

8 December 2020

Sohini Sen

City of Parramatta

PPSSCC-88 | DA/655/2019 | 134-142 PARRAMATTA ROAD, 26-38 GOOD STREET AND 59-61 COWPER STREET GRANVILLE

This letter is to confirm, as applicant, that we agree to the draft set of conditions of consent subject to the following amendments as previously discussed with the Council.

COMMUNAL AREAS | CONDITON 73

We do not support draft condition 73 as this seeks to delete the indoor communal room and the library along with apartment 416.

Reasons:

1. The draft condition to delete unit 416 creates additional problems including the privacy and amenity impacts on the adjoining dwelling that have not been considered in the design.
2. The creation of a larger communal area is undesirable as the room is intentionally sized to permit small gatherings this space is valuable as it can be air conditioned to provide residents with an area for small parties and has been specifically designed to suit the microclimate which is a requirement under the Apartment Design Guide (Objective 3D-I).
3. Small communal areas peppered throughout the building are highly sought after. This has been especially true due to Covid-19 with lots of people working from home. The small areas allow residents the space to do lots of things including:
 - Casual interactions with their neighbours
 - There is potential to use the planter boxes for community based herb and vegetable growing
 - Conduct a small business meeting
 - Take a phone call in a quiet space if the apartment itself is too noisy (which can often be the case with young families)
 - Students could use the space to create a small study group catch up

- Elderly neighbours may use the space to meet for a tea/play cards/casually interact
- Yoga or meditation space.

In all we maintain the spaces are highly valued and even more since March 2020. These rightfully should be included as part of the communal spaces, the ADG even states that communal rooms can be included as communal open space under Objective 3D-I.

CONDITION 4

To be amended as shown in the tracked changes below:

"PANSC Non-standard - General Matters

4. There are to be no ~~design~~ changes to the integrity of the design competition winning scheme unless they have been endorsed by Council's Design Competition Panel (Design Excellence Jury).

Reason: To ensure the development maintains the approved design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011."

The original wording of the condition is unworkable and would necessitate additional modifications to the consent.

CONDITION 18C

18 c) Any basement storage compartment provided to residents must be secure, ~~with solid, opaque walls~~ and door and fitted with an individualised non-master key lock.

Reason: To ensure that Crime Prevention Through Environmental Design measures are implemented.

The use of secure mesh is common practice and solid walls is undesirable from a future building management point of view due to the risk of potentially hazardous storage in these spaces.

CONDITION 27H

27(h) Demolition is to be completed within 5 days a reasonable timeframe ~~of~~ from commencement.

CONDITION 51

PBNSC Non-standard - Prior to the issue of a CC

Prior to the issue of ~~a~~the relevant Construction Certificate, the applicant is required to seek additional approval to proceed with the approved Public Art Plan. Additional approval will be conditional on the following:

- Further consideration is to be given to the public art for the site in the context of the Heritage Interpretation Strategy and how the application of the proposed public art theme differentiates from interpretation objectives and concepts;
- Articulation of the budget for the public art component of the site to be in accordance with Council's public art guidelines;
- Commitment to the Public Art Plan implementation process and timeline; and
- Successful assessment by the Public Art, Heritage Interpretation and Urban Design Team.

Reason: To comply with the approved Public Art Plan.

The public art plan should be considered when the ground level works are being developed. This is not relevant to excavation works.

CONDITION 59

PB0007 Location of plant (residential flat buildings)

59. Prior to the issue of a Construction certificate, the Certifying Authority must be satisfied that all plant and equipment ~~(including but not limited to air conditioning equipment)~~ is to be suitably screened or located within the basement. Note: Architectural plans identifying the location of all plant and equipment must be provided to the Certifying Authority.

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



Subject to these changes required to condition 73, 4, 18C, 27H, 51 and 59, we accept the proposed conditions of consent. We would be happy to discuss this with you further at the Panel meeting on 9 December 2020.

Kind regards, Schandel Fortu

Director
Think Planners Pty Ltd