

Our Reference:
Contact:
Phone:

2014/555/2
Olivia Yana
02 8757 9544

13 December 2018

Universal Property Group Pty Ltd
PO Box 270
WENTWORTHVILLE NSW 2145

Dear Sir/Madam

**PREMISES: 31 GARFIELD STREET WENTWORTHVILLE
SECTION 4.55(2) MODIFICATION TO DEVELOPMENT CONSENT NO. 2014/555/1
MODIFICATION NO. 2014/555/2**

I refer to your application lodged on 13 December 2017 seeking amendment to Development Consent 2014/555/1 issued for the demolition of existing structures, consolidation of 9 lots into 1 lot, construction of 3 residential flat buildings ranging in height between 5 and 7 storeys comprising 197 units over a level of basement car parking accommodating 257 car parking spaces. The modification seeks approval for internal and external alterations and additions to the approved residential flat buildings.

Pursuant to Section 4.55(2) of the Environmental Planning & Assessment Act, 1979, Sydney Central City Planning Panel grants approval for the modification sought.

Accordingly, Development Consent 2014/555/1 is amended as follows:-

Condition 2 is amended to read as follows:

2. Development shall take place in accordance with the attached endorsed plans and reports, except where amended by the conditions of this consent:

Doc No.	Rev	Title	Prepared By	Date
Architectural Plans				
D.P. 01/01	R01	Demolition Plan	UPG	01.10.2014
DA-011	R06	Site Plan - Part 1	UPG	17.08.2015
DA-012	R05	Site Plan - Part 2	UPG	17.08.2015
DA-101	R05	Basement Plan	UPG	17.08.2015
DA-102	R07	Site Plan	UPG	17.08.2015
DA-A02	R04	Block A - Floor Plans	UPG	17.08.2015
DA-A03	R04	Block A - Floor Plans	UPG	17.08.2015
DA-A05	R04	Block A - Elevations	UPG	17.08.2015

DA-A06	R04	Block A - Sections	UPG	17.08.2015
DA-B02	R05	Block B - Floor Plans	UPG	17.08.2015
DA-B02-1	R05	Block B - Floor Plans	UPG	17.08.2015
DA-B03	R05	Elevations	UPG	17.08.2015
DA-B04	R05	Block B - Sections	UPG	17.08.2015
DA-C02	R04	Block C - Floor Plans	UPG	03.06.2015
DA-C03	R04	Block C - Floor Plans	UPG	03.06.2015
DA-C04	R04	Block C - Elevations	UPG	03.06.2015
DA-C06	R04	Block C - Sections	UPG	03.06.2015
Hydraulic Plans				
DA020	C	Concept Grading Plan Ground Floor	Martens & Associates	01.05.2015
DA030	C	Concept Drainage Plan Ground Floor	Martens & Associates	01.05.2015
DA031	C	Concept Drainage Plan Basement	Martens & Associates	01.05.2015
DA032	B	Pit Schedule	Martens & Associates	16.12.2014
DA033	A	Drainage Details 1 of 2	Martens & Associates	16.12.2014
DA034	A	Drainage Details 2 of 2	Martens & Associates	16.12.2014
DA040	C	OSD Details 1 of 2	Martens & Associates	01.05.2015
DA041	C	OSD Details 2 of 2	Martens & Associates	01.05.2015
DA042	C	OSD Calculations	Martens & Associates	01.05.2015
DA043	B	OSD Catchment Plan	Martens & Associates	01.05.2015
DA050	C	Flood Storage Tank Details	Martens & Associates	01.05.2015
DA080	A	Sediment Control Plan	Martens & Associates	09.10.2014
DA081	A	Sediment Control Details	Martens & Associates	09.10.2014
* Council's OSD Plan No. 2015/122				
Landscape Plans				
LP.01/D	D	Landscape Plan	Botanica	10.08.2015
LP.02/F	F	Landscape Plan	Botanica	10.08.2015

LP.03/C	C	Details and Spec Notes	Botanica	15.05.2015
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- Flood Study: 31, 33 & 37B Garfield Street, Wentworthville, NSW prepared by Martens Consulting Engineers, Report No. P1404279JR01V01, Revision No. 1, dated 23 October 2014;
- Supplementary Flood Advice: Lot 31, 33 and 37B Garfield Street, Wentworthville, NSW prepared by Martens Consulting Engineers, Report No. P1404279JR03V01, Revision No. 1, dated 8 May 2015;
- Arboricultural Impact Report prepared by Monaco Designs P/L, Job No. 3797, dated 17 December 2014;
- Acoustic Assessment prepared by Acoustic Logic, Reference No. 20140897.1/1712A/R2/MF, Revision 2, dated 17 December 2014;
- Targeted Environmental Site Assessment prepared by NG Child & Associates, Reference No. CA/14/98-1001, Version 3, dated 14 October 2014;
- Hazardous Materials Survey prepared by NG Child & Associates, Reference No. CA/15/98-1002, Version 1, dated 8 May 2015;
- Crime Prevention Through Environmental Design (CPTED) Assessment Report - Proposed walkway linking Mildred Street and Garfield Street prepared by Universal Property Group, August 2015;
- Waste Management Plan prepared by Universal Property Group, Issue B, dated 19 May 2015;
- Basix Certificate No. 577538M, dated 7 October 2014;
- Correspondence prepared by NSW Police, Holroyd Local Area Command, Reference No. D/2015/252776, dated 15 July 2015 (copy attached), and all conditions contained therein; and
- Correspondence prepared by the Roads and Maritime Services (RMS), Reference No SYD14/01468, dated 12 January 2015 (copy attached), and all conditions contained therein.

- a) As amended in red by Council. All amendments are to be incorporated in the Construction Certificate plans.

As amended by the following plans approved by the subject s4.55 application 2014/555/2, dated 13 December 2018:-

Doc No.	Rev	Title	Prepared By	Date
Architectural Plans				
S96-005	R03	Site Plan - Part 1	The Bathla Group	4.12.2018
S96-006	R03	Site Plan - Part 2	The Bathla Group	4.12.2018
S96-007	R03	Basement Plan	The Bathla Group	4.12.2018
S96-A01, A02, and A03	R03	Block A – Ground Floor, Level 1, Level 2, Level 3, Level 4 and Roof Plans	The Bathla Group	30.11.2018
S96-A05	R03	Block A - Elevations	The Bathla Group	30.11.2018
S96-A06	R03	Block A - Sections	The Bathla Group	30.11.2018
S96-B02, B03, B04, and B05	R03	Block B – Ground Floor, Level 1, Level 2, Level 3, Level 4, Level 5 and Roof Plans	The Bathla Group	30.11.2018
S96-B06	R03	Block B - Elevations	The Bathla Group	30.11.2018
S96-B07	R03	Block B - Sections	The Bathla Group	30.11.2018
S96-C02, and C03	R05	Block C – Ground Floor, Level 1, Level 2, and Level 3 Plans	The Bathla Group	4.12.2018
S96-C04 and C05	R04	Block C – Level 4, Level 5 and Roof Plans	The Bathla Group	4.12.2018
S96-C06	R05	Block C - Elevations	The Bathla Group	4.12.2018
S96-C07	R05	Block C - Sections	The Bathla Group	4.12.2018
Landscape Plans				
003	A	Overall Master Plan	Place Design Group	15.10.2017
004-006	A	Detail Landscape Plan	Place Design Group	15.10.2017
007-009	A	Planting Plans	Place Design Group	15.10.2017
010	A	Sections	Place Design Group	15.10.2017
011-12	A	Planting Schedule	Place Design Group	15.10.2017
013	A	Precedent Images & Indicative Materials	Place Design Group	15.10.2017

- Overland Flow Assessment Plans Drawing No. OLF010, Issue B, dated 18 October 2017, and Drawing Nos. OLF020, and OLF030, all Issue A, dated 11 September 2017, and letter Prepared by Mance Arraj Civil & Structural Engineers dated September 2017;

- BASIX Certificate No. 857608M, dated 15 November 2017; and
 - Acoustic S96 Assessment prepared by Acoustic Logic, Reference No. 20171273.1/1809A/R0/HC, Revision 0, dated 18 September 2017;
 - Correspondence prepared by the Roads and Maritime Services (RMS), Reference: DR 1496 stormwater, dated 31 October 2018 (copy attached), and all conditions contained therein.
- a) As amended in red by Council. All amendments are to be incorporated in the Construction Certificate plans.

Condition 30 is to be deleted

Condition 40 is amended to read as follows:

Acoustic Measures

40. Plans and/or specifications indicating how compliance with the recommendations provided within the Acoustic S96 Assessment prepared by Acoustic Logic, Reference No. 20171273.1/1809A/R0/HC, Revision 0, dated 18 September 2017, will be achieved are to be submitted to the Principal Certifying Authority.

Condition 49 is amended to read as follows:

Flooding

49. The development site has been identified as a flood affected site in the 1%AEP storm event which was considered as part of the development consent. In this regard design and construction details shall be submitted to the certifying authority prior to the issue of a construction certificate and the following shall also be addressed: -
- i. Demonstrate compliance with the Overland Flow Assessment plans and letter Prepared by Mance Arraj Civil & Structural Engineers dated September 2017.
 - ii. Overland flow generated in 1%AEP from the upstream catchment shall be conveyed through the site into the RMS's drainage system in Cumberland Highway without draining into the on-site stormwater detention system.
 - iii. All proposed fencing within the overland flow path shall be in accordance with the Overland Flow Assessment plans by Mance Arraj Civil & Structure Engineers dated September 2017 or Council's detail SD8025.
 - iv. The invert levels of the S/W pits in the Cumberland Highway, at the connection points (overland flowpath and OSD) from the site, shall be confirmed.

Condition 101 is amended to read as follows:

Acoustic Management

101. The recommendations provided in the Acoustic S96 Assessment prepared by Acoustic Logic, Reference No. 20171273.1/1809A/R0/HC, Revision 0, dated 18 September 2017, shall be implemented in full.

Condition 151 is amended to read as follows:

Noise Compliance Report

151. A noise compliance report shall be submitted to Council prior to the issuing of the Final Occupation Certificate. The report shall certify that the noise reduction measures detailed in the Acoustic S96 Assessment prepared by Acoustic Logic, Reference No. 20171273.1/1809A/R0/HC, Revision 0, dated 18 September 2017, have been satisfactorily implemented.

Condition 159 is amended to read as follows:

Traffic and Parking

159. At least 244 car parking spaces numbered and linemarked in accordance with the endorsed plan, are to be made available at all times for residents and visitors' vehicles only in conjunction with the occupation of the building/premises.

All other conditions of Development Consent 2014/555/1 remain unchanged.

Note: This determination notice is strictly for the changes sought under the modification application 2014/555/2. No approval is implied or granted for any other works/changes proposed to the subject development.

Section 8.7 of the Environmental Planning & Assessment Act 1979 confers upon an applicant, dissatisfied with Council's determination of an application made pursuant to Section 4.55 a right of appeal to the Land and Environment Court.

Section 8.9 of the Act provides that an applicant may request, within 28 days of the date of determination of the Section 4.55 Application, that the Council review its determination (this does not apply to designated development). A fee is required for this review.

If you have any further enquiries please contact Ms O Yana of Council's Environment & Infrastructure Division on 02 8757 9544, Monday to Friday.

Yours faithfully,

Sohail Faridy
COORDINATOR DEVELOPMENT ASSESSMENT