



SYDNEY CENTRAL CITY PLANNING PANEL

COUNCIL ASSESSMENT REPORT

Panel Reference	2018CCI006
DA Number	DA/961/2015/B
LGA	City of Parramatta Council
Proposed Development	Section 4.55(2) modification to DA/961/2015 for the approval of a mixed use development comprising 619 residential apartments and 12 commercial tenancies within a building with a 4 storey podium and 3 tower forms, two level basement with 633 car parking spaces. The proposed modification includes the internal reconfiguration of retail tenancies resulting in 24 retail tenacies (12 additional) and an increase to retail gross floor area of 497.7sqm (overall increase of gross floor area from 55,868m ² to 56,365.7m ²), reduction in the size of the residential foyers to the western building (Tower C), changes to the basement layout comprising the deletion of western driveway ramps, an additional 39 parking spaces (overall increase from 633 to 672 parking spaces) and the relocation of the retained vehicular access ramps, loading and plant facilities, waste room and general service areas. The application is to be determined by the Sydney Central City Planning Panel.
Street Address	Lot 50 in DP 1238546, 38 Cowper Street, GRANVILLE NSW 2142 (formerly known as 14-38 Cowper Street, 21-41 East Street and 5-5A Rowell Street) GRANVILLE NSW 2142
Applicant	Think Planners
Owner	Beijing Shokai Develotek Sydney Granville Pty Ltd
Date of DA lodgement	4 September 2018
Number of Submissions	None
Recommendation	Approval, subject to conditions
Regionally Significant Development	Clause 2 of Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011 as the development has a Capital Investment Value (CIV) in excess of \$30 million. The original proposed development had a CIV of \$164,016,953
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • Environmental Planning and Assessment Regulation 2000 • Water Management Act 2000 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy 55 – Remediation of Land • State Environmental Planning Policy 65 – Design Quality of Residential Apartment) & Apartment Design Guide • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011

	<ul style="list-style-type: none"> • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Parramatta Local Environmental Plan 2011 • Parramatta Development Control Plan 2011
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Consolidated conditions of consent • Architectural Plans • Applicant's agreement to Conditions
Report prepared by	Shaylin Moodliar, Senior Development Assessment Officer
Report date (to SCCPP)	24 April 2019 (for electronic determination)

Summary of s4.15 matters

Yes

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report?

Legislative clauses requiring consent authority satisfaction

Yes

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?

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

N/A

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?

Special Infrastructure Contributions

No

Does the DA require Special Infrastructure Contributions conditions (s7.24)?

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?

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

Yes, applicant have agreed to the draft conditions. Awaiting SCCPP for electronic determination



Parramatta City Council

File No: DA/961/2015/B

ASSESSMENT REPORT – MODIFICATION OF CONSENTS

Environmental Planning & Assessment Act 1979

SUMMARY

Application details

DA No: DA/961/2015/B

Property: Lot 50 in DP 1238546,
38 Cowper Street, GRANVILLE NSW 2142
(formerly known as 14 to 38 Cowper Street, 21 to
41 East Street and 5-5A Rowell Street, Granville)

Approved development: Consolidation of lots, demolition of all structures except heritage item, tree removal and construction of mixed use development comprising 619 residential apartments and 12 commercial tenancies within a building with a 4 storey podium and 3 tower forms (Tower A - 21 storeys, Tower B - 14 storeys and Tower C - 21 storeys), two level basement with capacity for 633 car parking spaces, new public park to be dedicated to Council, new public through site link to be an easement for public access, refurbishment and adaptive reuse of heritage item for use as a community facility, public domain works and landscaping.

Proposed modification: Section 4.55(2) Modification to DA/961/2015 for the approval for a mixed-use development comprising 619 residential apartments and 12 commercial tenancies within a building with a 4 storey podium and 3 tower forms, two level basement with capacity for 633 car parking spaces. The proposed modification includes the internal reconfiguration of retail tenancies resulting in 24 retail tenancies (12 additional) and an increase to retail gross floor area of 497.7sqm (overall increase of gross floor area from 55,868m² to 56,365.7m²), reduction in the size of the residential foyers to the western building (Tower C), changes to the basement layout comprising the deletion of western driveway ramps, an additional 39 parking spaces (overall increase from 633 to 672 parking spaces) and the relocation of the retained vehicular access ramps, loading and plant facilities, waste room and general service areas. The application is to be determined by the Sydney Central City Planning Panel.

Date of receipt:	4 September 2018
Applicant:	Think Planners
Owner:	Beijing Shokai Develotek Sydney Granville Pty Ltd
Submissions received:	None
Conciliation Conference Held:	No
Property owned by a Council employee or Councillor:	The site is not known to be owned by a Council employee or Councillor
Political donations/gifts disclosed:	None disclosed on the application form
Recommendation:	Approval, subject to conditions

Legislative requirements

Zoning	B4 Mixed Use under Parramatta Local Environmental Plan 2011
Other relevant legislation/state environmental planning policies (SEPP)/policies:	Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, SEPP 55 - Remediation of Land, SEPP (Infrastructure) 2007, SEPP (Building Sustainability Index: BASIX) 2004, SEPP 65 – Design Quality of Residential Apartment Development, SEPP (State and Regional Development) 2011 and SREP (Sydney Harbour Catchment) 2005
Bushfire Prone Land	No
Heritage	Yes – local heritage item No.107
Heritage Conservation Area	No
Integrated development	No
Crown Development	No
Designated Development	No
Delegation	Sydney Central City Planning Panel (SCCPP)

EXECUTIVE SUMMARY

On 15 May 2017, the then Sydney West Central Planning Panel (SWCPP) granted deferred commencement consent to Development Application No.DA/961/2015 (SWCPP item 2016SYW004) for the consolidation of lots, demolition of all structures except the heritage item, tree removal and construction of mixed use development comprising 618 residential apartments and 12 commercial tenancies within a building with a 4 storey podium and 3 tower forms (Tower A - 21 storeys, Tower B - 14 storeys and Tower C - 21 storeys), two level basement with capacity for 633 car parking spaces, new public park to be dedicated to Council, new public through site link to be an easement for public access, refurbishment and adaptive reuse of heritage item for use as a community facility, public domain works and landscaping on land at 14 to 38 Cowper Street, 21 to 41 East Street and 5-5A Rowell Street, Granville (known as 38 Cowper Street, Granville).

On 17 October 2017, deferred commencement conditions, which required the finalisation of a site-specific flood study and the relocation of the Sydney Trains high voltage power lines, were satisfied and operational consent issued.

On 11 September 2018, Council granted delegated approval to (DA/961/2015/A) a Section 4.55(1A) modification DA/961/2015 which approved changes to the unit mix, an increase in the number of units to 619 (1 additional), changes to the internal layouts, removal of one lift core and changes to the fire stairs and car parking exhaust of Building B.

This report (DA/961/2015/B) considers a proposed modification seeking consent for:

- the internal reconfiguration of retail tenancies resulting in 24 retail tenancies (12 additional);
- an increase to retail gross floor area of 497.7m² (overall increase of gross floor area from 55,868m² to 56,365.7m²);
- reduction in the size of the residential foyers to the western building (Tower C);
- deletion of western driveway ramps resulting in changes to the basement layout;
- an additional 39 parking spaces (overall increase from 633 to 672 parking spaces); and
- the relocation of the retained vehicular access ramps, loading and plant facilities, waste room and general service areas.

The application is required to be referred for determination to the Sydney Central City Planning Panel (SCCPP) pursuant to Clause 2 of Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011 as the Capital Investment Value of the original application exceeds \$30 million.

The proposal is generally consistent with the form of the approved development and as envisaged for the site by the applicable planning controls. The proposed modification maintains the approved streetscape scheme along East Street, Cowper Street and Rowell Street and associated landscaping and communal open space at the podium level along the 3 street frontages.

The site is located within the Granville Town Centre and is zoned B4 Mixed Use under the Parramatta LEP 2011. The maximum permitted FSR on the site is 6:1 and the proposal, as modified, seeks a FSR of 5.66:1. The maximum permitted building height on the site is 52m and the proposal, as modified, seeks no change to the approved building heights 71.06m (eastern building - Tower A), 49.55m (central building - Tower B) and 70m (western building - Tower C), previously approved under DA/961/2015.

The proposal generally complies with the applicable requirements of the Parramatta Development Control Plan 2011 (PDCP 2011) in respect to site planning, facilities and building design.

No submissions were received by Council in response to the public notification process.

It is recommended that the application be approved in accordance with the draft conditions included in Attachment 1.

SITE DESCRIPTION, LOCATION AND CONTEXT

The site is legally known as Lot 50 in DP 1238546, commonly known as 38 Cowper Street, Granville. The site is bounded by East Street to the south, Rowell Street to the west and Cowper Street to the north. Prior to site consolidation the site consisted of 24 allotments with street addresses of 21 to 41 East Street, 5 & 5A Rowell Street and 14 to 38 Cowper Street.

The site is a regular shape with a total area of 9,950m². An aerial photograph of the site and immediate surrounds is included in **Figure 1** with the site outlined in blue.



Figure 1 - Aerial view of locality showing adjoining development. *Source: Nearmap dated 29 December 2018*



Figure 2 - Aerial view of locality showing adjoining development.

Source: GIS Online

The south-eastern corner of the site accommodates a heritage listed item of local heritage significance under the provisions of Schedule 5 of the Parramatta Local Environmental Plan 2011 (PLEP 2011). Part of the site consists of heritage item no. 107 'semi-detached dwellings'.

This site is within the Granville Town Centre Precinct, approximately 50 metres north-east of Granville Rail Station and in close proximity to a range of other retail, commercial, education, open space land uses and recreational facilities. The Granville Town Centre is comprised of

a range of light industrial premises, retail shops, low-to-high density residential development, places of public worship and other ancillary uses.

Notwithstanding the existing character described above, the locality has been identified as having a future character of high density mixed use buildings. The site and surrounding properties on all boundaries are zoned B4 Mixed Use.

Relevant Site History:

- On 28 November 2018, Council received a Development Application (DA/830/2018) seeking consent to delete twelve (12) residential units to Level 1 of the western building (Tower C), change of use of Level 1 of Building C for a medical centre and a centre-based child care facility for 88 children (22 x 0-2 year olds, 22 x 2-3 year olds & 44 x 3-5 year olds) and construction of an additional basement car parking level (B3) for 53 vehicles on land at 38 Cowper Street, Granville. The proposal is a Nominated Integrated Development under the Water Management Act 2000. This application is yet to be determined.
- On 21 February 2019, Council received a Section 4.55(1A) modification (DA/961/2015/C) seeking to undertake changes to wording to Condition 17 (public domain plans), Condition 18 (landscape works within the public park), Condition 19 (dedication to Council of public park), Condition 20 (public domain along East Street), Condition 24 (Public Arts Plan), Condition 26 (Public lighting), Condition 52 (Public Domain) and Condition 59 (Stormwater Plan) on land at 38 Cowper Street, Granville. This application is yet to be determined.
- On 26 February 2019, Council received a Section 4.55(2) modification (DA/961/2015/D) seeking an additional ten (10) residential units on levels 11-20 of the western building (Tower C), reconfiguration of apartment layouts on Levels 2-20 of the western building (Tower C); and reconfigurations of column locations across the western building (Tower C) on land at 38 Cowper Street, Granville. This application is yet to be determined.

THE PROPOSAL

Approval is sought to modify the approved development as follows:

- Deletion of the western-most driveways off Cowper Street and East Street;
- Reconfiguration of the eastern driveways off Cowper Street and East Street adjacent to the service road through the site;
- Reconfiguration of all ground floor level commercial/retail tenancies;
- Increase of 12 additional commercial/retail tenancies including 4 'kiosk' tenancies;
- Reduce the size of the residential foyers to the western building (Tower C) by approximately 24.2m² (from approximately 123.2m² to 99m²);
- Reconfiguration of the basement levels and car parking levels 1, 2 & 3 including the relocation of garbage rooms to basement level 1;
- Internal reconfiguration of basement levels and service areas throughout the development;
- Increase the size of the ground floor commercial/retail space by 497.7m², from 3,476m² to 3,973.7m²;
- Increase in the overall gross floor area by 497.7m² from 55,868m² to 56,365.7m²;
- Increase the number of on-site car parking spaces by 39 spaces, from 633 to 672 within basement levels 1 & 2 and Levels 1, 2 & 3 (above ground parking levels);
- Reconfiguration to the rear of the semi-detached dwellings (heritage item) including a new male/female amenities room; and

- No change to the residential units on the site, with an apartment mix modified as follows:

No. of bedroom/ units	Approved under DA/961/2015	Approved under DA/961/2015/A	Proposed under DA/961/2015/B	Unit changes under DA/961/2015/B
Studio	48	-	-	No changes
1 bedroom	106	186	186	No changes
2 bedroom	426	364	364	No changes
3 bedroom	38	69	69	No changes
Total	618	619	619	No changes

Note: The works have not been completed; however, the site is under construction.

A more detailed summary of the changes is provided as follows:

Basement Level 2 (RL -0.4 – RL 2.00)

- Deletion of the western ramp accessing other above ground parking levels and reconfigurations to the car parking allocation;
- Increase the number of residential car parking spaces by 10, from 190 to 200;
- Increase the number of adaptable residential spaces by 1, from 29 to 30;
- Increase the number of bicycle spaces by 10, from 103 to 148; and
- Reconfigurations to consist of 200 residential car parking spaces, 30 adaptable residential spaces, 148 bicycle spaces, five (5) grease arrestor rooms, fire stairs, storage cages and 9 lift cores.

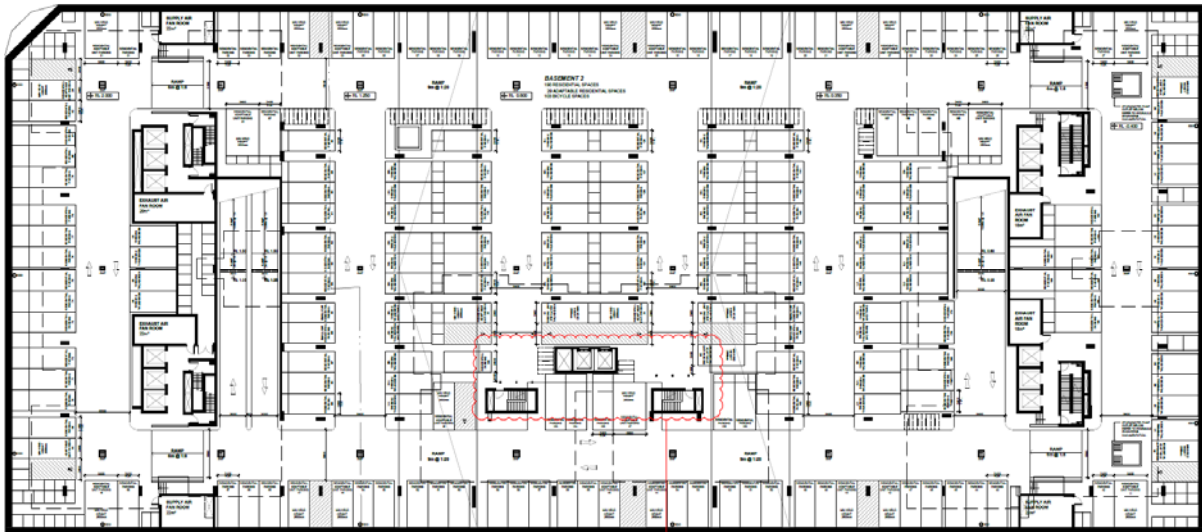


Figure 3 - Approved basement level 2 plan under DA/961/2015/A. Source: Marchese Partners, Revision F, dated 14 May 2018

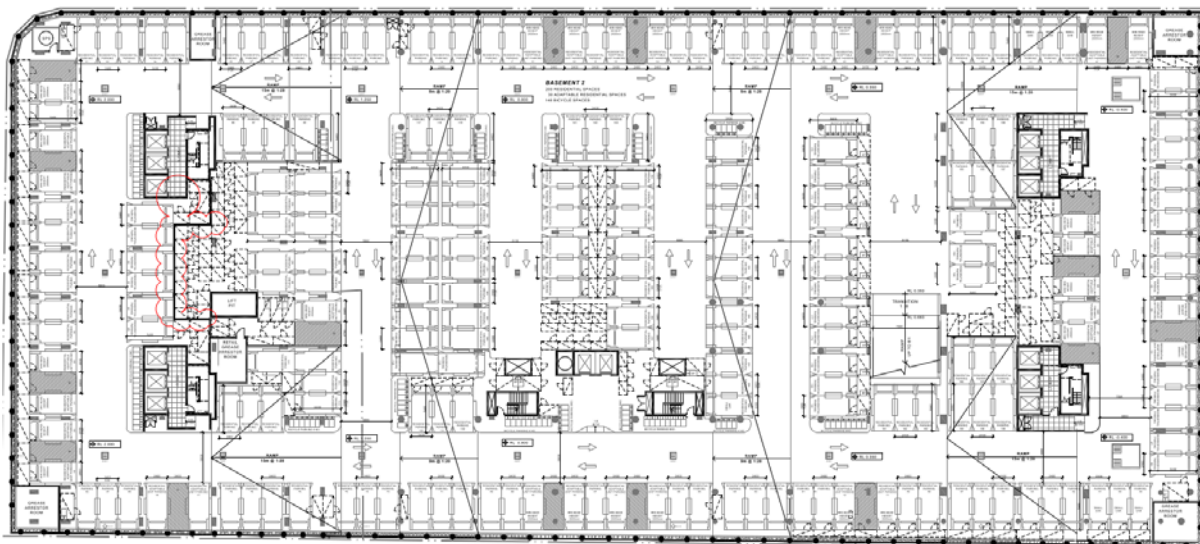


Figure 4 – Proposed Basement level 2 plan under DA/961/2015/B. Source: Team2 Architects, Revision H-b, dated 14 December 2018

Basement Level 1 (RL 2.7 – RL 5.1)

- Deletion of the western ramp accessing other above and below ground parking levels and reconfigurations to the car parking allocation;
- Increase the total number of parking spaces by 28, from 200 to 228;
- Reduce the number of accessible retail parking spaces by 2, from 4 to 2;
- Reduce the number of residential/visitor parking spaces by 46, from 107 to 61 (which includes 3 carshare spaces);
- Increase the number of retail parking spaces by 59, from 13 to 72;
- Reduce the number of residential car parking spaces by 13, from 63 to 50;
- Delete the 13 adaptable residential parking spaces;
- Reduce the number of bicycle spaces by 72, from 97 to 25;
- Addition of dedicated pedestrian access ways between car parking spaces to lift lobbies;
- Addition of dedicated trolley bays for the retail tenancy #21; and
- Reconfigurations to consist of 50 residential car parking spaces, 30 adaptable residential spaces, 148 bicycle spaces, five (5) grease arrestor rooms, fire stairs, storage cages, shopping trolley bays, 9 lift cores, centre management and meeting rooms, communication/security rooms, water pump room, sprinkler rooms, switch room, bulky waste holding room, residential and commercial garbage rooms, fire hydrant pup and sprinkler valve room and cleaning room.

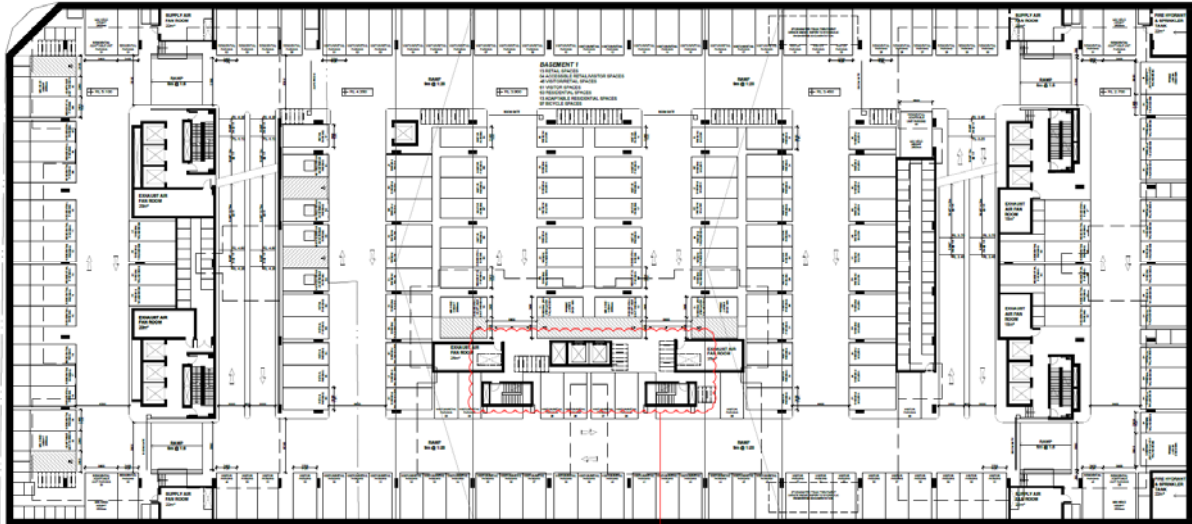


Figure 5 – Approved basement level 1 plan under DA/961/2015/A. Source: Marchese Partners, Revision F, dated 14 May 2018

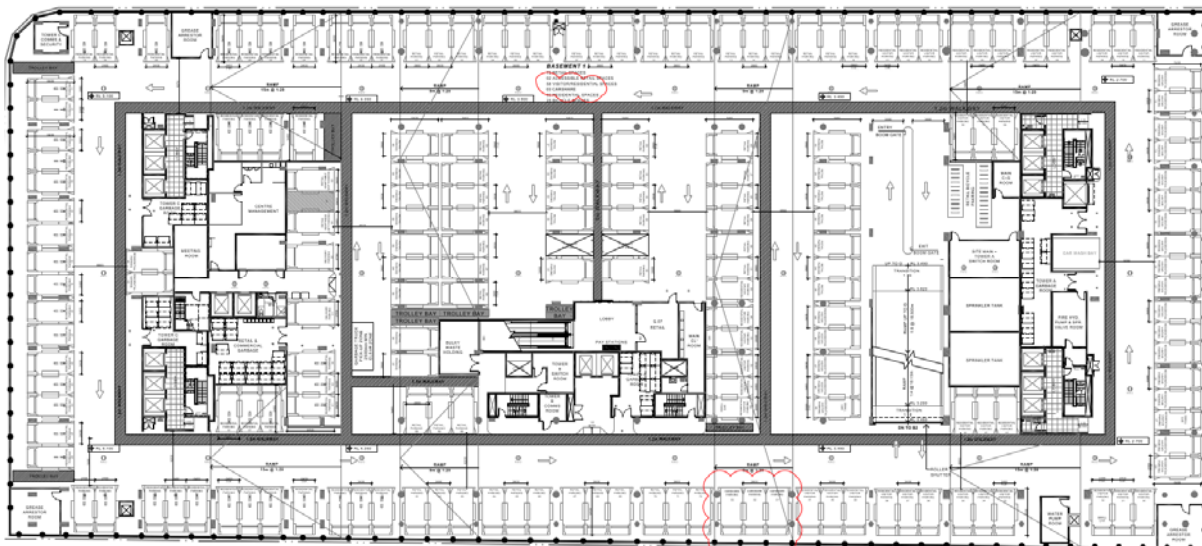


Figure 6 – Proposed basement level 1 plan under DA/961/2015/B. Source: Team2 Architects, Revision H-b, dated 14 December 2018

Ground Floor Plan (RL 6.32 – RL 9.1)

- Community facility building (RL 6.32) with kitchen and amenities;
- Public park approximately 907m² with associated paving and landscaping and dedication for future site through link;
- Retail tenancy #1 (RL 9.10) approximately 204m² with access from Cowper Street/Rowell Street;
- Retail tenancy #2 (RL 9.10) approximately 58m² with access from Rowell Street;
- Retail tenancy #3 (RL 8.00) approximately 111m² with access from through site-link;
- Retail tenancy #4 (RL 8.00) approximately 141m² with access from through site-link;
- Retail tenancy #5 (RL 8.00) approximately 108m² with access from through site-link;
- Retail tenancy #6 (RL 9.10) approximately 58m² with access from Rowell Street;
- Retail tenancy #7 (RL 8.00) approximately 69m² with access from through site-link;
- Retail tenancy #8 (RL 9.10) approximately 85m² with access from Rowell Street;
- Retail tenancy #9 (RL 9.10) approximately 112m² with access from East Street/Rowell Street;
- Retail tenancy #10 (RL 8.00) approximately 77m² with access from East Street/through site link;

- Retail tenancy #11 (RL 8.00) approximately 103m² with access from through site-link;
- Retail tenancy #12 (RL 8.00) approximately 63m² with access from through site-link;
- Retail tenancy #13 (RL 8.00) approximately 47m² with access from through site-link;
- Retail tenancy #14 (RL 8.00) approximately 147m² with access from East Street/through site link;
- Retail/kiosk tenancy #15 (RL 8.00) approximately 47m² access from through site-link;
- Retail/kiosk tenancy #16 (RL 8.00) approximately 47m² access from through site-link;
- Retail/kiosk tenancy #17 (RL 8.00) approximately 47m² access from through site-link;
- Retail/kiosk tenancy #18 (RL 8.00) approximately 47m² access from through site-link;
- Retail tenancy #19 (RL 8.00) approximately 125m² with access from Cowper Street/through site-link;
- Retail tenancy #20 (RL 8.00) approximately 95m² with access from Cowper Street/through site-link;
- Retail tenancy #21 (RL 8.00) approximately 1,714m² with access from through site-link including adjoining supermarket plant room (RL 6.95) and supermarket backroom (RL 8.00) with access from plant room/loading dock;
- Retail tenancy #22 (RL 8.00) approximately 154m² with access from East Street;
- Retail tenancy #23 (RL 6.80) approximately 141m² with access from East Street/through site-link;
- Retail tenancy #24 (RL 6.80) approximately 129m² with access from Cowper Street/through site-link;
- Two (2) residential foyers (RL 9.10) to western building (Tower C) with access from Cowper Street and East Street;
- Separate male/female amenities rooms (RL 8.00) with parents room and accessible toilet with access from through site-link;
- Residential foyer (RL 8.00) to central building (Tower B) including mail room/cleaners room with access from East Street;
- Vehicular access/service road with access from Cowper Street and East Street;
- Two (2) residential foyers (RL 6.80) to eastern building (Tower A) with access from Cowper Street and East Street;
- Fire control room (RL 6.80) adjacent to southern residential foyer to eastern building (Tower A) with access from East Street;
- Two (2) substation rooms, fan room, store room and master/gas regulator rooms (RL 6.95) with access from service road/through site-link; and
- Associated public domain, civil works and landscaping to Rowell Street, Cowper Street and East Street.

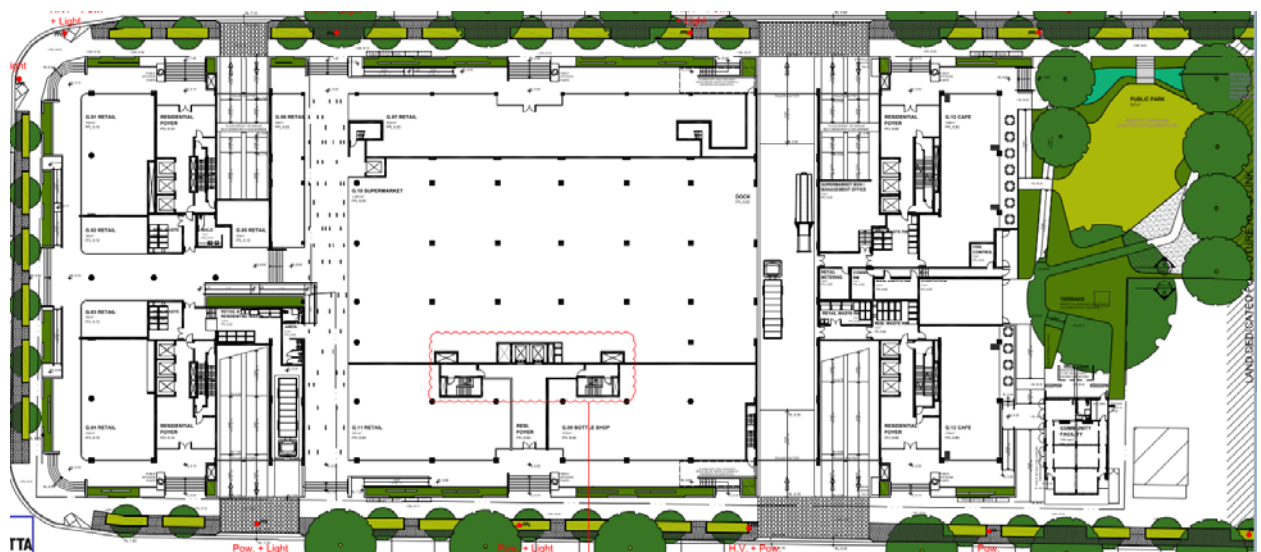


Figure 7 – Approved ground floor plan under DA/961/2015/A Source: Marchese Partners, Revision G, dated 14 May 2018

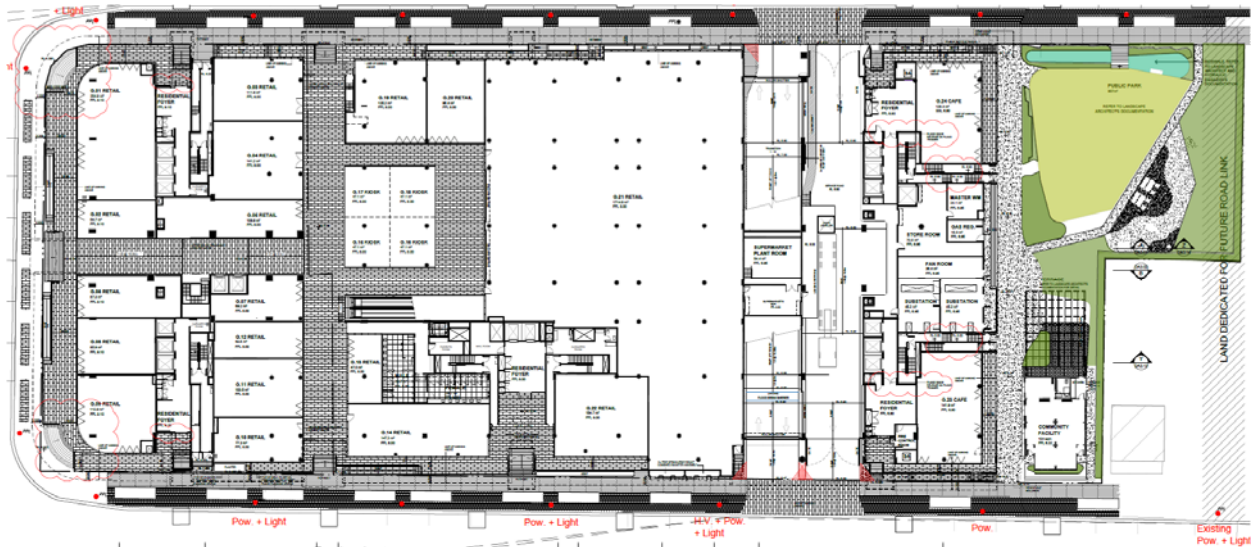


Figure 8 – Proposed ground floor plan under DA/961/2015/B Source: Team2 Architects, Issue I-b, dated 14 December 2018

Level 1 (RL 11.70 – RL 13.20)

- Reconfiguration of above ground parking level 1 consisting of 85 car parking spaces (72 residential car spaces & 13 accessible residential car spaces), 81 bicycle spaces, lift cores and storage cages.

Note: No changes to the 36 residential units.

Level 2 Floor Plan (RL 14.90 – RL 16.40)

- Reconfiguration of above ground parking level 2 consisting of 85 car parking spaces (72 residential car spaces & 13 accessible residential car spaces), 81 bicycle spaces, lift cores and storage cages.

Note: No changes to the 36 residential units.

Level 3 Floor Plan (RL 18.10 – RL 19.60)

- Reconfiguration of above ground parking level 3 consisting of 86 car parking spaces (73 residential car spaces & 13 accessible residential car spaces), 86 bicycle spaces, lift cores and storage cages.

Note: No changes to the 36 residential units.

Levels 4-20 Floor Plans

- No changes from original DA/961/2015 and subsequent DA/961/2015/A.

SECTION 4.15(1) – MATTERS FOR CONSIDERATION - GENERAL

The proposal, as amended, has been assessed under the provisions of the *Environmental Planning and Assessment Act 1979*. The matters below are those requiring the consideration of the Sydney Central City Planning Panel (SCCPP).

Section 4.55 Modification of consents—generally

Has the consent lapsed? No works on the site have legally commenced under DA/961/2015 and subsequent modification DA/961/2015/A.

Section 4.55(2) of the Environmental Planning and Assessment Act 1979 states:

A consent authority may, on application being made by the applicant or any other person entitled to act on a consent granted by the consent authority and subject to and in accordance with the regulations, modify the consent if:

(a) it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which consent was originally granted and before that consent as originally granted was modified (if at all), and

Comment: The proposal seeks reconfiguration of the car parking levels 1, 2 & 3 and basement levels including increase of 39 on-site car parking spaces from 633 to 672 parking spaces, reconfiguration of all ground floor level retail tenancies including 12 additional retail tenancies with an increase of 497.7m² retail gross floor space and overall increase of gross floor area from 55,868m² to 56,365.7m², reduction in the size of the residential foyers to the western building (Tower C), deletion of the western-most driveways off Cowper Street and East Street and changes to the approved conditions.

The proposed modification does not increase the approved building height. There is no notable increase in bulk or scale as viewed from East/Rowell/Cowper Streets. The proposal, as modified including its form and design, is substantially the same development for which consent was originally granted under DA/961/2015 and subsequently modified under DA/961/2015/A.

(b) it has consulted with the relevant Minister, public authority or approval body (within the meaning of Division 4.8) in respect of a condition imposed as a requirement of a concurrence to the consent or in accordance with the general terms of an approval proposed to be granted by the approval body and that Minister, authority or body has not, within 21 days after being consulted, objected to the modification of that consent, and

Comment: It is noted that the original approved DA/961/2015 was required to be referred to Sydney Trains and Water NSW for comment. Sydney Trains were notified of the revised plans under the previous DA/961/2015. The original application included conditions as recommended by Water NSW and Sydney Trains. The proposed modifications are substantially the same development for which consent was originally granted and further referral was accordingly not required.

(c) it has notified the application in accordance with:

(i) the regulations, if the regulations so require, or
(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

(d) it has considered any submissions made concerning the proposed modification within the period prescribed by the regulations or provided by the development control plan, as the case may be.

Comment: The modification to the approved DA/961/2015 and subsequently modified under DA/961/2015/A was required to be notified in accordance with the provisions of PDGP 2011. No submissions were received in response.

(3) In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15 (1) as are of relevance to the development the subject of the application. The consent

authority must also take into consideration the reasons given by the consent authority for the grant of the consent that is sought to be modified.

Comment: On 15 May 2017, the then SWCPP (as the consent authority) granted deferred commencement consent to the application with the following reasons:

- The proposed development will add to the supply and choice of housing and commercial space within the West Central Metropolitan Subregion and the Parramatta local government area in a location with ready access to the services and amenities in the neighbourhood centre and the general locality.
- The Panel is satisfied that the clause 4.6 variation is justified and that the development should be approved. In particular, the Panel is satisfied that the applicant has justified that compliance with the development standard in relation to building height is unreasonable or unnecessary in the circumstances of the case and that there are sufficient environmental planning grounds to justify contravening the development standard, namely:
 - A superior urban design outcome;
 - The delivery of a 'pocket park' and through site links;
 - No exceedance in the permitted GFA;
 - The retention of the heritage item.
- With the exception of the building height exceedance, the proposed development adequately satisfies the relevant planning instruments. The Panel notes that there are some non-compliances, but considers that they are acceptable in the context of this site.
- The Panel considered the *Development Near Rail Corridors and Busy Road – Interim Guidelines* as required by Clause 87(2) of State Environmental Planning Policy (Infrastructure) 2007 and is satisfied that the conditions of consent will ensure that appropriate measures are taken to prevent the relevant LAeq levels being exceeded.
- The proposed development, subject to the conditions imposed, will have no unacceptable adverse impacts on the natural or built environments, including amenity of adjacent and nearby residential premises or the operation of the local road system.
- In consideration with the above, the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.

The proposal remains consent with the above considerations. The proposed modification is substantially the same as the development as which has been granted and the proposal, as amended, has been assessed under the provisions of Section 4.15 and 4.55 of the *Environmental Planning and Assessment Act 1979*.

(4) The modification of a development consent in accordance with this section is taken not to be the granting of development consent under this Part, but a reference in this or any other Act to a development consent includes a reference to a development consent as so modified.

Comment: Noted.

Provisions of Environmental Planning Instruments (Section 4.15(1)(a)(i))

State Environmental Planning Policy (Building Sustainability Index – BASIX) 2004

BASIX Certificates have been submitted for the residential apartments proposed with the development. The Certificates demonstrate compliance with the requirements of the Policy. The BASIX Certificates are referenced in the recommended conditions of development consent and given there is no changes to the residential apartments no revised certificates is required.

State Environmental Planning Policy No.55 – Remediation of Land

The site is identified in Council's records as being a site audit site. The proposal, as amended, is acceptable in respect to the requirements of SEPP 55 which were considered in detail as part of the original DA.

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Deemed SEPP)

The site is not located on the foreshore or adjacent to a waterway and therefore, with the exception of the objective of improved water quality, the objectives of the SREP are not applicable to the proposal. The proposal, as amended, is consistent with the controls contained with the deemed SEPP.

State Environmental Planning Policy (Infrastructure) 2007

The provisions of SEPP (Infrastructure) 2007 have been considered in the assessment under DA/961/2015 and subsequently modified under DA/961/2015/A. The proposal, as amended, is acceptable in respect to the requirements of SEPP (Infrastructure) 2007 which were considered in detail as part of the original DA.

Parramatta Local Environmental Plan 2011 (PLEP 2011)

The relevant matters to be considered under Parramatta Local Environmental Plan 2011 for the proposed development are outlined below.

Control	Approved under DA/961/2015	Approved under DA/961/2015/A	Proposed under DA/961/2015/B	Complies
Clause 2.3 Zone objectives and Land Use Table	The site is within Zone B4 Mixed Use in accordance with the provisions of PLEP 2011. Commercial premises, shop top housing and community facilities are permitted with consent in Zone B4.	No changes	No changes	Yes
Clause 2.7 Demolition requires development consent	The application seeks consent for demolition of all existing structures except the heritage item which is to be retained.			Yes
Clause 4.3 Height of Buildings Maximum height of buildings on the site is 52m.	Approved building heights are: Eastern building (Tower A) = 71.06m to lift overrun Central building (Tower B) = 49.55m to lift overrun Western building (Tower C) = 70m to lift overrun	No changes to the approved building heights to the 3 building forms.	No changes to the approved maximum building heights.	No changes to the approved building heights
Clause 4.4 Floor Space Ratio Maximum FSR on the site is 6:1	Approved FSR is 5.596:1 (55,680.2 m ²)	Approved FSR is 5.61:1 (55,868 m ²)	The proposed ground floor increase the retail space by 497.7m ² , from 3,476 m ² to 3,973.7 m ² . The proposed FSR for the overall site is 5.66:1 (56,365.7m ²), which complies with the FSR	Yes

			control.	
Clause 5.6 Architectural roof feature	Building C approved includes an architectural roof feature in the form of a rectangular hood element that extends 6.5m above the roof level. There are no changes to the approved architectural roof form to the western building (Tower C). The architectural roof form to the western building (Tower C) is compliant with the requirements of this clause.			Yes
Clause 5.9 Trees	One mature tree is to be retained and protected. Other ornamental trees and shrubs to be removed and replaced with more appropriate landscaping. This clause has been repealed and is no longer relevant under the PLEP 2011.			N/A
Clause 5.10 Heritage Conservation	Heritage Item I107 'semi-detached dwellings' at No.21-23 East Street is part of the site. Heritage Item I106 'single residence' at No.19 East Street is adjacent to the eastern boundary of the site. Heritage Item I99 at No.37 Cowper Street is located to the north of the site on the opposite side of Cowper Street. A Statement of Heritage Impact and a Conservation Management Plan have been submitted with the original development application. No changes are proposed.			No change to approved
Clause 6.1 Acid Sulfate Soils	The site comprises both Class 4 and Class 5 Acid Sulfate Soils (ASS). The proposal required excavation which exceeds 2m depth and requires the submission of an ASS Management Plan. The Geotechnical Investigation by Douglas Partners Project Reference 84892.02 dated June 2016 reported on soil tests within boreholes on the site and concluded that no potential acid sulfate soils are present within the site and an ASS Management Plan is not required. No changes are proposed.			No change to approved
Clause 6.2 Earthworks	The Geotechnical Investigation by Douglas Partners Project Reference 84892.02 dated June 2016 includes recommendations for engineering works associated with excavation and construction of the approved basement levels. No changes are proposed.			No change to approved
Clause 6.3 Flood Planning	A Flood Risk Management Report by SG Consulting dated 13 and 25 November 2016 and a Flood Impact Assessment by SG Consulting dated 6 July 2016 have been submitted with the development application. Council's Catchment and Development Engineer reviewed the proposal and raised no objections subject to basement flood proof device details be provided to Council and the PCA prior to the release of the Construction Certificate. A condition to this effect already exists on the original conditions of consent. Further, it is evident that the conditions imposed within the original consent (DA/961/2015 and subsequent modification DA/961/2015/A) remain suitable for flood planning levels and stormwater management plans.			No change to approved – new elements comply

Provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (Section 4.15(1)(a)(ii))

There are no draft Environmental Planning Instruments applying to this proposal.

Provisions of Development Control Plans (Section 4.15(1)(a)(iii))

Parramatta Development Control Plan 2011 (PDCP 2011)

The original application and subsequent modification has been assessed against the objectives and controls under PDCP 2011 and associated documents.

The following issues are relevant to determine compliance of the proposal with the objectives of the PDCP 2011:

Part 2.12.2 Water Management

The proposed modifications do not affect previous design and condition requirements for flooding, stormwater, floor levels, public domain works, infrastructure and WSUD and the proposal in these respects remains in accordance with the approved development.

Part 2.12.8 Public Domain

The proposed changes to the ground floor retail tenancies including finished floor levels across the development site results in changes to the approved public domain, landscaping drawings and civil works plans. Footpath alignment plans will be required to be provided as well as full revised set of public domain and civil works drawings under current applications DA/961/2015/C and/or DA/961/2015/D. In addition, Council's Urban Design comments (refer to 'Referrals' section below) will be addressed by either way of satisfaction of existing Conditions 17, 18, 19 & 24 or by other current applications (DA/961/2015/C and/or DA/961/2015/D) seeking to modify the original DA/961/2015 consent. (Refer to 'Relevant Site History' section above in this report)

Part 3.4 Social Amenity

The proposed modifications maintain the approved public art plan. The modifications to the ground floor provides separate amenities facilities for men, women and parents with prams of which is satisfactory to visitors and consumers. In addition, the proposed modification maintains compliance with the Disability Discrimination Act 1992 (DDA). The proposal therefore complies with these requirements.

Part 3.6 Movement and Circulation

The proposed modification to delete the western driveway resulting in changes in the car parking layout including an additional 39 car parking spaces was reviewed by Council's Traffic and Transport Engineer who supported the proposal on traffic and parking grounds as there are sufficient parking spaces allocated to the different uses within the site.

The additional 39 parking spaces would increase residential parking supply above the Parramatta DCP minimum. Given there is no changes to the residential apartment units under this application, a condition of consent to allocate the proposed additional 39 spaces to the residential visitor/commercial component of the development is included in the recommendation ensuring a compliant parking outcome for the overall development.

Part 4.1.6 Granville Town Centre

The proposed modifications to the ground floor retail tenancies and to the car parking levels maintains the desired future character for the Granville Town Centre. The internal reconfiguration of retail tenancies resulting in 24 retail tenacies (12 additional) maintain active ground level frontages with at grade/ramp pedestrian access from the public domain. The deletion of the western driveway maintains a central pedestrian through-link from the public domain to the retail tenancies. The approved pedestrian connection and laneway is essentially unchanged under this proposed modification.

REFERRALS

Parramatta Design Excellence Advisory Panel (DEAP)

The application was not referred to DEAP as the modifications to the ground floor level and car parking levels and the associated changes to the external building façade were minor in nature.

Section	Comments
Internal Referrals	
Urban Design	The application was referred to the Council's Urban Design team who had previously assessed the original application and subsequent modification. Council's Urban Design team reviewed the proposed modification and provided the following:

	<ul style="list-style-type: none"> Revised landscape plans, public domain, footpath alignment and civil works drawings along Rowell/Cowper/East Streets be submitted to Council; The proposed full-length driveway from Cowper Street which creates additional hard surfaces be reverted to the approved half-length driveway from Cowper Street; Public park details including integration to the eastern building (Tower A) and landscape plantings and benches to be provided to Council; and Details of integration between the western building (Tower C), the public domain, access to the residential foyers and the podium be submitted to Council. <p>Planning comments: Footpath alignment plans as well as full revised set of public domain/landscape plans and civil works drawings will be provided to Council by way of either:</p> <ol style="list-style-type: none"> Satisfaction of public domain/civil assets Conditions 17, 18, 19 & 24 of the original DA/961/2015 consent which require Council approval, or Other current applications (DA/961/2015/C and/or DA/961/2015/D) seeking to modify the original DA/961/2015 consent. <p>Nothing further is required as a result of this modification.</p>
Traffic and Transport Engineer	<p>Given that there are no proposed changes to the residential unit mix and layouts, it is recommended that the residential car parking allocation remain as approved under DA/961/2015/A (i.e. 509 residential spaces) and the proposed increase of 39 car parking spaces be allocated to <i>commercial and retail visitor spaces</i> by condition of consent. It is noted that the proposed increase to the car parking by 39 spaces, from 633 to 672 parking spaces results in additional 497.7m² retail floor space requires additional traffic and parking conditions to be imposed such as car share spaces (newly imposed under Condition 87i) and green travel plans (newly imposed under Conditions 195A & 206B).</p> <p>In this basis, a total of 672 parking spaces is supported with the following car parking allocation (newly imposed under Condition 87G):</p> <ul style="list-style-type: none"> 509 residential parking spaces; 61 visitor parking spaces including 3 car share spaces which should be shared with retail tenancies; and 102 retail parking spaces. <p>The number of bicycle parking spaces have been modified under this application and is accordingly modified under Condition 41, as per Council's Traffic and Transport Engineer recommendation.</p> <p>The inclusion of trolley bays for retail tenancy #21 and addition of dedicated pedestrian access ways between car parking spaces to lift lobbies resulted in proposed parking space layout changes across basement level 1. The proposed are reflected under newly imposed Conditions 87E & 87F, as per Council's Traffic and Transport Engineer recommendation.</p> <p>The proposed deletion of the western vehicular access and driveway entry and exit has resulted in a modified parking arrangement which requires a roller shutter door to be incorporated into the design (newly imposed under Condition 206A).</p> <p>The approved ground floor level loading area was approved under the original DA/961/2015. it is considered that the provision of 2 delivery parking bays and one loading area is appropriate for the proposed modification, subject to the development of a Loading Dock Management Plan which is incorporated under newly imposed Condition 87H, as per Council's Traffic and Transport Engineer recommendation.</p> <p>Further, it is noted that swept path plans for on-site manoeuvring within the basement car parks have not been provided, however, on-site manoeuvring within the car parking levels appears satisfactory.</p> <p>Council's Traffic and Transport Engineer supported the proposal on traffic and parking grounds as there are sufficient parking spaces provided on-site and the proposal can be supported on traffic and parking grounds, subject to imposition of recommended conditions of consent.</p>

	The applicant has reviewed, and agreed, to the consolidated new conditions of consent.
Catchment and Development Engineer	<p>Council's Catchment and Development Engineer reviewed the proposal and raised no objections subject to basement flood proof device details be provided to Council and the PCA prior to the release of the Construction Certificate (newly imposed under Condition 87J). Further, it is evident that the conditions imposed within the original consent (DA/961/2015 and subsequently modified under DA/961/2015/A) remain suitable for flood planning levels and stormwater management plans.</p> <p>The applicant has reviewed, and agreed, to the consolidated new conditions of consent.</p>
Environmental Health (Waste Management)	Council's Environment Health Officer reviewed the proposal and raised no objections subject to imposition of recommended waste-related conditions of consent.
External Referrals	
Sydney Trains	The authority was provided with the mandatory 21-day period to comment on the modification application. No response was received by Council with this timeframe. Notwithstanding, in a review of the predominantly below ground and ground floor plan revisions it is evident that the conditions imposed within the original consent (DA/961/2015 and subsequently modified under DA/961/2015/A) remain suitable to manage the high voltage power lines and that the modifications will not impact upon Sydney Trains assets.

Development Contributions

Parramatta Council Section 94A Plan requires that development contributions be paid based on the development cost of works. Confirmation from the proponent on 8 November 2018 that the modifications proposed would not result any change to the Capital Investment Value (CIV) of the original approval. As such, the relevant condition does not require modification under this application.

Any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4 (Section 4.15(1)(a)(iia))

The proposal does not include any Voluntary Planning Agreements (VPAs) and section 7.4 does not apply to the application.

Provisions of Regulations (Section 4.15(1)(a)(iv))

All relevant provisions of the Regulations have been considered in the assessment of this proposal. Applicable Regulation considerations have been addressed by appropriate consent conditions.

Impacts of the Development (Section 4.15(1)(b))

Relevant matters have been addressed elsewhere in this report.

Suitability of the Site (Section 4.15(1)(c))

The relevant matters pertaining to the suitability of the site for the proposed development have been considered in the assessment of the original proposal. Additional conditions of consent are proposed to further minimise any impacts on neighbouring properties. There are no known major physical constraints, environmental impacts natural hazards or exceptional circumstances that would hinder the suitability of the site for the proposed development.

Public submissions (Section 4.15(1)(d))

In accordance with Council's notification procedures that are contained in Appendix 5 of PDCP 2011, owners and occupiers of adjoining and surrounding properties were given notice of the application for a 21-day period between 10 October 2018 and 31 October 2018. No submissions were received.

Public Interest (Section 4.15(1)(e))

The proposal has been assessed against the relevant planning policies applying to the site having regard to the objectives of the controls. As demonstrated in the assessment of the proposed modification, the proposal will allow the development of the site in accordance with its environmental capacity and future vision for the Granville Town Centre.

The approved building form is supported by SEPP 65 and an independent urban design review of the previous approvals has concluded that, subject to conditions, the proposal will maintain a visual interest to the existing Rowell Avenue and Cowper/East Streets façades and within the Granville Town Centre.

CONCLUSION

After consideration of the development against Sections 4.15 and 4.55 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the proposal is suitable for the site and is in the public interest. The application has been assessed relative to Sections 4.15(1) and 4.55(2) of the Environmental Planning and Assessment Act 1979, taking into consideration all relevant state and local planning controls and the Sydney Central City Planning Panel (SCCPP) reasons for decision.

As such, the application is recommended for approval for the following reasons:

1. The development is permissible under Parramatta Local Environmental Plan 2011 and satisfies the requirements of all of the applicable planning controls.
2. The development will be compatible with the emerging and planned future character of the area.
3. For the reasons given above, approval of the application is in the public interest.

Therefore, it is recommended that the application be approved subject to conditions.

RECOMMENDATION

Approval

That, pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act 1979, the Sydney Central City Planning Panel (SCCPP), grant consent to modify development consent DA/961/2015 for mixed-use development comprising 619 residential apartments and 12 commercial tenancies within a building with a 4 storey podium and 3 tower forms, two level basement with capacity for 633 car parking spaces to include modifications comprising the internal reconfiguration of retail tenancies resulting in 24 retail tenancies (12 additional) and an increase to retail gross floor area of 497.7m² (overall increase of gross floor area from 55,868m² to 56,365.7m²), reduction in the size of the residential foyers to the western building (Tower C), changes to the basement layout comprising the deletion of western driveway ramps, an additional 39 parking spaces (overall increase from 633 to 672 parking spaces) and the relocation of the retained vehicular access ramps, loading and plant facilities, waste room and general service areas on land at 38 Cowper Street, GRANVILLE NSW as shown on the plans submitted with the modification of determination, for a period of

five (5) years from the date on the **original** Notice of Determination subject to the following modifications:

1. Modify Condition no. 1 to read:

1. The development is to be carried out in accordance with the following plans endorsed with Council's Stamp as well as the documentation listed below, except where amended by other conditions of this consent and/or any plan annotations:

Drawing No.	Prepared By	Dated
<i>Architectural Drawings</i>		
Cover Page	Team2 Architects	17/12/2018
Aerial Photo Job 16007, Drawing DA0.01 Rev.A	Marchese Partners	17/06/16
Context Plan Job 16007, Drawing DA0.01B Rev. C	Marchese Partners	17/06/16
Survey Plan Sheets 1 and 2 Job 16007, Drawing DA0.02 Rev.B	Marchese Partners	10/11/16
Site Analysis Job 16007, Drawing DA0.03 Rev.D	Marchese Partners	17/06/16
Site Plan Job 16007, Drawing DA0.04 Rev.D	Marchese Partners	17/06/16
BASIX Summary Job 16007, Drawing DA0.05 Rev.A	Marchese Partners	29/08/16
Basement 2 Floor Plan Job 16007, Drawing DA1.03 Rev. H-b	Team2 Architects	14/12/2018
Basement 1 Floor Plan Job 16007, Drawing DA1.04 Rev. H-b	Team2 Architects	14/12/2018
Ground Floor Plan Job 16007, Drawing DA1.05 Rev.I-b	Team2 Architects	14/12/2018
Level 1 Floor Plan Job 16007, Drawing DA1.06 Rev.I-a	Team2 Architects	05/12/2018
Level 2 Floor Plan Job 16007, Drawing DA1.07 Rev.I-a	Team2 Architects	05/12/2018
Level 3 Floor Plan Job 16007, Drawing DA1.08 Rev I-a	Team2 Architects	05/12/2018
Level 4 Floor Plan Job 16007, Drawing DA1.09 Rev.I	Marchese Partners	17/06/16
Level 5-10 Floor Plans Job 16007, Drawing DA1.10 Rev.G	Marchese Partners	17/06/16
Level 11-13 Floor Plans Job 16007, Drawing DA1.10-1 Rev. B	Marchese Partners	17/06/16
Level 14 Floor Plan Job 16007, Drawing DA1.11 Rev.H	Marchese Partners	17/06/16
Level 15-20 Floor Plans Job 16007, Drawing DA1.12 Rev.H	Marchese Partners	17/06/16
Roof Plan Job 16007, Drawing DA1.13 Rev. I	Marchese Partners	17/06/16
Public Domain Civil Works Job 16007, Sheets 1 to 06 Revision A	Marchese Partners Engineering	5/02/17
North – Cowper Street Elevation Job 16007, Drawing DA2.01 Rev.E	Team2 Architects	05/11/2018
South – East Street Elevation Job 16007, Drawing DA2.02 Rev.F	Team2 Architects	05/11/2018
East – Public Park Elevation Job 16007, Drawing DA2.03 Rev.D	Marchese Partners	20/12/16

Drawing No.	Prepared By	Dated
West – Rowell Street Elevation Job 16007, Drawing DA2.04 Rev.E	Team2 Architects	05/11/2018
Section AA Job 16007, Drawing DA3.01 Rev.E	Marchese Partners	12/07/2018
Section BB Job 16007, Drawing DA3.02 Rev.E	Marchese Partners	12/07/2018
Section CC Job 16007, Drawing DA3.03 Rev.F	Marchese Partners	12/07/2018
Section DD Job 16007, Drawing DA3.04 Rev. E	Marchese Partners	12/07/2018
Section EE Job 16007, Drawing DA3.05 Rev.C	Marchese Partners	12/07/2018
Section FF Job 16007, Drawing DA3.06 Rev.E	Marchese Partners	12/07/2018
Section GG Job 16007, Drawing DA3.07 Rev.E	Marchese Partners	12/07/2018
Detail Section HH and II Job 16007, Drawing DA3.08 Rev.D	Marchese Partners	12/07/2018
Detail Section JJ and KK Job 16007, Drawing DA3.09 Rev.D	Marchese Partners	12/07/2018
Detail Section LL and MM Job 16007, Drawing DA3.10 Rev. D	Marchese Partners	12/07/2018
Detail Section NN Job 16007, Drawing DA3.20 Rev.A	Marchese Partners	10/11/16
Detail Section PP Job 16007, Drawing DA3.21 Rev.B	Marchese Partners	20/12/16
Detail Section QQ Job 16007, Drawing DA3.22 Rev.B	Marchese Partners	20/12/16
Detail Section RR Job 16007, Drawing DA3.23 Rev.B	Marchese Partners	20/12/16
Adaptable Unit Plans Job 16007, Drawing DA5.01 Rev.G	Marchese Partners	17/06/16
Adaptable Unit Plans Job 16007, Drawing DA5.02 Rev.F	Marchese Partners	17/06/16
GFA Diagrams Job 16007, Drawing DA7.01 Rev.G-a	Team2 Architects	16/01/2019
Stage A.1 Basement 1 Floor Plan Job 16007, Drawing SK100 Rev.C	Marchese Partners	18/01/17
Stage A.1 Ground Floor Plan Job 16007, Drawing SK101 Rev.C	Marchese Partners	17/01/17
Stage A.1 Level 1 Floor Plan Job 16007, Drawing SK102 Rev.D	Marchese Partners	18/01/17
Stage A.1 Site Plan Job 16007, Drawing SK103 Rev.B	Marchese Partners	15/11/16
Stage A.2 Basement 1 Floor Plan Job 16007, Drawing SK110 Rev.C	Marchese Partners	18/01/17
Stage A.2 Ground Floor Plan Job 16007, Drawing SK111 Rev.B	Marchese Partners	15/11/16
Stage A.2 Level 1 Floor Plan Job 16007, Drawing SK112 Rev.D	Marchese Partners	18/01/16
Stage A.2 Site Plan Job 16007, Drawing SK113 Rev.B	Marchese Partners	15/11/16
Stage B Basement Floor Plan Job 16007, Drawing SK120 Rev.B	Marchese Partners	15/11/16
Stage B Ground Floor Plan Job 16007, Drawing SK121 Rev.B	Marchese Partners	15/11/16
Stage B Level 1 Floor Plan Job 16007, Drawing SK122 Rev.C	Marchese Partners	11/01/17

Drawing No.	Prepared By	Dated
Stage B Site Plan Job 16007, Drawing SK123 Rev.C	Marchese Partners	11/01/16
Stage A.1, A.2 and B Section Job 16007, Drawing SK130 Rev.B	Marchese Partners	15/11/16
Stage A.1 and A.2 West Elevation Job 16007, Drawing SK131 Rev.A	Marchese Partners	17/01/17
Plan of Dedication Job 16007, Drawing SK200 Rev.A	Marchese Partners	14/11/16
<i>Public Domain, Landscaping & Civil Works Drawings</i>		
Title Sheet & Locality Plan Drawing No. DA-C-001 Rev.D	Marchese Partners Engineering	03/02/17
Legend, Abbreviations & Drawing List Drawing No.DA C_002 Rev.D	Marchese Partners Engineering	03/02/17
General Notes Drawing No.DA C_003 Rev.D	Marchese Partners Engineering	03/02/17
Erosion and Sediment Control Plan Sheets 1 and 2 Drawing No.DA C_006 and 007 Rev.D	Marchese Partners Engineering	03/02/17
Erosion and Sediment Control Details Drawing No.DA C_008 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Levels Plan – Sheet 1, Drawing No. DA_C_101 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Levels Plan – Sheet 2, Drawing No. DA_C_102 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Site Frontage Cross Sections – Sheets 1 and 2, Drawings No. DA_C_103 and 104 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Driveway No.1 Plan and Longitudinal Section A, Drawings No.DA C_111 and 112 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Driveway No.2 Plan and Longitudinal Section B, Drawings No.DA C_113 and 114 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Driveway No.3 Plan and Longitudinal Section C, Drawings No. DA_C_115 and 116 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Driveway No.4 Plan and Longitudinal Section D, Drawings No.DA C_117 and 118 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Drainage Plan – Sheets 1 and 2, Drawings No.DA_C_301 and 302 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Stormwater Long Sections – Sheets 1, 2, 3 and 4, Drawings No.DA_C_321, 322, 323 and 324 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Pavement Plan – Sheets 1 and 2, Drawings No.DA_C_601 and 602 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Detail Sheet 1, Drawing No.DA C_603 Rev.D	Marchese Partners Engineering	03/02/17
Landscape Concept Plan Drawing No. 101 to 116, Drawing No.200 to 206, Drawing No.501 to 505, Issue D	Arcadia	December 2016
<i>Stormwater Drawings</i>		
Title Sheet and Locality Plan Drawing No. STW-001 Rev.A	Marchese Partners Engineering	03/02/17

Drawing No.	Prepared By	Dated
Stormwater Drainage Legend, Abbreviations & Drawing List Drawing No. STW-002 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage General Notes Drawing No. STW-003 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Basement 2 Plan Drawing No. DA-STW-101 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Basement 1 Plan Drawing No. DA-STW-102 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Ground Floor Plan Drawing No. DA-STW-103 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Level 1 Floor Plan Drawing No. DA-STW-104 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Level 2 Floor Plan Drawing No. DA-STW-105 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Level 3 Floor Plan Drawing No. DA-STW-106 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Level 4 Floor Plan Drawing No. DA-STW-107 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Level 5-13 Floor Plan Drawing No. DA-STW-108 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Level 14 Floor Plan Drawing No. DA-STW-109 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Level 15-20 Floor Plan Drawing No. DA-STW-110 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Roof Plan Drawing No. DA-STW-111 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Detail Sheets 1, 2 and 3, Drawing No. DA-STW-201, 202 and 203 Rev A	Marchese Partners Engineering	03/02/17

Document(s)	Prepared By	Dated
Statement of Environmental Effects	THINK Planners	Various
SEPP 65 Design Verification Statement Issue C	Marchese Partners	08/12/17
Design Statement	Marchese Partners	August 2016
Urban Design Issues and Response Report	Architectus	15/07/16
Comparison Tower Massing Analysis and Addendum	Architectus	16/11/16
Construction and Demolition Waste Management Plan and Operational Waste Management Plan	Foresight Environmental Pty Limited	July 2016
Exterior Finishes Schedule Job 16007 Drawing DA6.03 Rev.B	Marchese Partners	20/12/16
BASIX Certificate Nos 753276M_03, 753277M_03 and 693093M_04	Victor Lin & Associates Pty Ltd	23/08/2018
Geotechnical Investigation Project No.84892.03	Douglas Partners	June 2016
Report on Preliminary Site Investigation with Limited Sampling and Addendum Project No.84892.03	Douglas Partners	Original Report June 2016 Addendum 1 December 2016
Flood Risk Management Report Issue 2 Final	SG Consulting	25/11/16

Document(s)	Prepared By	Dated
Flood Impact Assessment Report	SG Consulting	6/07/16 and 29/09/15
Water Sensitive Urban Design Plan Project No.25833 Drawing No.SW-02 Revision P3	Waterman Australia	10/11/16
Site Stormwater Management, Public Domain Civil Works and Flood Analysis Design Report for Development Application	Marchese Partners Engineering	06/02/17
Ventilation Assessment Project 9390	CPP Consulting	April 2016
Acoustic Planning Report Ref.SI1523SRPI Revision 1 and Addendum	Resonate Acoustics	Original Report 28/07/16 and addendum 9/11/16
CPTED Report	THINK Planners	26/07/16
Statement of Heritage Impact and Conservation Management Plan and Revised Conservation Management Plan	NBRS Partners	Original Reports dated January 2016 and Revised June 2016
Preliminary Public Art Plan	Guppy Associates Art Management	25/07/16
Access Report Reference No.216176	Accessible Building Solutions	18/12/17
Economic Impact Assessment	Macro Plan Demasi	August 2016
Traffic and Parking Assessment Report Ref.16435	Varga Traffic Planning	7/07/16
Arboricultural Impact Assessment	Footprint Green P/L	21/11/16
Tree Protection Plan	Footprint Green P/L	21/11/16
Towers A and B – Lift Performance Report (17.5207)	VOS Group	20/12/17

Note: In the event of any inconsistency between the architectural plan(s) and the landscape plan(s) and/or stormwater disposal plan(s) (if applicable), the architectural plan(s) shall prevail to the extent of the inconsistency.

Reason: To ensure the work is carried out in accordance with the approved plans.

Modify Condition no. 41 to read:

41. The 416 bicycle spaces/racks are to be provided on-site and used accordingly. The bicycle storage/racks are to comply with AS 2890.3-2015. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements.

Insert Condition no. 87E to read:

- 87E. The PCA shall ascertain that any new element in the basement carpark not illustrated on the approved plans such as columns, garage doors, fire safety measures and the

like do not compromise appropriate manoeuvring and that compliance is maintained with AS 2890.1-2004, AS2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate application.

Reason: To ensure appropriate vehicular manoeuvring is provided.

Insert Condition no. 87F to read:

87F. Parking spaces dimensions (including those spaces to visitors of residential and retail uses) are to be provided in accordance with the approved plans and with AS 2890.1-2004, AS2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate application to the satisfaction of Council's Group Manager, Development & Traffic Services. This is likely to result in a reduction in the total number of parking spaces.

Reason: To comply with Council's parking requirements and Australian Standards.

Insert Condition no. 87G to read:

87G. A maximum of 509 spaces for residential apartments, a maximum of 61 parking spaces (including 3 car share spaces) for visitors of residential apartments and a maximum of 102 parking spaces for visitors of retail tenancies are to be provided. Details are to be illustrated on plans submitted with the construction certificate application.

Reason: To comply with Council's parking requirements.

Insert Condition no. 87H to read:

87H. Prior to the issue of the relevant construction certificate the applicant must submit a Loading Dock Management Plan to the satisfaction of Council's Manager, Development & Traffic Services. The Plan must address the following matters:

- Delivery requirements and service schedules;
- Operational aspects on how to use facilities; and
- Management duties and responsibilities.

Reason: To ensure compliance with the Parramatta DCP 2011 and reduce kerbside stopping reliance.

Insert Condition no. 87I to read:

87I. Three (3) car parking spaces are to be allocated for car share parking space. Car share parking spaces must be publicly accessible at all times, adequately lit and sign posted. Written evidence must be provided with the development application demonstrating that offers of a car space to car share providers have been made together with the outcome of the offers or a letter of commitment to the service. The PCA shall ascertain that agreement with a commercial operator is subscribed prior to issue of the construction certificate. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's Development Control Plan.

Insert condition no. 87J to read:

87J. Details of the basement flood proofing devices (i.e. flood gates, flood doors etc) are to be submitted for the approval both of Council's Manager, Technical Specialists

and of the PCA, both of which must be obtained prior to release of the Construction Certificate.

Reason: To comply with Council's Development Control Plan.

Insert Condition no. 195A to read:

195A. Prior to the issue of the relevant Occupation Certificate(s), a Green Travel Plan is to be submitted to Council, supported by details of how that Plan will be implemented. The plan is to include targets, travel data and the measures to achieve the targets. It is recommended that the plan consider information pack on public transport to be provided to the new residents to encourage use of public transport. The Green Travel Plan shall be incorporated into or annexed to the strata management plan for the residential units in perpetuity.

Reason: To comply with Parramatta DCP 2011.

Insert Condition no. 206A to read:

206A. The roller shutter door to be provided at the driveway entry and exit is to be operated via remote control. If an intercom is installed, it is to be provided at the centre of the driveway (not attached on the wall) to the car park in accordance with Clause 3.3 (b) of AS 2890.1-2004.

Reason: To comply with Australian Standards.

Insert Condition no. 206B to read:

206B. One year from the issue of the Occupation Certificate, and every year for 3 years thereafter, the applicant shall submit to the satisfaction of Council's Manager Development & Traffic Services a review report on the effectiveness of the Green Travel Plan. The reviews shall include surveys of modal share and vehicle trip generation for the various land uses within the development during peak and off-peak periods. The review shall also include any recommendations for improving the effectiveness of the plan. Any recommendations made to improve the effectiveness of the plan shall be incorporated into an updated Green Travel Plan.

Reason: To ensure the effective management of the Green Travel Plan.

2. All other conditions of DA/961/2015 and subsequently modified DA/961/2015/A remain unchanged/unmodified.