



SYDNEY CENTRAL CITY PLANNING PANEL

COUNCIL ASSESSMENT REPORT

Panel Reference	2019CCI015
DA Number	DA/961/2015/D
LGA	City of Parramatta Council
Proposed Development	Section 4.55(2) Modification to DA/961/2015 for the approval for a mixed-use development comprising 607 residential apartments and 24 commercial tenancies within a building with a 4 storey podium and 3 tower forms, two level basement with capacity for 688 car parking spaces. The proposed modifications include an additional ten (10) residential apartments on levels 11-20 to the western building (Tower C) resulting in a total of 617 residential units, amendments to the apartment layouts on levels 2-20 to the western building (Tower C) resulting in an overall increase of gross floor area of 742.3m ² , from 57,140.7m ² to 57,883m ² and changes to the structural columns to the western building (Tower C). The application is to be determined by the Sydney Central City Planning Panel.
Street Address	Lot 50 in DP 1238546, 38 Cowper Street, GRANVILLE NSW 2142 (formerly known as 14-38 Cowper Street, 21-41 East Street and 5-5A Rowell Street) GRANVILLE NSW 2142
Applicant	Think Planners
Owner	Beijing Shokai Develotek Sydney Granville Pty Ltd
Date of DA lodgement	26 February 2019
Number of Submissions	Nil (0)
Recommendation	Approval, subject to conditions
Regionally Significant Development	Clause 2 of Schedule 7 of the State Environmental Planning Policy (State and Regional Development) 2011 as the development has a Capital Investment Value (CIV) in excess of \$30 million. The original proposed development had a CIV of \$164,016,953
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • Environmental Planning and Assessment Act 1979 • Environmental Planning and Assessment Regulation 2000 • Water Management Act 2000 • State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 • State Environmental Planning Policy 55 – Remediation of Land • State Environmental Planning Policy 65 – Design Quality of Residential Apartment) & Apartment Design Guide • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy (State and Regional Development) 2011 • State Environmental Planning Policy (Urban Renewal) 2010 • Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 • Parramatta Local Environmental Plan 2011

	<ul style="list-style-type: none"> • Parramatta Development Control Plan 2011
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> • Consolidated conditions of consent • Architectural Plans • Applicant's agreement to Conditions
Report prepared by	Shaylin Moodliar, Senior Development Assessment Officer
Report date (to SCCPP)	3 December 2019 (for electronic determination)

Summary of s4.15 matters

Yes

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

Legislative clauses requiring consent authority satisfaction

Yes

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

Clause 4.6 Exceptions to development standards

N/A

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

Special Infrastructure Contributions

No

Does the DA require Special Infrastructure Contributions conditions (s7.24)?
Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

Conditions

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

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



Parramatta City Council

File No: DA/961/2015/D

ASSESSMENT REPORT – MODIFICATION OF CONSENTS
Environmental Planning & Assessment Act 1979

SUMMARY

Application details

DA No:	DA/961/2015/D
Assessment Officer:	Shaylin Moodliar
Property:	Lot 50 in DP 1238546, 38 Cowper Street, GRANVILLE NSW 2142 (formerly known as 14 to 38 Cowper Street, 21 to 41 East Street and 5-5A Rowell Street, Granville) - (Rosehill Ward)
Approved development:	Consolidation of lots, demolition of all structures except heritage item, tree removal and construction of mixed use development comprising 607 residential apartments and 24 commercial tenancies within a building with a 4 storey podium and 3 tower forms (Tower A - 21 storeys, Tower B - 14 storeys and Tower C - 21 storeys), three level basement with capacity for 688 car parking spaces, new public park to be dedicated to Council, new public through site link to be an easement for public access, refurbishment and adaptive reuse of heritage item for use as a community facility, public domain works and landscaping.
Proposed modification:	Section 4.55(2) Modification to DA/961/2015 for the approval for a mixed-use development comprising 607 residential apartments and 24 commercial tenancies within a building with a 4 storey podium and 3 tower forms, three level basement with capacity for 688 car parking spaces. The proposed modifications include an additional ten (10) residential apartments on levels 11-20 to the western building (Tower C) resulting in a total of 617 residential units, amendments to the apartment layouts on levels 2-20 to to the western building (Tower C) resulting in an overall increase of gross floor area of 742.3m ² , from 57,140.7m ² to 57,883m ² and changes to the structural columns to the western building (Tower C). The application is to be determined by the Sydney Central City Planning Panel.
Date of receipt:	26 February 2019

Applicant:	Think Planners
Owner:	Beijing Shokai Develotek Sydney Granville Pty Ltd
Submissions received:	Nil (0)
Conciliation Conference Held:	No
Property owned by a Council employee or Councillor:	The site is not known to be owned by a Council employee or Councillor
Political donations/gifts disclosed:	None disclosed on the application form
Recommendation:	Approval, subject to conditions

Legislative requirements

Zoning	B4 Mixed Use under Parramatta Local Environmental Plan 2011
Other relevant legislation/state environmental planning policies (SEPP)/policies:	Environmental Planning and Assessment Act 1979, Environmental Planning and Assessment Regulation 2000, SEPP No.55 - Remediation of Land, SEPP (Infrastructure) 2007, SEPP (Building Sustainability Index: BASIX) 2004, SEPP No.65 – Design Quality of Residential Apartment Development, SEPP (State and Regional Development) 2011, SEPP (Urban Renewal) 2010 and SREP (Sydney Harbour Catchment) 2005
Planning Controls & Policy	Parramatta Section 94A Contributions Plan 2011 (Outside CBD) (Amendment 5), Parramatta Development Control Plan 2011 (PDCP 2011), Policy for the handling of unclear, insufficient and amended development applications
Bushfire Prone Land	No
Heritage	Yes – local heritage item No.107
Heritage Conservation Area	No
Integrated development	No
Crown Development	No
Designated Development	No
Delegation	Sydney Central City Planning Panel (SCCPP)

1. EXECUTIVE SUMMARY

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

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

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

On 10 May 2019, the Sydney Central City Planning Panel (SCCPP) granted approval (via electronic determination) a Section 4.55(2) modification (DA/961/2015/B) to DA/961/2015 which approved changes including the internal reconfiguration of retail tenancies resulting in 24 retail tenancies (12 additional) and an increase to retail gross floor area of 497.7sqm (overall increase of gross floor area from 55,868m² to 56,365.7m²), reduction in the size of the residential foyers to the western building (Tower C), changes to the basement layout comprising the deletion of western driveway ramps, an additional 39 parking spaces (overall increase from 633 to 672 parking spaces) and the relocation of the retained vehicular access ramps, loading and plant facilities, waste room and general service areas.

On 22 August 2019, Council granted delegated approval to Development Application No.DA/830/2018 to change the use for Level 1 within Building C to delete twelve (12) residential apartments into a child care facility (to accommodate 88 children (22 x 0-2 year olds; 22 x 2-3 year olds; and 44 x 3-5 year olds) and a 864m² GFA medical centre (overall increase of gross floor area from 56,365.8m² to 57,140.7m²). The proposal also comprises an additional basement level that is to accommodate 53 car parking spaces. The proposed development will result in a loss of 12 residential units and 26 car parking spaces within the level 1 - building C (i.e. a reduction to the overall unit yield of 619 apartment units to 607 apartment units). The proposal is a Nominated Integrated Development under the Water Management Act 2000.

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

- additional ten (10) residential apartments on levels 11-20 to the western building (Tower C) resulting in an increase to total number of apartments from 607 to 617 units;
- amendments to the apartment layouts on levels 2-20 to to the western building (Tower C) resulting in an overall increase of gross floor area of 742.3m², from 57,140.7m² to 57,883m²;
- changes to structural columns to western building (Tower C); and
- changes to the western building (Tower C) balconies along the western (Rowell Street) elevation.

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

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

The site is located within the Granville Town Centre and is zoned B4 Mixed Use under the Parramatta LEP 2011. The maximum permitted FSR on the site is 6:1 and the proposal, as modified, seeks a FSR of 5.81:1. The maximum permitted building height on the site is 52m and the proposal, as modified, seeks no change to the approved building heights 71.06m (eastern building - Tower A), 49.55m (central building - Tower B) and 70m (excluding the architectural roof feature to the western building - Tower C), previously approved under DA/961/2015.

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

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

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

2. Key Issues

Parramatta Local Environmental Plan 2011:

- **Floor Space Ratio** – Control: 6:1, Approved DA: (5.72:1) Modified Proposed: (5.81:1) (additional floor space remains compliant with control).
- **Design Excellence** – Façade changes to the western building (Tower C) in the alteration of façade slots and the removal of voids and openings.

SEPP 65: Apartment Design Guide:

- **Solar Access** – Control: (>70% of units) – The subsequent modifications to the original approved 61.7% (382 units out of 619 units) and the modification will marginally decrease this proportion to 61.4% (379 units out of 617 units) due to the inclusion of additional narrower dwellings within the approved floor plate in the western building (Tower C).

Parramatta Development Control Plan 2011:

- **Unit Mix** – Control: (1-bed 10%-20%, 2-bed 60%-70% & 3-bed 10%-20%) - More than 30% (191 out of 617 units) of the apartments allocated are 1 bedroom. Less than 10% (52 out of 617 units) of the apartments allocated are 2 bedrooms.

3. SITE DESCRIPTION, LOCATION AND CONTEXT

The site is legally known as Lot 50 in DP 1238546, commonly known as 38 Cowper Street, Granville. The site is bounded by East Street to the south, Rowell Street to the west and Cowper Street to the north. Prior to site consolidation the site consisted of 24 allotments with street addresses of 21 to 41 East Street, 5 & 5A Rowell Street and 14 to 38 Cowper Street. The site is a regular shape with a total area of 9,950m². An aerial photograph of the site and immediate surrounds is included in **Figure 1** with the site outlined in blue.

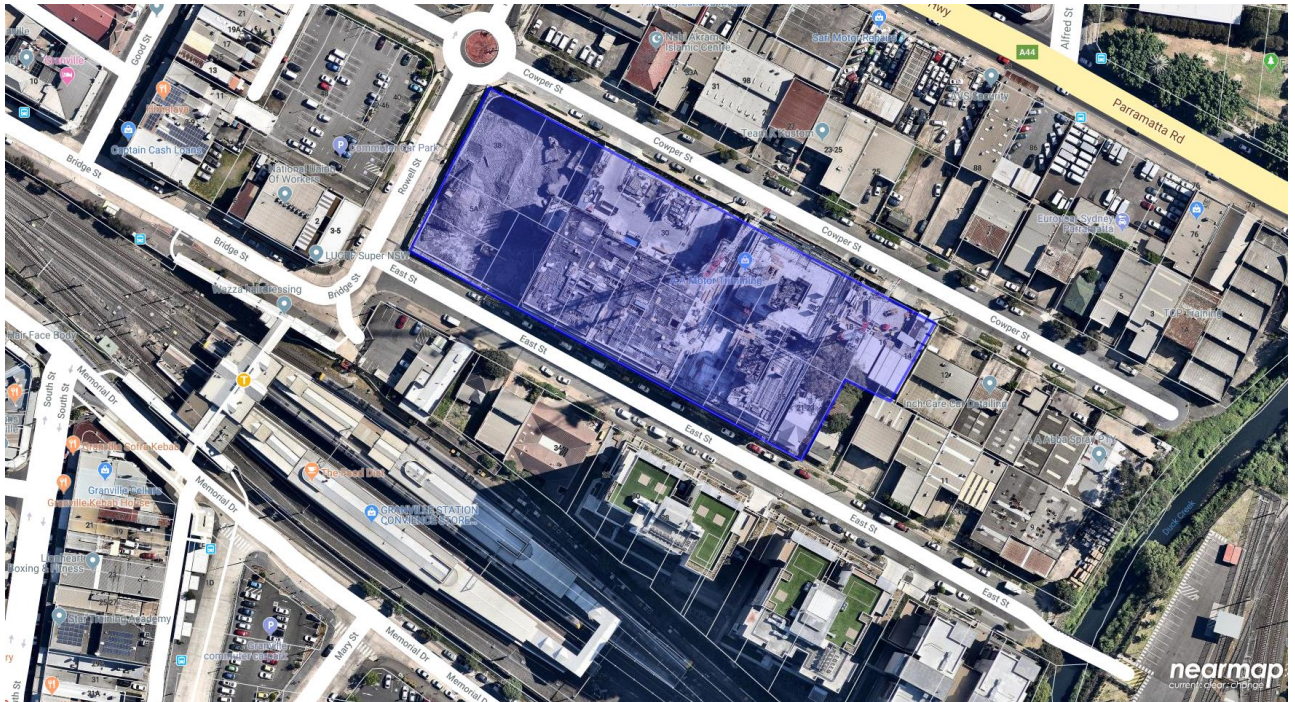


Figure 1 - Aerial view of locality showing adjoining development. Source: Nearmap dated 27 October 2019

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



Figure 2 - Aerial view of locality showing adjoining development (subject site highlighted in yellow). Source: GIS Online

This site is within the Granville Town Centre Precinct, approximately 50 metres north-east of Granville Rail Station and in close proximity to a range of other retail, commercial, education, open space land uses and recreational facilities. The Granville Town Centre is comprised of a range of light industrial premises, retail shops, low-to-high density residential development, places of public worship and other ancillary uses.

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

Relevant Site History:

- On 26 February 2019, Council received a Section 4.55(2) modification (DA/961/2015/D), which is the subject of this report.
- On 16 May 2019, Council granted delegated approval to (DA/961/2015/C) a Section 4.55(1A) modification to DA/961/2015 for the approval for a mixed-use development comprising 619 residential apartments and 24 commercial tenancies within a building with a 4 storey podium and 3 tower forms, two level basement with capacity for 672 car parking spaces. The proposed modification approved changes to the wording of Condition 17 (public domain plans), Condition 18 (landscape works within the public park), Condition 19 (dedication to Council of public park), Condition 20 (public domain along East Street), Condition 24 (Public Arts Plan), Condition 26 (Public lighting), Condition 52 (Public Domain) and Condition 59 (Stormwater Plan).
- On 23 July 2019, Council granted delegated approval to (DA/961/2015/E) a Section 4.55(1A) modification to DA/961/2015 for consolidation of lots, demolition of all structures except heritage item, tree removal and construction of mixed use development comprising 619 residential apartments and 24 commercial tenancies within a building with a 4 storey podium and 3 tower forms (Tower A 21 storeys, Tower B 14 storeys and Tower C 21 storeys), two level basement with capacity for 672 car parking spaces, new public park to be dedicated to Council, new public through site link to be an easement for public access, refurbishment and adaptive reuse of heritage item for use as a community facility, public domain works and landscaping. The proposed modification includes amendment to Condition 129 (extension to construction hours).
- On 22 August 2019, Council granted delegated approval to Development Application No.DA/830/2018 to change the use for Level 1 within Building C to delete twelve (12) residential apartments into a child care facility (to accommodate 88 children (22 x 0-2 year olds; 22 x 2-3 year olds; and 44 x 3-5 year olds) and medical centre (864m² GFA). The proposal also comprises an additional basement level that is to accommodate 53 car parking spaces. The proposed development will result in a loss of 12 residential units and 26 car parking spaces within the level 1 - building C (i.e. a reduction to the overall unit yield of 619 apartment units to 607 apartment units). The proposal is a Nominated Integrated Development under the Water Management Act 2000.

4. THE PROPOSAL

Approval is sought to modify the approved development as follows:

- Additional ten (10) residential apartments on levels 11-20 to the western building (Tower C) resulting in an increase to total number of apartments from 607 to 617 apartment units;
- amendments to the apartment layouts on levels 2-20 to the western building (Tower C) resulting in an overall increase of gross floor area of 742.3m², from 57,140.7m² to 57,883m²;
- Reduction in the recessed (bedroom) window façade to Levels 15-20 units along the western (Rowell Street) elevation by 1470mm, from 4.47m to 3m;

- Reduction in the recessed (bedroom) window façade to Levels 15-20 units along the western (Rowell Street) elevation by 600mm, from 3.6m to 3m;
- Reduction in the balcony (private open space) setbacks to Levels 15-20 along the western (Rowell Street) elevation by 245mm, from 3.825m to 3.58m;
- Increase the balcony (private open space) setbacks to Levels 5-13 along the western (Rowell Street) elevation by 400mm, from 2.3m-3m to 2.7m-3.4m;
- Changes to structural columns to western building (Tower C); and
- Change to the residential units within western building (Tower C) on the site, with an apartment mix modified as follows:

No. of bedroom/units	Approved under DA/961/2015	Approved under DA/961/2015/A, DA/961/2015/B, DA/961/2015/C	Approved under DA/830/2018	Proposed under DA/961/2015/D	Unit changes under DA/961/2015/D
Studio	48	-	-	-	No changes
1 bedroom	106	186	178	191	Increase of 13 one-bedroom units
2 bedroom	426	364	360	374	Increase of 14 two-bedroom units
3 bedroom	38	69	69	52	Reduction of 17 three-bedroom units
Total apartment units	618	619	607	617	Increase of 10 units

Note: The works (to the western building – Tower C) have not been completed; however, the site is under construction.

5. 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).

5.1 Section 4.47 Development that is Integrated Development

The proposed modification is not defined as a 'Nominated Integrated' development under the provisions of Section 4.46 of the Environmental Planning and Assessment Act 1979, as an approval is not required from the Water NSW, in accordance with the requirements of the Water Management Act 2000.

Nonetheless, the applicant has been advised of Water NSW requirements under the original DA/961/2015 and DA/830/2018. The proposed development, as amended, will incorporate the General Terms of Approval, dated 21 December 2018.

5.2 Section 4.55 Modification of consents—generally

Has the consent lapsed? No, works on the site have legally commenced under the Sydney Central City Planning Panel approved DA/961/2015 & DA/961/2015/B and subsequent modifications approved by City of Parramatta Council DA/961/2015/A, DA/961/2015/C & DA/961/2015/E and including the amending DA/830/2018.

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

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

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

Comment: The proposal seeks additional ten (10) residential apartments on levels 11-20 to the western building (Tower C) resulting in an increase to total number of apartments from 607 to 617 units, amendments to the apartment layouts on levels 2-20 to the western building (Tower C) resulting in an overall increase of gross floor area of 742.3m², from 57,140.7m² to 57,883m², changes to structural columns to western building (Tower C), changes to the western building (Tower C) balconies along the western (Rowell Street) elevation and changes to the approved conditions.

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

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

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

(c) it has notified the application in accordance with:
(i) the regulations, if the regulations so require, or
(ii) a development control plan, if the consent authority is a council that has made a development control plan that requires the notification or advertising of applications for modification of a development consent, and

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

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

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

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

Comment: On 15 May 2017, the then Sydney West Central Planning Panel (as the consent authority) granted deferred commencement consent to the application with the following reasons:

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

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

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

Comment: Noted.

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

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

The BASIX Certificates for the 98 residential units within the central building (Tower B) and the 245 residential units within the eastern building (Tower A) are referenced in the recommended conditions of development consent (Refer to Condition No.172).

The applicant has submitted amended BASIX Certificate No.753276M_12 for the western building (Tower C) 245-unit scheme, prepared by Efficient Living Pty Ltd dated 18 November 2019.

The commitments made in the scheme would result in the reduction in energy and water consumption as shown below:

- | | |
|-----------------------------------|---------------------|
| ➤ Reduction in Water consumption | 40 (target: 40) |
| ➤ Thermal Comfort | Pass (target: pass) |
| ➤ Reduction in Energy consumption | 20 (target: 20) |

BASIX Certificates have been submitted for the residential apartments proposed with the development. The Certificates demonstrate compliance with the requirements of the Policy. The proposal therefore complies with the requirements under the SEPP.

6.2 State Environmental Planning Policy No.55 – Remediation of Land

The site is identified in Council's records as being a site audit site. A 'Site Audit Statement for 14-38 Cowper Street, Granville', Report No. E005 prepared by Envirocene Pty Ltd, dated 27 November 2018 was submitted for the primary Development Application No. DA/961/2015 for the site. The additional basement level 3 was referred to Council's Environmental Health Compliance team who remained satisfied that the SAS adequately addressed any contamination concerns posed under the subject Development Application No. DA/830/2018.

The proposal, as amended under DA/961/2015/D, is acceptable in respect to the requirements of SEPP 55 which were considered in detail as part of the original DA and the amending DA/830/2018.

6.3 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.

6.4 State Environmental Planning Policy (Infrastructure) 2007

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

6.5 State Environmental Planning Policy (Urban Renewal) 2010

On 15 December 2010, the NSW Government published the Urban Renewal State Environmental Planning Policy (SEPP). The Urban Renewal SEPP outlines the necessary criteria and steps for identifying an existing urban precinct as a potential candidate for renewal and revitalisation. The first three precincts identified under the SEPP are Redfern-Waterloo, Granville town centre (that includes parts of Harris Park, Parramatta CBD and Rosehill as well) and the Newcastle CBD.

The key principle of the SEPP is to integrate land use planning with existing or planned infrastructure to create revitalised local communities, greater access to public transport and

a broader range of housing and employment options. This is also sometimes referred to as transit-oriented development.

The subject site falls under the Granville Potential Precinct Map. In accordance with Clause 10 of the SEPP, the proposal, as amended, is consistent with the objective of developing the potential precinct for the purposes of urban renewal as the proposal facilitates the increased development of the site to assist in achieving the following objectives:

- (a) development of the potential precinct for higher density housing or commercial or mixed development,
- (b) the future amalgamation of sites for the purpose of any such development within the potential precinct,
- (c) access to, or development of, infrastructure, other facilities and public domain areas associated with existing and future public transport in the potential precinct.

The proposal, as amended, satisfies the relevant objectives of this SEPP.

6.6 State Environmental Planning Policy No.65 – Design Quality of Residential Apartment Development (SEPP 65)

In accordance with clause 28(2) of SEPP 65, the consent authority must take into consideration the following:



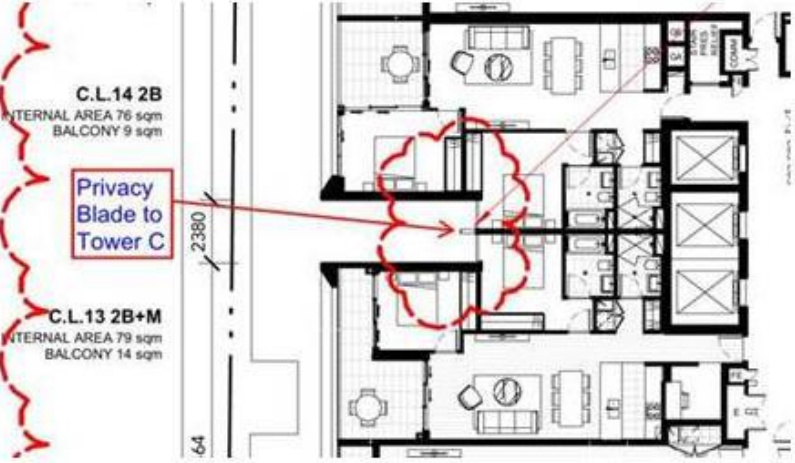
6.6.1 the advice (if any) obtained from the design review panel

The application was considered by the Panel at its meeting of 4 April 2019, who provided the following advice.

DEAP's comment from 4 April 2019 meeting	Applicant's response dated 11 June 2019
1. The Panel noted that there are several concurrent DA and modification applications for changes to the original DA/961/2015, and this proposal is for further amendments affecting residential yield and some apartment layouts in Tower C.	Noted.
2. While the Panel accepts that much of this proposal is already approved under the SWCPP deferred commencement for DA/961/2015, there are outstanding issues which need to be addressed.	Noted.
3. Part of the proposed amendments to the approved Development Application indicate the replacement of 12 units on Level 1 with a Medical Centre and a Childcare Centre. The Applicant is also seeking to gain an extra 10 units in the	There are no changes to layouts are proposed with this application. The level 1 commercial uses are subject to a separate Amending DA application DA/830/2018 submission. The merits of those uses are currently under assessment by Council. This application is simply seeking to modify the residential floors of tower C while retaining the existing core design, the functionality and serve of the core. It is not clear from these comments exactly what objectives would be sought from a redesign of 'core and peripheral areas'. As the core design matches the approved DA arrangement. The addition of 1 apartment per floor has no

<p><i>Tower C reconfiguration. The Panel recommends a review the design of the core as well as peripheral areas as the proposed changes will impact on the amenity as well as the internal circulation of visitors and residents.</i></p>	<p>impact to the services in the core.</p> <p>The total number of apartments proposed in Tower C of 245 in this approval is less than the original approval of 246 apartments with the same core facilities.</p>
<p>4. <i>In addition to the above, the Panel notes that two residential lift cores have been removed, resulting in a substantial increase in walking distances between the remaining lifts and north western units (on Levels 1-3) to over 70m. The Panel recommends introducing another lower lift core at podium level to improve the amenity of the residents and their access to the communal open space. This might be possible by reconfiguring the fire stair at the rear of G.10 retail</i></p>	<p>This is not relevant to the current application and the distance to the lifts remains the same as approved under the original DA as well as DA/961/2015/B.</p> <p>This application does not seek to change the general arrangement to Tower B.</p>
<p>5. <i>The new Tower C layouts have resulted in the narrowing of the snorkel slots to bedrooms in units C.L 01, 06, 07 and 13. While snorkelled bedrooms are already considered undesirable due to the restrictions in natural light and ventilation, further narrowing them reduces their amenity. The Panel recommends widening the snorkels to a minimum width of 3.6 metres matching what was previously approved in DA/961/2015/A.</i></p>	<p>It was mentioned during the DEAP meeting that Council would consider the introduction of a blade wall and slab extensions to improve the privacy between adjacent windows within the 'snorkel'. Additional privacy screening is provided in the form of a blade louvre as shown on the floorplans drawings DA1.10, DA1.11, DA1.12 and west elevation DA2.04.</p> <p>There is precedent within Parramatta LGA at 'The Lennox' 333 Church St where 2 bedroom units have snorkel windows at the end of an approximately 8m deep x 2m wide slot, and a second bedroom also opening to the slot. See images below and indicative floorplan.</p> 



	<div data-bbox="619 210 1327 766"> <p>The Residences</p> <p>APARTMENT TYPE V</p> <p>TWO BEDROOM</p> <p>8.55, 8.55, 10.15, 11.15, 12.15, 13.15, 14.15, 15.15, 16.15, 17.15, 18.15, 19.05, 20.05</p> <p>INTERNAL AREA: 72 m² EXTERNAL AREA: 9 m² TOTAL AREA: 81 m²</p>  <p>THE LENNOX</p> <p><small>Disclaimer: Planning for this building is based on a preliminary assessment and is subject to change. The final design and construction of the building may differ from the preliminary design. The final design and construction of the building may differ from the preliminary design. The final design and construction of the building may differ from the preliminary design.</small></p>  </div> <p>These slots form a distinct architectural feature that enhances the slenderness of the three tower elements. A similar approach was successfully applied to the Lumiere Suites in the Sydney CBD and Central Park Sydney.</p> <p>The application has been revised with the introduction of façade in blade element in the snorkel between the windows and extend the floor slab to match to enhance the privacy between adjacent windows – see extract below. The surfaces within the slot will be a white colour that will reflect natural light.</p> <div data-bbox="582 1108 1380 1568">  </div>
<p>6. Many units have their access to bedrooms directly off living areas. The Panel considers that minor layout changes can be made to improve this outcome for both the privacy and amenity of the residents.</p>	<p>The previously approved DA layouts include numerous examples of bedrooms accessed from living areas. The proposed plans are generally consistent with this arrangement to maintain consistency in the product offering.</p> <p>It is not practical to introduce new design principals into the apartment layout as this is a fundamentally different approach to bedroom access given the existing approval and constraints in the building structure and building footprint.</p> <p>Where bedroom doors are accessed from living areas, the furniture arrangement has been designed to ensure privacy and functionality.</p>
<p>7. Pedestrian access through the ground level retail areas lack natural light and visual permeability from street access</p>	<p>The ground floor retail environment is not relevant this this application for upper level apartment changes. The ground floor retail design has been extensively reviewed by Council and approved in (DA/961/2015/B). This application refers to changes to the tower only.</p> <p>The introduction of a skylight through 3 levels of podium parking is not possible at this stage of the development (under construction) for a variety of</p>

<p>points due to the raised floor level. The Panel recommends:</p> <ul style="list-style-type: none"> the access and internal environment around the retail spaces be improved by reviewing the design of the pedestrian entries and introducing daylight into the central open kiosk area with the insertion of skylights through the podium car park levels to the Level 4 podium terrace. 	<p>reasons including structural issues, waterproofing, parking provision, strata title registration, etc.</p> <p>No changes to the ground level design are requested or proposed as part of this application.</p>
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Planners Comments:

In lieu of a re-referral to the PDEAP, Council's Urban Design team have reviewed the amended plans and were satisfied that the changes have arisen through post-consent design development and the need to modulate the balconies and the internal floor layouts of the dwellings added on residential levels.

The proposed modifications are considered to be acceptable for the following reasons:

- The design ethos is generally in keeping with that of the original approval.
- A majority of the changes are internal to the site and will not have any unacceptable impacts on the streetscape, public domain or surrounding developments.
- The proposal does not alter the approved finishes or materiality of the façade.
- Council's urban design team are satisfied that the changes are acceptable.

6.6.2 The design quality of the development when evaluated in accordance with the design quality principles

The applicant has submitted a design verification statement for SEPP 65, prepared by Richard Webster (registered architect Reg No.9941 at Team2 Architects Pty Ltd), dated 30 January 2019 verifying that the changes made in this application achieve the design quality principles set out in *State Environmental Planning Policy 65 – Design Quality of Residential Flat Developments* and has been designed with reference to the *Apartment Design Guide*.

6.6.3 The Apartment Design Guide (ADG).

The proposal has been assessed against the 32 topic area provisions within Parts 3 & 4 of the ADG and the relevant provisions of note are as follows:

3J Bicycle and car parking

Council's Traffic and Transport Engineer noted the proposed modification retains the shortfall in the residential car parking spaces (under the original DA/961/2015 and subsequent modifications). The previously granted consent (DA/961/2015/B) included 509 residential car parking spaces for 619 apartments. The current DA proposes to provide 504 residential parking spaces for the residential for 617 apartments.

Given there are proposed changes to the residential unit mix and layouts, a total of 687 parking spaces is supported with the following car parking allocation (revised under Condition 87G):

- 504 residential parking spaces;
- 58 visitor parking spaces including 3 car share spaces which should be shared with retail tenancies;
- 22 child care parking spaces (approved under DA/830/2018);
- 13 medical centre parking spaces (approved under DA/830/2018); and
- 90 retail parking spaces.

The original application provided less parking than the ADG minimum. Given that no additional parking is proposed under the DA/961/2015/D and that the development site is located within a 50 metre walking distance of the Granville Railway Station, the reduction of the ADG minimum parking supply rate can be supported in this instance.

4A Solar and daylight access

The subsequent modifications to the original approved 61.7% (382 units out of 619 units) and the modification will marginally decrease this proportion to 61.4% (379 units out of 617 units) due to the inclusion of additional narrower dwellings within the approved floor plate in the western building (Tower C).

Future residents will also have access to the high quality large area of communal open space throughout the year which has a northern aspect and will receive direct sunlight exceeding the ADG requirements. Furthermore, floor to floor heights for residential levels are a minimum of 3.1m which exceeds the ADG requirement and adds to the overall amount of ambient natural light (if not direct solar access) in every apartment living room.

6.7 Parramatta Local Environmental Plan 2011 (PLEP 2011)

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

Control	Approved under DA/961/2015, DA/961/2015/A, DA/961/2015/B, DA/961/2015/C, DA/961/2015/E & DA/830/2018	Proposed under DA/961/2015/D	Complies
Clause 2.3 Zone objectives and Land Use Table	The site is within Zone B4 Mixed Use in accordance with the provisions of PLEP 2011. Commercial premises, child care facility, medical centre, shop top housing and community facilities are permitted with consent in Zone B4.	No changes	Yes
Clause 2.7 Demolition requires development consent	The application seeks consent for demolition of all existing structures except the heritage item which is to be retained.	No changes	Yes
Clause 4.3 Height of Buildings Maximum height of buildings on the site is 52m.	Approved building heights are: Eastern building (Tower A) = 71.06m to lift overrun Central building (Tower B) = 49.55m to lift overrun Western building (Tower C) = 70m to lift overrun	No changes to the approved building heights to the 3 building forms. No changes to the approved maximum building heights.	No changes to the approved building heights
Clause 4.4 Floor Space Ratio	Approved FSR is 5.66:1 (56,365.7 m ²) under DA/961/2015/B.	The proposal addition of ten (10) apartment units to the western building (Tower C) seeks changes to the floor	Yes

Maximum FSR on the site is 6:1	Approved FSR is 5.74:1 (57,140.7 m ²) under DA/830/2018.	plates from levels 2-20. The proposal increases the floor space to the western building (Tower C) levels 2-20 by approximately 742.3m ² . The proposed FSR for the overall site is 5.81:1 (57,883m ²), which complies with the FSR control.	
Clause 5.6 Architectural roof feature	Building C approved includes an architectural roof feature in the form of a rectangular hood element that extends 6.5m above the roof level (RL 83.85). There are no changes to the approved architectural roof form to the western building (Tower C). The architectural roof form to the western building (Tower C) is compliant with the requirements of this clause.		Yes
Clause 5.10 Heritage Conservation	Heritage Item I107 'semi-detached dwellings' at No.21-23 East Street is part of the site. Heritage Item I106 'single residence' at No.19 East Street is adjacent to the eastern boundary of the site. Heritage Item I99 at No.37 Cowper Street is located to the north of the site on the opposite side of Cowper Street. A Statement of Heritage Impact and a Conservation Management Plan have been submitted with the original development application. No changes are proposed.		No change to approved
Clause 6.1 Acid Sulfate Soils	The site comprises both Class 4 and Class 5 Acid Sulfate Soils (ASS). The proposal required excavation which exceeds 2m depth and requires the submission of an ASS Management Plan. The Geotechnical Investigation by Douglas Partners Project Reference 84892.02 dated June 2016 reported on soil tests within boreholes on the site and concluded that no potential acid sulfate soils are present within the site and an ASS Management Plan is not required. No changes are proposed.		No change to approved
Clause 6.2 Earthworks	The Geotechnical Investigation by Douglas Partners Project Reference 84892.02 dated June 2016 includes recommendations for engineering works associated with excavation and construction of the approved basement levels. Under DA/830/2018 a new basement level 3 under the western building (Tower C) was assessed by Council's Catchment and Development Engineer raised no objections, subject to conditions, the proposal satisfies this clause.	No changes are proposed.	Yes
Clause 6.3 Flood Planning	A Flood Risk Management Report by SG Consulting dated 13 and 25 November 2016 and a Flood Impact Assessment by SG Consulting dated 6 July 2016 have been submitted with the development application. Council's Catchment and Development Engineer reviewed the proposal and raised no objections subject to basement flood proof device details be provided to Council and the PCA prior to the release of the Construction Certificate. A condition to this effect already exists on the original conditions of consent. Further, it is evident that the conditions imposed within the original consent (DA/961/2015 and subsequent modification DA/961/2015/A) remain suitable for flood planning levels and stormwater management plans.	No changes to the flood planning levels (i.e ground floor levels) are proposed.	Yes

7. 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.

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

8.1 Parramatta Development Control Plan 2011 (PDCP 2011)

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

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

Part 3.4.5 Housing Diversity and Choice

The revised 617 apartment unit mix is as follows:

- 1 bedroom apartments x 191 or 31%;
- 2 bedroom apartments x 374 or 60.6%; and
- 3 bedroom apartments x 52 or 8.4%.

The proposed modifications include changes to the size and number of units as shown in the table under Section 4 ('The Proposal') of this report above.

The modifications relate to market research undertaken by the proponent that contends smaller dwellings types (31% of the units are 1-bedroom apartments) are more conducive to buyer demands in the Granville Town Centre and adjacent to the heavy rail corridor. This has been balanced in the application of Council's indicative DCP ranges, recommending a 10% proportion of larger 3 bedroom dwellings to accommodate the growing trend of families with children occupying units within the Local Government area. The proposed modification maintains 1 and 2 bedroom dwellings (with media/study rooms) and despite numerical shortfall in 3-bedroom units and a surplus of 1-bedroom units the revised unit mix is satisfactory with the overall dwelling composition in comparison with the approved scheme.

Part 4.1.6 Granville Town Centre

The proposed modifications to include additional ten (10) residential units within the upper floor levels of the western building (Tower C) maintains the desired future character for the Granville Town Centre. The proposal maintains active ground level frontages with at grade/ramp pedestrian access from the public domain. The proposal maintains a central pedestrian through-link from the public domain to the retail tenancies on the ground level. The approved pedestrian connection and laneway is unchanged under this proposed modification.

9. REFERRALS

Section	Comments
Internal Referrals	
Urban Design	In lieu of a second referral to Parramatta Design Excellence Advisory Panel (PDEAP), the application was referred to the Council's Urban Design team. Council's Urban Design team reviewed the proposed modification and were satisfied that the snorkel rooms found within the revised architectural plans comply with the intent of PDEAP. Nothing further by way of special conditions pertaining to Urban Design is required as a result of this modification.
Traffic and Transport Engineer	Council's Traffic and Transport Engineer reviewed the Traffic Statement, dated 24 January 2019 and the 'Traffic and Parking Impact Assessment' prepared by Transport Planning Partnership (TTPP) dated 7 June 2019. Council's Traffic and Transport Engineer noted the proposed modification retains the shortfall in the residential car

	<p>parking spaces (under the original DA/961/2015 and subsequent modifications) in the following response:</p> <p><i>“Development consent was previously granted for the subject site (DA/961/2015/B), which included 509 residential car parking spaces for 619 apartments. The current DA proposes to provide 504 parking spaces for the residential component of the development. Although, this parking provision is lower than the minimum parking requirement for the residential component of the development, the proposed parking provision is considered acceptable due to the close proximity of the development to train station and high frequency bus services. It is also noted that the proposed parking provision of 504 residential parking spaces is consistent with the parking calculation of the site during the assessment of DA/830/2018.”</i></p> <p>The proposed modification seeks an overall 617 residential units and is within 800m radial catchment of Granville train station.</p> <p>Given there are proposed changes to the residential unit mix and layouts, a total of 687 parking spaces is supported with the following car parking allocation (revised under Condition 87G):</p> <ul style="list-style-type: none"> • 504 residential parking spaces; • 58 visitor parking spaces including 3 car share spaces which should be shared with retail tenancies; • 22 child care parking spaces; • 13 medical centre parking spaces; and • 90 retail parking spaces. <p>The number of bicycle parking spaces have been modified under this application and is accordingly modified under Condition 41, as per Council's Traffic and Transport Engineer recommendation.</p> <p>The approved ground floor level loading area was approved under the original DA/961/2015. it is considered that the provision of 2 delivery parking bays and one loading area is appropriate for the proposed modification, subject to the development of a Loading Dock Management Plan which is incorporated under Condition 87H, as per Council's Traffic and Transport Engineer recommendation under DA/961/2015/B.</p> <p>Council's Traffic and Transport Engineer supported the proposal on traffic and parking grounds as there are sufficient parking spaces provided on-site and the proposal can be supported on traffic and parking grounds, subject to imposition of recommended conditions of consent.</p> <p>The applicant has reviewed, and agreed, to the consolidated new conditions of consent.</p>
External Referrals	
No external referrals are applicable.	

10. Development Contributions

Parramatta Council Section 94A Plan requires that development contributions be paid based on the development cost of works. The revised cost report provided by the applicant has disclosed the cost of works has increased by an additional \$7,729,091. Council's Land Use Planning team have reviewed the proposal including the amending DA/830/2018, and advised the new contribution fee of \$1,740,854.92 is to be paid prior to the issue of a construction certificate related to the modification works. As such, the Condition No.58 (monetary contribution) has been modified under this application.

10.1 Other Matters

A Planning Proposal and draft DCP for land at 38 Cowper Street, Granville (formerly known as 14-38 Cowper Street, 5-5A Rowell Street and 21-41 East Street, Granville) has been placed on public exhibition from 6 November 2019 until 6 December 2019.

Planning Proposal

The Planning Proposal seeks to amend the Parramatta Local Environmental Plan (PLEP) 2011 in relation to the subject site by:

- Increasing the Maximum Height of Building control from 52m to part 92m (but only for the western portion of the land that contains 'Building C') and retain the existing 52m for the remainder of the site;
- Identifying the western portion of the land containing Building C as "A" on the Design Excellence Map to ensure that it is subject to an appropriate design competition as per Clause 6.13 of the PLEP 2011.

Note: The existing approved building height for the western building (Tower C) is 70m (excluding the architectural roof feature).

Draft Site Specific Development Control Plan

A draft site specific DCP has been prepared to guide development of the tower above the podium at the western portion of the site only, located at 38 Cowper Street, Granville. The draft DCP includes a tower envelope and setback controls to inform future development of the tower and to ensure an appropriate relationship with the broader site. The draft DCP would form an amendment to Part 4 of the *Parramatta Development Control Plan 2011*.

11. 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.

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

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

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

Relevant matters have been addressed elsewhere in this report.

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

The relevant matters pertaining to the suitability of the site for the proposed development have been considered in the assessment of the original proposal. Additional conditions of consent are proposed to further minimise any impacts on neighbouring properties as well as future owners/occupiers within the development. 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.

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

In accordance with Council's notification procedures that are contained in Appendix 5 of PDCP 2011, owners and occupiers of adjoining and surrounding properties were given notice of the application for a 21-day period between 6 March 2019 and 27 March 2019. No submissions were received.

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

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

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

17. CONCLUSION

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

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

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

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

18. RECOMMENDATION

Approval

That, pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act 1979, the Sydney Central City Planning Panel (SCCPP), grant consent to modify development consent DA/961/2015 for mixed-use development comprising 607 residential apartments and 24 commercial tenancies within a building with a 4 storey podium and 3 tower forms, three level basement with capacity for 688 car parking spaces to include an additional ten (10) residential apartments on levels 11-20 to the western building (Tower C) resulting in a total of 617 residential units, amendments to the apartment layouts on levels 2-20 to the western building (Tower C) resulting in an overall increase of gross floor area of 742.3m², from 57,140.7m² to 57,883m² and changes to the structural columns to the western building (Tower C) on land at 38 Cowper Street, GRANVILLE NSW as shown on the plans submitted with the modification of determination, for a period of five (5) years from the date on the **original** Notice of Determination subject to the following modifications:

1. Modify Condition No. 1 to read:

SCHEDULE 2

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
<i>Architectural Drawings</i>		
Cover Page	Team2 Architects	13/08/2019
Aerial Photo Job 16007, Drawing DA0.01 Rev.A	Marchese Partners	17/06/2016
Context Plan Job 16007, Drawing DA0.01B Rev. C	Marchese Partners	17/06/2016
Survey Plan Sheets 1 and 2 Job 16007, Drawing DA0.02 Rev.B	Marchese Partners	10/11/2016
Site Analysis Job 16007, Drawing DA0.03 Rev.D	Marchese Partners	17/06/2016
Site Plan Job 16007, Drawing DA0.04 Rev.D	Marchese Partners	17/06/2016
BASIX Summary Job 16007, Drawing DA0.05 Rev.A	Marchese Partners	29/08/2016
Basement 3 Floor Plan Job 16007, Drawing DA1.02 Rev. E	Team2 Architects	31/05/2019
Basement 2 Floor Plan Job 16007, Drawing DA1.03 Rev. L	Team2 Architects	31/05/2019
Basement 1 Floor Plan Job 16007, Drawing DA1.04 Rev. L	Team2 Architects	31/05/2019
Ground Floor Plan Job 16007, Drawing DA1.05 Rev. N	Team2 Architects	31/05/2019
Level 1 Floor Plan Job 16007, Drawing DA1.06 Rev. L	Team2 Architects	31/05/2019
Level 2 Floor Plan Job 818, Drawing DA1.07 Rev. L	Team2 Architects	31/05/2019
Level 3 Floor Plan Job 818, Drawing DA1.08 Rev M	Team2 Architects	31/05/2019
Level 4 Floor Plan Job 818, Drawing DA1.09 Rev N	Team2 Architects	13 August 2019
Level 5-10 Floor Plans Job 16007, Drawing DA1.10 Rev.G	Marchese Partners	17/06/16
Level 11-13 Floor Plans Job 16007, Drawing DA1.10-1 Rev. B	Marchese Partners	17/06/16
Level 5-13 Floor Plan Job 818, Drawing DA1.10 Rev.M	Team2 Architects	13 August 2019
Level 14 Floor Plan Job 818, Drawing DA1.11 Rev.M	Team2 Architects	13 August 2019
Level 15-20 Floor Plan Job 818, Drawing DA1.12 Rev.M	Team2 Architects	13 August 2019
Roof Plan Job 818, Drawing DA1.13 Rev.P	Team2 Architects	22 November 2019
Public Domain Civil Works Job 16007, Sheets 1 to 06 Revision A	Marchese Partners Engineering	5/02/2017

Drawing No.	Prepared By	Dated
<i>North Elevation - Cowper Street Job 818, Drawing DA2.01 Rev.K</i>	<i>Team2 Architects</i>	<i>10 July 2019</i>
<i>South Elevation - East Street Job 818, Drawing DA2.02 Rev.L</i>	<i>Team2 Architects</i>	<i>10 July 2019</i>
East – Public Park Elevation Job 16007, Drawing DA2.03 Rev.D	Marchese Partners	20/12/2016
<i>West – Rowell Street Elevation Job 16007, Drawing DA2.04 Rev.E</i>	<i>Team2 Architects</i>	<i>05/11/2018</i>
Section AA Job 16007, Drawing DA3.01 Rev. K	Team2 Architects	31/05/2019
Section BB Job 16007, Drawing DA3.02 Rev. J	Team2 Architects	21/12/2018
Section CC Job 16007, Drawing DA3.03 Rev. J	Team2 Architects	21/12/2018
Section DD Job 16007, Drawing DA3.04 Rev. E	Marchese Partners	12/07/2018
<i>Section EE Job 818, Drawing DA3.05 Rev.F</i>	<i>Team2 Architects</i>	<i>10 July 2019</i>
Section FF Job 16007, Drawing DA3.06 Rev.E	Marchese Partners	12/07/2018
Section GG Job 16007, Drawing DA3.07 Rev.E	Marchese Partners	12/07/2018
Detail Section HH and II Job 16007, Drawing DA3.08 Rev.D	Marchese Partners	12/07/2018
Detail Section JJ and KK Job 16007, Drawing DA3.09 Rev.D	Marchese Partners	12/07/2018
Detail Section LL and MM Job 16007, Drawing DA3.10 Rev. D	Marchese Partners	12/07/2018
Detail Section NN Job 16007, Drawing DA3.20 Rev.A	Marchese Partners	10/11/2016
Detail Section PP Job 16007, Drawing DA3.21 Rev.B	Marchese Partners	20/12/2016
Detail Section QQ Job 16007, Drawing DA3.22 Rev.B	Marchese Partners	20/12/2016
Detail Section RR Job 16007, Drawing DA3.23 Rev.B	Marchese Partners	20/12/2016
Adaptable Unit Plans Job 16007, Drawing DA5.01 Rev. J	Team2 Architects	21/12/2018
Adaptable Unit Plans Job 16007, Drawing DA5.02 Rev.F	Marchese Partners	17/06/2016
GFA Diagrams Job 16007, Drawing DA7.01 Rev. L	Team2 Architects	13/08/2019
Stage A.1 Basement 1 Floor Plan Job 16007, Drawing SK100 Rev.C	Marchese Partners	18/01/2017
Stage A.1 Ground Floor Plan Job 16007, Drawing SK101 Rev.C	Marchese Partners	17/01/2017
Stage A.1 Level 1 Floor Plan Job 16007, Drawing SK102 Rev.D	Marchese Partners	18/01/17
Stage A.1 Site Plan Job 16007, Drawing SK103 Rev.B	Marchese Partners	15/11/16
Stage A.2 Basement 1 Floor Plan Job 16007, Drawing SK110 Rev.C	Marchese Partners	18/01/17

Drawing No.	Prepared By	Dated
Stage A.2 Ground Floor Plan Job 16007, Drawing SK111 Rev.B	Marchese Partners	15/11/16
Stage A.2 Level 1 Floor Plan Job 16007, Drawing SK112 Rev.D	Marchese Partners	18/01/16
Stage A.2 Site Plan Job 16007, Drawing SK113 Rev.B	Marchese Partners	15/11/16
Stage B Basement Floor Plan Job 16007, Drawing SK120 Rev.B	Marchese Partners	15/11/16
Stage B Ground Floor Plan Job 16007, Drawing SK121 Rev.B	Marchese Partners	15/11/16
Stage B Level 1 Floor Plan Job 16007, Drawing SK122 Rev.C	Marchese Partners	11/01/17
Stage B Site Plan Job 16007, Drawing SK123 Rev.C	Marchese Partners	11/01/16
Stage A.1, A.2 and B Section Job 16007, Drawing SK130 Rev.B	Marchese Partners	15/11/16
Stage A.1 and A.2 West Elevation Job 16007, Drawing SK131 Rev.A	Marchese Partners	17/01/17
Plan of Dedication Job 16007, Drawing SK200 Rev.A	Marchese Partners	14/11/16
<i>Public Domain, Landscaping & Civil Works Drawings</i>		
Title Sheet & Locality Plan Drawing No. DA-C-001 Rev.D	Marchese Partners Engineering	03/02/17
Legend, Abbreviations & Drawing List Drawing No.DA_C_002 Rev.D	Marchese Partners Engineering	03/02/17
General Notes Drawing No.DA_C_003 Rev.D	Marchese Partners Engineering	03/02/17
Erosion and Sediment Control Plan Sheets 1 and 2 Drawing No.DA_C_006 and 007 Rev.D	Marchese Partners Engineering	03/02/17
Erosion and Sediment Control Details Drawing No.DA_C_008 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Levels Plan – Sheet 1, Drawing No. DA_C_101 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Levels Plan – Sheet 2, Drawing No. DA_C_102 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Site Frontage Cross Sections – Sheets 1 and 2, Drawings No. DA_C_103 and 104 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Driveway No.1 Plan and Longitudinal Section A, Drawings No.DA_C_111 and 112 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Driveway No.2 Plan and Longitudinal Section B, Drawings No.DA_C_113 and 114 Rev.D	Marchese Partners Engineering	03/02/17

Drawing No.	Prepared By	Dated
Public Domain Civil Works Driveway No.3 Plan and Longitudinal Section C, Drawings No. DA_C_115 and 116 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Driveway No.4 Plan and Longitudinal Section D, Drawings No.DA_C_117 and 118 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Drainage Plan – Sheets 1 and 2, Drawings No.DA_C_301 and 302 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Stormwater Long Sections – Sheets 1, 2, 3 and 4, Drawings No.DA_C_321, 322, 323 and 324 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Pavement Plan – Sheets 1 and 2, Drawings No.DA_C_601 and 602 Rev.D	Marchese Partners Engineering	03/02/17
Public Domain Civil Works Detail Sheet 1, Drawing No.DA_C_603 Rev.D	Marchese Partners Engineering	03/02/17
Landscape Concept Plan Drawing No. 101 to 116, Drawing No.200 to 206, Drawing No.501 to 505, Issue D	Arcadia	December 2016
<i>Stormwater Drawings</i>		
Title Sheet and Locality Plan Drawing No. STW-001 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Legend, Abbreviations & Drawing List Drawing No. STW-002 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage General Notes Drawing No. STW-003 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Basement 2 Plan Drawing No. DA-STW-101 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Basement 1 Plan Drawing No. DA-STW-102 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Ground Floor Plan Drawing No. DA-STW-103 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Level 1 Floor Plan Drawing No. DA-STW-104 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Level 2 Floor Plan Drawing No. DA-STW-105 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Level 3 Floor Plan Drawing No. DA-STW-106 Rev.A	Marchese Partners Engineering	03/02/17
Stormwater Drainage Level 4 Floor Plan Drawing No. DA-STW-107 Rev.A	Marchese Partners Engineering	03/02/17

Drawing No.	Prepared By	Dated
Stormwater Drainage Level 5-13 Floor Plan Drawing No. DA-STW-108 Rev.A	Marchese Partners Engineering	03/02/2017
Stormwater Drainage Level 14 Floor Plan Drawing No. DA-STW-109 Rev.A	Marchese Partners Engineering	03/02/2017
Stormwater Drainage Level 15-20 Floor Plan Drawing No. DA-STW-110 Rev.A	Marchese Partners Engineering	03/02/2017
Stormwater Drainage Roof Plan Drawing No. DA-STW-111 Rev.A	Marchese Partners Engineering	03/02/2017
Stormwater Drainage Detail Sheets 1, 2 and 3, Drawing No. DA-STW-201, 202 and 203 Rev A	Marchese Partners Engineering	03/02/2017

Document(s)	Prepared By	Dated
Statement of Environmental Effects	THINK Planners	Various
SEPP 65 Design Verification Statement Issue C	Marchese Partners	08/12/17
Design Statement	Marchese Partners	August 2016
Urban Design Issues and Response Report	Architectus	15/07/16
Comparison Tower Massing Analysis and Addendum	Architectus	16/11/16
Construction and Demolition Waste Management Plan and Operational Waste Management Plan	Foresight Environmental Pty Limited	July 2016
Exterior Finishes Schedule Job 16007 Drawing DA6.03 Rev.B	Marchese Partners	20/12/16
BASIX Certificate Nos 753276M_03, 753277M_03 and 693093M_04	Victor Lin & Associates Pty Ltd	23/08/2018
BASIX Certificate No. 753276M_12	Efficient Living Pty Ltd	18 November 2019
Geotechnical Investigation Project No.84892.03	Douglas Partners	June 2016
Report on Preliminary Site Investigation with Limited Sampling and Addendum Project No.84892.03	Douglas Partners	Original Report June 2016 Addendum 1 December 2016
Flood Risk Management Report Issue 2 Final	SG Consulting	25/11/16
Flood Impact Assessment Report	SG Consulting	6/07/16 and 29/09/15
Flood Risk Management & Evacuation Plan Issue 05	SG Consulting	13 May 2019

Document(s)	Prepared By	Dated
Water Sensitive Urban Design Plan Project No.25833 Drawing No.SW-02 Revision P3	Waterman Australia	10/11/16
Site Stormwater Management, Public Domain Civil Works and Flood Analysis Design Report for Development Application	Marchese Partners Engineering	06/02/17
Ventilation Assessment Project 9390	CPP Consulting	April 2016
Acoustic Planning Report Ref.SI1523SRPI Revision 1 and Addendum	Resonate Acoustics	Original Report 28/07/16 and addendum 9/11/16
Child Care Centre Acoustic Assessment Rev.2	Acoustic Logic	10 May 2019
CPTED Report	THINK Planners	26/07/16
Statement of Heritage Impact and Conservation Management Plan and Revised Conservation Management Plan	NBRIS Partners	Original Reports dated January 2016 and Revised June 2016
Preliminary Public Art Plan	Guppy Associates Art Management	25/07/16
Access Report Reference No.216176	Accessible Building Solutions	18/12/17
Economic Impact Assessment	Macro Plan Demasi	August 2016
Traffic and Parking Assessment Report Ref.16435	Varga Traffic Planning	7/07/16
Arboricultural Impact Assessment	Footprint Green P/L	21/11/16
Tree Protection Plan	Footprint Green P/L	21/11/16
Towers A and B – Lift Performance Report (17.5207)	VOS Group	20/12/17
<i>Acoustic Report No. 20190306.1/2208A/R1/VF</i>	<i>Acoustic Logic</i>	<i>22 August 2019</i>

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

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

Modify Condition no. 41 to read:

41. The 416 361 bicycle spaces/racks are to be provided on-site and used accordingly. The bicycle storage/racks are to comply with AS 2890.3-2015. Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements.

Modify Condition no. 58 to read:

58. A monetary contribution comprising \$1,740,854.92 is payable to Parramatta City Council in accordance with Section 94A of the Environmental Planning and Assessment Act 1979 and the Parramatta Section 94A Development Contributions Plan (Amendment No. 4). Payment must be by EFTPOS, bank cheque or credit card only.

The contribution is to be paid to Council prior to the issue of a construction certificate for each stage of the development proportionate to the gross floor area to be constructed in that stage. In this condition 'gross floor area' has the same meaning set out in Parramatta Local Environmental Plan 2011.

The contribution levy is subject to indexation on a quarterly basis in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. At the time of payment, the contribution levy may have been the subject of indexation.

Parramatta Section 94A Development Contributions Plan (Amendment No. 4) can be viewed on Council's website at: http://www.parracity.nsw.gov.au/build/forms_and_planning_controls/developer_contributions

Reason: To comply with legislative requirements.

Modify Condition no. 87G to read:

87G. A maximum of ~~509~~ 504 spaces for residential apartments, a maximum of ~~64~~ 58 parking spaces (including 3 car share spaces) for visitors of residential apartments and a maximum of ~~402~~ 90 parking spaces for visitors of retail tenancies, a maximum of 22 parking spaces for child care centre and a maximum of 13 parking space for medical centre are to be provided. The 22 dedicated childcare centre car parking spaces are permitted to be used by retail/residential visitors outside of child care facility hours of operation. Details are to be illustrated on plans submitted with the construction certificate application.

Reason: To comply with Council's parking requirements.

Insert Condition no. 87K to read:

87K. The control point at the car park entrances are to be located where adequate queuing length between the vehicular control point and the property boundary is provided in accordance to Clause 3.4 of AS 2890.1-2004 to allow free influx of traffic which will not adversely affect traffic or pedestrian flows in the frontage road. Details are to be submitted to Council to the satisfaction of Council's Traffic and Transport Manager prior to the issue of the relevant construction certificate.

Reason: To comply with Australian Standards.

Insert Condition no. 109B to read:

109B. Full compliance with and implementation of the Flood Risk Management and Evacuation Plan, Issue 05, dated 13 May 2019 and prepared by SGC Engineering.

Reason: Flood Protection.

Insert Condition no. 109C to read:

109C. The control points at the car park entrances are to be located where adequate queuing length between the vehicular control point and the property boundary is provided in accordance to Clause 3.4 of AS 2890.1-2004 to allow free influx of traffic, which will not adversely affect traffic or pedestrian flows in the frontage road. Details are to be submitted to Council to the satisfaction of Council's Traffic and Transport Manager prior to the issue of the relevant construction certificate.

Reason: To comply with Australian Standards.

Modify Condition no. 172 to read:

172. Under Clause 97A of the Environmental Planning & Assessment Regulation 2000, it is a condition of this development consent that all design measures identified in the BASIX Certificates No's ~~668930M_02~~ 753276M_12, 753277M_03 and 693093M_04 will be complied with prior to issue of an Occupation Certificate for the relevant Stage.

Reason: To comply with legislative requirements of Clause 97A of the Environmental Planning & Assessment Regulation 2000.

Insert Condition no. 195C to read:

195C. Prior to the issue of an occupation certificate (Interim or Final) written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and City of Parramatta Council, stating that all works/methods/procedures/control measures approved by Council in the following report have been completed:

(a) Child Care Centre Acoustic Assessment Project No.20190096.1, dated 10 May 2019, prepared by Acoustic Logic Consultancy Pty Ltd

Reason: To demonstrate compliance with submitted reports.

2. All other conditions of DA/961/2015 and subsequently modified DA/961/2015/A, DA/961/2015/B, DA/961/2015/C, DA/961/2015/E & DA/961/2015/F remain unchanged/unmodified.