

Appendix 38
Proposed amendment to Conditions of DA17/0995

The words proposed to be deleted are shown in ~~**bold italics strikethrough**~~ and proposed words to be inserted are shown in **bold italics**.

Description of development: ~~Staged Concept~~ Development Comprising ~~Stage 1 Works Involving~~ the Construction of Commercial Shopping Centre Development, ~~Shop Top Housing~~ and Associated Bulk Earthworks, Road Works, Car Parking, Landscaping, Drainage Works and Advertising Signage; ~~and Stage 2 Concept Development for Future Commercial/Retail Tenancies~~

General

1. The development must be implemented substantially in accordance with the following plans stamped approved by Council, the application form, BASIX Certificate No. 943992M and any supporting information received with the application, except as may be amended in red on the attached plans and by the following conditions.

Drawing Title	Drawing Reference	Prepared by	Dated
Basement Plan	10227_DA009-(Issue F)	Nettletontribe	29/08/2018
Basement Plan	SSDA 9900 (Issue P2)	Group GSA	23/05/2025
Site/ Ground Floor Plan	10227/DA010-(Issue G)	Nettletontribe	29/08/2018
Site/ Ground Floor Plan	SSDA 9901 (Issue P2)	Group GSA	23/05/2025
Roof Plan	10227/DA011-(Issue D)	Nettletontribe	29/08/2018
Apartments Ground Floor Plan	10227/DA012-(Issue E)	Nettletontribe	17/08/2018
Apartments Level 1 Plan	10227/DA013-(Issue E)	Nettletontribe	17/08/2018
Apartments Level 2 Plan	10227/DA014-(Issue D)	Nettletontribe	17/08/2018
Apartments Level 3 Plan	10227/DA015-(Issue E)	Nettletontribe	17/08/2018
Apartments Roof Plan	10227/DA016-(Issue C)	Nettletontribe	18/07/2018
Elevations	10227/DA020-(Issue C)	Nettletontribe	17/08/2018
Elevations	SSDA 9902 (Issue P2)	Group GSA	23/05/2025
Coloured Elevation & Signage	10227/DA021-(Issue C) Sheet 1	Nettletontribe	17/08/2018
Coloured Elevation & Signage	10227/DA022-(Issue C) Sheet 2	Nettletontribe	17/08/2018

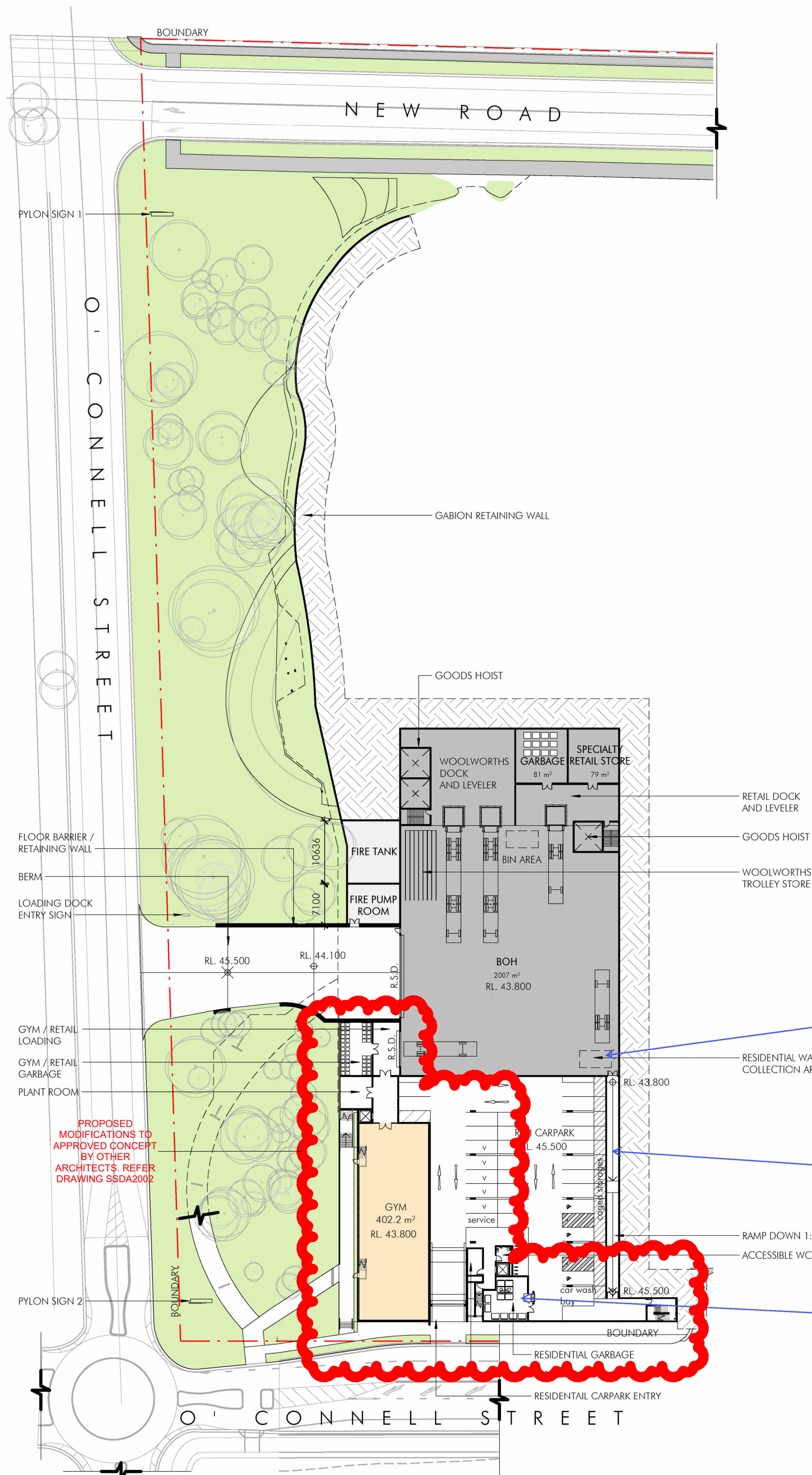
Drawing Title	Drawing Reference	Prepared by	Dated
Apartments Elevation	10227/DA023- (Issue E)	Nettletontribe	17/08/2018
Signage Pylon Elevations	10227/DA025-(Issue C)	Nettletontribe	17/08/2018
Sections	10227/DA030- (Issue B)	Nettletontribe	16/07/2018
Sections	10227/DA031- (Issue C)	Nettletontribe	17/08/2018
Adaptable Unit Plans	10227/DA080- (Issue C)	Nettletontribe	17/08/2018
Urban Design Review	Caddens Creek Precinct	Roberts Day	May 2018
Landscape Architectural Plan 1 & 2	L_101 (issue H) & L_102 (issue H)	Elke Landscape Architects	30/08/2018
Landscape Architectural Vision	L_200 (issue C) & L_501 (issue E)	Elke Landscape Architects	30/08/2018
Soil and Erosion Control Plan	32763-SYD Sheet Numbers CI-070-01C and CI-070-02H & CI-076-01C	Wood & Grieve Engineers	25/8/2018 & 30/08/2018
Civil Engineering Works Plans	32763-SYD Sheet Numbers CI-001-01F, CI-007-01D, CI-050-01F, CI-060-01, CI-100-01D, CI-400-01H, CI-400-02H, CI-400-03E, CI-400-04E, CI-401-01E, CI-402-01E, CI-402-02D, CI-403-01F, CI-403-01F, CI-403-02G and CI-406-01D	Wood & Grieve Engineers	30/08/2018
Stormwater Quality Report	32763-SYD-C	Wood & Grieve Engineers	24/08/2018
Stormwater Drainage Plans	32763-SYD Sheet Numbers CI-500-01G, CI-520-01K, CI-520-02K, CI-520,03K, CI-520-04K, CI-522-01D, CI-522-02D, CI-526-01F and CI-526-02D	Wood & Grieve Engineers	30/08/2018
Stormwater Management Report	32763-SYD-C (Revision H)	Wood & Grieve Engineers	24/08/2018

Drawing Title	Drawing Reference	Prepared by	Dated
BASIX Certificate	943992M (Revision 3)	Nicholas Johnson	17/07/2018

Certification

~~88. Prior to the issue of the relevant Construction Certificate, a design verification statement from a qualified designer shall be submitted. The design verification statement shall verify that the relevant Construction Certificate plans and specifications achieve or improve the design quality of the development for which development consent was granted, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65—Design Quality of Residential Apartment Development.~~

~~89. Prior to the issue of the relevant Occupation Certificate, a design verification statement from a qualified designer shall be submitted. The design verification statement shall verify that the development achieves the design quality shown in the approved relevant Construction Certificate plans and specifications, having regard to the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65—Design Quality of Residential Apartment Development.~~



NOTE: Areas are approximate only and are TBC by a surveyor

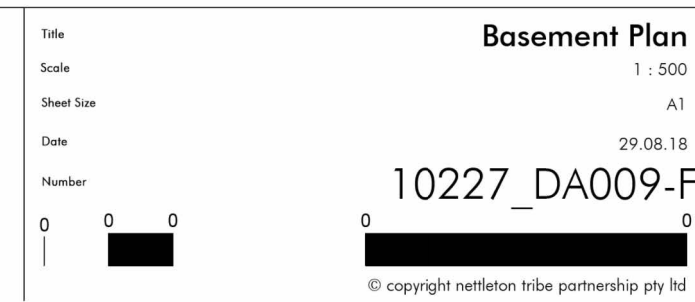
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Caddens Precinct Centre
Part Lot 100 O'Connell St
Caddens - W93 Willoughby Campus
NSW 2147 Australia

Issue	Description	Date
F	REVISED ISSUE FOR DA	29.08.18
E	REVISED ISSUE FOR DA	17.08.19
D	ISSUE FOR DA	16.07.19
C	ISSUE FOR COORDINATION	05.07.19
B	ISSUE FOR COORDINATION	27.06.19
A	ISSUE FOR COORDINATION	01.06.19
P2	FOR INFORMATION	11.05.19
P1	FOR INFORMATION	01.05.19

- LEGEND**
- PROPOSED NEW LANDSCAPE (REFER TO LNSP, ARCH DRAWINGS)
 - EXISTING TREE TO BE MAINTAINED
 - EXISTING TREE TO BE REMOVED



Issue	Description	Date
P1	DRAFT SSDA PACK	25.07.2025
P2	DRAFT SSDA ISSUE	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON

WASTE
ELEPHANTS FOOT
EMMA MCNEILLY

PLANNING
KEYLAN CONSULTING
LAUREN DONOHUE

Client
HOLDMARK PROPERTY GROUP
ELIYAH EL KHOURY



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architecture interior design urban design landscape
north architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

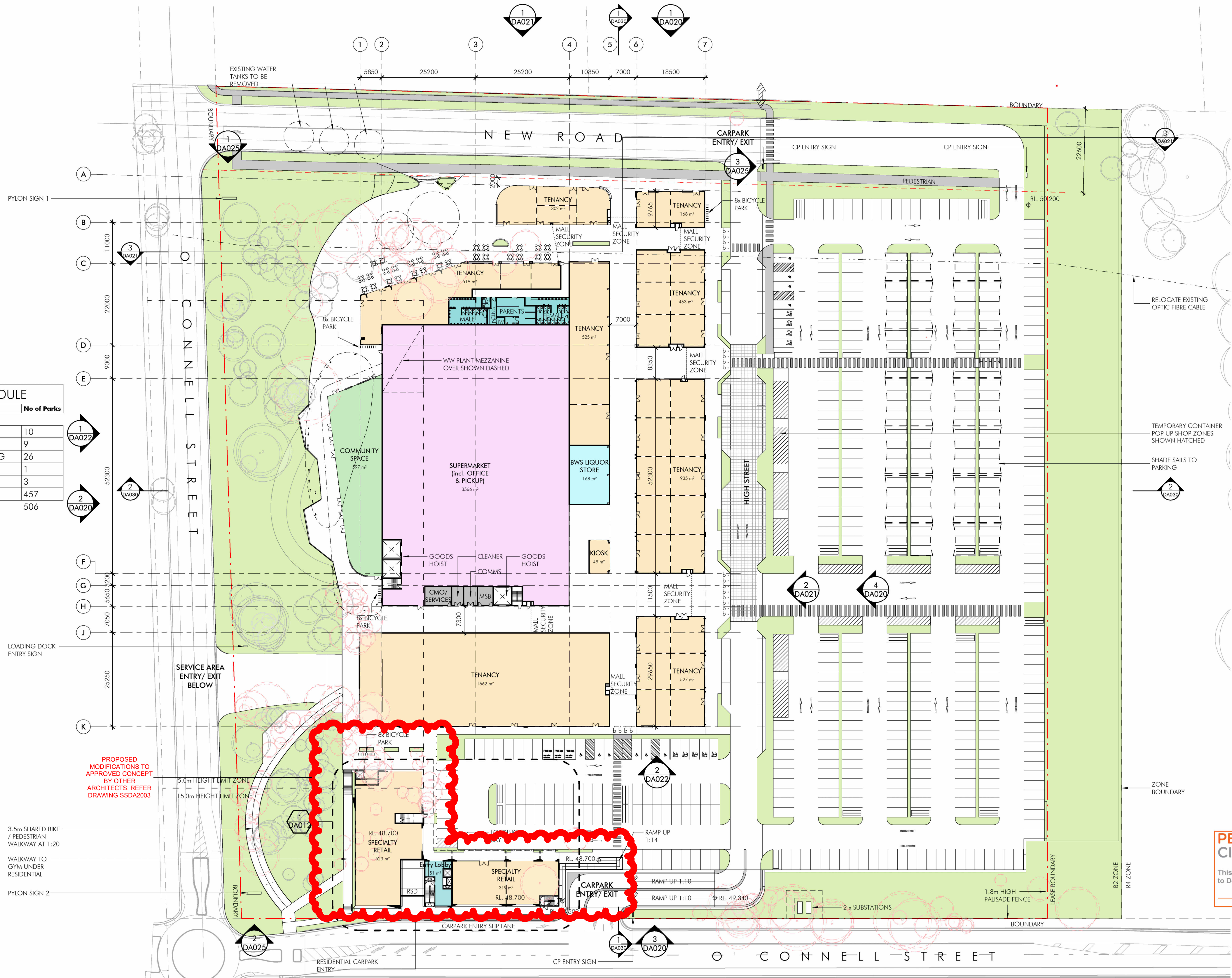
Drawing Title
APPROVED DA - BASEMENT PLAN

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SSDA SUBMISSION

Plotted and checked by	Author	Verified	Designer	Approved	Approver
Drawing Created (date)	Drawing Created (by)	Checker			
05/23/25					
Scale	Project No	Drawing No	Issue		
@ A1	A252106	SSDA 9900	P2		

PARKING SCHEDULE	
Type	No of Parks
DDA PARKING	10
FAMILY WITH PRAMS PARKING	9
HIGH STREET PARALLEL PARKING	26
LOADING BAY	1
PICK UP BAY	3
STANDARD PARKING	457
Total	506



PENRITH CITY COUNCIL

This plan / document relates to Development Consent: **DA17/0995**

Subject to the conditions outlined in the consent

COUNCIL DOES NOT ATTEMPT TO THE ACCURACY OF DETAILS IN PLANS

WESTERN SYDNEY UNIVERSITY

KAIPARA
property group

Caddens Precinct Centre
Part Lot 100 O'Connell St
Caddens, NSW 2045
NSW 2045 Australia

Issue	Description	Date
D	REVISED ISSUE FOR DA	29.08.18
F	REVISED ISSUE FOR DA	17.08.18
E	ISSUE FOR DA	08.07.18
D	ISSUE FOR COORDINATION	05.07.18
C	ISSUE FOR COORDINATION	27.06.18
B	ISSUE FOR COORDINATION	07.06.18
A	ISSUE FOR DA	11.10.17
P1	Draft DA	29.08.17
P2	Updated Drawings	12.08.17
P3	Free Position Updated	26.08.17
P4	Preliminary Issue	23.08.17
P5	Preliminary Issue	21.08.17
P6	Preliminary Issue	17.08.17
P7	Preliminary Issue	04.08.17

LEGEND

PROPOSED NEW LANDSCAPE (REFER TO UNSP, ARCH DRAWINGS)

EXISTING TREE TO BE MAINTAINED

EXISTING TREE TO BE REMOVED

Title

Scale

Sheet Size

Date

Number

Site / Ground Floor Plan

1: 500

A1

29.08.18

10227_DA010-G

25 50

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Issue	Description	Date
P1	DRAFT SSDA PACK	25.07.2025
P2	DRAFT SSDA ISSUE	01.08.2025

LEGEND AND NOTES

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PLANNING
KEYLAN CONSULTING
LAUREN DONOHOE

Client
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ELIJAH EL KHOURY



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nom architect Lisa-Maree Carrigan 7568

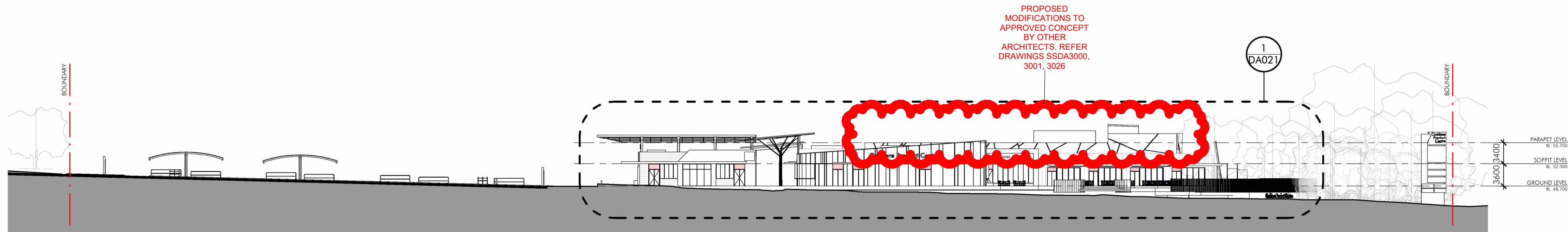
Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
APPROVED DA - SITE PLAN

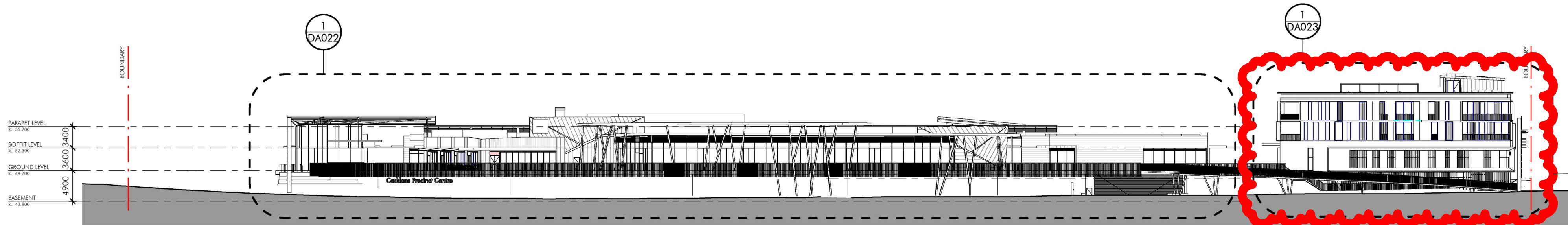
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PRELIMINARY

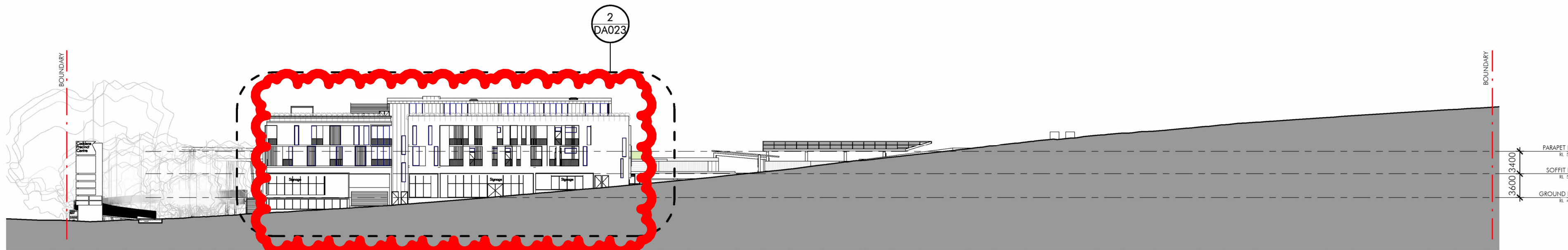
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05/23/25					
Scale	Project No	Drawing No	Issue		
@ A1	A252106	SSDA 9901	P2		



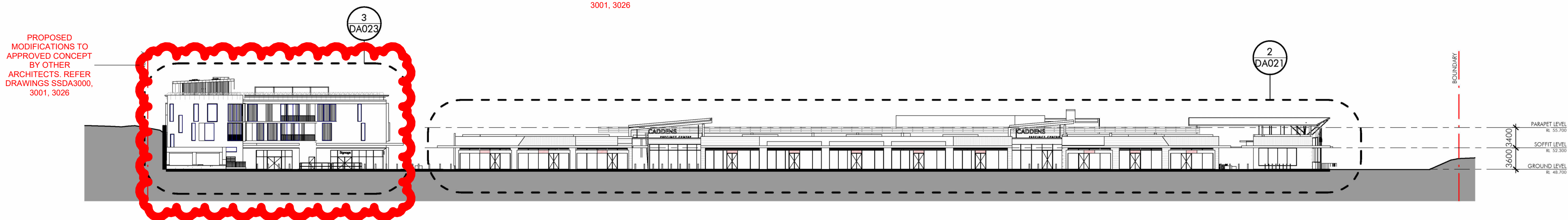
1 North Elevation
1 : 400



2 West Elevation
1 : 400



3 South Elevation
1 : 400



4 East Elevation
1 : 400

PENRITH CITY COUNCIL

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Document Set ID: 8522680
Version: 1, Version Date: 07/01/2019

WESTERN SYDNEY UNIVERSITY

KAIPARA property group

Caddens Precinct Centre

Port Lot 110, C/O Council St
Caddens, Wollongong Campus
NSW 2547 Australia

Issue	Description	Date
C	REVISED ISSUE FOR DA	17.08.18
B	ISSUE FOR DA	16.07.18
A	ISSUE FOR DA	11.10.17
P2	Draft DA	29.08.17
P1	Preliminary Issue	21.08.17

LEGEND

Elevations - Key Plan
1 : 400
A1
17.08.18
10227_DA020-C
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Issue	Description	Date
P1	DRAFT SSDA PACK	25.07.2025
P2	DRAFT SSDA ISSUE	01.08.2025

LEGEND AND NOTES

TRAFFIC
TTPA
LACHLAN ELLSON
WASTE
ELEPHANTS FOOT
EMMA MCNEILLY
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KEYLAN CONSULTING
LAUREN DONOHUE

Client
HOLDMARK PROPERTY GROUP
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

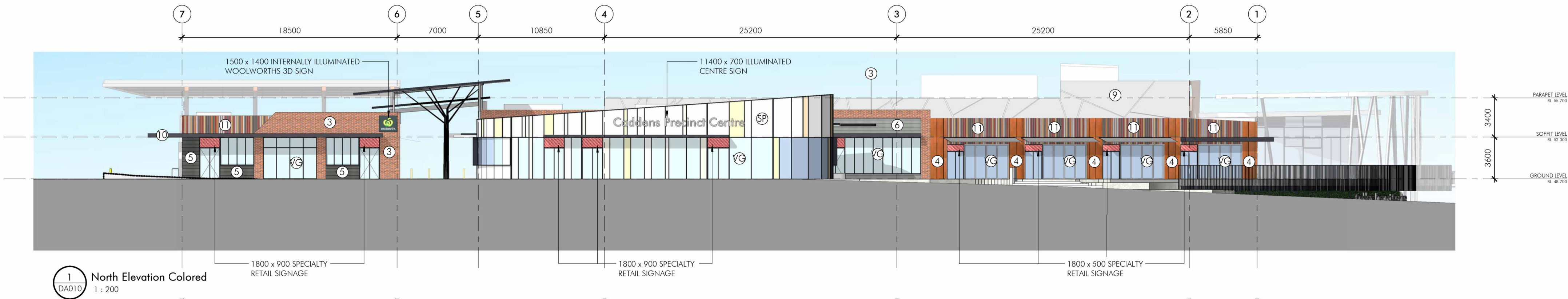
Drawing Title

APPROVED DA - ELEVATIONS

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PRELIMINARY				
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Verified	Designer	Approved	Approver	
Drawing Created (date)	Drawing Created (by)		Checker	
05/23/25				
Scale	Project No	Drawing No	Issue	
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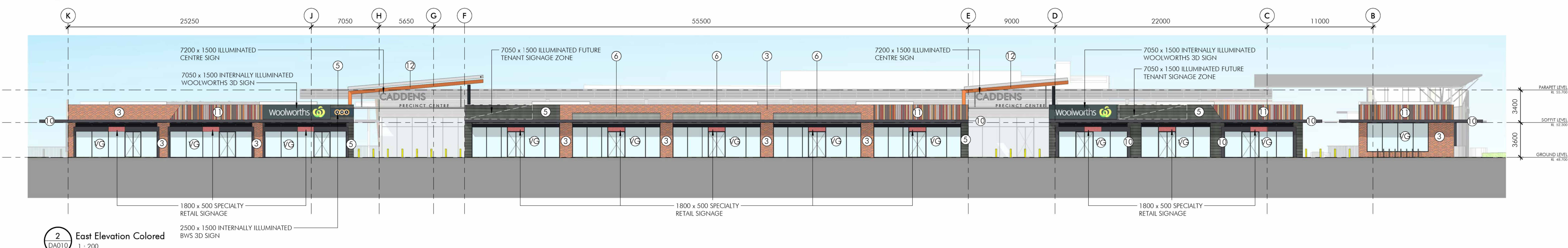
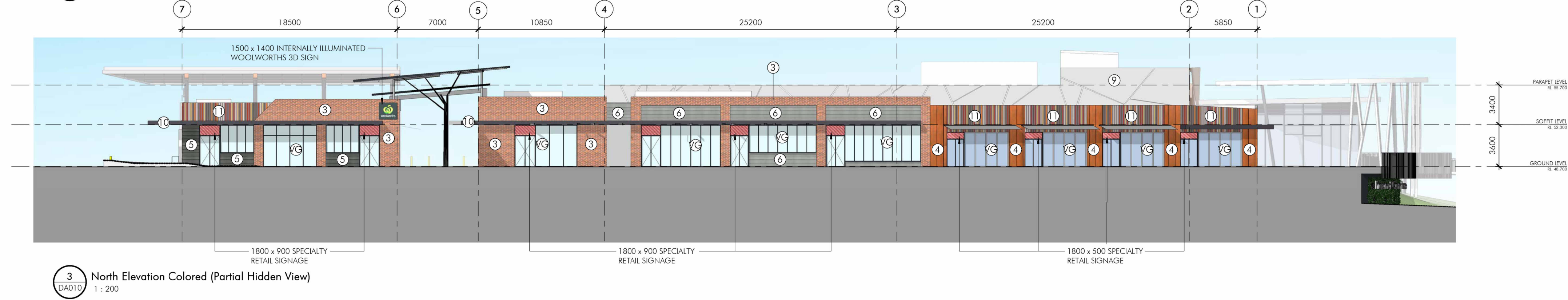


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Client

WESTERN SYDNEY UNIVERSITY

Client

KAIPARA property group

Project

Caddens Precinct Centre

Part Lot 150 O'Connell St
Caddens - NSW 2214
8001 2214 Australia

Issue	Description	Date
C	REVISED ISSUE FOR DA	17.08.18
B	ISSUE FOR DA	16.07.18
A	ISSUE FOR DA	11.10.17
D2	Draft DA	28.08.17
D1	Preliminary Issue	21.06.17

LEGEND

Key Plan
1 : 5000

Title

Coloured Elevation & Signages - Sheet 1

As indicated

Scale

Sheet Size

A1

Date

17.08.18

Number

10227_DA021-C

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Issue	Description	Date
P1	DRAFT SSDA PACK	25.07.2025
P2	DRAFT SSDA ISSUE	01.08.2025

LEGEND AND NOTES

TRAFFIC

TTPA

LACHLAN ELLSON

WASTE

ELEPHANTS FOOT

EMMA MCNEILLY

PLANNING

KEYLAN CONSULTING

LAUREN DONOHUE

Client

HOLDMARK PROPERTY GROUP

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nom architect Lisa-Maree Carrigan 7568

Project Title

68-80 O'CONNELL ST, CADDENS

Drawing Title

APPROVED DA - COLOURED ELEVATION & SIGNAGE

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PRELIMINARY

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05/23/25					
Scale	Project No	Drawing No	Issue		
@ A1	A252106	SSDA 9903	P2		

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1 West Elevation Colored
1 : 200



2 South Elevation Colored
1 : 200



Client

WESTERN SYDNEY UNIVERSITY

Client

KAIPARA property group

Project

Caddens Precinct Centre

Part Lot 100 O'Connell St
Caddens - Wollongong Campus
1007 2747 Australia

Issue	Description	Date
C	REVISED ISSUE FOR DA	17.08.18
B	ISSUE FOR DA	16.07.18
A	ISSUE FOR DA	11.03.17
P2	Draft DA	29.08.17
P1	Preliminary Issue	21.08.17

LEGEND

Key Plan
1 : 5000

Title

Coloured Elevation & Signages - Sheet 2

As indicated

Scale

A1

Sheet Size

17.08.18

Date

10227_DA022-C

Number

0 2 4 10 20

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Amendments		
Issue	Description	Date
P1	DRAFT SSDA PACK	25.07.2025
P2	DRAFT SSDA ISSUE	01.08.2025

LEGEND AND NOTES

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
68-80 O'CONNELL ST, CADDENS

Drawing Title
APPROVED DA - COLOURED ELEVATION & SIGNAGE

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PRELIMINARY

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Verified	Designer	Approved	Approver
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05/23/25			
Scale	Project No	Drawing No	Issue
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