

MEMORANDUM

Reference: PPSSWC-285 (Council Reference: MOD22/0083)

To: Sydney Western City Planning Panel

From: Lucy Goldstein, Senior Development Assessment Planner

Date: 8 December 2022

Subject: **Section 4.55(2) Modification to an Approved Residential Flat Building DA14/0513 including Amendments to Floor Heights, Facade Treatments with Revised Material Schedules, Basement Car Park General Arrangement, Landscape Design, Storm Water Design & Internal Modifications to Apartment Layouts at No. 12 Carson Lane, St Marys**

Reference is made to the subject Modification Application, which was listed for electronic determination at the Sydney Western City Planning Panel (the Panel) meeting on 5 December 2022.

This memorandum is in response to two matters raised by the Panel Chair at the briefing meeting. Firstly, whether there is scope for the Application to include provision of solar panels and charging facilities for electric vehicles within the development. Secondly, clarification regarding the documents and plans listed in Condition 1 of Council's assessment report.

These matters are addressed below:

1. Provision of solar panels and electric vehicle charging facilities

Council has contacted the Applicant regarding this matter. In their correspondence, dated 6 December 2022 (as attached), the Applicant has indicated that they are open to providing provisions for electric vehicle charging stations and solar panels as part of the current Modification Application, and do not raise objection to conditions of consent being included to this effect.

However, the Applicant has indicated that they are unable to install electric vehicle charging stations and solar panels at this stage, and intend to deliver this infrastructure upon completion of the building and hand over to the owner's corporation. The detailed design of this infrastructure is not yet known by the Applicant.

Council staff raise no objection to include an additional condition of consent, which requires that the proponent provide provisions for electric vehicle charging facilities and solar panels for the development, prior to the issue of an Occupation Certificate. Please find below suggested condition wording:

"Prior to the issue of an Occupation Certificate, provisions for electric vehicle charging facilities and solar panels are to be provided within the development, and evidence that these provisions have been provided is to be submitted to the Principal Certifying Authority."

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2. Condition 1

As currently drafted in Council's assessment report, the first table in Condition 1 retains references to plans and documents previously approved under the original development Consent DA14/0513. The second table in Condition 1 lists the new plans and documents submitted under the current Modification Application, which would amend/supersede the existing approved plans and documents. It is Council's standard practice in generating a Modification consent to retain references to previously approved plans/documents, so that there is a chronological record of amendments.

However, for clarification it is recommended that Condition 1 be amended, as per the following suggested wording (amendments are highlighted in yellow):

The development must be implemented substantially in accordance with the plans and documents listed below and stamped approved by Council, the application form and any supporting information received with the application, except as may be amended in red on the approved plans and documents and by the following conditions.

Plans / Documents	Prepared by	Dated
Letter	Dickson Rothschild	2 February 2015
Clause 4.6 Variation – Revision C	Dickson Rothschild	22 June 2015
Cover Page – Issue I	Dickson Rothschild	09/07/15
DA-001 - Project Summary – Issue H	Dickson Rothschild	19/06/15
DA-200 - Basement 2 Plan – Issue I	Dickson Rothschild	09/07/15
DA-201 - Basement 1 Plan – Issue J	Dickson Rothschild	09/07/15
DA-202 - Ground Floor Plan – Issue K	Dickson Rothschild	17/11/15
DA-203 - Level 01 Plan – Issue I	Dickson Rothschild	09/07/15
DA-204 -Level 02 Plan – Issue I	Dickson Rothschild	09/07/15
DA-205 - Level 03 Plan – Issue I	Dickson Rothschild	09/07/15
DA-206 - Levels 04-06 Plan– Issue I	Dickson Rothschild	09/07/15
DA-207 - Level 07 Plan – Issue I	Dickson Rothschild	09/07/15
DA-208 - Roof Plan – Issue I	Dickson Rothschild	09/07/15
Section A-A & D-D – Issue F	Dickson Rothschild	19/06/15
DA-302 -Section B-B & C-C & E & F – Issue I	Dickson Rothschild	19/06/15
DA-401 - Elevations East – Issue H	Dickson Rothschild	19/06/15
DA-402 - Elevations West – Issue H	Dickson Rothschild	19/06/15
DA-403 - Elevations North – Issue H	Dickson Rothschild	19/06/15
DA-404 - Elevations South – Issue H	Dickson Rothschild	19/06/15
GFA Calc. – Building A – Issue E	Dickson Rothschild	30/01/15
GFA Calc. – Building B – Issue E	Dickson Rothschild	30/01/15
GFA Calc. – Building C– Issue D	Dickson Rothschild	16/05/14
GFA Calc. – Building D – Issue D	Dickson Rothschild	16/05/14
Solar & Vent – Building A – Issue F	Dickson Rothschild	19/09/14
Solar & Vent – Building B – Issue G	Dickson Rothschild	30/01/15
Solar & Vent – Building C – Issue F	Dickson Rothschild	19/09/14
Solar & Vent – Building D – Issue F	Dickson Rothschild	19/09/14
DA-741 - Balcony Detail – Issue A	Dickson Rothschild	30/01/15

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<i>DA-901 - Materials & Finishes – Issue G</i>	<i>Dickson Rothschild</i>	<i>30/01/15</i>
<i>DA-916 - Photomontage E – Issue B</i>	<i>Dickson Rothschild</i>	<i>30/01/15</i>
<i>DA-917 - Photomontage F – Issue B</i>	<i>Dickson Rothschild</i>	<i>30/01/15</i>
<i>DA-921 - View Impact Study A – Issue E</i>	<i>Dickson Rothschild</i>	<i>30/01/15</i>
<i>DA-922 - View Impact Study B – Issue E</i>	<i>Dickson Rothschild</i>	<i>30/01/15</i>
<i>DA-923 - View Impact Study C – Issue E</i>	<i>Dickson Rothschild</i>	<i>30/01/15</i>
<i>DA-931 - Shadow Study A – Winter – Issue E</i>	<i>Dickson Rothschild</i>	<i>30/01/15</i>
<i>DA-932 - Shadow Study B – Equinox – Issue E</i>	<i>Dickson Rothschild</i>	<i>30/01/15</i>
<i>Final Access for People with a Disability / Adaptable Housing Report</i>	<i>BCA Assess</i>	<i>15 May 2014</i>
<i>C-0000 - Cover Sheet and Drawing index– Issue A</i>	<i>BG&E</i>	<i>17/9/14</i>
<i>C-0001 - General Notes - Revision A</i>	<i>BG&E</i>	<i>17/9/14</i>
<i>C-0020 - Stormwater Longitudinal Sheet 1 – Revision A</i>	<i>BG&E</i>	<i>29/1/15</i>
<i>C-0010 - General Arrangement Plan – Revision B</i>	<i>BG&E</i>	<i>29/1/15</i>
<i>Site Discharge Stormwater Drainage Information</i>	<i>AJ Whipps Consulting Group</i>	<i>2/6/15</i>
<i>Hydraulic Services Site Plan & Legend - HDA01/P5</i>	<i>Cundall</i>	<i>13/11/15</i>
<i>Hydraulic Services Basement2Plan- HDA02/P5</i>	<i>Cundall</i>	<i>13/11/15</i>
<i>Hydraulic Services Basement1Plan - HDA03/P5</i>	<i>Cundall</i>	<i>13/11/15</i>
<i>Hydraulic Services Ground Floor Plan - HDA04/P5</i>	<i>Cundall</i>	<i>13/11/15</i>
<i>Hydraulic Services Roof Plan- HDA05/P5</i>	<i>Cundall</i>	<i>13/11/15</i>
<i>Hydraulic Services Detail Sheet No. 1- HDA06/P5</i>	<i>Cundall</i>	<i>13/11/15</i>
<i>Hydraulic Services Detail Sheet No. 2 - HDA07/P5</i>	<i>Cundall</i>	<i>13/11/15</i>
<i>Swept Path Analysis</i>	<i>Calibre Consulting Pty Ltd</i>	<i>9/7/15</i>
<i>Swept Paths (4 sheets) - Rev J</i>	<i>DR Design Pty Ltd</i>	<i>9/7/15</i>
<i>Preliminary Geotechnical Investigation and Phase One Environmental Assessment</i>	<i>Intrax Consulting Engineering Pty Ltd</i>	<i>22/12/14</i>
<i>Additional Environmental Investigation</i>	<i>Consulting Earth Sciences Pty Ltd</i>	<i>23/4/15</i>
<i>BCA Assessment Report</i>	<i>BCA Logic</i>	<i>15 May 2014</i>
<i>Landscape Concept Plans Issue J</i>	<i>Arcadia</i>	<i>05/02/2016</i>
<i>Landscape Master Plan - 101 - Issue J</i>	<i>Arcadia</i>	<i>05/02/2016</i>
<i>Landscape Plan - 301 - Issue J</i>	<i>Arcadia</i>	<i>05/02/2016</i>
<i>Landscape Plan - 302 - Issue J</i>	<i>Arcadia</i>	<i>05/02/2016</i>
<i>Landscape Plan - 303 - Issue J</i>	<i>Arcadia</i>	<i>05/02/2016</i>
<i>Landscape Plan - 304 - Issue J</i>	<i>Arcadia</i>	<i>05/02/2016</i>
<i>Landscape Plan - 305 - Issue J</i>	<i>Arcadia</i>	<i>05/02/2016</i>

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<i>Landscape Plan - 306 - Issue J</i>	<i>Arcadia</i>	<i>05/02/2016</i>
<i>Landscape Plan - 307 - Issue J</i>	<i>Arcadia</i>	<i>05/02/2016</i>
<i>Landscape Details - 501 - Issue J</i>	<i>Arcadia</i>	<i>05/02/2016</i>
<i>Landscape Details - 502 - Issue J</i>	<i>Arcadia</i>	<i>05/02/2016</i>
<i>Waste Management Plan</i>	<i>Elephants Foot</i>	<i>July 2015</i>
<i>Cover Letter – Additional Information</i>	<i>Diddum</i>	<i>10 July 2015</i>

As amended by the following plans and documents under Section 4.55(2) of the Environmental Planning and Assessment Act 1979 (MOD22/0083):

<i>Plans / Documents</i>	<i>Prepared by</i>	<i>Dated</i>
<i>Cover Sheet, Drawing No. DA-000, Revision K</i>	<i>Design Corp Architects</i>	<i>26 August 2022</i>
<i>Project Summary, Drawing No. DA-001, Revision K</i>	<i>Design Corp Architects</i>	<i>26 August 2022</i>
<i>GA Plan - Basement 2, Drawing No. DA-200, Revision L</i>	<i>Design Corp Architects</i>	<i>20 October 2022</i>
<i>GA Plan - Basement 1, Drawing No. DA-201, Revision L</i>	<i>Design Corp Architects</i>	<i>20 October 2022</i>
<i>GA Plan - Ground, Drawing No. DA-202, Revision L</i>	<i>Design Corp Architects</i>	<i>20 October 2022</i>
<i>GA Plan - Level 1, Drawing No. DA-203, Revision K</i>	<i>Design Corp Architects</i>	<i>26 August 2022</i>
<i>GA Plan - Level 2, Drawing No. DA-204, Revision K</i>	<i>Design Corp Architects</i>	<i>26 August 2022</i>
<i>GA Plan - Level 3, Drawing No. DA-205, Revision K</i>	<i>Design Corp Architects</i>	<i>26 August 2022</i>
<i>GA Plan - Level 4-6, Drawing No. DA-206, Revision K</i>	<i>Design Corp Architects</i>	<i>26 August 2022</i>
<i>GA Plan - Level 7, Drawing No. DA-207, Revision K</i>	<i>Design Corp Architects</i>	<i>26 August 2022</i>
<i>GA Plan - Roof, Drawing No. DA-208, Revision K</i>	<i>Design Corp Architects</i>	<i>26 August 2022</i>
<i>Sections - AA & BB, Drawing No. DA-301, Revision K</i>	<i>Design Corp Architects</i>	<i>26 August 2022</i>
<i>Sections - CC & DD, Drawing No. DA-302, Revision K</i>	<i>Design Corp Architects</i>	<i>26 August 2022</i>
<i>Sections - EE & FF, Drawing No. DA-303, Revision K</i>	<i>Design Corp Architects</i>	<i>26 August 2022</i>
<i>Elevations East, Drawing No. DA-401, Revision L</i>	<i>Design Corp Architects</i>	<i>20 October 2022</i>
<i>Elevations West, Drawing No. DA-402, Revision L</i>	<i>Design Corp Architects</i>	<i>20 October 2022</i>
<i>Elevations North, Drawing No. DA-403, Revision L</i>	<i>Design Corp Architects</i>	<i>20 October 2022</i>
<i>Elevations South, Drawing No. DA-404, Revision L</i>	<i>Design Corp Architects</i>	<i>20 October 2022</i>

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GFA Calculations Building A, B, C, D Drawing No's. DA701, DA-702, DA-703, 704, Revision K	Design Corp Architects	26 August 2022
Solar & Cross Ventilation Building A, B, C, D Drawing No's. DA-711, DA-712, DA-713, DA- 714, Revision K	Design Corp Architects	26 August 2022
Waste Room Details, Drawing No. DA-740, Revision L	Design Corp Architects	20 October 2022
Typical Balcony Detail, Drawing No. 750, Revision K	Design Corp Architects	26 August 2022
Maximum Height Diagrams 1 & 2, Drawing No. DA-811 & DA-812, Revision K	Design Corp Architects	26 August 2022
Photo Montage 1 & 2, Drawing No. DA-901 & DA-902, Revision K	Design Corp Architects	26 August 2022
Stormwater Concept Plans Proposed Residential Flat Building at 12 Carson Lane, St Marys, Project No. 2936-DA, Drawing No. SW001 Issue B, SW010 Issue E, SW020 Issue E, and SW021 Issue B.	Mance Arraj Civil & Structural Engineers	23 March 2022 (Issue B) 19 August 2022 (Issue E)
Landscape Plan, Drawing No. LPS4.55-22 - 274, Page No's 1-16, Issue C	Conzept Landscape Architects	October 2022

Documents:

• BASIX Certificate, No. 537278M_05	Certificate Prepared by BCA Energy	19 April 2022
• Statement of Environmental Effects, 12 Carson Lane St Marys Section 4.55(2) Modification Application Amended August 2022	GLN Planning Consulting Strategy	August 2022
• Access & Adaptability Assessment Report, Issue B	Access Mobility Solutions	18 August 2022
• Design Verification Statement, Design Quality Principles of Residential Flat Building	Design Corp Architects	21 April 2022
• Waste Management Plan (Amended)	Elephants Foot Recycling Solutions	October 2022
• Traffic Statement, Reference 21727	Varga Traffic Planning Pty Ltd	18 August 2022
• Traffic Statement Reference 21727	Varga Traffic Planning Pty Ltd	6 October 2022
• Geotechnical Opinion on Drained Basement, Ref: E23929.G20.02_Rev2	eiaustralia	20 September 2022
• Acoustic Statement, Document Ref: SYD2021-1160-R002A	Acouras Consultancy	22 November 2022

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