



SYDNEY CENTRAL CITY PLANNING PANEL

COUNCIL ASSESSMENT REPORT

Panel Reference	2018CCI012
DA Number	DA/89/2017/C
LGA	City of Parramatta Council
Proposed Development	Section 4.55(2) Modification to approved DA/89/2017 for alterations and additions to an educational establishment (Arden Anglican School) including part demolition, tree removal, earthworks and construction of a five (5) storey school building with roof terrace, basement car parking for 31 vehicles and associated infrastructure works and upgrades to include changes to the basement level, sprinkler booster to Essex Street, changes to front fence along Essex Street, reduction of the width landscaping along southern boundary from 2m to 1.2m, internal and external reconfigurations and changes to approved Conditions 7 (buses on-site) and Conditions 28 & 88 (Acoustic Report). The application is to be determined by the Sydney Central City Planning Panel.
Street Address	Lots 2, 3, 13 & 14 in DP 758390, 50 Oxford Street, EPPING, NSW 2121
Applicant	DFP Planning
Owner	Arden Anglican School Council
Date of DA lodgement	26 October 2018
Number of Submissions	Eleven (11)
Recommendation	Approval, subject to conditions
Regionally Significant Development	Clause 5 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 \$5 million. The original proposed development had a CIV of \$21,838,300.
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• State Environmental Planning Policy 55 – Remediation of Land• State Environmental Planning Policy 64 – Advertising and Signage• State Environmental Planning Policy (Infrastructure) 2007• State Environmental Planning Policy (State and Regional Development) 2011• State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005• Hornsby Local Environmental Plan 2013• Hornsby Development Control Plan 2013

List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Original assessment planning report DA/89/2017 • Architectural Plans • Consolidated conditions of consent
Report prepared by	Shaylin Moodliar, Senior Development Assessment Officer
Report date (to SCCPP)	18 April 2019

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

Yes

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



Parramatta City Council

File No: DA/89/2017/C

ASSESSMENT REPORT – MODIFICATION OF CONSENTS

Environmental Planning & Assessment Act 1979

SUMMARY

Application details

DA No:	DA/89/2017/C
Property:	Lots 2, 3, 13 & 14 in DP 758390 50 Oxford Street, EPPING, NSW 2121
SCCPP Approved development:	Alterations and additions to an educational establishment (Arden Anglican School) including part demolition, tree removal, earthworks and construction of a five (5) storey school building with roof terrace, basement car parking for 31 vehicles and associated infrastructure works and upgrades.
Proposed modification:	Section 4.55(2) Modification to the approved DA/89/2017 to include changes to the basement level, sprinkler booster to Essex Street, changes to front fence along Essex Street, reduction of the width landscaping along southern boundary from 2m to 1.2m, internal and external reconfigurations and changes to approved Conditions 28 & 88 (Acoustic Report) including the deletion of Condition 7 (buses on-site).
Date of receipt:	26 October 2018
Applicant:	Arden Anglican School Council (C/o DFP Planning)
Owner:	Arden Anglican School Council
Submissions received:	Eleven (11)
Conciliation Conference Held:	Yes (held on 28 February 2019)
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
Assessment Officer:	Shaylin Moodliar

Legislative requirements

Zoning:	B2 Local Centre & R4 High Density Residential Zones under the Hornsby Local Environmental Plan 2013 (HLEP 2013)
Other relevant legislation and Environmental Planning Instruments (EPIs)	Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, SEPP 55 – Remediation of Land, SEPP 64 – Advertising and Signage, SEPP (Infrastructure) 2007, SEPP (State and Regional Development) 2011, SEPP (Educational Establishments and Child Care Facilities) 2017 and SREP (Sydney Harbour Catchment) 2005.
Planning Controls & Policy	Hornsby Development Control Plan 2013 and Hornsby Section 94A development contributions plan 2014-2024
Heritage item?	No
Heritage Conservation Area?	No
Nearby item or Cons. area?	Yes
Archaeological heritage?	No
Integrated development	No
Designated development	No
Crown development	No
Delegation	Sydney Central City Planning Panel (SCCPP)

EXECUTIVE SUMMARY

On 6 September 2017, the then Sydney West Central Planning Panel (SWCPP) granted approval to Development Application No.DA/89/2017 (SWCPP Item: 2017SWC028) for alterations and additions to an educational establishment (Arden Anglican School) including part demolition, tree removal, earthworks and construction of a five (5) storey school building with roof terrace, basement car parking for 31 vehicles and associated infrastructure works and upgrades on land at 50 Oxford Street, Epping.

On 26 October 2017, Council granted delegated approval for Section 4.55(1) Modification (then Section 96(1)) Application No. DA/89/2017/A to correct a drafting error in Condition 30 to correctly reflect the cost of works used to determine Section 94A Contributions.

On 24 August 2018, Council granted delegated approval for Section 4.55(1A) Modification Application No.DA/89/2017/B to include a relocation of the padmount/substation and increase the size of the basement level, raising the level of basement slab by 450mm, the provision of a firepump room, provision of an addition bicycle space and provision of a sprinkler booster.

This report considers a proposed modification seeking consent for:

- reconfiguration of the basement level including addition of an access walkway from the bicycle parking spaces to the lift core;
- replacement of the approved sandstone front wall/fence along Essex Street with a rendered and painted concrete wall with 50mm high sandstone capping;
- reduction of the width of landscaping along southern boundary from 2m to 1.2m;
- internal and external reconfigurations to all levels of the school building;
- lower the rooftop floor level by approximately 460mm from RL 110.04 to RL 109.58;
- replace rooftop turfed grassed terrace with synthetic grass;
- lower the height of the rooftop pergola by approximately 100mm from RL 112.94 to RL 112.84;
- deletion to Condition 7 (buses on-site) requiring buses to enter and exit the site in a forward direction; and

- Amendments to approved Conditions 1 (stamped approved plans), 28 (revised acoustic report & 88 (revised acoustic report).

The proposal is generally consistent with the form for the approved development and is compatible for the controls for the site outlined in the Hornsby Local Environmental Plan (HLEP) 2013, Hornsby Development Control Plan (HDCP) 2013, and Hornsby's Epping Town Centre Public Domain Guidelines.

Part of the site is within the Epping Town Centre and is currently zoned B2 Local Centre with the remainder zoned R4 High Density Residential under the Hornsby LEP 2013. No maximum FSR control applies to the two (2) lots fronting Essex Street and the proposal, as modified, does not change the approved gross floor area where a maximum FSR applies to the site (Oxford Street).

The maximum permitted building height along the Essex Street portion of the site is 17.5m and the proposal, as modified, does not amend the maximum height of the building from that approved.

The proposal generally complies with the requirement in the Hornsby Development Control Plan 2013 (HDCP 2013) where relevant.

Eleven (11) written submissions were received by Council in response to the public notification process. The issues raised being adverse traffic and parking concerns along Essex Street, use of Rockleigh Park by Arden School for activities, waste storage impacts, unacceptable loss of solar access and acoustic impact (from rooftop and vehicles) have been addressed elsewhere in this report.

The application has been assessed under sections 4.15 & 4.55 of the *Environmental Planning and Assessment (EP&A) Act 1979*, taking into consideration all relevant State and local planning controls. The proposal demonstrates a satisfactory response to the objectives and controls of the applicable planning framework.

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

SITE DESCRIPTION, LOCATION AND CONTEXT

The subject site is legally known as Lots 2, 3, 13 & 14 in DP 758390, and is known as 50 Oxford Street, Epping. The site has double street frontages to Essex Street and Oxford Street. The site has a combined frontage to Oxford and Essex Street of approximately 40.2 metres. The depth of the site between both street frontages is approximately 108.6 metres (along the combined northern boundary) and is approximately 129.5 metres (along the combined southern boundary). The site is irregular in shape with a total area of 5,240m². An aerial photograph of the site and immediate surrounds is included in **Figure 1** with the site outlined in blue.

The existing buildings facing Oxford and Essex Streets respectively were constructed in the early 1950's, with two (2) newer buildings constructed during the early 1970's. The buildings have been continually used for educational establishment purposes for approximately 50 years.

Part of the subject site is currently under construction. An existing drop off zone is located on Oxford Street which is connected to a parking and utility area. Existing landscaping includes a range of native and exotic species which are spread across the site but concentrated predominantly along the boundaries of the site.



Figure 1 - Aerial view of locality showing adjoining development.

Source: Nearmap dated 4 March 2019



Figure 2 - Aerial view of subject site (highlighted and under construction) showing adjoining development. Source: GIS Online

The Arden Anglican School Epping campus site legally consists of the following four allotments:

Lot	DP	Address	Size
2	758390	50 Oxford Street, Epping	1,310 m ²
3	758390	50 Oxford Street, Epping	1,310 m ²
13	758390	50 Oxford Street, Epping	1,310 m ²
14	758390	50 Oxford Street, Epping	1,310 m ²
Total subject site area			5,240 m²



Figure 3 – Aerial of allotments map and location of Rockleigh Park.

Source: GIS Online

This site is located within the northern edge of the Epping Town Centre Precinct, where it adjoins surrounding residential areas, approximately 280 metres north-east of Epping Rail Station. The Epping Town Centre is comprised of a range of office premises, retail shops, low-to-high density residential development, places of public worship and other ancillary uses.

Notwithstanding the existing character described above, the planning controls envisage having a future character of high-density residential buildings along Essex Street with a high-density mixed-use commercial core along Oxford Street. The site and surrounding properties on all boundaries are zoned B2 Local Centre and R4 High Density Residential.

The Arden Anglican School currently has 455 students and 53 staff (full time equivalent (FTE)). Not all students are accommodated on the Oxford Street site. The school leases space within Cambridge Office Park, at 37-41 Oxford Street, Epping.

PROPOSED MODIFICATION

Approval is sought to modify the approved development as follows:

- reconfiguration of the basement level including addition of an access walkway from the bicycle parking spaces to the lift core;
- replacement of the approved sandstone front wall/fence along Essex Street with a rendered and painted concrete wall with 50mm high sandstone capping;
- reduction of the width of landscaping along southern boundary from 2m to 1.2m;
- internal and external reconfigurations to all levels of the school building;
- lower the rooftop floor level by approximately 460mm from RL 110.04 to RL 109.58;
- replace rooftop turfed grassed terrace with synthetic grass;
- lower the height of the rooftop pergola by approximately 100mm from RL 112.94 to RL 112.84;
- deletion to Condition 7 (buses on-site) requiring buses to enter and exit the site in a forward direction; and
- Amendments to approved Conditions 1 (stamped approved plans), 28 (revised acoustic report & 88 (revised acoustic report).

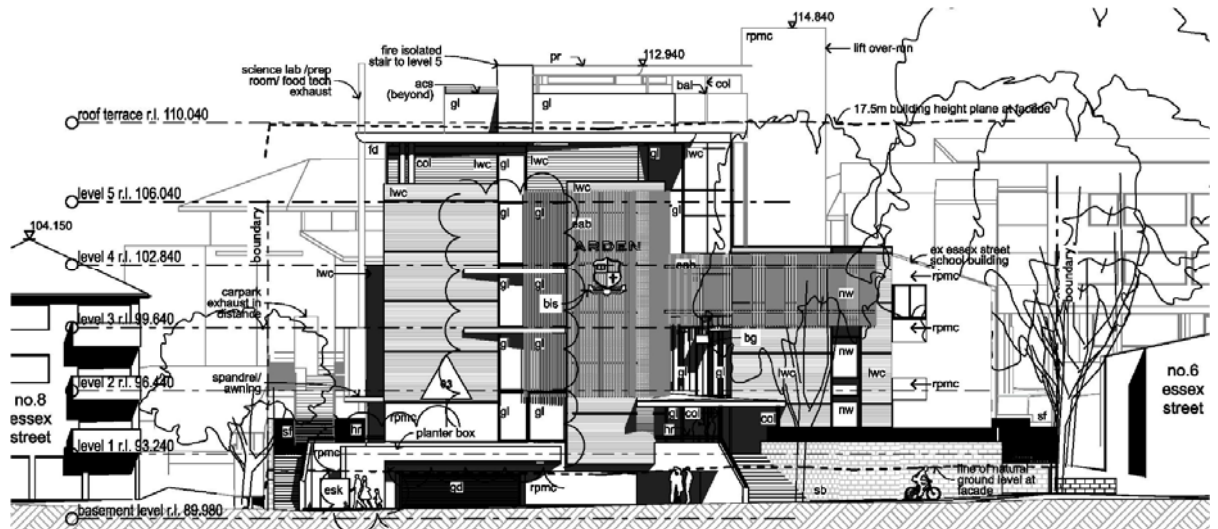


Figure 4 – Approved Essex Street elevation under DA/89/2017.

Source: Stanton Dahl Architects

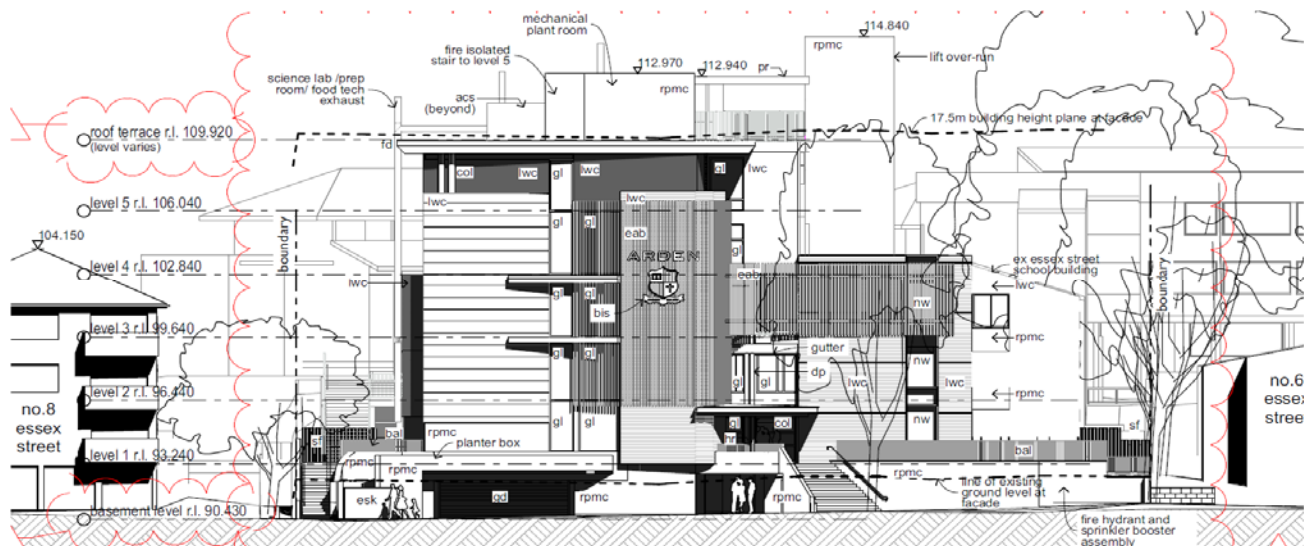


Figure 5 – Proposed Essex Street elevation under DA/89/2017/C.

Source: Stanton Dahl Architects

A more detailed summary of the proposed works is provided as follows:

Basement level (RL 90.43)

- Reconfiguration of the basement level including the addition of an access walkway from the bicycle parking spaces to the lift core.



Source: Stanton Dahl Architects



Source: Stanton Dahl Architects

Level 1 (RL 93.24)

- Reduction in the size of the Essex Street entry awning;
- Convert the paving and outdoor seating area in the north-eastern portion into a lowered landscaped area fronting Essex Street at the existing ground level;
- Reduce the length of the Essex Street building from 57.6m to 57.1m;
- Increase the setback to the southern boundary from store/plant room from 1m to 1.2m;
- Reduce the screen planting width along the southern boundary from 2m to 1.2m; and
- Reconfigurations to the administration offices consisting 2 science laboratory rooms, a science prep room, server room, store/plant room, amenities rooms, a student services (SS) area with SS pastoral care room, a SS admin compact room, a sick bay room with bathroom, an interview room, learning support room, 2 counsellor rooms, reception and kitchenette, an administration area with principal's office and personal assistant office area, middle and senior head offices with personal assistant area, a reception, an interview room, 3 stairs, and entry foyer and lift lobby from Essex Street.



Figure 8 – Approved Level 1 plan under DA/89/2017.

Source: Stanton Dahl Architects

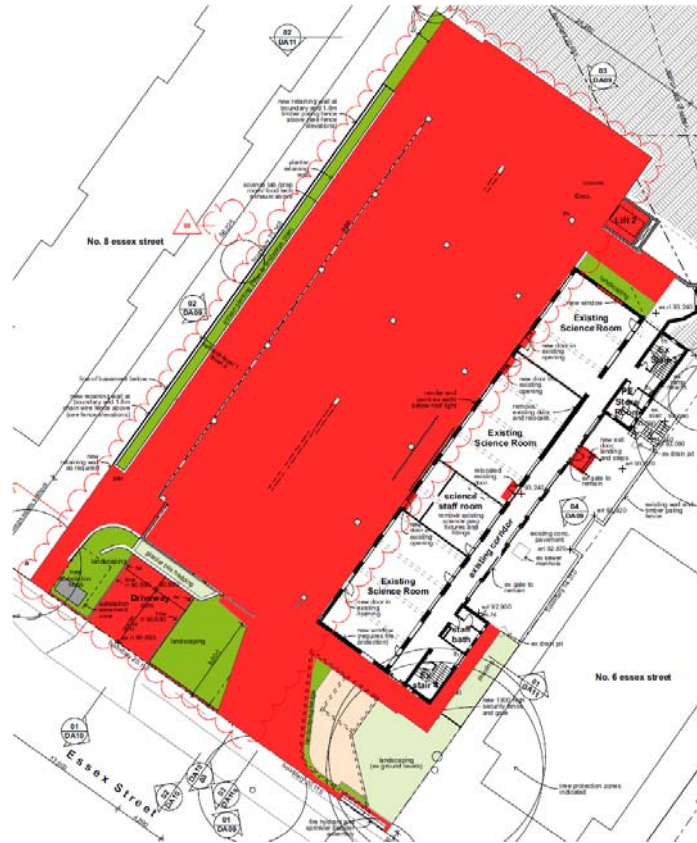


Figure 9 – Proposed Level 1 plan under DA/89/2017/C.

Source: Stanton Dahl Architects

Level 2 (RL 96.44 – RL 97.65)

- Reconfiguration of the food tech and food preparation rooms to include an additional entrance from common terrace area;
- New hall storage;
- Delete lift core no.1 and convert the space into a storage room (towards Essex Street);
- Changes to colonnade/structural support treatments for the Level 3 balcony area above;
- Changes to the ramps/stairs/walkways between the outdoor multi-purpose court 2 and the school building with modified planter boxes;
- Increase in width along southern boundary from 1m to 1.2m (between the boundary and the screen landscaping to the outdoor multi-purpose courts); and
- Delete the new staff/gym rooms to the existing Oxford Street building to include separate boys/girls changerooms adjacent to canteen area.

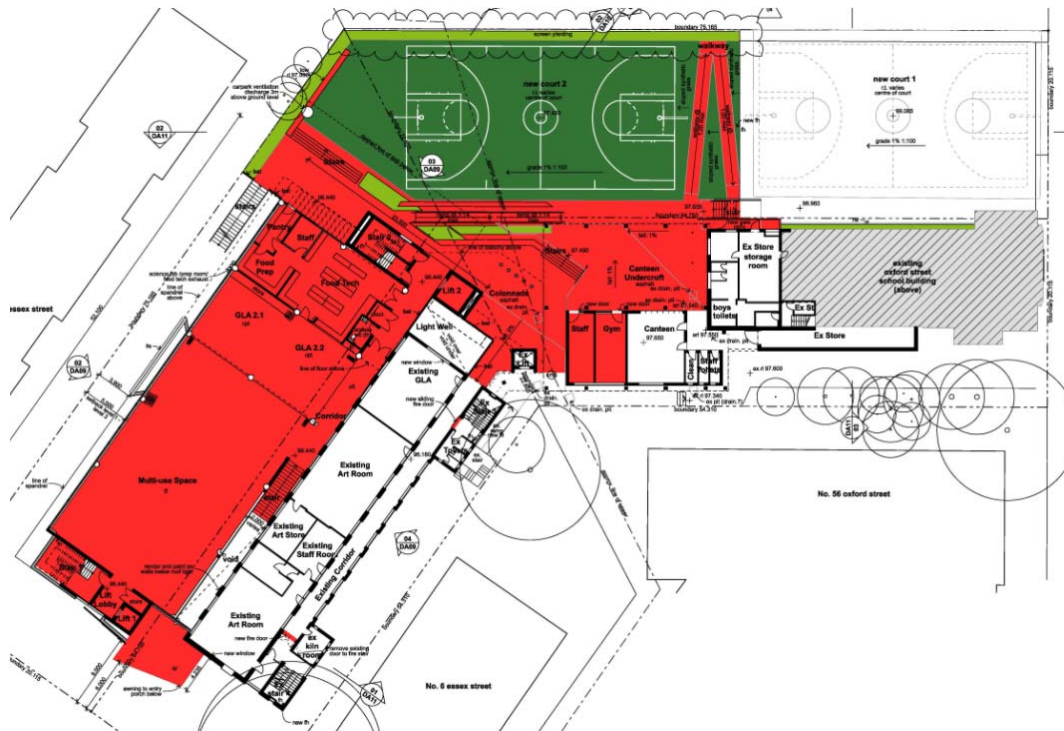


Figure 10 – Approved Level 2 plan under DA/89/2017.

Source: Stanton Dahl Architects

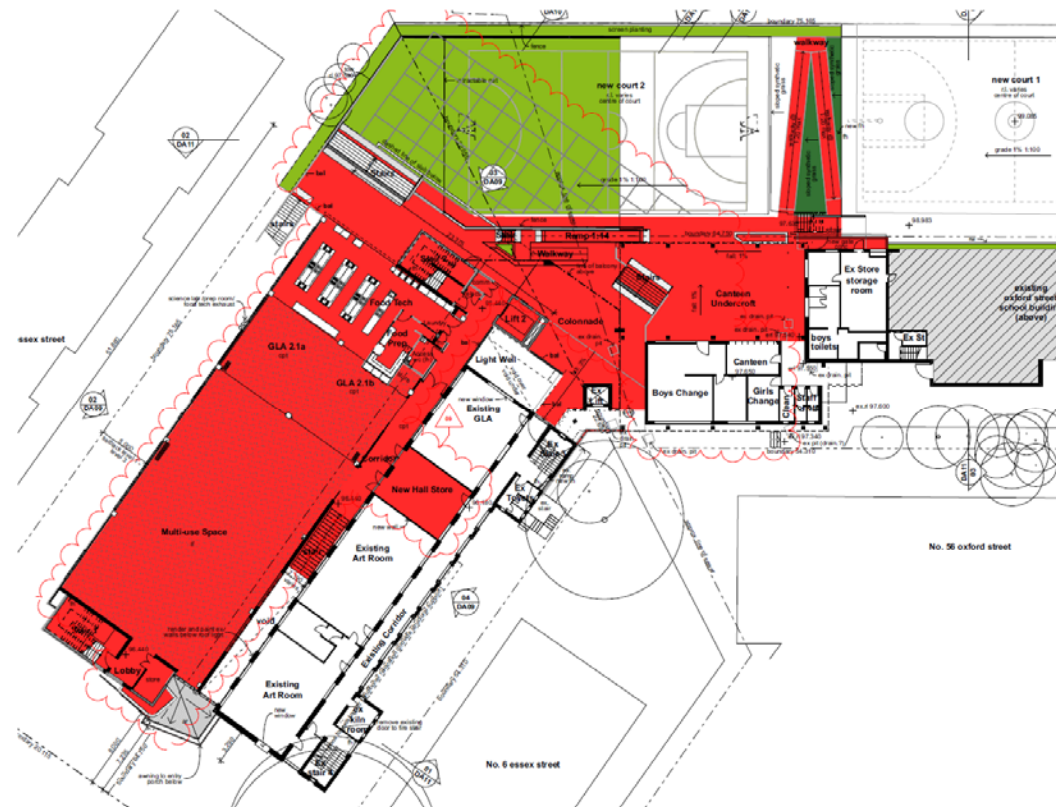


Figure 11 – Proposed Level 2 plan under DA/89/2017/C.

Source: Stanton Dahl Architects

Level 3 (RL 99.64)

- Reconfigurations to the resource centre floor plan (RL 99.64) to include seminar and staff office areas;
- Extension to the balcony area around lift core no.2 between the resource centre room and the existing library in the existing Oxford Street building;

- Delete the lift core no.1 overrun and convert the space into an enlarged storage room (towards Essex Street); and
- Retain the existing Oxford Street boundary fence adjacent to multi-purpose sport court 1 with a modified pedestrian entry gate.

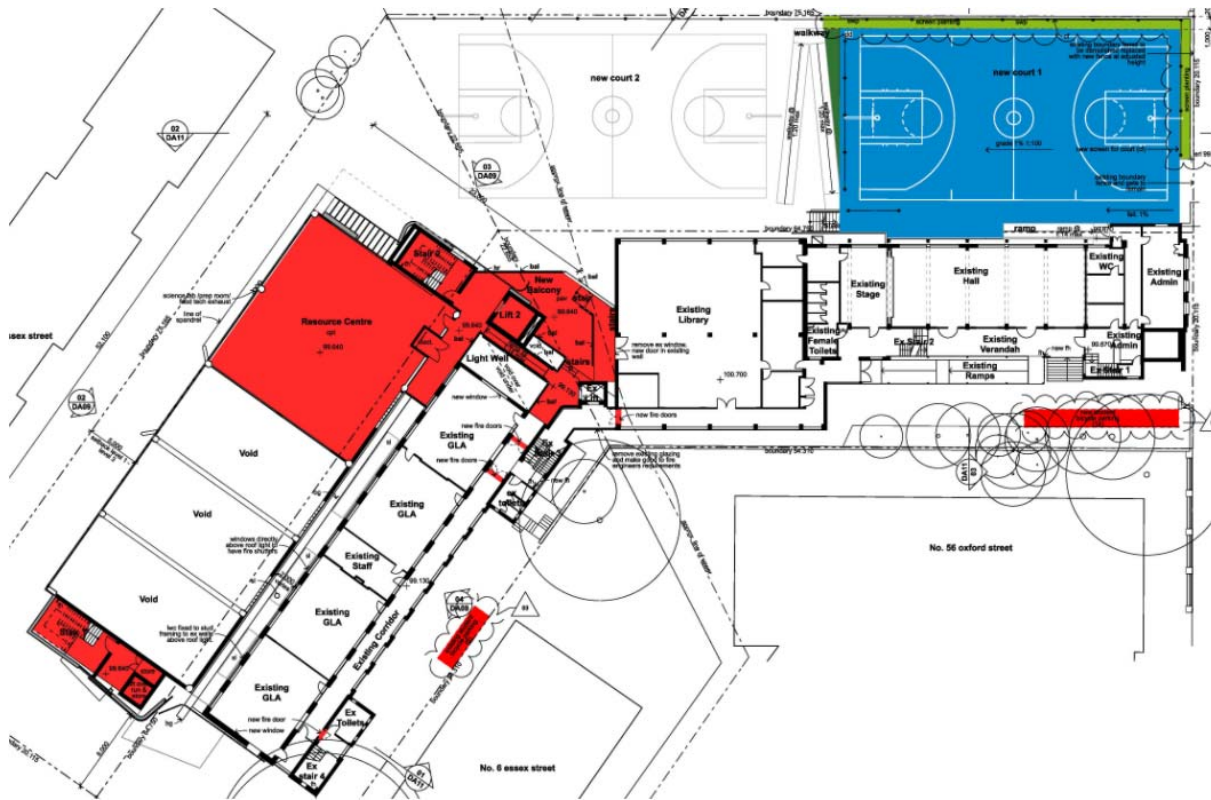


Figure 12 – Approved Level 3 plan under DA/89/2017.

Source: Stanton Dahl Architects

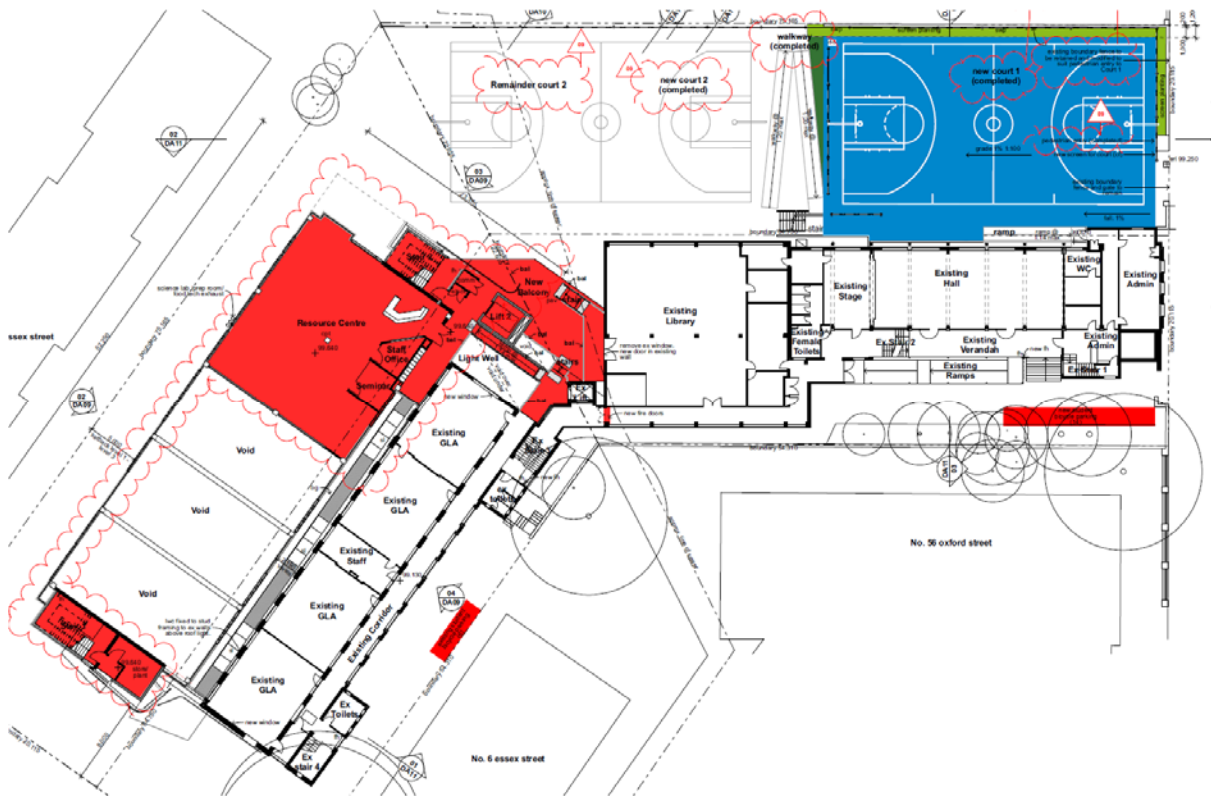


Figure 13 – Proposed Level 3 plan under DA/89/2017/C.

Source: Stanton Dahl Architects

Level 4 (RL 102.84)

- Reconfigurations to the GLA 4.6, GLA 4.7 and staff room no. 2.

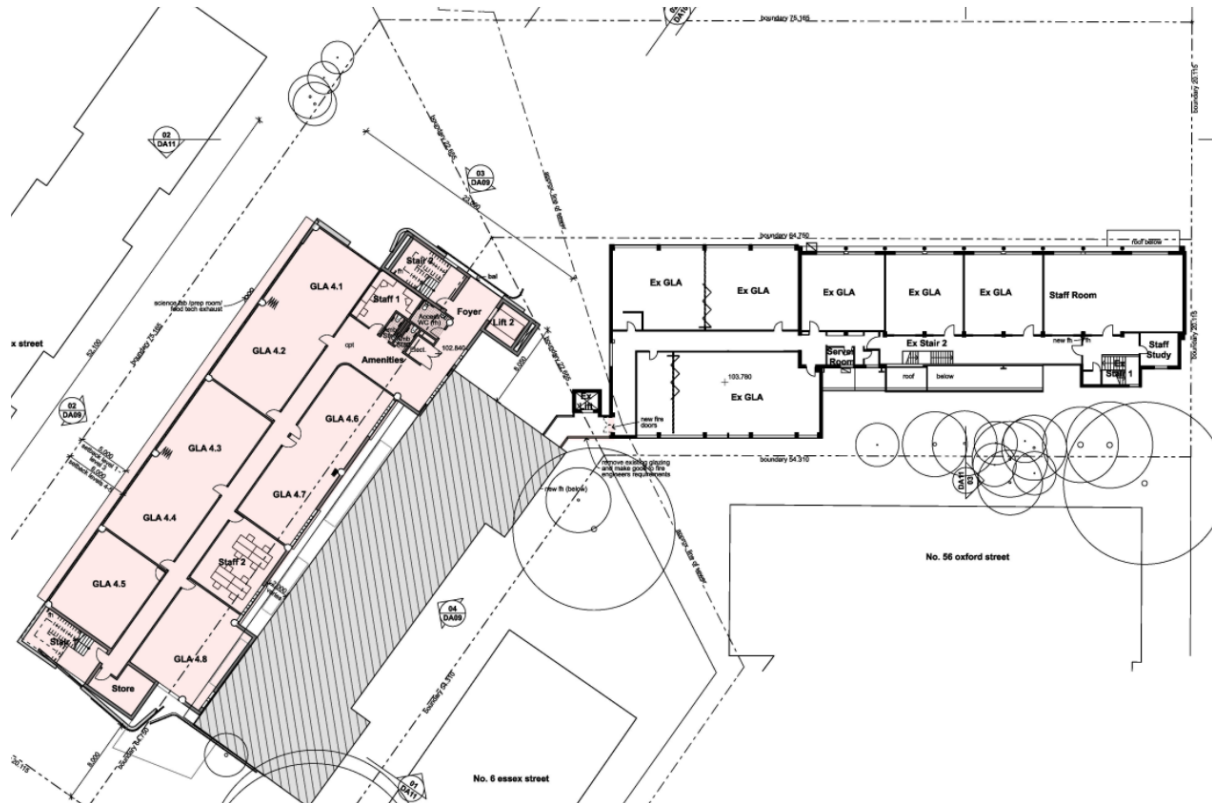


Figure 14 – Approved Level 4 plan under DA/89/2017.

Source: Stanton Dahl Architects

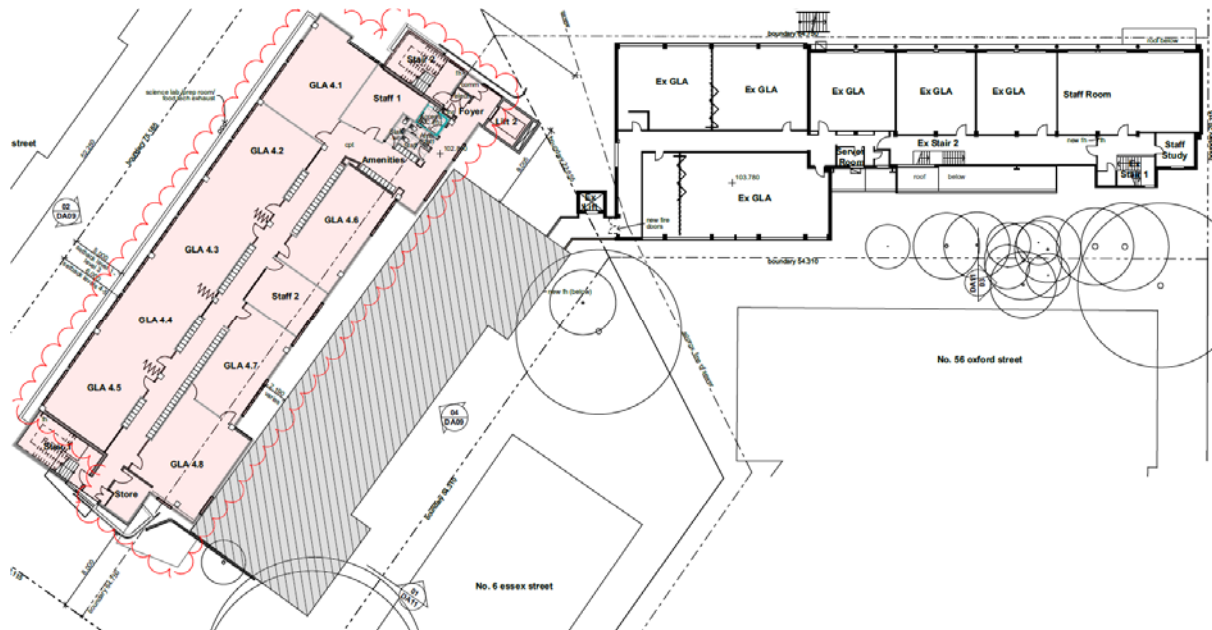


Figure 15 – Proposed Level 4 plan under DA/89/2017/C.

Source: Stanton Dahl Architects

Level 5 (RL 106.04)

- Reconfigurations to the floor plans in association with the TAS classrooms, GLA classrooms and associate staff and storage areas to include carpeted GLA 5.1/5.2

room, TAS low/high rooms, TAS welding room, computer room, textiles, bulk store room, machine bay room, one (1) staff room, storeroom, lift core 2 foyer and stairs.

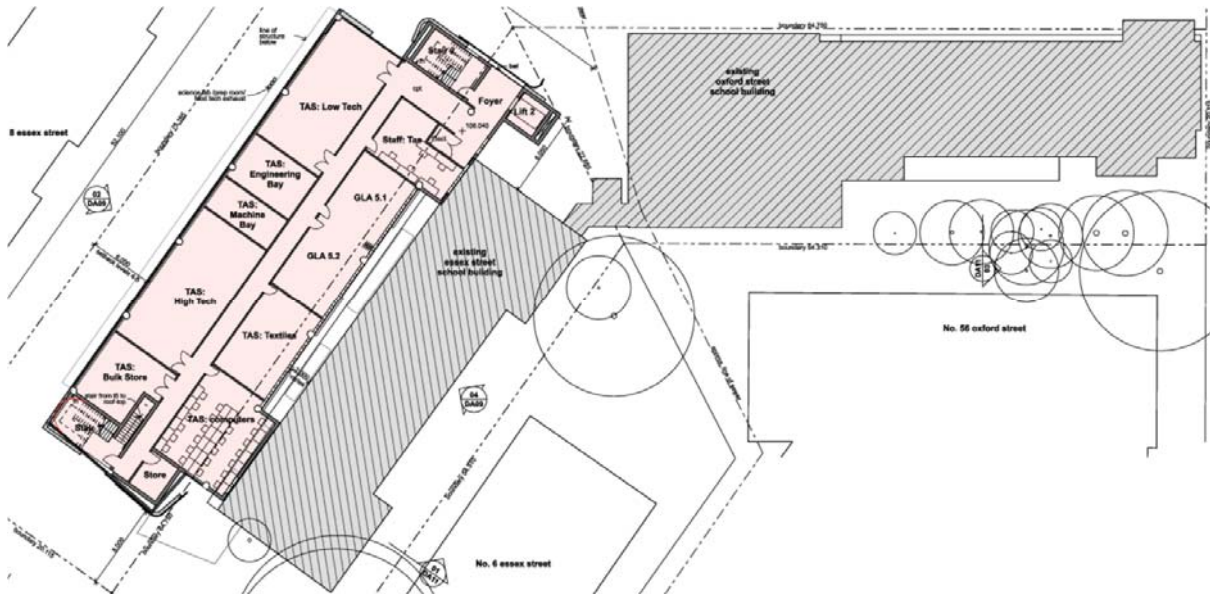


Figure 16 – Approved Level 5 plan under DA/89/2017.

Source: Stanton Dahl Architects

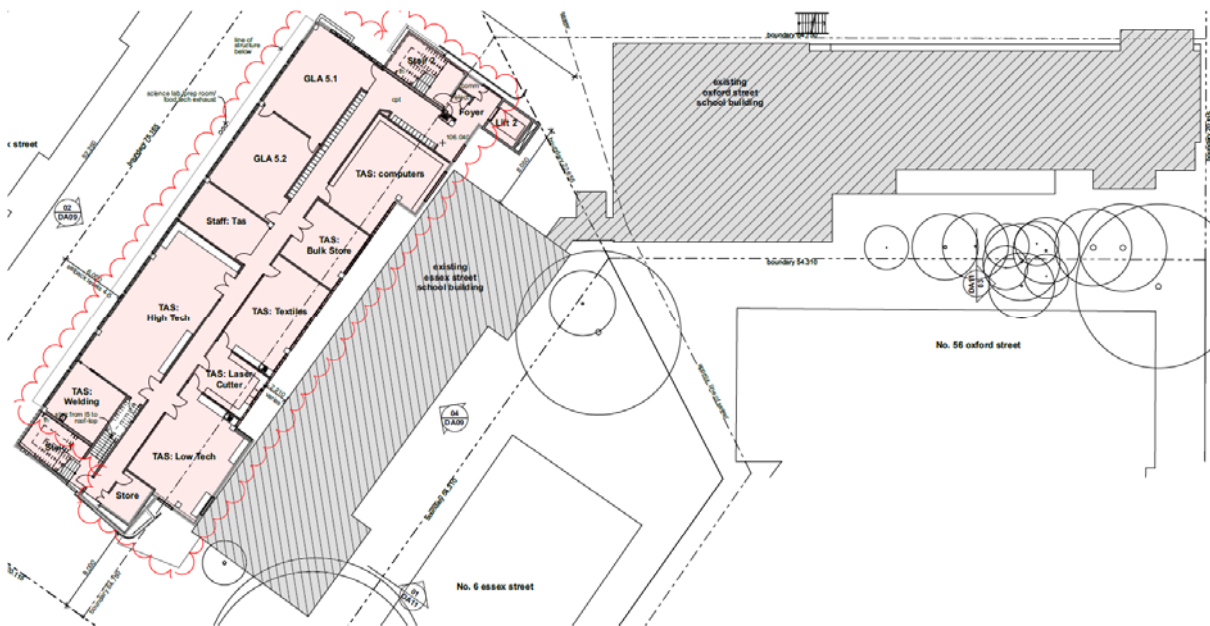


Figure 17 – Proposed Level 5 plan under DA/89/2017/C.

Source: Stanton Dahl Architects

Roof Plan (RL 109.58)

- Reduction in the floor level by approximately 460mm from RL 110.04 to RL 109.58;
- Replace turfed area with synthetic grass;
- Reconfiguration of the mechanical plant to include a rainwater tank and the science lab exhaust stacks;
- Glazed balustrading to be replace with 1.5m high steel balustrading;
- Replacement of the louvred acoustic screen to consist of solid acoustic screen across the full length of the southern façade;
- Reduce the height of pergola by approximately 100mm from RL 112.94 to RL 112.84;
- Lower the fire stair no.4 by approximately 700mm from RL 112.97 to RL 112.26; and
- Delete the overhanging roof element associated with the northern void.



Figure 18 – Approved site and roof plan under DA/89/2017.

Source: Stanton Dahl Architects

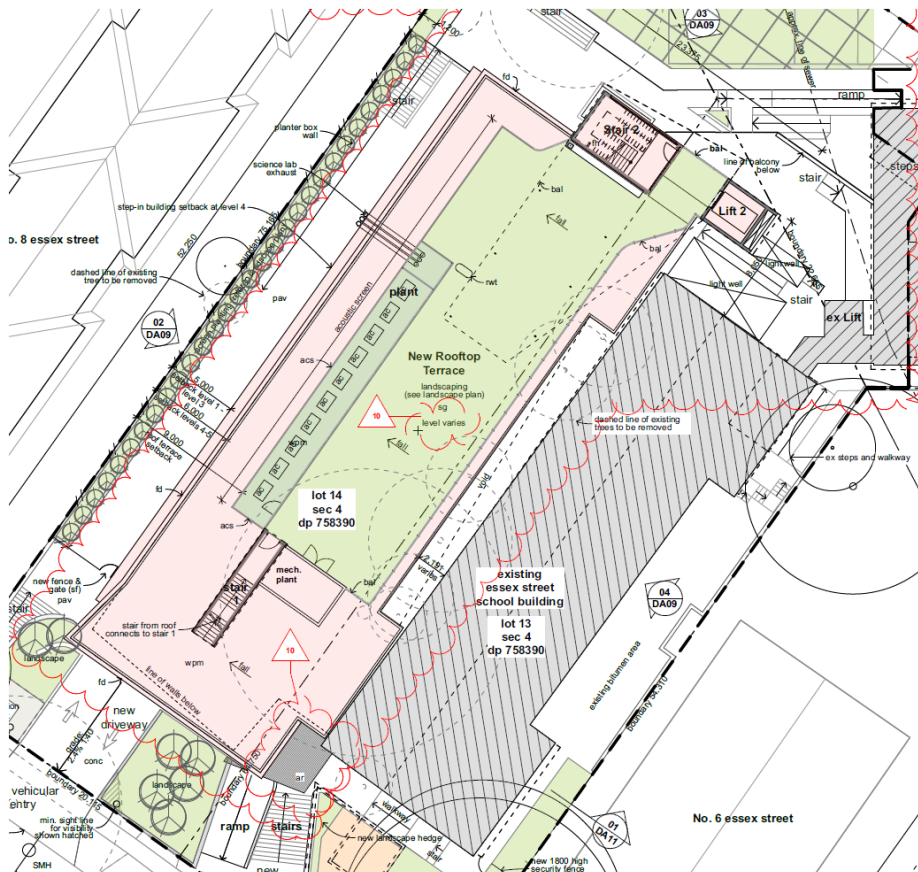


Figure 19 – Proposed site and roof plan under DA/89/2017/C.

Source: Stanton Dahl Architects

Site facilities & improvements

- Addition of a fire hydrant and sprinkler booster assembly to the Essex Street frontage (towards the north-eastern corner);
- Replacement of the approved sandstone front wall/fence along Essex Street with a rendered and painted concrete wall with 50mm high sandstone capping;
- New access walkway along the Essex Street façade linking the new lowered landscaped area and main building entry;
- Lower the landscape area fronting Essex Street from Level 1 to the existing ground level;
- Delete the landscape trellis and awning/spandrel treatments on the southern façade of the building; and
- Reduce the glazing treatment on the southern faced by approximately 30%.

Note: No changes are proposed to the approved 31 basement level car parking spaces.

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, construction under DA/89/2017 has commenced. The construction of a new multi-purpose sports court is completed along the Oxford Street frontage and site works within Essex Street for the new 5-storey school building have commenced.

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, as modified, is substantially the same development for which consent was originally granted under DA/89/2017 and subsequent modifications DA/89/2017/A & DA/89/2017/B.

(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/89/2017 was required to be referred to Roads and Maritime Services (RMS) and Ausgrid for comment. Ausgrid was notified of the revised DA/89/2017/B plans and responded with conditions regarding utility provisions which

are included in the draft conditions of consent. The proposed modifications are substantially the same development for which consent was originally granted and does not require re-referral to any other public authority.

(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/89/2017 was required to be notified in accordance with the provisions of HDCP 2013. Eleven (11) submissions were received and the issues raised are addressed in this report.

Section 4.55(3) of the Environmental Planning and Assessment Act 1979 states:

(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 6 September 2017, the SCCPP (as the consent authority) approved the application with the following reasons:

- The proposal is an extension of well-established and centrally located school facilities that are located in an area planned for high quality development. The expanded school facilities will provide valuable additional community facilities to serve the area's growing population.
- The proposal complies with nearly all development standards and guidelines, with the exception of the building height, an application to vary this has been received.
- The Panel is satisfied that the applicant's request to vary the development standard has adequately addressed the matters required to be demonstrated in Clause 4.6(3) and the proposed development will be in the public interest because it is consistent with the objectives of the standard and the objectives within the zone.
- The design of the proposal has been carefully reviewed by the Design Excellence Advisory Panel and responds to that Panel's opinions. The final design is considered to be appropriate and compatible with the planned future character of the area.

The proposal remains consistent 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 No.55 – Remediation of Land

The site is not identified in Council's records as being contaminated. 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 within the deemed SEPP.

State Environmental Planning Policy (Infrastructure) 2007

The provisions of SEPP (Infrastructure) 2007 have been considered in the assessment of the development application. The application is not subject to clause 45 of the SEPP as the development does not propose works within the vicinity of electricity infrastructure that trigger a written referral to the energy authority. The application is not subject to clause 101 of the SEPP as the site does not have frontage to a classified road. The application is not subject to clause 102 of the SEPP as the average daily traffic volume of Oxford / Essex Streets are each less than 40,000 vehicles.

The application is not subject to clause 104 of the SEPP as there is no increase to the number of students. It is noted the original DA/89/2017 was referred to Roads and Maritime Service (RMS) for their consideration and comment who recommended a school zone condition be imposed on the Notice of Determination. The proposal, as amended, is consistent with the controls contained within this SEPP.

State Environmental Planning Policy No.64 – Advertising and Signage

There is no change to the approved building identification sign and school logo. The proposal, as amended, is consistent with the controls contained within this SEPP.

State Environmental Planning Policy (State and Regional Development) 2011

This application is captured by Part 4 of this SEPP which provides that the SCCPP is the consent authority for this application.

State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017

During the original assessment for DA/89/2017, the SEPP (Educational Establishments and Child Care Facilities) 2017 was placed on public exhibition from 3 February 2017 to 7 April 2017. The proposal, as amended, retains compliance with the 7 design quality principles pursuant to Schedule 4 of the SEPP (Educational Establishments and Child Care Facilities) 2017. No further assessment under this SEPP is required under this application.

Hornsby Local Environmental Plan 2013 (HLEP 2013)

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

Control	Approved under DA/89/2017, DA/89/2017/A and DA/89/2017/B	Proposed under DA/89/2017/C	Complies
Clause 2.3 Zone objectives and Land Use Table	The site is zoned B2 Local Centre and R4 High Density Residential under the provisions of Hornsby Local Environmental Plan 2013. Under the Hornsby Local Environmental Plan 2013, an <i>educational establishment</i> is permissible in a B2 Zone, however, it is prohibited in the R4 Zone. Notwithstanding, the proposed development is permissible on the subject site pursuant to Clause 28 of the State Environmental Planning Policy (Infrastructure) 2007.	No change	Yes
Clause 2.7 Demolition requires development consent	The application seeks consent for demolition works. Council's standard conditions relating to demolition works are included in the recommendation.	No changes	Yes
<p>Clause 4.3 Height of Buildings</p> <p>R4 Zone land (2 lots fronting Essex Street): 17.5m</p> <p>B2 Zoned land (2 lots fronting Oxford Street): 48m</p>	<p>Approved building heights:</p> <ul style="list-style-type: none"> o 21.7m (4.2m breach) to the top of the lift core no.2 overrun structure (RL 114.84 – existing ground level 93.08) - 24% over the maximum height control o 20.2m (2.7m breach) to the top of the fire stairs at the rooftop level (RL 112.97 – existing ground level 92.71) - 15.4% over the maximum height control; o 20.2m (2.7m breach) to the top of the roof area (covering approximately 140 m²) to the seated area at the rooftop level (RL 112.94 – existing ground level 92.74) - 15.4% over the maximum height control; and o 19.1m (1.6m breach) to the acoustic fencing/balustrade around the perimeter of accessible area within the rooftop level (RL 111.86 – existing ground level 92.74) - 9.1% over the maximum height control. 	No changes to the approved building heights under this application.	No changes to the approved maximum building heights
<p>Clause 4.4 Floor Space Ratio</p> <p>Maximum FSR to R4 Zone land (2 lots fronting Essex Street): N/A</p> <p>Maximum FSR to B2 Zoned land (2 lots fronting Oxford Street): 11,790 m² (FSR of 4.5:1)</p>	<p>The existing gross floor area of the Oxford Street allotments is 2,594.2m². Note the proposal does not increase GFA within the Oxford Street allotments.</p> <p>The maximum FSR control does not apply to the R4 Zone lots of the site, nonetheless, the proposed new school building along Essex Street will result in approximately 3,569.3 m² of gross</p>	No changes to the approved FSR within the Oxford Street lots. The proposed modification seeks internal and external reconfigurations to the approved building on Essex Street, which does not have a maximum FSR control. The proposal, as amended, complies with this control.	No changes to the approved maximum FSR where it applies

	floor area. The proposal complies with Clause 4.4 of HLEP 2013.	
Clause 5.10 Heritage Conservation	<p>The site is opposite the 'East Epping Conservation Area' which contain local heritage item no.798 prescribed under the HLEP 2013. There are five (5) adjoining and surrounding local heritage items:</p> <ul style="list-style-type: none"> - Item No.393 'Our Lady Help of Christians Church' at Lot 24 in DP 758390, 31 Oxford Street, Epping; - Item No.394 'House' at Lot 1 in DP 206646, 48 Oxford Street, Epping; - Item No.377 'Rockleigh Park—public reserve' at Lot 3 in DP 847018, 5X Essex Street, Epping; - Item No.798 'House' at Lot C in DP 334777, 3 Essex Street, Epping; and - Item No.799 'House' at Lot 25 in DP 758390, 6 Essex Street, Epping. <p>The proposed modification does not change the approved building setback. The external treatment fronting Essex Street is appropriate in this instance. The proposal is not considered to adversely impact upon these local heritage items.</p>	Yes
Clause 6.2 Earthworks	<p>The proposal involves extensive excavation within the site to accommodate the basement level and the ground floor level of the new Essex Street school building. The impacts of the proposed earthworks have been considered in the assessment of this proposal. Subject to relevant conditions of consent the proposal will result in minimal impacts on the amenity of surrounding properties, drainage patterns and soil stability. No changes to the approved earthworks within this application. The proposal therefore meets the objective of this clause.</p>	Yes

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))

Hornsby Development Control Plan 2013 (HDCP 2013)

The original application and subsequent modifications has been assessed against the objectives and controls under HDCP 2013 and associated documents.

The following issues are relevant to determine compliance of the proposal with the objectives of the HDCP 2013:

Noise and Vibration

An amended acoustic report has been provided given that an educational establishment is a noise sensitive and noise generating development under the DCP. The submitted acoustic report demonstrates that the development is sited and designed to minimise the effect of noise and vibration on surrounding sensitive landuses, and comply with relevant State Government and Council guidelines.

Council's Environmental Health Officer is generally satisfied with the acoustic treatment within the site and has provided standard and non-standard conditions pertaining to the use of the rooftop terrace area. These conditions form part of the recommendation.

Part C Section 1 Parking

2.1 General Parking Requirements

The modified scheme has been reviewed by Council's Traffic and Transport Engineer who are satisfied with the scheme. No change to the existing parking provision is proposed.

4.6 Epping Town Centre

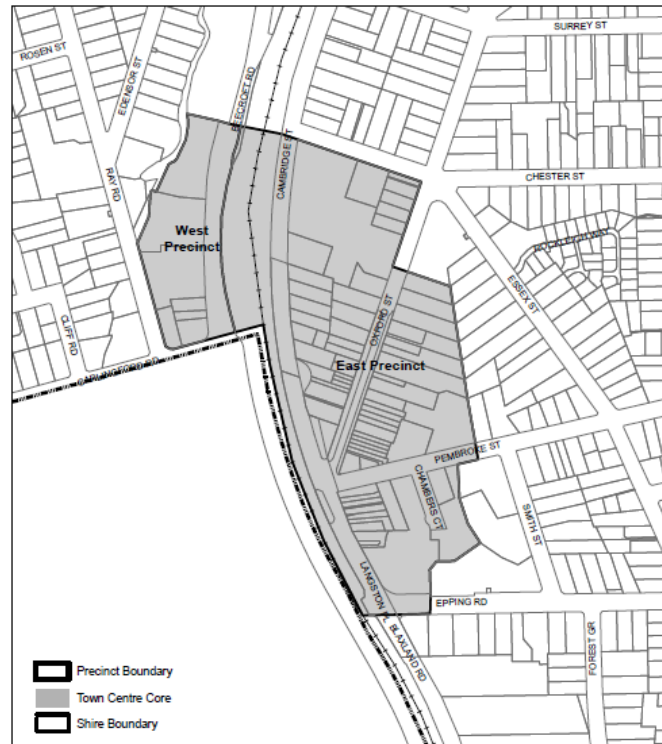


Figure 20 - Epping Town Centre Core Planning precinct boundaries. Source: HDCP 2013

4.6.1 Desired Future Character

The proposed modifications to the multi-purpose sport courts and the Oxford Street front fence are within the Epping Town Centre Core (East) Planning precinct (see **Figure 20**). The proposal, as amended, will ensure the desired future character of the emerging Epping Town Centre is maintained.

7.1 Community Uses

7.1.1 Site Requirements

The DCP states that preferred locations for community uses (i.e. schools) include:

- corner sites, sites adjacent to non-residential uses, sites with frontage to a park, and
- walking distance (i.e. 400m) to public transport facilities, local shopping facilities, schools, or other community facilities, and
- co-located with other community uses.

The subject site is approximately 280m walking distance to the Epping Railway Station, partly within the Epping Town Centre core and has double street frontages. The existing frontage of Essex and Oxford Streets is approximately 40.2 metres, which is below the prescriptive 60 metre street frontage, however, is an existing site constraint. The proposal, as amended, is satisfactory with this control.

7.1.3 Setbacks

Part 7.1.3 and subsequently Part 3.3.5 of the HDCP 2013 stipulates that a 1 metre setback is to be provided for buildings up to 8.5 metres and a 3 metre setback for buildings above 8.5 metres. The approved school building fronting Essex Street has a building setback of 5 metres to the southern boundary. There is no change to the approved building setbacks.

REFERRALS

Parramatta Design Excellence Advisory Panel (DEAP)

The application was not re-referred to DEAP as the internal modifications to the approved school five-storey building and the associated changes to the external building façade were minor in nature.

Section	Comments
Internal Referrals	
Landscape and Tree Management Officer	Council's Landscape and Tree Management Officer was referred the proposal and raised no objection as the proposed modification and the revised landscape plans subject to minor modification to the proposed pathway adjoining the existing building within the Essex Street frontage. Changes as recommended are contained within the consolidated conditions of consent.
Building Surveyor	Council's Building Surveyor reviewed the proposed modification and raised no objection subject to imposition of recommended BCA/access to premise (disability or persons with a disability) related conditions. It is evident that the conditions imposed within the original consent remain suitable to manage BCA/access to premise matters.
Traffic and Transport Engineer	Council's Traffic and Transport Engineer was referred the proposal and raised no objection to the proposed deletion of Condition 7 (buses on site) and suggested an alternate modification to Condition 27 (pedestrian refuge) to provide either a pedestrian refuge or a raised pedestrian crossing on Essex Street. However, following the mediation process (i.e Conciliation Conference) with adjoining and surrounding properties, the applicant confirmed by letter dated 28 February 2019 that they will delete the request to modify the original wording of Condition 27. Council's Traffic and Transport Engineer supported the proposal to delete Condition 7 on traffic and parking grounds as there are sufficient parking spaces provided on-site. Council's Traffic and Transport Engineer supported the proposal on traffic and parking grounds with the imposition of recommended conditions of consent.
Urban Design (Built Form and Public Domain)	Council's Urban Design team reviewed the proposed modification and supported the design changes without any changes to the approved conditions.
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.
Environmental Health (Acoustic)	Council's Environment Health Officer reviewed the proposal and raised no objections subject to imposition of recommended acoustic (noise) related conditions of consent.
External Referrals	
No external referrals was required to be sent under this application	

Development Contributions

Condition 30 of the development consent DA/89/2017 (as modified by DA/89/2017/A) required 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 the original 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 are considered in the assessment of the proposal. 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 the HDCP 2013 notification procedures, owners and occupiers of adjoining and surrounding properties were given notice of the application for a 14-day period between 7 November 2018 and 21 November 2018. In response, eleven (11) submissions were received.

Conciliation Conference

On 11 December 2017, Council resolved that:

“If more than 7 unique submissions are received over the whole LGA in the form of an objection relating to a development application during a formal notification period, Council will host a conciliation conference at Council offices.”

Conciliation Conference – Required and Held

The application received 11 unique submissions during the formal notification period and as a result a Conciliation Conference was required to be held, if the applicant agreed to participate.

The Conciliation Conference was held on the 28 February 2019. The applicant (DFP Planning) confirmed on 11 January 2019 (TRIM No.D06625250) by email Confirmation that on behalf of Arden Anglican School, they would participate in a conciliation conference. In attendance were the applicant group:

- Ellen Robertshaw (DFP Planning), Shayne Evans, (Stanton Dahl Architects), Matthew Mallison (Arden Anglican School) and Greg Hastie (Impact Group).

In addition, seven (7) objectors, two (2) Council Staff and Councillor Lorraine Wearne were also in attendance. The issues raised at the in those submissions and in the Conciliation Conference are addressed below. Issues have been grouped to avoid repetition.

Issue	Response
Unacceptable impact on 8 Essex Street building, including inappropriate bulk	The concerns raised regarding the location of the new 5-storey school building located on a previously used

	outdoor sports court space has been addressed in the original assessment report. The proposal, as amended, does not change the bulk and scale of the approved new 5-storey school building.
Unacceptable environmental issues, including the use of Rockleigh Park	The school students are permitted to go the shops during lunch. Arden School have confirmed that Rockleigh Park is used for emergency evacuation drills (approximately 2 times per year). The proposed modification does not specifically request use of Rockleigh Park by students/staff and no additional condition referring to any use of Rockleigh Park is necessary in this instance.
Proposal includes adverse traffic and parking issues including congestion along Essex Street	The proposal maintains 31 on-site car parking within the Arden Anglican School. Council's Traffic and Transport Engineer has reviewed the proposed modifications and raised no objections to the deletion of Condition 7 (buses on-site). The applicant has deleted reference to their proposal to make changes to Condition 27 seeking to provide a raised pedestrian crossing rather than a pedestrian refuge in Essex Street. Objections against any changes to this condition were raised in the Conciliation Conference. In light of the mediation process, the applicant deleted the request to modify Condition 27, therefore, the original condition will be retained. As such, there will be no change to the traffic impact from the site.
Out-of-date traffic management impact report	There is no change to the approved traffic and parking arrangement within the site. The applicant has deleted reference to their proposal to make changes to Condition 27 seeking to provide a raised pedestrian crossing rather than a pedestrian refuge in Essex Street, therefore, the originally imposed Condition 27 remains unchanged. Further, Council's Traffic and Transport Engineer supported the proposal on traffic and parking grounds as there are sufficient parking spaces provided on-site and with the imposition of recommended conditions of consent. Amended pedestrian and traffic management plans are required as part of the recommended conditions of consent.
Waste storage impacts	Council's Environment Health Officer reviewed the proposal and raised no objections subject to imposition of recommended waste-related conditions of consent. Subject to suitable maintenance, no issue is anticipated.
Unacceptable acoustic impact on adjoining and nearby properties from vehicles and new late night uses (on rooftop uses)	An amended acoustic report has been provided for this application. Council's Environmental Health Officer has reviewed the acoustic report and raised no objections subject to a condition incorporating the amended acoustic report into the Notice of Determination.
Unacceptable privacy impact on adjoining and nearby properties	The approved building setbacks and building height is unchanged under this proposed modification. Conditions of consent addressing privacy impacts are incorporated within the original Notice of Determination.
Unacceptable loss of solar access	Solar access was considered under the original approval issued by the then Sydney West Central Planning Panel. The solar access and overshadowing impacts are detailed on the architectural plans drawn by Stanton Dahl Architects. The proposal, as amended, does not seek any increase to the approved building heights. Refer to comments regarding overshadowing/solar access under the 'Impacts of the Development' section in the original assessment report.
Negative impact on mental health of adjoining residents (construction and operation)	Conditions of consent addressing construction have been incorporated within the original Notice of

	Determination. No additional conditions relating to health are considered necessary given the scope of the modification.
Building not in keeping with character of area	No significant changes as part of the proposal. Refer to original assessment planning report.
Construction amenity impacts (noise, dust, traffic) on adjoining properties	Conditions of consent addressing noise pollution have been incorporated within the original Notice of Determination. No additional conditions relating to noise, dust and traffic are necessary in this instance.

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. The proposal will allow further development of the Arden Anglican School site in accordance with its environmental capacity and future vision for Epping.

Conclusion

The proposal has been assessed in accordance with Sections 4.15 & 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 proposal is consistent with the requirements of the SEPP 55 – Remediation of Land, SEPP 64 – Advertising and Signage, SEPP (Infrastructure) 2007, SEPP (State and Regional Development) 2011, SREP (Sydney Harbour Catchment) 2005, the SEPP (Educational Establishments and Child Care Facilities) 2017, Hornsby Local Environmental Plan 2013 and the Hornsby Development Control Plan 2013.

The proposal is permissible under Division 3 of SEPP (Infrastructure) 2007, and results in a development, which is suitable in the context of the emerging character within the Epping Town Centre and the high density built form along Essex Street. A merit assessment of the application is satisfactory and does not result in unreasonable impacts to adjoining and surrounding properties, subject to the satisfaction of recommended conditions of consent.

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

1. The development is permissible under Clause 28 of the State Environmental Planning Policy (Infrastructure) 2007 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 DA/89/2017 for alterations and additions to an educational establishment (Arden Anglican School) including part demolition, tree removal, earthworks and construction of a five (5) storey school building with roof terrace, basement car parking for 31 vehicles and associated infrastructure works and upgrades to include changes to the basement level, sprinkler booster to Essex Street, changes to front fence along Essex Street, reduction of the width landscaping along southern boundary from 2m to 1.2m, internal and external

reconfigurations and changes to approved Conditions 7 (buses on-site) and Conditions 28 & 88 (Acoustic Report) at Lots 2, 3, 13 & 14 in DP 758390, 50 Oxford Street, Epping, NSW 2121, 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:

General Matters

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
DA01, Project No. 1851.15, Revision 06, Cover Sheet	Stanton Dahl Architects	1 October 2018
DA02, Project No. 1851.15, Revision 10, Site & Roof Plan	Stanton Dahl Architects	15 October 2018
DA03, Project No. 1851.15, Revision 09, Basement 1 Floor Plan	Stanton Dahl Architects	15 October 2018
DA04, Project No. 1851.15, Revision 08, Level 1 Floor Plan	Stanton Dahl Architects	15 October 2018
DA05, Project No. 1851.15, Revision 09, Level 2 Floor Plan	Stanton Dahl Architects	1 October 2018
DA06, Project No. 1851.15, Revision 09, Level 3 Floor Plan	Stanton Dahl Architects	1 October 2018
DA07, Project No. 1851.15, Revision 07, Level 4 Floor Plan	Stanton Dahl Architects	1 October 2018
DA08, Project No. 1851.15, Revision 07, Level 5 Floor Plan	Stanton Dahl Architects	1 October 2018
DA09, Project No. 1851.15, Revision 09, Elevations	Stanton Dahl Architects	16 October 2018
DA10, Project No. 1851.15, Revision 08, Sections Sheet 1	Stanton Dahl Architects	16 October 2018
DA11, Project No. 1851.15, Revision 08, Sections Sheet 2	Stanton Dahl Architects	16 October 2018
DA11a, Project No. 1851.15, Revision 06, Building Height Plane Representation	Stanton Dahl Architects	16 October 2018
DA12, Project No. 1851.15, Revision 08, Fence and Signage Elevations	Stanton Dahl Architects	1 October 2018
DA15, Revision 02, Level 1 Demolition Plan	Stanton Dahl Architects	2 February 2017
DA16, Revision 02, Level 2 Demolition Plan	Stanton Dahl Architects	2 February 2017
DA17, Revision 02, Level 3 Demolition Plan	Stanton Dahl Architects	2 February 2017
DA18, External Finishes Schedule	Stanton Dahl Architects	2 February 2017

Stormwater Concept Design Cover Sheet, SW.1, Revision C	James Taylor & Associates Consulting Engineers	30 January 2017
Stormwater Catchment Plan - Proposed, SW.3, Revision C	James Taylor & Associates Consulting Engineers	30 January 2017
Stormwater Concept Plan Sheet 1, SW.10, Revision D	James Taylor & Associates Consulting Engineers	28 February 2017
Stormwater Concept Plan Sheet 2, SW.11, Revision C	James Taylor & Associates Consulting Engineers	28 February 2017
Stormwater – Sections, SW.100, Revision C	James Taylor & Associates Consulting Engineers	30 January 2017
Landscape Plan, DA L01, Revision 04,	Tyrrell Studio	2 August 2017
Landscape Plan – Roof Terrace Plan, DA L02, Revision 02	Tyrrell Studio	2 August 2017
Landscape Plan – Planting Plan, DA L03, Revision 01	Tyrrell Studio	27 January 2017
Landscape Plan – Landscape Sections, DA L04, Revision 02	Tyrrell Studio	2 August 2017
New Substation Location Landscape Plan, L-01, Revision A	Eco Design Outdoor Living Environments	8 June 2018
Landscape Plan, L-01, Revision F	Eco Design Outdoor Living Environments	4 October 2018
Landscape Hardworks, L-02, Revision F	Eco Design Outdoor Living Environments	4 October 2018

Document(s)	Prepared By	Dated
Statement of Environmental Effects	DFP Planning	February 2017
Addendum to Statement of Environmental Effects, Ref: 9249A.8ER	DFP Planning	6 February 2017
Waste Management Plan	Waste Audit and Consultancy Services	January 2017
Report on Geotechnical Investigation, project: 85787.00, Revision 0	Douglas Partners Pty Ltd	25 January 2017
Geotechnical Letter, Ref: 85787.03.C.001GSY	Douglas Partners Pty Ltd	9 August 2018
Substation compliance letter, Ref: 1851.15	Cathy Lean (Northrop) – ASP 3 Team Leader	7 June 2018
Civil Engineering Report, Version 2, Ref: 5912:RY:rp	James Taylor & Associates Consulting Engineers	30 January 2017
Fire Brigade Booster Assembly requirement statement, ref: 20160330	AJ Whipps Consulting Group Pty Ltd	30 January 2017
Construction Management Plan	Unnamed	Undated
Access Review	Stanton Dahl Architects	31 January 2017

BCA Assessment Report, Revision 2	Concise Certification Pty Ltd	23 January 2017
Contamination report – PSI - Project 85787.00	Douglas Partners Pty Ltd	12 May 2017
Hazardous Materials Survey, project no.33798	Airsafe OHC Pty Ltd	11 November 2016
Traffic and Parking Impact Statement	Thompson Stanbury Associates (TSA)	December 2016
Supplementary Traffic and Parking Impact Statement, pages 1-5	Thompson Stanbury Associates (TSA)	28 June 2017
Acoustic Report, Report no. s216711acRev2-amr, Issue 2	EMF Griffiths Consulting Pty Ltd	31 January 2017
Acoustic impact of rooftop terrace, ref:s216711-gbl	EMF Griffiths Consulting Pty Ltd	1 August 2017
Acoustic Report, Project No.S216711, Issue 5	EMF Griffiths Consulting Engineers Pty Ltd	2 October 2018

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.

(Modified by DA/89/2017/C – dated 8 May 2019)

2. Delete Condition no. 7:

~~7. Evidence must be provided to ensure that all buses can enter and exit the subject site in a forward direction at all times. A copy of the plans demonstrating compliance with the above shall be supplied to the Principal Certifying Authority. A copy shall be provided to Council if Council is not the Principal Certifying Authority.~~

~~**Reason:** To comply with traffic & parking requirements.~~

(Modified by DA/89/2017/C – dated 8 May 2019)

3. Amend Condition no. 28 to read:

28. The recommendation outlined in the 'Acoustic Report', Project No.S216711, Issue 5, dated 2 October 2018 and prepared by EMF Griffiths Consulting Engineers, shall be incorporated and documentation accompanying the relevant Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure a suitable level of residential amenity.

(Modified by DA/89/2017/C – dated 8 May 2019)

4. Insert Condition no.43A to read:

43A. Prior to the issue of the Construction Certificate, the Certifying Authority must be satisfied the footings of the proposed walkway proposed on the northern side of the existing building facing the Essex Street frontage will be designed so as not to

impact on the trees required to be retained. In order to reduce the impact on the root structure, isolated piers or pier and beam construction is to be used.

Plans submitted with the Construction Certificate application must reflect the above requirements.

Reason: To ensure adequate protection of existing trees.

(Modified by DA/89/2017/C – dated 8 May 2019)

5. Insert Condition no.82A to read:

82A. All excavation within 5 metres of existing trees to be retained within the Essex Street frontage is to be supervised by an Australian Qualifications Framework (AQF) Level 5 arborist. If during excavation the Arborist identifies remedial work is necessary, it is to be supervised by this Arborist. Once the work is completed a written report detailing the remedial work undertaken is to be forwarded to the Principal Certifying Authority.

Reason: To provide adequate protection of trees.

(Modified by DA/89/2017/C – dated 8 May 2019)

6. Modify Condition no. 88 to read:

88. Prior to the issue of an occupational certificate(s) (Interim or Final) written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and the City of Parramatta Council, stating that all works/methods/procedures/control measures approved by Council in the following report has been completed:

- (a) Acoustic Report, Report no. s216711acRev2-amr, Issue 2, dated 31 January 2017, prepared by EMF Griffiths Consulting Engineers Pty Ltd
- (b) Acoustic impact of rooftop terrace, ref:s216711-gbl, dated 1 August 2017, prepared by EMF Griffiths Consulting Engineers Pty Ltd
- (c) Acoustic Report, Project No.S216711, Issue 5, dated 2 October 2018 and prepared by EMF Griffiths Consulting Engineers Pty Ltd
- (d) Contamination report – PSI - Project 85787.00, dated 12 May 2017, prepared by Douglas Partners Pty Ltd
- (e) Hazardous Materials Survey, project no.33798, dated 11 November 2016, prepared by Airsafe OHC Pty Ltd
- (f) BCA Assessment Report, Revision 2, dated 23 January 2017, prepared by Concise Certification Pty Ltd
- (g) Fire Brigade Booster Assembly requirement statement, ref: 20160330, dated 30 January 2017, prepared by AJ Whipps Consulting Group Pty Ltd

Reason: To demonstrate compliance with submitted reports.

(Modified by DA/89/2017/C – dated 8 May 2019)

7. All other conditions of DA/89/2017, DA/89/2017/A and DA/89/2017/B remain unmodified.