



Alan Bright, Director, State Significant  
Acceleration  
NSW Department of Planning and Environment  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2124

**Your  
Reference** SSD-35609161

**Our  
Reference** NCA/6/2022

**Contact** Bianca Lewis

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30 August 2022

Dear Mr Bright

**City of Parramatta Council submission to State Significant Development Application for a mixed-use building, including 'Build to Rent' units at 12 Hassall Street, Parramatta**

Thank you for the opportunity to comment on the abovementioned proposal. Council has previously worked with the developer in relation to a site-specific planning proposal and development control plan (DCP) and design competition. Site specific controls are applicable to the site within the Parramatta Local Environmental Plan 2011 and Parramatta DCP 2011.

Council Officers have reviewed the Environmental Impact Statement and supporting material and conclude that the proposal can be supported, subject to the following matters being addressed. Furthermore, Council Officers have provided recommended conditions of consent for your consideration at **Attachment 1**.

It is noted that Council is currently undertaking assessment of the development application for a 62 storey mixed used development (including 328 dwellings) at 12 Hassall Street (reference DA/1137/2021) which will be determined by the Sydney Central City Planning Panel in the coming months.

**Parramatta Local Environmental Plan (PLEP) 2011**

**Design Excellence**

A successful Architectural Design Competition was undertaken for a mixed-use development scheme in 2020 in accordance with Clause 7.10 of the PLEP 2011. It is matter for the DPE to be satisfied that the current scheme, which differs from the design winning scheme, satisfies Clause 7.10 of the PLEP 2011. Council Officers recommend that any consent issued includes conditions which ensure maintenance of design excellence and integrity throughout the process, including:

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- The established Design Integrity Panel (DIP) shall be retained throughout the detailed design and construction phases of the project;
- The DIP must be made up of suitably qualified members and provide independent expert advice in relation to the scheme achieving (and maintaining) design excellence;
- That the DIP review the design prior to construction, prior to occupation; and prior to lodgement of any planning modification; and
- The applicant must consider the advice of the DIP and incorporate its recommendations into the development. Any departures from the DIP recommendations must be justified.

### **Maximum Height of Buildings**

There is insufficient information contained in the Architectural Plans and Design Report to satisfy that the proposal meets the requirements of Clause 5.6 of PLEP 2011 of an architectural roof feature. More detail should be submitted in relation to the enclosed area located on the roof top. If the area is enclosed and constitutes a breach of the maximum height (or FSR), then the application must be accompanied by a Clause 4.6 Variation request.

### **High Performing Buildings**

It is noted that the development is proposing to make use of the bonus 1.5:1 FSR under Clauses 7.24 (3) and (4). It is recommended that the DPE undertakes a technical assessment of the relevant documentation (ESD Report and BASIX report and certificates) to ensure compliance prior to agreeing to the bonus FSR applying.

### **Dual Piping**

The application documentation does not specify dual piping, which is requirement of Sydney Water and of Amendment 56 of the Parramatta LEP 2011 (which comes into effect on 14 October 2022). The requirement is also included in the Parramatta DCP at Clause 4.3.3.6 Environmental Management (Recycled Water). The application must confirm provision of dual piping to all suitable end-uses and connection to rainwater harvesting. All recent consents within the CBD have included this requirement and a suggested condition of consent is included at **Attachment 1**.

### **End of Trip facilities**

The basement plans should be amended to include the provision of lockers to support the end of trip facilities as per the requirements of Amendment 56 of the Parramatta LEP 2011.

### **Requirements of Parramatta DCP 2011**

We require that the site planning be consistent with the site specific DCP contained at

Section 4.3.3.7(r) of Parramatta Development Control Plan 2011.

### **Traffic and Parking**

The Rezoning Traffic and Parking Assessment (RTPA) states that "the proposed grades of the access driveway from Hassall Street vary from those recommended by AS2890.2 for a vehicle representative of Parramatta Council's Waste Vehicle." It is recommended that the design of the driveway is to be in accordance with the requirements of the Australian Standard AS 2890.1:2004 and AS 2890.2-2018.

Sight lines to pedestrians has not been shown on the submitted plans in accordance with the minimum requirements specified in Figure 3.3 of AS 2890.1-2004 (a splay extending 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway). It is recommended that amended plans be submitted to demonstrate that sight lines to pedestrians are provided in accordance with the Australian Standard.

It is noted that the development application under assessment with Council locates the driveway on the western edge of the site, contrary to the DCP controls of the eastern edge of the site. NSW Police have also raised safety and security issues with the location of the driveway adjacent to their driveway access. It is noted that Transport for NSW supports the location on the western edge of the site, as it is located farthest away from the traffic signals at Hassall and Charles Street. This matter is still under consideration by Council Officers.

Council Officers have attached recommended conditions of consent at **Attachment 1** relating to parking and traffic.

### **Public Domain & Universal Access**

The public domain proposed as part of the ground floor plan, dwg DA-10-1000 rev A, D08630588 Architectural Drawings 1 - GQ Parramatta (SSD-35609161) is satisfactory to Council Officers with recommended conditions of consent found at **Attachment 1**.

The building line has been withdrawn into the site creating a significant dent into the street wall thus affecting the shoreline required by a person with vision issues. Therefore, a clearly defined accessible path of travel should be provided from the property building to the principal entries of the development as per AS1428.2 and BCA D3. **Attachment 1** provides for universal access matters to be included as part of recommended conditions of consent.

### **Contamination**

The application has provided a Detailed site investigation report, however an independent site audit of this report is required to determine the accuracy of this report. Therefore, it is requested that a site audit statement reviewing the Phase 2 detailed investigation is to be prepared by an independent NSW EPA accredited auditor for contaminated land.

### **Landscape - Trees**

The landscape plans are generally supported, with the following amendments.

- A section plan through the planter at ground level to demonstrate adequate soil volume and depth has met the Apartment Design Guide requirements;
- Street tree species to be replaced with *Flindersia australis* (Crows Ash) to match the STMP existing street tree species; and
- CGI of building frontage from Hassall St (dwg DA-00-0000) does not reflect the correct number of street trees proposed and should be updated.

### **Catchment Management**

Whilst the stormwater system does not meet Council's Stormwater requirements, Council Officers consider that in the event a consent is issued, conditions can be applied in order to satisfy Council requirements. These recommended conditions are found at **Attachment 1** and relate to configuration of the stormwater filters, primary and secondary outlets and storage volumes.

### **Solar Reflectivity & Wind Impact**

The Solar Light Reflectivity Report submitted with the SSD application should be reviewed to confirm that the proposed development will not result in glare that causes discomfort or threatens the safety of pedestrians or motorists.

The Pedestrian Wind Environment Study submitted with the SSD application should be reviewed to ensure that the building form enables the achievement of nominated wind requirements in Section 4.3 of the Parramatta DCP to maintain safe and comfortable conditions for pedestrians.

### **Noise and Vibration**

The applicant has submitted an acoustic report than can be supported using the recommended conditions of consent at **Attachment 1**.

### **Waste Management**

The Waste Management Plan should be revised to include the construction and demolition phases of the development prior to works, could be via a condition of consent, prior to commencement of works.

### **Archaeology**

Council Officers have reviewed the archaeological assessment which concludes that the study area has very low potential for evidence of the site occupation from Phase 1: Harris Farm 1794-1878 and moderate to high for evidence from Phase 2: Subdivision and

occupation 1878-1960. Council Officers support the recommendation in the assessment and recommend that they be conditioned as part of any consent.

### **Application of Infrastructure contributions**

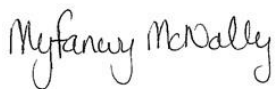
Council Officers advise that provision of local contributions be calculated based on the *Parramatta CBD Contributions Plan (Amendment No. 5) 2007* for both the residential (build to rent) and non-residential uses proposed.

### **Voluntary Planning Agreement**

A Planning Agreement between City of Parramatta and Parra Rise Pty Ltd, registered with the land title, applies to development at 12 Hassall Street Parramatta. The Planning Agreement was negotiated as part of the site-specific planning proposal and subsequent rezoning. In summary, the Planning Agreement requires payment of a monetary contributions to Council towards public amenities and services and community infrastructure within the Parramatta CBD. The Planning Agreement does not exclude the application of section 7.11 or 7.12 of the *Environmental Planning and Assessment Act 1979*. Therefore, Council Officers recommend that the Planning Agreement forms part of the conditions of consent for any approval issued by DPE, reflecting the timeframes for payment of money to Council. A copy of the Planning Agreement is attached for your information.

Council appreciates the opportunity to comment on the above application and looks forward to working with the Department and the applicant. Should you wish to discuss the above matters, please contact Bianca Lewis, Executive Planner on 9806 5531 or at [blewis@cityofparramatta.nsw.gov.au](mailto:blewis@cityofparramatta.nsw.gov.au)

Regards



**Myfanwy McNally**

Manager, City Significant Development

**Attachment 1:** Recommended Conditions of Consent

**Attachment 2:** Planning Agreement

## ATTACHMENT 1. RECOMMENDED CONDITIONS OF CONSENT

### A. PLANNING AGREEMENT

#### Compliance with Planning Agreement

1. The development is to comply with the terms and conditions specified within the executed planning agreement as registered on the title for the site.

**Reason:** To ensure the requirements of the agreed voluntary planning agreement are complied with during the development process.

### B. PUBLIC DOMAIN

The submitted portion of public domain as part of the ground floor plan, dwg DA-10-1000 rev A, D08630588 Architectural Drawings 1 - GQ Parramatta (SSD-35609161) - NCA 6 2022 is satisfactory and the drawing is approved with the following conditions applied.

#### Public Domain Construction Drawings - Prior to the issue of a Construction Certificate

1. Prior to the issue of a Construction Certificate for any construction work relating to the ground floor, including slab pour, public domain works or any other above ground structure, a set of detailed **Public Domain Construction Drawings** must be submitted to and approved by Council's Development and Traffic Services Unit (DTSU) Manager. The drawings shall address, but not be limited to, the following areas:

- All the frontages of the development site between the gutter and building line, including footpath, drainage, forecourt, front setback,
- Any publicly accessible areas;
- Any works in carriageway, and
- Onsite landscape work

#### Grading of the pedestrian footway:

- Detailed design spot levels and designed contour lines are required.
- Localised flattening of public footpath levels at building doorways is not permitted. Any change of level required to provide compliant access to the building must be achieved behind the property boundary line.
- Localised ramps are not permitted in the footway. Longitudinal grading must follow the gradient of the top of kerb line unless agreed otherwise with Council. Ramping of the footway to suit adjacent building entry/access requirements will not be accepted.

The Public Domain Construction Drawings and specifications shall be prepared in accordance with:

- The latest City of Parramatta Public Domain Guidelines (PDG);

- The approved ground floor plan DA-10-1000 rev A drawing submitted as part of D08630588 Architectural Drawings 1- GQ Parramatta (SSD-35609161) - NCA 6 2022
- All the conditions listed in this consent.

**Reason:** To ensure the public domain is constructed in accordance with Council standards.

## 2. Footway Specifications

Notwithstanding the approved Public Domain Drawings and Public Domain Alignment Drawings, the following requirements shall be included in the Public Domain Construction Drawings:

### Footpath

The standard 'City Centre Paving' concrete paver, as per the PDG, **Pebblecrete, product PPX:544:35D, 300x300x60mm**, with **honed finish** shall be applied to the entire public domain areas in Hassall Street to the full length of the development site. This includes the public footway and any setback between the building/podium line and property boundary.

For unit paving, the footpath paving set out and details must comply with Council's design standard (DS40, sheet 1-3).

A copy of the Design Standard (DS) Drawings referenced above can be obtained from Council's Customer Service department on 9806 5050, Mon – Fri (8:30am-4:30pm).

### Kerb Ramps

Kerb ramps must be designed and located in accordance with Council's design standards (DS40 sheets 1-3), using **Pebblecrete, product PPX:544:35D, 300x300x60mm**, **shot blast finish**.

### Vehicle Crossing

Council's standard vehicle crossing is to be provided. Refer Council's design standards (DS40 sheets 1-3 and DS10), using **Pebblecrete, product PPX:544:35D, 150x150x60mm**, **honed finish for vehicle crossing**.

### Pit Lids, Frames and Grates

All Pit lids and grates in paved areas of the public domain should be level with the paving around and aligned with the paving pattern as per the PDG. Joints should be coordinated where possible. Where allowed by the service providers, the pit lids should be infilled with the surrounding paving material.

In unit paved areas materials to be stainless steel or ductile iron.

Drainage grates on an accessible path of travel and within common areas, are to have slots or circular openings with a maximum width of 13mm. Slots are to be laid with the long dimension at right angles to the paths of travel.

### Tactile Indicators (TGSIs)

TGSIs must be used on the public footpath and comply with the requirements in the Public Domain Guidelines and the latest versions of AS1428.1 and AS1428.4. The TGSIs must be installed in the locations as shown on the approved Public Domain Construction Drawings.

### Clear Path of Travel (Shore-Lining)

Council continues to develop uniform design approach(s) to delineating a clear path of travel past complex built forms at the footway level. Options could include, but not be limited to, change in pavement colour, textures and or other visual aids etc. that meet DDA requirements. Final design solutions to suit the project are to be proposed by the applicant for consideration and inclusion in the Public Domain Construction Drawings prior to issuing of CC approval.

### Steps, Handrails and Ramps

Any steps, handrails and ramps in publically accessible private spaces must comply with the latest version of AS1428.1 and AS1428.4

Where ramps are concerned, preference is to achieve ramps which do not require handrails (i.e. make them flatter than 1:20).

All steps, handrails and TGSIs required to access the private property, must not protrude into the public footway.

### Sealant

Sealant is to be applied to all stone and concrete unit paved surfaces in the public domain in accordance with Council requirements.

### Slip Resistance

All pebblecrete paving (concrete pavers) shall have **non-slip surfaces** that comply with a P5 rating as per AS4586:2013.

Independent slip resistance test results of completed works should be submitted complying to P5 Classification (Wet Pendulum Test).

For the pebblecrete paving (concrete pavers) apply 2 coats of solvent based single pack acrylic coating with Size 36/46 Aluminium Oxide grit, and one top coat with the same product.

### For all Publicly Accessible Private Space

For non-council Standard Pavements, the applicant shall provide test results (after applying paving sealant) to prove applicable pavement material and finishes used in the publicly accessible areas and any plaza areas are **non-slip surfaces** that comply with a P4 for stone or P5 for concrete pavers rating as per AS4586:2013. Independent slip resistance test results to P5 Classification (Wet Pendulum Test) of completed works should be submitted.

### Street Furniture



Street furniture selection and detail shall be to Council's requirements where the furniture is located in publicly owned land. Street furniture in the public domain must comply with Council's Public Domain Guidelines.

#### Lighting

Pedestrian and street lighting shall be to Council's requirements and Australian Standards. All the lighting features in the public domain shall be detailed in the Public Domain Construction Documentation. All new LED luminaires shall include 7pin NEMA socket. Street lights in the public domain to located at the back of kerb within the furniture zone as per the PDG.

#### Multi-media conduit

A conduit for Council's multi-media facilities shall be installed to the full length of the street frontages and be positioned and installed in accordance with Council's design standard drawing and specifications as directed by Council's Community Crime Prevention Officer.

Documentary evidence of compliance with these requirements is to be confirmed in the **Public Domain Construction Drawings** to be submitted to and approved by Council's DTSU Manager prior to the issue of the relevant Construction Certificate.

**Reason:** To comply with the Public Domain Guidelines.

### **3. Universal Access**

Prior to the issue of a Construction Certificate for any construction work, plans to be amended to manage resolve the following accessibility issues.

1. Low level thresholds should be provided at all doors accessing outdoor areas including the residential, retail, gym, and commercial areas.
2. The Abutment of differing surfaces shall have a smooth transition. *Design transition shall be 0 mm. Construction tolerances shall be as follows:*
  - (a)  $0 \pm 3$  mm vertical.
  - (b)  $0 \pm 5$  mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping. **AS1428.1.7.2.**
3. The café, kiosk and gym reception counters will require accessible features suitable for a transaction by a person that may have a mobility impairment.

To meet the intent of the DDA, provide a section at the reception/ sign in areas for patrons and visitors with disabilities to carry out transactions. This will decrease the risk of non-compliance with the DDA.

The accessible sections should have the following features to comply with AS1428.2 clause 24.

  - Minimum 800 mm length
  - Height from the finished floor to the top of the unit  $850 \pm 20$ mm,

- Height of clearance beneath the unit from the finished floor 820 ± 20mm and an
- Overhang a minimum 620mm in depth

4. The pool areas will require accessible entry features following BCA D3.10

5. Equipment and furniture within the common areas including the gym BBQs and communal areas as per BCA table D3.1 will require universally accessible and inclusive features, suitable for a person with a mobility and other impairments.
- a. Note; AS1428.2 provides guidance on accessible furniture including, reach ranges and varying heights of tables and seats with back and arm rests.

**Reason:** To comply with relevant accessibility and universal access requirements.

#### 4. Street Tree Specifications

Notwithstanding the approved drawings as stated in these conditions, the required street tree species, quantities and supply stocks are:

Street Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
Hassall Street	Flindersia australis	Australian Teak	400L	4 nos as per approved drawings	Typically 8-10m, or as shown on the approved drawings or as agreed by Manager Urban Design or Landscape Management Officer

*Note: Large trees are currently in short supply and pre-ordering of stock at a very early stage of the project to secure the specified size is required. Size and species adjustments based on lack of project co-ordination will not be permissible.*

*Evidence of the order for trees must be submitted to the DTSU with the Public Domain Construction Drawings.*

All trees supplied must be grown in accordance with AS2303:2018 (Tree stock for landscape use). Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown in accordance with

AS2303:2018. A copy of this certificate is to be forwarded to Council with the Occupation Certificate.

The requirements for height, calliper and branch clearance for street trees should be in accordance with AS2303:2018. Consistent tree pit size and construction is to be used throughout the public domain areas around the site for the street tree planting. The street tree must be planted in accordance with Council's design standards, available on request, with adequate clearances to other street elements in accordance with the Public Domain Guidelines.

A structural pavement system is required around proposed street trees *in paved areas* in the footway and publicly accessible pedestrian areas to mitigate against soil compaction and to maximise aeration and porosity in the tree root zone. Suitable systems include suspended concrete slabs or structural cells such as strata cells.

Tree grates are required to be provided around the trees on Hassall Street. For details refer the PDG.

The base of all tree pits shall incorporate a drainage layer and pipe that connects to nearest stormwater pit and must be shown on the Public Domain Construction Drawings, subject to Landscape Management Officer's advice. The invert level of the storm water pit receiving the drainage water from the tree pits is also to be shown on the Public Domain Construction Drawings.

Calculations demonstrating tree pit and soil volume compliance as per the PDG are to be included in the Public Domain Construction Drawings. Soil volume calculations are to be based on a maximum depth of 1.2 m excluding any drainage layers.

Documentary evidence of compliance with these requirements is to be confirmed in the **Public Domain Construction Drawings** and submitted to and approved by Council's DTSU Manager prior to the issue of the relevant Construction Certificate.

**Reason:** To ensure high quality street trees are provided, and to minimise plant failure rate and ensure quality of stock utilised.

## 5. During Work

All the public domain works shall be constructed by licensed contractors. All the soft landscape works shall be carried out by licensed landscape contractors.

A range of inspections will be carried out by Council staff during the construction phase. The applicant must contact **Council's Inspection Officer** for each inspection listed below. At least **48 hour** notice must be given for all inspections.

The required inspections include the followings:

- Commencement of public domain works including set out of tree pits;

- Subgrade inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required;
- Installation of required underground conduits;
- Formwork inspection for all footpaths and footpath crossing call 9806 8250 minimum of 24 hours in advance of the required inspection.
- Commencement of the works including survey marks, sub-grade preparation and set out of kerb alignments;
- Completion of concrete blinding layer before any paver to be laid; and set out/location of furniture installation;
- Completion of (raised) planting beds with required sub-drainage layer installed as specified. Procured soil media specifications and docket receipts to be signed at this inspection;
- Completion of unit (granite) paving and furniture (seatings) installation. Manufacturer's warranty and maintenance information for all proprietary products shall be provided to Council's Inspection Officer; and
- Completion of paving sealant application and tactile indicator installation as per Council's specification.
- Delivery of street trees to site.
- Installation of street trees including required sub-drainage layer installed as specified.
- Trees shall be installed within 24hrs of delivery; the contractor shall provide Council officers, certification that the trees have been grown in accordance with AS2303:2018 to prove the quality of the tree stock.
- Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation and location of fixtures and fittings.

**Note:** Additional daily inspections by Council Officers may occur to view progressive paving set out and construction depending on the project size and type.

As each basement level is constructed provide survey data demonstrating level change is not required at the building/public domain interface as per the approved updated Alignment Drawings.

During construction of all public area civil and drainage works a qualified civil engineer must supervise the work to ensure it is completed in accordance with Council's Public Domain Guidelines. Certification is required to be provided with the Occupation Certificate.

**Reason:** To ensure the quality of public domain works complies with Council standards and requirements.

## 6. Prior to Issue of Occupation Certificate

Prior to **any issue** of the Occupation Certificate (including a Preliminary OC), the works outlined in the approved Public Domain Construction Drawings must be completed to Council's satisfaction with a **final approval** obtained from Council's Assets & Environment Manager.

The **Work-as-Executed Plans** shall be prepared and submitted to Council showing the final-approved public domain works after the final approval, and prior to any issue of the OC.

Council will issue the **final approval** for public domain works in accordance with the approved public domain documentation and to Council's satisfaction. A **final inspection** will be conducted by Council's Assets and Environment Team after all the works are completed and the defects identified during inspections are rectified. The Certificate of Completion shall not be issued until Council's final approved is obtained.

A one year (52 week) maintenance period is required to be carried out by the applicant for all the works constructed in the public domain (including dedicated reserve/park). A landscape maintenance schedule prepared by a qualified Landscape Architect shall be submitted to Council specifying minimum 52 weeks' plant establishment to be provided by the applicant following handover of paving and furniture assets to Council. Council maintenance of plant material to commence following the above plant establishment period.

A two year (104 week) maintenance and defects period is required for any public domain works that include WSUD devices, including bio-retention tree pit, rain garden, swale etc., to be carried out by the developer following final OC approval of the public domain works by Council's Assets and Environment Manager.

**Reason:** To ensure the quality of public domain works is completed to Council's satisfaction.

## C. TRAFFIC AND PARKING

1. Parking spaces and grades of access driveways and internal ramps are to be provided in accordance with AS 2890.1, AS 2890.2 and AS 2890.6. Details are to be illustrated on plans submitted with the construction certificate.

**Reason:** To comply with Australian Standards.

2. A splay extending 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway in accordance with Figure 3.3 of AS2890.1 shall be provided to give clear sight lines of pedestrians from vehicles exiting the site. This shall be illustrated on plans submitted with the construction certificate and not be compromised by the landscaping, signage fences, walls or display materials.

**Reason:** To comply with Australian Standards and ensure pedestrian safety.

3. Prior to the commencement of any works on site, the applicant shall submit a Construction and Pedestrian Traffic Management Plan (CPTMP) to the satisfaction of Council's Traffic and Transport Manager and the Transport for NSW. The CPTMP shall be prepared by a suitably qualified and experienced traffic consultant. The following matters must be specifically addressed in the CPTMP:
  - a) Dedicated construction site entrances and exits, controlled by a certified traffic controller, to safely manage pedestrians and construction related vehicles in the frontage roadways,
  - b) Turning areas within the site for construction and spoil removal vehicles, allowing a forward entry and egress for all construction vehicles on the site,
  - c) The location of proposed Work Zones in the egress frontage roadways,
  - d) Location of any proposed crane standing areas,
  - e) A dedicated unloading and loading point within the site for all construction vehicles, plant and deliveries,
  - f) Material, plant and spoil bin storage areas within the site, where all materials are to be dropped off and collected,
  - g) The provisions of an on-site parking area for employees, trade person and construction vehicles as far as possible,
  - h) A detailed description and route map of the proposed route for vehicles involved in spoil removal, material delivery and machine floatage and a copy of this route is to be made available to all contractors,
  - i) A detailed description of locations that will be used for layover for trucks waiting to access the construction site,
  - j) Proposed construction hours,
  - k) Estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements,
  - l) Construction program that references peak construction activities and proposed construction 'Staging',
  - m) Any potential impact to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the construction of the proposed works,
  - n) Cumulative construction impacts of projects in the Parramatta CBD. Should any impacts be identified, the duration of the impacts,
  - o) Measures proposed to mitigate any associated general traffic, public transport, pedestrian and cyclist impacts should be clearly identified, and,
  - p) The plan may be required to include restrictions on the number of trucks that can access the site in peak hours and a requirement for the developer to provide video footage of the frontage of the site on a weekly basis so that Council can enforce this requirement,
  - q) Evidence of Roads and Maritime Services concurrence where construction access is provided directly or within 20 m of an Arterial Road if applicable,
  - r) A schedule of site inductions on regular occasions and as determined necessary to ensure all new employees are aware of the construction management obligations,

The CPTMP is to include the provision of a sign on the hoarding that provides a phone number and email address for members of the local community to make enquires or complaints regarding traffic control for the site. The construction company for the site is to provide a representative for meetings that may occur once a month and may include representatives of the local community and Council staff to discuss traffic control at the site.

Written concurrence from Council's Traffic and Transport Services in relation to installation of a proposed 'Work Zone' restriction in the egress frontage roadways of the development site. Application fees and kerbside charges for 6 months (minimum) are to be paid in advance in accordance with the Council's Fees and Charges. The 'Work Zone' restriction is to be installed by Council once the applicant notifies Council in writing of the commencement date (subject to approval through Parramatta Traffic Committee processes). Unused fees for kerbside charges are to be refunded once a written request to remove the restriction is received by Council.

All traffic control devices installed in the road reserve shall be in accordance with the NSW Transport Roads and Maritime Services publication 'Traffic Control Worksite Manual' and be designed by a person licensed to do so (minimum RMS 'red card' qualification). The main stages of the development requiring specific construction management measures are to be identified and specific traffic control measures identified for each.

Approval shall be obtained from City of Parramatta Council for any temporary road closure or crane use from public property.

**Reason:** To ensure the appropriate measures have been considered during all phases of the construction process in a manner that maintains the environmental amenity and ensures the ongoing safety and protection of people.

#### **D. STORMWATER AND CATCHMENT MANAGEMENT**

##### **Prior to the issue of a Construction Certificate**

##### **Stormwater Disposal**

1. All roof water and surface water is to be connected to an operable drainage system.

The piped drainage system, including roof gutters and downpipes to be designed with capacity for all storms up to and including the 1% AEP storm event.

Details are to be shown on the plans and documentation accompanying the application for a Construction Certificate.

**Reason:** To ensure satisfactory stormwater disposal.

##### **Basement carpark and subsurface drainage**

2. The proposed basements shall be designed as Tanked (waterproof) construction to leave the groundwater in the ground. Inherent in providing tanked construction is the need to convey groundwater from the upstream side of a building basement to the downstream

side of the building basement, thereby maintaining the natural groundwater balance and preventing the damming effect mentioned above. This is typically achieved with piping and/or porous media around and beneath the building basement. The basement shoring walls and base slab must be waterproof and able to withstand the considerable pressure of the water behind the wall and slab (hydrostatic loading).

**Reason:** To ensure satisfactory groundwater protection.

#### On Site Detention

3. Full engineering construction details of the stormwater system, including OSD structures, pipe networks and calculations as per following points, shall be submitted for the approval of the PCA prior to release of the Construction Certificate for any work on the site.
  - (a) The stormwater drainage detail design shall be prepared by a Registered Stormwater Design Engineer and shall be generally in accordance with the following Stormwater Plans approved by this consent and with Council's Stormwater Disposal Policy, Council's Design and Development Guidelines, The Upper Parramatta River Catchment Trust On Site Detention Hand book (Third or Fourth Edition), the relevant Australian Standards and the National Construction Code.
    - (i) ***"Stormwater Management Plan", Drawing No C0000 – C1090, Issue P1***, dated 19/04/2022, prepared by Webber Design Pty Ltd.
  - (b) The Site Reference Discharge (Lower Storage), SRDL of 40 L/s/ha, Site Storage Requirement (Lower Storage) SSRL of 212 m<sup>3</sup>/ha, Site Reference Discharge (Upper Storage), SRDU of 150 l/s/ha, Site Storage Requirement (Total) SSRT of 358 m<sup>3</sup>/ha (when using the Extended/Flood detention method - 4th edition of UPRCT's handbook).
  - (c) The orifice outlets shall drain in parallel, not series.
  - (d) Orifices shall be placed over the centre of the outlet pipe.
  - (e) Maximum bypass area is to be 30% of the residual area (residual area = total site area – roof area)
  - (f) For the drowned outlet calculations, the downstream Flood Level shall be taken as the top of kerb RL 9.5.
  - (g) Total catchment area for OSD calculations to cater for wind-driven rain.
  - (h) The OSD tank shall provide one Stormwater Filter Chamber or demonstrate that the catchments to the separate Stormwater Filter Chambers are equal. Dissipation walls shall be provided as necessary. All inlets to the OSD shall be connected to the Stormwater Filter Chamber.
  - (i) The overflow weir shall be at the correct height to ensure cartridge siphon's will engage appropriately and all remaining surrounding walls are to be full height or at a minimum height equal to the 1% AEP TWL within the OSD system



- (j) Treated flow via the cartridge underdrain pipes will discharge directly to the outlet/overflow chamber and bypass all orifice controls.
- (k) 900 x 900 grated openings shall be provided over orifice plates and non-return flaps and stormwater filter chamber.
- (l) All surface collecting pits and grated drains shall be designed to ensure any surcharge from the OSD system will overflow to the street and will not surcharge back to the pits.
- (m) Pipes running within the OSD tank including main storage, DCP and overflow pit shall be secured to the ground or wall every 1m.
- (n) Adequate grate(s) to be provided so the OSD tank storage area can be inspected from outside for silt and debris, and to ensure adequate cross ventilation within the tank.
- (o) Certificate from registered structural engineer certifying the structural adequacy of the OSD tank structure.

**Reason:** To minimise the quantity of storm water run-off from the site, surcharge from the existing drainage system and to manage downstream flooding.

#### **Water treatment for stormwater**

4. 8 SPEL Filters water quality treatment devices must be installed to manage surface runoff water to Hassall Street to satisfy section 3.3.6.1 of Parramatta City Council Development Control Plan 2011. The number and type of proposed water quality devices and Stormfilter cartridges are not to be reduced, nor replaced with an alternate manufacturer's product without the written approval from Council. They are to be installed as per manufacturer's requirements.

Details of the proposed devices, maintenance schedule and their location must accompany the application for a Construction Certificate to the satisfaction of the Certifying Authority.

**Reason:** To ensure appropriate water quality treatment measures are in place.

5. Prior to the issue of a Construction Certificate, the Certifying Authority shall ensure:
  - a) Plans are revised so external areas graded at minimum 1% towards the OSD storage.
  - b) Council records indicate that the existing Kerb Inlet Pit that the stormwater system connects to is considerably shallower than what has been found in the survey and design. If 1% fall cannot be achieved by the street drainage system, plans shall be revised to demonstrate that the street drainage system shall be reconstructed to the Kerb Inlet Pit on the south west corner of the intersection of Charles Street and Hassall Street.

**Reason:** To ensure Satisfactory Stormwater Disposal

6. The basement stormwater pump-out system to cater only for stormwater generated from the driveway and tracked in water, must be designed and constructed to include the following:
- (a) A holding tank capable of storing the run-off from a 100 year ARI (average reoccurrence interval) - 2 hour duration storm event, allowing for pump failure.
  - (b) A two pump system (on an alternate basis) capable of emptying the holding tank at a rate equal to the lower of:
    - 1. The permissible site discharge (PSD) rate; or
    - 2. The rate of inflow for the one hour, 5 year ARI storm event.
  - (c) An alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.
  - (d) A 100 mm freeboard to all parking spaces.
  - (e) Submission of full hydraulic details and pump manufacturers specifications.
  - (f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter.

Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the Construction Certificate.

**Reason:** To ensure satisfactory storm water disposal.

#### **Prior to works commencing**

##### **Reinforced concrete pipe work**

7. Details of the proposed 375 mm diameter reinforced concrete pipe-work within Hassall Street from proposed pit P1-2 to Council's Existing Pit shall be submitted for Council's City Works Unit approval prior to commencement of any work.

**Reason:** To ensure adequate stormwater infrastructure is provided.

#### **During Work**

8. While building work is being carried out, the principal certifier must be satisfied all soil removed from or imported to the site is managed in accordance with the following requirements:
- (a) All excavated material removed from the site must be classified in accordance with the EPA's Waste Classification Guidelines before it is disposed of at an approved waste management facility and the classification, and the volume of material removed must be reported to the principal certifier.
  - (b) All fill material imported to the site must be Virgin Excavated Natural Material as defined in Schedule 1 of the Protection of the Environment Operations Act 1997 or

a material identified as being subject to a resource recovery exemption by the NSW EPA.

**Reason:** To ensure soil removed from the site is appropriately disposed of and soil imported to the site is safe for future occupants.

#### Prior to the issue of an Occupation Certificate/Subdivision Certificate/Use Commencing

#### Work-as-Executed Plan for the OSD System

8. The following is to be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate and a copy is to accompany the 88E Application when lodged with Council. Works-As-Executed stormwater plans are to address the following:
- a) The Work-As-Executed plans are prepared on the copies of the **latest** approved drainage plans issued with the Construction Certificate with the variations marked in red ink.
  - b) The Work-As-Executed plans have been prepared by a registered surveyor certifying the accuracy of dimensions, levels, storage volumes, etc.
  - c) The WAE survey shall show the "as-built" of the complete on-site detention system including (but not limited to) discharge point into Council system, storage tank (including all critical elements), all pipes and pits connected to the OSD system, and surface levels that control surface flows to the OSD system and by design bypassing the OSD system.
  - d) The Work-As-Executed plans shall provide enough levels around the buildings to enable assessment of the area bypassing the OSD tanks and the provided freeboard for\* habitable and non-habitable floors.
  - e) The Work-As-Executed plans shall include RLs for all surface collecting pits and As-built Finish Floor Level for all habitable and non-habitable floors
  - f) The as-built On-Site Detention (OSD) storage volumes are to be presented in a tabular form (depth versus volume table
  - g) (OSD Works-As-Executed dimensions form (refer to UPRCT Handbook).
  - h) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer (refer to UPRCT Handbook). The certificate must only be provided after conducting a satisfactory final inspection. The final inspection shall include the application of all the ancillary components of the system including but not limited to: step-irons, orifice plate, trash screen with appropriate wall attachment, hinged lockable grates, confined space sign, functioning return lap valve and relief drains within DCP sump etc.
  - i) Certificate of Structural compliance of the OSD tank shall reference the structural elements including floor slab/foundations, walls and cover slab from a qualified structural engineer.

**Reason:** To ensure works comply with approved plans and adequate information is available for Council to update the Upper Parramatta River Catchment Trust.

### **Work-as-Executed Plan for Pump-out System**

9. The following is to be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate and a copy is to accompany the 88E Application when lodged with Council.

Works-As-Executed stormwater plans are to address the following:

- a) The as-built pump well storage volumes are to be presented in a tabular form (depth versus volume table)
- b) Certificate of Hydraulic Compliance from a qualified drainage / hydraulic engineer for the constructed pumping system shall be provided to certify proper hydraulic function of the system.
- c) Certificate of Structural compliance of the pump well including the walls and cover slab from a qualified structural engineer shall be provided.

**Reason:** To ensure works comply with approved plans and adequate information is available for Council to assess the proper function of the system.

### **Work-as-Executed Plan for WSUD System**

10. The following is to be submitted to the Principal Certifying Authority prior to the issue of an occupation certificate and a copy is to accompany the 88E Application when lodged with Council.

Works-As-Executed stormwater plans are to address the following:

- a) Certificate of Hydraulic Compliance from a Hydraulic Engineer to be provided confirming that the Water Sensitive Urban Design Elements have been installed in accordance with the approved Construction Drawings and manufacturer design guidelines.
- b) A certificate from the water quality devices manufacturer must be obtained and submitted to Council verifying that the constructed Stormwater Quality Control system will function effectively.
- c) Written evidence is to be provided that the owner/developer has entered into and prepaid a minimum three (3) year maintenance contract with a reputable and experienced cleaning contractor for the maintenance of the Oceanguard pit and Stormfilters.

**Reason:** To ensure works comply with approved plans and adequate information is available for Council to assess the proper function of the system.

Creation of a floodway restriction / OSD Positive Covenant/Restriction

### **Positive Covenant/Restriction for OSD System**

11. Prior to the issue of an Occupation Certificate a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the on-site stormwater detention facilities.

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available in Council's website, under Development Forms.

Where a Title exists, the Positive Covenant and Restriction on the Use of Land is to be created through via an application to the Land Titles Office using forms 13PC and 13RPA. Accompanying this form is the requirement for a plan to scale showing the relative location of the On-Site Detention facility, including its relationship to the building footprint.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to Occupation or use of on-site.

Electronic colour photographs in jpg format of the on-site detention facility shall accompany the application for the Positive Covenant and the Restriction on the Use of the Land. These photos shall include such elements as the orifice plate, trash screen, step irons, weir, sump and bench on the floor of the DCP, return pipe and flap valve, wide-angle view of the storage area or multiple photos, grates closed from above, grates open showing the edges to the opening and under frame packing with mortar or concrete, all pipe entries to the DCP and confined space warning signs at each entry point. Photos of the Swale and provided space under the fence, retaining walls, final discharge points and constructed spreaders shall be also provided. The photos must be well labelled and must differentiate between multiple tanks.

Additional photos may be requested if required.

**Reason:** To ensure maintenance of on-site detention

#### **Positive Covenant/Restriction for WSUD**

12. Prior to the issue of an Occupation Certificate a Positive Covenant and Restriction on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the WSUD Stormwater facilities.

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available in Council's website, under Development Forms.

Restrictions and positive covenants must be registered with LPI over the Stormwater Quality Control devices (Bio-retention, Stormfilter devices, Oceanprotect devices, enviropods and rainwater tanks) and outlet works.

#### **Positive Covenant/Restriction for Basement pump out**

13. Prior to the issue of an Occupation Certificate a Positive Covenant on the Use of Land under Section 88E of the Conveyancing Act 1919 must be created, burdening the owner with the requirement to maintain the Basement Pump Out Stormwater facilities.

The terms of the 88E Instruments are to be generally in accordance with Council's "standard terms" available in Council's website, under Development Forms.

Registered title documents showing the covenants and restrictions must be submitted to and approved by the Principal Certifying Authority prior to Occupation or use of on-site.

**Reason:** To ensure the maintenance of stormwater quality facilities

## **E. NOISE AND VIBRATION**

### **Before the issue of a construction certificate**

#### **Noise Management Plan – Construction Sites**

1. A noise management plan must be submitted to Council for approval prior to any work commencing and complied with during any construction works. The plan must be prepared by a suitably qualified person who possesses qualifications to render them eligible for membership with the Australian Acoustic Society, Institution of Engineers Australia or the Australian Association of Acoustic Consultants.

The plan must include, but not be limited to, the following:

- a) Identify sensitive locations near the site;
- b) Identify potential impacts (i.e. exceedance of the goals at the identified locations);
- c) Mitigation measures to control noise from the site, the noise reduction likely and the feasibility and reasonableness of these measures;
- d) Selection criteria for plant and equipment;
- e) Community consultation;
- f) Details of work schedules for all construction phases;
- g) Selection of traffic routes to minimise residential noise intrusion;
- h) Schedule of plant and equipment use and maintenance programs;
- i) Noise monitoring techniques and method of reporting results;
- j) The methodology to be employed for handling and investigating any complaints should they arise;
- k) Site induction details for employees and contractors; and
- l) A declaration of available technologies and the reason for the selection of the preferred technology from a noise generating perspective should be included.

**Reason:** To maintain appropriate amenity to nearby occupants.

#### **Acoustic Report**

2. The recommendations outlined in the acoustic report prepared by  
12 Hassall St, Parramatta

Noise and Vibration Impact Assessment  
Project No. P00122  
Revision 002  
Issued April 2022  
Client Gurner

shall be incorporated into the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

**Reason:** To ensure a suitable level of residential amenity.

**Before the issue of an occupancy certificate**

**Certification from an acoustic consultant**

3. The acoustic measures required by the acoustic report(s) prepared by

12 Hassall St, Parramatta  
Noise and Vibration Impact Assessment  
Project No. P00122  
Revision 002  
Issued April 2022  
Client Gurner

must be implemented prior to issue of any Occupation Certificate.

**Reason:** To minimise the impact of noise.

**All works/methods/procedures/control measures**

4. Prior to the issue of an occupational certificate (Interim or Final), written certification from a suitably qualified person(s) shall be submitted to the Principal Certifying Authority and City of Parramatta Council, stating that all works/methods/procedures/control measures approved by Council in the following report has been completed:

12 Hassall St, Parramatta  
Noise and Vibration Impact Assessment  
Project No. P00122  
Revision 002  
Issued April 2022  
Client Gurner

**Reason:** To demonstrate compliance with submitted reports.

## **– Occupation and ongoing use**

### **Use is not to cause offensive noise or vibration**

5. The use of the premises not giving rise to:

- (a) transmission of unacceptable vibration to any place of different occupancy,
- (b) a sound pressure level measured at any point on the boundary of any affected residential premises that exceeds the background noise level by more than 5 dB(A). The source noise level shall be assessed as an LAeq,15 min and adjusted in accordance with Environment Protection Authority (EPA) guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations, and temporal content as described in the NSW Environmental Planning & Assessment Act 1979: Noise Policy for Industry 2017 and the Protection of the Environment Operations Act 1997.

**Reason:** To prevent loss of amenity to the area.

### **No 'offensive noise'**

6. Noise and vibration from the use and operation of any plant and equipment and/or building services associated with the premises shall not give rise to "offensive noise" as defined by the Protection of the Environment Operations Act 1997.

**Reason:** To reduce noise levels.

### **Noise from mechanical equipment**

7. The proposed use of the premises and the operation of all plant and equipment shall not give rise to an 'offensive noise' as defined in the Protection of the Environment Operations Act 1997.

**Reason:** To protect the amenity of the area.

### **Use of Premises**

8. The use of the premises not giving rise to:

- (a) transmission of unacceptable vibration to any place of different occupancy;
- (b) a sound pressure level at any affected premises that exceeds the background (LA90) noise level in the absence of the noise under consideration by more than 5dB(A). The source noise level shall be assessed as an LAeq,15min and adjusted in accordance with Environment Protection Authority guidelines for tonality, frequency weighting, impulsive characteristics, fluctuations and temporal content.

**Reason:** To prevent loss of amenity to the area.

### **Air Conditioners in Residential Buildings**

9. The air conditioner/s must not:



- a) emit noise that is audible within a habitable room in any other residential property (regardless of whether any door or window to that room is open):
  - (i) before 8.00am and after 10.00pm on any Saturday, Sunday or public holiday;  
or
  - (ii) before 7.00am and after 10.00pm on any other day.
- b) emit a sound pressure level when measured at the boundary of any other residential property, at a time other than those as specified in (1), which exceeds the background (LA90, 15 minute) by more than 5dB(A).

The source noise level must be measured as a LAeq 15 minute.

**Reason:** To prevent loss of amenity to the area.

## **F. SUSTAINABILITY MEASURES**

1. Prior to the issue of any Construction Certificate, the following must be demonstrated to the satisfaction of the Certifying Authority:
  - (a) A dual reticulation (dual pipe) system is to be installed throughout the development to support the immediate or future connection to the recycled water network. If a recycled water network is not currently available, the design of the dual reticulation system is to be such that a future change-over to an alternative water supply can be achieved without significant civil or building work, disruption or cost. To facilitate this, the dual reticulation system is to have:
    - (i) One reticulation system servicing drinking water uses, connected to the drinking supply, and
    - (ii) One reticulation system servicing all non-drinking water uses.
    - (iii) The non-drinking water system is to be supplied with harvested rainwater, with drinking water backup, until such time as an alternative water supply connection is available.