

File No: DA2015/100/03
Contact: Prity Kc:ls

20 December 2017

Builtcom Construction Pty Ltd
c/- Nicole Elkoubera
470-474 Church Street
PARRAMATTA NSW 2150

Dear Sir/Madam

Section 96(1A) Modification Application No. 2015/100/03
84 Centenary Drive, Strathfield
Lot 302 in DP 1208910

Approval Date Made On: 20 December 2017
Determination Made by: Strathfield Internal Development Assessment Panel

Reference is made to your application of 26 July 2017, to modify Development Consent No. 2015/100 at the abovementioned address.

A modification to Development Application No. 2015/100 for the demolition of existing site structures and the construction of (23) x two (2) storey townhouses, (27) x three (3) storey townhouses and two (2) x nine (9) storey residential flat buildings comprising (178) units above two (2) levels of basement parking with associated landscaping and civil works at No. 84 Centenary Drive, Strathfield be **approved**, subject to the following conditions:

1. The original conditions of consent as approved on 18 May 2016.
2. As modified by the Section 96(1A) Application (DA2015/100/01) to an approved development involving modification of land description and the development proposal description and to amend Condition 30 relating to Section 94 Direct Development Contributions of the consent.
3. As modified by the Section 96 (1A) Application (DA2015/100/02) involving minor internal reconfiguration of two townhouses identified as S17 and S21 within the southern row of Stage 1.
4. As modified by the Section 96 (1A) Application (DA2015/100/03) involving modification to Stage 2 of the approved development with respect to the residential flat buildings.

Under Part B – Other Conditions:

Condition 1 shall be modified to read as follows:

Plans

1. The development shall be completed in accordance with the approved plans and documents listed below, prior to the building being used or occupied and any variation as required by conditions of this consent:

Development Impact Assessment prepared by Lee Hancock Consulting Arborist dated 1/25/16 and received by Council on 28 January 2016.

Masterplan, Drawing Nos. DA0.03, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council on 31 March 2016.

Demolition Plan, Drawing No. 11.01, Revision B, prepared by Marchese Partners, dated 21/3/2016 and received by Council on 31 March 2016.

ARCHITECTURAL PLANS

Drawing No. DA1.06 Revision B, prepared by Marchese Partners, dated 30/12/15 and received by Council 31 March 2016.

Drawing No. 12.01, Revision B, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No. DA1.00A, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA1.00B, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA1.01A, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA1.01B, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA1.02A, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA1.02B, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA1.03A, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA1.03B, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA1.04, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA1.05, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA1.07, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No A1.108, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No A1.09, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA1.10, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA1.11, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No. DA1.12, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No. DA2.01A, Revision D, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA2.01B, Revision D, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA2.01C Revision D, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA3.01A, Revision D, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No. DA2.01D, Revision E, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No. DA 14.01, Revision A, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No. DA 14.03, Revision A, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No. DA 6.07, Revision A, prepared by Marchese Partners, dated 21/3/2016 and received by Council 19 April 2016.

Drawing No DA 16.00, Revision B, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA 16.01, Revision B, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA 7.04, Revision B, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA 8.01, Revision B, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA 14.04, Revision B, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA 14.05, Revision B, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No. DA 6.04, Revision A, prepared by Marchese Partners, dated 21/3/2016 and received by Council 19 April 2016.

Drawing No. DA 6.05, Revision A, prepared by Marchese Partners, dated 21/3/2016 and received by Council 19 April 2016.

Drawing No. DA 6.06, Revision A, prepared by Marchese Partners, dated 21/3/2016 and received by Council 19 April 2016.

Drawing No DA 7.02, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No DA 7.03, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

DA 14.02, Revision C, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No. DA 6.03, Revision D, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No. DA 7.01, Revision D, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No. DA 12.02, Revision D, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Drawing No. DA 12.03, Revision D, prepared by Marchese Partners, dated 21/3/2016 and received by Council 31 March 2016.

Job No. 038-S96-01, Site, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-03, Basement 1, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-02, Basement 2, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-04, Ground Floor Building A, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-05, Level 1 Building A, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-06, Level 2-4 Building A, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-07, Level 5-6 Building A, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-08, Level 7-8 Building A, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-09, Roof Building A, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-15, Elevations Building A, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-10, Ground Floor Building B, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-11, Level 1-4 Building B, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-12, Level 5-6 Building B, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-13, Level 7-8 Building B, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-16, Elevations Building B, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-14, Roof Building B, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-18, Site, Revision B, prepared by Conquest, dated 16.10.2017 and received by Council 16 October 2017.

Job No. 038-S96-20, Level 2-4 Building Separation, Revision A, prepared by Conquest, dated 19.07.2017 and received by Council 16 October 2017.

Job No. 038-S96-21, Level 5-6 Building Separation, Revision A, prepared by Conquest, dated 19.07.2017 and received by Council 16 October 2017.

Job No. 038-S96-22, Level 7-8 Building Separation, Revision A, prepared by Conquest, dated 19.07.2017 and received by Council 16 October 2017.

LANDSCAPE PLANS

Drawing No. 102, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 103, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 104, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 105, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 106, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 107, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 108, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 109, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 215, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 216, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 217, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 110, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 111, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 112, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 113, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 114, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 205, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 206, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 207, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 211, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 212, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 213 Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 115, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 204, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 209, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 210, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 116, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 117, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 118, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

Drawing No. 208, Issue B, prepared by Arcadia Landscape Architecture, dated March 2016 and received by Council on 31 March 2016.

ENGINEERING WORKS PLANS

Drawing No. 80216033-DA005, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA010, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA015, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA020, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA030, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA031, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA032, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA033, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA034, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA035, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA036, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA037, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA040, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA050, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA080, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA081, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA090, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA091, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Drawing No. 80216033-DA100, Revision 01, prepared by Cardno, dated Mar' 16 and received by Council on 31 March 2016.

Amending Plan

Attachment A, dated 4.5.16, prepared by Eugene Marchese.

BASIX CERTIFICATES

Stage 1 - Basix Report Revision 3 No. 654819M_03 dated 28 April 2016 prepared by Wood and Grieve Engineers received by Council 29 April 2016.

Stage 2 - Basix Report Revision 4 No. 658364M_04 dated 19 July 2017 prepared by Wood and Grieve Engineers received by Council 26 July 2017.

Under Special Conditions:

Condition 6(a) shall be modified to read as follows:

The landscape plans and architectural plans shall indicate the planting of *Corymbia maculata* in the deep soil areas (4m x 4m) along the north-eastern boundary of the site, along Building B, in accordance with the recommendations of the Arborist Report.

Under Special Condition:

Addition of **Condition 6(h)** to read as follows:

- i) To provide fixed privacy screens of 1.7m for the full width of balconies facing north-east (as marked in red in the approved plans) within units A.G03, A.503, B.509, A.603, B.609, A.802 and A.801.
- ii) To provide a highlight window to the southern bedroom window off Unit B.807.

Addition of **Condition 6(i)** to read as follows:

The proposed 'Wrought iron hinged' gate at the vehicular entry point on the south western corner of the site shall be deleted to ensure continuous traffic flow into the site from Centenary Drive.

Addition of **Condition 6(j)** to read as follows:

The proposed café kiosk shall be deleted and reverted to the structure previously approved under the original parent consent.

You are reminded that the other conditions and terms of the original consent still apply and must be complied with.

An amended Construction Certificate may also be required, if the modification relates to changes to the building.

Yours faithfully


GEOFF BAKER
PUBLIC OFFICER



