



TS/KS
09389
5 May 2016

Ms Natasha Harras
Acting Team Leader – Modification Assessments
NSW Planning and Environment
23-33 Bridge Street
SYDNEY NSW 2000

Dear Natasha

**SECOND ADDENDUM LETTER TO MP09_0167
45 MACQUARIE STREET, PARRAMATTA**

1.0 INTRODUCTION

This letter has been provided by JBA in relation to the V by Crown Group development at 45 Macquarie Street, Parramatta (the site). This letter has been submitted following discussions had with the Department in our meeting dated 4 May 2016, and pertains to minor remaining issues raised by the Department regarding Modification 5 to MP09_0167. In short, these issues comprise:

- proposed changes to the Basement Plans (see **Section 2.0**);
- deletion of masts at Levels 28-29 (see **Section 3.0** and **Attachment A**);
- changes to Sign SK01 (see **Section 4.0**);
- changes to the Statement of Commitments (see **Section 5.0** and **Attachment B**); and
- removal of request for deletion of Condition E6 regarding reservation for Sydney Metro (see **Section 6.0**).

This additional information does not propose any new changes above those raised in the previously submitted information, and subsequent addendum letter. Rather this letter only provides additional information on changes to the plans which were not previously documented.

2.0 BASEMENT LEVEL CHANGES

The Department has queried the necessity of changing the plans of Basement Levels 1-6, as no changes were documented in the originally submitted EAR regarding these modifications. Upon review of the amended plans, the following changes are noted as having been made for the Modification 5 Plans:

- Basement Level 1 Parking Calculations
The calculated maximum parking numbers have been amended as a result of the removal of five apartments from the amended design. No changes to the number of spaces have been proposed, with the changed figures simply to represent consistency in the maximum allowance calculations with the revised number of apartments in the Architectural package.
- Basement Level 2 Storage Rooms
Two small storage rooms have been added near the main lift lobby and at the south-eastern corner of the site.

- **All Basement Levels Bicycle Storage**
Under the previously approved plans all storage spaces required to hold a bicycle were shown in blue. This has been modified such that only bicycle spaces required to meet the requirements have been shown in blue, with additional surplus lockers shown in green. Accordingly, the proposal continues to provide the required bike parking.
- **All Basement Levels Storage Configuration**
Minor changes have been made to the location and configuration of storage containers at all levels. Important to note is that the overall quantum of storage will not be changed as a result of this reconfiguration.

None of the above changes will result in any structural changes to the basement of the V by Crown Group development, and no external impacts will arise from the proposal. Accordingly, it is requested that the changes to Condition A1 be retained within the scope of this Modification Application.

3.0 DELETION OF MASTS – LEVELS 28/29

An amendment was made in the submitted plans regarding the removal of two approved lightning masts. This amendment to the design was a result of detailed design development and construction methodology, and a comparison between the approved masts and the proposed design without the masts has been produced at **Figure 1** below.

An email sent from Matthew Rosel on 13 May 2015 confirmed that this proposed amendment would not trigger the requirement for an additional Section 75W Modification Application, as the only changed element of the design was the removal of the masts. This email has been reproduced for reference of the Department at **Attachment A**, and accordingly this change has been incorporated into Modification 5.

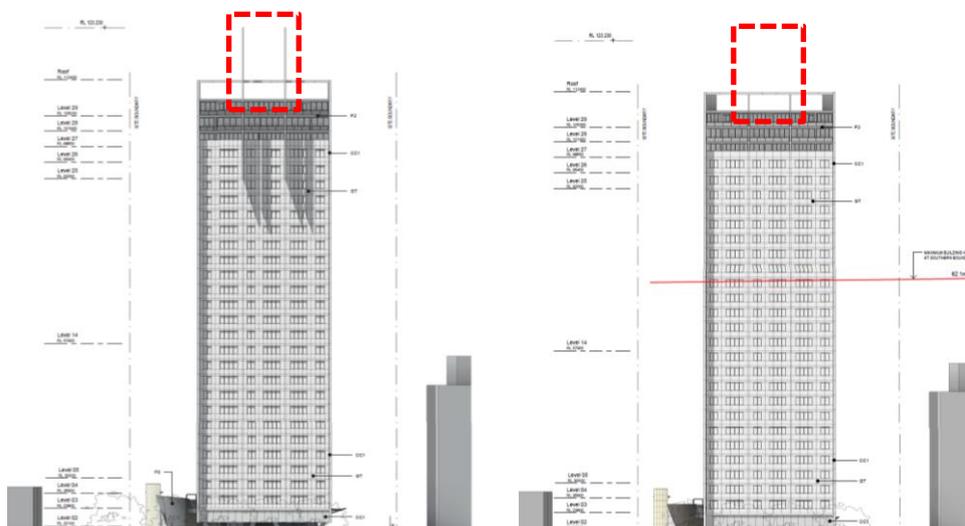


Figure 1 – Comparison of approved plans submitted under Modification 4, and submitted plans under Modification 5, demonstrating the removal of building masts.

Source: AJ + C

4.0 SIGN SK01

Approved under Modification 4 as part of the submitted Signage Plans was approval for a 10m x 2m 'signage zone' at the eastern elevation of the site, known as sign SK01. As part of Modification 5, an amendment has been made to Plan SK01 in order to formalise the sign as the Crown Group Logo, as opposed to the use of a signage zone.

There will be no adverse impacts arising from this minor change in the provision of signage at the site. The amended sign will not affect the previous assessment of Schedule 1 of SEPP 64, and accordingly this minor change of the signage is worthy of approval.

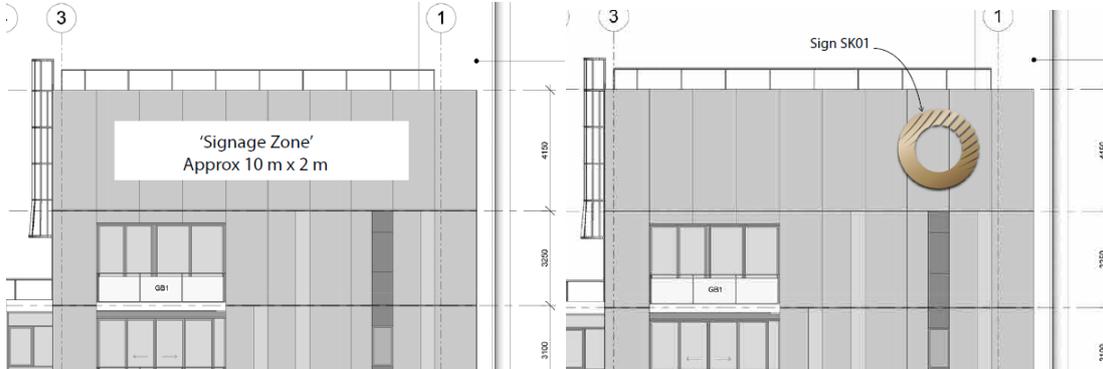


Figure 2 – Comparison of approved plans submitted under Modification 4, and submitted plans under Modification 6 demonstrating the amendment to the signage at drawing SK01
Source: AJ + C

5.0 STATEMENT OF COMMITMENTS

In the previously submitted documentation, several changes to the Statement of Commitments related to the removal of conditions which had been satisfied. Examples of this included conditions relating to remediation and driveway crossovers. As per the preference of the Department, an amendment to the Statement of Commitments which facilitates the retention of these conditions has been provided at **Attachment B**.

6.0 RETENTION OF CONDITION E6

As part of the Addendum letter submitted on 14 April 2016, it was requested that the Department remove Condition E6 which related to the provision of information to the Sydney Metro Authority in conjunction with the now defunct Sydney West Metro project. In the meeting of 4 May, the Department noted that due to the specific processes of Transport for NSW in assessing the removal of Condition E6, there would be a minimum 3 week delay in the assessment of this removal from 4 May, with no response expected until 24 May 2016 at the earliest. In light of this information, we hereby request that the element of the modification application pertaining to the removal of Condition E6 be discontinued, and that Condition E6 be retained.

7.0 CONCLUSION

In light of the above, we request that the points raised under this addendum letter be incorporated by the Department as part of their assessment of Mod 5. We understand that that proposal will not require any additional referral or re-notification as a result of this additional information. We trust that Mod 5 will be approved in a timely manner. Should you have any queries about this matter, please do not hesitate to contact me on 9956 6962 or kshmuel@jbaurban.com.au.

Yours faithfully

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Associate