



INNER WEST COUNCIL

DEVELOPMENT ASSESSMENT REPORT

Application No.	DA201600434.04
Address	182-186 LIVINGSTONE ROAD AND 313-319 MARRICKVILLE ROAD, MARRICKVILLE
Proposal	Application under Section 4.55(1A) of the Environmental Planning and Assessment Act to modify Determination No. 201600434, dated 12 March 2018, to modify the dwelling mix of Lilydale House reducing the number of apartments from 4 to 2, delete the approved additions to the western end of Lilydale House, modify the dwelling mix of Building A1, increase a portion of the parapet height of Building A1 and modify the northern egress to Building B
Date of Lodgement	22 December 2017
Applicant	Mirvac Projects Pty Limited
Owner	Inner West Council
Number of Submissions	Nil
Value of works	\$99,369,900 (CIV unchanged from original DA)
Reason for determination at Planning Panel	Council is owner of the subject land. The Sydney Central Planning Panel (SCPP) was the consent authority for Development Application 201600434 and the Sydney Eastern City Planning Panel is the consent authority for previous modification applications.
Main Issues	Heritage impact
Recommendation	It is recommended that Development Consent DA201600434 be modified in the manner set out in Section 9 of this report.

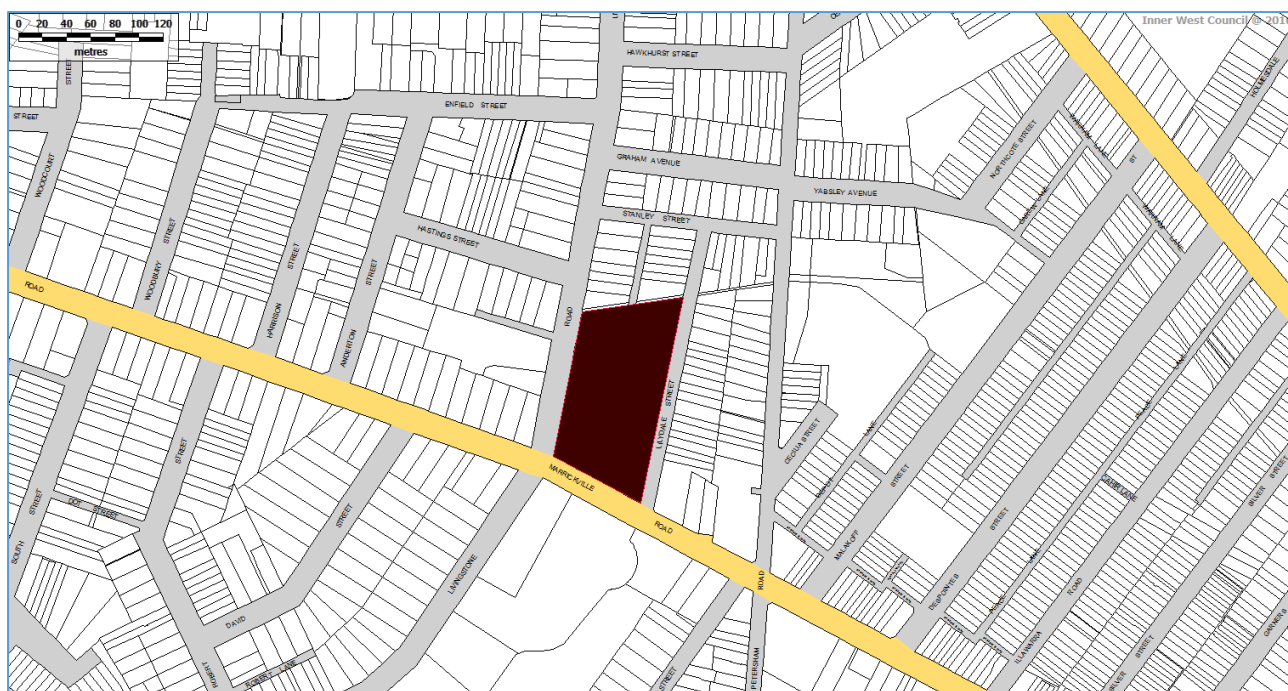


Figure 1: Location Plan

1. Executive Summary

This report is an assessment of the Section 4.55(1A) application to modify Development Consent DA201600434 and relates to the former Marrickville Hospital site at 182-186 Livingstone Road and 313-319 Marrickville Road, Marrickville.

Development Consent DA201600434 was approved on 18 August 2017. The full description of the approved development is as follows:

“to carry out the redevelopment of the former Marrickville Hospital site including alterations and adaptive reuse of the 2 former Old Nurses’ Quarters’ building to include 4 new apartments, the adaptive reuse of the former Main Ward Block to accommodate a new ‘community hub’ incorporating a public library and pavilion, the provision of a 255sqm leased area in the northern end of the former Main Ward to be retained by the Council and leased for a future commercial use, a café and children’s play area within the Community Hub area, construction of 3 new residential flat buildings with 9 affordable and 212 private dwellings comprising Building A1: 84 apartments within a new 10 storey building fronting Livingstone Road and the Community Hub to the south, Building A2: 82 apartments within a new 11 storey building fronting Livingstone Road and adjoining Building A1, Building B: 55 apartments within a new 9 storey building fronting Lilydale Street. The application also includes the construction of 2 separate basements for the Community Hub and residential component incorporating car parking spaces for the Community Hub over one basement level, car parking spaces and storage for the residential buildings over 3 levels, 2 car share pods for public use, loading and servicing facilities within each basement; associated landscaping works including the construction of a new public park at the corner of Livingstone Road and Marrickville Roads, children’s playground, retention of Hospital Lane to create a north-south thoroughfare and communal and private open space within and around the proposed buildings.”

The submitted modification application seeks to reduce the number of approved apartments within the Old Nurses Quarters (Lilydale House) from 4 dwellings to 2 dwellings through the

deletion of approved additions to this building and a change to the dwelling mix. Changes are also proposed to the dwelling mix in Building A1 resulting in 2 additional dwellings in that building. As a result there is no change in the overall apartment numbers across the entire site.

The application was notified to surrounding properties and no submissions were received.

The application relates to a Council asset, being the former Marrickville Hospital Site, and accordingly the application was referred to SJB Planning NSW (town planning consultants) to carry out an independent assessment of the application.

The Sydney Central Planning Panel (SCPP) was the consent authority for Development Application 201600434 and the Sydney Eastern City Planning Panel is the consent authority for the s4.55(1A) application.

The main issue that has arisen from the modification application relates to potential heritage impacts which are considered acceptable.

The application for modification has been assessed and it is concluded that there is merit in the requested modifications.

It is recommended that Development Consent DA201600434 be modified in the manner set out in Section 9 of this report.

2. Proposal

The application is Section 4.55(1A) Modification Application to DA201600434.

DA201600434 was approved on 18 August 2017 and provides consent for the extensive redevelopment of the site described as follows:

“to carry out the redevelopment of the former Marrickville Hospital site including alterations and adaptive reuse of the 2 former Old Nurses’ Quarters’ building to include 4 new apartments, the adaptive reuse of the former Main Ward Block to accommodate a new ‘community hub’ incorporating a public library and pavilion, the provision of a 255sqm leased area in the northern end of the former Main Ward to be retained by the Council and leased for a future commercial use, a café and children’s play area within the Community Hub area, construction of 3 new residential flat buildings with 9 affordable and 212 private dwellings comprising Building A1: 84 apartments within a new 10 storey building fronting Livingstone Road and the Community Hub to the south, Building A2: 82 apartments within a new 11 storey building fronting Livingstone Road and adjoining Building A1, Building B: 55 apartments within a new 9 storey building fronting Lilydale Street. The application also includes the construction of 2 separate basements for the Community Hub and residential component incorporating car parking spaces for the Community Hub over one basement level, car parking spaces and storage for the residential buildings over 3 levels, 2 car share pods for public use, loading and servicing facilities within each basement; associated landscaping works including the construction of a new public park at the corner of Livingstone Road and Marrickville Roads, children’s playground, retention of Hospital Lane to create a north-south thoroughfare and communal and private open space within and around the proposed buildings.”

The proposed s4.55(1A) Modification Application seeks approval for the following:

- Deletion of approved building alterations to Old Nurses Quarters (Lilydale House);
- Modification to dwelling mix within Lilydale House (resulting in 2 less dwellings);
- Modification of dwelling mix in Building A1 (resulting in 2 additional dwellings);
- Minor increase to parapet of Building A1; and
- Modification of northern egress to Building B.

The modifications are described within written submissions prepared by Ethos Urban and GBA Heritage Consultants and upon architectural drawings prepared by Mirvac Design and Tonkin Zulaikha Greer.

The table below gives a floor by floor description of the proposed modifications to the approved development:

Building	Description of Proposed Modifications	Plan Reference
Basement 01 & 02	▪ Minor changes to storage cage arrangements and plant rooms	DA-R07 - DA-R08
Lilydale House – Ground Floor	▪ Convert 1 x 1 bed unit and 1 x 2 bed unit to 1 x 3 bed unit ▪ Delete the approved additional structures to the north and south of Lilydale House and reinstate of original door and window openings	DA-R09
Lilydale House - Level 1	▪ Covert 1 x 1 bed unit and 1 x 2 bed unit to 1 x 3 bed unit ▪ Delete the approved additional structures to the north and south of Lilydale House and reinstate of original door and window openings	DA-R10
Building A1 – Levels 1 - 8	▪ Floor levels dropped by 50mm	DA-R10 – DA-R17
Building A1 - Level 7	▪ Convert 2 x 2 bed units to 3 x 1 bed units (1 x additional unit) ▪ Mirror unit 63/10706	DA-R16
Building A1 - Level 8	▪ Convert 2 x 2 bed units to 3 x 1 bed units (1 x additional unit) ▪ Mirror unit 72/10806	DA-R17
Building A1 – Level 9	▪ Access to communal roof deck altered to comply with AS1428.1	DA-R18
Building A2 – Level 1	▪ New window added to apartment 20005	DA-R10
Building A1 & A2 - Level 10	▪ New window added to bedrooms (units 11001, 11002, 21002)	DA-R19
Building A1 Roof	▪ Marginally raise a portion of the parapet height of Building A1 by approximately 1m to conceal large roof top mechanical ducting for plant, including; car park exhaust, fire stair pressurisation, and lobby supply and relief.	DA-R20 – DA-R26
Building B – Ground floor	▪ Modify the design of the Building B northern egress to ensure compliance with BCA travel distances. ▪ Window added to kitchen of apartment 30006	DA-R09
Building B – First floor	▪ Laundry cupboard moved to ground floor and window added to apartment 30006	DA-R10

3. Site Description

The site is known as the former Marrickville Hospital site, which is bound by Marrickville Road, Livingstone Road, Lilydale Street, and Hospital Lane, Marrickville. It comprises the following land parcels:

- Lot 2 DP103507;
- Lot 2 DP872693; and
- Lots 36 and 37 DP3164.

It is an irregular shaped allotment comprising a site area of approximately 11,502m². The site has street frontages of approximately:

- 172 metres along Lilydale Street;
- 120 metres along Livingstone Road; and
- 80 metres along Marrickville Road.

Access to the site is currently provided from all street frontages, together with Hospital Lane, which runs south off Stanley Street through the centre of the site.

4. Background and Application History

The site operated as the Marrickville Hospital from 1899 until its closure in 1991.

Marrickville Council purchased the site from NSW Department of Health in 1995.

Following this purchase, a masterplan was commissioned by Council to guide its redevelopment, prepared by GMU. The masterplan recommended that the site be used to provide substantial new community facilities, in particular, a new civic and library complex.

In October 2015, Mirvac was selected by Council as the project developer for the site including development for the purpose of substantial new community facilities ("Community Hub").

Various applications relating to the redevelopment of the site have been determined. The works proposed within each application tend to overlap, and they are invariably interrelated. A brief overview of the DAs is provided below:

- DA201400640
This DA was approved on 20 May 2015 and provides consent for the demolition of buildings 2, 3 and 7 within the former Marrickville Hospital site and for site preparation works including removal of trees and decommissioning of utilities at the site.
- DA201400640.1
This S96 Application was approved on 21 November 2016 and amended DA201400640 by including the removal of an additional eight (8) trees and also by increasing the amount of demolition previously approved.
- DA201600430
This DA was granted deferred commencement consent on 16 December 2016 for Stage 1 civil works, including site preparation works, bulk excavation, remediation and

validation works, and construction of a new stormwater line to the east of the site to connect to the existing stormwater system in Lilydale Street.

- DA201600475
This DA was granted deferred commencement consent on 16 December 2016 for Stage 2 civil works on the residential (Northern) portion of the site.
- DA201600582
This DA was approved on 23 December 2016 and provides consent for the erection of temporary project information signage on the construction hoarding along Livingstone Road, Marrickville Road and Lilydale Street frontages of the former Marrickville Hospital site.
- DA201600533
This DA was approved on 6 March 2017 and provides consent for the subdivision of the site to create two (2) parcels of land, being the Southern parcel of the site that will accommodate the community facilities and is to be retained within the ownership of Council, and the Northern parcel that will accommodate the future residential development being undertaken by Mirvac.
- DA201600434
This is the main DA for the redevelopment of the site including alterations and adaptive reuse of the two (2) former Old Nurses' Quarters' building to include four (4) new apartments, the adaptive reuse of the former Main Ward Block to accommodate a new 'community hub' incorporating a public library and pavilion, the provision of a 255m² leased area in the Northern end of the former Main Ward to be retained by the Council and leased for a future commercial use, a café and children's play area within the Community Hub area, construction of three (3) new residential flat buildings with nine (9) affordable and 212 private dwellings. The application also includes the construction of two (2) separate basements for the Community Hub and residential component; associated landscaping works including the construction of a new public park at the corner of Livingstone Road and Marrickville Road and a children's playground.
- DA201600434.01
On 25 September 2017 Council received a Section 96(2) application seeking to reduce the extent of public domain works required by Condition 64; delete Conditions 79, 121 and 124 requiring the carrying out of drainage works to Council's stormwater system, undergrounding powerlines and repair of road pavement in Lilydale Street; and remove six (6) existing street trees in Livingstone Road. That application was determined by the Sydney Eastern City Planning Panel on 12 March 2018.
- DA201600434.02
On 10 October 2017 Council received a Section 96(1A) application seeking to delete Condition 71a from the determination. That application was approved on 16 October 2017.
- DA201600434.03
On 16 October 2017 Council received a Section 96(1A) application to modify Conditions relating to hot water systems, bicycle parking, car parking, waste collection, stormwater downpipes, the timing of construction drawings, minor reconfiguration of the basement level layouts and modification to address drafting errors on drawings. That application was approved on 5 February 2018.

Modification Application DA201600434.04 is the subject of this report.

5. Assessment

5(a) Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

Under Section 4.55(1A) of the *Environmental Planning and Assessment (EP&A) Act 1979*, Council, when considering a request to modify a Determination, must not modify the consent unless:

- (a) *it is satisfied that the proposed modification is of minimal environmental impact, and*
- (b) *it is satisfied that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and*
- (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 any period prescribed by the regulations or provided by the development control plan, as the case may be.*

The application under assessment has been lodged pursuant to s4.55(1A) of the *EP&A Act*. In this case it is considered that the development, as proposed to be modified, is substantially the same development as the development for which consent was originally granted. The modifications result in a minor variation to the approved dwelling mix without increasing the total of 225 dwellings approved on the site. The building envelopes will be substantially consistent with the approved building envelope, with a minor increase in the parapet height of building A1 to screen plant and associated ducting. The modifications to Lilydale House result in a reduced building footprint and reduced intervention to this heritage building.

The proposal does not alter the categorisation, character, scale or density of the development as approved. The environmental impacts of the modified development and the development as originally approved are commensurate.

No State authorities or bodies were required to be consulted. It is reasonable to deal with the matter under s4.55(1A) because the modification has little to no environmental impact.

The application was notified in accordance with Council's Notification Policy and no submissions were received.

The consent authority can be satisfied that the modifications requested can be determined as a section 4.55(1A) modification.

5(b) Section 4.15 of the *Environmental Planning and Assessment Act 1979*

The following is a summary of the assessment of the application in accordance with Section 4.15 of the *EP&A Act 1979*.

The changes proposed as part of the subject Section 4.55(1A) application are considered sequentially below with a more detailed assessment against the applicable planning controls provided thereafter:

(i) Modification of the dwelling mix of Lilydale House

At ground and level one of Lilydale House, approved 1 bedroom and 2 bedroom dwellings are proposed to be combined into 3 bedroom dwellings. The overall provision of 3 bedroom dwellings in the development increases from 24 to 26.

(ii) Deletion of approved additions to Lilydale House

The approval granted for the redevelopment of the site included additions to the north and south of Lilydale House. The modification proposes to delete the approved additions leaving the built form of the heritage building. The deletion of the additions will allow the reinstatement of the original door and window openings.

(iii) Modification of the dwelling mix of Building A1

At level 7, two approved two bedroom dwellings are to be reconfigured into three x 1 bedroom dwellings.

At level 8, two approved two bedroom dwellings are to be reconfigured into three x 1 bedroom dwellings.

This reconfiguration increases the number of dwellings in building A1 by two, and offsets the reduction in total dwelling numbers arising from the modification proposed to Lilydale House. The overall approved number of dwellings is not altered at a total of 225 comprising, 71 x 1 bedroom dwellings, 128 x 2 bedroom dwellings and 26 x 3 bedroom dwellings.

(iv) New windows added to dwellings

New windows are added to dwellings 11001, 11002, 21002, 20005 and 30006. The windows improve the amenity of the subject dwellings and do not cause amenity impacts for surrounding properties.

(v) To increase a portion of the parapet height of Building A1

Part of the parapet of the south-western section of the roof is to be enclosed to conceal the roof top mechanical ducting and for plant, basement exhaust, fire stair pressurisation and lobby supply. The parapet will range from RL 48.20 to RL 49.80. The proposed parapet height is consistent with the approved height of the acoustic enclosure for the air conditioning condensers. The height proposed to the parapet remains below the maximum height of the lift over run at RL50.00m.

(vi) Modify the northern egress to Building B

Modification of the egress from building B to ensure BCA compliance, with a consequential minor increase in landscaped area and no change to the proximate overland flow path.

The modifications requested are considered to be acceptable in the circumstances as detailed below.

The modifications to the dwelling mix are acceptable resulting in a minor increase in the number of 1 and 3 bedroom dwellings and a minor reduction in the number of 2 bedroom dwellings. The new apartments meet the requirements of the Apartment Design Guide and the mix retains an acceptable variety of dwelling types in accordance with the requirements contained in Section 4.2.3 of MDCP 2011. These modifications are supported.

The deletion of the additions to Lilydale House reduce the footprint of the development, increase the landscaped area provision and reduce the intervention to this heritage building. The modification is supported further improving the setting for the retained and adapted building.

The addition of the three additional windows to bedrooms results in a minor amendment to the elevation of the building but does not give rise to any concerns relating to privacy or amenity. The requested modification is supported.

The increase in the parapet height has a minor increase in the bulk of building A. The additional bulk is to the rear south west corner of Build A1. The parapet height matches the approved height of the screen to the air conditioning plant to the roof of the building. The southern elevation confirms that the parapet treatment will blend with the treatment of the balance of the elevation. The additional enclosure will not result in adverse solar access impacts, with the outcome of improved visual screening and concealment of plant and ducting. The positive outcome of presenting a clean elevation supports the modification requested.

The modification to the egress of building B results in no adverse amenity impacts, ensures BCA compliance and facilitates a minor increase in the landscaped area available.

5(c) Environmental Planning Instruments

Marrickville Local Environment Plan (MLEP) 2011

The site is zoned B2 Local Centre and R4 High Density Residential under MLEP 2011.

In accordance with Clause 4.3 of the MLEP 2011 and the Height of Buildings Map the R4 zoned portion of the site has a maximum height limit of 29m, while the B2 zoned portion of the site has a maximum building height of 32m.

As approved, the Community Hub, Building B, and Building C, are all less than the applicable height of building development standard. As approved, Building A2 and the northern end of Building A1, are 32.8m in height, and exceed the applicable height of building development standards of 32m and 29m in those locations.

The proposed s4.55 application does not seek to modify the height of any of the approved buildings other than a minor increase in the parapet height of Building A1. The parapet height remains below the highest approved point of this building and a minor increase in total shadow cast falls towards Marrickville Road.

Clause 4.4 of the MLEP 2011 and the FSR Map set a maximum FSR of 2.05:1 for the site.

The approved development has a FSR of 2.011:1, which is less than the maximum allowable development standard. The proposed modifications result in a very minor reduction in total floor area of approximately 90m² due to the alterations to the Old Nurses' Quarters being reduced. Therefore the originally approved FSR and the development as modified, now 2.003:1, continues to comply with the development standard.

The site is located within the Civic Precinct Conservation Area and is identified in the MLEP 2011 as accommodating a Heritage Item (I101) of local significance. The proposed modifications do not impact upon the heritage values of the site or upon any particular heritage building.

The modification application does not require any further re-assessment of the proposed development against the provisions of the Marrickville Local Environmental Plan 2011.

5(d) Development Control Plans

The key provisions of the Marrickville Development Control Plan 2011 (DCP 2011) that are relevant to development at the site are as follows:

- Part 1 (Generic Provisions)
- Part 8.2.32 (Civic Precinct Heritage Conservation Area - HCA 30)
- Part 9.40.5.8 (Former Marrickville Hospital site – Masterplan Area MA 40.8)

The proposed modifications do not involve any changes to the overall approved building heights, building setbacks or the building footprints and therefore the majority of the DCP built form controls are not relevant to the proposal.

5(e) Any Planning Agreements

The development is not subject to a planning agreement or draft planning agreement under the provisions of section 7.4 of the *EP&A Act*.

5(f) The Likely Impacts

The development of the former Marrickville Hospital site was approved with a range of conditions to ensure the development would have minimal impact in the locality and result in positive public benefits. The development relates to a key site which is in Council's ownership and which is located within the Marrickville Town Centre.

A site specific masterplan was developed for the site which outlined the strategic planning aims for the site and built form controls. The masterplan was subsequently incorporated into the Marrickville DCP. A stated Objective of section 9.40.5.8 *Former Marrickville Hospital site – Masterplan Area (MA 40.8)* of the DCP for the redevelopment of the site is to “create a distinctive, environmentally sensitive and inviting new civic heart for Marrickville”.

Consequently, the civic and public domain outcomes, and the likely impacts to the public domain, are prime considerations for the redevelopment of the site and relevant considerations in accordance with the provisions of Section 4.15 of the *EP&A Act*.

The proposed modifications will not materially impact upon the public domain nor give rise to any particular impacts over or above those previously assessed and determined to be acceptable. In this case, that includes potential impact on the heritage fabric of the site, specifically the Old Nurses Quarters (Lilydale House).

5(g) The suitability of the site for the development

The site was considered suitable for the development as confirmed by the approval of DA201600434. There is nothing proposed within this modification application that

fundamentally changes the development proposal, nor impacts upon the suitability of the site for that development.

The revised dwelling mix and internal layout has been accounted for through revised accessibility assessment, Basix certification, amended shadow diagrams and amended solar access and cross ventilation diagrams. The development remains compliant in all key areas.

5(h) Any submissions

The application was notified in accordance with the Marrickville Development Control Plan 2011 for a period of 14 days to surrounding properties and no submissions were received. Amended plans were received during the assessment process however the changes were minor and did not warrant re-notification.

5(i) The Public Interest

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by Council ensuring that any adverse effects on the surrounding area and the environment are appropriately managed. The motivation behind the original approval was to ensure that the proposed development would deliver significant public benefit. This is not impacted upon by the proposed modifications.

6 Referrals

6(a) Internal

Heritage and Urban Design

The Council's Team Leader Heritage and Urban Design has reviewed the amended plans and reached the conclusion that the proposed modifications would not create any additional heritage impacts on the retained Old Nurse Home (Lilydale House), nor upon its setting.

No additional heritage conditions were deemed necessary.

6(b) External

The application was not referred to any external approval bodies.

7. Section 7.11 Contributions

Amendments to the required Section 7.11 (former s94) contributions are required as a result of the proposed modification because there is a change, albeit minor, in the dwelling mix.

Details of proposed amendments to the dwelling mix are outlined below:

Building		Approved	Proposed
Lilydale House			
	Ground Floor	1 x 1 bed + 1 x 2 bed	1 x 3 bed
	Level 1	1 x 1 bed + 1 x 2 bed	1 x 3 bed
Building A1			
	Level 7	2 x 2 bed	3 x 1 bed
	Level 8	2 x 2 bed	3 x 1 bed
TOTAL		2 x 1 bed + 6 x 2 bed	6 x 1 bed + 2 x 3 bed

Section 7.11 Contributions (based on March 2018 indexed contribution rates) for the affected dwellings are outlined below:

Contribution rates (March 2018 quarter)		Approved		Proposed	
Dwelling Type	Contribution rate per dwelling	No. of dwellings	Contribution	No. of dwellings	Contribution
1 bedroom	\$14,982.70	2	\$29,965.40	6	\$89,896.20
2 bedrooms	\$20,000.00	6	\$120,000.00	0	
3 bedrooms	\$20,000.00	0		2	\$40,000.00
TOTAL			\$149,965.40		\$129,896.20

The difference between currently approved and proposed development is a \$19,769.20 credit (\$149,965.40 less \$129,896.20).

The Section 7.11 contribution specified in the conditions of consent for the currently approved development is \$2,612,923.01.

Given that amount has already been paid, the revised Section 94 contribution should be determined as follows:

Revised contribution equals the amount paid less the credit detailed above

Based on the above parameters, the revised contribution would be:

\$2,593,153.81 (\$2,612,923.01 less \$19,769.20)

An amended Section 7.11 contribution is included in the recommendation of this report.

8. Conclusion

The modification application seeks to make some minor building modifications, primarily to the Old Nurses' Quarters (Lilydale House), resulting in no change to the overall apartment numbers within the development.

The modifications, as proposed, are supported as they will have no impact, including from a heritage perspective. They will not diminish the architectural merits of the approved development, nor detract from the public benefits arising.

The application is considered suitable for approval and it is recommended that Development Consent DA201600434 be modified in the manner set out in Section 9 of this report.

9. Recommendation

It is recommended that the application under Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 to modify Determination No. 201600434, dated 12 March 2018, be **APPROVED** and a modified Determination be issued with the Determination being modified in the following manner:

1. The development must be carried out in accordance with plans and details listed below:

Architectural

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared By	Date Submitted
Detail Survey Ref No.: 078- 12G T01 [8] Sheets 1 to 4 inclusive	Detail Survey Over Lot 2 D.P. 872693, Lot 36 & 37 D.P.3164, Lot 2 D.P. 103507	02/05/2016	Craig and Rhodes	19/09/2016
Sheet 01 of 23 to Sheet 23 of 23 Revision 6	Gross Floor Area	15/12/2017	Linker Surveying	22/12/2017
DA01 REV 5	Site Plan & Site Analysis	19/12/2017	Mirvac Design, TZG	22/12/2017
DA02 REV 5	Landscape Plan	19/12/2017	Site Image, Aspect Studios	22/12/2017
DA03 REV 7	Landscaped Open Space Analysis	24/01/2018	Mirvac Design, TZG, BVN	06/02/2018
DA-R07 REV 7	Basement 02	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R08 REV 7	Basement 01	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R09 REV 8	Level 00 Plan	06/03/2018	Mirvac Design, TZG	07/03/2018
DA-R10 REV 8	Level 01 Plan	06/03/2018	Mirvac Design, TZG	07/03/2018
DA-R11 REV 7	Level 02 Plan	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R12 REV 7	Level 03 Plan	24/01/2018	Mirvac Design, TZG	06/02/2018

DA-R13 REV 7	Level 04 Plan	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R14 REV 7	Level 05 Plan	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R15 REV 7	Level 06 Plan	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R16 REV 7	Level 07 Plan	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R17 REV 7	Level 08 Plan	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R18 REV 7	Level 9 Plan	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R19 REV 7	Level 10 Plan	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R20 REV 7	Roof Plan	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R21 REV 7	Sections 1	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R22 REV 8	Sections 2	06/03/2018	Mirvac Design, TZG	07/03/2018
DA-R23 REV 7	Sections 3	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R24 REV 7	Sections 4	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R25 REV 7	North & South Elevations	24/01/2018	Mirvac Design, TZG	06/02/2018
DA-R26 REV 7	East & West Elevations	24/01/2018	Mirvac Design, TZG	06/02/2018

DA-R27 REV 5	Detail Elevations and Finishes Schedule	19/12/2017	Mirvac Design, TZG	22/12/2017
DA-R29 REV 5	Boundary Sections	20/10/2017	Mirvac Design, TZG	23/10/2017
DA-R30 REV 3	Building B Context Section with Lilydale Street Neighbours	10/07/2017	Mirvac Design, TZG	
A1880 Revision 1	Building B Privacy Screens	7/4/2017	Mirvac Design, TZG	
A1974 Revision E	Building B Landscape Sections	20/10/2017	Mirvac Design, TZG	23/10/2017
SK0022 Revision A	Building A Internal Corners Screening	22/12/2016	Mirvac Design, TZG	
SK0027 Revision C	Public Domain Levels	20/10/2017	Mirvac Design, TZG	23/10/2017
00 Annexure 1u Revision A	Entry Lobby Plan		Aspect Studios	
Lighting Plan	Lighting Plan			
AR-DA- C07 ISSUE 3	Community Hub Basement	23/12/2016	BVN	13/01/17
AR-DA- C08 ISSUE 3	Community Hub L00 PLAN	23/12/2016	BVN	13/01/17
AR-DA- C09 ISSUE 3	Community Hub L01 PLAN	23/12/2016	BVN	13/01/17
AR-DA- C10 ISSUE 3	Community Hub L02	23/12/2016	BVN	13/01/17
AR-DA- C11 ISSUE 3	Community Hub Roof Plan	23/12/2016	BVN	13/01/17
AR-DA- C12 ISSUE 3	Community Hub Sections	23/12/2016	BVN	13/01/17
AR-DA- C13 ISSUE 3	Community Hub Elevations	23/12/2016	BVN	13/01/17

Landscape

Plan, Revision and Issue No.	Plan Name	Date Issued	Prepared By	Date Submitted
DA0000 REV G	Landscape Coversheet	06/07/2017	Site Image	
DA0001 REV F	Landscape Masterplan	21/04/2017	Site Image	
DA1011 REV H	Landscape Plan – Ground Floor	15/12/2017	Site Image	22/12/2017
DA1012 REV G	Landscape Plan – Ground Floor	06/07/2017	Site Image	
DA1013 REV G	Landscape Plan – Ground Floor	06/07/2017	Site Image	
DA1014 REV H	Landscape Plan – Ground Floor	10/01/2018	Site Image	17/01/2018
DA1091 REV F	Landscape Plan – Level 9	21/04/2017	Site Image	
DA1092 REV F	Landscape Plan – Rooftop	21/04/2017	Site Image	
DA0501 REV E	Landscape Details	06/07/2017	Site Image	
DA0601 REV D	Landscape Sections	18/08/2016	Site Image	
DA0901 REV B	Landscape Plan – Building B	09/01/2017	Site Image	
DA0902 REV B	Landscape Sections – Building B North and East Boundary	09/01/2017	Site Image	
DA00 Revision 08	Contents	19/08/2016	Aspect Studios	
DA01 Revision 08	Site Plan	19/08/2016	Aspect Studios	
DA02 Revision 08	Landscape Master Plan	19/08/2016	Aspect Studios	
DA03 Revision 08	Park & Library Lawn Plan	19/08/2016	Aspect Studios	
DA04 Revision 08	Park & Library Lawn Sections	19/08/2016	Aspect Studios	
DA05 Revision 08	Children's Garden	19/08/2016	Aspect Studios	
DA06 Revision 08	Park & Library Lawn Indicative Planting Strategy	19/08/2016	Aspect Studios	
DA07 Revision 08	Children's Garden Indicative Planting Strategy	19/08/2016	Aspect Studios	
	Community Hub – Planting Palette		Aspect Studios	10/01/2017
00 Annexure	Arbour Perspective 2	16/12/2016	Aspect	

1b			Studios	
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Documents

Document Name / Title	Revision/Ref No.	Date Issued	Prepared by	Date Submitted
Public Art Locations – Marrickville Community Hub				13/01/2017
SEPP 65 Design Verification Statement		August 2016	Tim Greer (TZG) & Kim Bazeley (Mirvac Design)	
Thermal Comfort & BASIX Assessment Report	Issue C File ref: 9952	22/08/2016	Efficient Living	
BASIX Certificate	Certificate number: 720665M_02	14/12/2017	Efficient Living	22/12/2017
BASIX Certificate	Certificate number: A257097_03	19/12/2017	Efficient Living	22/12/2017
Waste Management Plan – Community Hub	Revision E	18/08/2016	Elephants Foot	
Waste Management Plan – Residential	Revision F	19/08/2016	Elephants Foot	

The following are information documents which have informed the above mentioned plans and details:

Document Name / Title	Revision/Ref No.	Date Issued	Prepared by	Date Submitted
Vertical Transportation Design Statement – Marrickville Community Hub Development		11/04/2017	ARUP	
Letter from AJ Whipps Consulting Group (Re: Community Hub Roof Design)		30/11/2016	AJ Whipps Consulting Group	
Letter from McKenzie Group (Re: Marrickville Residential Building – Fire Separation to Car		1/12/2016	McKenzie Group	

Parking Compartment)				
Marrickville Community Hub Development – Integrated Water Cycle Management Report - 313-319 Marrickville Road, Marrickville, NSW		August 2016	Taylor Thomson Whitting	
Geotechnical Certificate for Proposed Mixed Use Development	Ref No 26279Vlet	9/05/2016	JK Geotechnics	
Geotechnical Investigation for Proposed Mixed Use Development at Marrickville Hospital Site, Corner of Marrickville and Livingston Roads, and Lilydale Street, Marrickville, NSW	Ref: 26279VTrpt Marrickville Rev 1	12/06/2013	JK Geotechnics	
Marrickville Community Hub Development, Traffic and Parking Assessment	Issue 6	22/08/2016	Parking & Traffic Consultants	
Marrickville Community Hub Acoustic Survey and Criteria	Issue F	18/08/2016	ARUP	
Marrickville Hospital Site Redevelopment, Acoustic Assessment for Development Application	TH812-01F02 Acoustic Report for DA (r1).docx	01/03/2016	Renzo Tonin & Associates	
Building Code of Australia 2016 Final Draft Capability Statement for DA Submission Marrickville Community Hub and Library	Revision R06 16-206403_Marrickville Library&Hub_FinalDraftBCACapStatReportR06_18082016.docx	18/08/2016	Philip Chun Building Compliance	
Building Code of Australia 2016 Final Draft Capability	Revision R04 16-206403_MarrickvilleHospitalResidentialDevelopment	19/08/2016	Philip Chun Building Compliance	

Statement for DA Submission Old Marrickville Hospital - Proposed Residential Development	_FinalDraftCapStatReport_R04_19082016			
Access Review	FINAL v4	19/08/2016	Morris Goding Accessibility Consulting	
Letter Re: Marrickville Hospital Site Redevelopment, Sydney Fire Engineering approach in support of the Development Application submission	Ref: 249346-00	10/08/2016	ARUP	
Marrickville Community Hub Development Flood Risk Assessment	Ref: BGE-FS-RPT-C-820 REV / 1 DATE / 18/08/2016	18/08/2016	BG&E	
Natural Cross Ventilation Memo	Ref: WD634-01F01(rev3)- NV Memo	04/05/2017	Windtech	
Aster Services Response - Marrickville proposed garbage collection strategy		29/03/2017	Aster Services	

and details submitted on 19 September 2016, 13 January 2017, 11 April 2017, 10 July 2017 and 11 July 2017 with the application for development consent and as amended by the following conditions.

Reason: To confirm the details of the application submitted by the applicant.

34. Section 7.11 Contributions

- (a) This condition is imposed in accordance with Section 7.11 of the *Environmental Planning and Assessment Act 1979*.
- (b) Before the issue of any Construction Certificate relating to any above ground structure the Council must be paid a monetary contribution of \$2,593,153.81 indexed in accordance with Marrickville Section 94/94A Contributions Plan 2014 ("CP").

The above contribution is the contribution applicable as at 07 August 2017.

*NB Contribution rates under Marrickville Section 94/94A Contributions Plan 2014 are indexed quarterly (for the method of indexation refer to Section 2.15 of the Plan). The indexation of the contribution rates occurs in the first week of the months of February, May, August and November each year, following the release of data from the Australian Bureau of Statistics.

(CONTRIBUTION PAYMENT REFERENCE NO. DC001984)

(c) The contribution payable has been calculated in accordance with the CP Plan and relates to the following public amenities and/or services and in the following amounts:

Recreation Facilities	\$2,252,353.87
Community Facilities	\$331,563.79
Traffic Facilities	-\$22,228.76
Plan Administration	\$51,234.10

(d) A copy of the CP can be inspected at Council's offices at 2-14 Fisher Street, Petersham or online at <http://www.marrickville.nsw.gov.au>.

(e) The contribution must be paid either in cash, by unendorsed bank cheque (from an Australian Bank only), via EFTPOS (Debit only) or credit card*.

*NB A 1% credit card transaction fee applies to all credit card transactions.

Reason: To ensure provision is made for the increase in demand for public amenities and services required as a consequence of the development being carried out.