

SYDNEY NORTH PLANNING PANEL ASSESSMENT REPORT

Panel Reference	2019SNH008
DA Number	MOD0006/19
/LGA	Ku-ring-gai
Proposed Development	Modification of the development consent to DA0180/14, proposing various changes including removal of Condition 40, amalgamation of two units into one and division of a single approved retail tenancy into three tenancies.
Street Address	870 - 898 Pacific Highway, Gordon Lot 5 DP 1252293
Applicant/Owner	Prime Gordon Pty Ltd
Number of Submissions	1 (One)
Regional Development Criteria (Schedule 7 of SEPP (State and Regional Development) 2011)	Section 4.55 (2) modification to a development that has a capital investment value of more than \$30 million.
List of all relevant s4.15 (1) (a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 - Remediation of Land; • State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development; • State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017; • State Environmental Planning Policy (Infrastructure) 2007; • Sydney Regional Environmental Plan (Sydney Harbour Catchment); • Draft State Environmental Planning Policy – Environment; • Draft State Environmental Planning Policy (Remediation of Land) • Ku-ring-gai Local Environmental Plan (Local Centres) 2012; • Ku-ring-gai Local Centres Development Control Plan; • Ku-ring-gai Contributions Plan 2010.
Is a Clause 4.6 variation request required?	No
Does the DA require Special Infrastructure Contributions conditions (S94EF)?	No
Have draft conditions been provided to the applicant for comment?	No
Have any comments been considered by	N/A

council in the assessment report?	
List all documents submitted with this report for the Panel's consideration	<ul style="list-style-type: none"> - Zoning map extract - Locality/Submitters map - Architectural Plans
Recommendation	Approval
Report prepared by	Grant Walsh
Report date	July 2019

PURPOSE OF REPORT

To determine Modification Application No MOD0006/19 for Section 4.55 (2) modification of the development consent to DA0180/14, proposing various changes including removal of Condition 40, amalgamation of two units into one and division of a single approved retail tenancy into three tenancies.

This matter is reported to the Sydney North Planning Panel (SNPP) for determination as the original application had a capital investment value of more than \$30 million (\$50,942,985.00) and was determined by the Joint Regional Planning Panel. Pursuant to Schedule 7 of State Environmental Planning Policy (State and Regional Development) 2011, the SNPP is the consent authority.

INTEGRATED PLANNING AND REPORTING

Places, Spaces & Infrastructure

Community Strategic Plan Long Term Objective	Delivery Program Term Achievement	Operational Plan Task
P2.1 A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai	Applications are assessed in accordance with state and local plans	Assessments are of a high quality, accurate and consider all relevant legislative requirements

EXECUTIVE SUMMARY

Issues:	Height of buildings Resident concerns
Submissions:	1
Land and Environment Court:	N/A
Recommendation:	Approval.

HISTORY

Site history:

The site has a history of commercial uses. Prior to development consent DA0180/14 being granted and construction works commencing, the following uses were apparent on the site:

870 Pacific Highway

Shop 1: Nobby Kitchens

Shop 2: vacant

Suites 1 and 2: (1st floor): vacant

Suites 3 and 4: (1st floor): Nobby kitchens storage and meeting rooms

880 Pacific Highway

Showroom 1: rug showroom

Showroom 2: Sydney carwash café

Level 1 garages: Commlec garages for hire cars with associated office

Level 1 workshop: occupied by Alto Wholesale for vehicle storage

Mezzanine: vacant

898 Pacific Highway

Shop and residence: vacant

Workshop Fitzsimons Lane: occupied by North Shore Mower repairs.

Rezoning history

The site was rezoned in February 2013 from the Business 3(b)-(B1) Commercial Services zone under the Ku-ring-gai Planning Scheme Ordinance to the current B4 – Mixed Use zone under the Ku-ring-gai LEP (Local Centres) 2012.

Previous applications history:

Development Consent DA0180/14 was granted approval by the Joint Regional Planning Panel (Ref: **2014SYW090**) at its meeting of 30 June 2016.

Consent was granted for the demolition of all buildings and car park structures and construction of a mixed use development comprising three residential flat buildings (A, B, C) containing 144 apartments, 729.85m² of retail space, basement carparking for 213 vehicles and associated landscape works.

The approved apartment mix was as follows:

- 77 x 1 bedroom apartments
- 58 x 2 bedroom apartments
- 9 x 3 bedroom apartments

The proposal included vehicular access off Fitzsimons Lane on the southern corner of the site. It also included the dedication of land on the Fitzsimons Lane frontage of approximately 450m² to Council for the purposes of road widening, which is currently being undertaken.

Current DA

Date	Action
11 January 2019	Application lodged.
4 February 2019	The application was notified to neighbouring property owners for a period of 21 Days. One (1) submission was received.
23 April 2019	Discussions took place between Council officers and the applicant in relation to re-designing the proposed metal screens.
24 July 2019	Council officers conducted a briefing for the SNPP.

Land and Environment Court appeal history:

N/A

THE SITE

Aerial photograph



Site description:

The site is identified as Lot 5 in DP 1252293, and is known as 870 - 898 Pacific Highway, Gordon. The site has recently been consolidated as a result of development consent to DA0180/14. The site is located on the western side of Pacific Highway, Gordon, between Ryde Road and Merriwa Street and located within the Gordon Local Centre. The site also has frontages to Merriwa Street and Fitzsimons Lane. The site has the following indices:

- Site area 6,066m²
- 106.38 metres frontage (north) to Pacific Highway
- 90.445 metres frontage (south-west) to Fitzsimons Lane
- 24.885 metres frontage (south) to Merriwa Street

The site is irregular in shape, having a steep fall from Pacific Highway down to Fitzsimons Lane (approximately 12m) and a marked cross fall of approximately 5 metres from with the lowest point being the intersection of Fitzsimons Lane and Merriwa Street. The approved development is currently under construction.

The significant vegetation on the site consists of 2 Sydney blue gum trees (listed as being part of the Blue Gum High Forest critically endangered ecological community) located on the southern corner of the site, at the corner of Fitzsimons Lane and Merriwa Street.

The site does not contain any heritage items, is not within the vicinity of a heritage item and is not within a heritage conservation area.

Constraint:	Application:
Visual character study category	1920-1945.

Easements/rights of way	No
Heritage Item – Local	No
Heritage Item – State	No
Heritage conservation area	No
Within 100m of a heritage item	No
Bush fire prone land	No
Natural Resources Biodiversity	No
Natural Resources Greenweb	Yes
Natural Resources Riparian	No
Within 25m of Urban Bushland	No
Contaminated land	Yes

Surrounding development:

Development on surrounding sites is a mix of commercial, residential, retail and office uses.

To the south-east of the site, at 860 and 854 Pacific Highway, are two small commercial allotments occupied by retail/commercial uses, including a lighting shop.

To the west of the site, at 900 Pacific Highway, is a commercial building which includes a flooring shop and Gordon smash repairs.

The land to the south-west of the site, 1 Merriwa Street, is developed by a 6-8 storey office building.

A residential flat building is located to the south (and opposite) the subject site at 8-14 Merriwa Street.

The entire northern frontage of the site is to the Pacific Highway. The land opposite the site, at 815-821 Pacific Highway, is developed as a mini golf centre, with the Northshore rail corridor being located beyond that to the north.

THE PROPOSAL

The proposed modification comprises:

- amalgamation of two units (Unit A0901 and Unit A0902) into one unit (no change to GFA) resulting in a reduction of units from 144 to 143
- addition of mechanical plant equipment on the roof
- modification of stair and lift overruns to provide roof access for maintenance purposes resulting in an increase to the building height of up to 3.1m
- division of an approved single retail tenancy (261m²) into 3 tenancies (no change to GFA) as follows: Retail unit 7a - 85.8m², retail unit 7b – 65.6m² and retail unit 7c - 107.6m²
- removal of Condition 40 (location of plant) requirements for it to be located in the basement
- The modification will result in the following unit mix:

75 x 1 bedroom apartments
58 x 2 bedroom apartments
10 x 3 bedroom apartments

CONSULTATION

Community

In accordance with the notification controls of the Development Control Plan, owners of surrounding properties were given notice of the application. In response, one submission was received from the following residents:

1. *Sufel Chen, address withheld.*

The submission raised the following issues:

Objection to building more units in Gordon due to heavy traffic, blocking of views, destruction of the environment and a lack of car parking.

The proposed modification does not seek to increase the amount of units (it would reduce the number by one).

The proposal remains compliant with off street car parking requirements as a one bedroom apartment requires one parking space whilst a 3 bedroom apartment requires two parking spaces. The proposal (removing 2 x 1 bedroom apartments and replacing them with 1 x 3 bedroom apartment) does not affect the parking provision for the site. The approved car parking is therefore acceptable. The modification would have undiscernible impacts upon traffic flows.

The proposed modification does not include any works outside of the approved building footprint and will therefore not impact on any environmental features such as trees or vegetation. Further, the additional roof elements will not result in significant loss of views given the building's location near to the top of the ridge.

Internal Referrals

No internal referrals were required.

External Referrals

No external referrals were required.

STATUTORY PROVISIONS

Section 4.55(2) of the Environmental Planning and Assessment Act 1979 – Other modifications

Subsection (a): Substantially the same development

The development, as modified, would be substantially the same development as that approved. The proposed modifications do not alter the essence or character of the development in any materially significant way.

Subsection (b): Consultation with the Minister, public authority or approval body

The modification does not require consultation with the Minister, public authority or approval body due to the scope of the sought amendments.

Subsection (c): Notification

The application was notified in accordance with the Ku-ring gai Local Centres Development Control Plan.

Subsection (d): Submissions

One submission was received and has been considered within this report.

Subsection (3): Section 4.15(1) considerations and consideration of reasons for granting of the consent

This assessment report includes consideration of the matters specified in section 4.15 of the Act.

No reasons for the granting of the consent were provided as this requirement did not exist at the time of the determination.

State Environmental Planning Policy No. 55 – Remediation of Land

The provisions of SEPP 55 require Council to consider the potential for a site to be contaminated.

During the assessment of the original application it was found that three underground petroleum storage systems (UPSSs) were located on the south-western portion of the site. washbay/workshop areas with below ground wastewater collection separators pits and above ground oil storage tanks were additionally located on the site. An assessment was undertaken in this respect and the site was found to be suitable for the development subject to remediation which was imposed via conditions of consent. The proposed modification does not seek to alter any aspects of the original application/consent in this respect.

Draft State Environmental Planning Policy (Remediation of Land)

The draft SEPP is a relevant matter for consideration as it is an Environmental Planning Instrument that has been placed on exhibition. New provisions will be added in the SEPP to:

- *require all remediation work that is to be carried out without development consent, to be reviewed and certified by a certified contaminated land consultant*
- *categorise remediation work based on the scale, risk and complexity of the work*
- *require environmental management plans relating to post-remediation management of sites or ongoing operation, maintenance and management of on-site remediation measures (such as a containment cell) to be provided to Council*

As noted above, the proposed modification does not seek to alter any aspects of the original consent in this respect.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

The SEPP commenced on 25 August 2017 and replaced clause 5.9 of Ku-ring-gai Local Environmental Plan 2015, which aimed to preserve trees and vegetation. The objective of the SEPP is to protect the biodiversity values of trees and other vegetation and to preserve the amenity of the area through the preservation of trees and other vegetation.

The proposed modification does not seek the removal or any impact upon any vegetation.

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

A valid BASIX certificate was submitted with the original consent. The proposed modification does not alter the BASIX requirements.

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

SEPP 65 aims to improve the design quality of residential flat buildings across NSW and provides an assessment framework, the Apartment Design Guidelines (ADG's), for assessing 'good design'.

Clause 50(1A) of the EPA Regulation 2000 requires the submission of a design verification statement from the building designer at lodgement of the development application. The original application included a design verification statement. The architect has provided an updated design verification statement to reflect the proposed modification.

The revised apartment layout of apartment A0901 has been assessed against the provisions of SEPP 65 and is considered to meet the design principals and provisions of the ADG. Specifically, apartment size minimums are achieved (104m² proposed – 90m² required) for a 3 bedroom apartment, minimum bedroom sizes and apartment layout requirements are achieved, as well as cross ventilation and minimum private open space areas. The proposal does not significantly alter the apartment mix within the overall building which is considered satisfactory. The changes to the apartment are internal and have no affectations on the external aspect of the building.

Sydney Regional Environmental Planning Policy (Sydney Harbour Catchment) 2005

Matters for consideration under SREP 2005 include biodiversity, ecology and environmental protection, public access to and scenic qualities of foreshores and waterways, maintenance of views, control of boat facilities and maintenance of a working harbour. The proposal is not subject to the provisions that apply to the assessment of development applications as the site is not located in the Foreshores and Waterways Area.

State Environmental Planning Policy (Infrastructure) 2007

The original application was assessed against the provisions of Clauses 101 and 102 of the SEPP and found to be acceptable. The proposed modification does not alter the building compliance in this respect.

Draft State Environmental Planning Policy - Environment

The draft Environment SEPP was exhibited from 31 October 2017 to 31 January 2018. The consolidated SEPP proposes to simplify the planning rules for a number of water catchments, waterways and urban bushland areas. Changes proposed include consolidating a number of SEPPs, which include:

- State Environmental Planning Policy No. 19 – Bushland in Urban Areas
- Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (No.2 1997)
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

The proposed modification is not inconsistent with the provisions of the draft SEPP.

Local Content

Ku-ring-gai Local Environmental Plan (Local Centres) 2012

Zoning and permissibility:

The site is zoned B4 Mixed Use. The proposed modification does not change the approved use being a mixed use building containing a residential flat building with commercial uses at ground floor and remains permissible in the zone.

Zone objectives:

The objectives of this zone seek to:

- *provides a mix of compatible land uses*
- *integrates business, office, residential, retail and other development in proximity to public transport and encourages walking and cycling through footpath upgrades, and well designed and planned bicycle facilities*
- *supports the integrity and viability of adjoining local centres by providing for a range of "out of centre" uses and business activities*

The proposed modification will continue to uphold the zone objectives.

Development standards:

Development standard	Proposed	Complies
Building height: 26.5m	29.6m	NO
Floor space ratio: 2.3:1	2.109:1	YES
Ground floor development in business zones: Applicable to development with commercial premises component: No residential and no parking at ground floor	Residential and car parking located at ground floor levels – No Change	NO
Minimum street frontage in business zones: 20m	106.38m Pacific Highway	YES

Clause 4.3 Height of buildings

The building has an approved height of 27.795 metres above the interpolated ground line. The proposed modification will result in an increase in the height of the stair and lift overruns, elements of the plant and associated metal screens as well as some minor parapet increases. It is noted that a Clause 4.6 request for variation is not required with a S4.55 application, however, an assessment against the objectives of the height of buildings clause is required.

The increase in overall building height is 3.1m associated with the Building B stairs, the lift overruns increase by 1.5 metres and there is also a number of new structures that will be over the height limit which is primarily the air conditioning plant and associated metal screening. The maximum increase in the highest RL level will be 1.5 metres from what was approved.

The applicant has indicated that the plant is required to go onto the roof as there was insufficient room within the basement for all of the plant. It is beneficial to have the basement plant for the bottom half of the building(s) and the roof plant for the top half (due to spatial

distances and efficiencies) and as better ventilation exists on the roof for the use of the machinery. The applicant has stated that the proposal is acceptable because it will only be visible from limited elevated vantage points located at sufficient height to see onto the roof of the development.

Generally, it is agreed that the elements of the modified building that breach the height control will be limited in where they can be viewed from around the site, it is further considered that those elements do not give rise to any amenity impact upon adjoining public or private lands. Where these elements can be viewed, the proposal is not considered to result in any significant visual impacts that would warrant design changes or refusal of the modification as they are well integrated into the building design and therefore meet the objectives of the control subject to **Condition 45 (a)** as discussed below.

Council did raise concern with the applicant in that the proposed metal screens are nominated at 2.6 metres in height which appeared to be greater than what was required to screen the plant. Discussions were held in this respect and the applicant provided the following suggested amendments:

- 1. The screens to all buildings were proposed to be 2.6m high to relate closely to the height of the stair structures projecting above the roof level. The A/C units behind the screens are only approximately 1.2m high.*
- 2. The screens to Building A and B could be reduced to 1.5m high and would still provide adequate visual screening of the A/C plant.*
- 3. As building C rooftop is a trafficable common roof terrace, the screens to Building C could be reduced to 1.8m high to still provide visual screening directly from the terrace area.*

The proposal is considered to be acceptable, subject to a new condition on the consent which requires lowering of the screens consistent with what the applicant has nominated (**Condition 45 (a)**).

Part 5 Miscellaneous provisions

Clause 5.10 – Heritage conservation

The subject site does not contain a heritage item, is not located within 100m of an Item and is not within a heritage conservation area. The proposed works do not affect any known archaeological or Aboriginal objects or Aboriginal places of heritage significance.

Part 6 Additional local provisions

Clause 6.1 - Earthworks

The proposed modification does not alter the extent of approved earthworks.

Clause 6.2 - Stormwater and water sensitive urban design

The proposed modification does not seek to alter the approved stormwater/water management design.

Clause 6.5 – Site requirements for multi dwelling housing and residential flat buildings

The proposed modification does not seek to alter the lot area/configuration and maintains compliance with the standard. The subject site has an area of 6,066m² and a frontage of 106 metres to the Pacific Highway. The site meets the 1,200m² minimum site requirement and the 30 metres minimum frontage requirement for a residential flat building.

Clause 6.6 – Ground floor development in business zones

The proposed modifications do not alter the buildings compliance with this clause of the LEP as the ground floor retail space to be modified will not be changing externally or alter its relationship with Fitzsimons Lane.

Clause 6.7 - Minimum street frontages for lots in business zones

The proposed modification does not seek to alter the approved lot configuration and maintains compliance with the standard.

Policy Provisions (DCPs, Council policies, strategies and management plans)

Ku-ring-gai Local Centres Development Control Plan

Section A

Part 8 – Mixed use development

The proposed modification seeks minimal changes to the building with the only external differences being associated to the roof. All works are within the existing building footprint. The rooftop changes do result in amenity non-compliances in terms of overshadowing or privacy impacts.

The proposed amalgamation of two apartments into one with resulting floor plan layout amendments does not result in any non-compliance with Part 8 of the DCP. As discussed earlier within this report, the apartment layout, cross ventilation, solar access, minimum room sizes, and minimum private open space requirements have all been met. The proposal will remain compliant with off street car parking provision.

8C.7 Roof Forms and Podiums

The DCP indicates that service elements of a building are to be integrated in to the overall design of the roof so as not to be visible from the public domain or surrounding development. Elements of the building being the lift overruns / stair access and elements of the screening structures will be visible from some vantage points in and around the site. That being said, these vantage points are highly limited due to the location of these structures on the roof being located back from Pacific Highway with the building being located close to the top of the ridge. Where visible, the structures are not considered to result in an unsatisfactory visual impact because of the distance and limited vantage points where they can be seen. As noted previously within the report, it is recommended that the new condition of consent be imposed to lower the height of the metal screens (**Condition 45 (a)**). The proposal is considered to meet the objectives of the DCP in this respect.

Part 13 - Tree and Vegetation Preservation

The proposed modification does not seek to remove or impact upon any vegetation.

Section B

Part 14D - Urban Precincts and Sites

The site is located within the Gordon Local Centre Urban Precinct G4. The proposed modification does not alter the buildings compliance with this part of the DCP.

Part 15 – Land Contamination

The site was found to be suitable for the development during the original development application assessment subject to remediation, which was imposed via conditions of consent. The proposed modification does not seek to alter any aspects of the original application/consent in this respect.

Part 19 – Heritage and Conservation Areas

The subject site does not contain a heritage item, is not located within close proximity to an Item nor is it within a heritage conservation area. The proposed works do not affect any archaeological or Aboriginal objects or Aboriginal places of heritage significance.

Part 20 – Development near Road or Rail noise

The development site is in vicinity of a busy road being Pacific Highway. The original application was assessed against this part of the DCP and was found to be acceptable. The proposed modification does not alter the building compliance in this respect.

Section C

Part 24 – Water management

The proposed modification does not seek to alter the approved stormwater/water management design.

Part 25 – Notification

The application has been notified in accordance with the requirements of the DCP. One (1) submission was received and has been addressed above.

Section 7.11 Plan - Ku-ring-gai Contributions Plan 2010

The development attracted a section 7.11 contribution at the time of its approval. This contribution has been paid. The proposed modification would result in a slightly less occupancy rate than what was approved due to the amalgamated apartment. Section 1.327.2 of the Contribution Plan stipulates that no refunds will be provided in the event that there are no nett additional contributions required. Accordingly, no changes to the contributions conditions are required.

LIKELY IMPACTS

The likely impacts of the development have been considered within this report and are

deemed to be acceptable, subject to conditions.

SUITABILITY OF THE SITE

The site is suitable for the proposed development.

PUBLIC INTEREST

The public interest is best served by the consistent application of the requirements of the relevant Environmental Planning Instruments, and by the Panel ensuring that any adverse effects on the surrounding area and the environment are minimised. The proposal has been assessed against the relevant environmental planning instruments and is deemed to be acceptable. On this basis, the proposal is not considered to raise any issues that are contrary to the public interest.

CONCLUSION

Having regard to section 4.55 of the Environmental Planning and Assessment Act 1979, the proposed modifications to the development consent are considered to be satisfactory.

RECOMMENDATION

PURSUANT TO SECTION 4.55 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

THAT The Sydney North Planning Panel, as the consent authority, modify the development consent to DA0180/14 in the following manner:

Delete Condition 1 and replace it with a new Condition 1 as follows:

CONDITIONS THAT IDENTIFY APPROVED PLANS:

1. Approved architectural plans and documentation (new development)

The development must be carried out in accordance with the following plans and documentation listed below and endorsed with Council's stamp, except where amended by other conditions of this consent:

Plan no.	Drawn by	Dated
2838_102D, 2838_103D, 2838_104D, 2838_105D, 2838_106D, 2838_107D, 2838_108D, 2838_109D, 2838_110C, 2838_201D, 2838_202D, 2838_211D, 2838_221D, 2838_231D, 2083_301D, 2838_302D, 2838_303D, 2838_304D, 2838_305D, 2838_701D, 2838_702D, 2838_703D, 2838_704D, 2838_711D,	Nettleton Tribe Architects	A - 06.05.2014 C - 30.06.2015 D - 30.06.2015

2838_712D, 2838_801A, 2838_802A		
Stormwater Plans C-01 to C15 (inclusive) Issue D	Warren Smith and Partners Pty Ltd	13.07.15
Landscape Plan LP01 - LP07 Inclusive), Issue B	Site Design Studios	23.06.15

Document(s)	Dated
Basix certificate No. (538100m_04)	15 July 2015
Access Review, prepared by Morris-Goding Accessibility Consulting	17 December 2014
Geotechnical Investigation, prepared by SMEC Testing Services	15 January 2015
Traffic and Parking Assessment, prepared by Colson Budd Hunt and Kafes Pty Ltd	14 July 2015
Waste Management Report, prepared by Elephants Foot recycling solutions	June 2015
Arboricultural Impact Report, prepared by Landscape Matrix Pty Ltd,	18 November 2014
Acoustic Report, prepared by PKA Acoustic Consulting	November 2014
Detailed Site Investigation, report number 13/2084, prepared by SMEC Testing Services	November 2013

Except where amended by that work shown clouded on the S.4.55 plans endorsed with Council's stamp as listed below and except where amended by other conditions of this Development Consent:

Section 4.55 Plan no.	Drawn by	Dated
<i>Architectural Plans</i>		
2838_102 [E] 2838_109 [E] 2838_301 [E] 2838_302 [E] 2838_303 [E] 2838_304 [E] 2838_201 [E] 2838_202 [E] 2838_211 [E] 2838_221 [D] 2838_231 [E] D2838_110 [D]	Nettleton Tribe Architects	November 2018

Reason: To ensure that the development is in accordance with the Development Consent.

Delete Condition 40:

40. Location of plant (residential flat buildings)

Prior to the issue of the Construction Certificate, the Certifying Authority shall be satisfied that all plant and equipment (including but not limited to air conditioning equipment) is

located within the basement.

C1. Note: Architectural plans identifying the location of all plant and equipment shall be provided to the Certifying Authority.

Reason: To minimise impact on surrounding properties, improved visual appearance and amenity for locality

Addition of a new condition (Condition 45 (a)) as follows:

Condition 45 (a)

Maximum height of aluminium horizontal rooftop louvre screens

Prior to the issue of the Construction Certificate, The Certifier shall be satisfied that the approved plans have been amended as follows:

1. The aluminium screens, identified as Item 2 on the approved S4.55 plans in relation to Building's A and B rooftops, are to be reduced in height from 2.6m (as nominated on the approved plans) to a maximum of 1.5m.
2. The aluminium screens, identified as Item 2 on the approved S4.55 plans in relation to Building C rooftop, are to be reduced in height from 2.6m (as depicted on the approved plans) to a maximum of 1.8m.

Reason: To reduce visual impacts of rooftop service elements.

Grant Walsh
Executive Assessment Officer

Jonathan Goodwill
Acting Team Leader Development Assessment

Shaun Garland
Acting Manager Development Assessment Services

Michael Miocic
Director Development & Regulation