

SCHEDULE 1:

PROJECT DESCRIPTION

Amend as follows:

Demolition of existing structures on site and construction of a mixed use building (residential/retail/serviced apartments), basement with ~~597~~ 709 car parking spaces, public domain works and installation of utility services.

SCHEDULE 2:

A1 DEVELOPMENT DESCRIPTION

Amend 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 use building with a maximum GFA of ~~44,117~~ 61,711.8 m2.*
- Operation and use of ~~597~~ 709 car parking spaces, ~~4-a~~ loading docks and 24 bicycle parking spaces within the basement car park.*
- Installation of utility services.*

A2 DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTATION

Amend condition A2 accordingly to reference the submitted plans.

A7 DEVELOPMENT CONTRIBUTIONS

Amend as follows:

A monetary contribution ~~comprising of three per cent of the value of the proposed works~~ is payable to Parramatta City Council pursuant to Section 944 of the Environmental Planning and Assessment Act 1979 ~~and the Parramatta City Centre Civic Improvement Plan~~. Payment ~~must be made by Cash, EFTPOS, bank cheque or credit card only. The contribution is to be paid to the Council prior to the issue of the first Construction Certificate above ground floor level (RL 7.5).~~ is to be made in accordance with the Voluntary Planning Agreement detailed in Condition A8.

~~At the time of payment, the contribution levy will be indexed quarterly in accordance with movements in the consumer price index (all groups index) for Sydney issued by the Australian Statistician.~~

~~Note: The value of the proposed works as specified in the Quantity Surveyor's report prepared by RPS Group and dated 1B January 2011, is \$149,852,992.~~

A8 EXECUTION OF VOLUNTARY PLANNING AGREEMENT

Amend as follows:

A) The proponent shall enter into a voluntary planning agreement (VPA) with Parramatta Council covering the following items within six months of the date of this project approval as per Meriton Apartment Pty Ltd's letter dated 25 September 2012:

- 1) The transfer of part lots 2 and 3 in Deposited Plan 788637 as depicted in Drawing No. A100 Revision 9 dated March 2011, and last updated on 20/09/12 to Parramatta Council free of cost (see plan at Attachment A). This land shall be transferred to the Council prior to the issue of the final Occupation Certificate.
- 2) The embellishment of the river foreshore and retaining wall adjacent to the site boundary and the turfing of part lots 2 and 3 in Deposited Plan 788637 prior to the issue of the final Occupation Certificate.

B) In addition to (A) above, the proponent shall enter into a voluntary planning agreement (VPA) with Parramatta Council covering the following items as per Meriton Group's letter dated 3 April 2013:

- 1) \$4,495,000 (Current approval, s94 contributions)
- 2) \$3,100,000 (Council's 720 sqm parcel of land)
- 3) \$1,801, 945 (increased s94 payments)
- 4) \$3,367,050 (bonus floor space)
- 5) **\$12,763,995 (Total Contributions to Council)**

B7 NUMBER OF CAR SPACES

Replace as follows:

- ~~1) The provision of 597 car spaces is approved. A total of 457 of these car spaces are approved for the multi-unit dwellings⁴. For all other uses, 140 car spaces are approved.~~
- ~~2) Four loading bays are to be made available for the use of the future tenants. The space shall be located in a position that has easy and close access to a lift.~~
- ~~3) Details and drawings showing the car parking allocation for each use² and of the loading arrangements shall be submitted for the approval of the Director General, prior to the issue of the first Construction Certificate.~~
- ~~4) Individual non-residential uses must not exceed each maximum requirement for that type of use under council's DCP.'~~
- ~~5) Any future strata subdivision shall reflect the car parking allocation as approved under (3) above.~~

~~Note 1: Multi-unit dwellings include the serviced apartment component of the project.~~

~~Note 2: The breakdown and allocation is to be in accordance with Council's DCP 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 use (based on' Council's DCP requirement for 'Shops'); spaces for supermarket customer and supermarket staff use, and spaces for commercial use. Where the final use of tenancies is unknown, a scenario for the allocation of uses is to be provided.~~

- 1) The provision of 709 car spaces is approved as follows:

<u>Landuse</u>	<u>Parking Allocation</u>
<u>Residential apartments</u>	<u>378</u>
<u>Residential visitors</u>	<u>76</u>
<u>Serviced apartments (including employees)</u>	<u>151</u>
<u>Retail</u>	<u>104</u>
<u>Total</u>	<u>709</u>

- 2) One loading bay is to be made available for the use of the future tenants. The space shall be located in a position that has easy and close access to a lift.
- 3) Details and drawings showing the car parking allocation for each use and of the loading arrangements shall be submitted for the approval of the Director-General, prior to the issue of the Construction Certificate for basement structures.
- 4) Any future strata subdivision shall reflect the car parking allocation as approved under (3) above.

B12 FLOOD RISK MANAGEMENT MEASURES

Amend as follows:

Prior to the issue of any Construction Certificate for works located below RL 8.8 m, the proponent must provide the Certifier with evidence that the following works have been incorporated in the Construction Certificate drawings:

- 1) The car park ramp level at the entrance to the basement car park must be no lower than RL 7.48 m
- ~~2) Direct access being provided between the supermarket and the flood refuge area within the lower podium level.~~
- ~~3) 2) Provision of elevating landings within the stair wells (one or two steps higher than the level of the car park) to allow visitors and/or residents to access the stairwell without causing shallow floodwaters in the car park to flow into the stairwell and impede the vertical evacuation of visitors and/or residents to the lower podium level.~~
- ~~4) 3) Any substation and/or control room being located on the lower podium level. In the event that this is not possible, evidence demonstrating why the substation cannot be accommodated in this location must be provided to the satisfaction of the Certifying Authority.~~
- ~~5) 4) Provision of sufficient shelter over the refuge area to protect residents/patrons from on inclement weather (Le. an area of roof in excess of 250 m2)~~
- ~~6) The "travelator" from the retail level to car parking Level 01 being constructed to prevent any spill of floodwaters that enter from Church Street down the travelator until the flood level reaches 8.8 m AHD.~~
- ~~7) 5) All doors to stairwells that are lower than the PMF level must open outward so that floodwaters will shut these doors thereby limiting the ingress of floodwaters from a higher level spilling down stairs and hampering the movement of persons from 'lower levels to higher levels in the building(s).~~
- ~~8) 6) A 300 mm high plinth being constructed on the three sides of the ramp on Levels 01, 02 and 03 to control the spill of inflows from one level down to the next level of the car park.~~
- ~~9) 7) The provision of stairs on the south-east corner of the development connecting the car parking levels to the ground level only.~~

B23 WIND MITIGATION MEASURES

Amend as follows:

~~Within three months of the date of the project approval, the proponent provide a report and associated plans for the approval of the Director-General identifying all wind mitigation measures (including their design specifications) to ensure compliance with the following criteria:~~

- ~~1) 10 m/s along Church St and all areas where outdoor dining is proposed.~~
- ~~2) 13 m/s within the riverbank foreshore area.~~
- ~~3) 16 m/s at all other locations.~~

~~All wind mitigation measures approved by the Director-General must be incorporated into the Construction Certificate drawings.~~

~~To ensure appropriate public and private wind environment amenity, all wind mitigation recommendations contained in the Qualitative Environmental Wind Report, dated 30 May 2013, prepared by SLR Consulting shall be included in the Construction Certificate drawings for above ground works.~~

B25 GFA AND HEIGHT CERTIFICATION

Amend as follows:

A Registered Surveyor is to certify that the Gross Floor Area (GFA) of the building approved by this major project does not exceed ~~44,117~~ 61,711.8 m² or a maximum height of RL ~~91.5~~ 116.3 m for the eastern tower, and RL ~~125.6~~ 185.1 m for the western tower. 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).

B26 REFLECTIVITY

Amend as follows:

The visible light reflectivity from building materials used on the facades of the buildings shall not exceed 20 per cent and shall be designed so as to minimise glare. ~~In addition, all reflectivity mitigation measures contained in the Solar Light Reflectivity Analysis for the Proposed Development Located at Riverfront Apartments, Parramatta prepared by Windtech and dated 13 May 2011, shall be included in the Construction Certificate drawings.~~

Evidence of compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of the first Construction Certificate for works above the mezzanine level of the podium (RL 17).

B28 DISABLED ACCESS GENERAL

Amend as follows:

Access and facilities for people with disabilities shall be designed in accordance with Part 03 of the BCA Access Policy and the recommendations contained in the S75W Access Review prepared by Morris Goding Accessibility Consultants dated ~~4 May 2011~~ 28 May 2013. Prior to the issue of the relevant Construction Certificate, a statement confirming compliance with this condition from an appropriately qualified person shall be provided to the Certifying Authority.

E2 GFA AND HEIGHT CERTIFICATION

The condition is a duplicate of Condition B25. Delete in its entirety:

~~*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 44,117 m² and a maximum height of RL 91.5 m for the eastern tower, and RL 125.6 m for the western tower respectively. Details shall be provided to the PCA demonstrating compliance with this condition prior to the issue of the relevant Occupation Certificate.*~~

E5 REFLECTIVITY MEASURES

Delete as follows:

~~*All reflectivity mitigation measures contained in the Solar Light Reflectivity Analysis for the Proposed Development Located at Riverfront Apartments, Parramatta prepared by Windtech and dated 13 May 2011, shall be implemented prior to the issue of the first Occupation Certificate for works above RL 17.*~~

E6 WIND MITIGATION MEASURES

Amend as follows:

Prior to the issue of the first Occupation Certificate for works above ground floor level (RL 7.5), all wind mitigation measures ~~approved under referenced in~~ Condition ~~B24-B23~~ shall be installed to the satisfaction of the PCA.

E7 NOISE MITIGATION MEASURES

Amend as follows:

Prior to the issue of the first Occupation Certificate for the residential and serviced apartments, all noise mitigation measures identified in ~~Appendix 1 and 2 of~~ the Acoustic Assessment (Revision ~~4~~ 0, dated 22 May 2013) prepared by Acoustic Logic shall be installed to the satisfaction of the PCA.

E17 WASTE COLLECTION

Amend as follows:

All waste collection must be undertaken in accordance with the Waste Management Plan prepared by ~~Wastech Services and dated 17 May 2011~~ Elephants Foot Recycling Solutions, dated May 2013.

In addition, prior to the issue of the first Occupation Certificate, the proponent shall provide the PCA with the details of the private waste contractors engaged to collect commercial and residential waste.

A. Stormwater Management

The proposal has been designed to respond to the findings of the flooding report. The key conclusions are as follows:

- The existing site is affected by the 100 year ARI flood event from local and regional flooding. Local flooding at Church Street dictates the finished floor levels where accesses are related to this frontage. At other accesses the regional flood planning level from the Parramatta River presides.
- Proposed finished floor levels shall be above at or above the Flood Planning Level for present day flood risk and future flood risk as a result of climate change.
- Changes to the floodplain as a result of increased flood storage are very minor and a full flood study is not considered warranted to demonstrate this.
- Changes to the public domain (riverside walkway) have not yet been determined by Council. Flood modeling by Council should be undertaken of land north of the subject site when Council prepares a final public domain plan for the river frontage.
- The flooding report confirms that the proposed finished floor levels provided ~~at on~~ [Appendix A \(Tony Caro Dwg Plan_Level 00 Retail A100\). Plan No. A100, Level 00 Retail, prepared by Tony Caro Architecture.](#)

B. Ecologically Sustainable Development

The commercial components of the development will comply with Section J of the Building Code of Australia / National Construction Code.

The proposed development has been designed to contain various ESD initiatives to meet the requirements of BASIX. The BASIX Certificate provides details of all the energy efficiency requirements to be installed as part of the construction of the buildings.

Some of the proposed ESD initiatives for the development are as follows:

- All units and communal areas to have 3 star showers & 4 star tapware & toilets;
- 20,000L rain tank capacity for irrigation of landscaping;
- Un-trafficable areas of the main roof from all buildings are to be plumbed into the rain tank;
- Heating and cooling facilities for units to be rated at 2.0 to 3.0 stars;
- Within units fluorescent lighting to be provided to bedrooms, laundries and bathrooms;

- Gym to have air-conditioning operated with a time clock;
- Plant rooms to have exhaust fans interlocked to lights;
- Serviced apartments will have tag/key controlled lighting and electric operation; and
- All car park area lighting to have zoned switching and motion sensors.

C. Landscaping

The top of the podium is to be landscaped to provide the residents and guests of the buildings with an elevated communal landscaped space. The landscaping is to consist of areas of turf, paving, planter beds and trees. The area will provide for a mostly passive communal recreation space and will provide an appealing aesthetic for the development.

D. Section 94 ~~Offsets~~

~~Land forward of the proposed colonnade that currently forms part of the subject site can be dedicated to Council subject to an agreed deduction in Section 94 cash contributions. Landscaping works of the space adjacent to the Parramatta River can be undertaken by Meriton, also subject to an agreed deduction in Section 94 cash contributions.~~

A monetary contribution is to be paid to Parramatta City Council pursuant to Section 94AA of the Environmental Planning and Assessment Act, 1979, in accordance with the Voluntary Planning Agreement(s) that apply to the site.

E. Heritage

The subject site contains a heritage item identified as the former David Jones Department Store. The item is identified in the Parramatta City Centre Local Environmental Plan 2007, and is of local significance only.

A heritage impact assessment report has been prepared by NBRS. The report undertakes an assessment of the significance of the existing heritage item and the impact that the proposal will have on the significance of that item.

The report concludes that the full demolition of the building on the site is acceptable and also finds as follows:

The proposed Riverfront Apartment development at 300 Church Street Parramatta will result in the demolition of an existing local heritage item that is primarily of historic significance. The demolition is justified by the substantial enhancement of the public domain along the riverbank as well as the improved setting of the Lennox Bridge. The existing structure is substantially modified from its original form and detail and now only represents limited aesthetic values which are not of high significance.

In conclusion, the proposed works described above do not adversely affect the identified heritage significance of any of the surrounding items and will enhance public appreciation of the bridge and the river while creating an appropriate streetscape character to Church Street and maintaining significant views within the city. I would therefore recommend the heritage aspects of this application be approved.

F. Transport and Access

Provision will be made on-site for bicycle storage/parking and this will have easy access to Council's bicycle network.

The proposed pedestrian linkages and site access will facilitate use of the existing bus services past the site. The provision of an awning along the western side of the site will provide shelter for the Church Street bus stop while the future implementation of the Civic Link will facilitate access to/from the railway station.

The proposed vehicle access arrangements comprise:

- ~~a two~~ 6.0 metre wide combined ingress/egress ramps for the basement and upper deck carparks connecting through Lot 101 to Lane № 11
- a connection for the loading dock through Lot 101 to Lane № 11.

These accesses will comply with the design requirement of AS 2890.1 and 2 and will accommodate the movement of all vehicles requiring to access the site.

A loading dock accommodating a Heavy Rigid Vehicle (HRV) vehicle is provided ~~in the south-eastern corner at the southern side~~ of the building adjacent to the carpark access and refuse will also be removed at this dock. ~~Three bays are provided on Basement Level 1 for small service/delivery vehicles while s~~Service personnel etc will be able to use the retail/visitor parking spaces.

A total of ~~390~~ 378 parking spaces will be allocated for the ~~serviced-residential~~ apartments and 151 spaces to the residential-serviced apartments. ~~207-180~~ additional parking spaces will be shared between visitors and the retail uses on the site ~~and the childcare centre~~.

A total of ~~39~~ 38 accessible spaces will be provided for residents and ~~4~~ 11 designated and suitable spaces for disabled drivers, 24 bicycle and 5 motorbike spaces will be provided for visitors ~~and~~ retail ~~and child care centre~~ while residents will be able to locate bicycles in their storage areas.

G. Noise and Vibration

To meet the relevant noise criteria requirements the following construction and management controls are proposed:

~~1. For the control of noise from the outdoor play area:~~

~~a) No more than 70 children to use the outdoor play area at any one time.~~

~~b) Install a band of noise absorptive lining on the inside face of the Church Street parapet wall around the play area (i.e. the side of the wall facing the play area). Lining to consist of 50mm thick Bradford Ultratel with Ultraphon lining or other material with minimum NRC of 0.8. Lining may be faced with perforated sheeting for protection (e.g. perforated fc sheet/metal) with minimum 20% open area. Band of insulation to start at 1.5m above the level of the play area and extend upwards from 1.5m.~~

~~2. For control of external noise impacts:~~

~~a) Glazing/doors of sleeping rooms facing Church Street shall be installed with acoustic seals and consist of minimum 10.38mm laminated glass with a minimum STC of 35.~~

~~b) Glazing/doors of all other rooms shall be installed with acoustic seals and consist of minimum 6.38mm laminated glass with a minimum STC of 31.~~

~~3. Any mechanical plant would be selected and treated to comply with the noise levels stipulated by Parramatta City Council. Treatment may include acoustically rated enclosures, silencers, vibration isolation mounts, barriers, acoustic louvres, etc.~~

1. Below are the recommend treatments for glazing to mitigate external noise impacts. It should be noted that the recommended glazing types are indicate only and should be further reviewed at Constriction Certificate stage:

A). In the residential apartments:

Facade	Room		Glazing requirements	Acoustic seals
East - Church Street (including south/north façade of corner units)	Bedrooms	Glazed area less than 6.0m ²	6.38mm laminated	Yes
		Glazed area greater than 6.0m ²	10.38mm laminated	
	Living Rooms	Glazed area less than 16.0m ²	6.38mm laminated	
		Glazed area greater than 16.0m ²	10.38mm laminated	
North Parramatta River	Bedrooms		6.38mm laminated	
	Living Rooms		6.38mm laminated	
South Commercial properties	Bedrooms		6.38mm laminated	
	Living Rooms		6.38mm laminated	
West East Tower	Bedrooms		6.38mm laminated	
	Living Rooms		6.38mm laminated	

B). In the serviced apartments:

Facade	Room	Glazing requirements	Acoustic seals
East – Facing west tower (including south/north façade of corner units)	Bedrooms	6.38mm laminated	Yes
	Living Rooms	6.38mm laminated	
North Parramatta River	Bedrooms	6.38mm laminated	
	Living Rooms	6.38mm laminated	
South Commercial properties	Bedrooms	6.38mm laminated	
	Living Rooms	6.38mm laminated	
West West Tower	Bedrooms	6.38mm laminated	
	Living Rooms	6.38mm laminated	

C). In the retail areas:

Space Type	Facade	Glazing requirements	Acoustic seals
Commercial / Retail areas generally.	All	6mm / 12mm air gap / 6mm OR 6mm	Yes

2. Any mechanical plant would be selected and treated to comply with the noise levels stipulated by Parramatta City Council. Treatment may include acoustically rated enclosures, silencers, vibration isolation mounts, barriers, acoustic louvres, etc.

H. Services

All relevant utility services are available to the subject site. Connection to services will occur as part of the construction schedule. Consultation is underway with the service authorities to establish appropriate timing for the connection of services to the development.

I. Demolition Works, Excavation and Earthworks

Sediment run off will be managed with the provision of siltation traps, silt meshing at sensitive locations along the perimeter of the site during demolition and excavation. Sediment control management will be based on the Parramatta Council's guidelines.

Where it is required to remove excavated materials from site trucks will be loaded in hard stand area at rear of building, all vehicles to be checked (cleaned as required) and covered to ensure spoil does not contaminate streets along exit route.

Trucks will use the route identified in the approved Construction Management Plan.

All construction activities will be undertaken in accordance with the approved Construction Management Plan for the site.

J. Construction Management

Overhead steel wires will be appropriately covered where equipment or cranes are over transmission lines, where applicable.

The hours of work will be restricted to between Monday to Fridays ~~0700-7am - 1700 6pm~~ & Saturdays ~~0800 8am - 1500 5pm~~, and no work on Sundays.

Sediment run off will be managed with the provision of siltation traps, silt meshing at sensitive locations along the perimeter of the site during construction of the buildings. Sediment control management will be based on the Parramatta Council's guidelines.

Water tanks placed upon trucks will be used to wet the site on a periodical basis to reduce dust emissions, where required, which is a standard method on construction site.

Trucks will use the route identified in the approved Construction Management Plan.

All construction activities will be undertaken in accordance with the approved Construction Management Plan for the site.

K. Operational Management

The East Tower will operate as serviced apartments owned and managed by Meriton Serviced Apartments. All administrative functions of the serviced apartment property will be undertaken in the office adjoining the entry lobby to the East Tower.

~~The supermarket operation will be in accordance with the practices of the supermarket lessee and operator.~~

Meriton will manage and leasing of the individual retail spaces on the site in addition to the residential apartments.