

9 October 2019  
218990

Mr David Gibson  
Team Leader, Social Infrastructure Assessments  
Department of Planning, Industry and Environment  
320 Pitt Street  
SYDNEY NSW 2000

Attention: Megan Fu, Senior Planning Officer

**RE: SSD 9670 Response to Request for Additional Information  
Western Sydney University Innovation Hub, 2-6 Hassall Street, Parramatta**

Dear Megan,

This letter, prepared on behalf of Western Sydney University (the proponent) sets out a response to the request for additional information dated 12 September 2019, in relation to SSD 9670 at 2-6 Hassall Street, Parramatta.

This application remains under consideration by the Department of Planning, Industry and Environment (Department) and as a result of the detailed assessment process, additional information has been requested of the applicant in order to finalise the assessment process. Provided below is a response to the request.

## **Shadow Analysis**

1. *Request: A detailed shadow analysis, including hourly shadow diagrams (plan and elevation) at a suitable scale that demonstrates the proposed development will not inhibit compliance with the Apartment Design Guide solar access design criteria for the surrounding residential developments, in particular Nos. 9 and 11 Hassall Street under construction.*

Response: A detailed shadow analysis has been undertaken by Tzannes and Arterra Interactive, which is provided at **Attachment A**. This study provides plan and elevation shadow diagram assessments along with an hour by hour analysis for the 9 Hassall Street (currently under construction) and 11 Hassall Street (recently completed) residential developments, which are located to the south and south-east of the subject site, respectively. The results of this study are considered separately for the two neighbouring developments as follows:

- **9 Hassall Street** – Existing solar performance of the 9 Hassall Street residential building, is modelled at 54.8% of apartment living rooms/private open spaces achieving a minimum 2 hours of direct sunlight between 9am and 3pm in mid-winter. It is noted that this figure takes into account current overshadowing of the built form by the 11 Hassall Street residential development in the morning. With the addition of the proposed 6 Hassall Street development immediately to the north, this is modelled to decrease marginally to 53.8%.
- **11 Hassall Street** – Existing solar performance of the 11 Hassall Street residential building, is modelled at 66.9% of apartment living rooms/private open spaces achieving a minimum 2 hours of direct sunlight between 9am and 3pm in mid-winter. It is noted that this figure takes into account the overshadowing of the future built form of the 9 Hassall Street residential development (which is under construction at the time of writing). With the addition of the proposed 6 Hassall Street development immediately to the north, the solar performance figure remains at 66.9% (no change).

Notwithstanding the above, the Apartment Design Guide (ADG) sets a design criterion of 70% of apartments in a building achieving a minimum 2 hours of direct sunlight between 9am and 3pm in mid-winter. It is therefore apparent from the dense CBD surrounding context, that these existing residential developments are unable to meet this solar access design criteria from the outset. Given the orientation of the 6 Hassall Street site to the immediate north of these residential developments, the proposed reduction in solar access to 9 Hassall Street is considered to be extremely minor in the circumstances.

Further, the proposal is in line with recently gazetted planning controls for the site under Parramatta LEP 2011. On balance, the social and economic benefits to the wider Parramatta CBD, together with the design excellence outcome of the proposed development, are considered to outweigh the marginal solar impact to 9 Hassall Street.

## Development Contributions

2. *Request: Confirmation of how the Section 94 Development Contribution in Section 5.19 of the Environmental Impact Statement was calculated.*

Response: By way of explanation, the Parramatta City Centre S94A Development Contribution Plan applies a contributions levy which is 3% of the cost of development. The ‘private’ commercial office and retail component of the development (as distinct from the Crown component as a public educational institution) has a CIV of \$57,840,000. This breakdown is taken from the QS Statement lodged with the SSSA. Accordingly, the SSSA attracts a 3% levy on the \$57,840,000, which totals \$1,735,200. This calculation is consistent with that presented within the EIS Section 5.19.

## Site Plan

3. *Request: A revised Site Plan to show the correct location of buildings on the neighbouring properties to the south, including the development under construction.*

Response: Tzannes Blight Rayner have amended the Site Plan accordingly to show the recent developments to the south at 9 and 11 Hassall Street. The amended Site Plan is provided at **Attachment B**.

We trust that the above clarifications and additional information assists the Department in the finalisation of the assessment report for this SSSA. On behalf of the proponent, we now look forward to a favourable determination of the application.

Should you have any queries, please don't hesitate to contact me on the details below.

Yours sincerely,



**Daniel Howard**  
Principal – Planning  
02 9956 6962  
dhoward@ethosurban.com