

RESPONSE TO SUBMISSIONS REPORT

SSD 34919690 – MOD 2
39-43 HASSALL ST PARRAMATTA

APRIL 2025



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1. INTRODUCTION

This Response to Submission has been prepared by Think Planners on behalf of Perpetual Corporate Trust Limited as custodian for Novus Trusco 1 Pty Ltd as trustee of Harris Street Sub Trust (Novus) for the development at 39-43 Hassall Street, Parramatta. The report is in relation to a Section 4.55(2) modification application to SSDA approval (SSD-3491690) for the construction of a 34-storey mixed use development. This report has been prepared to address items raised by local Council and government agencies.

SSD-3491690 – MOD 2 was lodged with the Department of Planning and Environment on 7 November 2024. The request to respond to the Submissions was issued by the Department of Planning and Environment on 6 December 2024. Comments were received from the following agencies:

- City of Parramatta Council
- Endeavor Energy

Four community submissions were received. This report will respond to matters raised by government agencies and the community.

1.1 PROPOSED AMENDMENTS

The original modification was to make minor amendments to the built form with additional units and relocation of infrastructure. Arising from the RTS process, the updated modification description post exhibition is as follows:

The proposed numeric adjustment is as follows:

	Approved Maximum per MOD 1	Proposed Modification	Difference
GFA	16,656.9m ²	16,655.6m ²	-1.3m ²
FSR	11.5	11.5	0
Height	RL 121.275	RL 121.275	+RL 0
Number of Apartments	210	233	+23

1. An additional 23 dwellings.

The modification provides much needed housing supply by introducing an additional 23 homes that are within close proximity to transport, education, work and health infrastructure, all within the existing building envelope. Noting there are no changes to the approved deep soil zone, consistent with SSD-3491690.

2. Amend the layout and space allocation on Levels 1 and 2 and the outdoor terrace.

Indoor/outdoor communal amenities have been improved with the maximisation of the ground floor terrace on Hassall St, relocation of co-working to Level 1 with views to the Moreton Bay Figtree's of Harris St and an improved wellness offering on Level 2.

	Approved Mod 1	This Modification	Difference
Communal space	300.00m ²	317.4m ²	+17.40m ²
Terrace	1,264.80m ²	1,370.6m ²	+105.80m ²

3. Reallocation of Infrastructure location and sizes.

Design development has progressed with authorities such as Endeavour Energy and subcontractors following the builder's appointment. The documentation of structures, services and façade systems has been further progressed and changes have been made to enable safer and more practical construction methodologies.

4. Relocation of Diesel Fuel Store

Due to design development, the diesel fuel store and generator has been relocated to the upper mezzanine within the room housing the electrical standby plant. Therefore the former diesel fuel store will be renamed as a store room to accommodate other plant/services required for the building.

5. Conversion of Parent/Prayer Room to Building Manager's Store

The inclusion of the parent/prayer room is driven solely by Green Star Requirement for Amenity and Comfort (parameters include a space for parenting, meditation & exercising). Given there are flexi-rooms available on Level 2 – a dedicated parent/prayer room is unnecessary given that the main users of the building are residential tenants who can undertake prayer/parent duties in their apartments.

The original room has been converted to a building manager's store to improve operational efficiency.

6. Updated Bicycle Parking Provision

The bicycle parking is updated to 117, as per Traffic Impact Assessment (Appendix 5) submitted in November 2024, this complies with Parramatta DCP 2011.

Use	Quantum	Bicycle Parking Rate	Bicycle required
Residential	233 apartments	1 space per 2 dwellings	117

7. Updated Car Parking Provision

The car parking is updated to 74, which is compliant with the maximum car parking rate stipulated under the Parramatta LEP 2023. Please see the below car parking rate assessment.

Use	Description	Parking Rate (LEP 2023)	Quantity	Max Car park requirement
Residential	Studio	0.1	103	10
	1 bedroom	0.3	31	9
	2 bedroom	0.7	95	67
	3 bedroom	1	4	4
Total Car Park				90

Therefor the development continues to comply with the provisions of Parramatta LEP 2023.

The development remains substantially the same, as the key modification does not alter the building height or result in any overshadowing impacts. The amenities area has been slightly updated to optimise space usage. Please refer to section 4.1 for further details.

1.2 SUPPORTING EXPERT REPORTS

This Response to Submissions report is supported by the following expert reports;

- Appendix 1: Drawings Revision Table
- Appendix 2: Architectural Drawing
- Appendix 3: Landscape Design Report Revision G
- Appendix 4: Swept path and Vertical Clearance Assessment
- Appendix 5: Traffic Impact Assessment
- Appendix 6: Passive Tilt Barriers Letter

2. ANALYSIS OF SUBMISSIONS

2.1 OVERVIEW

This section of the report provides an analysis of the submissions received and categorises the submissions into the key issues. For completeness, this section also includes a summary of the matters raised by the Department in their preliminary assessment. The submissions are summarised in the table below and then categorised in the subsequent discussion.

As a result of the exhibition and the liaising with Government authorities, one (1) submission was received from the City of Parramatta Council and one (1) submission from Endeavour Energy. In addition, four (4) submission were received from the members of the public.

A total of 6 submissions were received during the public exhibition period which occurred from 22 November 2024 to 05 December 2024.

Of the 2 agency submissions received, none of them raised objection and both parties (City of Parramatta Council and Endeavor Energy) are both keen for a continued collaboration in addressing the comments raised.

Detailed responses have been prepared for each of the submissions in the later sections.

2.2 SUBMISSIONS RECEIVED

The 6 Submissions were received from the following agencies.

- 2 Responses from relevant state and local government agencies
 - Parramatta Council
 - Endeavor Energy
- 4 Submissions received from members of the public

2.3 CITY OF PARRAMATTA COUNCIL

City of Parramatta has raised comments to this proposal, with the following concerns.

- | | |
|--------------------|----------------|
| • Increase in FSR | • Dwelling Mix |
| • Landscape Design | • Urban Design |
| • Universal Access | |

Detailed responses for each issues raised are discussed in Section 4.

2.4 AGENCIES

- **Endeavour Energy** (26 November 2024)
Endeavour Energy raised comments regarding the amendments to the substation and provided a list of standard conditions.

2.5 COMMUNITY SUBMISSION

Four individuals raised comments regarding the density and environmental impact of the proposed development.

2.6 CATEGORISATION OF ISSUES

A summary of submissions and commentary by Council and the Agency is provided in section 4 of the report. The issues are categorised in accordance with the NSW Government's *State significant development guidelines – preparing a submission report* (October 2022)

The project

- Design
 - Dwelling mix (Council)
 - Approved ramp on Clay Cliff Creek interface (Council)
 - Height of Building (Council)
 - Novus Sign (Council)
 - Over development (Community)

Procedural matters

- FSR Calculation and more affordable housing (Council)
- Section plans and planting on structure details, Soil volume, depth and soil areas on podiums are to be amended and provided as part of the Landscape Plan (Council)

Economic, Environmental, and Social Impacts

- Amenities
 - Proposed modifications would result in poorer amenity for future occupants (Council)
 - Reduction in communal spaces (Council)
 - Solar access to local parks (Community)
- Services
 - Amendments to substation (Endeavor Energy)
- Waste management
 - Clarification on clearance for bulky waste collection (Council)

- Traffic/ road and parking
 - On-site parking spaces (Council)
 - Clarification on truck clearance due to changes in driveway gradients (Council)
 - Congestions (Community)
- Accessibility
 - Proposed Adaptable Apartments not suitable (Council)
 - Concerns regarding platform lift and Universal Access Entry points
 - Distortion of the footpaths (Council)
- Trees and Landscaping
 - The trees proposed are too close to the building (Council)

Justification and evaluation of the project as a whole

No issues were raised in submissions that related to this category.

Issues beyond the scope of the project

No issues were raised in submissions that related to this category.

3. ACTIONS TAKEN SINCE EXHIBITION

Since the public exhibition and receipt of submissions, several key actions have occurred in relation to the project and submission material.

The project team initially met to discuss and review matters raised; where appropriate discuss what components of the project could be refined; what additional technical information could be prepared; and what design changes could be detailed.

3.1 ADDITIONAL CHANGES PROPOSED TO THE PROJECT

Post exhibition amendments have been made with the following design changes made to respond to agency comments. These include;

- Amendments to the Landscape Plan with the relocation of *Tristanopsis laurina* (Watergum) trees to address councils concerns.

3.2 ARCHITECTURAL AMENDMENTS

The proposal has been amended with modifications and refinements to address issues raised in the submissions. The architectural plans are amended as discussed below. The architectural amendments are attached to this report and comprise –

- Appendix 3 – the architectural sheets that were amended in response to the submissions (a total of 38 sheets required amendment). Please see the attached schedules of drawings which provides clarification on which architectural drawings has been amended and lodged for assessment.

The amendments are summarised in the following table –

Items	Updates
<u>Basement 1</u>	- Diesel fuel room in Basement 1 is renamed as Store. Diesel generator is relocated to upper mezzanine, the room housing the electrical standby plant due to services coordination.
<u>Lower Mezzanine</u>	- Conversion of parent/prayer room into a Building Manager's Store. - Updated bicycle parking to 117 spaces.
<u>Ground floor</u>	- Reconfiguration of egress south of the floodgates and landscaping
<u>Level 2</u>	- Gym terrace reduced - Deletion of second door and extension of planter - Column shift at the southern balcony - Increase wellness terrace by reduction of the planter
<u>Level 3/ 4-6/ 7</u>	- Slight adjustment to balcony and slab
<u>Level 8/9-25</u>	- Introduction of dual key apartments without impacting internal amenities or solar access.

Level 33 - Reduction in the service access corridor

While the above amendments are modest, additional reporting and analysis has been undertaken following the receipt of submissions. This is detailed in the subsequent section of this report.

3.3 REVISED REPORTS

In response to submission comments, a few consultant reports were updated to reflect the proposed changes and justification of the project.

Amendment	Reason
Drawing Sheet and Architectural Package	
Design amendments.	In response to City of Parramatta Council,.
Landscape Design Report	
Landscape amendments	In response to City of Parramatta Council.

4. RESPONSE TO SUBMISSIONS

4.1 GOVERNMENT AGENCY SUBMISSIONS

The Table on the subsequent page, responds to submissions provided by public authorities and agencies. The submission is summarised in the left column and a response is provided in the right column.

Table 1 Response to submissions by state agencies and authorities

No.	Summary of Matter(s)Issues Raised	Applicant Response						
Endeavour Energy								
Substation								
EE 1	- Please refer to Endeavour Energy's submission made to the Department on 4 April 2023 regarding the Environmental Impact Statement (EIS) for SSD-34919690 Novus Build to Rent – 39-43 Hassall Street, Parramatta. Notwithstanding the proposed modifications the conditions and advice provided therein essentially remain applicable. - The applicant will need to contact Endeavour Energy's Customer Network Solutions Branch (via the contact details provided below) if this Development Application: - Includes any contestable works projects that are outside of any existing approved certified works. - Results in an electricity load that is outside of any existing Supply / Connection Offer requiring the incorporation of the additional load for consideration.	The comments from Endeavour Energy have been noted. Further correspondence with Endeavour Energy will be made if any contestable works projects outside the certified works result in an electricity load outside of any existing supply or incorporation of the additional loads.						
City of Parramatta Council								
Dwelling Mix								
COP 1	The DCP provides following dwelling mix targets: <table><thead><tr><th>Dwelling Type</th><th>Dwelling Mix</th></tr></thead><tbody><tr><td>Studio/ 1 Bedroom</td><td>10-20% of total dwellings</td></tr><tr><td>2 Bedroom</td><td>55-70% of total dwellings</td></tr></tbody></table>	Dwelling Type	Dwelling Mix	Studio/ 1 Bedroom	10-20% of total dwellings	2 Bedroom	55-70% of total dwellings	Novus is committed to delivering a Build-to-Rent (BTR) community that is both responsive to tenant preferences and adaptable to future demographic needs. Novus's experience with BTR developments has shown that tenants prioritise high-quality communal amenities – such as gyms, pools, private dining areas, and co-working spaces – over larger individual unit sizes. This has resulted in
Dwelling Type	Dwelling Mix							
Studio/ 1 Bedroom	10-20% of total dwellings							
2 Bedroom	55-70% of total dwellings							

3 Bedrooms 10-20% of total dwellings

4 Bedrooms 5-10% of total dwellings

Demographic needs in Parramatta

- In the City of Parramatta, the predominant household type is couples with children, which accounts for 35.5% of all households. In total, 44.5% of households have at least one child.
 - In addition, the households that are likely to look for 2+ bedroom units are couples with children, one parent families, other families and group households. They form 50.7% of the total households in Parramatta.
 - High density dwellings have typically been associated with smaller households, including single people and couples without children. Despite the majority of households living in high density developments being lone persons, Figure 1 shows that 32.7% of families live in high density development, which is significantly higher than Greater Sydney (14.2%).
- Concerns is raised that the proposal too heavily favours smaller units. This will both limit the variety of dwellings available and will also limit the ability of tenants to relocate within the development.
 - It is noted that percentage of 3+ bed units is also low but acknowledge that an additional three-bedroom unit has been provided under the amended scheme.

strong demand for smaller, more efficient living spaces, reducing the need for additional home offices or fitness storage.

Recognising the evolving needs of future residents, we have strategically introduced dual-key apartments to enhance flexibility, choice, and long-term adaptability. This design allows units to function as either a larger family-style home or as separate, self-contained residences, catering to a broader demographic, including multi-generational families, young professionals, and sharers.

Key enhancements include:

- Intertency doors on Level 33 and 34, enabling the creation of two four-bedroom apartments to accommodate larger households if required.
- Dual-key apartments on Levels 8 to 25, increasing three-bedroom provisions from 5% to 9%, ensuring adaptability to shifting market demand.
- This brings the total 3 and 4 bed mix in dual key mode to 10% which is in line with Council's DCP.

With the inclusion of dual key units, each floor from level 8 to 25 will have the option for a 3-bedroom apartment, while levels 33 and 34 will offer a 4-bedroom option. The dual key configuration does not impact the internal amenities and solar access.

Given that there are no completed BTR developments within Parramatta CBD< this project presents an opportunity to establish a benchmark for flexibility and resident-driven design. These design choices align with State Policies, which recognise the distinct nature of BTR housing in terms of planning controls and tenant expectations. By incorporating versatile unit configurations, this development will continue to meet changing households needs well into the future.

- As such Council recommended that additional 2-bedroom units are provided and the provision of three-bedroom units be increased wherever possible.
- While it is not a substitute for full compliance, flexible floor plan options will improve the adaptability of the building and its unit mix. Methods could include 'soft wall construction'. Dual key or other construction methods that result in a building that is 'long life, lose fit'

Landscape Design

COP 2	• Council has reviewed the revised landscape report for the modification application and raised concern over the location of 4 x Tristaniopsis laurina (Watergum) trees, at ground level, that are shown to only be planted between 0.45-0.5m away from the approved building. This is not considered to be ideal. The proximity to the building means the trees will clash with the building façade, causing on-going building maintenance issues. Constant pruning will be required, resulting in the poor form, structure and overall decline of the proposed trees. The likely outcome of this will be the eventual removal of the trees from the site.	The Tristaniopsis laurina (Watergum) trees have been relocated 3m away from the building line as part of this amended proposal. Trees were conflicting with surface stormwater pipes have been removed.
COP 3	• Section B of the application's accompanying landscape report incorrectly illustrates the location of Tristaniopsis laurina and shows the tree as clashing with the building façade	The landscape plan has been amended to have to be consistent with the architectural plans with no clashing of the building façade.
COP 4	• Council requests the following changes to the landscape report: ◦ All trees at ground level are to be relocated a minimum 3m away from the edge of the building. Detail is to be provided in an amended report.	All trees have been relocated a minimum 3m away from the edge of the buildings. Please see attached Architectural plans for further detail.

○ Section A of the landscape report does not show the basement structure only 1.2m from the boundary extent, below the proposed planting strip/riparian zone. ○ Planting on structure details are to be provided showing substrate depth, drainage, waterproofing for all planting on structures, including planting over the basement at ground level. ○ Soil volume, depth and soil areas on podium and over the basement must meet the following prescribed standards in the Apartment Design Guide (ADG) – Part 4, 4P <i>Planting on Structures – Tools for improving the design of residential apartment development</i> (NSW Department of Planning and Environment, 2015): ▪ Typical tree planting on structure detail to show overall 800-1200mm soil depth. ▪ Soil volume to be reflective of proposed tree species size	The landscape plan has been amended to show basement extent in Section A. Please see attached amended plans for details. Planting on structure details has been provided on Sheet 701 please see attached landscape plan for further details. Trees are only proposed within the ground floor. Planting on structure diagram has been provided on page 15. Soil Depth and volume are both compliant with the provisions of the ADG.
Waste Collection	
COP 5 • Council requests that the applicant confirm whether there is sufficient space within the loading dock for the collection of bulky waste by Council's collection vehicles.	Swept Paths Analysis has been conducted by Stantec and has demonstrated there is sufficient space within the loading dock for an HRV. Bulky goods waste will be transported to the loading dock for the collection team by the building management team. Refer to Appendix 4 Swept Path and Vertical Clearance assessment 250407.
Traffic and Parking	
COP 6 On-Site Parking • The increase in carparking spaces is considered acceptable.	Noted.

COP 7	Driveway Gradients Confirm and provide a vertical clearance model to ensure all vehicles using the loading dock will not be scraping or bottoming and that, due to the incline of the truck, it will not collide with the adjacent wall.	The tilt barrier will only be activated during a flood event, therefore no trucks will cause any scraping within the day to day use. Stantec conducted a Swept Path Analysis and concluded that no adjustments to swept paths are required to accommodate the vehicle. Refer to Appendix 4 Swept path and Vertical Clearance assessment 250407.
Urban Design		
COP 11	Clay Cliff Creek Interface The ramp is within the 6m deep soil setback zone.	The amendments to the southern access ramp are a direct result of addressing the Consent Condition imposed by the IPC. The modification remains consistent with the stamped DA plans.
COP 12	Ground Floor The ground floor should be maintained at RL 7.00 whether partially or in its entirety.	This was addressed in Mod 1 and approved on 3 March 2025.
COP 13	First Floor The removal of the commercial lobby corridor facing Clay Cliff Creek is not ideal as it significantly reduces the natural light in the lobby space.	The impact of solar access is only limited to the commercial lobbies and does not reduce amenity impacts on any residential units. Tenancy R107 will continue to receive adequate sunlight as it faces north, it will receive sunlight for the longest part of the day. This modification continues to enhance the amenities of residents, with the northeast corner designed as a co-working space accessible to all residents which will benefit from optimal natural lights.
COP 14	Level 32 - Communal space is proposed to be reduced from 403.3m² to 318.5m² and does not comply with the ADG requirement. - The reduction in communal space is not supported.	The reduction in communal space on Level 32 is a result of the reconfiguration of the floor plan. Notwithstanding this, the Level 2 amenity layout has been significantly improved to allow larger amenity spaces as well as the provision of additional WFH spaces proposed within Level 1 of the development.
COP 15	Height of Building It would be councils' preference to maintain the approved ground floor RL (7.00) maintaining the total height of the building within the approved parameters.	This was addressed in Mod 1 and approved on 3 March 2025.
COP 16	Total GFA	The main reason for the GFA not changing as part of this modification is due to the changes to the window walls within the tower. The thicker wall types have

	- Clarification is sought for the minimal increase in the proposed GFA - A clear GFA diagram should be prepared and submitted.	led to an incremental reduction on each level which offsets the introduction of the additional units. Please see the attached GFA plans for further details. In addition, the design development of level 1 area adjustments have occurred within the podiums to suit the finer details of the facades.
COP 17	'NOVUS' Sign - The sign wasn't part of the original consent and should not be part of this modification. - All signage references are to be deleted from all plans	A separate application will be prepared and submitted to seek approval for the signage. All references have been removed from the plan.
Universal Access		
COP 18	Platform Lift and Universal Access Entry Points Concerns regarding the provision of the platform lift to the north of the development and the apparent non-compliant universal access entry points.	No changes have been proposed to the existing platform lifts and does not form part of this modification.
COP 19	Footpaths The distortion of the footpath to suit built conditions will not be accepted and all level variances are to be taken up within the site boundary.	Noted and continues to comply.
COP 20	Adaptable Units The changes to unit 2A are extensive and the work required to convert this unit to a post-adaptable state is inconsistent with the principles of AS 4299.	There have only been minimal changes proposed to Unit 2A and the spatial are in line with the stamped DA plans. The development is for a BTR and the cost of conversion is the Owner's responsibility (Novus) and does not rely on the tenants or future residents. The adaptable units continue to be designed to comply with Liveable Housing Australia standards and continue to comply.

4.2 COMMUNITY SUBMISSIONS

Four community submissions were received during the public exhibition for this modification. The submission is summarised in the left column and a response is provided in the right column.

Table 2 Response to submissions Community

No.	Summary of Matter(s)Issues Raised	Applicant Response
Over Development		
C 1	- Parramatta is being over-developed - Strain on local infrastructure and public amenities - Building height is out of character	The approved development and proposed modifications are consistent with the scale and built form envisaged in the relevant Environment Planning Instruments. The proposal continues to respond directly to the vision and objectives set out across several key Federal, State and Local Government initiatives and policies which include: - National Housing Accord 2022 - NSW State and Premier's Priorities - Greater Sydney Region Plan – A Metropolis of Three Cities - Housing 2041 - City of Parramatta Local Strategic Planning Statement - Better Placed - Connecting to Country Framework
Traffic		
C 2	Adverse traffic congestion and parking overflow	The environmental impacts of the approved development, including transport, infrastructure were assessed as part of the original application and was deemed acceptable. Traffic Impact attached as part of this application concludes as follows: <i>“Overall, the revised scheme satisfies parking requirements from the relevant controls and the additional vehicle and person-based trips are expected to be minimal. Considering the above assessments, the revised schemes is considered appropriate from a transport perspective”</i>

Amenities		
C 3	Concern with loss of green space and sunlight	The proposed building height result in no additional overshadowing to Experiment Farm and is consistent with all relevant Environmental Planning Instruments.
	Concerns with noise and dust from construction	Matters regarding noise and dust during construction has been considered as part of the assessment of the original application and was deemed acceptable.

5. UPDATED PROJECT JUSTIFICATION

The submissions received have identified several detailed questions or clarifications in relation to the proposal. It is important to note that none of the submissions has triggered the need to significantly alter or review the project as a whole. Additional information and modest amendments have been undertaken and that will assist in the assessment of the project.

In responding to the matters raised and design progression, the architectural design of the proposal has undergone some modest responsive changes. This report has identified and assessed the changes comprising the following:

- Minor reconfiguration to the internal layout.
- Adjustments to balcony and slabs.
- Introduction of dual key arrangement.
- Amendments to proposed landscaping.

Items	Updates
<u>Basement 1</u>	- Diesel fuel room in Basement 1 is renamed as Store. Diesel generator is relocated to upper mezzanine, the room housing the electrical standby plant due to services coordination.
<u>Lower Mezzanine</u>	- Conversion of parent/prayer room into a Building Manager's Store. - Updated bicycle parking to 117 spaces.
<u>Ground floor</u>	- Reconfiguration of egress south of the floodgates and landscaping
<u>Level 2</u>	- Gym terrace reduced - Deletion of second door and extension of planter - Column shift at the southern balcony - Increase wellness terrace by reduction of the planter
<u>Level 3/ 4-6/ 7</u>	- Slight adjustment to balcony and slab
<u>Level 8/9-25</u>	- Introduction of dual key apartments without impacting internal amenities or solar access.
<u>Level 33</u>	- Reduction in service access corridor

Accordingly, the overall Project Justification encapsulated in the submitted Modification report is not fundamentally altered or changed and therefore remains relevant.

The modification remains substantially the same as originally approved and is supportable with regards to the environmental, social and economic impacts.

6. APPENDICES

No.	Subject	Consultant
1.	Drawing Sheet	Rothelowman
2.	Architectural Drawings	Rothelowman
3.	Landscape Design Report	Land FX
4.	Swept path and Vertical Clearance assessment	Stantec
5.	Traffic Impact Assessment	Stantec
6.	Passive Tilt Barriers Letter	Water Technology