

Amended Section 75W to Stage 1 Mixed Use Development (MP10_0030)



Discovery Point, Wolli Creek

Submitted to Department of Planning and Infrastructure
On Behalf of Discovery Point Pty Ltd and Discovery Point Devt Pty Ltd

December 2012 ■ 12505

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This report has been prepared by: Alexis Cella

Signature



Date 13/12/2012

This report has been reviewed by: Clare Swan

Signature



Date 13/12/2012

Contents

1.0	Introduction	3
1.1	Background to the Original Approval	4
1.2	Background to the Modification	5
2.0	Description of Proposed Modifications	7
2.1	Proposed Modifications to the Approval	7
3.0	Environmental Assessment	10
3.1	Bulk Earthworks	10
3.2	Built Form / Streetscape	11
3.3	Communal Rooftop	12
3.4	Traffic and Parking Considerations	13
3.5	Waste Storage Provision	14
3.6	Removal of Reference to Temporary Park	14
3.7	Heritage	15
4.0	Conclusion	16

Figures

1	Figure 1 – Existing Built Stages, Concept Plan Site and Stage 1 Permanent Works Extent	5
2	Figure 2 – Southern Precinct Site Plan	6
3	Figure 3 – Proposed revised Spark Lane (west) elevation	11
4	Figure 4 – Existing approved Building 1B rooftop	12
5	Figure 5 – Proposed amended Building 1B rooftop	12
6	Figure 6 – Existing hoarding around Stage 2	15

Contents

Appendices

- A** Revised Architectural Plans
Bates Smart
- B** Revised Landscape Plans
Turf Design Studios
- C** Revised Bulk Earthworks Engineering Plans
Bonacci
- D** Diaphragm Wall Engineering Statement
MJ Civil
- E** Engineers Certification
Bonacci
- F** Discovery Point Roads and Ramp Detail Plans – For Information Only
Bonacci
- G** Traffic and Transport Statement and Swept Path Analysis
Transport and Traffic Planning Associates
- H** Waste Master Plan
GHD

1.0 Introduction

This Amended Environmental Assessment Report (EAR) for modifications to the approved Stage 1 Mixed Use Development at Discovery Point, Wolli Creek is submitted to the Minister for Planning in accordance with section 75W and Clause 3C of Schedule 6 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The Stage 1 Project Approval (MP10_0030) allows for a mixed use development including:

- Construction of two mixed use buildings, incorporating 126 apartments and 2,531m² of retail and rooftop level courtyard;
- Basement level car parking;
- Public domain works, including provision of Neighbourhood Park;
- Construction of road infrastructure;
- Early works including earthworks and/or construction of part of the basement structure for stages 2, 3, 4, 5, 6 and 14;
- Temporary works including bus turning loop and changes to Wolli Creek Station Access;
- Stratum subdivision; and
- Associated landscaping and infrastructure works.

This report has been prepared by JBA on behalf of Discovery Point Pty Ltd and Discovery Point Devt Pty Ltd (the proponent). The report describes the proposed modifications and outlines the purpose of the modifications.

In summary, this Section 75W application (as amended) seeks the following modifications to the Stage 1 Project Approval:

- Increase in the depth of the approved bulk earthworks for Stage 2 to facilitate the creation of an additional basement level, noting the Stage 2 earthworks were approved in the initial Stage 1 PA;
- Provision of an additional vehicular access point off Spark Lane at ground level of Building 1B in the location of previously approved service doors;
- Provision of an internal ramp at ground floor level within Building 1B, connecting to first floor level of future Building 4 to facilitate first floor parking;
- Relocation of the residential waste room at ground floor level of Building 1B (to facilitate proposed new ramp);
- Removal of references to the provision of a temporary park along Magdalene Terrace;
- Minor adjustment to the area and design of the communal rooftop on Level 2 of Building 1B, also resulting in the adjustment of the Stage 1 boundary at this level; and
- Provision of a temporary bin store located on Stage 5.

1.1 Background to the Original Approval

Previous Master Plan Consent

Rockdale Council granted consent to a Master Plan DA 500/01 on 11 April 2001 for the development of the Discovery Point site.

Three building stages have been built under the previously approved master plan consent. These buildings are known as “Greenbank”, “Vine” and “Verge”. All future development on the site will be undertaken in accordance with the approved Concept Plan (MP 10_0003).

Approved Concept Plan

In September 2009, Discovery Point Pty Ltd embarked on a process of a Voluntary Design Competition, with the primary aim of achieving an improved planning and design outcome for the site. A revised scheme and new Concept Plan for the site was considered necessary for Discovery Point given that desirable design and market conditions had changed significantly since the granting of the original Master Plan consent in 2001.

The winning Bates Smart design formed the basis of a Concept Plan application to the Department of Planning under Part 3A of the EP&A Act. The Concept Plan was approved by the Minister for Planning under delegation to the Director General of Planning on 5 May 2011 subject to a number of conditions (MP 10_0003).

Concept Plan - Development Stages Status

Since the Concept Plan was approved, two (2) subsequent applications for Stage 1 and Stage 6 have been approved as Part 3A ‘transitional projects’. Stage 2 and Stage 7 have also been approved by the Sydney East Joint Regional Planning Panel (JRPP) on 17 October 2012 and 15 November 2012 respectively, following assessment by Rockdale City Council (Council). A DA for Stage 4 has also been lodged with Council on 28 November 2012.

Stage 1 Project Application

The Stage 1 Project Application (MP10_0030) EAR was submitted to the Department of Planning and Infrastructure (DP&I) on 24 June 2011. Public exhibition of this application concluded on 16 August 2011 and the Preferred Project Report (PPR) was submitted in November 2011 for final assessment. A Project Approval under Section 75J on the EP&A Act was granted by the Department on 19 March 2012.

Figure 1 illustrates the Concept Plan boundary and the general extent of permanent works under the Stage 1 Project Approval. Temporary and enabling works were also approved with the application, such as the bulk excavations for Stages 2 and 6. The Stage 1 Project Approval has not been modified previously.



Figure 1 – Existing Built Stages, Concept Plan Site and Stage 1 Permanent Works Extent

1.2 Background to the Modification

Car Parking

With the staged development of Discovery Point underway, the more detailed design of individual buildings and site wide infrastructure have highlighted constraints with achieving the permissible number of car parking spaces allowed on the site (whilst still complying with the approved car parking rates). This directly results in a shortfall to Australand's preferred 0.5 parking space rate for 1 bedroom apartments putting pressure on above ground street parking.

In order to facilitate an adequate provision of car parking spaces across the site, cognisant of both the expectations of purchasers/market conditions and the long established cap of 2,240 spaces across the site, this modification and a concurrent modification to the approved Concept Plan (MP10_0003MOD2) are proposed.

Collectively, both modifications seek to contribute towards accommodating additional car parking spaces across the site (whilst ensuring compliance with the overall maximum car parking 'cap' of 2,240 spaces) through:

- Providing above ground parking (first floor level) within future Building 4;
- Providing the potential for an additional level of basement parking below the Stage 2 basement extent; and
- Providing the potential for an additional level of basement parking below the Stage 3 and part Stage 5 basement extent (subject to detailed design investigation and feasibility analysis).

Temporary Park

Due to practicalities in delivering the construction programme and associated site facilities for Stage 1 and Stage 2, the temporary park (turfed area) is no longer proposed to be established along Magdalene Terrace on future building Sites 3 and 5 (refer to **Figure 2**). This is due to the fact that current construction programming would require the demolition and hoarding of the temporary park prior to the Practical Completion of it. This is nonsensical and due to its proximity to Stage 2 would be a safety issue if left as a grassed park area whilst Stage 2 is being constructed. Further, Stage 2 is a tall building and requires most of Stage 3 site area for site establishment and crane base as well as material laydown. Australand will ensure travel paths to the Station from Magdalene Terrace are provided however this will need to be co-ordinated with construction staging to ensure safety of pedestrians.



Figure 2 – Southern Precinct Site Plan

Amendments to the Section 75W Modification Application

A Section 75W Modification Application to address the parking issue was first lodged with the Department of Planning and Infrastructure on 30 August 2012 (reference 10_0030 MOD1). Following further consideration of the proposed amendments from a cost, practicality and outcome perspective and after receiving feedback from Council officers, Australand (on behalf of the proponent) has subsequently amended the Modification Application. This amended Modification Application was submitted on 22 November 2012.

The key change to this amended Modification Application from the original Modification Application is the retention of the Neighbourhood Park as a deep soil zone with parking beneath the park no longer proposed and provision for parking to be located elsewhere within the Southern Precinct.

Subsequent to the submission of the amended Modification Application it has become apparent in preparing and lodging the Stage 4 Development Application that further amendments to the Stage 1 Project Approval are required. These changes are fairly minor, involving an adjustment to the area and design of the communal rooftop area on Level 2 of Building 1B together with the provision of a temporary bin store on the Stage 5 site.

This report and supporting technical information appended to the report reflects a revised assessment of the subsequent amended Modification Application.

2.0 Description of Proposed Modifications

The proposed modifications to the approved Concept Plan are described in this section. This Section 75W application seeks the following modifications to the Stage 1 Project Approval:

- Increase in the depth of the approved bulk earthworks for Stage 2 to facilitate the creation of an additional basement level, noting the Stage 2 earthworks were approved in the initial Stage 1 PA;
- Provision of an additional vehicular access point off Spark Lane at ground level of Building 1B in the location of previously approved service doors;
- Provision of an internal ramp at ground floor level within Building 1B, connecting to first floor level of future Building 4 to facilitate first floor parking;
- Relocation of the residential waste room at ground floor level of Building 1B (most likely to future Building 5) to facilitate proposed new ramp;
- Removal of references to the provision of a temporary park along Magdalene Terrace;
- Minor adjustment to the area and design of the communal rooftop on Level 2 of Building 1B, also resulting in the adjustment of the Stage 1 boundary at this level; and
- Provision of a temporary bin store located on Stage 5.

It is noted that approval for the construction and use of the additional basement level below the approved Stage 2 basement (to occur within the existing diaphragm wall) will be sought through the concurrent Concept Plan modification along with a future modification of the Stage 2 Development Consent.

To implement the above modifications, a number of approved plans require amendment. Amended architectural, landscaping and engineering plans are accordingly included at **Appendix A, B and C** respectively.

2.1 Proposed Modifications to the Approval

The above modifications necessitate modifications to the Project Approval. Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in ***bold italics***.

Schedule 1

Discovery Point, Stage 1, including:

- *demolition of existing structures, gabion wall and roadway;*
- *construction of 2 mixed use buildings incorporating 126 apartments; total retail area of 2531m²;*
- *basement car parking;*
- *rooftop courtyard including gym; community room and pool;*
- *water recycling facility;*
- *public domain works including roads, neighbourhood parks and utilities;*
- *landscape works;*
- *stratum subdivision;*
- *early works including earthworks and / or construction of part of the basement structure for stages 2, 4, 5 and 14; and*
- *temporary works including ***temporary bin store***, temporary bus turning loop; changes to Wolli Creek Station Access; excavation and earthworks adjacent to Stage 1 boundary.*

*Schedule 2**Condition A2 – Development in Accordance with Plans and Documentation*

The development will be undertaken in accordance with MP No. 10_0030 and the Environmental Assessment dated June 2011, prepared by JBA Planning Pty Ltd, except where amended by:

- *the Preferred Project Report dated November 2011, and all appendices;*
- *additional information submitted by JBA Planning on 15 and 23 December 2011 and 5 March 2012;*
- **Section 75W Modification by JBA Planning dated December 2012;**
- *Statement of Commitments prepared by JBA Planning;*
- *BASIX Certificate Nos. 343553M and 343532M; and*
- *the following drawings:*

Drawing No	Revision	Name of Plan	Date
<i>Architectural Drawings prepared by Bates Smart Pty Ltd:</i>			
DA1-001	G D	Location Plan	22/06/11 8/08/12
DA1-002	A	Site Analysis	22/06/11
DA1-101	D	Proposed Site Plan	15/11/11
DA2.101	C	Basement Level B0 Part Plan (West)	11/11/11
DA2.102	B	Basement Level B0 Part Plan (East) & Basement Level B1 Plan	11/11/11
DA2.103	B	Basement Level B2 Plan	11/11/11
DA2.104	B	Basement Level B3 Plan	11/11/11
DA2.200	E H	Ground Level Plan	15/11/11 11/12/12
DA2.201	C	Level 01 Plan	11/11/11
DA2.202	G D	Level 02 Plan	11/11/11 11.12.12
DA2.203	B	Level 03 – 10	11/11/11
DA2.204	D	Level 11 – 13 & Plant Level Plan	11/11/11
DA2.205	D	Roof Level Plan	11/11/11
DA3.100	D	Permanent and Temporary Bus Stops	15/11/11
DA3.101	D	Station Stairs (as amended by SK581 below)	15/11/11
DA8.001	B	Section E – Linc Tower East Elevation Section C – Building 1C East Elevation	11/11/11
DA8.002	B D	North Elevation & Section 1 – Building 1B & 1C South Elevation	11/11/11 11/12/12
DA8.003	B D	West elevation, Section B – Building 1B East Elevation, & Section A	11/11/11 11/12/12
DA8.004	B C	Section D & Section 2	11/11/11 11/12/12
DA8.101	C	Western Boundary Section, Spark Lane	11/11/11
SK581	-	Sketch and information submitted with letter dated 23 December 2011 for temporary station stairs and ramp	8/12/11
SK582	-	Sketch and information submitted with letter dated 23 December 2011 for temporary station stairs and ramp	8/12/11
<i>Landscape Plans prepared by Turf Design Studios:</i>			
L3	D E	Stage 1 Landscape Masterplan	18/11/11 14/08/12
L4	D	Street Typology – Brodie Spark Drive	18/11/11
L5	C	Street Typology – Discovery Point Place	18/11/11

Drawing No	Revision	Name of Plan	Date
L6	C	Street Typology – Spark Lane	18/11/11
L7	D E	Neighbourhood Park + Stage 1 – Landscape Plan	18/11/11 14/08/12
L8	C D	Neighbourhood Park – Design Intent	18/11/11 14/08/12
L9	C E	Neighbourhood Park – Section AA	18/11/11 6/11/12
L10	C E	Neighbourhood Park – Section BB	18/11/11 6/11/12
L11	C D	Neighbourhood Park – Section GG	18/11/11 15/08/12
L12	C	Neighbourhood Park – Planting	18/11/11
L13	C E	Podium Rooftop 1B – Landscape Plan	18/11/11 10/12/12
L14	C D	Unnamed	18/11/11 10/12/12
L15	C	Tower Rooftop 1C – Landscape Plan	18/11/11
L16	A	Unnamed	18/11/11
L17	A	Rooftop Terrace – Planting	18/11/11
<i>Engineering Plans prepared by Bonacci Group Pty Ltd:</i>			
CSK01	P5	Pavement / Stormwater Trunk Drainage Plan	21/01/11
CSK02	P3	Stage 1 Pavement / Stormwater Sections	21/01/11
CSK03	P	Stage 1 Stormwater Catchment Plan Layout	21/01/11
C005	07 E	Early Earthworks Bulk Earthworks Plan	15/12/11 9/11/12
C005	P2	Bulk Earthworks Plan	12/11/12
C006	07 E	Early Earthworks Bulk Earthworks Sections – Sheet 1	15/12/11 6/11/12
C007	07 E	Early Earthworks Bulk Earthworks Sections – Sheet 2	15/12/11 6/11/12
C126	03	Typical Road Sections	07/10/11
C005	04	Stg 6 Bulk Earthworks	25/11/11
C006	04	Stg 6 Bulk Earthworks Sections Sheet 1	25/11/11
C007	04	Stg 6 Bulk Earthworks Sections Sheet 2	25/11/11

Reason: This condition is updated to reflect the:

- proposed changes at ground floor within Building 1B;
- increased extent in bulk excavation works at Building 2;
- remove reference to the establishment of a temporary park on Sites 3 and 5;
- adjusted communal rooftop area and design on Level 2 of Building 1B; and
- proposed temporary bin store on Site 5.

3.0 Environmental Assessment

3.1 Bulk Earthworks

It is proposed to increase the depth of approved bulk earthworks in the location of future Building 2 to facilitate the construction of an additional level of basement in the future. Under the Stage 1 Project Approval, bulk excavations were approved to a depth of RL -6.7 in this location. It is proposed to allow a further approximately 1.7 metres of excavation below future Building 2, as illustrated on Drawing C005 (Rev P2) prepared by Bonacci at **Appendix C**.

Approval for the use and construction of this additional basement level will be sought in the concurrent Modification Application to the Concept Plan and a future modification to the Stage 2 Development Consent.

The Stage 1 Project Approval included a range of bulk earthworks including enabling works outside of the Stage 1 site boundary (e.g. Stage 2 excavation). Impacts associated with these works have accordingly been extensively considered. The inclusion of further enabling works is therefore consistent with the scope of works originally anticipated as part of the development.

The additional bulk earthworks are to occur within an area of the site that contains an existing diaphragm wall, accordingly it is not envisaged that the relatively minor additional extent in bulk excavation works will give rise to any adverse geotechnical impacts and will not intercept the groundwater table. It is noted that the diaphragm wall was engineered to accommodate 4 levels of basement not just 3 as was originally proposed. MJ Civil Consulting Engineers have also undertaken a review (refer to **Appendix D**) of the proposed increase in the depth of bulk earthworks and confirm that:

- The proposed additional Stage 2 basement, which requires excavation to a level of RL-8.4, will not undermine the integrity and function of the existing diaphragm wall.
- The existing diaphragm wall is appropriately sized and positioned to accommodate an additional Stage 2 basement level which requires excavation to a level of RL-8.4.
- The additional Stage 2 basement level will be wholly contained within the footprint of the existing perimeter diaphragm wall and will accordingly have no impact on groundwater.

Overall, these proposed works are not considered to give rise to any material alteration to the environmental assessment of the potential impacts considered as part of the original Project Application. Further, the Concept Plan Modification Application lodged concurrently with this Modification Application seeks to amend the approved basement extent in this location so as to ensure the future use of this lowered basement level complies with the approved Concept Plan.

3.2 Built Form / Streetscape

The proposed modifications involve the provision of an additional vehicle access point to the rear of Building 1B next to the loading dock, fronting Spark Lane to allow vehicular access to first floor parking as part of Building 4. Spark Lane acts as the main servicing road for Discovery Point providing:

- the principal means of access to basement level car parking (for residential and retail purposes);
- access to the main loading dock on the ground floor of Building 1B servicing the main retail area within Building 1B;
- access to the central waste collection point; and
- access to the RailCorp substation.

The appropriateness of Spark Lane as a service road is further influenced by its relationship adjoining the Illawarra and South Cost Rail Line. The supporting Development Design Guidelines also differentiate Spark Lane from the other 'residential' streets within Discovery Point, and envisages it primarily functioning as a service lane. This is reinforced by the fact that no apartment lobbies are fronting Spark Lane and as such it is not envisaged as a street address building frontage.

The rear of Building 1B fronting Spark Lane was approved as providing non-active ground floor uses (loading dock, residential waste room, services etc) consistent with the Development Design Guidelines (clause 9.3.1). This approach to the rear of Building 1B will remain, with the introduction of an additional/third vehicle access point along the ground floor elevation and the removal of the waste room access door.

Overall, the proposed introduction of an additional vehicle access point along the rear ground floor elevation ground of Building 1B will have no material impact on the building's appearance (in context with the existing service lane character – refer to **Figure 3**).

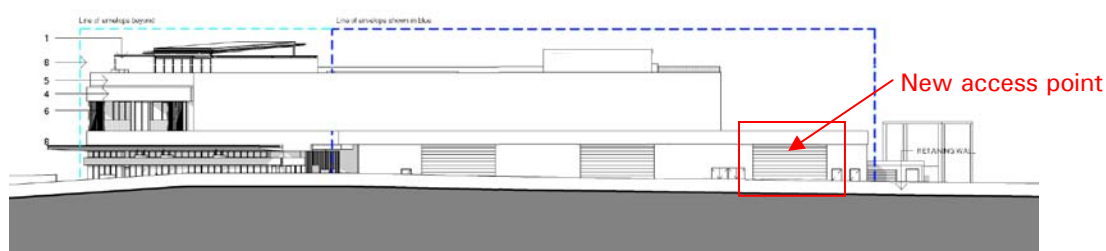


Figure 3 – Proposed revised Spark Lane (west) elevation

3.3 Communal Rooftop

Building 1B is unique in that it represents a podium in which a future stage and building (Building 4) is planned to be constructed above and next to. Once fully constructed, Building 1B and Building 4 will appear as an integrated podium and 'tower' building. The design of the communal rooftop area on Level 2 of Building 1B therefore was undertaken in isolation and without understanding the future interface and relationship with Building 4 (refer to extract of approved Level 2 plan of Building 1B at **Figure 4**).

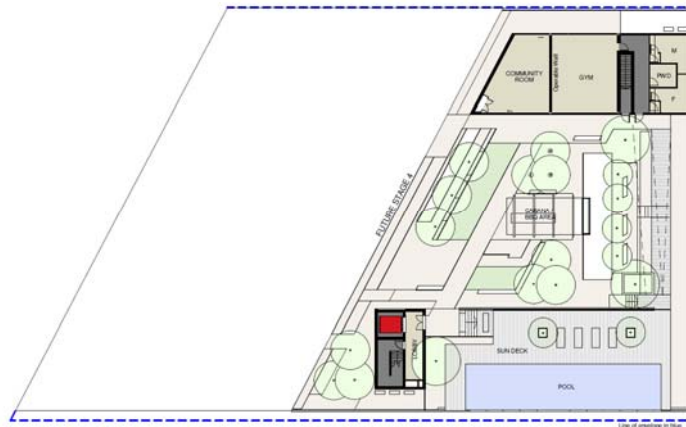


Figure 4 – Existing approved Building 1B rooftop

Following the approval of Stage 1 in March 2012, Building 4 has since undergone design development with a development application lodged in November 2012. With the details and relationship of how Building 4 and Building 1B will interact, it has become evident that in order to the proposed Building 4 terraces, a minor adjustment to the area and design of the communal rooftop is required. Most notably, the relatively minor protrusion of the Building 4 terraces results in a minor adjustment to the area of the communal rooftop (by approximately 88m²) and a reduction in the length of the community room/gym building.

Importantly, the proposed changes in reducing the stage 1 boundary at this level along with the associated reduction in the area of the communal rooftop will not affect the range or quality of facilities to be provided (as evident in comparing the proposed amended Building 1B rooftop – refer to **Figure 5**).

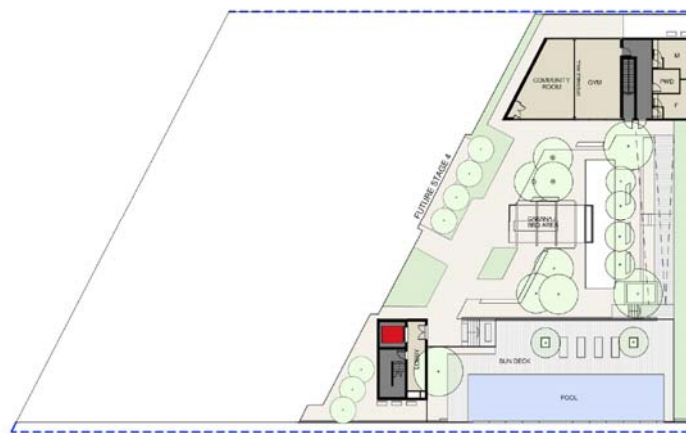


Figure 5 – Proposed amended Building 1B rooftop

Proposed amended Stage 1 architectural and landscape plans incorporating the proposed changes to the communal rooftop are included at **Appendix A** and **B** respectively.

3.4 Traffic and Parking Considerations

Spark Lane

The construction of Spark Lane between Magdalene Terrace and Discovery Point Place was approved as part of the Stage 1 Project Application. The design and dimensions of Spark Lane have accordingly been considered as part of the Stage 1 Project Application and is not the subject to any further 'approval' from the Department/Council.

It is noted in the engineer's certification provided at **Appendix E** that the approved roadworks are generally consistent with the requirements of AUSTROADS in accordance with the Stage 1 Project Approval conditions.

The engineering plan prepared by Bonacci included at **Appendix F** details the dimensions of Spark Lane.

No amendments to the design or dimensions of Spark Lane is proposed or required in order to facilitate the proposed new vehicle crossover and access point into Building 1B.

New Access Point

The proposed new access point into Building 1B and the associated ramp has been designed with input from Transport and Traffic Planning Associates (TTPA), Bonacci (Civil and Structural Engineers) and PTW Architects. A detailed analysis of the final design of the new access point and ramp (including swept path analysis) has been undertaken by TTPA (refer to **Appendix D**) and in summary:

- the design of the proposed access/driveway will comply with the requirements of AS2890.1;
- the access/driveway will be suitably separated from adjacent driveways, with a clear separation of at least 5m between egressing vehicles;
- the access/driveway will have appropriate sight distances available;
- there will be no adverse impact on pedestrians;
- there will only be very minor traffic movements on the proposed access/driveway associated with providing access to only 28 car spaces for Building 4 residents (resulting in only 1 vehicle each 6-7 minutes in peak periods and negligible in other times); and
- due to the road network arrangement generally all movements will be/from the south – meaning extremely minor potential "crossover" conflicts.

The engineering plan prepared by Bonacci included at **Appendix F** details the width and dimensions of the proposed two way access ramp.

Further details regarding the justification for providing additional opportunities to accommodate car parking spaces across the Discovery Point site is provided within the concurrent Concept Plan Modification Application.

Garbage Trucks

With the proposed relocation of the Southern Precinct residential waste room from Building 1B to (indicatively) future Building 5, it will mean that garbage trucks will no longer need to frequent Building 1B. This will therefore reduce the amount of service vehicles accessing this part of the broader Discovery Point site, and therefore reduce potential conflict with other vehicles.

3.5 Waste Storage Provision

The removal of the waste storage room from the ground level of Building 1B is required to facilitate the construction of a ramp for future access to parking on the first level of Building 4.

It is proposed to relocate this waste storage room to a future stage (Stage 5) of the development within the southern precinct. The exact location of this room will be determined in the detailed design of Stage 5.

Until such time as a permanent storage area and collection point is provided for the southern precinct, a temporary waste storage area and collection point will be located on the Building 5 site, where bins will be collected from Spark Lane. Details of the proposed location of the temporary bin store area are provided within the Architectural Plans at **Appendix 13** (refer to Drawing No. DA2.200 Rev E).

It is noted that the permanent waste room is only required once the entire southern precinct is completely built.

Further details regarding temporary and permanent waste management across Discovery Point (in particular the southern precinct) is provided within the Waste Master Plan (prepared by GHD and included at **Appendix F**).

3.6 Removal of Reference to Temporary Park

The reference to the provision of a temporary park (noting it was only ever intended to be a turfed area) represented at that point in time a temporary measure to improve the visual appearance of land that was not initially planned to be developed in line with construction phasing at the time.

Since this time, the methodology and staging for developing Discovery Point has been refined – with both Stage 1 and Stage 2 within the southern precinct now having been approved and Stage 4 to be lodged shortly with Council.

It has become evident and critical from a practicality and safety perspective that land for future Sites 3 and 5 be utilised in the interim for site access, the storage of construction equipment and building materials, site sheds etc. associated with Stage 1 and Stage 2. Due to its close proximity to Stage 2 it would more than likely need to be boarded off for safety reasons.

Critically, the location of the temporary park which was to be a grassed area is needed for construction vehicle access for Stage 2. This access must be via Magdalene Terrace consistent with the October 2012 JRPP approval for the Stage 2 DA. Construction vehicle access cannot be via Brodie Spark Drive as there is no ability to ramp down from the existing diaphragm wall and it is not consistent with the Development Design Guidelines. As such, the location of the staging area which was to be a temporary park is essential to the construction programme which seeks to deliver the initial stages of the development including the Neighbourhood Park.

It is no longer feasible to provide a temporary park in the location of Sites 3 and 5 in line with the construction programme as it would need to be utilised prior to its completion.

With a wider construction zone now required to be established, appropriate hoardings will be established around the perimeter of the site. Principally serving a safety role and preventing unauthorised access to the construction site, they will also ensure the site remains presentable during the construction period (refer to **Figure 6**). These hoardings are required under OH&S standards and Work Cover requirements, rather than be open to the public.



Figure 6 – Existing hoarding around Stage 2

Furthermore, it is worth noting that there is ample open space available to surrounding residents during the construction period in the nearby Discovery Point Park. The temporary park was never required to meet the site's open space needs and was simply an interim measure to keep the site presentable.

The approved landscape plans have been amended accordingly (refer to **Appendix B**), removing reference to the provision of a temporary park.

3.7 Heritage

Heritage Reports relating to European Heritage, Indigenous Archaeology and Non-Indigenous Archaeology were prepared by Tanner Architects, Jo McDonald Cultural Heritage Management Pty Ltd and Casey and Lowe Pty Ltd, respectively, during the Concept Plan process.

Subsequent reports were prepared specifically relating to the Stage 1 Project Application. These reports considered potential ground disturbance impacts associated with the excavations for the basement levels. As the proposed modification seeks to excavate areas already noted for their high level of disturbance, no alteration to the assessment of the potential impacts considered as part of the original application is required.

Appropriate measures are already in place within the Stage 1 approval conditions (e.g. Condition C16) and statement of commitments to ensure any archaeological heritage found on site is appropriately managed.

4.0 Conclusion

Through the progression of the Discovery Point development it has been identified that the current approved extent of basement and above ground parking will deliver well under the approved maximum number of car parking spaces for the site.

Remaining compliant with the approved car parking rates, it is proposed through this and the concurrent Modification Application to the Concept Plan to accommodate additional areas of car parking across the site.

This modification seeks to provide for extended bulk earthworks in the location of future Stage 2 (for the purpose of facilitating an additional basement level below Building 2) whilst also providing a new access point and vehicle ramp to planned future above ground parking within Building 4.

The modification also seeks to remove reference to the provision of a temporary park along Magdalene Terrace. This change is considered administrative and minor and supports the timely delivery of development at Discovery Point (including the future Neighbourhood Park and surrounding retail areas), which requires these areas for construction access and staging for the approved Stage 1 and Stage 2 applications and the impending Stage 4 application soon to be lodged with Council.

Additionally, this modification seeks to accommodate minor changes to the communal rooftop that have resulted through the design development of subsequent stages as well as enable the provision of a temporary bin store.

The assessment of the proposed modifications illustrates that there will not be any adverse impacts over and above that expected as part of the Stage 1 Project Approval.

The modification to the Project Description and Condition A2 of the Stage 1 Project Approval is therefore warranted in this instance.