

From: Michael Beale
To: Doug Bennett; Alex McDougall; Christophe Charkos
Cc: Steve Sun (steve@dgsgroups.com.au); Irene Shen; Alex Lin; Mattp@emf.com.au
Subject: RE: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)
Date: Tuesday, 25 August 2026 4:15:18 PM
Attachments: image001.png
image002.png
image003.png
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image006.png
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image008.png
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image013.png

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Hi Doug,

Thanks for your email.

Please see my responses in red below - the Applicant is willing to accept the updated conditions as indicated in your email.

Many thanks

Michael

Michael Beale
Associate Director

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Tuesday, 25 August 2026 1:50 PM
To: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>; Michael Beale <mbeale@urbis.com.au>; Christophe Charkos <ccharkos@urbis.com.au>
Cc: Steve Sun (steve@dgsgroups.com.au) <steve@dgsgroups.com.au>; Irene Shen <irene@dgsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>; Mattp@emf.com.au
Subject: RE: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

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Hi Michael/Christophe,

Apologies for the delay in getting a response to you regarding the additional comments your team provided on the amended conditions of consent. See below Council's response.

Condition 1:

It is requested that reference to 'Investigation of Acoustic Treatment to Façade for Natural Ventilation Purpose 16SYA0015 D03_1 by TTM dated 17/10/2018' is deleted and replaced by the updated Sec 4.55 C Noise and Vibration Impact Assessment by Acoustic Logic as stated in the Response to RFI letter prepared by Urbis and dated 18th May 2026 (please refer to section 1.4 of that letter).

Council response: Supported. **Noted - thanks**

NatHERS Certificate No. 0012789740 has been submitted as part of the Modification Application. It is requested that this is listed in Condition 1 in place of the reference to the 'Nationwide House Energy Rating Scheme Certificate No. 0003401/50 by EMF dated 27/11/2018', which should be deleted.

Council response: Supported. **Noted - thanks**

Condition 11: The Applicant requests that the residential parking allocation is amended to 107 spaces as proposed within the application documentation. This allocation reflects anticipated resident profile and parking demand, noting that there has been an increase in larger 3-bedroom and 4-bedroom dwellings within the scheme and is further justified within the application documentation. The site's proximity to public transport does not eliminate the requirement for private vehicle parking, particularly for larger and family apartments. The proposed

number of spaces equates to less than 0.9 spaces per dwelling, which represents a very minor variation to the DCP and is justified for the reasons set out above and in the application documents. Similar to the below, we note that Council did not raise a concern with the residential parking provision during the assessment process, which would have enabled the Applicant to provide further justification if required. Should Council not be minded to support this change, the Applicant requests that the condition wording is amended to allow 101 residential parking spaces (in accordance with the maximum DCP rates), with the balance of the spaces allocated as 10 spaces to commercial, based on the 10 commercial tenancies, with the remaining 2 spaces allocated to retail.

Council response: Not supported for the reasons set out in the assessment report. The proposed development is located within close proximity to Epping Station and is therefore subject to the maximum parking rates prescribed by Parramatta DCP. The intent of these controls is to limit parking supply in highly accessible locations and encourage greater use of public transport and other sustainable transport modes. In this regard, the provision of residential parking in excess of the applicable maximum rates is not supported, as it would be inconsistent with the strategic intent of the DCP's parking framework. Council acknowledges the applicant's comments regarding the mix of larger dwellings proposed within the development. However, the parking rates applying to development within proximity to Epping Station have been deliberately established on a maximum basis and already reflect the locational advantages associated with a site that benefits from a high level of access to public transport infrastructure. As such, Council is not satisfied that the circumstances outlined by the applicant warrant a departure from the prescribed maximum rates. In relation to the applicant's comments regarding consultation during the assessment process, Council notes that the assessment of the application is ongoing and the draft conditions have been issued to provide the applicant with an opportunity to review and comment on the proposed conditions prior to finalisation of the assessment. The fact that this issue was not raised separately during the assessment process should not be taken as indicating Council support for parking provision in excess of the maximum rates prescribed by the DCP. Furthermore, Council notes that the maximum residential parking provision generated by the applicable DCP rates is 100 spaces, rather than 101 spaces as suggested above – given the nature of the parking rates as maximums, parking calculations are to be rounded down. In relation to the alternative request to allocate the balance of spaces to commercial and retail uses, Council is unclear as to the basis upon which the additional 12 spaces referred to in the submission have been derived and requests clarification in this regard. Notwithstanding, Council would be prepared to amend the condition to allow any residential parking spaces required to be removed to be reallocated to either retail or commercial uses, or a combination of both uses, rather than being restricted solely to retail parking. **Noted – the Applicant is willing to accept an amended condition that allows the spaces to be reallocated to either retail or commercial or a combination of both.**

Condition 51(b): To minimise the risk of roof leaks and facilitate future maintenance, it is requested that the condition is amended to allow flexible planter boxes instead of planting beds.

Council response: Council is willing to consider the provision of planter boxes in lieu of planting beds, provided that boxes provide contiguous soil to support tree/plant growth, that ADG soil requirements are met (and excessive depths are not proposed to make up required volume), and automatic irrigation systems are provided. If you wish to pursue planter boxes, please submit amended landscape plans which conform with the requirements outlined in this email by no later than 31 August 2026. **Noted – the Applicant does not intend to prepare revised landscaping plans at this time and therefore accepts the current wording.**

There are some outdated references within the draft conditions (including but not limited to condition 80 referencing the 2007 Infrastructure SEPP and in condition 190 to the Strata Schemes (Freehold Development) Act 1973).

Council response: Noted – these references have been updated, excluding any changes to the conditions by Sydney Metro (or other similar agency) where we need to seek their approval. Note that where these conditions are already proposed to be amended, it is because Sydney Metro has provided updated wording to us as part of their concurrence. **Noted – thanks.**

As stated in Christophe's earlier email, we would be grateful for the opportunity to discuss these conditions with Council asap and prior to the finalisation of the assessment report and referral to the Sydney Central City Planning Panel.

Council response: If, after reviewing Council's response to the above comments, your team would still like to hold a meeting with Council, one can be arranged by MS Teams. **Noted – a meeting is no longer sought.**

In relation to Condition 51 requiring an additional lift to serve the residential tower – this part of the condition has now been deleted. Instead, Condition 20A is now proposed. See below.

Residential Lifts

20A. All residential lifts within the approved development shall be designed, installed and maintained to operate at a minimum rated speed of 3.5 metres per second (m/s). The lift specifications must demonstrate compliance with this requirement to the satisfaction of the Principal Certifier prior to the issue of any Occupation Certificate for the residential component of the development.

Reason: To ensure appropriate residential amenity and access is achieved.

Note: Added under DA/61/2018/C. **Noted – the Applicant accepts the revised wording as stated above.**

Happy to discuss any of the above matters further if required.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au



Council acknowledges the Traditional Owners of the land, the Dharug Peoples and pays respect to their Elders past and present.

From: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Sent: Monday, 24 August 2026 1:51 PM

To: Michael Beale <mbeale@urbis.com.au>

Cc: Steve Sun <steve@dgsgroups.com.au> <steve@dgsgroups.com.au>; Irene Shen <irene@dgsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>; Mattp@emf.com.au; Christophe Charkos <ccharkos@urbis.com.au>; Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Subject: Re: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

Good Morning Michael

We are still working on reviewing some of your draft proposed changes.

We will get back to you shortly with a response on your requests as well as the updated draft conditions.

Understood re: referring everything to Christophe. All the best on paternity leave.

Regards

Alex McDougall

Team Leader Development Assessment | City Significant Development
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PO Box 32, Parramatta, NSW 2124

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Council acknowledges the Traditional Owners of the land, the Dharug Peoples and pays respect to their Elders past and present.

From: Michael Beale <mbeale@urbis.com.au>

Sent: Monday, 24 August 2026 12:49 PM

To: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Cc: Steve Sun <steve@dgsgroups.com.au> <steve@dgsgroups.com.au>; Irene Shen <irene@dgsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>; Mattp@emf.com.au <Mattp@emf.com.au>; Christophe Charkos <ccharkos@urbis.com.au>; Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Subject: RE: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Thanks Alex.

Please could you issue the revised conditions incorporating the below, as well as the changes requested separately via email dated 13th August?

Separately, I also wanted to let you and Doug know that I will imminently be going on paternity leave. Please could I therefore ask that Christophe continues to be copied into all correspondence regarding this application moving forwards?

Many thanks

Michael

Michael Beale

Associate Director

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e. mbeale@urbis.com.au

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From: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Sent: Wednesday, 19 August 2026 1:02 PM

To: Michael Beale <mbeale@urbis.com.au>

Cc: Steve Sun (<steve@dsgroups.com.au> <steve@dsgroups.com.au>); Irene Shen <irene@dsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>; Mattp@emf.com.au; Christophe Charkos <ccharkos@urbis.com.au>; Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Subject: Re: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

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Thanks Michael

We will incorporate that into the condition instead of the requirement for a third lift.

Regards

Alex McDougall

Team Leader Development Assessment | City Significant Development
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Council acknowledges the Traditional Owners of the land, the Dharug Peoples and pays respect to their Elders past and present.

From: Michael Beale <mbeale@urbis.com.au>

Sent: Wednesday, 19 August 2026 10:02 AM

To: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Cc: Steve Sun (<steve@dsgroups.com.au> <steve@dsgroups.com.au>); Irene Shen <irene@dsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>;

Mattp@emf.com.au <Mattp@emf.com.au>; Christophe Charkos <ccharkos@urbis.com.au>; Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Subject: RE: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Alex,

The lift consultant has advised that 3.5 m/s is the maximum for this building.

Thanks

Michael

Michael Beale

Associate Director

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From: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Sent: Wednesday, 19 August 2026 8:55 AM

To: Michael Beale <mbeale@urbis.com.au>

Cc: Steve Sun (<steve@dgsgroups.com.au> <steve@dgsgroups.com.au>; Irene Shen <irene@dgsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>; Mattp@emf.com.au; Christophe Charkos <ccharkos@urbis.com.au>; Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Subject: Re: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

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Thanks Michael

Would you please ask your lift consultant what the maximum lift speed possible is for a building of this size?

I can then revise the condition to require that 2 resi lifts of that speed be installed.

Regards

Alex McDougall

Team Leader Development Assessment | City Significant Development
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From: Michael Beale <mbeale@urbis.com.au>

Sent: Tuesday, 18 August 2026 5:42 PM

To: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Cc: Steve Sun (<steve@dgsgroups.com.au> <steve@dgsgroups.com.au>; Irene Shen <irene@dgsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>; Mattp@emf.com.au <Mattp@emf.com.au>; Christophe Charkos <ccharkos@urbis.com.au>; Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Subject: RE: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

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Hi Alex

The Applicant has confirmed that they would be willing to install 2 lifts with higher rated speeds.

Thanks

Michael

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From: Michael Beale

Sent: Tuesday, 18 August 2026 5:11 PM

To: 'Alex McDougall' <AMcDougall@cityofparramatta.nsw.gov.au>

Cc: Steve Sun (<steve@dgsgroups.com.au> <steve@dgsgroups.com.au>); Irene Shen <irene@dgsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>; Mattp@emf.com.au; Christophe Charkos <ccharkos@urbis.com.au>; Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Subject: RE: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

Thanks Alex – we'll discuss with the Applicant and revert as soon as possible.

Kind Regards

Michael

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From: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Sent: Tuesday, 18 August 2026 4:59 PM

To: Michael Beale <mbeale@urbis.com.au>

Cc: Steve Sun (<steve@dgsgroups.com.au> <steve@dgsgroups.com.au>); Irene Shen <irene@dgsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>; Mattp@emf.com.au; Christophe Charkos <ccharkos@urbis.com.au>; Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Subject: Re: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

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Thank you Michael

That is helpful.

Based on my research of lift performance, and comparison to other approved developments in the LGA, the proposal would be providing the absolute minimum level of service quality.

I note Council have been very accommodating of modifications to improve the viability of this development, such as supporting a significant variation for commercial floor space, but we also need to ensure a better than minimum level of amenity for future residents.

I note the simulation is undertaken with lifts rated at a speed of 2.5m/s.

Would you please let me know if your client would be amenable to installing 2 lifts with a higher rated speed, perhaps 3.5m/s or higher if possible, to improve wait and transit times?

Regards

Alex McDougall

Team Leader Development Assessment | City Significant Development
02 9806 5998

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9 Wentworth Street, Parramatta NSW 2150 Australia



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From: Michael Beale <mbeale@urbis.com.au>

Sent: Tuesday, 18 August 2026 3:53 PM

To: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>; Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>; Christophe Charkos <ccharkos@urbis.com.au>

Cc: Steve Sun (<steve@dsgroups.com.au> <steve@dsgroups.com.au>; Irene Shen (<irene@dsgroups.com.au> <irene@dsgroups.com.au>; Alex Lin (<alex.lin@ptw.com.au> <alex.lin@ptw.com.au>; Mattp@emf.com.au <Mattp@emf.com.au>

Subject: RE: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Alex,

Thanks for your comments / queries. The Applicant's lift consultant (EMF) has reviewed these and provided responses in green below.

Updated calculations are also attached for reference. As noted in the responses below, these calculations are considered conservative and the average waiting time remains less than sixty seconds.

Accordingly, the results demonstrate that two lifts are appropriate for the proposed development

I trust that this addresses your queries and the requirement for a third lift in the draft condition can be deleted.

Thanks

Michael

Council comments and Applicant responses (in green)

- I note the lift study does not include the 4th basement floor. It also states basement level 1 is not an entry floor, when there are residential and visitor car and bicycle parking spaces on this level. Presumably this should be reflected in the model.
- EMF: these have been added in a revised study – we note that B1 is primarily for retail, so the entry bias for the study has been set to 0.5% of traffic during peak morning/evening period. It would likely be even lower in reality.
- I note that the Level 19 occupancy is based on 3-bedroom unit occupancy rates for 4 bedroom units. It is recommended that the occupation of 4 bedroom units be extrapolated (i.e. 5 occupants).
- EMF: Due to the nature of 4bed apartments being a premium product, 1 person per room is considered very conservative – so we suggest 5 is excessive. Regardless, we have re-run the study with 5 occupants for an absolute worst case result comparison and the AWT is still below 60sec.
- I note the model assumes no interfloor traffic, which suggests no one ever goes from their unit to the recreational level or visits their neighbours. Can these scenarios be added to the model?
- EMF: Correct, no interfloor traffic for residential is in accordance with ISO 8200 simulation guidelines - as this would effectively mean residents are visiting each other during the peak morning/evening period – which is highly unlikely. The suggestion that this means no one ever goes from their unit to the recreation level is incorrect. The recreation level is marked as an entry floor – so there is traffic going to/from this level in the simulation.
- There is no modelling of a single lift outage scenario. What would the average wait time be if one lift were out of service?
- EMF: Correct – this is a residential building, so redundancy for a lift outage is not a standard design consideration (even in high end prestige buildings with lower occupancy). Lifts from the 3 majors (Otis, Kone, Schindler) will be specified for this project to ensure reliability is very high and down time minimal if a fault occurs – as these companies have local stock of replacement parts. The fire stairs are to be used in emergency scenarios.

Attached is a revised study with the 4bed occupancy increased, B4 and B1 added, and increased usage of rooftop rec facilities during the peak morning/evening period. This is a very conservative worst-case scenario. The AWT result is 58 seconds – still less than the target maximum of 60 seconds, so deemed sufficient for this development.

Please understand that these simulations are for peak periods – 1-2 hours in the morning and evenings when residents are starting and ending their working day. Outside of these times, the lift load is significantly less, and this is when building management is to schedule people moving in / out and lift maintenance.

Michael Beale

Associate Director

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From: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>
Sent: Monday, 17 August 2026 3:59 PM
To: Michael Beale <mbeale@urbis.com.au>; Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>; Christophe Charkos <ccharkos@urbis.com.au>
Cc: Steve Sun (<steve@dgsgroups.com.au> <steve@dgsgroups.com.au>; Irene Shen <irene@dgsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>; Mattp@emf.com.au
Subject: Re: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

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Good Afternoon Michael

Thank you for provision of the lift study. After review, I have a few comments/questions:

- I note the lift study does not include the 4th basement floor. It also states basement level 1 is not an entry floor, when there are residential and visitor car and bicycle parking spaces on this level. Presumably this should be reflected in the model.
- I note that the Level 19 occupancy is based on 3-bedroom unit occupancy rates for 4 bedroom units. It is recommended that the occupation of 4 bedroom units be extrapolated (i.e. 5 occupants).
- I note the model assumes no interfloor traffic, which suggests no one ever goes from their unit to the recreational level or visits their neighbours. Can these scenarios be added to the model?
- There is no modelling of a single lift outage scenario. What would the average wait time be if one lift were out of service?

Would you please ask your lift consultant to respond?

On your other points, I will give Doug some time to respond.

Generally, we sought to resolve concerns by way of conditions owing to the fast-approaching lapse date of the consent. However, if this is not of concern to you, we can give you more time to respond. However, it is also sometimes more expedient to resolve these disagreements by putting them to the Regional Panel, rather than spending extra time trying to convince Council officers.

Regards

Alex McDougall
Team Leader Development Assessment | City Significant Development
02 9806 5998

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9 Wentworth Street, Parramatta NSW 2150 Australia

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From: Michael Beale <mbeale@urbis.com.au>
Sent: Thursday, 13 August 2026 5:29 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>; Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>
Cc: Steve Sun (<steve@dgsgroups.com.au> <steve@dgsgroups.com.au>; Irene Shen <irene@dgsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>; Mattp@emf.com.au <Mattp@emf.com.au>
Subject: RE: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Doug,

Please see lift study attached.

I have also set out below additional comments on the draft conditions. These are in addition to our earlier comments regarding condition 51.

- **Condition 1:**

- it is requested that reference to 'Investigation of Acoustic Treatment to Façade for Natural Ventilation Purpose 16SYA0015 D03_1 by TTM dated 17/10/2018' is deleted and replaced by the updated Sec 4.55 C Noise and Vibration Impact Assessment by Acoustic Logic as stated in the Response to RFI letter prepared by Urbis and dated 18th May 2026 (please refer to section 1.4 of that letter).
- NatHERS Certificate No. 0012789740 has been submitted as part of the Modification Application. It is requested that this is listed in Condition 1 in place of the reference to the 'Nationwide House Energy Rating Scheme Certificate No. 0003401/50 by EMF dated 27/11/2018', which should be deleted.
- **Condition 11:** The Applicant requests that the residential parking allocation is amended to 107 spaces as proposed within the application documentation. This allocation reflects anticipated resident profile and parking demand, noting that there has been an increase in larger 3-bedroom and 4-bedroom dwellings within the scheme and is further justified within the application documentation. The site's proximity to public transport does not eliminate the requirement for private vehicle parking, particularly for larger and family apartments. The proposed number of spaces equates to less than 0.9 spaces per dwelling, which represents a very minor variation to the DCP and is justified for the reasons set out above and in the application documents. Similar to the below, we note that Council did not raise a concern with the residential parking provision during the assessment process, which would have enabled the Applicant to provide further justification if required. Should Council not be minded to support this change, the Applicant requests that the condition wording is amended to allow 101 residential parking spaces (in accordance with the maximum DCP rates), with the balance of the spaces allocated as 10 spaces to commercial, based on the 10 commercial tenancies, with the remaining 2 spaces allocated to retail.
- **Condition 51(b):** To minimise the risk of roof leaks and facilitate future maintenance, it is requested that the condition is amended to allow flexible planter boxes instead of planting beds.
- There are some outdated references within the draft conditions (including but not limited to condition 80 referencing the 2007 Infrastructure SEPP and in condition 190 to the Strata Schemes (Freehold Development) Act 1973).

I trust that the above is clear but please do not hesitate to contact me as otherwise.

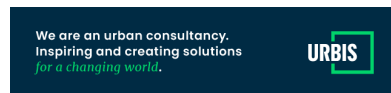
As stated in Christophe's earlier email, we would be grateful for the opportunity to discuss these conditions with Council asap and prior to the finalisation of the assessment report and referral to the Sydney Central City Planning Panel.

Kind Regards

Michael

Michael Beale
Associate Director

d. +61 2 8233 7617
m. +61 4 3417 5608
e. mbeale@urbis.com.au



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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Sent: Thursday, 13 August 2026 2:46 PM

To: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Cc: Steve Sun (<steve@dgsgroups.com.au> <steve@dgsgroups.com.au>; Irene Shen <irene@dgsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>; Mattp@emf.com.au; Michael Beale <mbeale@urbis.com.au>

Subject: RE: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

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Hi Christophe,

Thanks for getting back to me. Is it likely that this additional comment will be provided by EOD?

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au



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From: Christophe Charkos <ccharkos@urbis.com.au>

Sent: Thursday, 13 August 2026 2:24 PM

To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Cc: Steve Sun (<steve@dgsgroups.com.au> <steve@dgsgroups.com.au>; Irene Shen <irene@dgsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>; Mattp@emf.com.au; Michael Beale <mbeale@urbis.com.au>

Subject: RE: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Doug,

Thanks for your email. There are a few additional matter/concerns that have been raised by the applicant. We are also currently awaiting a vertical transportation analysis to support the request below. Once this is available, we will issue it together with an outline of the other matters/concerns.

Kind regards
Christophe

Christophe Charkos he/him/his
Director

d. +61 2 8233 7660
m. +61 403 487 586
e. ccharkos@urbis.com.au

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Sent: Thursday, 13 August 2026 2:07 PM

To: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Cc: Steve Sun (<steve@dgsgroups.com.au> <steve@dgsgroups.com.au>; Irene Shen <irene@dgsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>; Mattp@emf.com.au; Michael Beale <mbeale@urbis.com.au>

Subject: RE: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

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Hi Christophe,

Before we provide a response to the below email, could you please confirm if there are any other matters/concerns the proponent wishes to raise in relation to the recommendations of Council's report?

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

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From: Christophe Charkos <ccharkos@urbis.com.au>

Sent: Wednesday, 12 August 2026 9:59 AM

To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>; Alex McDougall <amcdougall@cityofparramatta.nsw.gov.au>

Cc: Steve Sun <steve@dgsgroups.com.au> <steve@dgsgroups.com.au>; Irene Shen <irene@dgsgroups.com.au>; Alex Lin <alex.lin@ptw.com.au>; Mattp@emf.com.au; Michael Beale <mbeale@urbis.com.au>

Subject: RE: DA/61/2018/C – Proposed Condition 51(c) (Additional Residential Lift)

Importance: High

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Dear Doug and Alex

Further to Michael's recent correspondence, I write to reiterate the Applicant's **strong objection to proposed Condition 51(c), which would require the provision of an additional residential lift.**

While we acknowledge Council's advice that pre-lodgement feedback does not constitute an approval, it is important to note that the removal of one residential lift was not merely discussed during the pre-DA process, it was expressly supported by Council in the attached minutes. The pre-DA minutes state:

"Optimisation of cores, in particular removal of one residential lift and grouping of commercial lifts into a more efficient system, is supported. This improves clarity and usability of circulation, enhancing safety and overall building legibility."

The project team subsequently progressed the architectural, structural and services design in reliance on that documented feedback. We are therefore concerned that the draft assessment report now adopts a fundamentally different position without adequately explaining the basis for that change. In particular, the report states that the ADG **"prescribes a maximum of one lift per 40 units"** and relies on the proposition that a third lift is required **"to ensure appropriate access to units in the event that one or more lift is rendered inoperable due to maintenance"**.

However, this is not the wording of ADG Design Criterion 4F-1(2), which states that for buildings of 10 storeys and over, **"the maximum number of apartments sharing a single lift is 40"**. More fundamentally, the recently issued NSW Government Practice Note Using the Apartment Design Guide (dated 1 July 2026 to replace Planning Circular PS17-001 and PS 15-003) confirms that the ADG is to be applied as a guide rather than a set of strict development standards, that design criteria provide examples of how objectives may be achieved rather than the only means of achieving them, and that consent authorities should consider whether alternative design measures satisfy the relevant objective rather than simply assessing compliance with individual design criteria.

In this context, **the assessment report does not explain why the proposed development fails to satisfy the underlying objective of ADG 4F-1, namely that common circulation spaces achieve good amenity and properly service the number of apartments.** Rather, the justification appears to be based on a hypothetical future maintenance or outage scenario, rather than any demonstrated operational, accessibility or amenity deficiency associated with the proposed lift arrangement.

This is particularly significant given that:

- Council expressly supported the removal of one residential lift during the pre-DA process;
- The proposal complies with Design Criterion 4F-1(1), limiting the number of apartments served by a circulation core on a single level;
- The applicant has confirmed that the two-lift arrangement was developed with specialist architectural and vertical transport (lift) consultant input ;
- Comparable residential developments in the locality (attached) demonstrate that the proposed lift provision is reasonable, including 242 Beecroft Road, Building E, being a 19-storey residential development with approximately 131 apartments serviced by two lifts, and the Meridian development, being approximately 29 storeys with 224 apartments serviced by four lifts, equating to approximately 56 apartments per lift, which is broadly comparable to the proposed arrangement; and
- Council's assessment does not identify any actual resident amenity, accessibility or circulation impacts arising from the proposal other than allowing for a hypothetical outage scenario.

We are also concerned that Council has had extensive opportunity throughout the assessment process to raise this matter as a threshold issue but did not do so. The application has been subject to detailed assessment, ongoing consultation and requests for additional information, this included a substantial delay whilst the issues relating to the BASIX portal were resolved. At no stage was the proposed two-lift arrangement identified as a concern, nor was any request made for additional technical justification, lift performance analysis which we could have obtained through our vertical transportation consultant. Had the issue been raised during the assessment process, the Applicant would have had the opportunity to respond with further evidence and engage constructively with Council regarding any concerns. Instead, the issue has emerged for the first time through a draft condition of consent immediately prior to determination.

Requiring a third residential lift at this stage would not represent a minor refinement. It would necessitate a **substantial redesign of the building core, resulting in consequential impacts to apartment layouts, floorplates, structure, services coordination, project costs and delivery timeframes.** In our view, the assessment report **does not adequately demonstrate why such a significant redesign is warranted**, particularly having regard to the guidance contained within the July 2026 Practice Note and Council's previously documented support for the optimisation of the core arrangement.

For these reasons, **the Applicant respectfully requests that proposed Condition 51(c) be removed from the recommended conditions of consent.**

Given the significance of this issue and the substantial design implications of the proposed condition, **we also request an urgent meeting with Council prior to finalisation of the assessment report and referral to the Sydney Central City Planning Panel.** Whilst we recognise that we can argue our position to the Panel, we consider it essential that the Applicant is afforded an opportunity to discuss the planning and technical basis for its position in relation to this condition with Council to an to mutually explore a resolution to this matter to facilitate an expedient determination meeting.

Given the current determination timeframe, we would appreciate the opportunity to meet as soon as practicable and before the report is finalised.

Yours sincerely

Christophe Charkos he/him/his
Director

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m. +61 403 487 586
e. ccharkos@urbis.com.au

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Tuesday, 11 August 2026 4:38 PM
To: Michael Beale <mbeale@urbis.com.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>
Subject: RE: DA/61/2018/C

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Hi Michael,

Thank you for your email.

Please refer to page 27 of the assessment report (Assessment against Part 4F of the ADG) for comment on this matter.

Please also refer to the advisory note at the end of the Pre-Lodgement Minutes, advising that Council's final position will be made once the application is lodged.

The proponent's objection to this amendment is noted, however Council considers this amendment to be well founded for the reasons outlined in the assessment report. Please note that the proponent will have the opportunity to make representations to the Sydney Central City Planning Panel regarding this matter at the time of determination.

Please advise if there are any other comments you wish Council to consider.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au



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From: Michael Beale <mbeale@urbis.com.au>
Sent: Monday, 10 August 2026 6:47 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>
Subject: RE: DA/61/2018/C
Importance: High

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Doug

We're still in the process of reviewing the draft conditions and will come back to you asap.

However, we note that condition 51 is now proposed to be amended to include:

"Notwithstanding Condition 1, the following drawing modifications shall be submitted to the satisfaction of Council's Manager DTSU prior to the issue of the relevant Construction Certificate...Provision of an additional residential lift extending from basement levels to ground floor and all residential levels, to be located within existing approved lift core".

The removal of one of the existing residential lifts is a key modification proposed as part of the application and is justified within the submission documentation. Accordingly, the proposed amendment to condition 51 is not supported by the Applicant.

The proposed removal of one of the residential lifts was supported by Council during the pre-DA process (see meeting notes copied below):

"optimisation of cores, in particular removal of one residential lift and grouping of commercial lifts into a more efficient system, is supported. This improves clarity and usability of circulation, enhancing safety and overall building legibility".

I also note that this has not been raised during any part of the assessment process and would therefore be grateful if you could provide clarity on this matter as soon as possible.

I look forward to hearing from you shortly.

Thanks

Michael

Michael Beale

Associate Director

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m. +61 4 3417 5608

e. mbeale@urbis.com.au

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From: Michael Beale

Sent: Friday, 7 August 2026 4:45 PM

To: 'Doug Bennett' <dbennett@cityofparramatta.nsw.gov.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Subject: RE: DA/61/2018/C

Thanks Doug

Michael Beale

Associate Director

d. +61 2 8233 7617

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e. mbeale@urbis.com.au

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Sent: Friday, 7 August 2026 4:08 PM

To: Michael Beale <mbeale@urbis.com.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Subject: RE: DA/61/2018/C

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Hi Michael,

Thank you for your email.

Please see in the below link the amended condition set (full). Please note these are still in draft format and may be subject to further change – they have been provided to you on a without prejudice basis and should not be relied on/treated as an as-made formal planning instrument.

[Amended Conditions of Consent.pdf](#)

Any problems or question please let me know.

Kind Regards,

Doug Bennett

Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au



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From: Michael Beale <mbeale@urbis.com.au>

Sent: Friday, 7 August 2026 11:04 AM

To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Subject: RE: DA/61/2018/C

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Thanks Doug.

Would it be possible to send through the draft conditions in a separate document so that my client (and the wider consultant team) can also review these?

Thanks

Michael

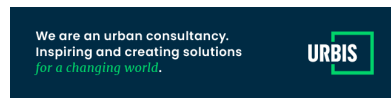
Michael Beale

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Sent: Thursday, 6 August 2026 1:57 PM

To: Michael Beale <mbeale@urbis.com.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Subject: RE: DA/61/2018/C

Importance: High

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Hi Michael,

Hope you are having a good week.

The assessment report for this modification application has been peer reviewed by my team leader. It is now currently with my manager Myf before it will be distributed to the Sydney Central City Planning Panel who will be determining this application.

As part of the determination process for the SCCPP, we are required to provide the draft amended conditions of consent to the proponent for comment/feedback. Please see in the link below the assessment report which includes the conditions proposed to be amended (and also provides context for the proposed amendments).

 [DA 61 2018 C - Section 4.55 2 Assessment Report.pdf](#)

Please provide any comments on the proposed amended conditions by no later than **EOD Thursday 13 August 2026**. Council will consider any comments provided, which may (or may not) result in further amendments.

Please note, Council may make further changes to this report prior to distribution to the Sydney Central City Planning Panel and as such, the report should be treated as a draft only. The report is provided on a without prejudice basis.

Should you have any questions, please contact me to discuss.

Kind Regards,

Doug Bennett

Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au



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From: Michael Beale <mbeale@urbis.com.au>

Sent: Friday, 31 July 2026 3:46 PM

To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Subject: RE: DA/61/2018/C

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Thanks for the update Doug.

We look forward to receiving the determination shortly.

Thanks

Michael

Michael Beale

Associate Director

d. +61 2 8233 7617

m. +61 4 3417 5608

e. mbeale@urbis.com.au

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Sent: Friday, 31 July 2026 10:34 AM

To: Michael Beale <mbeale@urbis.com.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Subject: RE: DA/61/2018/C

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Hi Michael,

Thank you for your email.

My team leader Alex McDougall is currently peer reviewing the assessment report. Once this is complete (and any associated changes are made), determination can be issued.

Kind Regards,

Doug Bennett

Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au



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From: Michael Beale <mbeale@urbis.com.au>

Sent: Friday, 31 July 2026 9:20 AM

To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>

Subject: RE: DA/61/2018/C

Importance: High

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Doug,

Please can you provide an update on the progress of your report / anticipated determination date?

Many thanks

Michael

Michael Beale

Associate Director

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e. mbeale@urbis.com.au

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From: Michael Beale

Sent: Monday, 20 July 2026 12:29 PM

To: 'Doug Bennett' <dbennett@cityofparramatta.nsw.gov.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>

Subject: RE: DA/61/2018/C

Thanks Doug – confirming now uploaded to the planning portal.

Thanks

Michael

Michael Beale

Associate Director

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e. mbeale@urbis.com.au

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Monday, 20 July 2026 11:30 AM
To: Michael Beale <mbeale@urbis.com.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C

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Hi Michael,

Thanks for that. Please upload to the NSW Planning Portal.

A decision on this application will be issued in the near future.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

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From: Michael Beale <mbeale@urbis.com.au>
Sent: Monday, 20 July 2026 10:41 AM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Doug

Apologies for the delay in coming back to you.

The design team has advised that the fire door you have highlighted is not required, and subsequently therefore removed it – please see attached updated ground floor plan.

I trust that this closes out the matter.

On this basis, do you expect to be able to issue a decision for the application this week?

Many thanks

Michael

Michael Beale
Associate Director
d. +61 2 8233 7617
m. +61 4 3417 5608
e. mbeale@urbis.com.au

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From: Michael Beale <mbeale@urbis.com.au>
Sent: Thursday, 16 July 2026 5:28 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C

Hi Doug,

Thanks for the update.

I will send on your query to the design team, and aim to respond to you before COB tomorrow.

Thanks

Michael

Michael Beale
Associate Director

d. +61 2 8233 7617
m. +61 4 3417 5608
e. mbeale@urbis.com.au

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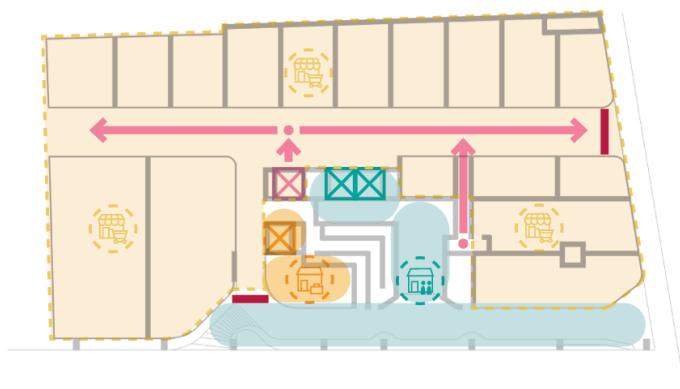
From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Thursday, 16 July 2026 2:24 PM
To: Michael Beale <mbeale@urbis.com.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C

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Hi Michael,

We have received final comments from our sustainability consultant and public domain team – both are now satisfied with the proposal. Our contributions team are aiming to get me their final comments for Friday.

The assessment report is mostly complete. There is one minor issue that has been picked up. I note on the design report submitted with the application that retail security gates are proposed to close off the internal arcade (presumably after hours).



- Separate entry points proposed for all development users. Retail, commercial and residential spaces can operate, independently (securely) from each other, increasing security and optimising functionality
- Consolidated retail allows all tenancies access to loading dock through centrally located goods lift



Retail



Residential



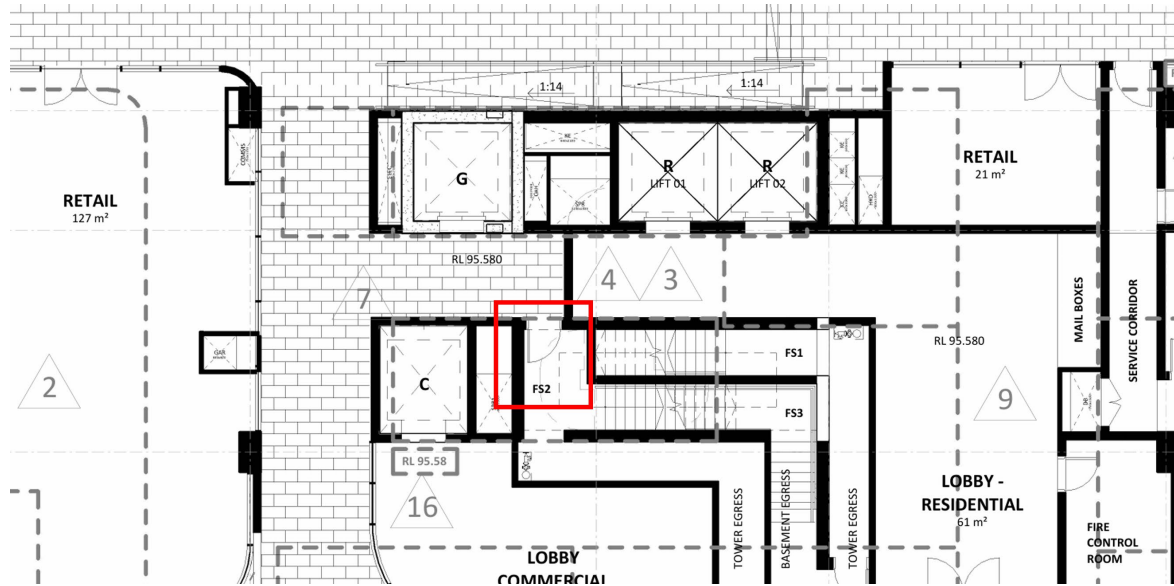
Commercial



Lift

 Retail Security Gate

However, I note that there is a fire door that exits to the ground floor lift lobby area:



I note that this fire door/corridor also has another exit adjacent to the commercial lobby entry.

Could you confirm whether both fire doors are required and if so, if there needs to be unobstructed access from both the fire doors to the street? The provision of retail security gates means that this fire door would essentially be unusable outside of the commercial arcade operating hours.

Would appreciate advice on this.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au



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From: Michael Beale <mbeale@urbis.com.au>

Sent: Tuesday, 14 July 2026 8:43 AM

To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>

Subject: RE: DA/61/2018/C

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Doug,

Thanks for the update.

I look forward to hearing from you again shortly.

Kind regard

Michael

Michael Beale

Associate Director

d. +61 2 8233 7617
m. +61 4 3417 5608
e. mbeale@urbis.com.au

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Monday, 13 July 2026 5:50 PM
To: Michael Beale <mbeale@urbis.com.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>
Subject: RE: DA/61/2018/C

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Hi Michael,

Thank you for your email.

By way of update, I am currently waiting on three final referral responses:

- Public Domain – Deb Eastment has advised she will get back to me with her final review of the submitted (amended) civil plans by tomorrow.
- Sustainability – I am still waiting on our external sustainability consultant to get back to us with his final comments on the amended BASIX certificate and stamped plans. I sent him a follow up email on Friday and have not yet heard back – will be calling him tomorrow to follow up.
- Contributions – Our contributions team is doing a final check on the calculations of the adjust contributions amount. I expect their response within the next few days.

In the interim, I have made progress on the assessment report – currently around 90% complete. It has yet to be peer reviewed by my team leader Alex though.

Will be in touch should there be any other update on this application.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au



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From: Michael Beale <mbeale@urbis.com.au>
Sent: Monday, 13 July 2026 5:14 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>
Subject: RE: DA/61/2018/C

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Alex, Doug

Our client has asked for an update regarding the status of the modification application.

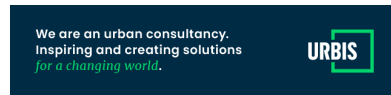
Please could you confirm whether the additional information previously submitted has satisfied Council's previous comments and if so the expected timescales for determination?

Many thanks

Michael

Michael Beale
Associate Director

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e. mbeale@urbis.com.au



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From: Michael Beale
Sent: Thursday, 2 July 2026 10:01 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>
Subject: RE: DA/61/2018/C

Hi Alex,

I can confirm that the Applicant's response to the RFI, along with updated public domain plans have now been uploaded to the Planning Portal.

As a result of the changes to the public domain plans, minor co-ordination updates have also been made to the landscaping drawings and architectural plans affected by the changes.

I have also uploaded these to the planning portal.

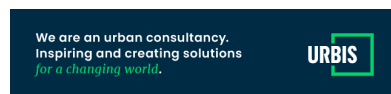
We trust that this now closes out the matters previously raised and enables you to determine the application. However, please do not hesitate to contact me should you have any other queries.

Thanks

Michael

Michael Beale
Associate Director

d. +61 2 8233 7617
m. +61 4 3417 5608
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From: Michael Beale <mbeale@urbis.com.au>
Sent: Friday, 19 June 2026 1:37 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>
Subject: RE: DA/61/2018/C

Hi Doug

Thanks for the update.

The updated civils plans are currently being prepared – hopefully I should be in a position to issue to Alex (and upload via the portal) early next week.

I look forward to hearing from Alex regarding the other items in due course.

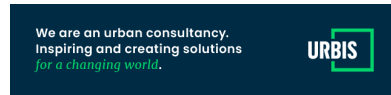
Have a great break!

Michael

Michael Beale

Associate Director

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e. mbeale@urbis.com.au



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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Friday, 19 June 2026 1:31 PM
To: Michael Beale <mbeale@urbis.com.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>; Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>
Subject: DA/61/2018/C

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Hi Michael,

Trust you have had a good week.

By way of update, the assessment of DA/61/2018/C is ongoing – have not yet had feedback from our external sustainability consultant on the amended BASIX certificate but expect this will be sent through within a week. We are also still waiting on final confirmation on updated contributions amount from our contributions team. Finally, I note that we are waiting for amended civil plans which will need to be re-referred to our public domain team for final comment.

There does not appear to be any other outstanding issues, and the assessment report is about 75% complete (pending clarification on outstanding plans & referral comments).

I will be going on leave from 22 June to 8 July. I have provided an update on the status of this modification application to my team leader Alex McDougall who will action any items that arise in my absence (such as re-referral of civil plans to our public domain team). Please contact him should you have any questions about this application whilst I am on leave.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

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From: Michael Beale <mbeale@urbis.com.au>
Sent: Thursday, 11 June 2026 4:50 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Thanks Doug.

We'll look out for correspondence from Deb - I know our civil consultant has previously been liaising with Council on the public domain matters directly.

Thanks

Michael

Michael Beale

Associate Director

d. +61 2 8233 7617

m. +61 4 3417 5608

e. mbeale@urbis.com.au

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Sent: Thursday, 11 June 2026 4:43 PM

To: Michael Beale <mbeale@urbis.com.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>

Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Michael,

Thanks for the update. I have now sent the additional information on to our sustainability consultant for additional checks. I believe Deb Eastment will be in touch with you shortly regarding the public domain matters.

Kind Regards,

Doug Bennett

Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

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From: Michael Beale <mbeale@urbis.com.au>

Sent: Tuesday, 9 June 2026 11:58 AM

To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>

Subject: RE: DA/61/2018/C - Lapse of Consent

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Doug,

By way of an update, the BASIX issue has now been resolved – please see attached an updated BASIX Certificate accordingly (I will also upload to the planning portal). Common areas previously not shown on page 5 are now shown.

The attached supersedes the BASIX certificate previously submitted.

Updated civil plans have also been prepared in response to the additional comments regarding the public domain – I expect to be able to issue these to you in the next couple of days.

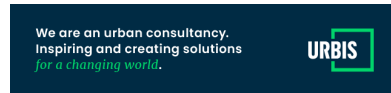
I trust that this is acceptable but please do not hesitate to contact me should you have any further queries.

Many thanks

Michael

Michael Beale
Associate Director

d. +61 2 8233 7617
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e. mbeale@urbis.com.au



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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Friday, 29 May 2026 1:28 PM
To: Michael Beale <mbeale@urbis.com.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Michael,

Thanks for the update – noted.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au



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From: Michael Beale <mbeale@urbis.com.au>
Sent: Friday, 29 May 2026 11:34 AM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Doug,

Just a further update – the Applicant's ESD consultant has been informed by the BASIX Support Team that "A Global technical fix for this issue will be deployed this evening after business hours. The BASIX tool is expected to be back online, with the issue resolved, by early Saturday morning".

Accordingly, we should be in a position to provide the updated certificate early next week.

Regarding the public domain comments, I understand that the Applicant's civil engineer has held further discussions with your colleagues and is progressing the required updates.

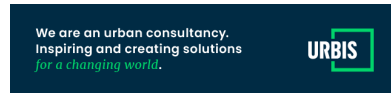
Thanks

Michael

Michael Beale

Associate Director

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e. mbeale@urbis.com.au



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From: Michael Beale <mbeale@urbis.com.au>
Sent: Tuesday, 26 May 2026 4:47 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

Hi Doug,

Thanks for sending through.

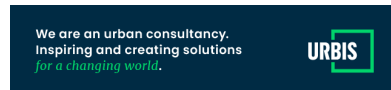
I have asked the Applicant's engineer to review and prepare updated plans addressing these comments asap.

Michael

Michael Beale

Associate Director

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Tuesday, 26 May 2026 3:58 PM
To: Michael Beale <mbeale@urbis.com.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Michael,

Thank you for the update.

We have received latest set of comments from our public domain team. They note that the plans have not been comprehensively updated. Please see outstanding matters below.

- *The Rawson Street cross sections (dwg C13 Rev 01) are not updated in line with the amended grading plans. The sections still show boundary line level changes and reverse crossfalls from the boundary line towards the proposed building. Recommend cross sections be amended to align with new grading design.*
- *The Rawson Street cross sections do not confirm successful transition to new ground level tenancies in Rawson Street (show interface to*

proposed ground level FFLs and update sections). Cross sections be amended to confirm suitable access to each tenancy is achieved.

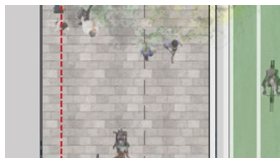
- An amended longitudinal section is provided for Beecroft Road (dwg C11 Rev02), however, the grading plan and cross sections are not updated to align with the change, so it is unclear which design is now proposed. The grading design for Beecroft Road to be confirmed, civil design to be updated as required.

In addition, our public domain team have given us some additional changes that they confirm can be dealt with as part of detailed public domain CC drawings. I am providing these comments to you now as they will likely appear on the (modified) consent as a prior to CC requirement. Given that this consent is due to lapse soon, if the proponent has any intent to activate the consent and start works, I suggest having these additional matters actioned as soon as possible to ensure no delays in issuing CC.

- (Rawson St/Hunts Lane Intersection) Several large 900x900mm Spel Stormstack OSD tank access pit lids are proposed in the steep section of Hunts Lane (1:8 gradient). The applicant is advised that the detailed design of large format granite paving around the large pits in sloping footpath must demonstrate that the following outcomes are achieved:
 - flush finishes around all pit lids & frames including corners. Horizontal pavement level deviation tolerances must meet relevant Council and AS standard requirements for pedestrian pavements.
 - pit lid & frame finishes meet Council's standard slip resistance requirements for public pavements.
 - pit lids are heel safe where they are in the pedestrian thoroughfare.
 - pits lids & frames meet Council's load capacity requirements for the public domain (DS25).

Detailed design to be provided for Council approval at CC stage.

- (Hunts Lane) A retaining wall or hob design is required to support the proposed ramp above Hunts Lane (CH30-CH35 approx.) which is not currently shown on plans. To be provided for Council approval at CC stage.
- (Beecroft Road) If existing levels are being retained in Beecroft Road, as shown on the amended long section, the applicant will need to demonstrate that successful ground level to proposed building FFLs, and positive surface drainage in the public domain in Beecroft Road. To be provided for Council approval at CC stage.
- (Granite Paving Pattern) The civil drawings indicate a 'stripey' granite paving pattern in Beecroft Road and Rawson Street. This design is shown in the Parramatta Public Domain guidelines, however, has been updated by the Epping Master Plan 2025. A gentle 'spotty' design is now required per the below image (same stone type, same colours).



Further, the applicant should note that the orientation of paving in public streets should be perpendicular to the property boundary line and kerb line (as far as practicable). The civil plans currently show incorrect orientation on Beecroft Road which needs to be updated. A detailed Public Domain CC submission to Council is required per DA conditions. This submission (which should include coordinated civil and landscape plans) needs to reflect the updated paving pattern (same materials) and amended layout orientation in Beecroft Road. To be updated by the applicant in the Public Domain CC construction plans (per condition requirements). The CC submission is to comprise fully co-ordinated Civil and Landscape plans

Could you please seek to address the above outstanding matters?

Kind Regards,

Doug Bennett

Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au



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From: Michael Beale <mbeale@urbis.com.au>

Sent: Monday, 25 May 2026 10:24 AM

To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>

Subject: RE: DA/61/2018/C - Lapse of Consent

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Doug,

The Applicant's ESD consultant is still working on resolving this – please see update below.

"I followed up with the BASIX Support Team again this morning. They've advised that the IT team is still looking into it, they couldn't give me an exact date or eta for the fix..

I have tried revising and generating a new BASIX report on our end, but it appears the common area issue is still present".

We will keep following up with them to get this across to you asap.

Thanks

Michael

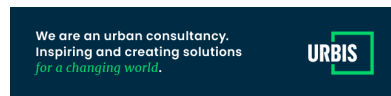
Michael Beale

Associate Director

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m. +61 4 3417 5608

e. mbeale@urbis.com.au



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From: Michael Beale

Sent: Friday, 22 May 2026 4:34 PM

To: 'Doug Bennett' <dbennett@cityofparramatta.nsw.gov.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>

Subject: RE: DA/61/2018/C - Lapse of Consent

Thanks Doug – that's helpful to know.

I'm still waiting for a response from the project team's ESD / BASIX consultant – will revert as soon as I know more.

Thanks

Michael

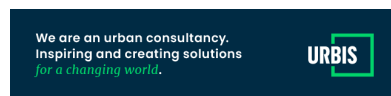
Michael Beale

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e. mbeale@urbis.com.au



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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Sent: Friday, 22 May 2026 12:57 PM

To: Michael Beale <mbeale@urbis.com.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>

Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Michael,

Yes, we need the BASIX certificate before we can send through all the additional information to our ESD consultant for their review. As this is an external consultant that Council has engaged to review such matters, our preference is to send through a full RFI response package to them for their review (rather than on a piecemeal basis) to keep Council's expenditure down. So as soon as we have the BASIX certificate, they can commence their additional review and provide any additional comments for us to consider.

Aside from this, I am still progressing through my assessment report. I will advise if there are any other issues that arise through this process.

Kind Regards,

Doug Bennett

Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au



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From: Michael Beale <mbeale@urbis.com.au>

Sent: Friday, 22 May 2026 11:21 AM

To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>

Subject: RE: DA/61/2018/C - Lapse of Consent

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Thanks for the update Doug.

On that basis, is the BASIX certificate the last outstanding item required before the application can be determined?

I will follow up with my client on the status of this now and revert shortly.

Thanks

Michael

Michael Beale

Associate Director

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Sent: Friday, 22 May 2026 11:14 AM

To: Michael Beale <mbeale@urbis.com.au>

Cc: Christophe Charkos <ccharkos@urbis.com.au>

Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Michael,

Thanks for your email.

I made further enquiries with my Manager about DRP – Council does have a Design Excellence Advisory Panel but my Manager has checked and confirmed that this panel does not meet the definition of a ‘Design Review Panel’ as it was not constituted by the Minister. As such, Council does not formally have a Design Review Panel for its local government area and therefore the associated provisions of the Housing SEPP are not triggered.

Has there been any further update in relation to the BASIX certificate?

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

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From: Michael Beale <mbeale@urbis.com.au>
Sent: Thursday, 21 May 2026 4:10 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Doug,

I'm back on board now and just getting back up to speed with things.

Are you able to shed any further light on the DRP (including timing and what is involved)? Our client has asked for an update.

Many thanks

Michael

Michael Beale
Associate Director

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From: Christophe Charkos <ccharkos@urbis.com.au>
Sent: Monday, 18 May 2026 1:03 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Michael Beale <mbeale@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

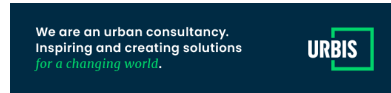
Hi Doug,

I hope you are well. Apologies for the slight delay on this submission. Please see attached our response to RFI letter and revised Civil Plans which have also been submitted through the portal. Please keep us updated on the DRP and please don't reach out should you have any questions.

Kind regards
Christophe

Christophe Charkos he/him/his
Director

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e. ccharkos@urbis.com.au



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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Monday, 11 May 2026 3:57 PM
To: Christophe Charkos <ccharkos@urbis.com.au>
Cc: Michael Beale <mbeale@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Christophe,

That's fine. Referral to DAP has been sent and a meeting is being organised – will let you know around timing as soon as I know.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

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From: Christophe Charkos <ccharkos@urbis.com.au>
Sent: Monday, 11 May 2026 3:37 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Michael Beale <mbeale@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Doug,

Thank you for the extension for the BASIX certificate below. I am working with the project team to provide a consolidated response to the other RFI matters. I had hoped to get this finalised and uploaded today however the engineers require a few more days to complete their response based on discussions with Council's Public Domain team last week. Given the requirement to refer the modification to the DRP, could I please request an extension until the end of this week to finalise our response?

Please let me know.

Kind regards
Christophe

Christophe Charkos he/him/his
Director

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Friday, 8 May 2026 11:31 AM
To: Christophe Charkos <ccharkos@urbis.com.au>
Cc: Michael Beale <mbeale@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Christophe,

Thanks for your email.

Extension for the BASIX item of the RFI is granted.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

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From: Christophe Charkos <ccharkos@urbis.com.au>
Sent: Thursday, 7 May 2026 4:20 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Michael Beale <mbeale@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Thanks Doug, I appreciate the response will send on to the team and will let you know if we have any questions. On the certificate, I think the issue was that the error had been logged by the BASIX support team identified that response times are currently around 10 days, as such would it be possible to have an extension to the 10 day RFI response deadline to allow us to work through the error with the BASIX support team and submit a compliant certificate?

Kind regards
Christophe

Christophe Charkos he/him/his
Director

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e. ccharkos@urbis.com.au

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Thursday, 7 May 2026 4:10 PM
To: Christophe Charkos <ccharkos@urbis.com.au>
Cc: Michael Beale <mbeale@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Christophe,

I have just received comment from our ESD consultant:

Our RFI on operability is addressed by specifying all the awning windows as restricted type in the BASIX requirements. This meets the BASIX requirement but reduces amenity for occupants, so it would be good to confirm with the architect that this is the design intent and that all habitable rooms can meet ADG 4B-1 (5% floor area served requirements) with restricted upper sashes.

In addition, it is preferred that a compliant BASIX certificate be provided to avoid additional conditions requiring re-submission of BASIX.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

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PO Box 32, Parramatta, NSW 2124

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From: Christophe Charkos <ccharkos@urbis.com.au>
Sent: Thursday, 7 May 2026 3:51 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Michael Beale <mbeale@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

*****[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. *****

Thanks Doug, please keep me updated in relation to the DRP referral. Thanks for confirming receipt of the BASIX plans. Also confirming that our engineers have spoken with your Public Domain team and as such there will be some minor changes to required address their comments which we hope to be able to turn around reasonably quickly.

Kind regards
Christophe

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Thursday, 7 May 2026 3:42 PM
To: Christophe Charkos <ccharkos@urbis.com.au>
Cc: Michael Beale <mbeale@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Christophe,

Thank you for your email. Confirming receipt of the BASIX stamped plans. I have now distributed a copy to our ESD consultant for their review.

In relation to the DRP process, I am somewhat unfamiliar with the timings and referral process here. I have reached out to our design excellence team for coordination on this process and will advise once I have further clarification.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

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From: Christophe Charkos <ccharkos@urbis.com.au>
Sent: Thursday, 7 May 2026 1:56 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Michael Beale <mbeale@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

*****[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. *****

Hi Doug, further to my previous email, I have managed to upload the BASIX plans to the portal separate to the RFI response. Please let me know if you can't access the files. I am meeting with the project team later this afternoon at 4pm, as such it would be good to understand more around the DRP referral including process, timeframes and whether any additional information is required from our end. If you hear from your ESD consultant prior to 4pm, please let me know so I can action things from our end noting the 10 day turnaround for the RFI.

Thank you
Christophe.

Christophe Charkos he/him/his
Director

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Thursday, 7 May 2026 11:13 AM
To: Christophe Charkos <ccharkos@urbis.com.au>
Cc: Michael Beale <mbeale@urbis.com.au>; Edward Wu (<edwardw@emf.com.au> <edwardw@emf.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Christophe,

Thanks for sharing. Could you please upload the BASIX plans to the Portal – I note I cannot access them through the link without providing information.

No comment from our ESD consultant yet but I expect they will provide in due course.

On a side note, I am currently progressing through my assessment and note that under the Housing SEPP, a referral to a design review panel is required for modification applications not accompanied by a statement verifying that the qualified designer designed, or directed the design of, the original development (s. 146). This appears to be the case of this application as the architect is different from the architect of the original DA and the design verification statement accompanying the modification application does not include a statement per section 146. I am attempting to organise this referral now.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

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PO Box 32, Parramatta, NSW 2124

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From: Christophe Charkos <ccharkos@urbis.com.au>
Sent: Wednesday, 6 May 2026 1:28 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Michael Beale <mbeale@urbis.com.au>; Edward Wu (<edwardw@emf.com.au> <edwardw@emf.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

*****[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. *****

Hi Doug,

Hope you are well. Thank you for the details of your Public Domain officer, I understand our engineers are meeting to discuss these matters this afternoon. In advance of our consolidated response to the RFI on the portal (including stamped BASIX set), please see a link to the stamped BASIX set of drawings. I note that two sets of the Architectural plans appeared to be uploaded to the portal in error which is why these weren't included in the original package. Have you had any response from the ESD officer in relation to the below queries? Would it be possible for you to provide their details for our ESD consultant to contact (Edward Wu from EMF Griffiths CC'd) to discuss and agree on the best approach to address these matters expediently.

<https://urbis.sharefile.com/d-s7a3dc8bb09b74e95ae6ab3f1a0f43765>

Thanks in advance for your assistance on the application to date.

Kind regards
Christophe

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Director

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From: Christophe Charkos <ccharkos@urbis.com.au>
Sent: Monday, 4 May 2026 2:26 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Michael Beale <mbeale@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

Hi Doug,

Thank you for sending through the RFI, I can confirm that the team is actioning its response. In relation to the BASIX queries our ESD consultant (EMF Griffiths) has reviewed and provided the following draft response Could you please confirm Council's general acceptance of this approach noting the issue with the generated certificate. In relation to the **Stamped Drawing Set**, it appears that the stamped BASIX set were not uploaded to the portal, two Architectural sets were uploaded however the second was not the stamped BASIX set. We have the stamped set which we can submit with the response to the RFI.

"The "Common Areas" section of the BASIX certificate is blank, therefore, cannot be verified. Council notes that the certificate lists central systems that appear to serve the common areas. Confirmation is required that the common areas have been included in the BASIX assessment, and the BASIX certificate is to be amended to clearly identify and quantify the common area (s) assessed."

EMF Response: We confirm that the common areas have been included in the BASIX assessment and have been accounted for in the energy and water calculations. This is reflected in the common area mechanical and lighting strategies (page 18 of 22 of the BASIX Certificate).

Common area ventilation system			Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift car (No. 1)	-	-	light-emitting diode	connected to lift call button	no
B4 - B2 Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
Lift car (No. 2)	-	-	light-emitting diode	connected to lift call button	no
B1 Carpark	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
LG Carpark	ventilation exhaust only	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
B1 Comms	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	no
B1 Main Switch	ventilation supply only	interlocked to light	light-emitting diode	motion sensors	no
LG Substation	ventilation supply only	thermostatically controlled	light-emitting diode	motion sensors	no
LG - L19 Waste - Residential	ventilation exhaust only	-	light-emitting diode	motion sensors	no
B1 Carpark Supply Air Plant	no mechanical ventilation	-	light-emitting diode	motion sensors	no
B1 Grease Arrestor	ventilation exhaust only	none i.e., continuous	light-emitting diode	motion sensors	no
B1 Gas	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	no
LG Fire Pump Room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	motion sensors	no
LG Fire Tank Room	no mechanical ventilation	-	light-emitting diode	motion sensors	no
LG Grease Arrestor	ventilation exhaust only	none i.e., continuous	light-emitting diode	motion sensors	no
LG Carpark Exhaust Room	no mechanical ventilation	-	light-emitting diode	motion sensors	no
LG Cold Water Pump	ventilation supply only	none i.e., continuous	light-emitting diode	motion sensors	no
L20 Plant Pump Potable Cold Water Tank	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Stairs	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	no
Bike Storage	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	no
G Resi Lobby	no mechanical ventilation	-	light-emitting diode	motion sensors	no
L2-20 Lobby	no mechanical ventilation	-	light-emitting diode	motion sensors	no

Central energy systems	Type	Specification
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 26

BASIX

Department of Planning, Housing and

www.basix.nsw.gov.au

Version: 3.0 / DARWINIA, 03_01_0

Certificate No: 741782M_08

Thursday, 19 February 2026

page 6

EMF Response: We note Council's comment that the Common Areas section on page 5 of 22 is blank. Based on our review, this page should identify the common area names and their respective areas in m² (See image below). This information is captured in the BASIX assessment, but it appears it is not pulling through correctly into the generated certificate.

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m ²)	Common area	Floor area (m ²)	Common area	Floor area (m ²)
Car park area (Basement Level 4)	1440.0	Car park area (Basement Level 3)	1440.0	Car park area (Basement Level 2)	1440.0
Car park area (Basement Level 1)	1365.0	Car park area (Lower Ground)	324.0	Car park area (Basement Level 5)	1516.0
Lift car (No.1)	-	Lift car (No.2)	-	Lift car (No.3)	-
Switch room (Lower Ground)	28.0	Garbage room (No. 1)	96.0	Mechanical Plant - Lower Ground	54.0
Comms room - Lower Ground	15.0	Grease Arrestor - Lower Ground	27.0	FCR - Lower Ground	13.0
Fan Room Basement Level 1	56.0	Ausgrid Substation Lower Ground Floor	28.0	Gas and water Meters	15.0
Fire Pump room Lower Ground Floor	56.0	Domestic Cold Water Pump Lower Grd Floor	20.0	Hot water room (Roof)	40.0
Apartment Storage Cages Basement Level 4	167.0	Apartment Storage Basement Level 3	167.0	Apartment Storage Basement Level 2	167.0
Apartment Storage Basement Level 5	185.3	Hallway/lobby type (Above Ground floors)	1102.0	Hallway/lobby type (Residential Entry)	50.1

EMF Response: We have raised this issue with the BASIX Support team and are awaiting their response. BASIX Support has advised that response times are currently around 10 days. In the interim, please confirm whether Council would accept this written confirmation that the common areas have been included in the BASIX assessment for the energy and water calculations, noting that we are seeking resolution of the certificate display issue with BASIX Support.

"The architectural drawings include a detailed and clearly presented window schedule and plans. However, the following issues have been identified in the NatHERS window modelling:

- The opening percentage of 3-sashes awning-fixed window modelled in the NatHERS certificate is significantly understated, resulting in understated heating load. Amendment is required to ensure no heating load has been exceeded.*
- The 3-sashes awning-fixed window operability and restriction assumptions in the NatHERS modelling do not appear to consistently reflect the fall prevention treatment shown on the architectural plans, or the window opening percentages from the NatHERS technical notes. The basis of the NatHERS window opening assumptions should therefore be clarified, and the certificates to be updated where necessary."*

EMF Response: The restricted opening areas shown in the window schedule were used to calculate the NatHERS opening percentages for the awning windows. Where restricted opening information is not specified, NatHERS allows a default 10 percent opening assumption for restricted windows. In this case, the opening area was specified, so the calculated percentage was used instead. We also undertook a sensitivity check on a vulnerable unit with high heating loads, and increasing the window opening percentage did not result in the heating load limit being exceeded.

Any questions please don't hesitate to give me a call.

Kind regards
Christophe

Christophe Charkos he/him/his
Director

d. +61 2 8233 7660
m. +61 403 487 586
e. ccharkos@urbis.com.au

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>

Sent: Friday, 1 May 2026 11:22 AM

To: Christophe Charkos <ccharkos@urbis.com.au>

Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Christophe,

Hope you have had a good week.

Please see attached RFI letter addressing minor matters. This letter has been uploaded to the Portal.

Kind Regards,

Doug Bennett

Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

cityofparramatta.nsw.gov.au



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From: Michael Beale <mbeale@urbis.com.au>

Sent: Wednesday, 29 April 2026 5:18 PM

To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>; Christophe Charkos <ccharkos@urbis.com.au>

Subject: RE: DA/61/2018/C - Lapse of Consent

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Doug,

I tried calling earlier but couldn't get through.

Just wanted to let you know that I will be on annual leave from the end of tomorrow until 20th May.

In my absence, please can you continue to ensure that Christophe is cc'd into all ongoing correspondence?

I'd also be grateful if you could provide a general update on the progress of the application.

Many thanks

Michael

Michael Beale

Associate Director

d. +61 2 8233 7617

e. mbeale@urbis.com.au

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From: Michael Beale

Sent: Monday, 20 April 2026 11:15 AM

To: 'Doug Bennett' <dbennett@cityofparramatta.nsw.gov.au>; Christophe Charkos <ccharkos@urbis.com.au>

Subject: RE: DA/61/2018/C - Lapse of Consent

H Doug,

Thanks for your email.

As part of the previous modification application the Applicant commissioned a specialist commercial strategy report. The intent of this strategy was to maximise the commercial potential of the development and ensure that it contributed positively to activity and vibrancy within Epping town centre.

The modifications now proposed respond to the overarching strategic principle of the previous commercial strategy to strengthen the commercial presence on the site.

Kind regards

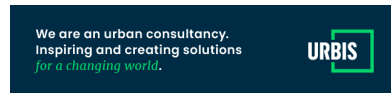
Michael

Michael Beale

Associate Director

d. +61 2 8233 7617

e. mbeale@urbis.com.au



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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Friday, 17 April 2026 3:29 PM
To: Michael Beale <mbeale@urbis.com.au>; Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Michael,

Hope you have had a good week.

Wanted to confirm with you on whether a retail consultant has been engaged to advise on the design/layout of the ground and lower ground floor and whether the design changes have been driven by them?

Kind Regards,

Doug Bennett

Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

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From: Michael Beale <mbeale@urbis.com.au>
Sent: Tuesday, 7 April 2026 3:46 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>; Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

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Thanks Doug

Michael Beale

Associate Director

d. +61 2 8233 7617

e. mbeale@urbis.com.au

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Tuesday, 7 April 2026 3:13 PM
To: Michael Beale <mbeale@urbis.com.au>; Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Michael,

We will be in touch if we have any further information we need to progress this application.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

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From: Michael Beale <mbeale@urbis.com.au>
Sent: Tuesday, 7 April 2026 11:12 AM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>; Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Thanks for the update Doug.

On that basis, I assume at this stage you don't have any comments that you need the Applicant to respond to?

Likewise, have you received any comments from agencies / other Council departments?

Thanks

Michael

Michael Beale
Associate Director
d. +61 2 8233 7617
e. mbeale@urbis.com.au

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Tuesday, 7 April 2026 10:58 AM
To: Michael Beale <mbeale@urbis.com.au>; Christophe Charkos <ccharkos@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Michael,

Thank you for your email.

We have received a total of five (5) public submissions in relation to this application within the public exhibition period. Should you wish to receive copies of these submissions, please submit a formal GIPA request – see details [here](#).

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

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From: Michael Beale <mbeale@urbis.com.au>
Sent: Thursday, 2 April 2026 5:11 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>; Christophe Charkos <ccharkos@urbis.com.au>
Cc: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

*****[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. *****

Hi Doug,

Please can you confirm (on Tuesday) whether you've received any submissions on this application?

Have a great long weekend.

Thanks

Michael

Michael Beale
Associate Director
d. +61 2 8233 7617
e. mbeale@urbis.com.au

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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Thursday, 19 March 2026 11:09 AM
To: Michael Beale <mbeale@urbis.com.au>; Christophe Charkos <ccharkos@urbis.com.au>
Cc: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Michael,

Exhibition period ends on the 2nd of April. Will advise if there are any submissions.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

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From: Michael Beale <mbeale@urbis.com.au>
Sent: Tuesday, 17 March 2026 7:23 PM
To: Christophe Charkos <ccharkos@urbis.com.au>; Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Doug,

Just wanted to touch base regarding this application – please can you confirm when the exhibition period ends and whether you have received any comments / submissions to date?

Many thanks

Michael

Michael Beale
Associate Director
d. +61 2 8233 7617
e. mbeale@urbis.com.au

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From: Christophe Charkos <ccharkos@urbis.com.au>
Sent: Monday, 9 March 2026 3:44 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>; Michael Beale <mbeale@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

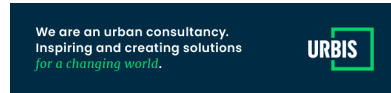
Hi Doug,

Thank you and appreciate the quick confirmation. Please do not hesitate to contact either Michael or I should you have any questions.

Kind regards
Christophe

Christophe Charkos he/him/his
Director

d. +61 2 8233 7660
m. +61 403 487 586
e. ccharkos@urbis.com.au



Angel Place, Level 8, 123 Pitt Street
Sydney NSW 2000 Australia (Gadigal Country)
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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Monday, 9 March 2026 3:15 PM
To: Christophe Charkos <ccharkos@urbis.com.au>
Cc: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>; Michael Beale <mbeale@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

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Hi Christophe,

Thanks for getting back to me so quickly.

Appreciate you sharing that information with us – we were not aware of any such savings provision.

We will continue with the assessment of the application.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

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From: Christophe Charkos <ccharkos@urbis.com.au>
Sent: Monday, 9 March 2026 3:09 PM
To: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Cc: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>; Michael Beale <mbeale@urbis.com.au>
Subject: RE: DA/61/2018/C - Lapse of Consent

***[EXTERNAL EMAIL] Stop and think before opening attachments, clicking on links or responding. ***

Hi Doug,

Apologies for missing your call. I acknowledge your email below however it was my understanding that there were specific savings and transitional provisions that applied to this section of the Act. Refer to Page 3 of the attached and the linked [Schedule 6 Savings, transitional and other provisions under the Environmental Planning and](#)

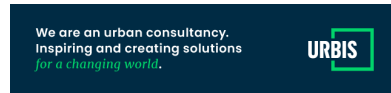
[Assessment Regulation 2021](#).

Please confirm that this is Council's understanding.

Kind regards

Christophe Charkos he/him/his
Director

d. +61 2 8233 7660
m. +61 403 487 586
e. ccharkos@urbis.com.au



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Sydney NSW 2000 Australia (Gadigal Country)
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From: Doug Bennett <dbennett@cityofparramatta.nsw.gov.au>
Sent: Monday, 9 March 2026 2:16 PM
To: Christophe Charkos <ccharkos@urbis.com.au>
Cc: Alex McDougall <AMcDougall@cityofparramatta.nsw.gov.au>
Subject: DA/61/2018/C - Lapse of Consent

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Hi Christophe,

Just tried to contact you by phone but was unable to reach you.

I am the assessing officer of DA/61/2018/C at 48-54 Beecroft Road, Epping.

I have had a preliminary review of the application and note that the following comment has been provided in the Modification Report in relation to whether the consent has lapsed:

The determination notice for DA/61/2018 states that the consent lapses on 10 September 2024 unless physical commencement has occurred. However, the Environmental Planning and Assessment Act was updated following the grant of DA/61/2018. It states in Section 4.53(1) that a development consent lapses two years after the date on which it would otherwise have lapsed if the development consent commenced operation before, and has not lapsed at, the commencement of the prescribed period (defined as the period commencing on 25 March 2020 and ending on 25 March 2022).

As development consent DA/61/2018 commenced operation prior to 25 March 2020 and had not lapsed at the same date it is extended for two years. Accordingly, the consent does not lapse until 10 September 2026.

It is noted that the provisions of the *Environmental Planning & Assessment Act 1979* that this justification seeks to rely on, no longer exist as of 15 December 2025. It would appear to Council that as these provisions do not exist, an extended date is no longer available and the lapse date reverts back to 10 September 2024. This indicates that the consent has since expired and therefore cannot be modified.

Could you please provide comment on this matter? Council is required to be satisfied that the consent has not lapsed prior to the commencement of assessment. Council would be willing to consider any advice (legal or otherwise) the applicant may wish to submit in this respect.

It would be appreciated if a response could be provided at your earliest convenience, by no later than **Monday 23 March 2026**.

Kind Regards,

Doug Bennett
Senior Development Assessment Officer | City Significant Development
02 9806 5405

City of Parramatta

9 Wentworth Street, Parramatta NSW 2150 Australia

PO Box 32, Parramatta, NSW 2124

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