

A1 Development Description

Replace entire condition

Reason: To reflect updated design

Except as amended by conditions of this approval (including Condition A 16), project approval is granted for the following:

- 589 residential apartments comprised of:
 - 81 x studio apartments;
 - 312 x 1-bedroom apartments;
 - 180 x 2-bedroom apartments; and
 - 16 x 3-bedroom apartments.
- A 448 m² archaeological interpretation centre;
- A 665 m² conference centre;
- Construction and use of a new mixed use development with a maximum GFA of 47,247 m².
- Operation and use of six levels of basement car park accommodating 574 car parking spaces (inclusive of 11 stacked spaces), 14 motorbike spaces and 70 bicycle parking spaces.

A2 Approved plans stamped by the Department

Replace table

Reason: To reflect updated design

Drawing no.	Revision	Drawn by	Date
Architectural drawings			
0000	10	Allen Jack & Cottier	23 March 2015
0002	5	Allen Jack & Cottier	23 March 2015
0003	6	Allen Jack & Cottier	23 March 2015
2000	12	Allen Jack & Cottier	23 March 2015
2001	7	Allen Jack & Cottier	23 March 2015
2002	7	Allen Jack & Cottier	23 March 2015
2003	7	Allen Jack & Cottier	23 March 2015
2004	7	Allen Jack & Cottier	23 March 2015
2005	7	Allen Jack & Cottier	23 March 2015
2006	7	Allen Jack & Cottier	23 March 2015
2100	8	Allen Jack & Cottier	23 March 2015
2101	8	Allen Jack & Cottier	23 March 2015
2102	9	Allen Jack & Cottier	23 March 2015
2103	7	Allen Jack & Cottier	23 March 2015
2104	9	Allen Jack & Cottier	23 March 2015
2112	7	Allen Jack & Cottier	23 March 2015
2117	4	Allen Jack & Cottier	23 March 2015
2118	5	Allen Jack & Cottier	23 March 2015
2119	9	Allen Jack & Cottier	23 March 2015
2120	5	Allen Jack & Cottier	23 March 2015
2121	6	Allen Jack & Cottier	23 March 2015
2126	9	Allen Jack & Cottier	23 March 2015
2127	8	Allen Jack & Cottier	23 March 2015
2128	7	Allen Jack & Cottier	23 March 2015
2129	7	Allen Jack & Cottier	23 March 2015

2200	8	Allen Jack & Cottier	23 March 2015
2300	7	Allen Jack & Cottier	23 March 2015
2301	4	Allen Jack & Cottier	23 March 2015
2303	6	Allen Jack & Cottier	23 March 2015
3100	8	Allen Jack & Cottier	23 March 2015
3101	11	Allen Jack & Cottier	23 March 2015
3102	9	Allen Jack & Cottier	23 March 2015
3103	9	Allen Jack & Cottier	23 March 2015
3200	9	Allen Jack & Cottier	23 March 2015
4100	8	Allen Jack & Cottier	23 March 2015
4101	8	Allen Jack & Cottier	23 March 2015
4102	4	Allen Jack & Cottier	23 March 2015
4103	4	Allen Jack & Cottier	23 March 2015
Landscape drawings			
LA01	A	TaylorBrammer	26 February 2015
LA02	B	TaylorBrammer	20 June 2014
LA03	A	TaylorBrammer	20 June 2014
LA05	A	TaylorBrammer	18 June 2014
LA06	A	TaylorBrammer	20 June 2014

B4 Section 96A Contribution

Section 94A contributions to be updated

B19 Number of car parking, motorbike and bicycle parking spaces

Replace entire condition

Reason: To reflect updated parking numbers

The approved car parking, bicycle parking and motorbike parking is as follows:

- 574 car spaces. A total of 527 of these car spaces are approved for the multi-unit dwellings. For all other uses, 47 car spaces are approved; and
 - 14 motorbike parking spaces and 70 bicycle parking spaces.
- 1) Details and drawings showing the car parking allocation for each use 1 and the loading arrangements shall be submitted for the approval of the Director-General, prior to the issue of the first Construction Certificate.
 - 2) Individual non-residential uses must not exceed each maximum requirement for that type of use under the Council's LEP.
 - 3) Any future strata subdivision shall reflect the car parking allocation as approved above.

Note 1: The breakdown and allocation is to be in accordance with the Council's LEP and is required to indicate: residential spaces, residential spaces for persons with a disability and residential visitor spaces; serviced apartment spaces, serviced apartment spaces for persons with a disability; spaces for retail customer and for retail staff (based on Council's LEP requirement for 'Shops'); and spaces for commercial use. Where the final use of tenancies is unknown, a scenario for the allocation of uses is to be provided.

B26 GFA and height certification

Replace entire condition

Reason: To reflect amended GFA

A Registered Surveyor must certify that the Gross Floor Area (GFA) of the building does not exceed 47,247 m², and the maximum height of the building does not exceed RL 112.4 m. Details shall be provided to the Certifying Authority demonstrating compliance with this condition prior to the issue of the first Construction Certificate for works above ground floor level (RL 7.5).

Note: 'Height' (building height) is as defined in Standard Instrument (Local Environmental Plans) Order 2006. Accordingly, the height of the architectural roof feature on the northern elevation may exceed RL 112.4 m, however it shall not exceed a maximum of RL 123.23 m.

E7 Landscaping

Replace entire condition

Reason: Landscape plans approved under condition A1 rather than condition A16

All landscaping shall be implemented in accordance with the Landscape Plan approved under Condition A16 prior to the issue of an Occupation Certificate.

Note: In the event that Occupation Certificates are issued on a level by level basis, all landscaping to the level(s) being certified must be installed prior to the issue of the corresponding Occupation Certificate.

E16 Noise mitigation measures

Replace entire condition

Reason: Updated report revision/date

Prior to the issue of the first Occupation Certificate, all noise mitigation measures identified in section 6 of the V by Crown, 45 Macquarie Street, Parramatta Noise Impact Assessment (Revision 1) prepared by Acoustic Logic and dated 13 August 2014, must be installed to the satisfaction of the PCA.

Note: In the event that Occupation Certificates are issued on a level by level basis, all noise mitigation measures relevant to the level(s) being certified must be installed prior to the issue of the corresponding Occupation Certificate.

E17 Wind mitigation measures

Replace entire condition

Reason: Updated report revision/date

Prior to the issue of the first Occupation Certificate, all wind mitigation measures identified in section 6 of the Pedestrian Wind Environment Study V by Crown, Macquarie Street, Parramatta (Revision 1) prepared by Windtech and dated 17 July 2014, must be installed to the satisfaction of the PCA.

Note: In the event that Occupation Certificates are issued on a level by level basis, all noise mitigation measures relevant to the level(s) being certified must be installed prior to the issue of the corresponding Occupation Certificate.

E18 Reflectivity measures

Replace entire condition

Reason: Updated report revision/date

Prior to the issue of the first Occupation Certificate, the mitigation measures identified in section 3 of the Solar Light Reflectivity Analysis V by Crown, Parramatta (Revision 2) prepared by Windtech and dated 30 Jul 2014, must be installed to the satisfaction of the PCA.

Note: In the event that Occupation Certificates are issued on a level by level basis, all reflectivity mitigation measures relevant to the level(s) being certified must be installed prior to the issue of the corresponding Occupation Certificate.

E19 GFA and height certification

Replace entire condition

Reason: To reflect amended GFA

A Registered Surveyor must certify that the Gross Floor Area (GFA) of the building does not exceed 47,247 m², and the maximum height of the building does not exceed RL 112.4 m. Details shall be provided to the PCA demonstrating compliance with this condition prior to the issue of the relevant Occupation Certificate.

Note: 'Height' (building height) is as defined in Standard Instrument (Local Environmental Plans) Order 2006. Accordingly, the height of the architectural roof feature on the northern elevation may exceed RL 112.4 m, however it shall not exceed a maximum of RL 123.23 m.

F14 Separation of serviced apartment and residential uses

Delete entire condition

Reason: Serviced apartments are no longer proposed