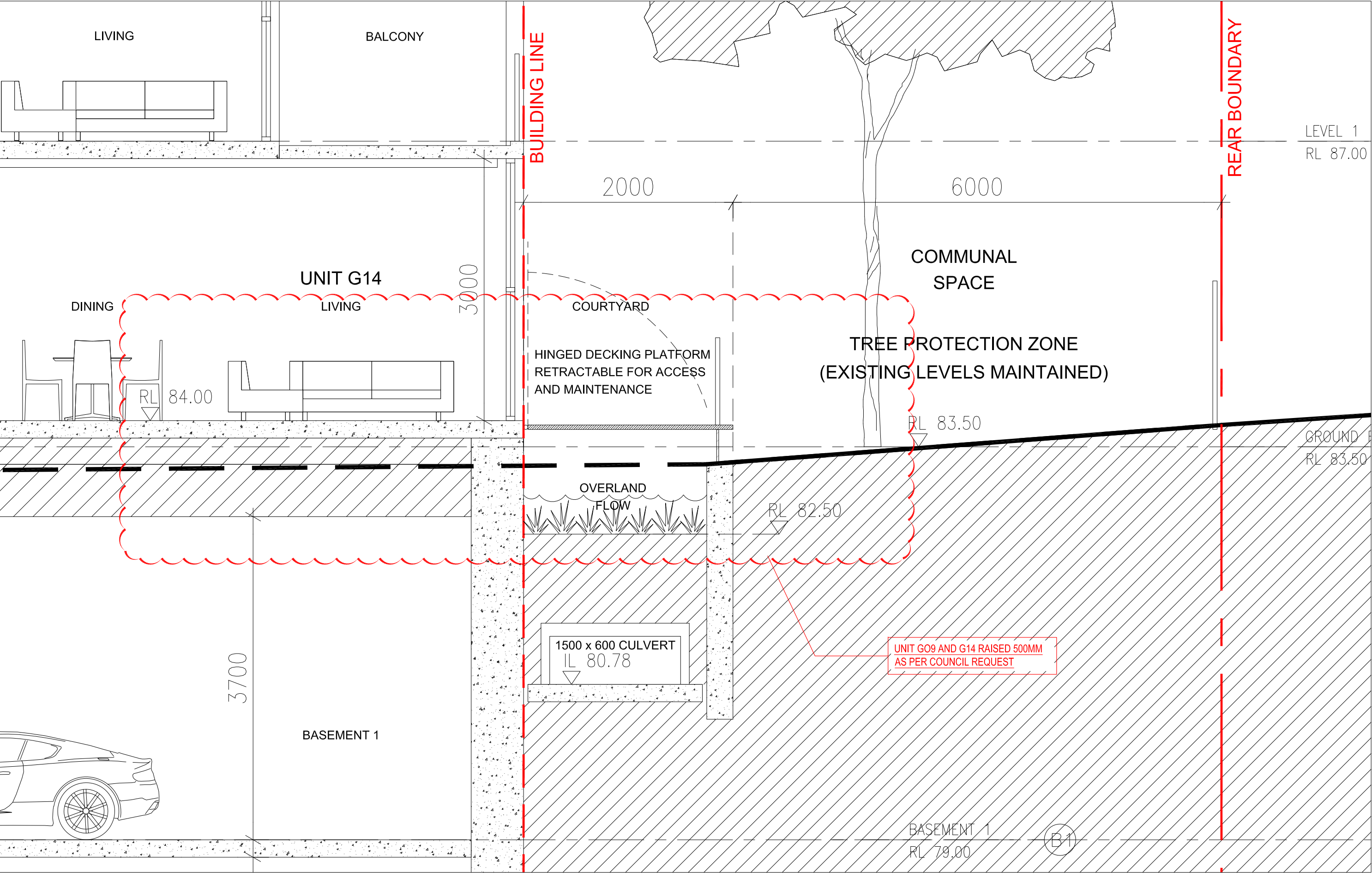
COMMUNAL
SPACE
6000

COMMUNAL
SPACE

UNIT G09 AND G14 RAISED 500MM
AS PER COUNCIL REQUEST

SECTION B

Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
A	DEVELOPMENT APPLICATION	DC	14.09.15					Lennon Project Management Pty Ltd	tony owen ptnrs	ESSEX STREET		1:100 @ A1	JUNE 2016
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C	DA - ADDITIONAL INFORMATION	DC	13.04.16							22-26 Essex St, Epping		Project no. 941	Rev F
D	DA - ADDITIONAL INFORMATION	DC	27.05.16									Drawing no. A301	
E	DA - ADDITIONAL INFORMATION	DC	06.08.16									Drawn DC	
F	DA - ADDITIONAL INFORMATION	DC	06.10.16									Drawing status	
												ADDITIONAL INFORMATION	



Rev.	Description	By	Date	Disclaimer	Notes	Legend	Consultants	Client	Architects	Project	Key plan	Scale	Date
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WHERE ANY DISCREPANCY EXISTS BETWEEN FIGURED AND SCALED DIMENSIONS, THE FIGURED DIMENSIONS SHALL PREVAIL.

BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FORMS.

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Architects: **tony blund** **plnr**

Project: ESSEX STREET

Project address: 22-26 Essex St, Epping

Key plan:

Scale: 1:50 @ A1

Date: JUNE 2016

Drawing title: OVERLAND FLOW SECTION

Project no.: 941 Drawing no.: A320 Rev: F

Drawn: DC

Drawing status: ADDITIONAL INFORMATION

Schedule 1

GENERAL CONDITIONS

The conditions of consent within this notice of determination have been applied to ensure that the use of the land and/or building is carried out in such a manner that is consistent with the aims and objectives of the relevant legislation, planning instruments and council policies affecting the land and does not disrupt the amenity of the neighbourhood or impact upon the environment.

Note: For the purpose of this consent, the term 'applicant' means any person who has the authority to act on or the benefit of the development consent.

Note: For the purpose of this consent, any reference to an Act, Regulation, Australian Standard or publication by a public authority shall be taken to mean the gazetted Act or Regulation, or adopted Australian Standard or publication as in force on the date that the application for a construction certificate is made.

1. Approved Plans and Supporting Documentation

The development must be carried out in accordance with the plans and documentation listed below and endorsed with Council's stamp, except where amended by Council and/or other conditions of this consent:

Plan No.	Drawn by	Dated
A007 Demolition Plan Rev C	Tony Owen Partners	13.04.16
A090 Basement 2 Rev E	Tony Owen Partners	06.06.16
A091 Basement 1 Rev E	Tony Owen Partners	06.06.16
A100 Ground Floor Plan Rev F	Tony Owen Partners	June 2016
A101 Typical Floor Plan L1 – L3 Rev D	Tony Owen Partners	27.05.16
A104 Level 4 floor plan Rev C	Tony Owen Partners	13.04.16
A110 Roof Plan Rev C	Tony Owen Partners	13.04.16
A130 Adaptable Units 1 Rev F	Tony Owen Partners	June 2016
A131 Adaptable Units 2 Rev C	Tony Owen Partners	13.04.16
A132 Adaptable Units 3 Rev F	Tony Owen Partners	June 2016
A133 Adaptable Units 4 Rev C	Tony Owen Partners	13.04.16
A134 Adaptable Units 5 Rev C	Tony Owen Partners	13.04.16
A200 East – Building A Rev C	Tony Owen Partners	13.04.16
A201 West – Building A Rev C	Tony Owen Partners	13.04.16
A202 East – Building B Rev C	Tony Owen Partners	13.04.16
A203 West – Building B Rev F	Tony Owen Partners	June 2016
A204 North Elevation Rev C	Tony Owen Partners	13.04.16
A205 South Elevation Rev F	Tony Owen Partners	June 2016
A300 Section A Rev C	Tony Owen Partners	13.04.16
A301 Section B Rev F	Tony Owen Partners	June 2016
A320 Overland Flow Section Rev F	Tony Owen Partners	June 2016
A350 Ramp Detail Section Rev C	Tony Owen Partners	13.04.16
A650 Ex Material Finishes Rev C	Tony Owen Partners	13.04.16
LA01 Landscape Plan Rev B	Paterson Design Studio	20.04.16
LA02 Landscape Plan Rev B	Paterson Design Studio	20.04.16

Document title	Prepared by	Dated
Flood Impact Assessment	Cardno	25 Sept 2015
Stormwater Management Report	Cardno	25 Feb 2016
Phase 1 Environmental Site Assessment	JBS&G Australia Pty Ltd	31 August 2015
Hazardous Materials Survey	JBS&G Australia Pty Ltd	10 Sept 2015
Geotechnical and Salinity Assessment	Network Geotechnics	23 June 2015
Arboricultural Impact Appraisal and Method Statement	Naturally Trees	4 Sept 2015
Design Verification Statement	Tony Owen Partners	17 Sept 2015
BASIX Certificate No. 665543M_02	ESD Synergy Pty Ltd	27 April 2016
BCA Compliance Statement	Blackett Maguire + Goldsmith	April 2016
Statement of Compliance Access for People with a Disability	Accessible Building Solutions	19-04-2016
Acoustic Report Development Application	Wood & Grieve Engineers	17 Sept 2015
Revised Assessment of Traffic and Parking Implications	Transport and Traffic Planning Associates	April 2016
Crime Risk Assessment Report	Planning Ingenuity	14 Sept 2015

Document title	Prepared by	Dated
Construction Management Plan	Farrell Management Consulting	10 December 2015
Construction Traffic Management Plan	Transport and Traffic Planning Associates	December 2015