

Planning Report

S75W Application

330 Church Street, Parramatta

Add apartments to Level 54 of the west tower

21 July 2016

PREPARED BY

Meriton Property Services Pty Ltd
ABN 69 115 511 281

Karimbla Constructions Services (NSW) Pty Ltd
ABN 67 152 212 809

Level 11 Meriton Tower
528 Kent Street, Sydney NSW 2000

Tel (02) 9287 2888
Fax (02) 9287 2835

meriton.com.au



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Annexure 1: Approved Plans

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1 Introduction

This Planning Report relates to a Section 75W Application seeking consent from Department of Planning and Infrastructure to amend Major Project Application MP 10_0171.

The subject Section 75W Application seeks to add apartments to Level 54 of the west tower.

This Report:

- describes the site and its surrounding area,
- details the nature of the proposed development, and
- undertakes an assessment of any likely impacts arising from the proposal.

The conclusion is reached that the proposal is acceptable with regard to all relevant planning issues.

2 Site and Surroundings

2.1 Site Description

The site is located at 330 Church Street, Parramatta. The land area of the subject site has been increased since MP10_0171 was originally approved. The original site was 6,759 sqm in area and comprised Lot 2 & 3 in DP 788637 and Lot 101 in DP 1031459. The new site area is 7,483 sqm, which incorporates an additional 720 sqm parcel of land.

Figure 1 shows the general location of the subject site and **Figure 2** shows the approximate extent of the amended subject site area described above.

The site is currently under construction in accordance with MP10_0171 – see Section 3.1 below.

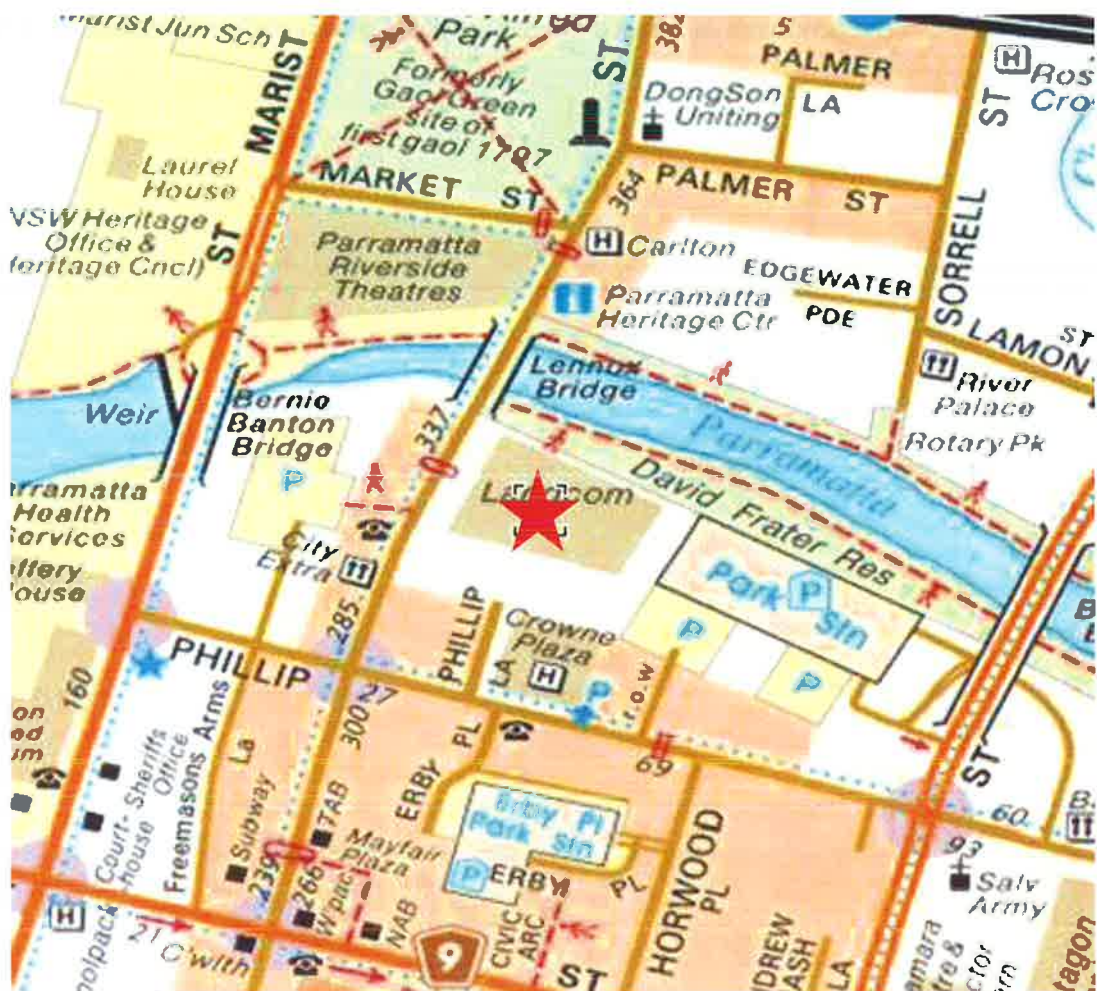


Figure 1: Location of subject site (marked with star)



Figure 2: Aerial views of site showing approximate boundary location (as at 5 May 2016)

2.2 Surrounding Development

The site is located within the Parramatta Central Business District. It is within close proximity to the Riverside Theatre and within a reasonable walking distance to the Ferry Wharf and Parramatta Transport Interchange.

To the north of the site are the Parramatta River and the historic Lennox Bridge. Across the river are predominantly residential apartments set back from the water's edge. While there are grassed banks on both sides of the river, street furniture and public domain works are at a minimum.

To the immediate south of the site is the Crown Plaza Hotel which takes access off Philip Street. To the immediate east of the site is the Council owned car park, referred to as the David Fraser car park.

To the west of the site is Church Street which has a number of shop fronts and outdoor dining areas, providing a unique strip of active frontages. Uses typically include restaurants, cafes, repair shops and professional service providers.

Pedestrian access to the site is via public stairs from Church Street/Lennox Bridge or via Philip Street between the Parkroyal Hotel and the AGC House. Vehicular access to the site is from Philip Street via the laneway. Refer to images overleaf for details of the surrounding land uses.

3 Proposed Modifications

3.1 Existing Consent

On 19 October 2012, the Department of Planning issued its consent (MP10_0171) for “*demolition of existing structures on site and construction of a mixed use building (residential/retail/serviced apartments), basement with 597 car parking spaces, public domain works and installation of utility services.*”

The most recent subsequent amendment approval is MOD11, which corrected the gross floor area (GFA) and building height specified in Condition E2 to reflect the approved GFA and height.

Annexure 1 contains a copy of approved plans of the development that relate to the amendments that are proposed in the subject Section 75W Application.

3.2 Proposed Amendments

The proposed amendments seek to add 2 x 4-bedroom penthouse apartments to Level 54 of the west tower. Level 54 currently accommodates plant for the building. This space will be converted to habitable floor space to accommodate for the proposed apartments. The proposal will seek an increase of 364 sqm of gross floor area.

Existing Level 44 of the west tower will become the new location of the plant for the building (transferred from Level 54).

No additional car parking is proposed.

The proposal has been designed in a manner that has no change in the height of the buildings and minimal elevational change.

Annexure 2 contains a copy of architectural plans showing the proposed amendments. The following section details the required amended conditions.

3.3 Proposed Amended Conditions

3.3.1 Condition A1

The proposal requires amendment to Condition A1, as follows:

Except as amended by this approval, project approval is granted for the following:

- *Demolition of the existing building.*
- *Piling and associated earthworks.*
- *Construction and use of a new mixed used development with a maximum GFA of ~~63,079~~ 64,343 m².*
- *Operation and use of 669 car parking spaces, a loading dock and 158 m² bicycle parking area within the basement car park.*
- *Installation of utility services*
- *Erection of building identification signage.*

3.3.2 Condition A2

The proposal requires amendment to Condition A2, to reference the amended plans, as follows:

| Drawing No. | Issue | Name of Plan | Date |
|-------------|-------------------------|---------------------------------------|-------------------------------------|
| A000 | 20 <u>21</u> | Cover | 12/02/15 <u>13/07/16</u> |
| A154 | 11 <u>12</u> | Plan - Level 54 Plant | 12/12/14 <u>13/07/16</u> |
| A155 | 11 <u>12</u> | Plan - Level 55 Roof Plant | 12/12/14 <u>13/07/16</u> |
| A300 | 14 <u>15</u> | Elevations - Site | 12/12/14 <u>13/07/16</u> |
| A354 | 9 <u>10</u> | Elevations – West Tower | 20/03/14 <u>13/07/16</u> |
| A355 | 8 <u>9</u> | Elevations – West Tower | 06/03/14 <u>13/07/16</u> |
| A550 | 18 <u>19</u> | Diagram – GFA Areas | 12/12/14 <u>13/07/16</u> |

3.3.3 Condition E2

The proposal requires amendment to Condition E2, as follows:

A Registered Surveyor is to certify that the Gross Floor Area (GFA) and height of the development at the subject site approved by this major project does not exceed ~~63,979~~ 64,343 m² and a maximum height of RL135.4m for the eastern tower, and RL 185.1 m for the western tower respectively. Detail shall be provided to the PCA demonstrating compliance with this condition prior to the issue of the relevant Occupation Certificate.

4 Planning Assessment

This section undertakes an assessment of the proposal under relevant issues of consideration.

4.1 Environmental Planning Instruments

4.1.1 Parramatta Local Environmental Plan 2011

Zoning and Permissibility

Part 2 of the Parramatta Local Environmental Plan 2011 (LEP) identifies that the subject site is zoned B4 Mixed Use. The proposal is permitted in the zone subject to consent from the Council.

Floor Space Ratio

Clause 21 of the LEP contains provisions relating to floor space ratio. Pursuant to the LEP floor space ratio map, the subject site has a maximum floor space ratio of 6:1.

The proposal has been through a competitive design process and, therefore, an additional 10% FSR can be allocated to the site. The additional 10% raises the maximum permitted FSR to 6.6:1.

The proposal involves an increase in gross floor area of 63,979 sqm to 64,343 sqm (an increase of 364 sqm).

The proposed FSR is 8.60:1, which is based on the site area of 7,479 sqm. This proposed FSR does not comply with the relevant provisions of the LEP.

The proposed additional 364 sqm has been designed without any change to the height of the building or the external built form. No additional car parking is proposed and the additional demand on the serviced of the existing approved development will be negligible. The provision of the two additional apartments will provide a more activated building elevation with the architecture continued to ensure façade consistency. The proposal will not result in any adverse impacts and makes better use of the existing approved built form by providing additional housing. For these reasons, the proposed variation of the FSR control is considered to be acceptable.

The proposed amended gross floor area will need to be reflected in the Voluntary Planning Agreement that applies to the site. An appropriate condition of consent could be imposed with any approval issued in relation to the subject Section 75W application.

Car Parking

Clause 22C of the LEP contains the car parking requirements relating to the subject site and proposed development. Car parking rates are maximums. The proposal does not seek to provide any additional car parking and, therefore, the proposal complies with the maximum parking requirements.

4.1.2 State Environmental Planning Policy No 65 – Quality of Residential Flat Buildings

State Environmental Planning Policy No 65 – Quality of Residential Flat Buildings (SEPP 65) applies to the proposal. An assessment of the proposal against the relevant provisions of the Apartment Design Guide (ADG) is contained in the table below.

| ADG Provision | Assessment | | | | | | | | | | |
|--|--|--|-----------------------|--------|------------------|-----------|------------------|-----------|------------------|-----------|------------------|
| 4A Solar and Daylight Access | | | | | | | | | | | |
| <i>Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid-winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas.</i> | Both proposed apartments face east and will receive at least 2 hours solar access. | | | | | | | | | | |
| <i>A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid-winter.</i> | None of the apartments receive no solar access. | | | | | | | | | | |
| 4C Ceiling Heights | | | | | | | | | | | |
| <i>Measured from finished floor level to finished ceiling level, minimum ceiling heights are 2.7 metres.</i> | The floor to ceiling height of the apartments will be 2.7 metres. | | | | | | | | | | |
| 4D Apartment Size and Layout | | | | | | | | | | | |
| <i>Apartments are required to have the following minimum internal areas:</i> | Both apartments have an internal floor area of 139 and 147 sqm. | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Apartment type</th> <th style="text-align: left;">Minimum internal area</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>35m²</td> </tr> <tr> <td>1 bedroom</td> <td>50m²</td> </tr> <tr> <td>2 bedroom</td> <td>70m²</td> </tr> <tr> <td>3 bedroom</td> <td>90m²</td> </tr> </tbody> </table> | | Apartment type | Minimum internal area | Studio | 35m ² | 1 bedroom | 50m ² | 2 bedroom | 70m ² | 3 bedroom | 90m ² |
| Apartment type | | Minimum internal area | | | | | | | | | |
| Studio | | 35m ² | | | | | | | | | |
| 1 bedroom | | 50m ² | | | | | | | | | |
| 2 bedroom | | 70m ² | | | | | | | | | |
| 3 bedroom | | 90m ² | | | | | | | | | |
| <i>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</i> | | | | | | | | | | | |
| <i>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</i> | | | | | | | | | | | |
| <i>Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms.</i> | | All habitable rooms have access to a window. | | | | | | | | | |
| <i>Habitable room depths are limited to a maximum of 2.5 x the ceiling height.</i> | The habitable room depths are no more than 6.75 metres in depth. | | | | | | | | | | |
| <i>In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window.</i> | Combined living and kitchen areas are no more than 8 metres in depth. | | | | | | | | | | |
| <i>Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space).</i> | All bedrooms comply with the minimum area requirements. | | | | | | | | | | |
| <i>Bedrooms have a minimum dimension of 3m (excluding wardrobe space).</i> | Bedrooms have a minimum dimension of 3 metres. | | | | | | | | | | |
| <i>Living rooms or combined living/dining rooms have a minimum width of:</i> <ul style="list-style-type: none"> • 3.6m for studio and 1 bedroom apartments; • 4m for 2 and 3 bedroom apartments. | Living areas have a width of more than 4 metres. | | | | | | | | | | |

| ADG Provision | Assessment |
|---|---|
| <p>4E Private Open Space and Balconies</p> <p><i>All apartments are required to have primary balconies minimum area 12 sqm and 2.4 metre depth.</i></p> | <p>Unit U5401 has a balcony of 14 sqm.</p> <p>Unit U5402 has a primary balcony of 7.8 sqm and a secondary balcony of 2.3 sqm. Although these areas do not comply this is considered acceptable given the penthouse location of the proposed apartment. Extensive balcony areas will be wind affected and used infrequently.</p> |
| <p>4F Common Circulation and Spaces</p> <p><i>The maximum number of apartments off a circulation core on a single level is eight.</i></p> | <p>Two apartments are located at Level 54.</p> |
| <p>4G Storage</p> <p><i>In addition to storage in kitchens, bathrooms and bedrooms, 10m3 storage is required for each apartment. At least 50% of the required storage is to be located within the apartment.</i></p> | <p>Each apartment is provided with storage space internally that can accommodate 10m3.</p> |

4.2 Draft / Proposed Planning Controls

There are no draft controls that are particularly relevant in the assessment of the proposed amendments.

4.3 Development Control Plans

4.3.1 Parramatta Development Control Plan 2011

The Parramatta Development Control Plan 2011 applies to the subject site and the proposed development. However, none of its provisions are relevant in the assessment of the proposal.

4.4 Likely Impacts

The proposed additional two apartments will have no adverse impacts on the amenity of the existing approved building or the surrounding properties. The proposed apartments are accommodated entirely within the existing approved built form and will not be noticeable. No additional parking is proposed and, so, no additional parking related traffic will result. No overlooking or overshadowing impacts will result. The proposed apartments will have a positive impact, in that they will increase the supply of housing.

5 Conclusion

The subject Section 75W Application seeks to add apartments to Level 54 of the west tower.

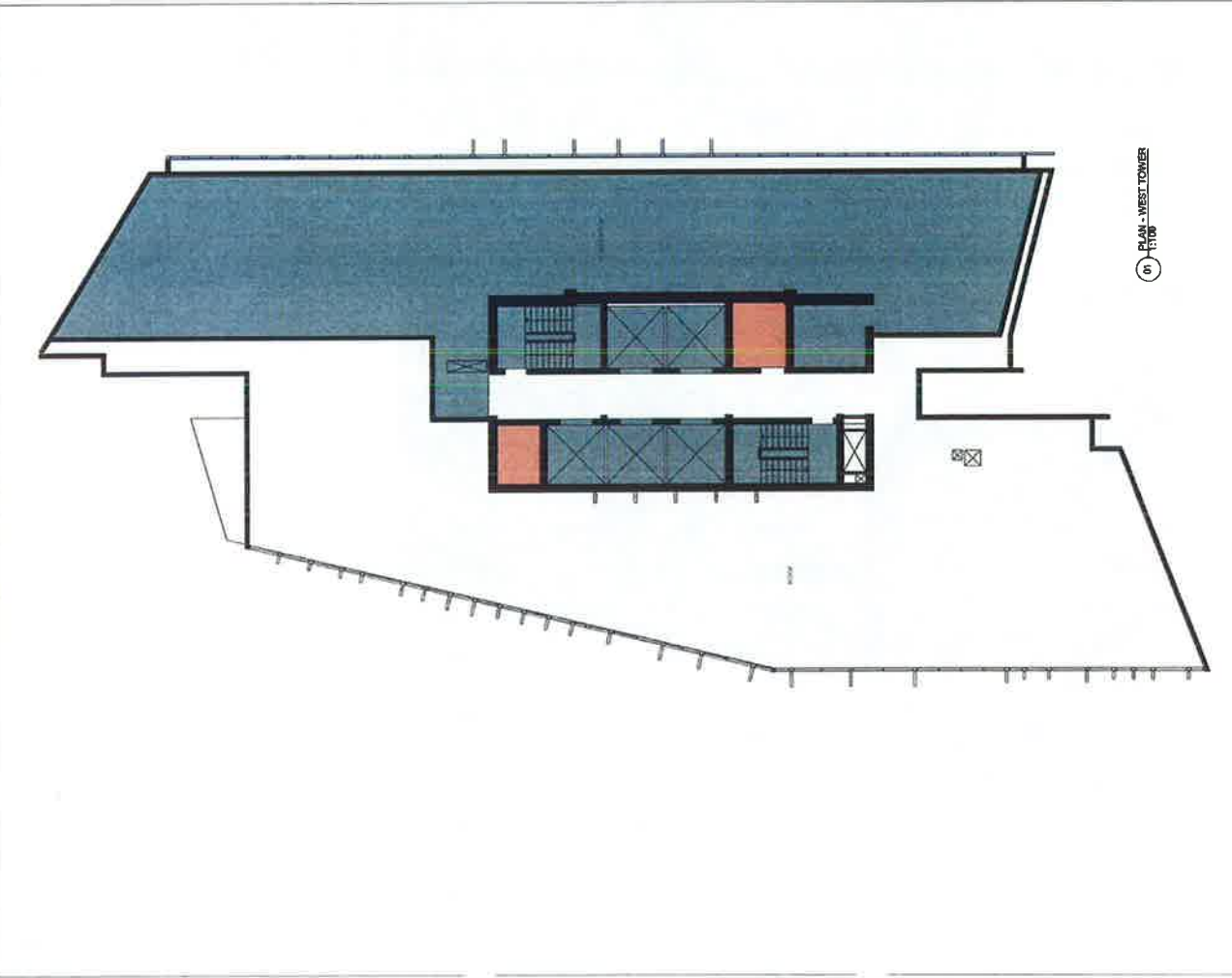
It is considered that the proposal provides an appropriate response to the planned development of the site and will assist in the orderly and economic development of the land.

The proposal satisfies assessment of all relevant issues and all relevant provisions of the applicable planning controls.

It is therefore submitted that the Minister grant approval to the Section 75W Application and amend the Major Project approval in the manner requested.

Annexure 1: Approved Plans


| | |
|----------------------|---|
| DATE OF ISSUE | 10/07/11 |
| ISSUED BY | NSW GOVERNMENT |
| PROJECT NAME | RIVERFRONT APARTMENTS |
| PROJECT NO. | 22/00000000000000000000 |
| PROJECT ADDRESS | 100-110 RIVERVIEW DRIVE, MERRILLVALE NSW 1503 |
| PROJECT TYPE | RESIDENTIAL |
| PROJECT STATUS | APPROVED |
| PROJECT REFERENCE | MP/2010/0171 |
| PROJECT DESCRIPTION | APARTMENTS |
| PROJECT LOCATION | MERRILLVALE NSW 1503 |
| PROJECT CONTACT | 100-110 RIVERVIEW DRIVE, MERRILLVALE NSW 1503 |
| PROJECT PHONE | |
| PROJECT FAX | |
| PROJECT EMAIL | |
| PROJECT WEBSITE | |
| PROJECT SOCIAL MEDIA | |
| PROJECT NOTES | |



01 PLAN - WEST TOWER
R100



02 PLAN - EAST TOWER
R100


NSW GOVERNMENT
 Planning
 Issued under the Environmental Planning and Assessment Act 1979
 Approved Section 75W Modification Application
 No. 6 granted on the 29 June 2015
 in respect to MP 10/0171
 Signed Jatke H
 Sheet No. 28 of 38

PROJECT INFORMATION

PROJECT NAME: RIVERFRONT APARTMENTS

PROJECT ADDRESS: 100-110 RIVERVIEW DRIVE, MERRILLVALE NSW 1503

PROJECT TYPE: RESIDENTIAL

PROJECT STATUS: APPROVED

PROJECT REFERENCE: MP/2010/0171

PROJECT CONTACT: 100-110 RIVERVIEW DRIVE, MERRILLVALE NSW 1503

PROJECT PHONE:

PROJECT FAX:

PROJECT EMAIL:

PROJECT WEBSITE:

PROJECT SOCIAL MEDIA:

PROJECT NOTES:

APPROVALS

APPROVED BY: [Signature]

DATE: 29/06/2015

PROJECT NO: 22/00000000000000000000

PROJECT ADDRESS: 100-110 RIVERVIEW DRIVE, MERRILLVALE NSW 1503

PROJECT TYPE: RESIDENTIAL

PROJECT STATUS: APPROVED

PROJECT REFERENCE: MP/2010/0171

PROJECT CONTACT: 100-110 RIVERVIEW DRIVE, MERRILLVALE NSW 1503

PROJECT PHONE:

PROJECT FAX:

PROJECT EMAIL:

PROJECT WEBSITE:

PROJECT SOCIAL MEDIA:

PROJECT NOTES:

01 PLAN - WEST TOWER

02 PLAN - EAST TOWER

100-110 RIVERVIEW DRIVE, MERRILLVALE NSW 1503

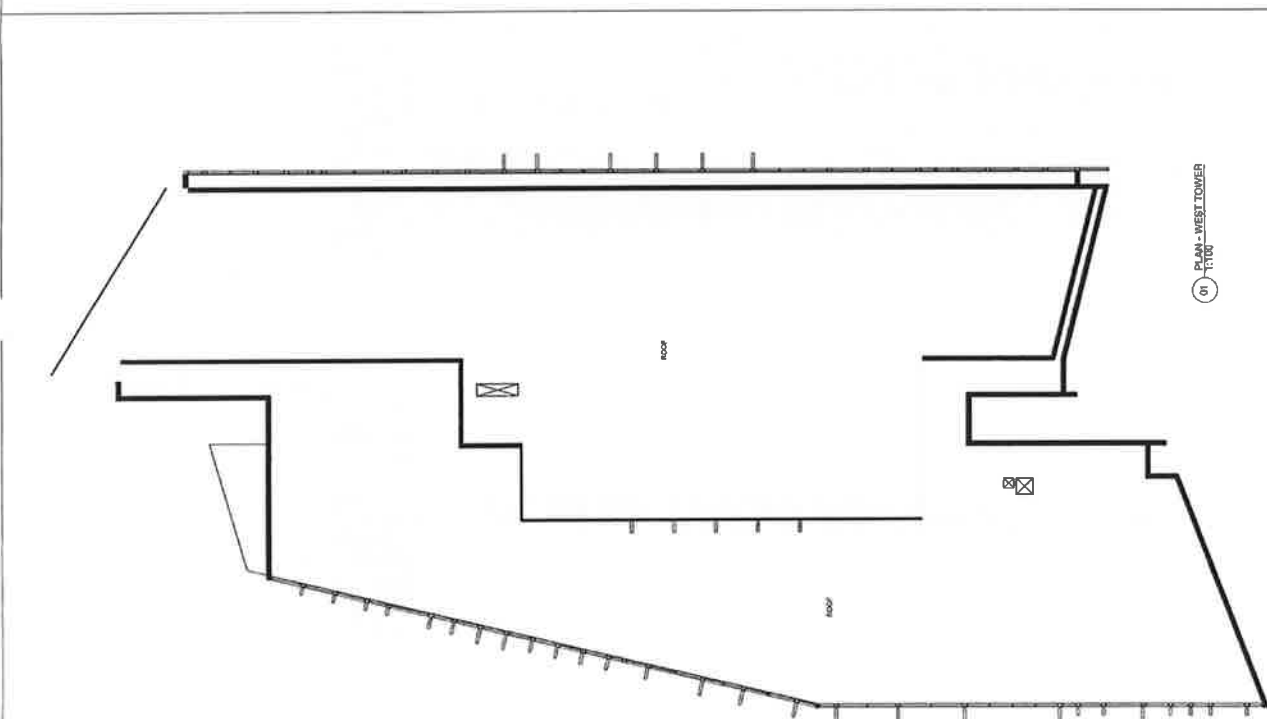
Plan_Level 54 Plant

A154

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| Project Name | RIVERFRONT APARTMENTS |
| Project No. | 10/0171 |
| Project Address | 29 JERRARD STREET, SYDNEY NSW 2009 |
| Project Description | RENOVATION AND CONVERSION OF EXISTING BUILDING TO APARTMENTS |
| Project Status | APPROVED |
| Project Date | 29 JUNE 2015 |
| Project Reference | MP 10/0171 |
| Project Contact | NSW GOVERNMENT PLANNING |
| Project Email | planning@nsw.gov.au |
| Project Phone | 02 9595 9000 |
| Project Fax | 02 9595 9001 |
| Project Website | www.nsw.gov.au/planning |
| Project Logo | |



(01) PLAN - WEST TOWER
1:100



(02) PLAN - EAST TOWER
1:100



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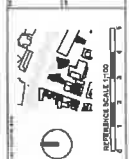
No. 6 granted on the 29 June 2015

in respect to MP 10/0171

Signed: *John A.*

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| RIVERFRONT APARTMENTS | |
| JERRARD STREET | |
| SYDNEY NSW 2009 | |
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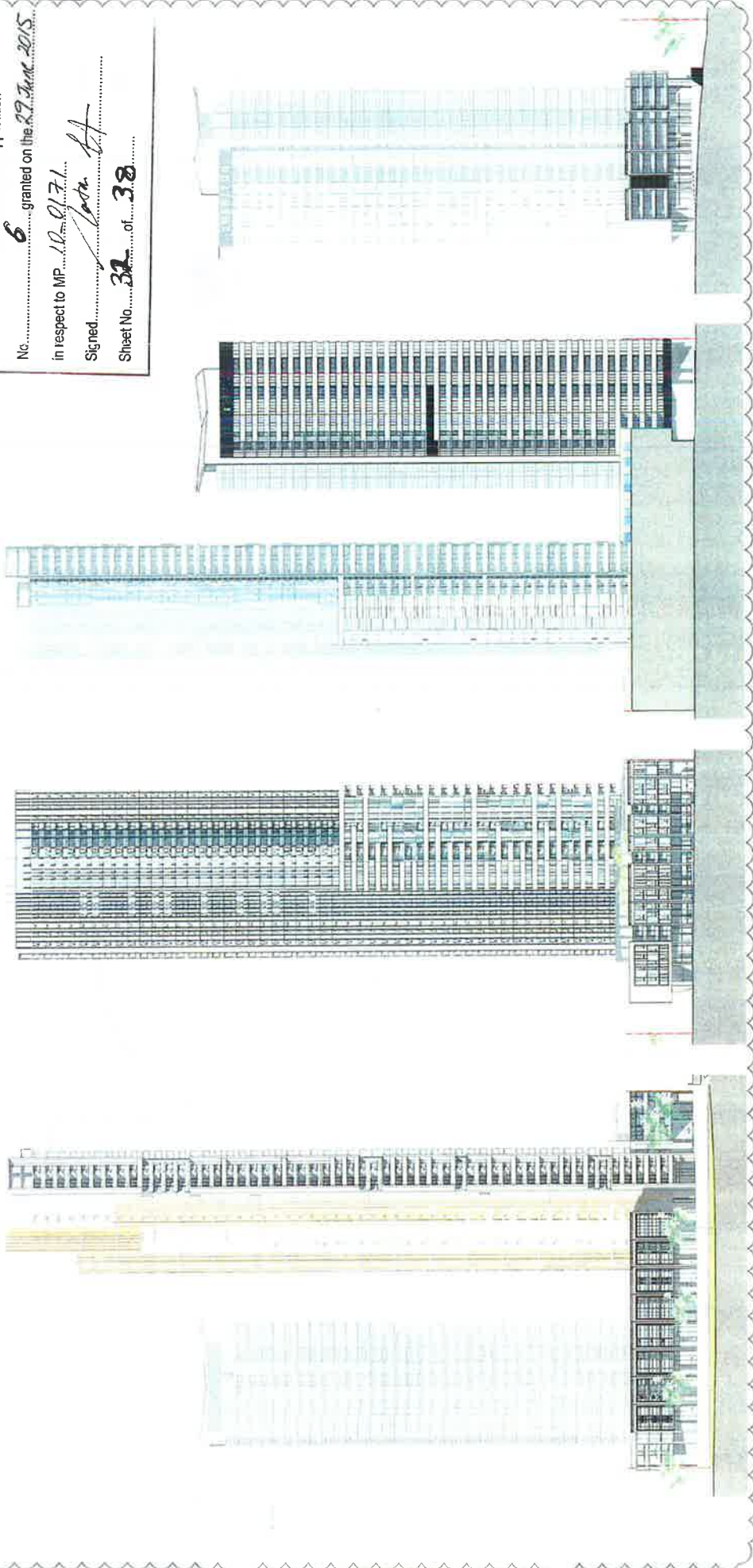
Approved Section 75W Modification Application

No. **6** granted on the **27 April 2015**

in respect to MP **10-0171**

Signed *[Signature]*

Sheet No. **32** of **38**



① ELEVATION - NORTH

② ELEVATION - WEST

③ ELEVATION - SOUTH

④ ELEVATION - EAST

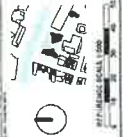
PREPARED BY:
WERITON
 WERITON ARCHITECTURE
 1/111 Market Street, Sydney NSW 1500
 Tel: (02) 9231 1111
 Fax: (02) 9231 1112
 www.weriton.com.au

DATE: 27 April 2015
PROJECT: RIVERFRONT APARTMENTS
SCALE: 1:100
PROJECT NO.: 10-0171
SHEET NO.: 32 OF 38

APPROVED BY: [Signature]
DATE: 27 April 2015
PROJECT: RIVERFRONT APARTMENTS
SCALE: 1:100
PROJECT NO.: 10-0171
SHEET NO.: 32 OF 38

APPROVED BY: [Signature]
DATE: 27 April 2015
PROJECT: RIVERFRONT APARTMENTS
SCALE: 1:100
PROJECT NO.: 10-0171
SHEET NO.: 32 OF 38

APPROVED BY: [Signature]
DATE: 27 April 2015
PROJECT: RIVERFRONT APARTMENTS
SCALE: 1:100
PROJECT NO.: 10-0171
SHEET NO.: 32 OF 38



RIVERFRONT APARTMENTS
ELEVATIONS - SITE

A300

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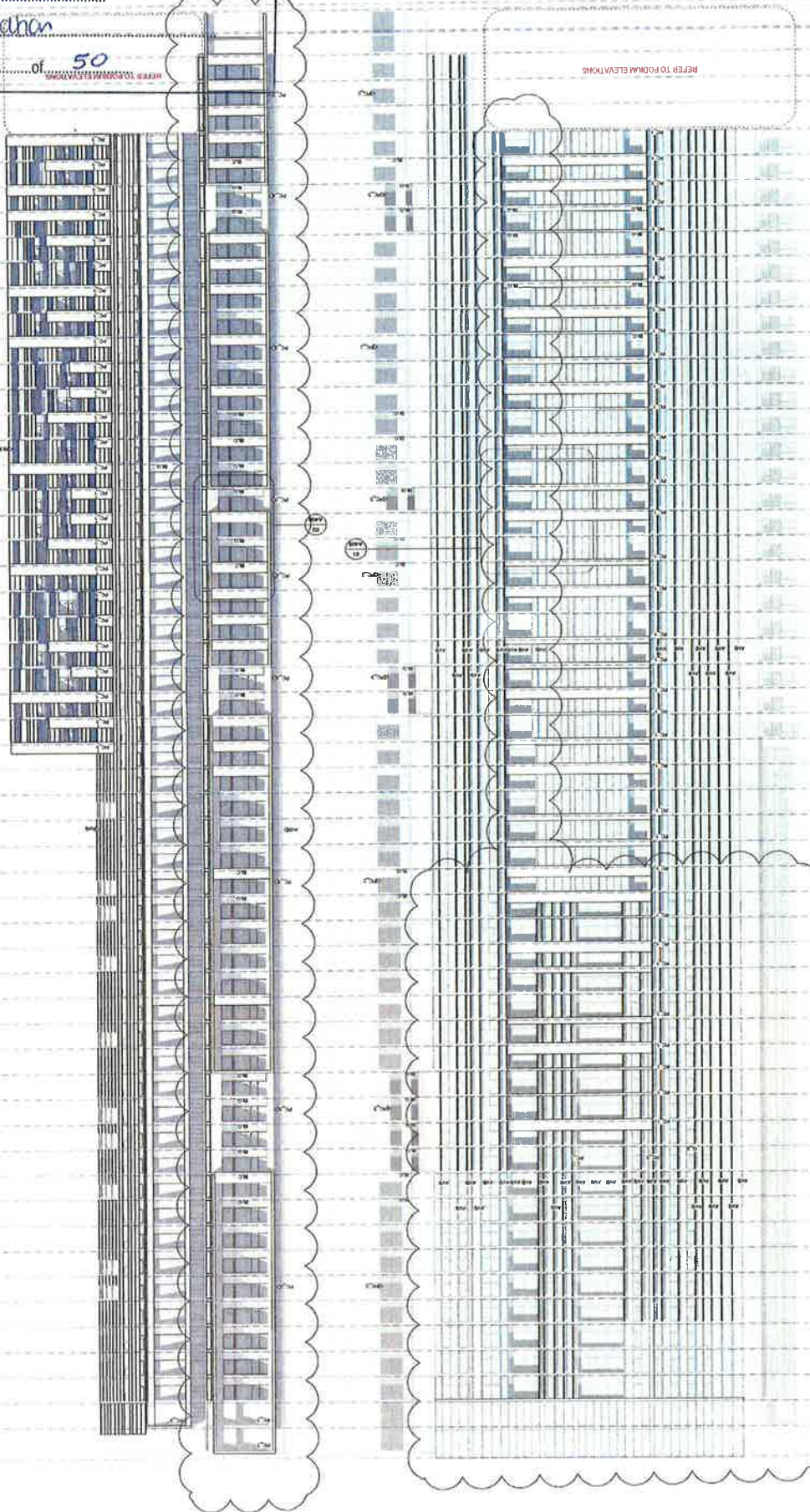
Approved Section 75W Modification Application

No. 4 granted on the 14/11/14

in respect to MP 10-0171

Signed [Signature]

Sheet No. 35 of 50



GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. FINISHES TO BE AS NOTED.
3. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILS.
4. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS AND LOADS.
5. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR SERVICES.
6. REFER TO LANDSCAPE ARCHITECTURE DRAWINGS FOR PLANTING AND HARDSCAPE.
7. REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE.
8. REFER TO ENVIRONMENTAL ENGINEERING DRAWINGS FOR AIR QUALITY AND NOISE.
9. REFER TO TRAFFIC ENGINEERING DRAWINGS FOR PARKING AND CIRCULATION.
10. REFER TO HISTORIC ARCHITECTURE DRAWINGS FOR RESTAURATION AND REPAIRS.
11. REFER TO CONSTRUCTION METHODS DRAWINGS FOR INSTALLATION AND FINISHES.
12. REFER TO COST ESTIMATE DRAWINGS FOR BUDGET AND SCHEDULING.
13. REFER TO RISK MANAGEMENT DRAWINGS FOR SAFETY AND COMPLIANCE.
14. REFER TO SUSTAINABILITY DRAWINGS FOR ENERGY AND WATER EFFICIENCY.
15. REFER TO COMMUNITY ENGAGEMENT DRAWINGS FOR CONSULTATION AND FEEDBACK.
16. REFER TO LEGAL DRAWINGS FOR TITLE AND EASEMENTS.
17. REFER TO MARKETING DRAWINGS FOR SALES AND LEASING.
18. REFER TO OPERATIONAL DRAWINGS FOR MAINTENANCE AND MANAGEMENT.
19. REFER TO FINANCIAL DRAWINGS FOR INVESTMENT AND RETURN.
20. REFER TO ENVIRONMENTAL IMPACT STATEMENT DRAWINGS FOR ASSESSMENT AND MITIGATION.

| | | |
|---|----------------------|------|
| RIVERFRONT APARTMENTS LEVEL 11 ELEVATIONS - WEST TOWER | | A354 |
| DATE: | 14/11/14 | |
| DRAWN BY: | [Name] | |
| CHECKED BY: | [Name] | |
| SCALE: | 1:100 | |
| PROJECT NO.: | 10-0171 | |
| SHEET NO.: | 35 of 50 | |
| DESIGNER: | MERLION ARCHITECTURE | |
| CLIENT: | [Name] | |
| LOCATION: | [Address] | |
| PROJECT TYPE: | RESIDENTIAL | |
| PHASE: | LEVEL 11 | |
| STATUS: | APPROVED | |
| APPROVED BY: | [Name] | |
| DATE APPROVED: | 14/11/14 | |
| NOTES: | [Notes] | |
| CONTACT: | [Phone/Email] | |
| WEBSITE: | [Website] | |
| LOGO: | [Logo] | |

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Approved Section 75W Modification Application

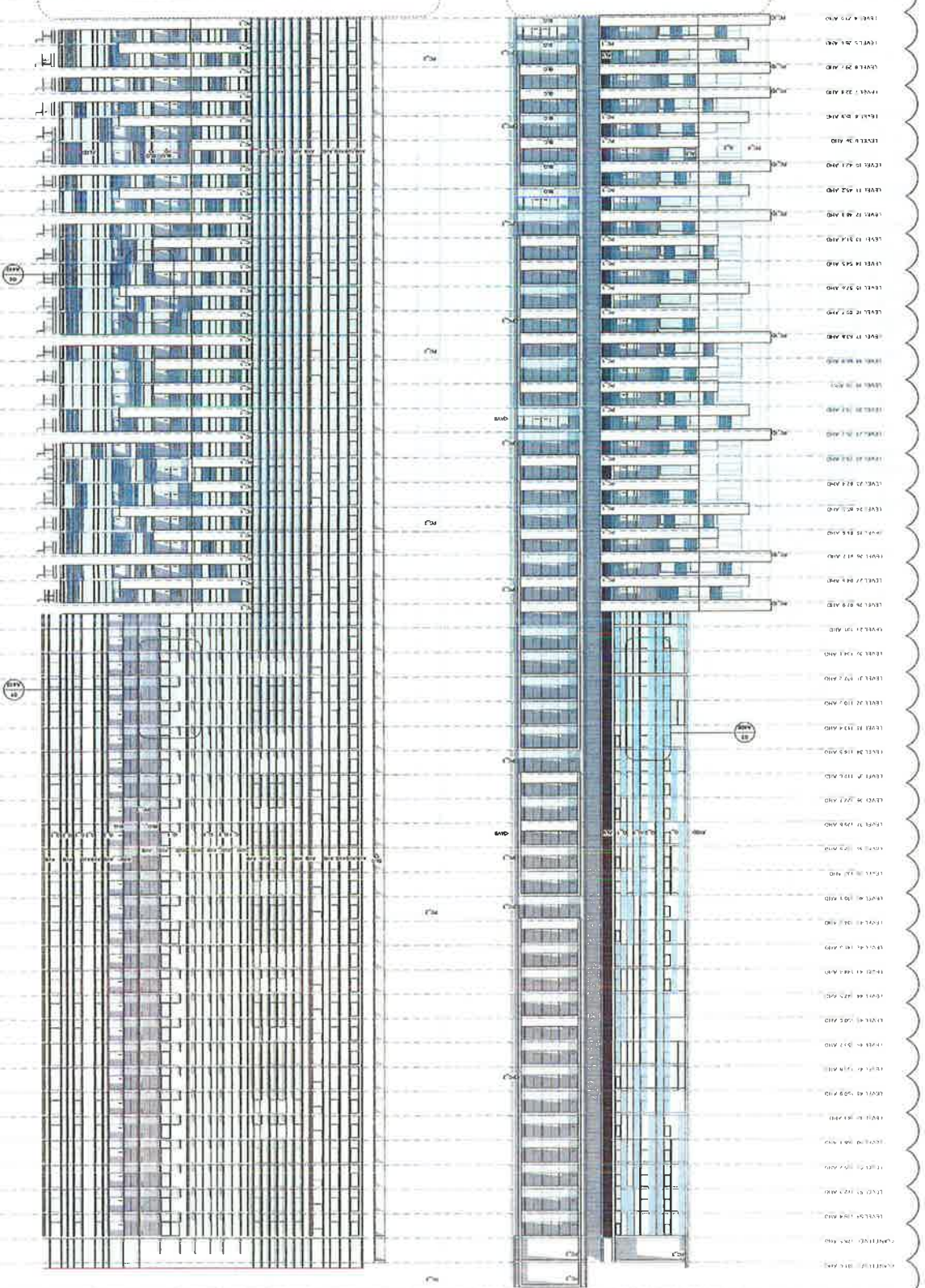
No. 4 granted on the 14/11/14
in respect to MP 10-071

Signed Aluxton

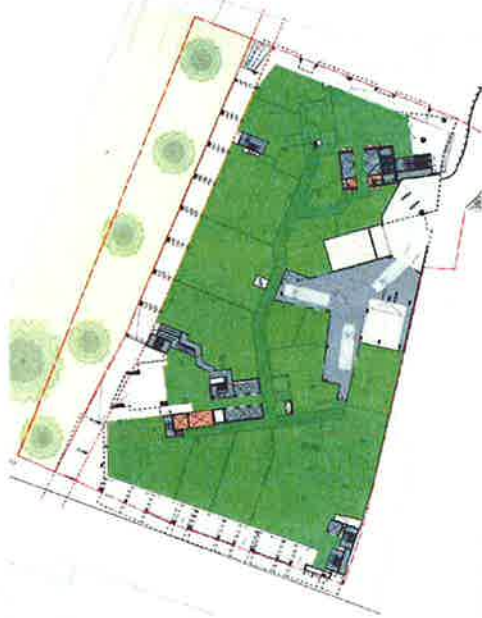
Sheet No. 36 of 50

REFER TO PODIUM ELEVATIONS

REFER TO PODIUM ELEVATIONS



| | |
|--|--|
| RIVERFRONT APARTMENTS 300 CHANDLER STREET SYDNEY NSW 2000 | |
| ELEVATIONS - WEST TOWER | |
| PROJECT NO. A355 | |
| DATE: 14/11/14 | |
| DRAWN BY: [Name] | |
| CHECKED BY: [Name] | |
| SCALE: 1:100 | |
| N | |
| LEGEND | |
| NOTES | |
| MATERIALS | |
| REFERENCES | |
| REVISIONS | |
| PROJECT INFORMATION | |
| CONTACT INFORMATION | |



LEVEL 00 | GFA



LEVELS 01-03 | GFA



LEVEL 04 | GFA



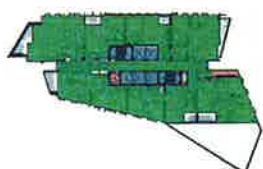
LEVELS 5-19 | GFA



LEVEL 20 | GFA



LEVELS 21-27 | GFA



LEVEL 28-33 | GFA



LEVEL 34-36 | GFA



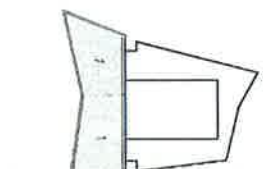
LEVELS 37-40 | GFA



LEVELS 41-44 | GFA



LEVELS 45-53 | GFA



LEVELS 54-55 | GFA

NSW GOVERNMENT Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 6 granted on the 29 June 2015

in respect to MP 10-0171

Signed [Signature]

Sheet No. 35 of 38

| LEVEL | GFA (m²) | NO. OF UNITS | TOTAL |
|-------|----------|--------------|---------|
| 00 | 6000.0 | 0 | 6000.0 |
| 01 | 1000.0 | 0 | 1000.0 |
| 02 | 1000.0 | 0 | 1000.0 |
| 03 | 1000.0 | 0 | 1000.0 |
| 04 | 1000.0 | 0 | 1000.0 |
| 05 | 1000.0 | 0 | 1000.0 |
| 06 | 1000.0 | 0 | 1000.0 |
| 07 | 1000.0 | 0 | 1000.0 |
| 08 | 1000.0 | 0 | 1000.0 |
| 09 | 1000.0 | 0 | 1000.0 |
| 10 | 1000.0 | 0 | 1000.0 |
| 11 | 1000.0 | 0 | 1000.0 |
| 12 | 1000.0 | 0 | 1000.0 |
| 13 | 1000.0 | 0 | 1000.0 |
| 14 | 1000.0 | 0 | 1000.0 |
| 15 | 1000.0 | 0 | 1000.0 |
| 16 | 1000.0 | 0 | 1000.0 |
| 17 | 1000.0 | 0 | 1000.0 |
| 18 | 1000.0 | 0 | 1000.0 |
| 19 | 1000.0 | 0 | 1000.0 |
| 20 | 1000.0 | 0 | 1000.0 |
| 21 | 1000.0 | 0 | 1000.0 |
| 22 | 1000.0 | 0 | 1000.0 |
| 23 | 1000.0 | 0 | 1000.0 |
| 24 | 1000.0 | 0 | 1000.0 |
| 25 | 1000.0 | 0 | 1000.0 |
| 26 | 1000.0 | 0 | 1000.0 |
| 27 | 1000.0 | 0 | 1000.0 |
| 28 | 1000.0 | 0 | 1000.0 |
| 29 | 1000.0 | 0 | 1000.0 |
| 30 | 1000.0 | 0 | 1000.0 |
| 31 | 1000.0 | 0 | 1000.0 |
| 32 | 1000.0 | 0 | 1000.0 |
| 33 | 1000.0 | 0 | 1000.0 |
| 34 | 1000.0 | 0 | 1000.0 |
| 35 | 1000.0 | 0 | 1000.0 |
| 36 | 1000.0 | 0 | 1000.0 |
| 37 | 1000.0 | 0 | 1000.0 |
| 38 | 1000.0 | 0 | 1000.0 |
| 39 | 1000.0 | 0 | 1000.0 |
| 40 | 1000.0 | 0 | 1000.0 |
| 41 | 1000.0 | 0 | 1000.0 |
| 42 | 1000.0 | 0 | 1000.0 |
| 43 | 1000.0 | 0 | 1000.0 |
| 44 | 1000.0 | 0 | 1000.0 |
| 45 | 1000.0 | 0 | 1000.0 |
| 46 | 1000.0 | 0 | 1000.0 |
| 47 | 1000.0 | 0 | 1000.0 |
| 48 | 1000.0 | 0 | 1000.0 |
| 49 | 1000.0 | 0 | 1000.0 |
| 50 | 1000.0 | 0 | 1000.0 |
| 51 | 1000.0 | 0 | 1000.0 |
| 52 | 1000.0 | 0 | 1000.0 |
| 53 | 1000.0 | 0 | 1000.0 |
| 54 | 1000.0 | 0 | 1000.0 |
| 55 | 1000.0 | 0 | 1000.0 |
| TOTAL | 60000.0 | 0 | 60000.0 |

MERITON

LEVELS 00 TO 55
LEVELS 00 TO 55
LEVELS 00 TO 55
LEVELS 00 TO 55
LEVELS 00 TO 55

REVERFRONT APARTMENTS
REVERFRONT APARTMENTS
REVERFRONT APARTMENTS

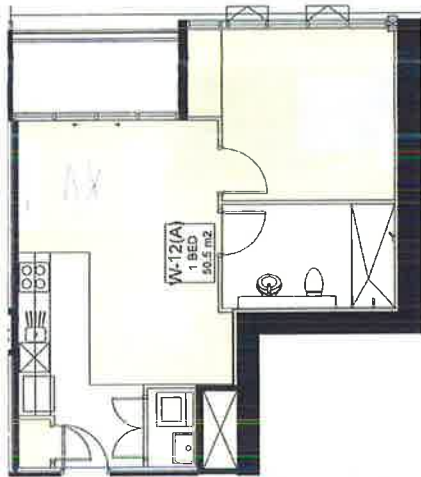
Diagram_GFA Areas

A850

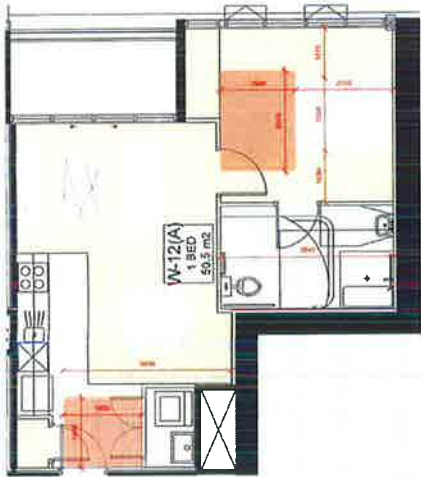


LOCATION DIAGRAM - NTS

31 WEST TOWER - ADAPTABLE DWELLING 03



PRE-ADAPTATION

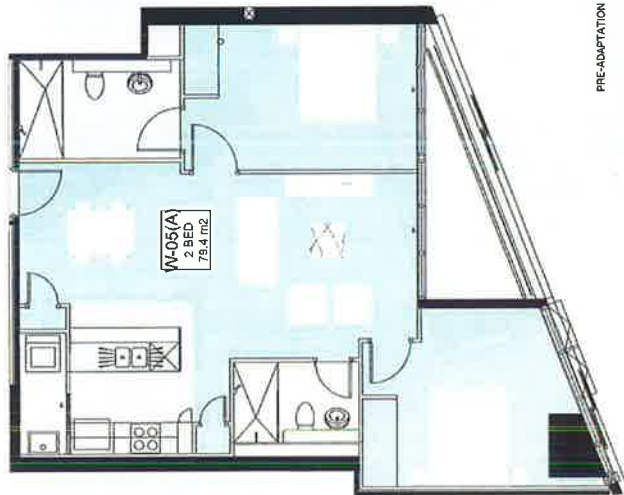


POST-ADAPTATION

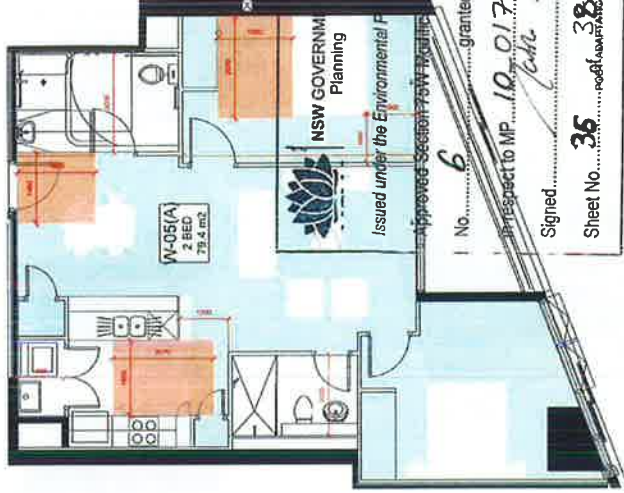


LOCATION DIAGRAM - NTS

32 WEST TOWER - ADAPTABLE DWELLING 04



PRE-ADAPTATION



Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Exemption Application

No. 6 granted on the 29. June 2015

Respect to MP 10.017.1

Signed: *[Signature]*

Sheet No. 35 of 38

MERTON
 MERTON CITY COUNCIL
 1000 MERTON ROAD
 MERTON VIC 3127
 PH: 03 9594 1000
 WWW.MERTONCITY.COV.AU

- 1. All dimensions are in millimetres unless otherwise stated.
- 2. All dimensions are to the face of the work unless otherwise stated.
- 3. All dimensions are to the centre of the work unless otherwise stated.
- 4. All dimensions are to the finished surface unless otherwise stated.
- 5. All dimensions are to the top surface unless otherwise stated.
- 6. All dimensions are to the bottom surface unless otherwise stated.
- 7. All dimensions are to the vertical surface unless otherwise stated.
- 8. All dimensions are to the horizontal surface unless otherwise stated.
- 9. All dimensions are to the diagonal surface unless otherwise stated.
- 10. All dimensions are to the curved surface unless otherwise stated.

| NO. | DESCRIPTION | DATE | BY | CHECKED BY |
|-----|------------------------|----------|-------------|-------------|
| 1 | Issue for Tender | 10/01/15 | [Signature] | [Signature] |
| 2 | Issue for Construction | 10/01/15 | [Signature] | [Signature] |
| 3 | Issue for Completion | 10/01/15 | [Signature] | [Signature] |

| | | | | |
|---|------------------------|----------|-------------|-------------|
| 1 | Issue for Tender | 10/01/15 | [Signature] | [Signature] |
| 2 | Issue for Construction | 10/01/15 | [Signature] | [Signature] |
| 3 | Issue for Completion | 10/01/15 | [Signature] | [Signature] |

| | | | | |
|---|------------------------|----------|-------------|-------------|
| 1 | Issue for Tender | 10/01/15 | [Signature] | [Signature] |
| 2 | Issue for Construction | 10/01/15 | [Signature] | [Signature] |
| 3 | Issue for Completion | 10/01/15 | [Signature] | [Signature] |

| | | | | |
|---|------------------------|----------|-------------|-------------|
| 1 | Issue for Tender | 10/01/15 | [Signature] | [Signature] |
| 2 | Issue for Construction | 10/01/15 | [Signature] | [Signature] |
| 3 | Issue for Completion | 10/01/15 | [Signature] | [Signature] |

| | | | | |
|---|------------------------|----------|-------------|-------------|
| 1 | Issue for Tender | 10/01/15 | [Signature] | [Signature] |
| 2 | Issue for Construction | 10/01/15 | [Signature] | [Signature] |
| 3 | Issue for Completion | 10/01/15 | [Signature] | [Signature] |

| | | | | |
|---|------------------------|----------|-------------|-------------|
| 1 | Issue for Tender | 10/01/15 | [Signature] | [Signature] |
| 2 | Issue for Construction | 10/01/15 | [Signature] | [Signature] |
| 3 | Issue for Completion | 10/01/15 | [Signature] | [Signature] |

| | | | | |
|---|------------------------|----------|-------------|-------------|
| 1 | Issue for Tender | 10/01/15 | [Signature] | [Signature] |
| 2 | Issue for Construction | 10/01/15 | [Signature] | [Signature] |
| 3 | Issue for Completion | 10/01/15 | [Signature] | [Signature] |

A650

RIVERFRONT APARTMENTS
 Plans, Adaptable
 Apartments



LEVEL 8 ONLY

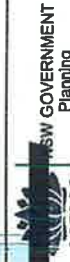
(1) EAST TOWER - ADAPTED DWELLING 03



PRE-ADAPTATION



POST-ADAPTATION



Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. **6** granted on the **29 Jun 2015**

in respect to MP **10 0171**

Signed: *[Signature]*

Street No. **38** of **38**

MERIDIAN
ARCHITECTURE
1000 CALDWELL STREET, SYDNEY
NSW 2000
WWW.MERIDIANARCHITECTURE.COM.AU

DATE: 29 JUN 2015
SCALE: AS SHOWN
PROJECT: EAST TOWER - ADAPTED DWELLING 03
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

DISCLAIMER: THIS DOCUMENT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT OR AS A SUBSTITUTE FOR PROFESSIONAL ADVICE. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT OR AS A SUBSTITUTE FOR PROFESSIONAL ADVICE. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT OR AS A SUBSTITUTE FOR PROFESSIONAL ADVICE.

GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
2. ALL WALLS ARE 100mm THICK UNLESS OTHERWISE SPECIFIED.
3. ALL FLOORS ARE TO BE FINISHED TO THE FINISH LEVEL SHOWN.
4. ALL ROOFS ARE TO BE FINISHED TO THE FINISH LEVEL SHOWN.
5. ALL SERVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE RELEVANT STANDARDS AND REGULATIONS.
6. ALL MATERIALS AND FINISHES ARE TO BE AS SPECIFIED IN THE SCHEDULE OF FINISHES.

RIVERFRONT APARTMENTS
PLANS ADAPTED APARTMENTS

| | | | |
|-----|-------------|--------|--------------------|
| NO. | DATE | BY | REVISION |
| 1 | 29 JUN 2015 | [Name] | ISSUE FOR APPROVAL |

A652

Annexure 2: Proposed Plans

Request to Modify a Major Project or Concept Project

Introduction & Notes

Please Note: You will be assigned one Job Number per application for a modification to a major project. If you have multiple approvals that you wish to modify you must lodge a separate modification application for each major project approval.

Schedule 6A of the *Environmental Planning & Assessment Act 1979*, provides that section 75W continues to apply for the purpose of the modification of a project applications and concept plan approved before or after the repeal of Part 3A of the Act.

A Part 4 consent which was subject to clause 8J(8) of the *Environmental Planning & Assessment Regulation 2000* prior to the repeal of Part 3A, can also be modified under section 75W.

This form should be used to request the Minister to modify a Project Approval or Concept Plan Approval under section 75W of the Act.

Before lodging this form you should contact the Department of Planning and Environment to confirm the supporting documentation required to assess the modification. The Secretary may issue environmental assessment requirements that must be complied with before your request will be considered by the Minister.

Supporting documents can be attached in Step 6 of this form. N.B. the file(s) comprising your supporting documents must be in "pdf" format, non-secured and no more than 10Mb.

Persons lodging applications are required to declare reportable political donations (including donations of \$1,000 or more) made in the previous two years. For more details, go to www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Systems/Donations-and-Gift-Disclosure.

Applicant Details

Title: Mr

Firstname: Walter

Surname: Gordon

Day Phone: 9287 2888

Fax:

Mobile:

Email: walterg@meriton.com.au

Company: Karimbla Constructions Services (NSW) Pty Ltd

ABN: 67 152 212 809

Physical Address: Level 11, 528 Kent St Sydney, NSW 2000

Postal Address: Level 11, 528 Kent St Sydney, NSW 2000

Site details

Site Title: 330 Church Street

Job Title: Modification to MP 10_0171 Mixed Use Residential Development

Is new land involved? no

Modification Details

Description: The proposed amendments seek to add 2 x 4-bedroom penthouse apartments to Level 54 of the west tower

Capital Investment Value: \$0.00

Construction "jobs":

Operational "jobs":

Landowner's Consent
Provided?

Approvals

Would the development otherwise, but for section 89J of the EP&A Act, require any of the following (select all that apply)?

- the concurrence under Part 3 of the *Coastal Protection Act 1979* of the Minister administering that Part of that Act
- a permit under section 201, 205 or 219 of the *Fisheries Management Act 1994*
- an approval under Part 4, or an excavation permit under section 139, of the *Heritage Act 1977*
- an Aboriginal heritage impact permit under section 90 of the *National Parks and Wildlife Act 1974*
- an authorisation referred to in section 12 of the *Native Vegetation Act 2003* (or under any Act repealed by that Act) to clear native vegetation or State protected land
- a bush fire safety authority under section 100B of the *Rural Fires Act 1997*
- a water use approval under section 89, a water management work approval under section 90 or an activity approval under section 91 of the *Water Management Act 2000*

Do you require any of the following approvals in order to carry out the development (select all that apply)?

- an aquaculture permit under section 144 of the *Fisheries Management Act 1994*
- an approval under section 15 of the *Mine Subsidence Compensation Act 1961*
- a mining lease under the *Mining Act 1992*
- a petroleum production lease under the *Petroleum (Onshore) Act 1991*
- an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- a consent under section 138 of the *Roads Act 1993*
- a licence under the *Pipelines Act 1967*
- an aquifer interference approval under section 91 of the *Water Management Act 2000*

Online information provided by the applicant

Supporting Documents

What supporting documents are you submitting with this application? *

Environmental Assessment
Other explanatory documentation
Landowners Consent

Note: Under clause 8F of the *Environmental Planning and Assessment Regulation 2000* as it applied prior to the repeal of Part 3A, certain applications under Part 3A of the Act do not require consent of the landowner, however, the proponent is required to give notice of the application (e.g. linear infrastructure, mining & petroleum projects).

Submitted supporting files:

Landowner's consent attached?

- no
- Reason: On Department's file

Submitted files:

- S75W Planning Report.pdf
- A000-Cover.pdf
- A154 [Plan_Level 54].pdf
- A155 [Plan_Level 55 Roof].pdf
- A300 [ELEVATIONS - SITE] - low res.pdf
- A354 [Elevations - West Tower].pdf
- A355 [Elevations - West Tower].pdf
- A550 [Diagram_GFA Areas] - low res.pdf

Political Donation

Persons lodging applications are required to declare reportable political donations (including donations of \$1,000 or more) made in the previous two years. For more details, go to www.planning.nsw.gov.au/Assess-and-Regulate/Development-Assessment/Systems/Donations-and-Gift-Disclosure.

Do you need to make a political donations disclosure statement?

Online information provided by the applicant

- No

Submitter details

Name: Walter Gordon

Capacity:

Submitted: 2016-07-21 14:45:1469076355

