



SYDNEY CENTRAL CITY PLANNING PANEL
COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-308
DA Number	DA/751/2019/C
LGA	City of Parramatta
Proposed Development	Section 4.55(2) modification to approved 3 storey high technology industry building and concept approval for a Stage 2 building, specifically revised Stage 2 building envelope including increase in building height from 20.1m to 25.8m and additional landscaping. The application is to be determined by the Sydney Central City Planning Panel.
Property	Lot 2 DP 1258587 8 Grand Avenue, ROSEHILL NSW 2142
Applicant	Patch Planning
Owner	Equinix Australia Pty Ltd
Date of DA lodgement	26 November 2021
Number of submissions	Nil
Recommendation	Approval subject to conditions
Regionally significant development criteria (Schedule 7 of SEPP (SRD) 2011)	General development that has a capital investment value of more than \$30 million (cl.2) – \$49,188,905.00
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• SEPP (Transport and Infrastructure) 2021• SEPP (Planning Systems) 2021• SEPP 33 – Hazardous and Offensive Development• SEPP (Resilience and Hazards) 2021• SEPP (Biodiversity and Conservation) 2021• Parramatta Local Environmental Plan 2011• Parramatta Development Control Plan 2011
List all documents submitted with this report for the Panel's consideration	Attachment 1 – Architectural plans Attachment 2 – Visual Impact Assessment
Clause 4.6 variation?	Not applicable
Summary of key submissions	<ul style="list-style-type: none">• Maximum height of building exceedance (115% variation of the 12m standard)
Report prepared by	Atef Kazi – Development Assessment Officer, City Significant Development
Report date	28 January 2022
Conditions	The applicant has reviewed the recommended changes to the condition and has agreed to those shown in this report.

1. Executive summary

The proposal relates to an approved development for a 'data centre', which is defined as a high technology industry under Parramatta Local Environmental Plan 2011 (PLEP 2011), at 8 Grand Avenue, Rosehill. The original development application approved a detailed design of one building ('building A') as Stage 1 and concept development approval for another building ('building B') as Stage 2.

The proposal seeks, pursuant to Section 4.55(2) of the Environmental Planning and Assessment Act 1979, amendment to Building B. Specifically, the amendment proposes to increase the height of the concept building envelope of Building B from 18.5m as originally approved to 25.8m.

While a non-compliance with the height control in PLEP 2011 is involved, the proposal is considered acceptable given the specific operational needs of the use as a data storage facility and that the additional height does not result in adverse amenity impacts on the surrounding area or undue visual impact on the precinct, sightlines in general or historic sites.

Taking into consideration all relevant State and local planning controls. The proposal is considered satisfactory. Approval is recommended.

2. Key Issues

Parramatta Local Environmental Plan 2011 –

- **4.3 Maximum height of building** – the maximum approved building height of 18.5m for the stage 1 building is unchanged. A height increase to a maximum of 25.8m for the stage 2 envelope of Building B is proposed. A 12m maximum height limit under PLEP 2011 applies. A 115% height variation is sought under this modification application.

3. Site description, location and context

3.1 Site

The subject site is legally described as Lot 2 DP 125887, known as 8 Grand Avenue, Rosehill, as shown in figure 1. The site has a total area of 4.271ha, and a frontage to Grand Avenue of 27.72m.

When this application was lodged, the subject site was legally described as Lot 4 DP 623497, known as 10 Grand Avenue, Rosehill. A development application, DA/280/2019, was granted consent on 3 October 2019 and approved a two lot Torrens title subdivision, creating two lots in a battle-axe configuration, this is in line with the development plan under this DA.

The site has a history of industrial uses consistent with the wider Camellia and Rosehill localities. Currently, the site provides warehouse and distribution centre functions.

The site is currently zoned IN3 – Heavy Industrial, and is located within the Camellia and Rydalmere strategic precinct, which is earmarked for transition from a significant heavy industrial hub towards a precinct that mutually supports employment, industrial, educational and research functions.

The site has a maximum building height of 12m and a floor space ratio of 1:1 pursuant to Parramatta Local Environmental Plan 2011 (PLEP 2011). It does not contain any heritage items nor within a heritage conservation area. However, Grand Avenue is listed as a locally significant item I6 'Tram alignment' under PLEP 2011.

The site is likely to contain acid sulfate soils and is flood affected. The site is relatively flat.

Immediately adjoining the site to the west at 4 Grand Avenue is the Parramatta Light Rail stabling yard which is currently being developed (see figure 3; details in section 3.3 below).

Remediation works at 4 Grand Avenue are required and underway at the site.

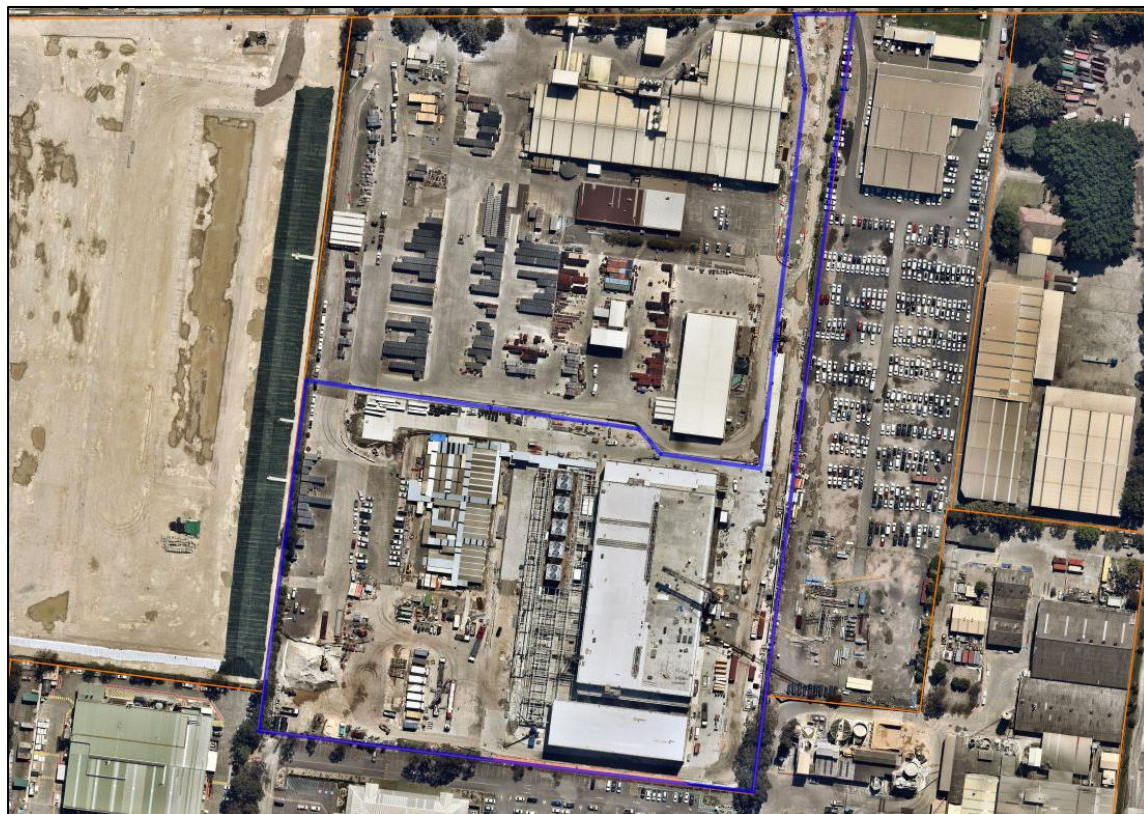


Figure 1. Subject site (outline in blue)

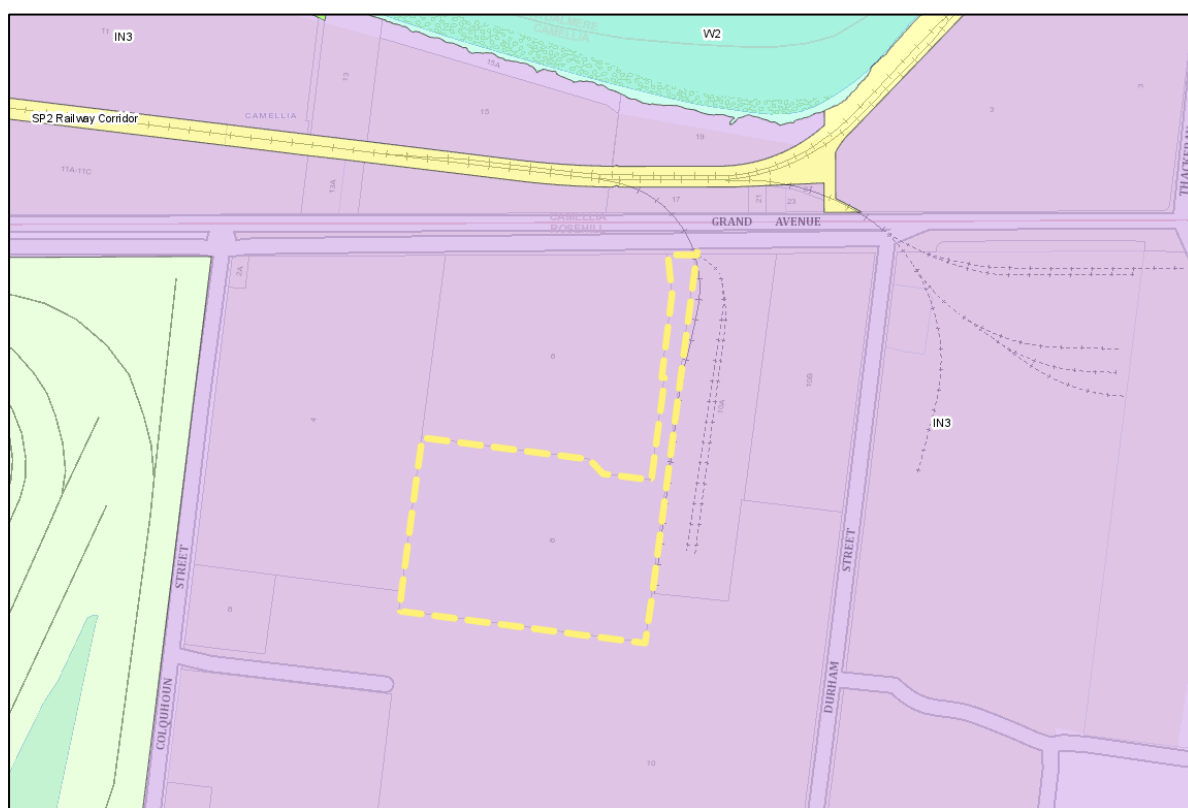
Site Application History

Application Ref	Description
DA/751/2019/B	Section 4.55(1A) modification to approved 3 storey high technology industry building and concept approval for a Stage 2 building, specifically revised building envelope/design, internal layout, equipment, materials and landscaping. Approved 24 December 2021
DA/751/2019/A	Section 4.55(2) modification to approved 3 storey high technology industry building and concept approval for a Stage 2 building, specifically revised building footprints/layouts, materials, equipment and landscaping. The application was determined by the Sydney Central City Planning Panel. Approved 22 February 2021
DA/751/2019	Construction of a 3-storey high technology industry building (data centre), access & car parking, landscaping, associated structures, fuel storage area (Stage 1) and concept approval for a Stage 2 building. This application was determined by the Sydney Central City Planning Panel. Approved 3 August 2020
DA/280/2019	Two lot Torrens title subdivision. Approved 3 October 2019
DA/776/2017	Demolition of existing structures, site clearing and remediation works. Construction of a warehouse and distribution centre with associated car parking, landscaping and civil works. This application was determined by the Sydney West Central Planning Panel.

3.2 Surrounding development

Adjoining the site in each general direction is as follows –

- North – to the north of the site are several allotments of land on which are situated warehouses primarily for industrial uses.
- East – 10A Grand Avenue, a warehouse and associated car parking facilities.
- South – 10 Colquhoun Street, a warehouse and associated car parking facilities.
- West – 4 Grand Avenue, undergoing remediation works and to be developed for the purpose of the Parramatta Light Rail (PLR) stabling yard (SSI-8251), see figure 2 below; further west is Rosehill Racecourse.



Land use zoning map of the subject site and surrounding areas.

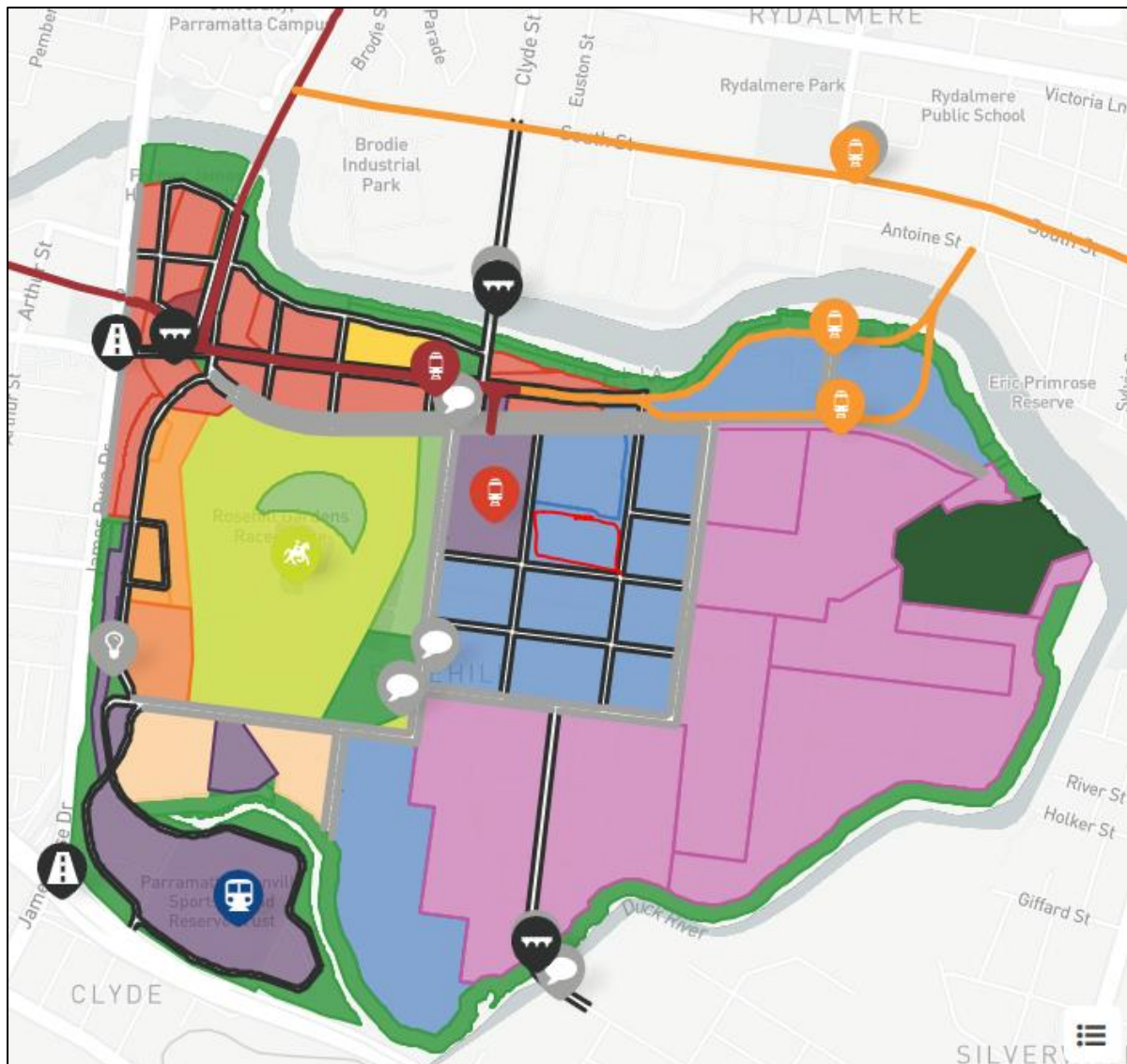
3.3 Statutory Context

The Department of Planning, Industry and Environment (DPIE) is leading the precinct planning process and is currently exhibiting the Draft Camellia-Rosehill Place Strategy until March 2022.

The Camellia-Rosehill Place Strategy proposes:

- a town centre and entertainment precinct
- 10,000 new homes and new public open spaces
- improved transport connections including light rail, road upgrades and cycling and pedestrian paths

- the Parramatta River foreshore opened up as a centre of community activity
- a new urban services precinct and retention of heavy industrial land on the east of the site.



Proposed Camellia-Rosehill Place Strategy Plan, subject site in red box.

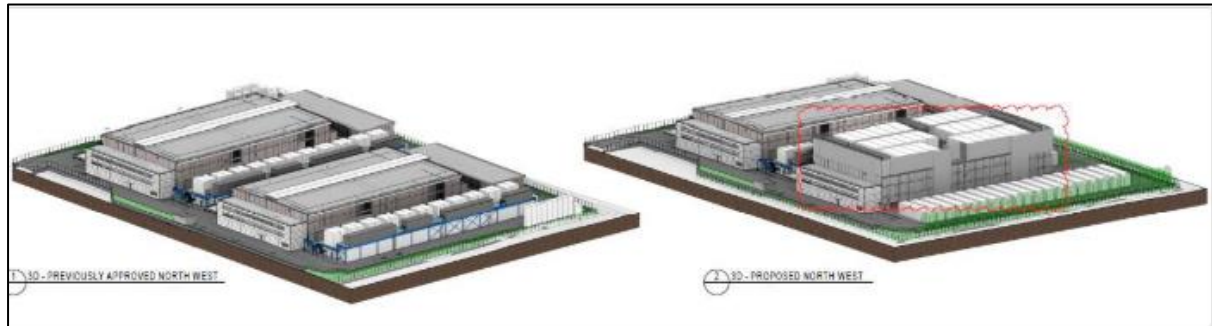
The subject site is envisaged to be in the area for urban services with site specific provisions to accommodate existing uses. As such, the as approved and proposed development is not considered to impact the strategic vision, nor does it preclude achievement of, or detrimentally affect, the desired future character of the Town Centre.

4. The proposal

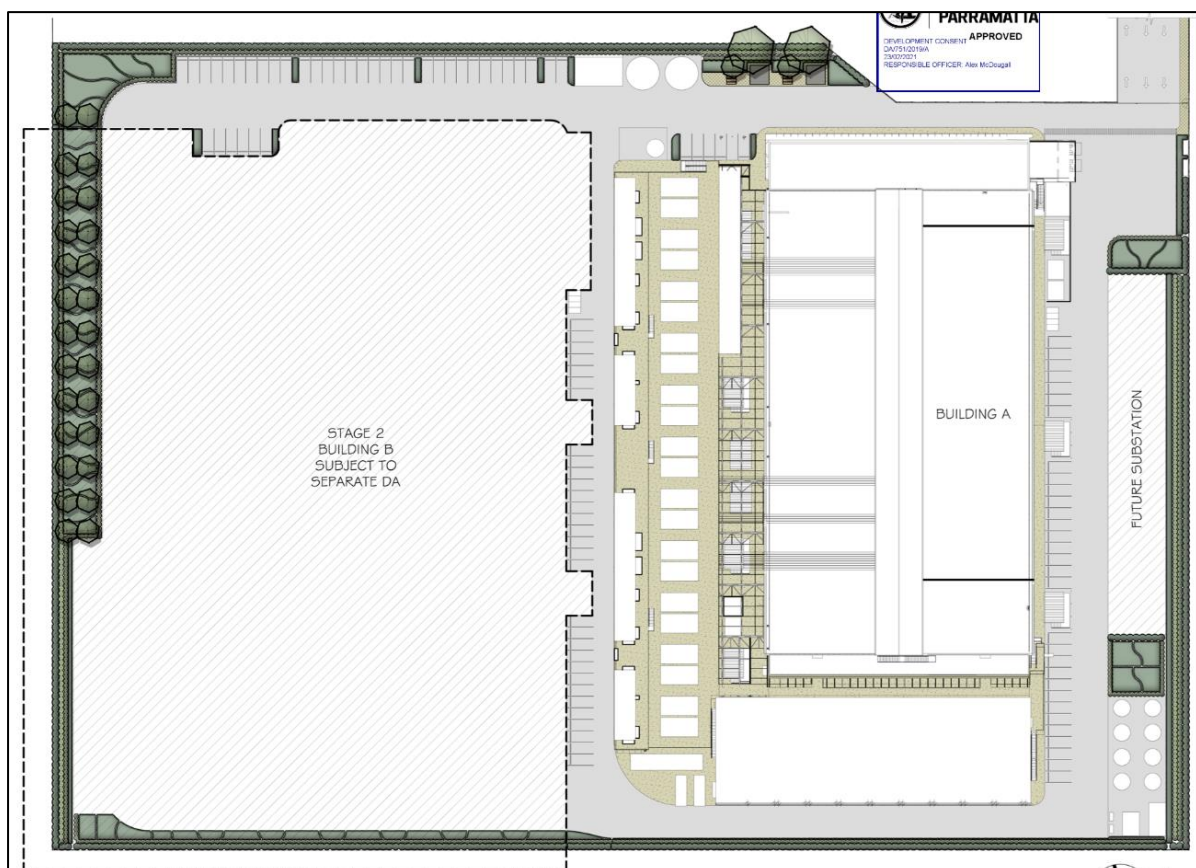
This application proposes:

1. Amendments to the approved stage 2 concept envelope for Building B to increase height to 25.8m. The reason for this is to enable the future building to house electrical and mechanical plant equipment on the rooftop and remove the need for the approved gantry structure at ground level adjacent to the building. No other changes to building dimensions are proposed.

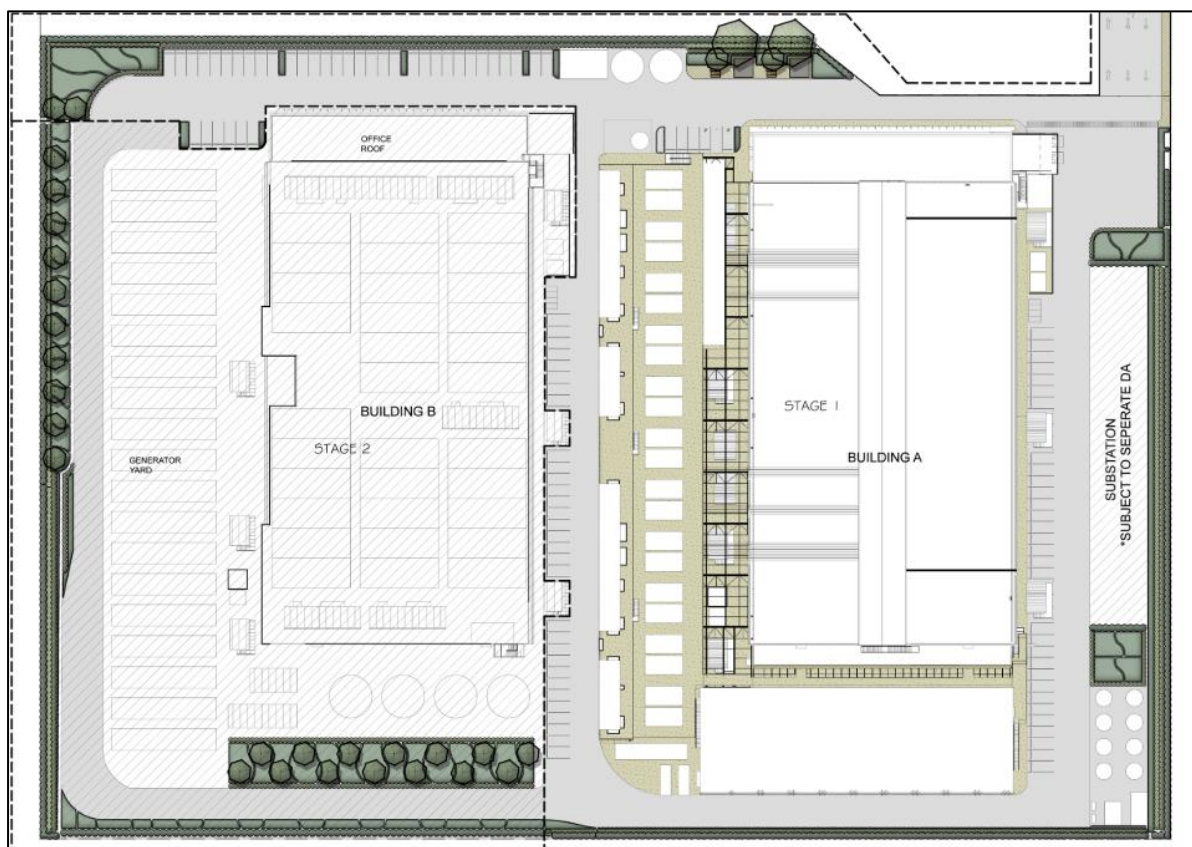
It is noted that the increase in building height to 25.8m contravenes the mapped maximum building height control of 12m by 115%. DA/751/2019 approved a departure to the maximum building height control with an approved building height of 18.5m for both Building A and B. The amendments in building height would allow for the rooftop plant and equipment in a future development application to be concealed by an integrated louvre structure. The modified envelope would allow for the GFA on site to continue to be no more than 14806m² which is the same area which was previously approved under DA/751/2019 by SCCPP.



Previously approved building footprint in comparison to the proposed building footprint.



Previous landscape plan which was approved under DA/751/2019/A by SCCPP.



Proposed Landscape Plan related to this modification application.

5. Public notification and any submissions

The application was advertised in accordance with the City of Parramatta Consolidated Notification Policy for a period between 8 December 2021 and 11 January 2022.

No submissions were received.

6. Referrals

Any matters arising from internal or external referrals not dealt with by conditions?	No
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Internal

Landscape Officer Referral: Supported proposed changes, subject to existing conditions.

Development Engineer Referral: Supported the proposed changes, subject to the existing conditions.

External

Endeavour Energy:

Supported the proposed changes, subject to the imposition of the additional condition:
'The applicant will need to contact Endeavour Energy's Customer Network Solutions Branch (previously Network Connections Branch) (via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666) who are responsible for managing the conditions of supply with the proponent and their Accredited Service Provider (ASP) if this Development Application:

- Includes any contestable works projects that are outside of any existing approved / certified works.

- Results in an electricity load that is outside of any existing Supply / Connection Offer requiring the incorporation of the additional load for consideration.'

7. Environmental Planning and Assessment Act 1979

Does Section 1.7 (significant effect on threatened species) apply?	No
Does Section 4.10 (designated development) apply?	No
Does Section 4.46 (integrated development) apply?	No
Are submission requirements within the regulation satisfied?	Yes

7.1 Section 4.15: Evaluation of Proposed Modifications

This section assesses the proposed modifications in the context of the relevant planning instruments and plans, including but not limited to Parramatta Local Environmental Plan 2011 and the Parramatta Development Control Plan 2011.

7.2 Parramatta Local Environmental Plan 2011 (PLEP 2011)

The table below presents a summary assessment against the terms of PLEP 2011. A detailed evaluation is provided at Attachment A.

Provision	Comment
Land use zone	<ul style="list-style-type: none"> • IN3 – Heavy Industrial
Definition	<ul style="list-style-type: none"> • High technology industry
Part 2 Permitted or prohibited development	<ul style="list-style-type: none"> • Permitted with consent in zone • Consistent with zone objectives
Part 3 Exempt and complying development	<ul style="list-style-type: none"> • Not applicable
Part 4 Principal development standards	<ul style="list-style-type: none"> • 12m maximum height of building breached – merit assessment as detailed below. • All other relevant provisions satisfied or previously addressed by SCCPP under the DA/751/2019/A approval. The application does not adversely impact on, nor significantly alter the previous assessments for development standards. Carparking on site, which was a key issue for DA/751/2019/A, would remain as approved.
Part 5 Miscellaneous provisions	<ul style="list-style-type: none"> • All relevant provisions satisfied
Part 6 Additional local provisions – generally	<ul style="list-style-type: none"> • All relevant provisions satisfied

The proposal includes the following changes to the envelope for the future Building B on the site:

	Dev Standard	Approved DA/751/2019	Proposed	Change
Height	12m	18.5m	25.8m	115%

Applications assessed under Section 4.55 of the EPA Act 1979 do not require a variation to

be sought under Clause 4.6 of the Parramatta LEP 2011. However, a merit assessment of the variation is required and provided below.

The proposed development seeks a further variation to the following development standards:

- Clause 4.3 – height of buildings

The applicant has provided the following justification inter alia for the 115% variation to the 12m height maximum permitted:

In terms of a quantitative assessment, the modification application, if approved, will result in a development outcome which is commensurate in bulk and scale to the original development approved and of no greater intensity. Whilst the modification application will facilitate an overall increase in building height by 5.7m metres when compared with what was originally approved, the overall bulk and scale volumetrically will remain generally unchanged as the requirement for the gantry structure on the ground next to the future building is removed therefore reducing the overall footprint of the building.

A qualitative assessment of the modification application demonstrates that the essential elements of the future Building B will not be significantly altered because of the changes proposed to the stage 2 concept approval.

The modification application, if approved, will facilitate an improved development outcome and support the orderly economic development of the site being undertaken, improve stage 2 constructability, enable a design which is enhanced from an operational perspective, and achieve greater visual and site amenity through the concealment of plant equipment on the rooftop, a higher standard of architectural articulation, and the provision of increased landscaped area. In addition, the modification will not result in any adverse impacts on neighbouring properties or negatively impact on any distant viewing corridors as supported by the findings of the amended visual impact assessment provided in Appendix 3 of the SEE.

Merit assessment of the variation:

In this instance the development site and proposed development are located within an IN3 Heavy Industrial zone with surrounding industrial uses. Thereby the level of amenity afforded occupants and users of surrounding sites is significantly less sensitive than that required of residential uses. The proposal will not result in undue imposition of bulk and scale over adjoining or surrounding sites, or adverse shadow impacts. Also given the nature of the use, the height exceedance does not result in any privacy impacts.

There are other industrial uses in the locality which have structures that exceed the 12m height limit by a significant margin. The proposed height exceedance, as with the other sites where height exceedance exists, is due to the functional and operational nature of the specific use. In this instance, a data storage facility which requires extensive plant and cooling equipment to operate on a 24/7 basis. Rooftop location of such plant is operationally efficient and logical in terms of construction. There is a minor net benefit in an increase in landscaped area by relocating the plant to a rooftop location. In summary the additional height is impact neutral over the originally approved concept.

The applicant has submitted a visual impact report prepared by Geoscapes Landscape Architecture. The assessment analyses views from the same receptors considered under the original DA as well as some additional receptors. The analyses evaluates the difference in visual impact between the approved building height at 18.5m and the proposed height of building B at 25.8m. It is to be noted that:

From viewpoint locations, photomontages have been generated to represent as closely as possible views of the proposed modification development following construction at Year 0 and at Year 15. Year 15 photomontages are used to simulate proposed landscape mitigation at maturity.

The receptors assessed are:

- Rosehill Racecourse, Rosehill (VP1)
- Rydges Hotel, Parramatta (VP2)
- Parramatta Valley Cycleway (VP5)
- Rydalmere Wharf (VP7) • Gladys Street, Rydalmere (VP8)
- Lookout, Millennium Parklands (VP10)

Receptors which are regarded to have less sensitivity but have also been assessed are:

- Grand Avenue Overpass, Rosehill (VP3)
- 60 Station Street, Parramatta (VP4)
- Parramatta River Pedestrian and Pipeline Overpass (VP6)
- Silverwater Road Bridge, Silverwater (VP9)
- M4 Westbound, Clyde (VP11)
- Grand Avenue, Rosehill (VP12)

The Geoscapes visual impact assessment demonstrates that the overall visual impact of the additional height above the approved scheme is no more than minor.

The most unobstructed view of the buildings will be from Rosehill Gardens Racecourse and the Rydges Hotel. This panoramic view is shared with the 'tank farm' and other industrial buildings and structures when viewed by visitors to the racecourse or hotel. Distant views of high rise development to the east remain visible. There is no particular sightline of significance impacted by the increased height proposed.

There are some oblique views of the buildings from the river. But given the setback from the river, vegetation along the foreshore areas which form the foreground of these views as well as the industrial buildings surrounding the subject site, the proposed height does not have an undue impact on any particular view corridor or sightline. Oblique views of the buildings from the road network are acceptable and similarly are not unduly invasive or obstruct any particular view.



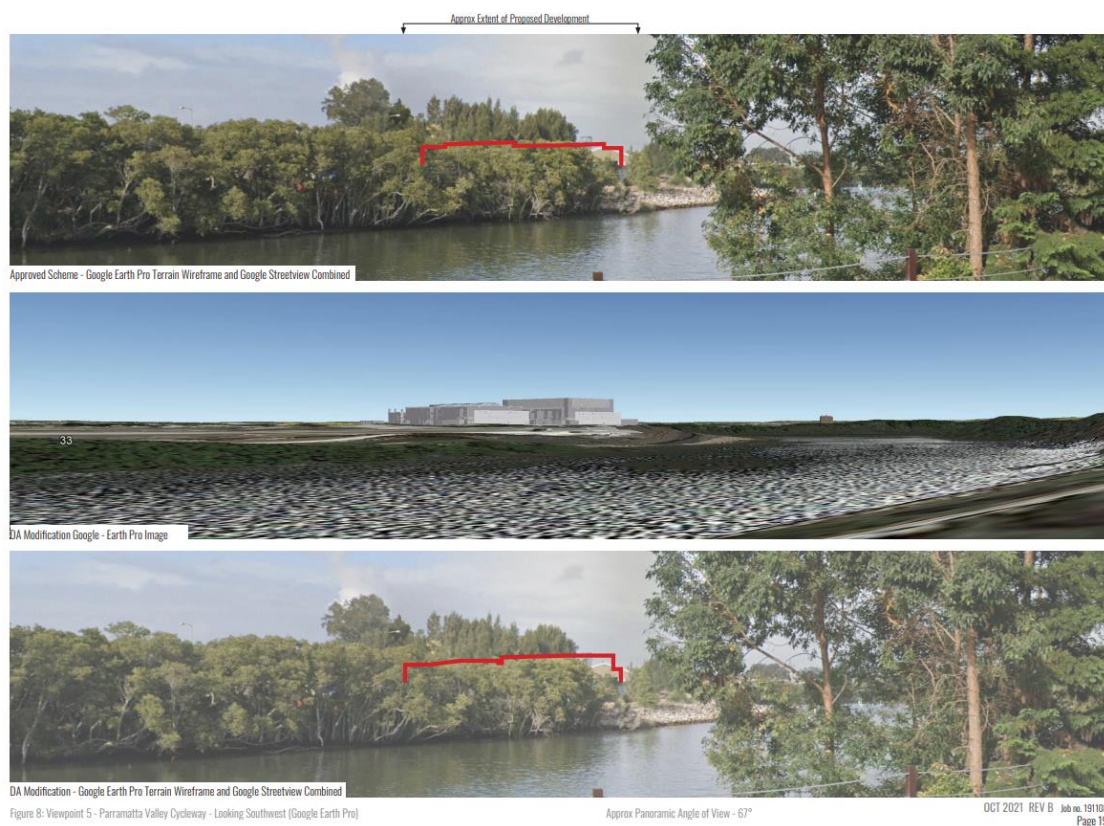
View from Rosehill Gardens Racecourse



View from Rydges Hotel

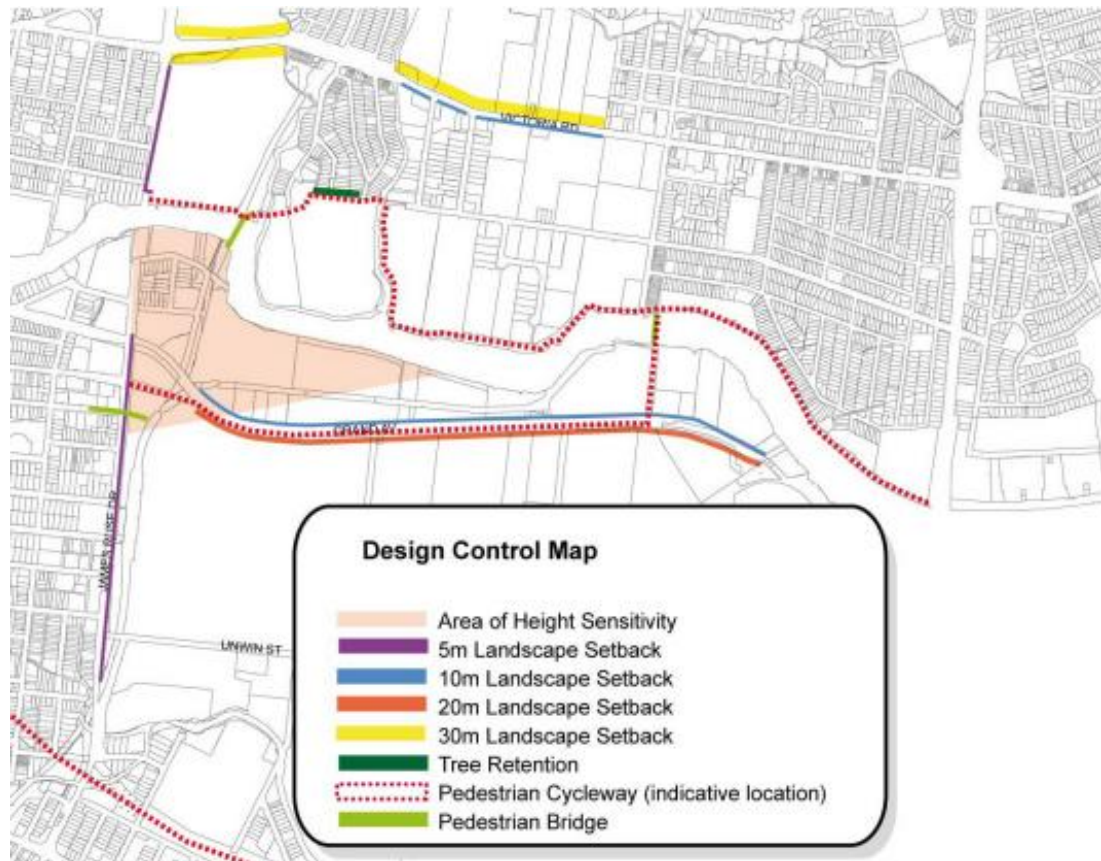


View from Grand Avenue overpass



View from Parramatta Valley Cycleway

The site is not in the area of Height Sensitivity under the Rydalmere design controls of DCP 2011



The proposal will not affect the historic view corridor under Appendix 2 of the Parramatta Development Control Plan (the site is located further along Grand Avenue, and on the southern side of Grand Avenue).

A2 Views and Vistas

A2.1 Harris Park (refer section 4.4.3)



Figure A2.1.1
Historic View Corridors

The proposed additional increase in height is relative to its context, does not unduly impinge on any significant views or sightlines or otherwise unduly impact the overall visual amenity of the surrounding area. No submissions have been received raising concern with impact on any sightlines or overall visual amenity.

Notwithstanding the exceedance of the height control, the proposal still meets the objectives for development in the IN3 zone as specifically:

- To encourage employment opportunities.
- To minimise any adverse effect of heavy industry on other land uses.
- To support and protect industrial land for industrial uses.
- To allow a wide range of industrial and heavy industrial uses serving the Greater Metropolitan Area of Sydney and beyond.

The proposed additional height maintains compliance with the PLEP 2011 height control objectives in clause 4.3 and specifically:

- to minimise visual impact, disruption of views, loss of privacy and loss of solar access to existing development,
- to require the height of future buildings to have regard to heritage sites and their settings,

The subject site is located within the Camellia and Rydalmere Strategic Precinct under

Parramatta Development Control Plan 2011. The following sets out the objectives for this precinct relative to building height:

Height of buildings

Objectives

- O.1 That buildings and structures adjoining the Parramatta River contribute to the attractive appearance of the foreshore and do not dominate the skyline in views along the Parramatta River.
- O.2 Buildings should make a positive contribution to the streetscape and the skyline.
- O.3 To create a strong and unified character along the major gateways into Parramatta.
- O.4 That buildings that not significantly overshadow the public domain, vegetated riparian areas, environmental protection areas or adjoining properties.
- O.5 Conserve heritage sites, their settings, identified views and their visual interconnections.

Design Principles

- P.1 Development must not have an adverse impact on significant or historic views from or of heritage sites along the Parramatta River when seen from river and nearby historic sites.
- P.2 Any development within the Rydalmere Precinct and on land shown on the Camellia Design Control Map as "Area of Height Sensitivity" must demonstrate through survey and photo montages, that the height of the proposed development does not have a significant adverse impact on identified views to the Female Orphan School (University of Western Sydney Rydalmere Campus) and its emergent trees, the Parramatta River Corridor and Pennant Hills open space ridge line. The relevant identified views for the Camellia and Rydalmere precincts are provided in Appendix 2.

The proposed additional height is considered to maintain compliance with the above objectives as no historic view lines or views to and from historic sites will be adversely impacted. Views from various points along the river will not be unduly compromised as the site is set back from the river foreshore, is located in an industrial precinct with other buildings contributing to industrial views and skyline. The proposal is unassuming in its architecture and commensurate with the design of surrounding industrial buildings and elements. It will not detract from any sense of a visual gateway to the Parramatta CBD. The increased height does not result in undue overshadowing of the public domain, vegetated riparian areas, environmental protection areas or adjoining buildings, the former of which lay to the north.

Accordingly, the proposal satisfies the height objectives of this Strategic Precinct.

A height variation of this degree would still enable the site to promote the social and economic welfare of the community by being an orderly and economic use and development of land pursuant to *Section 1.3 of the Environmental Planning and Assessment Act 1979*.

Therefore, it is not considered unreasonable to accept the proposed height variation given the neutral impact on amenity for the site and surrounds, the acceptable minor impact on visual amenity and the operational needs of the approved land use.

7.3 Parramatta Development Control Plan 2011 (PDCP 2011)

The table below presents a summary assessment against the terms of PDCP 2011. A detailed evaluation is provided at Attachment A.

Provision	Comment
2.4 Site considerations	The proposal is considered generally consistent with site considerations, including views and vistas, water management, soil management, biodiversity and public domain. See discussions on contamination at section 2.5 of attachment A.

3.1 Preliminary building envelopes	The proposal is considered generally consistent with the preliminary building envelope which was previously deemed accepted by SCCPP under DA/751/2019/A, with the exception of the proposed height variation. The clause 4.6 request for height variation is supported.
3.2 Building elements	The proposal is considered generally consistent with building elements requirements. As the proposal would involve the stage 2 concept approval for Building B only, design elements for stage 2 are to be finalised with a later Development Application. Notwithstanding, the concept drawings identify with a similar design to that which exists in the surrounding area, disregarding the variation of height.
3.3 Environmental amenity	The proposal is considered generally consistent with landscaping, privacy, and open space, solar access, cross ventilation, and waste management controls. The landscaping area would actually increase due to the adjustment of the building footprint which is proposed. From a landscape perspective this is a better outcome, and Council's Landscape Officer had no objections.
3.4 Social amenity	The development is considered generally consistent with social requirements, including accessibility and CPTED provisions. This is to be further addressed under a future Development Application for the stage 2 Building B design.
3.5 Heritage	The site is proximate to locally significant heritage item 'tram alignment' which runs along Grand Avenue. There are no changes to access arrangements from Grand Avenue nor changes to the frontage. Given this, and the approximate 220m setback from the street, the development will not detrimentally affect the tram alignment.
4.3.1 Strategic Precinct – Camellia and Rydalmere	The proposal is consistent with the strategic direction for the Camellia and Rydalmere precinct, providing a type of industry that supports business and employment functions, whilst simultaneously does not preclude the development of nearby sites. The proposal also satisfies the height objectives of the precinct.

7.4 Section 4.55(2): Evaluation

The development consent has been activated and works for stage 1 is currently underway, as such the applicant can seek to benefit from Section 4.55(2) 'Other Modifications' of the EPAA Act 1979 subject to the following requirements being met:

Section 4.55(2)(a) - Substantially the same development

The proposal is considered to be substantially the same development in that it is the same use and general location. However, the scale and form of the concept development is substantially higher. It is considered that this adjustment in height would allow for the subject approval on site to run as per previous approvals despite the increase.

Section 4.55(2)(b) - Consultation with public bodies

No concurrence was required from any minister, public authority or approval body as part of the original application. As such, no further consultation is required under this clause.

Section 4.55(2)(c) - Notification

Notification is addressed in Section 5 above.

7.5 Section 4.55(3): Evaluation

Under Section 4.55(3) of the EP&A Act 1979, in determining an application for modification, in addition to relevant matters under section 4.15, 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. It is considered that the development, as proposed to be modified, would not be contrary to the reasons for granting the original consent.

7 Consideration of SEPPs

<ul style="list-style-type: none">• SEPP (Transport and Infrastructure) 2021 – previously SEPP (Infrastructure) 2007• SEPP (Planning Systems) 2021 – previously SEPP (State and Regional Development) 2011• SEPP 33 – Hazardous and Offensive Development• SEPP (Resilience and Hazards) 2021 – previously SEPP 55 – Remediation of Land• SEPP (Biodiversity and Conservation) 2021 – previously SREP (Sydney Harbour Catchment) 2005	The proposal would continue to comply with the objectives and relevant clauses of all relevant SEPPs previously assessed by SCCPP.
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8 Planning Agreements

The subject application is not subject to a planning agreement.

9 The Likely Impacts of the Development

For the reasons outlined in this report, the applicant has adequately demonstrated that the proposed modifications will have an acceptable impact on surrounding areas. The visual impact of the height increase has been assessed as minor and the proposal will maintain the objectives of the IN3 zone, the height objectives of PLEP and the height objectives of the Camellia and Rydalmere Strategic Precinct under PDCP.

10 Public Interest

The proposed modifications are not considered to be contrary to the public interest.

11 Disclosure of Political Donations and Gifts

No political donations were disclosed as a part of this modification application.

12 Development Contributions

Section 7.12 of the EP&A Act 1979 allows for Council's to develop infrastructure contributions plans. Council's contribution plan requires payment of a levy based on the cost of works of development. The consent includes a condition requiring such a contribution be paid. The applicant has not submitted a revised cost of works seeking to demonstrate that the proposed changes would result in a reduction in the agreed cost of works. The proposed changes are not considered to be such that they would result in a material increase in the cost of works. As such no change to the contribution condition is considered to be necessary.

13 Summary and conclusion

After consideration of the application against Sections 4.55(2) and 4.15 of the Environmental Planning and Assessment Act 1979, and the relevant statutory and policy provisions, the revised proposal is considered to be suitable for the site and in the public interest. Therefore, it is recommended that the application be approved subject to revised conditions of consent.

14 Recommendation

That the Sydney Central City Planning Panel, as the consent authority, approve modifications to consent reference DA/751/2019 at 8 Grand Avenue, ROSEHILL NSW 2142 (Lot 2 DP 1258587) as outlined in the attached draft modified conditions of consent at Appendix 1.

Modify condition no. 1 of Concept Plan in the following way:

APPROVED CONCEPT PLAN – STAGE 2

- The development is to be carried out in accordance with the following **architectural plans** prepared by Greenbox Architecture Pty Ltd, 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. and revision	Title	Dated
DA-015, rev: 47 24 27	Site plan	30 March 2020 7 December 2020 6 October 2021
DA-017 rev: 3	Height plane diagram	30 March 2020
DA-050, rev: 6 8	Demolition plan	30 March 2020 7 December 2020
DA-150, rev: 8 10 12	Site elevations	30 March 2020 7 December 2020 3 September 2021
DA-150, rev: C	Site elevations - envelopes	26 October 2021
DA-500, rev: 6 8	Staging plan	31 March 2020 7 December 2020

The development is to be carried out in accordance with the following **on-site landscape plans** prepared by iScape Landscape Architecture, 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. and revision	Title	Dated
170.20(19)/370, rev: A C D	Overall landscape plan	26 March 2020 3 December 2020 8 October 2021
170.20(19)/371, rev: A C D	Detailed landscape plan 1	26 March 2020 3 December 2020 8 October 2021
170.20(19)/373, rev: A C D	Detailed landscape plan 3	26 March 2020 3 December 2020 8 October 2021

The development is to be carried out such that it is not inconsistent with, the following **civil plans** prepared by van der Meer Consulting, 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. and revision	Title	Dated
DA-C101, rev: B E F	Site plan	7 May 2020 8 December 2020 27 October 2021
DA-C201, rev: B E F	Bulk earthworks sheet 1 of 2	7 May 2020 8 December 2020 27 October 2021
DA-C202, rev: B E F	Bulk earthworks sheet 2 of 2	7 May 2020 8 December 2020 27 October 2021
DA-C203, rev: B E F	Bulk earthworks sections sheet 1 of 2	7 May 2020 8 December 2020 27 October 2021
DA-C204, rev: B E F	Bulk earthworks sections sheet 2 of 2	7 May 2020 8 December 2020 27 October 2021
DA-C210, rev: B E F	Erosion and sediment control	7 May 2020 8 December 2020 27 October 2021
DA-C211, rev: A	Erosion and sediment control stage 2	27 October 2021
DA-C301, rev: B E F	Pavement layout sheet 1 of 2	7 May 2020 8 December 2020 27 October 2021
DA-C302, rev: B E F	Pavement layout sheet 2 of 2	7 May 2020 8 December 2020 27 October 2021
DA-C303, rev: B E F	Pavement details	7 May 2020 8 December 2020 27 October 2021
DA-C401, rev: B E F	Drainage layout sheet 1 of 2	7 May 2020 8 December 2020 27 October 2021
DA-C402, rev: B E F	Drainage layout sheet 2 of 2	7 May 2020 8 December 2020 27 October 2021
DA-C403, rev: B E F	Drainage details	7 May 2020 8 December 2020 27 October 2021
DA-C421, rev: A D E	DRAINS catchment plan	7 May 2020 8 December 2020 27 October 2021
DA-C422, rev: A D E	MUSIC catchment plan	7 May 2020 8 December 2020 27 October 2021

The development is to be carried out in accordance with the documentation listed below, except where amended by other conditions of this consent and/or any plan annotations:

Document	Prepared by	Dated
Statement of Environmental Effects	Mecone	January 2020
Modification Report	Patch Planning	October 2021
Construction and Demolition Waste Management Plan (project no. SO437, revision D)	Elephants Foot	31 March 2020
Operational Waste Management Plan (project no. SO437, revision G)	Elephants Foot	31 March 2020
Sustainability Assessment Report (project no. 20190878, revision 3)	Building Services Engineers	8 May 2020
Traffic Impact Assessment (revision 4)	PTC	27 March 2020
Green Travel Plan (revision 2)	PTC	27 March 2020
Crime Prevention through Environmental design report (revision 1)	Mecone	16 December 2019
Remediation Action Plan (report no. E17012-BIL-03-RAP revision 1)	Edison Environmental & Engineering Pty Ltd	22 March 2020
Addendum to Final Remediation Action Plan (reference no. 99509.01 R.002, revision 1)	prepared by Douglas Partners,	7 April 2020
Visual Impact Addendum Report Rev B	Geoscapes	26 October 2021

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.

Note: Condition modified by DA/751/2019/A, DA/751/2019/B and DA/751/2019/C.

Modify condition no. 3 of Concept Plan as follows:

3. The following applies in relation to the concept approval of Stage 2 –

- The gross floor area of future Stage 2 development must not exceed 14,806sqm;
- The maximum height of building for future Stage 2 development must not exceed ~~20.1m~~ **25.8m**;
- The landscaped area provided for future Stage 2 development must not be less than ~~1,895.85sqm~~ **1,610sqm 2,057sqm**.
- Separate development consent is required for the detailed design of any buildings, structures or associated facilities in Stage 2.

Reason: To ensure Stage 2 is subject to separate development consent and to ensure any resulting development is carried out in accordance with the approved clause 4.6 request to vary the site's 12m height limit of Parramatta Local Environmental Plan 2011.

Note: Condition modified by DA/751/2019/A and DA/751/2019/C.

Add condition no. 45A as follows:

45A. *The owner must contact Endeavour Energy's Customer Network Solutions Branch (previously Network Connections Branch) (via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666) who are responsible for managing the conditions of supply with the proponent and their Accredited Service Provider (ASP) if any of the following is to occur on site:*

- Includes any contestable works projects that are outside of any existing approved / certified works.***
- Results in an electricity load that is outside of any existing Supply / Connection Offer requiring the incorporation of the additional load for consideration.***

Condition added by DA/751/2019/C.