

Department of Planning and Environment

Our ref: SSD-35538829

Mr Simon Bennett
Senior Manager, SSD Planning Approvals
Sydney Metro
Level 43, 680 George Street
Sydney New South Wales 2000

6 February 2023

Subject: Response to Submissions - Addendum

Dear Mr Bennett,

I refer to State Significant Development application SSD-35538829 for the Parramatta Over and Adjacent Station Development. After careful consideration, the Department requests that you provide the following additional information:

1) FSR Variation

Review and clarify the proposed floor space ratio variation having regard to clause 4.6(8)(ac) of the Parramatta Local Environmental Plan (LEP) 2011.

2) Amenity Impacts

- a. Revise the proposed building envelope of Building B, to:
 - i. support good residential amenity in accordance with the Apartment Design Guide (ADG). This may require a reduction or redistribution of the proposed building mass and density
 - ii. address the impacts of the proposal to the adjoining site at 198-216 Church Street and 38-46 Macquarie Street (on the southwest corner of Church St and Macquarie St), including its redevelopment potential
- b. Address the cumulative shadow impacts during the afternoon to key open space areas of Arthur Phillip High School and Parramatta Public School and submit additional shadow diagrams to illustrate the impacts will be acceptable.
- c. Revise the Visual Impact Assessment for the viewpoint at the south-east corner of Macquarie Street and Smith Street (Viewpoint 3) to consider the educational use and any heritage item and open space at this location.

3) Design excellence

- a. Provide copies of the advice by the Sydney Metro West Design Advisory Panel (SMWDAP) relating to the proposed concept application. Detail the project's response to the SMWDAP advice.

- b. Seek further advice from the SMWDAP and their recommendations on whether the proposal will achieve Design Excellence in accordance with clause 7.11 of the Parramatta LEP 2011.

4) Design Guidelines

Review and revise the submitted Design Guidelines to:

- i. support the objectives and be consistent with the requirements of the Apartment Design Guide (ADG)
- ii. respond to the advice of the SMWDAP
- iii. respond to Council's submission.

5) Traffic and parking

- a. Clarify whether pedestrian counts, which were collected in March 2021, factored-in any Covid-19 reduction, similar to the reduction factored into the vehicle traffic counts. A similar methodology should be used to ensure consistency.
- b. Confirm the provision, timing, and allocation of:
 - i. bicycle parking, including suitable access to bicycle parking areas
 - ii. car-share and motorcycle parking.

6) Public domain and integration

- a. Outline the indicative staging and delivery of public domain works and demonstrate that their interface and integration with the proposed development would be appropriate.
- b. Consult and collaborate with Council to address issues raised in Council's submission including:
 - i. whole-of-precinct approach to public domain within the Civic Link
 - ii. street connectivity, alignment, and site access.

7) Other issues

- a. Update the architectural drawings and documentation to:
 - i. include all envelope dimensions, setbacks, and separation distances
 - ii. review for consistency, for example, Building B southern setback is shown as 4.5m on plans and 4m in Design Report, Building B eastern setback is identified as 10m in Design Guidelines but 12m in SEPP 65 report.
- b. Expand the Contamination Report to provide recommendations for future detailed SSDs based on the report's conclusion that the site may be potentially contaminated.
- c. Clarify/confirm the provision of affordable housing for the proposal.

- d. Provide updated stormwater and flood modelling to support the submitted EIS reports and address inconsistencies.

You are requested to provide the information as part of the Response to Submissions, or notification that the information will not be provided, by 3 March 2023. If you cannot meet this deadline or do not intend to provide the additional information, please advise the department via the NSW planning portal.

Yours sincerely,

A handwritten signature in black ink, appearing to read "A. Witherdin".

Anthony Witherdin
Director
Key Sites Assessments

as delegate for the Planning Secretary