



INFRASTRUCTURE NSW
Level 12, 19 Martin Place
Sydney NSW 2000

Attn: Mr Tom Kennedy

21 December 2020

Dear Mr Kennedy

**Powerhouse Parramatta (SSD-10416)
Request for Response to Submissions and Additional Information**

I refer to your Response to Submissions (RtS) dated 8 October 2020 and additional information provided on 3 November in relation to the State significant development application for the Powerhouse Parramatta (SSD-10416).

The Department has published your RtS and additional information on its website and sought advice from Council and relevant agencies. In response, the Department has received advice from five agencies, nine organisations and 370 submissions from the public to date.

The Department has reviewed your RtS and seeks additional information/clarification on a number of items as outlined in **Schedule 1** to finalise its assessment. The Department has also consulted with the Government Architect NSW and provides a copy of this advice for your consideration and response.

The Department is requesting that you provide the following additional information:

- a consolidated response to all submissions received by the public, Council and agencies in response to the RtS - available in the folders '**Submissions 3**' and '**Agency Advice**' on the Department's website <https://www.planningportal.nsw.gov.au/major-projects/project/26576>
- a response to GA advice
- address all items outlined in **Schedule 1**.

Please provide the information to the Department by Friday 22 January 2021. If you are unable to provide the requested information within this timeframe, please suggest an alternative timeframe for the provision of this information.

If you have any questions, please contact Marcus Jennejohn on 8289 6798/ at marcus.jennejohn@planning.nsw.gov.au.

Yours sincerely,

Anthony Witherdin
Director
Key Sites Assessments

Schedule 1 – Additional Information

On-site residential accommodation

- Clarify the extent of approval sought for the serviced apartments and dormitories (eg use, fitout etc / future separate applications would be made for detailed approval of these components). If use and fitout forms part of this application provide details, including spatial dimensions, number of occupants, access arrangements and associated facilities.
- The Flood Risk and Stormwater Management Report does not consider the temporary accommodation (serviced apartments and dormitories) in its assessment of flood impacts. Please update the report to include an assessment of the proposed temporary accommodation with regard to flood management, mitigation, evacuation and emergency response.
- Consider whether the boarding house requirements of the State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARH SEPP) and Section 5.1 of the Parramatta Development Control Plan 2011 (PDCP) apply to the proposed dormitory accommodation. In any case, please provide an assessment of the proposed dormitory accommodation against the amenity requirements of the ARH SEPP / PDCP as a guideline.

Trees and open space

- In response to the GANSW's Draft Greener Places Design Guide:
 - confirm the existing (prior to tree removal) and proposed tree canopy cover in square metres and as a percentage of the total site area
 - provide a commitment to achieve a specified minimum tree canopy cover percentage across the site
- Confirm the likely number of replacement trees and provide an updated landscaping plan to more clearly show replacement trees.
- Consider re-introducing the tree planting (removed by the RtS) located above the undercroft on the eastern side of Presentation Space 1 open space.
- The Department notes that the increase in the size/extent of the River Lawn (north of the western building) has resulted in existing trees in that location no longer being affected by proposed built form. Consider retaining Trees 2, 3, 4 and 8, noting Council and public concern about the removal of existing trees and the high retention value of those trees.
- Confirm the amount of public open space (in square metres) proposed as part of the original EIS and as updated by the RtS.

Parking

- Confirm the number of car parking spaces located within surrounding public/council car parks, noting the figures in the 'off-street parking' section of the RtS TIA (page 29) are inconsistent with Figure 21 (i.e. 9,000 stated, 8,130 shown at Figure 21).
- Confirm the number of bicycle parking spaces noted in the RtS TIA (78 spaces) is accurate.

Drawings and documents

- Provide a copy of the Willow Grove Conservation Management Plan, by Form Architects, 2017 referred to in the Statement of Heritage Impact.
- Update the tree removal/retention plan (Drawing LD_DA_30-03) to take account of the retained tree included in the RtS and trees retained in response to points 6 and 7 of this letter.
- Confirm the height of the east and west buildings as measured above ground level (and taking account of the RtS) as the heights provided in the EIS (page 46, table 3) appear inconsistent with the plans.
- Confirm the dimensions of the signage zones and provide justification for their size with reference to Section 5.5 of the PDCP. Alternatively, consider removing the signage zones and reserving signage for consideration as part of future DA(s).

- Drawing DA200 - the revision number cited in the drawing 'Revision' and 'Revision History' are inconsistent.
- Confirm the site address including Lot and DP numbers. In particular, the Department notes the following inconsistencies:
 - EIS page 6 states 30B, 34-54 Phillip Street and 338 Church Street
 - EIS page 26 states 30B, 34, 40, 42 and 44-54 Phillip Street, 338 Church Street
 - nos. 36-38 (two storey buildings fronting Phillip St next to Willow Grove) are not cited.