History of Development Application

30 August 2007 - Development Application lodged.

31 October 2007 - Development was advertised and notified to surrounding properties until 21 November 2007. Two submissions were received.
SUBJECT
51-61 South Street, Granville - The White Palace Reception Centre
(Lot 1 DP 361441) (Woodville Ward)
Location Map - Attachment 2

Alterations and additions to the existing reception centre to provide a new basement, mezzanine and first floor level to accommodate a second function room.

REFERENCE
DA/539/2005 - Submitted 21 June 2005
Applicant: Urban Link Pty Ltd
Owner: B D Corporation Pty Ltd

REPORT OF
Manager Development Services (DSU 163/2005)

PURPOSE

1. To determine Development Application 539/2005 that seeks consent for alterations and additions to the existing reception centre to provide a new basement floor area, a new mezzanine level and first floor to accommodate 2 function rooms.

2. The application has been referred to Council for determination as the site is a heritage item of local significance in Parramatta LEP 1996 (Heritage and Conservation).

RECOMMENDATION

(a) That Council grant deferred commencement consent to Development Application 539/2005 subject to standard conditions and following non-standard conditions:

Schedule 1

1. Written confirmation is to be provided from Integral Energy confirming compliance with the requirements of Integral Energy has been achieved.

Schedule 2

1. The proposed hours of operation of the reception centre are 7pm to 12 midnight on Friday and Saturday nights and 12 noon to 11pm on a Sunday. The use of the premises from Monday to Thursday is not
permitted. 
Reason – to preserve the amenity of the area.

2. All preparation activities associated with the use shall not occur prior to 
5pm on Friday and Saturday and 10am on a Sunday and are to cease 
1 hour after the close of a function (being 1am on a Friday and 
Saturday and 12 midnight on a Sunday).  
Reason – to preserve the amenity of the area.

3. The basement parking area shall only be used for staff parking. No 
staff parking is to be provided at the rear of the site. No patron parking 
is to be provided within the basement or at the rear of the site.  
Reason – to preserve the amenity of the area.

4. The noise level emitted from the premises shall not exceed the 
background noise level at the boundary of any residential property by 
more than 5dB between 7am and 12 midnight.  
Reason – to preserve the amenity of the area.

5. The noise level emitted from the premises shall not exceed the 
background noise level at the boundary of any residential property 
between 12 midnight and 7am.  
Reason – to preserve the amenity of the area.

6. Noise from the licensed premises should not be audible within any 
habitable room in any residential premises between the hours of 12 
midnight and 7am.  
Reason – to preserve the amenity of the area.

7. The recommendations contained within the Noise Assessment 
prepared by RSA Acoustics dated 15 August 2005 are to be fully 
implemented prior to the release of an Occupation Certificate. The 
recommendations are to be maintained at all times.  
Reason – to minimise noise emissions from the site.

8. The collection of waste from the premises is to only occur between the 
hours of 9am and 5pm on a Friday to Monday, inclusive.  
Reason – to minimise noise emissions from the site.

9. All waste disposal receptacles are to be provided only in the basement.  
Reason – to minimise noise emissions from the site.

10. All loading and unloading associated with the use of the premises is to 
only occur within the basement.  
Reason – to minimise noise emissions from the site.

11. Other than to gain access or exit the building, all vehicular and 
pedestrian access doors to the basement and ground floor must be kept closed.
Reason – to minimise noise emissions from the site.

12. The existing fence structure located between the eastern façade of the building and the eastern boundary fence is to be removed. Reason – to maximise surveillance of the right of way.

13. All vehicular and pedestrian access to the rear of the site shall only be obtained from Diamond Avenue, across the existing right of way which connects the site to Diamond Avenue. Access to Mary Street across the adjoining property at 47-49 South Street shall not be obtained unless a right of way is obtained. Reason – to ensure legal access is provided.

14. This consent does not grant approval for the operation of a valet parking service from the site to any Council owned property. Reason – to ensure appropriate use of Council’s assets.

15. Deliveries and dispatches associated with the use shall be via small vans and passenger vehicles only and shall only occur between the hours of 9am and 5pm, Friday to Monday, inclusive. Reason – to preserve the amenity of the area.

(b) Further, that the objectors and supporters be advised of Council’s decision.

PROPOSAL

1. Consent is sought for alterations and additions to the existing reception centre to provide:

   1.1 A basement parking area containing 12 parking spaces, a loading dock area and storage area. The basement car park is accessed from an existing right of way that extends along the rear of the site and adjoining properties;
   1.2 A ground floor function room, pre-function room with bar, kitchen, office and toilet facilities;
   1.3 A mezzanine level between the ground and first floor areas that provides a kitchen, outdoor terrace area adjacent to South Street, a lounge area and toilet facilities;
   1.4 A first floor function room with a food servery area and bar facilities.

2. The reception centre will be a licensed premises and will have musical entertainment in the form of live bands or amplified music. A Place of Public Entertainment approval under the Local Government Act 1993 will be required for the premises.

3. The proposed hours of operation of the reception centre are 7pm to 1am on Friday and Saturday nights and 12 noon to 12 midnight on a Sunday. No use of the premises from Monday to Thursday, inclusive, is proposed.
4. Back of house preparations start 2 hours before a function (5pm on Friday and Saturday and 10am on Sunday) and will cease 1 hour after the close of a function (being 2am on a Friday and Saturday and 1am on a Sunday).

5. Deliveries and dispatches associated with the use will be via small vans and passenger vehicles only and will occur during daylight hours only. It should be noted though, that the application does not specify days or hours of deliveries. This matter has been discussed below.

6. The premises will accommodate 8 permanent employees, and a minimum of 20, and a maximum of 40 on-call, casual staff. The number of staff will depend on whether 1 or 2 functions are occurring on the site and how many patrons will be in attendance.

SITE AND LOCALITY

7. The site is known as the White Palace Reception Centre and is located at 51-61 South Street, Granville. The legal description is Lot 1 in DP 361441. The site has a frontage of 25.5m to South Street and a depth of 45.7m. A 6m wide Right of Way traverses the rear of the site and provides vehicular access to Diamond Avenue to the south.

8. Currently, the reception centre provides 1 function room with a mezzanine lounge area, a prefuction room/bar and associated kitchen and toilet facilities. No on-site parking is provided.

9. The site is located within the Granville Town Centre on the eastern side of South Street between Mary Street and Diamond Avenue. Commercial land uses adjoin the site to the north, south and west. Residential properties, fronting Enid Street are located to the east of the site.

STATUTORY CONTROLS

10. Parramatta Local Environmental Plan 2001 – The site is zoned 3A Centre Business which permits commercial premises with development consent.

11. Parramatta Local Environmental Plan 1996 Heritage and Conservation) - The site is listed as a heritage item of local significance.

CONSULTATION

12. The application was advertised and notified from 13 July to 3 August 2005. Council has received 2 letters of objection and 5 letters of support. The issues raised in the objections are as follows:

Noise

13. Concern has been raised from a resident of Enid Avenue with respect to potential noise impacts as a result of the proposed hours of operation. Enid
Avenue is located to the rear of the site. The concern is acknowledged and potential noise impacts have been addressed in detail below.

**Demolition waste**

14. An objector from Clyde is concerned about the waste generated from the demolition works on the site.

15. Standard conditions will be included on any development consent to require demolition and construction waste from the proposal to be disposed of in an appropriate manner.

**Increased residential or industrial density**

16. An objector from Clyde is concerned that an increase in housing or industrial density will occur as a result of approval of this application. As the proposal is a commercial development, this concern is not considered to be relevant.

**Tree removal**

17. An objector from Clyde is concerned about tree removal as a result of the proposal. This concern is considered to be irrelevant as the proposal does not include tree removal.

**ISSUES**

**Noise**

18. Potential noise impacts from the intensification of the use of the site as a reception centre on the residential properties in Enid Avenue, located to the east of the site, are of concern. The closest residences to the site are at 17 and 19 Enid Avenue. The rear wall of the dwellings is approximately 20m from the rear wall of the reception centre.

19. A search of Council’s records has revealed that the site has had a history of noise disturbance to the Enid Avenue properties. In 1998, a Prevention Notice, in accordance with the Protection of the Environment Operations Act, 1997 was placed upon the site.

20. To reduce noise impacts, the Notice provided specific time frames in which the emission of offensive noise from the premises was not permitted. Offensive noise was defined as noise from musical instruments/sound equipment which is clear, constant and readily audible from within any neighbouring residential buildings.

21. The time frames specified were from 11pm Sunday to 8am Friday inclusive, from 12 midnight Friday to 8am Saturday and from 12 midnight Saturday to 8am Sunday. Other than the 11pm Sunday limit, the hours are consistent with the proposed hours of operation.
22. To protect the amenity of the Enid Avenue properties, the recommendation of this report contains a condition to limit the hours of operation for functions on a Friday and Saturday evening to 12 midnight, not 1am and on a Sunday evening to 11pm, not 12 midnight, as proposed.

23. The reception centre will be a licensed premises and will have musical entertainment in the form of live bands or amplified music that may occur until the end of a function, being 1am on a Friday or Saturday night and 12 midnight on a Sunday night. In addition, the potential for noise disturbance from the provision of mechanical services (air conditioning, exhaust fans, compressor units etc) on the site, as well as noise generated after a function as a result of patrons or staff leaving the site, is of concern.

24. The potential for noise to occur as a result of patrons arriving or leaving the reception centre, in the form of car doors slamming, starting car engines and vehicle movement is acknowledged. As the on-site basement parking area is located at the rear of the site, and is adjacent to the Enid Avenue residences, access to the basement car park should only be provided for staff, not patrons. The provision of staff access only will result in patrons utilising on street and Council parking areas that are located away from Enid Avenue, which will assist in minimising noise impacts. The requirement for the basement to be utilised by staff only will be imposed by a condition of consent.

25. As the premises will be a licensed premises, compliance with the Liquor Administration Board (LAB) criteria for noise is required. The criteria specifies that:

25.1 The noise level emitted from the premises shall not exceed the background noise level at the boundary of any residential property by more than 5dBA between 7am and 12 midnight;

25.2 The noise level emitted from the premises shall not exceed the background noise level at the boundary of any residential property between 12 midnight and 7am;

25.3 Noise from the licensed premises should not be audible within any habitable room in any residential premises between the hours of 12 midnight and 7am.

26. To ensure the requirements of the LAB criteria are achieved and impacts on the neighbouring residential properties are minimised, an acoustic report has been submitted with the application that recommends the following measures are complied with:

26.1 Heavy duty sound insulation be provided to the roof/ceiling structure;
26.2 The external walls be sound insulated;
26.3 Acoustic rated glazing be provided to the western (South Street) façade;
26.4 Sound lock systems be provided for the front and rear entry doors;
26.5 Solid core doors with acoustic seals be provided for all rear doors;
26.6 A sound lock system be provided in the stairwell between the ground
and first floor reception rooms;
26.7 Sound insulation be provided between the ground and first floor reception rooms;
26.8 Sound cut off switches be provided in the entertainment areas;
26.9 All mechanical plant equipment be located and designed to comply with the "Noise Guide for Local Government".

27. Conditions will be included in any development consent to ensure the requirements of the acoustic report are complied with prior to the operation of the premises.

28. To further reduce potential noise impacts, the following conditions will be imposed on the consent:

28.1 The collection of waste from the premises is to only occur between the hours of 9am and 5pm on a Friday, Saturday, Sunday or Monday;
28.2 All waste disposal receptacles are to be accommodated only within the basement;
28.3 All loading and unloading associated with the use of the premises is to only occur within the basement;
28.4 Other than to gain access or exit the building, all vehicular and pedestrian access doors to the basement and ground floor must be kept closed.

29. Subject to the proposed conditions and acoustic measures, it is not considered that the proposed use will have an unreasonable impact on the amenity of the neighbouring residential properties in Enid Avenue.

**Integral Energy**

30. Integral Energy have reviewed the application and have advised that the intensification of the use of the site may require the installation of a substation to enable a secure supply of electricity. The applicant was advised of this requirement and has been liaising with Integral Energy. However, to date, Integral Energy have not specified exact requirements. Accordingly, to ensure the applicant addresses the requirements of Integral Energy, the recommendation of this report is for deferred commencement approval.

**NSW Police**

31. The NSW Police have reviewed the application and acknowledge that although the intensification of the use of the premises will increase traffic in the Granville Town Centre, the proposal will assist in the revitalisation of the Centre.

32. The Police have requested that a fence barrier be erected in front of the entrance to the premises, within the South Street footpath area to ensure patrons leaving the premises do not walk straight across the South Street roadway, resulting in pedestrian safety concerns.
33. Although this requirement is noted, the provision of a fence within the footpath area will impede access to the on-street parking spaces located in front of the premises. It is also not considered that the barrier will significantly reduce the likelihood of patrons leaving the premises walking straight across South Street and creating potential pedestrian safety concerns. As such, it is not considered that the provision of a fence barrier in front of the entrance is warranted.

34. To minimise anti-social behaviour, increased surveillance opportunities by the promotion of pedestrian and vehicular access along the right of way located at the rear of the site and the adjoining sites, the Police have requested that the existing wire fence located along the northern boundary of the site, which traverses the right of way, be removed. The Applicant has been advised of, and has raised no objection to this requirement. Accordingly, a condition will be placed on any development consent to ensure the fence is removed.

**Heritage**

35. The site is listed as an item of local significance within Parramatta Local Environmental Plan 1996 (Heritage and Conservation).

36. The building was built as the Granville Hoyts Castle cinema in 1947. The cinema closed in 1959 and was later used as a supermarket. The building has recently been used as a reception centre.

37. The building is a steel framed, single storey with mezzanine construction, with a rendered masonry façade and is believed to be a very early example of the use of a “Quonset” building technique to erect cinemas. Accordingly the heritage significance of the building is as a rare and innovative construction technique.

38. The entrance of the building has been altered and the interior of the building has been substantially altered. It is considered that to retain the heritage significance of the building, it is essential that the South Street façade be retained and restored and that the interior spaces and wall decorations from the building’s use as a cinema be retained and restored.

39. The proposal includes the restoration of the South Street façade and the majority of the significant interior spaces.

40. The addition of a second function area will result in the provision of an additional storey to the building. To ensure the integrity of the South Street facade is maintained, the additional storey has been setback a minimum of 11m behind the façade.

41. Council’s Heritage Advisor has reviewed the application and has advised that the proposed works to the building are in keeping with the integrity and heritage significance of the building. Further, the proposed works will retain the financial viability of the site, which will ensure the future retention of the building.
**Traffic**

42. It should also be noted that the centre has operated as a reception centre for many years and the proposed development will intensify the use of the site by the addition of a second function room.

43. On this basis, it is appropriate to consider the additional traffic flow which may be generated by the additional function room.

44. The new function room has a nett area of 594m² and taking into account circulation areas and a dance floor, the room is likely to generate in the order of 68 vehicle trips before and after a function. The existing function room generates 54 trips, hence the proposed development will generate a maximum of 122 vehicle trips before and after a function.

45. The site is within the vicinity of the M4 Motorway and Parramatta Road, which are both classified as state roads that provide key east-west road links to the area. Memorial Avenue and Railway Parade, located to the north of the site form part of the regional road network.

46. The potential traffic issues with respect to the proposal primarily relate to the likely impact of additional flows on the operational performance of the nearby road network.

47. As the reception centre will operate outside of normal business hours, primarily on a Friday, Saturday and Sunday evening, it is not considered that the traffic flows generated by the centre will conflict with the peak period traffic flows during either the morning or afternoon commuter peak periods.

**Vehicular Access**

48. Vehicular access to the site is provided via a 6m wide right of way that connects the site with Diamond Avenue to the south. The right of way extends across the rear (eastern) boundary of the subject site, the adjoining and adjacent sites at 75A and 79A (both owned by Council) and 81 South Street (in private ownership).

49. The right of way, in turn, benefits and burdens 51-61, 75, 77, 79 and 81 South Street. A right of way across the adjoining and adjacent properties to the north at 47-49 South Street has not been provided. Hence, all vehicular and pedestrian access to the rear of the site must be obtained from Diamond Avenue across the existing right of way. This requirement is reflected by a condition of consent.

**Parking**

50. DCP 2001 requires the provision of 40 on-site parking spaces. The proposed development provides a total of 12, plus a loading bay, within a new basement parking area. The existing reception centre provides no on site
parking.

51. Vehicular access to the basement parking area is provided via an existing right of way to Diamond Avenue which has been previously discussed.

52. The centre will only operate on a Friday, Saturday and Sunday evening/night and the hours of operation are outside normal business hours of operation. Hence, the highest demand for on-street parking will occur outside normal business hours when the availability of on-street parking is maximised.

53. A Traffic and Parking Assessment Report has been submitted. To ascertain the impact of the proposal on the availability of on street parking within a 150-200m radius of the site, a parking survey was undertaken. The survey has identified that:

53.1 A total of 546 publicly accessible parking spaces are available within a 150-200m radius of the site;
53.2 At 7pm on a Saturday evening, a minimum of 374 vacant parking spaces were available;
53.3 At 4pm on a Sunday, 396 vacant parking spaces were available. At 10pm, 494 vacant spaces were available.

54. The site is within a short walking distance of a Council owned carpark located on the corner of Mary Street and Railway Parade. The carpark has a 2 hour time limit during business hours. Likewise, a 1 or 2 hours limit applies for on street parking within the vicinity of the site. However, as the proposed hours of operation are outside normal business hours, both the Council carpark and the on-street parking available will not be time limit during the hours of operation of the site.

55. DCP 2001 does not contain parking requirements specifically for a reception centre. However, an adjoining Council (Auburn Council) does specify is rate of 1 space per 3 seats. On this basis, when both function rooms are in operation, will generate the need for 143 on street parking spaces.

56. As previously discussed, as the use operates outside of normal business hours, the amount of on street parking available within the immediate vicinity of the site is adequate.

**Valet parking**

57. The applicant has indicated that a valet parking service may be operated between the site and the Council owned carpark on the corner of Mary Street and Railway Parade, to control potential impacts on the area as a result of the need to rely upon on street parking.

58. The service would formally rely upon Council's carpark and due to potential leasing, liability and equity in public access issues, the use of Council's car park as part of a valet parking service is not supported and a condition will be placed on any development consent to not permit this activity.
Hours of operation

59. The proposed hours of operation of the reception centre are 7pm to 1am on Friday and Saturday nights and 12 noon to 12 midnight on a Sunday. No use of the premises from Monday to Thursday, inclusive, is proposed. Back of house preparations start 2 hours before a function (6pm on Friday and Saturday and 10am on Sunday) and will cease 1 hour after the close of a function (being 2am on a Friday and Saturday and 1am on a Sunday).

60. As discussed previously, to reduce potential noise impacts on the residential properties located in Enid Avenue, it is considered appropriate that the Sunday operating hours be reduced to a finishing time of 11pm, not 12 midnight. This requirement will be addressed by the imposition of a condition of consent.

61. Deliveries and dispatches associated with the use will be via small vans and passenger vehicles only and will occur during daylight hours only. It should be noted though, that the application does not specify days or hours of deliveries. To minimise potential amenity impacts on the adjoining residential properties, it is considered that deliveries to, and dispatches from the site should only occur on the days of operation, being Friday, Saturday and Sunday and only between the hours of 9am and 5pm on a Friday or Saturday and between 9am and 12 midday on a Sunday. This requirement has been addressed by the imposition of conditions of consent.

Amanda Faulkner
Town Planner

ATTACHMENTS

Refer Attachment/s 15 scanned page/s

1. Plans & Elevations - 14 pages
2. Locality Map - 1 page

REFERENCE MATERIAL
DEVELOPMENT APPLICATIONS 11 December 2006

SUBJECT 51-61 South Street, Granville (White Palace Reception Centre) (Lot 1 DP 361441) (Elizabeth Macarthur Ward) (Location Map - Attachment 3)

Section 96 modification for alterations and additions to the existing reception centre to modify the windows, colour scheme and finishes on the front facade of the building.

REFERENCE DA/539/2005/B - Submitted 12 October 2006

Applicant: Urban Link Owners: Elmar Construction Pty Ltd and E & R Developments Pty Ltd

REPORT OF Manager Development Services (DSU 211/2006)

PURPOSE

1. To determine an application to modify Development Consent DA/539/2005 for alterations and additions to the existing reception centre to provide a new basement, mezzanine and first floor level to accommodate a second function room under S96 of the EP & A Act 1979.

2. The application has been referred to Council as the building is listed as an item of Local significance in Schedule 2 of Parramatta LEP 1996 (Heritage & Conservation).

RECOMMENDATION

(a) That Council modify Development Consent DA/539/2005 dated 22 December 2005 in the following manner:

1. Modify Condition 1 to include the following plans:

1.1 Western Elevation Exterior Plan dated 9/10/2006
1.2 Main Entrance Parapet W/ Signage dated 1/11/2006
1.3 Main Entrance Door Handle Detail dated 1/11/2006
1.4 Main Entrance Parapet W/ Signage dated 2/11/2006

SITE & LOCALITY

1. The subject site is located on the eastern side of South Street between Mary Street and Diamond Avenue. The site is known as No. 51 - 61 South Street
(White Palace Reception Centre) and the legal description is Lot 1 in DP 361441. The site has a frontage of 25.5m to South Street and a depth of 45.7m. A 6m wide Right of Way traverses the rear of the site and provides vehicular access to Diamond Avenue to the south.

2. The structures on the site include a multi-unit storey building. This building is currently under construction and retains part of the original building which was known as the Granville Hoyts Castle cinema.

3. The site is located within the Granville Town Centre and commercial uses adjoin the site to the north, south and west. Residential properties, fronting Enid Street are located to the east of the site.

BACKGROUND

4. Development Application No. 539/2005 which granted deferred commencement consent for alterations and additions to the existing reception centre to provide a new basement, mezzanine and first floor level to accommodate a second function room was determined on the 22 December 2005.

5. Schedule 1 of the conditions to the original consent required written confirmation from Integral Energy confirming compliance with the requirements of Integral Energy. This requirement was complied with and an operative development consent was issued dated 4 April 2006.

6. An application under Section 96 of the EP & A Act 1979 (No. 539/2005/A) which proposed to modify the original consent by increasing the hours and days of operation, extending the use of the premises to include a catering and hospitality training school, increasing the number of staff, altering the approved hours for activities on the site, internal reconfiguration and modification to the approved floor levels was withdrawn on the 23 October 2006.

7. Construction of the development is currently being carried out. During construction unauthorised works have been carried out which included the removal of significant internal heritage fabric of the building and changes to the floor levels. Compliance action has commenced regarding the unauthorised works. Therefore, as the unauthorised works do not form part of the proposed modifications, it is not considered to be a relevant matter to consider in this S96 application.

PROPOSAL

8. Consent is sought to modify Development Consent DA/539/2005 dated 22 December 2005 in the following manner:

8.1 Modify the first floor windows of the front facade by reducing the size of the southern window to allow for the centering of the large middle window,
8.2 Modify condition 1, as changes have been proposed to the colour scheme of the front facade &
8.3 Modify condition 1, as changes have been proposed to the doors, awning and light fittings of the front facade to provide chrome finishes.

STATUTORY CONTROLS

Environmental Planning and Assessment Act

9. Section 96 of the EP&A Act allows applicants to make an application to modify a development consent issued by Council. It also states that a consent authority must be satisfied that the development to which the consent as modified relates is substantially the same development as the development for consent was originally granted.

10. The proposed modifications to the previously approved works include repositioning of the first floor windows, new colour scheme and finishes along the front facade. The proposed modification will result in substantially the same development as that originally approved and can be dealt with pursuant to S 96 of the Act.

Parramatta Local Environmental Plan 2001 (LEP 2001)

11. The site is zoned 3A Centre Business under the provisions of LEP 2001. Commercial premises are permissible development within the zone. The proposed development is consistent with the objectives of the 3A Centre Business zone.

Parramatta Development Control Plan 2005 (DCP 2005)

12. The provisions of DCP 2005 have been considered in the assessment of the proposal. The proposal is consistent with the aims and objectives of the Plan.

Parramatta Local Environmental Plan 1996 (Heritage and Conservation) (LEP 1996) and the Heritage Development Control Plan 2001 (HDCP)

13. The subject site is listed as an item of local significance in Schedule 2 of Parramatta LEP 1996 (Heritage & Conservation). The proposal is consistent with the aims and objectives of the Plan.

CONSULTATION

14. The application was advertised and notified between 31 October to 14 November 2006. Council has received no letters of objection.

ISSUES

Heritage

15. The first floor windows of the new addition that are located across the South
Street facade have been modified. The changes include the reduction in the size of the southern window to allow for the centering of the larger middle window across the facade.

16. The proposal also includes the modification to the external colour and finishes to the South Street facade. The changes allow for the doors, awning and light fittings to be provided with chrome finishes.

17. The proposed modifications to the South Street facade are considered to be relatively minor and the heritage significance of the site will not be affected as a result of the proposed modifications.

14. The application was referred to Council's Heritage Advisor for assessment as the site is listed as a heritage item in Schedule 2 of Parramatta LEP 1996. The comments of Council's Heritage Advisor include:

"I have viewed the colour scheme for the façade of the building as documented by "Dept of Interiors" design consultants and submitted in coloured copies this month. This façade also includes works to the doors, awning and light fitting to the front façade of the building in chrome.

All submitted details are satisfactory for the granting of the section 96 for the façade."

15. Accordingly, there are no objections to the proposed modifications on heritage grounds.

Terry Taleb
Development Assessment Officer

ATTACHMENTS

Refer Attachment/s 31 scanned page/s

1. Plans & Elevations - 4 pages
2. Previous Manager Development Services Report (DSU 163/2005) - 26 pages
3. Locality Map - 1 page