

Planning Report

S75W Application

330 Church Street, Parramatta

Add apartments to Level 54 of the west tower

21 July 2016

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Annexure 1: Approved Plans

Annexure 2: Proposed Plans

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.

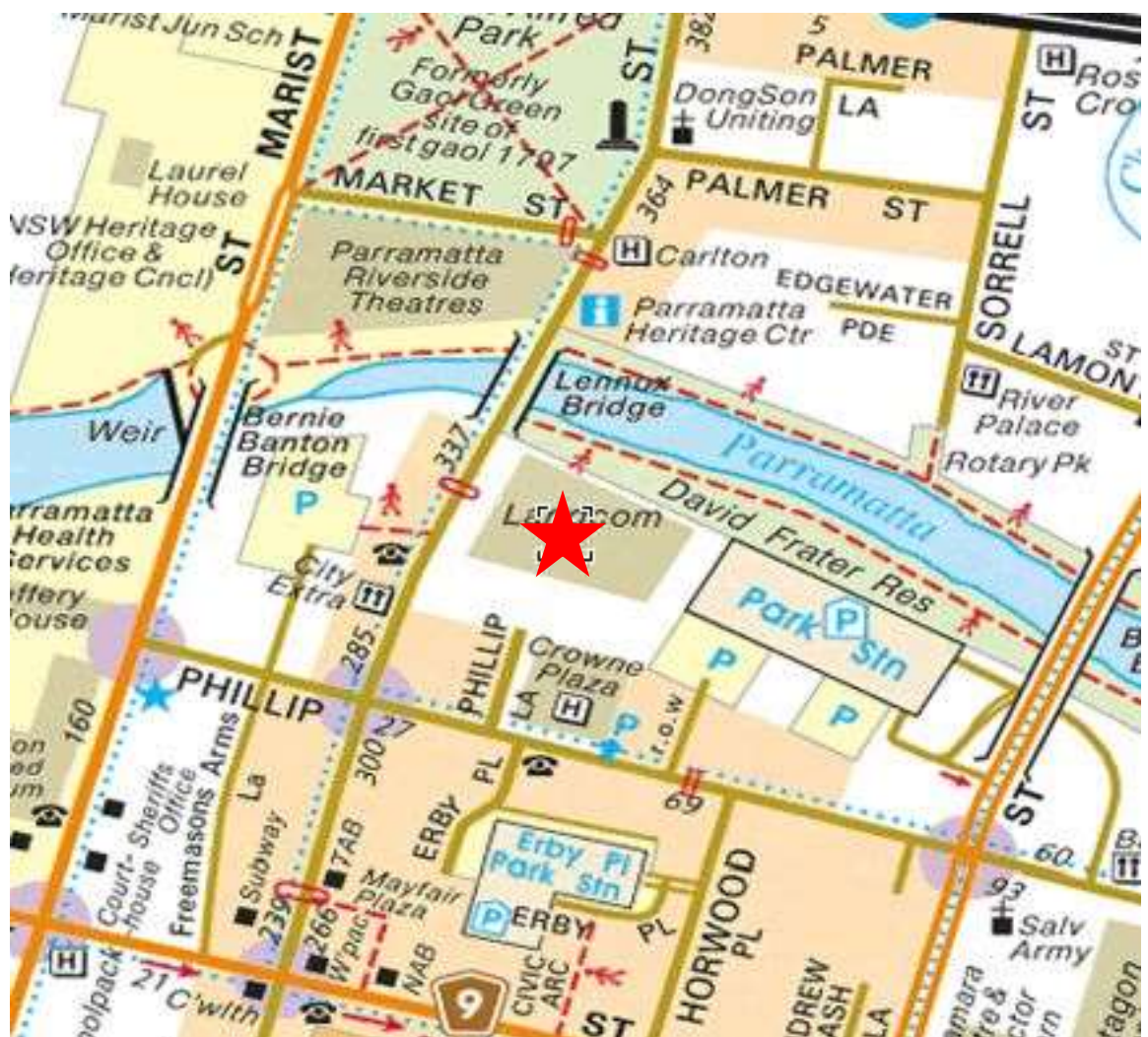


Figure 1: Location of subject site (marked with star)



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 ~~63,979~~ 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_21	Cover	12/02/15 <u>13/07/16</u>
A154	14_12	Plan - Level 54 Plant	12/12/14 <u>13/07/16</u>
A155	14_12	Plan - Level 55 Roof Plant	12/12/14 <u>13/07/16</u>
A300	14_15	Elevations - Site	12/12/14 <u>13/07/16</u>
A354	9_10	Elevations – West Tower	20/03/14 <u>13/07/16</u>
A355	8_9	Elevations – West Tower	06/03/14 <u>13/07/16</u>
A550	18_19	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											
<p>Apartments are required to have the following minimum internal areas:</p> <table border="1" style="margin-left: 20px;"> <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> <p><i>The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m² each.</i></p> <p><i>A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m² each.</i></p>	Apartment type	Minimum internal area	Studio	35m ²	1 bedroom	50m ²	2 bedroom	70m ²	3 bedroom	90m ²	Both apartments have an internal floor area of 139 and 147 sqm.
Apartment type	Minimum internal area										
Studio	35m ²										
1 bedroom	50m ²										
2 bedroom	70m ²										
3 bedroom	90m ²										
<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.										
<p><i>Living rooms or combined living/dining rooms have a minimum width of:</i></p> <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
4E Private Open Space and Balconies	
<i>All apartments are required to have primary balconies minimum area 12 sqm and 2.4 metre depth.</i>	Unit U5401 has a balcony of 14 sqm. 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.
4F Common Circulation and Spaces	
<i>The maximum number of apartments off a circulation core on a single level is eight.</i>	Two apartments are located at Level 54.
4G Storage	
<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>	Each apartment is provided with storage space internally that can accommodate 10m ³ .

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



NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

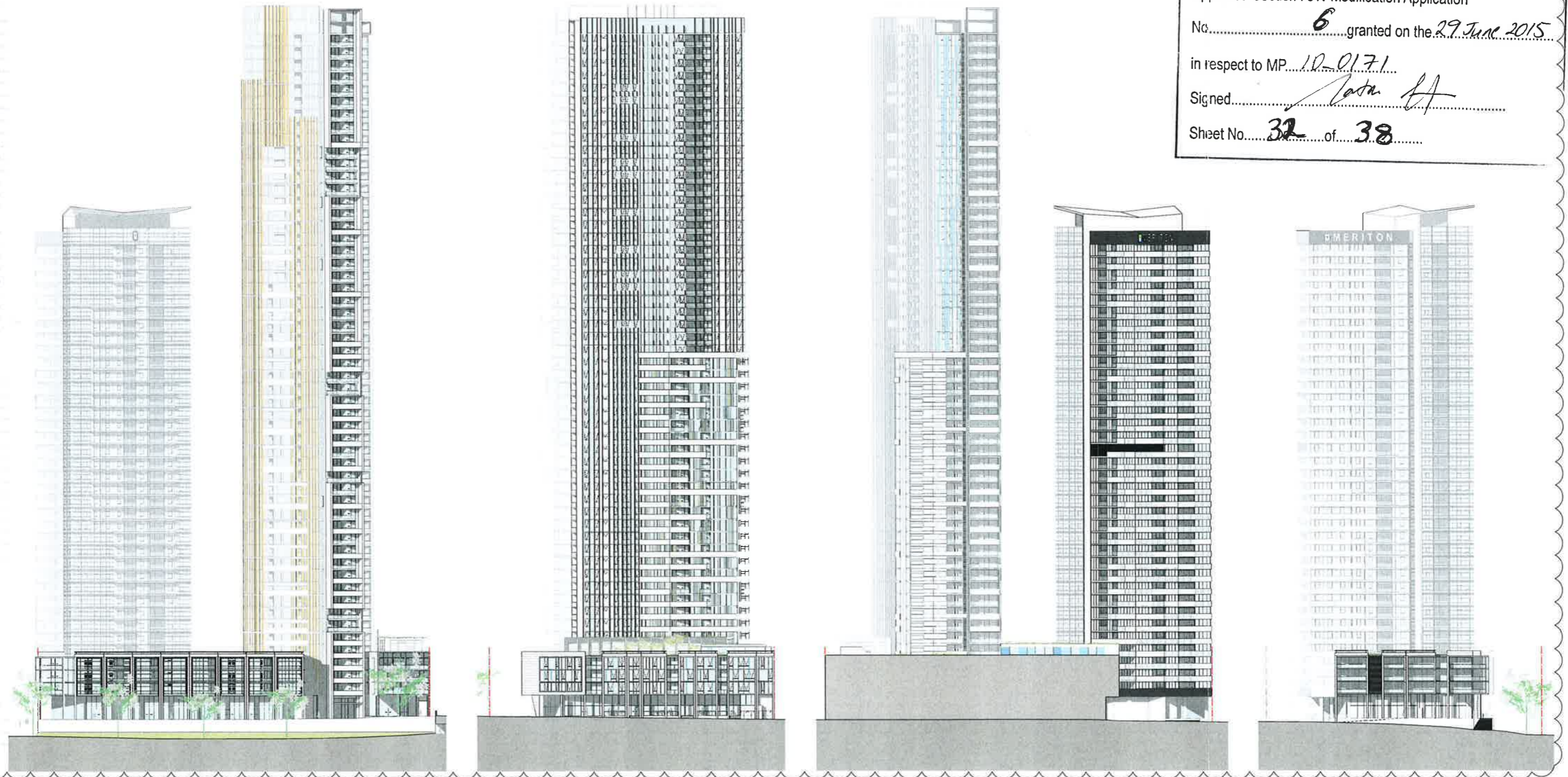
Approved Section 75W Modification Application

No. 6 granted on the 29 June 2015

in respect to MP 10-0171

Signed [Signature]

Sheet No. 32 of 38



01 ELEVATION - NORTH
1:500 @A1

02 ELEVATION - WEST
1:500 @A1

03 ELEVATION - SOUTH
1:500 @A1

04 ELEVATION - EAST
1:500 @A1

GENERAL LEGEND

-ALL ARCHITECTURAL DRAWINGS AND DOCUMENTS TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS AND REPORTS FOR ALL EXTERNAL LEVELS REFER LANDSCAPE DRAWINGS
-USE FIGURE DIMENSIONS ONLY - DO NOT SCALE FROM DRAWINGS. IF UNSURE CONFIRM DIMENSIONS WITH ARCHITECT PRIOR TO PROCEEDING
-COPYRIGHT: TONY CARO ARCHITECTURE
-DIGITAL FILES ARE ISSUED FOR INFORMATION ONLY. CHANGES MUST NOT BE MADE TO DOCUMENTS WITHOUT ARCHITECT'S CONSENT

LEGEND - EXTERNAL FINISHES

AVB ALUMINIUM VERTICAL BLADE - VARYING DEPTHS (300-450/600mm)
ALG ALUMINIUM LOUVER SCREENS
ALV ALUMINIUM LOUVER VENT TO 1" DARK BRONZE
BLG BALUSTRADE - GLASS
BLC BALUSTRADE - CONCRETE WITH PAINTED FINISH OR SIMILAR
BLM BALUSTRADE - METAL
G_1 GLAZING TYPE 1 - CLEAR
G_2 GLAZING TYPE 2 - TRANSLUCENT GLASS, COLOUR TBA
G_3 GLAZING TYPE 3 - OPAQUE FILM APPLIED COLOUR TBA

PC_1 PRECAST CONCRETE SPANDREL PANELS WITH PENETRATING PAINT FINISH OR SIMILAR IN NATURAL WHITE
PC_2 SMOOTH PRECAST CONCRETE WITH PAINTED FINISH (NATURAL WHITE) OR SIMILAR
PC_3 SMOOTH PRECAST CONCRETE WITH PAINTED FINISH (GREY PEBBLE) OR SIMILAR
PC_4 PRECAST CONCRETE WITH VERTICAL TEXTURE AND PENETRATING PAINT FINISH OR SIMILAR IN 'GREY PEBBLE'
PPS PERFORATED METAL SCREEN

SSC SAW-CUT SANDSTONE GLAZING
SPF STEEL PORTAL FRAME WITH MICA-GLOSS PAINT FINISH
AHS ALUMINIUM HORIZONTAL BLADES IN DARK BRONZE
SCP STEEL CORNICE, POWDER-COATED IN DULUX ELECTRO DARK BRONZE
VGB VERTICAL GLASS BLADE - COLOUR TBC

DRAWING PREPARED FOR
MERITON
MERITON APARTMENTS
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32	13/01/15	Approved for Application	JC	JC

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DRAWINGS AND SPECIFICATIONS BUILDER TO ALLOW FOR DEFLECTION TO ALL GLASS AS REQUIRED TO STRUCTURAL ENGINEERS. SPECIFICATION CAD DOCUMENTS ARE ISSUED FOR INFORMATION ONLY. CHANGES ARE NOT TO BE MADE TO ANY DOCUMENTATION WITHOUT THE ARCHITECT'S WRITTEN APPROVAL. TCA TAKES NO RESPONSIBILITY FOR THE ELECTROSTATIC TRANSMISSION DIMENSIONS OR ACCURACY OF THESE DRAWINGS. CEILING LEVEL AT INDICATED DISTANCE FROM FINISHED FLOOR LEVEL. FOR ALL EXTERNAL LEVELS REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.

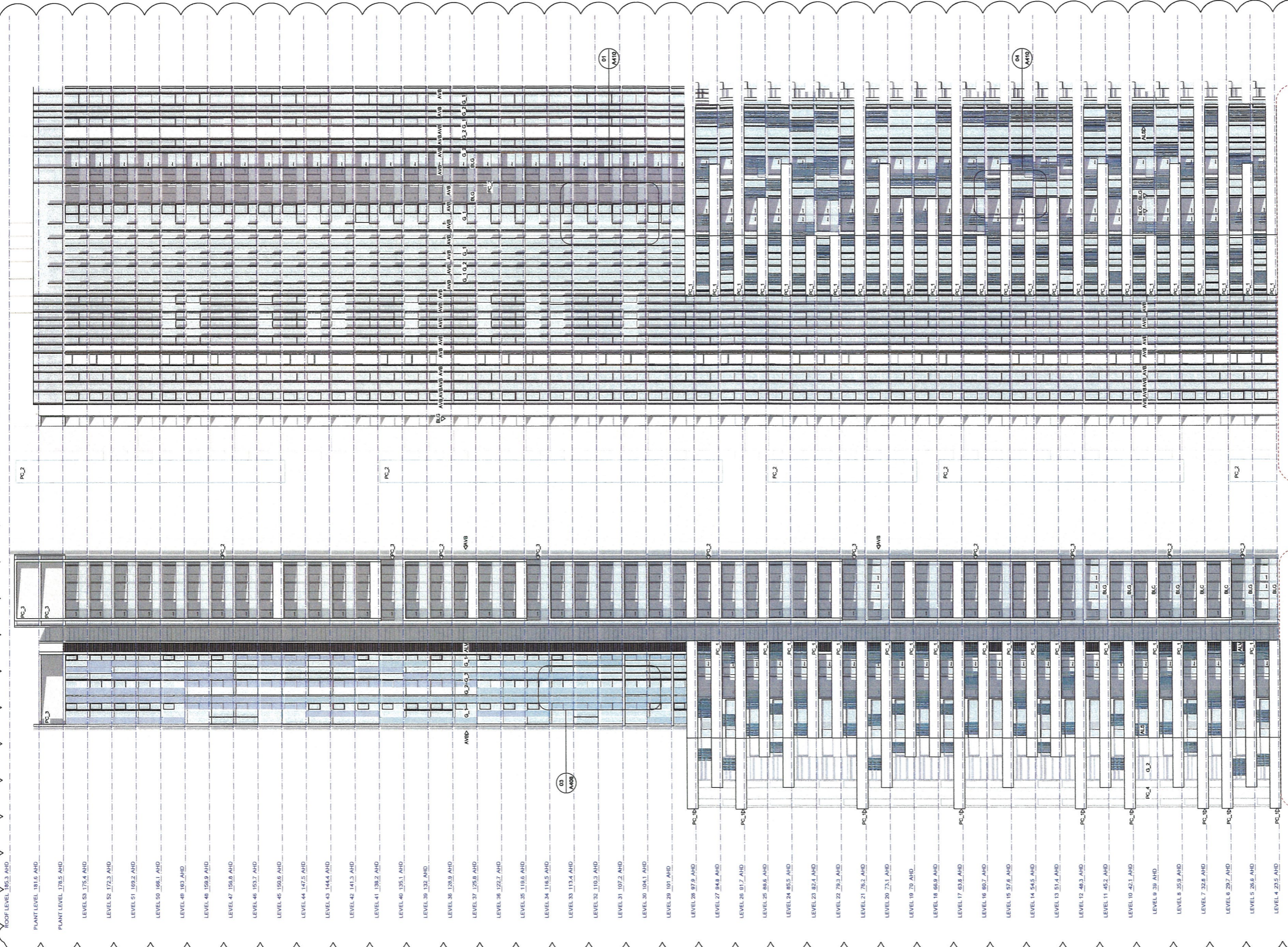
PROJECT: RIVERFRONT APARTMENTS
330 CHURCH STREET
PARRAMATTA NSW
SCALE: 1:500
DATE: 13/01/15
DRAWN BY: JC
CHECKED BY: JC
STATUS: A
PAGE NO: 32
TOTAL PAGES: 38

ELEVATIONS - SITE
A300

Issued under the Environmental Planning and Assessment Act 1979
Approved Section 75W Modification of Development Application No. 4 granted on the 14/11/14

In respect to MP 15-0171

Signed: *Alwan*
Sheet No. 36 of 50
REFER TO PODIUM ELEVATIONS



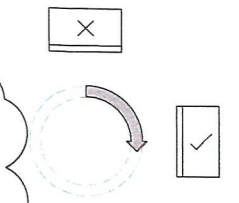
REFER TO PODIUM ELEVATIONS

LEGEND - EXTERNAL FINISHES
PC-1 PRECAST CONCRETE SPANDREL PANELS WITH PENETRATING PAINT
PC-2 FINISH OR SIMILAR IN NATURAL WHITE
PC-3 WHITE OR SIMILAR
PC-4 PRECAST CONCRETE WITH VERTICAL TEXTURED FINISH
PFS PERFORATED METAL SCREEN
B.C. BALUSTRADE - CONCRETE WITH PAINTED FINISH OR SIMILAR
B.G. GLAZING TYPE 1 - CLEAR
O-1 GLAZING TYPE 1 - CLEAR
O-2 GLAZING TYPE 1 - CLEAR
O-3 GLAZING TYPE 3 - OPAQUE FILM APPLIED, COLOUR TBA

GENERAL LEGEND
- CHANGES AND DOCUMENTS TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS AND REPORTS
- FOR ALL EXTERNAL LEVELS REFER TO LANDSCAPE DRAWINGS AND REPORTS
- UNLESS OTHERWISE SPECIFIED, DIMENSIONS OF ACCURACY OF THESE DRAWINGS, CEILING LEVEL AT NOMINATED DISTANCE FROM FINISHED FLOOR LEVEL, FOR ALL EXTERNAL LEVELS REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.

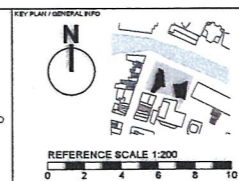
PODIUM LEVEL 3 20.9 AHD
PODIUM LEVEL 2 17.1 AHD
PODIUM LEVEL +1 1.4 AHD
ETAL MEZZANINE 11.28 AHD
ETAL MEZZANINE 11.1 AHD
GROUND CHURCH 0.56 AHD

- ROOF LEVEL 185.3 AHD
- PLANT LEVEL 181.6 AHD
- PLANT LEVEL 178.5 AHD
- LEVEL 53 175.4 AHD
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- LEVEL 4 23.5 AHD



RIVERFRONT APARTMENTS
330 CHURCH STREET
PARRAMATTA NSW

ELEVATIONS - WEST TOWER



SCALE	1:250	PAGE SET	A1	STATUS	A
Date	02/14	RD			
		D			

A355

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KEY CONSULTANT INFO	EFFICIENT LIVING TRACEY COOKES 9049 0332 tracey@efficientliving.com.au	SOLAR ACCESS HEGRIES NIBHAD AL-JHAILY 9427 8100 nibhad@hedgey.com.au	TRAFFIC TPA ROSE NETTLE 0416 189 856 tpa@tpa.com.au
KEY CONSULTANT INFO	LANDSCAPE GUY STURT & ASSOC 617 STURT 6211 3744 guy@sturtassociates.com.au	STRUCTURAL BONACCI GROUP TBA HOME 6247 6400 tba@bonaccigroup.com	HYDRAULIC TBA TBA TBA

REVISION REGISTER	ISSUE REGISTER																																																																																																																																																																																																																																																																																																																		
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DRAWING PREPARED FOR:
MERITON
MERRITON APARTMENTS
LEVEL 11, 7 GLEN ST MILSONS POINT
NSW 2051 SYDNEY AUSTRALIA
T 99549100 F 99549133
WWW.TONYCAROARCHITECTURE.COM.AU

BY:
TONY CARO ARCHITECTURE PTY LTD
100/100 GLEN ST MILSONS POINT
NSW 2051 SYDNEY AUSTRALIA
T 99549100 F 99549133
WWW.TONYCAROARCHITECTURE.COM.AU



LEVEL 00 | GFA



LEVELS 01-03 | GFA



LEVEL 04 | GFA



LEVELS 5-19 | GFA



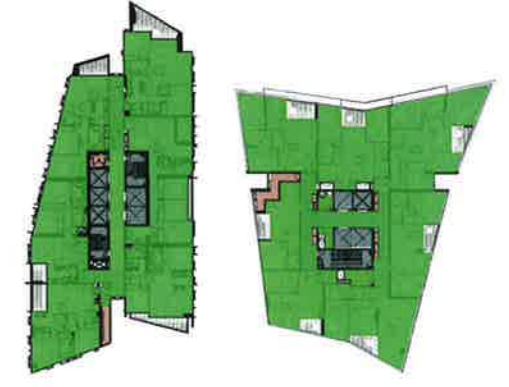
LEVEL 20 | GFA



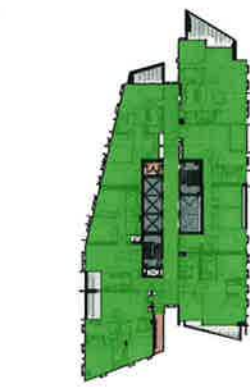
LEVELS 21-27 | GFA



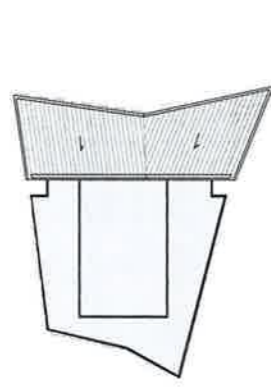
LEVEL 28-33 | GFA



LEVEL 34-36 | GFA



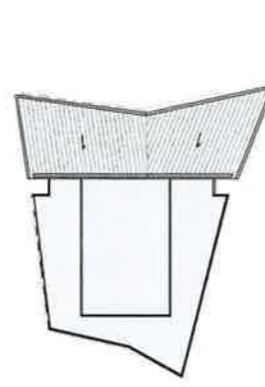
LEVELS 37-40 | GFA



LEVELS 41-44 | GFA



LEVELS 45-53 | GFA



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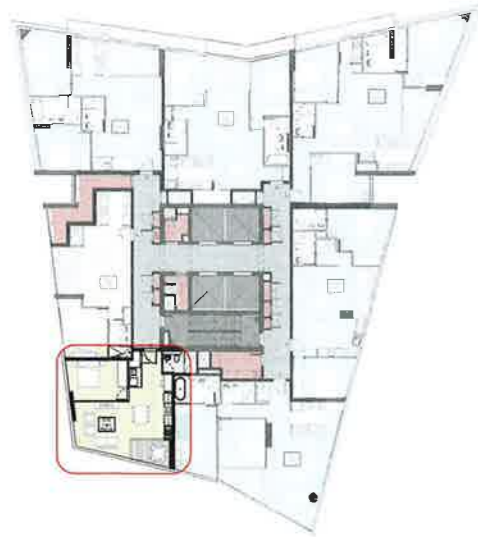
Approved Section 75W Modification Application
No. 6 granted on the 29 June 2015

in respect to MP 10-0171

Signed [Signature]

Sheet No. 35 of 38

LEVEL	WEST TOWER	EAST TOWER	NO FLOORS	TOTAL
45-53	615.1		9	5535.8
41-44	606.3		4	2425.2
37-40	615.1		4	2461.2
34-36	615.1	659.3	3	3623.2
28-33	605	659.3	6	7585.8
	696	659.3	7	9487.1
	696	548	1	1244
5-19	696	659.3	15	20329.5
1	2152.4		1	2152.4
03	1486.6		1	1486.6
02	1486.6		1	1486.6
01	1486.6		1	1486.6
00 MEZZ	1364.7		1	1394.7
00	3080.8		1	3080.8
SITE AREA - 67635QM + 7205QM BONUS				
TOTAL GFA				63978.8
FGR				8.55 1




LEVELS 5 - 9



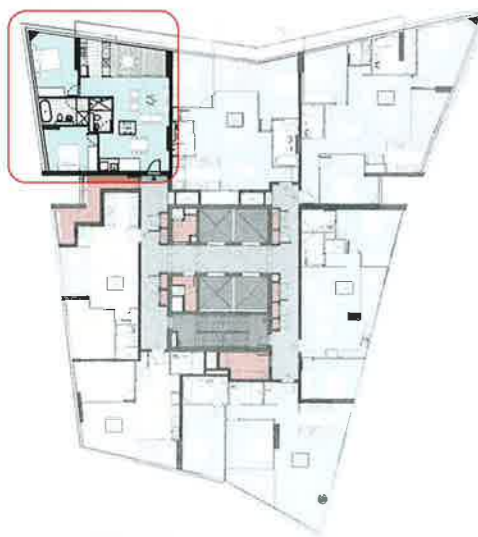
PREVIOUS PLAN



PROPOSED ADAPTED PLAN


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. 37 of 38

01 EAST TOWER - ADAPTED DWELLING 01
NTS



LEVEL 5 - 9



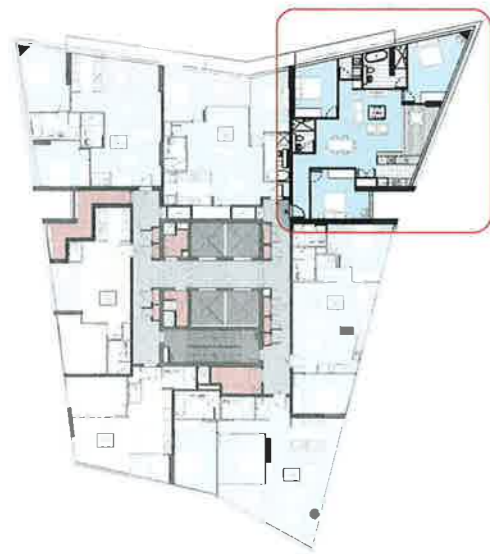
PREVIOUS PLAN



PROPOSED ADAPTED PLAN

02 EAST TOWER - ADAPTED DWELLING 02
NTS

 MERITON APARTMENTS LEVEL 11 MERITON TOWER 520 KENT STREET, SYDNEY NSW 2008 AUSTRALIA T 95649100 F 95649133 WWW.TONYCAROARCHITECTURE.COM.AU	DRAWING PREPARED FOR MERITON APARTMENTS LEVEL 11 MERITON TOWER 520 KENT STREET, SYDNEY NSW 2008 AUSTRALIA T 95649100 F 95649133 WWW.TONYCAROARCHITECTURE.COM.AU	ISSUE REGISTER No. Date Issue 1 12/01/15 Approved for Application 2 12/01/15 Revised after Application	REVISION REGISTER No. Date Issue 1 12/01/15 Revised after Application	LEGEND KEY CONSULTANT INFO LANDSCAPE: GUY STURT & ASSOC GUY STURT 0211 2144 g.sturt@turbid.com.au STRUCTURAL: BONACCI GROUP TIM HOARE 9557 4476 tim@bonaccigroup.com HYDRAULIC: TBA TBA TBA	KEY CONSULTANT INFO BASES: EFFICIENT LEVVIS TRACEY COOLES 1941 8855 tracey@efficientlevvis.com.au SOLAR ACCESS: HERMES RENZO ALVARADO 9421 8100 renzo@hermesdesign.com.au TRAFFIC: TERN ROSS HETTYE 8485 9636 ross@tern.com.au	GENERAL NOTES DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE AND RESOLVE ANY DISCREPANCIES BEFORE PROCEEDING. COPYRIGHT OF THIS DRAWING AND THE DESIGN IS RESERVED TO THE PROPERTY OF TONY CARO ARCHITECTURE. BUILDER TO EXAMINE SITE AND VERIFY SITE CONDITIONS PRIOR TO COMMENCING WORK. GUILDER TO CONFIRM BUILDING SETOUT PRIOR TO COMMENCING WORK. ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER ARCHITECTURAL DETAILS, SCHEDULES AND SPECIFICATIONS. ALL ARCHITECTURAL DRAWINGS AND DOCUMENTS TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS.	DRAWINGS AND SPECIFICATIONS: BUILDER TO ALLOW FOR DEVIATION TO ALL SLABS AS REQUIRED TO STRUCTURAL ENGINEERS SPECIFICATION. CAD DOCUMENTS ARE ISSUED FOR INFORMATION ONLY. CHANGES ARE NOT TO BE MADE TO ANY DOCUMENTATION WITHOUT THE ARCHITECT'S WRITTEN APPROVAL. TCA TAKES NO RESPONSIBILITY FOR THE ELECTRICAL TRANSMISSION DIMENSIONS OR ACCURACY OF THESE DIMENSIONS. LEVELING LEVELS AT INDICATED DISTANCE FROM FINISHED FLOOR LEVEL. FOR ALL EXTERNAL LEVELS REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.	KEY PLAN (SEE PAGE 37) REFERENCE SCALE 1:100 0 1 2 3 4 5	PROJECT: RIVERFRONT APARTMENTS 330 CHURCH STREET PARRAMATTA NSW DRAWING NAME: Plans_Adapted Apartments A651	SCALE: 1:50 DATE: FEB 2011 DRAWN BY: RD CHECKED BY: A PROJECT NUMBER: 12/01/15	SHEET: A1 OF: 1 PRELIMINARY DATE: TC PAGE: 1
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LEVEL 9 ONLY

01 EAST TOWER - ADAPTED DWELLING 03
NTS



PRE-ADAPTATION



POST-ADAPTATION

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. 38 of 38

<p>MERITON MERITON APARTMENTS LEVEL 11, MERITON TOWER 578 KENT STREET, SYDNEY</p> <p>TONY CARO ARCHITECTURE PTY LTD LEVEL 1, 2 GLEN ST MILSONS POINT NSW 2061 SYDNEY AUSTRALIA T 94645100 F 94645133 WWW.TONYCAROARCHITECTURE.COM.AU</p>	<p>DATE REGISTERED FOR</p> <p>1 12/15 Issued at the Application</p>	<p>REVISION REGISTER</p> <p>NO A 12/15 Revised at the Application</p>	<p>LEGEND</p>	<p>KEY CONSULTANT INFO</p> <p>LANDSCAPE GUY STURT & ASSOC GUY STURT 0211 2244 guy@sturtss.com.au</p> <p>STRUCTURAL BONACCI GROUP TIN HOARE 847 8400 tin@bonaccigrp.com</p> <p>HYDRAULIC TBA TBA TBA</p>	<p>KEY CONSULTANT INFO</p> <p>BASEX EFFICIENT LIVING TRACEY COOLES 0645 8332 lucy@efficientliving.com.au</p> <p>SOLAR ACCESS HEQDES NEHAD AL-NAJALY 0457 8100 naha@alnahajly.com.au</p> <p>TRAFFIC TPA ROSS MITCHELL 0415 189 004 tpe@tpa.com.au</p>	<p>GENERAL NOTES</p> <p>DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE AND RESOLVE ANY DISCREPANCIES BEFORE PROCEEDING. COPYRIGHT OF THIS DRAWING AND THE DESIGN EXCLUDED REMAIN THE PROPERTY OF TONY CARO ARCHITECTURE. BUILDER TO EXAMINE SITE AND VERIFY SITE CONDITIONS PRIOR TO COMMENCING WORK. BUILDER TO CONFIRM BUILDING SETOUT PRIOR TO COMMENCING WORK. ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER ARCHITECTURAL DETAILS, SCHEDULES AND SPECIFICATIONS. ALL ARCHITECTURAL DRAWINGS AND DOCUMENTS TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS.</p>	<p>KEY PLAN / ORIENTAL VIEW</p> <p>REFERENCE SCALE 1:100</p>	<p>RIVERFRONT APARTMENTS</p> <p>330 CHURCH STREET PARRAMATTA NSW</p> <p>Plans Adapted Apartments</p>	<p>SCALE 1:50</p> <p>DATE FEB 2015</p> <p>REV DATE 12/01/15</p> <p>PAGE NO. A1</p> <p>DEPARTMENT RD</p> <p>REV A</p> <p>PRELIMINARY</p> <p>APPROVED BY TC</p> <p>SHEET 1</p>	<p>A652</p>
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Annexure 2: Proposed Plans