

City of Parramatta Council
126 Church Street,
Parramatta NSW 2150.

23rd December 2021.

Re: Case 2021/00269445, LDJ Solutions Pty Ltd v City of Parramatta Council: 54 Adderton Road, Telopea – Schedule of Amendments

To whom it may concern,

The following schedule of amendments has been prepared to accompany the amended development plans for the above Land Environment Court (LEC) case, regarding the proposal for the demolition of existing structures, tree removal, and construction of a two (2) storey plus attic boarding house containing sixteen (16) boarding rooms with basement parking and associated landscaping works at 54 Adderton Road, Telopea (the site; formally known as Lot 1001, DP 777077).

Following the receipt of the Statement of Facts and Contentions (SoFaC), filed on 8th November 2021, the applicant has had the opportunity to provide a set of amended development concept plans (Issue B), which were tabled for discussion at the S34 Conciliation Conference held on 2nd December 2021. These amended plans had attempted to address a majority of the contentions brought forth in the SoFaC in a holistic manner. Following discussions, the respondent has since confirmed that a number of contentions are no longer valid. These items are listed below:

1. Gross Floor Area (GFA) calculation. The GFA calculations have been updated to include the floor area of all enclosed corridors.
2. Boarding room sizes. All boarding rooms have been updated to comply with both the overlapping requirements of the Parramatta DCP 2021 (Principles P.35 and Part 5.1.4 Planning Controls for Boarding Houses) and the SEPP Affordable Rental Housing 2009. A Units Schedule has been prepared (Sheet 012) to demonstrate compliance.
3. Stormwater Drainage Design. The stormwater drainage design and subsequently, OSD tank, had been previously amended to be located clear of the footprint of all habitable areas, including corridors. Additional grates had been provided to satisfy council's request for additional cross-ventilation. The stormwater plans have presently been updated to reflect the latest changes in the architectural plans, but the location of services and general stormwater drainage strategy has remained the same.
4. A cut and fill plan had been prepared (Sheet 014) to indicate the areas requiring excavation to accommodate the basement extent, and any minor re-levelling of topsoil within the deep soil areas along the side boundaries.
5. A retaining wall diagram had been prepared (Sheet 015) to indicate the heights of the retaining wall, relative to the Natural Ground Levels (NGL) and proposed soil levels. All retaining walls are to be built to regular details, as can be found on Sheet 301.
6. A tree preservation diagram had been prepared (Sheet 016) to indicate all of the trees proposed to be retained or removed, as well as their respective survey levels at their ground level bases, tree protection zone radii, and structural root zone radii. Trees 1, 3 & 4 alongside

the street tree are indicated to be retained, whilst Trees 2 & 5 are proposed for removal. Trees A, B and C, as neighbouring trees, are to be retained. All of this is reflected in the updated and accompanying Arboricultural Impact Assessment and Landscape Plans.

7. The driveway had been amended to avoid the need for the removal of the street tree. This has been achieved by tapering the driveway ramp towards the street. This intention has generally been retained for the present architectural design, with minor additions of annotations as per council's request, and following the input of our independent traffic assessment. Further elaboration to follow below.

The present amendments to the architectural set (Issue C) build upon the foundations of the Issue B scheme, and serves to incorporate the additional feedback garnered during the S34 Conciliation Conference, and to provide additional information with which a full assessment and approval can be undertaken by the respondent.

The amended sheets which comprise the Issue C Architectural Plans are:

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|------|---|--------|
| 001 | <i>Cover Page</i> | Rev 03 |
| 001A | <i>BASIX Commitments</i> | Rev 01 |
| 003 | <i>Site Plan</i> | Rev 03 |
| 006 | <i>Streetscape Analysis</i> | Rev 03 |
| 007 | <i>GFA Calculation Diagram</i> | Rev 03 |
| 008 | <i>Sun Eye Diagrams On 21st June</i> | Rev 03 |
| 009 | <i>Shadow Diagrams On 21st June</i> | Rev 03 |
| 010 | <i>Landscape Calculation Diagram</i> | Rev 03 |
| 011 | <i>3D Height Blanket Diagram</i> | Rev 03 |
| 012 | <i>Units Schedule</i> | Rev 03 |
| 014 | <i>Cut & Fill Diagram</i> | Rev 02 |
| 015 | <i>Retaining Walls Diagram</i> | Rev 02 |
| 016 | <i>Tree Preservation Plan</i> | Rev 02 |
| 101 | <i>Basement Floor Plan</i> | Rev 03 |
| 102 | <i>Ground Floor Plan</i> | Rev 03 |
| 103 | <i>Level 01 Floor Plan</i> | Rev 03 |
| 104 | <i>Attic Floor Plan</i> | Rev 03 |
| 105 | <i>Roof Plan</i> | Rev 03 |
| 201 | <i>Elevations</i> | Rev 03 |
| 301 | <i>Sections</i> | Rev 03 |
| 401 | <i>Material Schedule</i> | Rev 03 |
| 402 | <i>Door Schedule</i> | Rev 01 |
| 403 | <i>Window Schedule</i> | Rev 01 |

The overall amendments to the development plans are as listed on the following page:

1. The roof above the rear portion of the development has been significantly reduced in pitch and the room that was previously located within this attic space, Room 203, has been relocated to the ground floor facing Adderton Road (now, Room G02). The roof has been extended as a full gabled roof above the entire length of the rear portion of the development, to better reflect and tie into the existing character of the neighbouring developments and the Adderton Road streetscape.
2. An accessible-compliant ramp has been provided at the entryway in lieu of a mechanical means of vertical transport to provide a maintenance-free means of universal access to the site. In conjunction with the introduction of a through-car lift to the development in the previous scheme, disabled access to the front door of every boarding room and communal space has now been provided.
3. The extent of the basement walls has been reduced towards the front and rear of the site, providing additional deep soil area, and in the case of the front setback, also reduces the encroachment and impact of the development on Tree 1.
4. Additional raised planters have been provided within the private open spaces (POS) of Rooms G05 and G06 to increase the amount of landscaping present across the site. These raised planters shall provide for a substantial soil depth for the planting of small vegetation in addition to lawn.
5. The hydrant booster at the front of the site has been relocated to the Northern corner of the development, out of the tree protection zone of Tree 1, and thus shall no longer have any impact on this tree.
6. The driveway has been modified slightly to reduce the angle of the widening splay, to provide a give-way sign at the bottom of the ramp, and to relocate the waiting bay at the bottom of the ramp. Indication of visual splays on both sides of the entryway have also been provided. Council's suggestion to condition the provision of a no-stopping signage along the street, as well the provision of a convex mirror at the top of the ramp, are deemed acceptable.

In conjunction with the architectural amendments, a number of consultants' reports, statements, assessments, and/or drawings have been prepared to support the proposal and to assist in its assessment. These documents are listed as follows:

1. Arboricultural Impact Assessment, prepared by Lee Hancock Consulting Arborist, and updated to reflect primarily, the amended impacts on the trees to be retained, Tree 1 and the Street Tree.
2. Accessibility Compliance Statement, prepared by Ergon Consulting, confirming the accessibility assessment of the development, including of the newly-proposed entry ramp and associated doorways.
3. Longitudinal Section drawing through the driveway to the centreline of Adderton Road, prepared by NY Civil Engineering. The civil design of the ramp to the basement of the development has been undertaken using the flood information report provided by the Parramatta Council Catchment Department, and as calculated independently by the civil engineer.
4. Updated Landscape Plan, prepared by Conzept Landscape Architects. These landscape Plans have incorporated low-water use, indigenous plant species, as requested by council.
5. Traffic and Parking Statement, prepared by PDC Consultants.
6. Updated Stormwater Concept Plan, prepared by JCo Consultants.

7. Updated BASIX Certificate and NCC Section J Report, prepared by AENEC.

We hope that the above description of the changes assists in the reading of the plans and facilitates the smooth processing of the relevant assessments. Thank you.

Sincerely,

Texco Design Pty Ltd
Nom Arch 11348