

Department of Planning, Housing &
Infrastructure
Attention: Paula Bizimis
paula.bizimis@planning.nsw.gov.au

Your Reference	SSD - 108005479
Our Reference	NCA/3/2026
Contact	Brad Roeleven
Telephone	9806 5243
Email	broeleven@cityofparramatta.nsw.gov.au

30 March, 2026

Dear Ms. Bizimis

COUNCIL COMMENTS – SEARS

Western Sydney University Parramatta North (SSD - 108005479)

I refer to the request from NSW Department of Planning, Housing and Infrastructure (DPHI), dated 4 March 2026 seeking Council's comments on the Secretary Environmental Assessment Requirements (SEARs) for the above SSD application and accompanying rezoning, the details of which are summarised below:

A Concurrent rezoning

- Rezoning from part SP2 Educational Establishment and R3 Medium Density Residential to R4 High Density Residential.
- An increase in FSR – details yet to be determined
- Increase in building heights – details yet to be determined
- Removal of minimum lot size controls
- Introduction of site specific additional local provisions – details yet to be determined

B Concept DA to deliver about 2,000 homes across a range of housing typologies including residential flat buildings and shop top housing.

C Detailed stage 1 DA, the scope and details of which the applicant does not wish to confirm until DA lodgement, but anticipates might include:

- Demolition of any structures in the Stage 1 area.
- Bulk earthworks and excavation.
- Remediation works (if required).
- Construction of a new road that connects to Collett Parade.
- Construction of up to three residential buildings, with up to 10% of the dwellings to be affordable.
- Public Domain and Infrastructure works.

Provided at **Attachment A** is the Council Officer response detailing the matters that the rezoning and SSD Application must address in its submission to the Department.

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | [cityofparramatta.nsw.gov.au](https://www.cityofparramatta.nsw.gov.au)

Council Officers attended a Planning Focus Meeting on 19 March 2026 where the applicant presented this proposal and Council officers provided some initial feedback. Written comments on the merits of the proposal will be provided at the future EIS notification stage.

It must be noted however that the SSD scheme is essentially the same as a preliminary Planning Proposal (PP) submitted to Council in 2024. Detailed advice issued to the proponent at that time clearly set out the reasons why Council DID NOT support that preliminary PP.

Council's primary concern relates to the proposed significant increase in dwellings beyond that anticipated by the Parramatta Local Strategic Planning Statement (LSPS) 2036.

The densities proposed and the accompanying built form are more commensurate with a city or centre typology such as Epping. However, in this case there are no facilities or diversity of uses to support such a community.

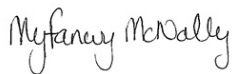
At the planning focus meeting representatives of the project group indicated that they would be willing to discuss how infrastructure might be provided and that a local planning agreement might be acceptable.

Council would welcome a conversation in this regard prior to the lodgement of any future state significant development.

Council appreciates the opportunity to provide these comments and looks forward to further consultation on this matter. It should be noted the comments represent the views of Council officers and have not been formally endorsed by Council.

Should you wish to discuss this matter please contact Brad Roeleven (Executive Planner, City Significant Development) whose details appear above.

Yours sincerely



Myfanwy McNally

City Significant Development Manager

ATTACHMENT A - Information to be included in the SEARs

Rezoning and Concept DA

Strategic evaluation	The EIS must demonstrate strategic alignment with Council's: • Local Strategic Planning Statement provisions for greater employment on site, recognising the opportunity to create a true mixed-use precinct with residential, retail, commercial, and cultural spaces. • Council's Global City Vision, Parramatta 2050 and the minimum jobs targets of 1 job for every 1.5 residents • Community Infrastructure Strategy and Local Housing Strategy
Demand for community infrastructure	Although the precinct is identified as Growth Precinct within Council's Local Strategic Planning Statement (LSPS) it is not identified as a High Growth Area within Council's Community Infrastructure Strategy (CIS). The LSPS indicates an estimated 3,600 dwellings for the Parramatta East Precinct by 2036, which should be seen as the maximum combined capacity across both this site and the PDNSW site to the east across James Ruse Drive. The proposal exceeds this number and represents a significant increase in the future population for the site. For example, based on an estimated occupancy rate of 2.1 persons per dwelling, the proposed 2000 dwellings at the site would accommodate approximately 4,200 residents. This represents a significant unanticipated population growth that will generate additional demand for local infrastructure and services in the area beyond that accounted for in Council's high-level community infrastructure planning. The EIS must: • The EIS must explain and justify the proposed density having regard to the identification of all constraints and matters listed elsewhere in this advice. • be supported by a Social Impact Assessment, including analysis of the proposal's impact on local community infrastructure and open space. In particular, the SIA must give consideration to the cumulative impact of increasing residential density in this locality and identify opportunities to mitigate impacts.



	• Provide detail on the proposed affordable housing component. While the inclusion of affordable housing within the development is acknowledged as a social benefit, this benefit is likely limited to 15 years, after which the dwellings would revert to the private market (assuming delivery under the Housing SEPP affordable housing density bonus). • Identify opportunities to deliver permanent public benefit at the site, in alignment with the findings of the SIA and Council's Community Infrastructure Strategy. • Address how any public benefit will be delivered.
Pedestrian Link	• Council considers that the development potential of the WSU site is dependent on the provision of a pedestrian and active transport bridge over James Ruse Drive. • Considering the site's location, access, environmental considerations, relationship to lower scale development and lot size, Council has previously concluded that: ○ With the bridge, the WSU site can potentially accommodate up to about 1,300 dwellings. ○ Without the bridge, the WSU site can potentially accommodate up to approximately 800 dwellings. At the Focus Meeting the applicant indicated a willingness to accommodate a bridge over James Ruse Drive. The function and ownership of that asset needs to be established, along with a mechanism to secure that outcome, including timing for delivery.
Open Space generally	The EIS must: • Demonstrate adequate provision of high-quality open space for residents of minimum size 20% of the site area, with one larger 'core' consolidated space of 15% of the site area to meet the following requirements: • For that core consolidated space, the EIS must demonstrate the following <u>functional</u> requirements are achieved: ○ Must be capable of being programmable for events, free play or passive use during different hours. Its shape and dimension must accommodate active and passive recreational activities.



	○ Must be large enough to accommodate noisy activities such as playgrounds away from residential uses. ○ Must provide facilities, amenities and embellishment within proposed parks to meet anticipated local needs as determined in consultation with Council. ● For that core consolidated space, the EIS must demonstrate the following <u>design</u> requirements are achieved: ○ Must read as a public park, bounded on all sides by a public street/public access road and not associated with private development. ○ 50% of the core open space must receive a minimum of four hours of direct sunlight in midwinter (21 June). ○ Must comprise only deep soil. ○ Not be utilised for aboveground stormwater detention. ○ be above the 1 in 20 ARI with buildings and significant infrastructure (e.g., playground) above the 1 in 100 ARI. ○ not include any landscape buffer in calculations unless collocated with usable / programmable open space ○ Ensure clear delineation of the boundary between public and private domains (i.e. pathway)
Sporting facilities	● There is an undersupply of indoor recreation facilities in this area. The EIS must address how indoor multipurpose recreation courts (minimum 2 courts) will be accommodated within the site to mitigate the increased demand this scheme will generate. ● The proposal will also generate demand for an additional sporting field in accordance with the Parks and Leisure Australia best-practice benchmark of 1 per 3,000-5,000 residents. As a new sporting field is unlikely to be accommodated within the site, and as access to nearby WSU facilities is likely to be subject to restrictions (e.g. hours of use), the future population will realistically rely upon nearby existing Council sporting fields located within proximity to the subject site (within 1km) in North Parramatta including PH Jeffrey Reserve, Barton Park, Dan Mahoney Reserve.



	Those existing sporting fields are currently at or near capacity and require upgrade to reasonably accommodate any significant additional demand as identified in Councils Sportsground Strategy and Action Plan. The proposed new open space/s within the site must therefore be complemented by upgrade of nearby existing Council sporting fields to adequately meet increased demand for both active and passive recreational facilities. The EIS must address how the upgrade of nearby existing facilities will be achieved to mitigate the increased demand this scheme will generate.
Urban design - A permeable and connected precinct	The EIS must demonstrate: • how the proposal integrates with the local street network, ensuring that it does not read as a gated estate. In particular, demonstrate that: ○ Streets are delivered to Council as local public streets which meet the standards of the Parramatta Public Domain Guidelines. ○ The street network allows for permeability within the precinct and breaks down the large block, including providing at least one public street connection to Pemberton Street, Pennant Street and Collett Parade. ○ Clear and unobstructed view corridors are provided throughout the site and broader precinct, avoiding termination of views in built form. • That new local streets are generous enough in dimension to support large street trees on both sides. Demonstrate, in plan and section, that verge widths can accommodate anticipated underground services and sufficient uncompacted soil volume to support large street trees over the long term, wherever street trees are shown on design plans. Note that for one-way streets, the travel lane needs to be 3.5m to ensure service vehicles will have adequate manoeuvring space.
Urban design – Transition height, density and typology	The EIS must: • Demonstrate how the proposed building heights consider the site's strategic and local context, including the following:



	○ How the proposed height strategy and distribution of density relates to planned development on the ADHC site, including the hierarchy of density across the two sites. ○ How the proposed height and density sensitively transitions from the adjacent low-density residential dwellings, particularly considering the relative narrowness of the site. In that regard the heights of buildings A (8 storeys), B1 and B2 (6 storeys) and D1 (8-12 storeys) are of concern. • Demonstrate how the proposed housing typologies relate to the local low-density residential context, including provision of human scaled podiums of masonry character which frame the local streets, with tall slender towers set back above without additional steps in the building form. • Justify how the additional building bulk resulting from above ground car parking is acceptable given the substantial density on the site, with a visual comparison demonstrating proposed bulk and street interface compared to undergrounded car parking
Urban design – Protect vegetation and respond to topography	The EIS must demonstrate: • how landscape buffers to James Ruse Drive and Victoria Road retain the majority of existing trees. • that suitable CPTED design principles are employed to resolve interface treatment of these landscape zones to maximise passive surveillance and avoiding blank walls consisting of above ground car parking. • how building and basement footprints allow for adequate deep soil zones with canopy trees, co-located with communal open space within private development sites. • how deep soil landscape setbacks provide adequate privacy and screening to adjoining low density zones to the northwest and west. • via civil design plans, sections and bulk earthworks design drawings, how proposed road reservations, parks, buffer zones and development lots are graded compared to the natural topography of the site, minimising cut and fill and maximising retention of existing trees. Show all proposed site boundaries and street setbacks in plan and section. Demonstrate that new building FFLs within each development lot can be designed within 500mm above or below proposed property boundary levels. Where necessary, indicate which development lots need building slabs to be stepped.



Urban design – Preserve and enhance residential amenity	The EIS must: • Provide overshadowing analysis which demonstrates that adjoining residential areas and open spaces achieve adequate sunlight. Consider the cumulative overshadowing impact of both the WSU and ADHC sites. (including WSU sporting facilities) • Demonstrate that slender towers are set back and visually delineated from podiums with adequate building separation to facilitate solar access and views to sky between and around buildings. • Demonstrate that towers have been sited and designed to provide maximum physical separation from the significant acoustic and pollution impacts from James Ruse Drive and Victoria Road. • Demonstrate that the podium forms provide a suitable interface with James Ruse Drive and Victoria Road, integrating communal open space courtyards that open up to landscape buffer zones at natural ground levels to improve outlook for residents. Also demonstrate treatment of podium parking which is not sleeved by other uses. • Demonstrate that a vibrant mix of commercial, retail, cultural and community land uses are provided to serve the extremely large community introduced in the precinct
Public domain upgrades	The EIS must demonstrate public domain upgrades in all existing streets directly fronting the development. Develop public domain designs in consultation with Council and according to the requirements of the Parramatta Public Domain Guidelines.
Housing diversity	The EIS must: • Demonstrate appropriate justification for the proposed dwelling mix. The dwelling mix must be informed by the demographic composition of Parramatta, to ensure it can effectively meet the needs of the local community, including larger households such as families with children. • Address the potential role of purpose-built student accommodation (PBSA) on-site, including an assessment of student housing needs and the replacement and expansion of the existing uses on site to support the adjacent university.



Economic Impacts	Parramatta plays a significant regional role in Greater Sydney as the leading employment centre in Western Sydney and NSW's second major CBD. It is imperative that Parramatta's jobs growth is commensurate with its population growth: The EIS must: • Provide a clear breakdown of GFA and jobs associated with each land use component in: ○ any existing uses on site, ○ any original approved proposals (DA or concept), and ○ in the subject amending or updated proposal. • Assess and justify any difference in jobs numbers between the existing, original and amending proposals, including long-term economic impacts to the City that might result. • Demonstrate how the proposed jobs yield responds to any residential uplift, noting the site's contribution to population growth and its impact on Parramatta's 2050 target of 1 job for every 1.5 residents to achieve a minimum 150,000 new jobs by 2050. • Provide a clear analysis of demand for retail and other population-serving uses generated by this proposal. ○ this should include emphasis on the role of retail and population serving uses in developing a precinct that serves and reflects the scale of the proposal and population. ○ any proposal should be justified in light of this analysis, ensuring the proposal responds to retail and population-serving demands. ○ as part of this work, options are to be explored for the provision of retail floor space that can accommodate uses that act as a destination at the site. Provide a full retail floorspace analysis, including explanations of workings and assumptions of space requirements.
Heritage impact assessment	The site is within proximity to two State listed heritage items, and three locally listed items. The EIS must be supported by a Heritage Impact Statement which specifically addresses: • Disturbance and excavation of the entire site. • Removal of trees and planting (biodiversity and environmental heritage e.g. native trees). • Overshadowing from buildings on the site on nearby heritage sites, including WSU Parramatta Campus, formerly Rydalmere Hospital and Female Orphan School



	The HIS must be supported by: • European Heritage Assessment. • Indigenous Heritage Assessment - an Aboriginal Cultural Heritage Assessment (ACHA) is to be undertaken. The ACHA is to assess whether the conservation of Aboriginal objects, Aboriginal places or landscapes is required as part of the project • Connecting with Country – A Connecting with Country Framework is to be submitted that has been prepared in accordance with the Government Architect NSW (GANSW) Connecting with Country guide. • Site survey.
Landscape impacts	A minimum 15m landscape buffer to James Ruse Drive and Victoria Road is required to ensure existing trees are maintained. This landscape buffer must be free of underground structure, have deep soil, not involve significant land alteration, and should not count towards open space calculations unless co- located with other open space areas. Established mature trees must be protected, notably the row along the southern, north-west and western boundaries. A deep soil landscape setback, associated with the relevant ADG setback requirements, is recommended to adjoining low density residences to the north-west and west. To ensure those outcomes the EIS must demonstrate that an arborist has prepared a Preliminary Tree Assessment (PTA) which has identified Tree Protection Zones (TPZ) for each tree which in turn identifies the extent of the developable land available outside the TPZs. This process will ensure the high value/mature/significant trees on site are retained and protected throughout the development. The PTA must also identify mature specimens located within the site and any trees located outside the site boundary which may be impacted by the works. High and medium value trees must be considered as a site constraint. If these trees are proposed to be removed, then satisfactory justification is required, including arrangements for offset plantings to ensure tree/canopy replacement.
Flooding	Council's 2024 adopted Flood Study confirms the site is affected by flooding in both the 1% AEP and PMF floods, albeit there is not a large difference between both flood events. The EIS must:



- Demonstrate the concept design allows for these flood events with appropriate land uses occupying the spaces predicted to be inundated in these events.

While site planning appears to acknowledge at least part of the existing flooding environment Council requires an overland flow flood study of the precinct and its surrounding catchments which must build on the adopted 2024 Flood Study, but incorporate Climate Change and relate the existing site and the proposed planned development. Land beyond the precinct but in the same (sub) catchment must be investigated with regards to flooding, particularly overland flow.

- Demonstrate a design response to that updated flood study and a Flood Impact Risk Assessment (FIRA) demonstrating acceptable, minimal impact from site planning. Minimum habitable floors of all buildings must be at or above the Flood Planning Level which is defined as the adjacent 1% AEP flood level including Climate Change plus 500mm freeboard.
- Demonstrate that the main underground public stormwater drainage network to be provided within the development site is designed to accommodate 1 in 20-year storm flows, and will meet Council's other comprehensive engineering design and construction specifications as well as Natspec. Documentation must include a full survey of existing public and private drainage infrastructure across the precinct and any plans to amend this. Council's Assets and Infrastructure Team can supply specifications and requirements and information about existing infrastructure.
- Demonstrate stormwater detention to attenuate peak storm flows to levels equivalent to those experienced in 1999 in order to mitigate downstream flooding and the effects of urbanisation. While most stormwater detention is provided within site boundaries additional public detention may be necessary. On Site Detention must be designed in accordance with the Upper Parramatta River Catchment Trust Handbook Edition 4. Council's DCP 2023 and Development Engineering Guidelines will also provide support information.
- Demonstrate the inclusion of water sensitive design to achieve water quality targets by use of the landscape in preference to reliance on end of pipe proprietary water treatment systems. These include:



	○ high water quality ○ reduced total water quantity discharges ○ water supply augmentation ○ improved landscape ○ reduction in urban heat, increased evapotranspiration and heat reflection ○ ecological and aesthetic benefits. Council requires total reduction in rainwater/stormwater discharge by 10% compared to that from the site in an undeveloped (not predevelopment) natural state. This is likely to require significant rainwater capture and use on site. Further information on treatment and management requirements can be obtained from DCP 2023, Council's Guidelines for Water Sensitive Design and The Blue Green City (2024) and the (Draft) SEPP for Climate Change and Natural Disasters.
Transport management and transport planning	The EIS must be supported by a Transport Management and Accessibility Plan (TMAP) prepared in consultation with Council and relevant State agencies. Note also that: • The bridge over James Ruse Drive is to provide for pedestrians and active transport only. • A supporting sub-regional bike path network in east-west and north-south directions is to be incorporated into the development and consistent with Council's Bike Plan • Future connecting shared paths down to River are flexible in location but should take advantage of new signals at Pennant Parade, and also west to Parramatta East Public School and Doyle Ground. • Future connecting paths east of the Property NSW site to connect to Yallumundi and the active transport link through Anna Maria King Park.
Traffic impacts	A Traffic Impact Assessment must accompany the EIS and is to include: • Turning paths are to be provided for critical manoeuvring areas. • Recommendations for any special measures (e.g. mirrors, traffic signals or similar facility) are to be detailed. • Traffic generation rates for the proposed development as described in TfNSW's Guide to Traffic Generating Developments. • Details of on-site manoeuvring areas. • Modelling of the two access points to the 'central spine' for impacts on Collette Parade, James Ruse Drive, Pembleton Street & Victoria Road.



	Items to note: • Vehicular parking is to be provided as per Part 6 of PDCP 2023. • Bicycle parking is to be provided as per clause 6.3 Bicycle Parking withing part 6 of PDCP 2023. • Motorcycle parking is to be provided as per 6.2 within PDCP 2023. • Loading/unloading facilities are to be provided in consultation with TfNSW. • Australian Standards are to be adhered to, where relevant.
Servicing	The EIS must be supported by an Engineering Services Report to provide an evaluation of the capacity of existing utility services and to provide an infrastructure and services strategy to guide future development and staging of the project. The report must: • Identify the location, purpose and beneficiaries of existing service easements over the site. • Identify existing supply capacity for water, sewerage reticulation, stormwater drainage, electricity, telecommunications and gas. Those conclusions to be supported by evidence of consultation with all relevant agencies. • Identify capacity limitations and likely required augmentation to utility services for each stage of the development, and how those works will be satisfactorily located into site planning.
Staging and dedications	The EIS must be supported by a detailed subdivision and staging plan. The EIS must also: • Confirm that all new roads will be dedicated to Council, with the timing of delivery identified in the staging plan. Note however that Council will not accept any road or open space which sit above a basement. Council is also unlikely to accept as public road, those roads west of buildings B1,B2 and D1 (i.e. the loop roads). • Demonstrate that Councils Community Infrastructure Strategy open space dedication and decision-making criteria are satisfied. Open space which does not meet the criteria will not become a public asset and must remain privately owned and maintained, but be subject to public access easement.
Site specific LEP provisions – Implementation of GFA	The supporting Scoping Report notes that the rezoning will seek to amend the PLEP 2023 FSR map to set a maximum FSR <u>or</u> GFA for the site, which will be supplemented by a GFA distribution map for each stage.



	The EIS must fully explain how this matter is to be implemented. Council's preference is for: • The LEP provisions to prescribe a maximum GFA for the entire site; also including a provision that that maximum is not 'as of right' and is subject to a merit- based assessment. • To turn off the application of clause 4.6 of the LEP to ensure that maximum GFA cannot be exceeded. • To turn off the application of clause 4.6 of the LEP as it applies to the mapped building height for the site. • The concept DA to nominate the allocation of that maximum GFA for each stage.
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Detailed stage 1 DA

Generally	The SEARs should include standard planning assessment requirements, including but not limited to: • Current site survey • Floor space calculation sheets • Detailed ADG assessment, including demonstrating satisfaction of storage requirements inclusive of basement storage • Acoustic report addressing noise impacts upon the site and required mitigation measures, plus operational noise impacts once the buildings completed and occupied, and required mitigation measures • ESD and Basix/Nathers assessments • Contamination reports – including detailed site investigation and remediation action plan if required. • Accessibility report • BCA/NCC compliance report • Shadow diagrams
Flooding	The EIS must: • Be supported by a Flood Study confirming the 1% AEP, PMF and FPL, pre and post development including climate change as per AR and R 2019 updated 2024 and using the 7.5 Shared Socio-Economic Pathway projected for 100 years. This must also address clause 5.21 of PLEP 2023.



	• Demonstrate compliance with the Flood Planning Level at the ground floor. This may have implications for built form presentation at the street, and universal access. • Demonstrate no habitable floors below the FPL. • Where relevant, demonstrate protection of the basement and full exclusion of floodwaters from the 1% AEP flood via the use of passive design measures (i.e. crest in driveway), wing walls, steps etc • Where relevant, demonstrate protection of the basement, including stairwells, and full exclusion of floodwaters against the PMF by means of active design measures (e.g. flood gates, flood doors)
Biodiversity	Although the site appears to have limited ecological values a previous preliminary Biodiversity report concluded the NSW Biodiversity Offsets Scheme (BOS) would be triggered, due to the extent of the proposed planted native vegetation clearing (0.58 ha). As such, the EIS must be supported by a BDAR. In line with the section 5.3.1 of the Parramatta DCP 2023, the BC Act 2016 and Chapters 7 and 8 of the BAM (2020), the development must avoid and minimise vegetation removal and the BDAR will need to document how this was achieved.
Arborist	The EIS must be supported by Arboricultural Impact Assessment (AIA) Report and Tree Protection Plan (TPP) prepared by a qualified AQF Level 5 Consulting Arborist that will identify all trees located within the subject site and all affected trees located on the adjoining properties including any street trees. The report must evaluate all proposed construction impact on the trees proposed to be retained or removed throughout the development process. The AIA must provide the following details: • A tree Removal / Retention plan at 1:100 or 1:200 scale showing the location of all trees equal to or greater than five (5) metres in height, located within the subject site and all affected trees located on the adjoining properties or street verge within a minimum three (3) metres of the common property boundary. (All trees shall be plotted by a registered surveyor); • The plan must show the existing ground levels at the base of each tree, the actual canopy spread to scale, the location of the trunk and size of DBH (diameter at breast height). • The proposed development must be overlaid to understand the level of encroachment into the TPZs this will include for example



	stormwater documentation, proposed retaining walls or grade changes; • All trees are to be numbered on the plan and correlated with the report and impact schedule; • The plans must show tree retention values, tree protection zones and recommended developable area given constraints imposed by trees; • The report must reference and consider all plans and reports for the proposed works by the project Architect, Civil Engineer and Landscape works, including review of any temporary construction access requirements, temporary works and scaffolding for example. • An Impact Schedule documenting all of trees including the following: ○ Species botanical name and common name; ○ Age class; ○ Dimensions inclusive of, height and canopy spread; ○ Trunk Diameter measured at Breast Height (DBH); ○ Diameter measured at Ground Level (DGL); ○ The health, structure and general condition of the tree; ○ Retention values, ○ Calculated Tree Protection Zone (TPZ); ○ Calculated Structural Root Zone (SRZ); ○ Calculated development encroachment % ○ Recommendations to retain or remove based on the calculated % development incursions (if any) and provide recommendations of any construction mitigation measures that will minimise the impact; ○ Provide recommendation on the specific type of tree protection measures required to minimise the construction impact to the trees (where applicable) in accordance with AS4970-2025 Protection of Trees on Development Sites. • Total number of trees to be retained and removed to be summarised; • Detail the methodology that has been used to evaluate the health and condition of the trees; determine retention values and determine tree protection zones. • A Tree Protection Plan showing the trees to be retained with the TPZ including the following discussion points: • Details of any encroachment into the root system and/or canopy; • Suggested non-destructive construction method to minimise the impact; • Location of the specific tree protection measures required for each tree, • The Tree Protection Plan shall show all proposed development works, including (but not limited to) the location of all above and below ground structures, temporary access requirements, site storage, scaffolding and proposed services. • DO NOT include generic tree protection information that is not specific to this development.
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	Where retained trees have a development setback and tree protection zone established, a recommended Tree Protection Specification and diagram should be provided in accordance with AS 4970—2025 Protection of Trees on Development Sites. All site plans (Architectural, Civil, Landscape) are to be amended to indicate the tree protection measures as set forth in the Arborist's report along with any other note requirements that the arborist deems necessary to ensure the long-term health and sustainable retention of the trees.
Wind impacts	For buildings over 40m, or sites with more than 1 building greater than 20m high, provide a Wind Study (including wind tunnel testing) must be undertaken to ensure pedestrian comfort and safety is maintained post development. The Wind Study must: - Be prepared by a qualified experienced professional wind engineer; - Be in accordance with the technical requirements of Section 9.8.9 of Parramatta DCP 2023 (Technical requirements for wind impact assessment) and - Include wind tunnel testing, including testing of the effectiveness of any mitigation measures. Note that the public domain must not be used to accommodate any mitigation measures, especially in relation to exceedances of safety criteria.
Traffic impacts	A Transport Impact Assessment (TIA) is required to identify impacts of the proposal on the local street network and mitigation measures required to ameliorate any impacts. This report should assess the suitability of the access (entry and exit) points, adequacy of parking and traffic generation / impacts. The TIA and plans are to include: - A plan showing all proposed off street parking facilities at 1:100 scale or at 1:200 scale (minimum) - All parking spaces, aisles, driveways, gradient and radii are to be dimensioned. - Driveway and ramp access driveway long section profile are to be drawn to 1:50 or 1:100 scales only. - The use of parking spaces, such as residential, residential visitors and retail spaces, are to be labelled. - Turning paths are to be provided for critical manoeuvring areas. - The car parks, including driveways and ramps, are to be designed in accordance with the requirements specified in the relevant Australian Standards (AS 2890.1-2004, AS 2890.2-2018 and 2890.6-2009). - Where internal waste collection is proposed, specific confirmation that headroom, ramp grades and manoeuvring areas are adequate.



	• Recommendations for any special measures (e.g. mirrors, traffic signals or similar facility) are to be detailed. • Traffic generation for the proposal as determined through TfNSW's Guide to Transport Impact Assessment. • Impact of the traffic generation assessed through SIDRA modelling, if required. Parking spaces: To be designed in accordance with the requirements of AS 2890.1-2004 and 2890.6-2009. Details are to be illustrated on the plans submitted with the final SSDA. Vehicular Access: Access driveway into the car park is to be designed in accordance with Australian Standard AS 2890.1-2004. All vehicles are to enter and exit the site in a forward direction. On-site manoeuvring: Movements of vehicles into and out of the site and for critical manoeuvring areas within the car parking area are to be demonstrated in accordance with Appendix B of AS 2890.1-2004 and to be submitted with the TIA. Sight lines: To be provided in accordance with the minimum requirements specified in Figure 3.3 of the Australian Standard 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). This splay is to be provided on both sides of a single lane driveway and on the side of the exiting lane for a two-way driveway. This shall be illustrated on plans submitted with the final SSDA and not to be compromised by obstructions greater than 600mm in height such as landscaping, signage fences, walls or any display materials.
Civil plans	The EIS must be supported by detailed civil plans detailing: • Bulk earth works • Complete civil package showing all alignment levels, grading, pavement types and the location of all services • Regular (10m) cross sections through all new streets showing: ○ existing and proposed ground line, existing and design levels ○ embankments/grading in the 5m front setback including indicative building FFL's. This will assist assessment of the future interface between the public street and new buildings. • Drawings and typical cross sections showing the location and typology of proposed cycle paths



Public Domain	A Public Domain Alignment Drawing package of drawings including co-ordinated civil and landscape architectural drawings resolving all levels and showing proposed indicative public domain treatments in accordance with the requirements outlined in the Parramatta Public Domain Guidelines (Chapter 2) is required as part of the submission.
Landscape	The EIS is to be supported by a detailed landscape plan of all private and public open space areas, as follows: • No level changes (cut & fill) or services located within the minimum 15m setbacks boundary setback to ensure retention of existing trees throughout the redevelopment. • Any basement carpark, loading docks and other infrastructure and driveway access must be located outside the setback zones to allow for deep soil zones. This is for landscape only. • Any trees shown to be removed must be replaced with the same number of trees, preferably mature. • The following information must be addressed by the Landscape Plan: ○ Plan at 1:100 or 1:200 scale showing adjoining properties and streetscape for context; ○ Contours and spot levels (existing and proposed) across the development, including existing ground levels at the base of each tree; ○ Physical structures to be retained or removed (dwellings, sheds, fences, surface treatments such as paving) and any natural features (egg trees, rock outcrops, watercourses); ○ The design shall demonstrate the design objectives and guidelines as described in Part 3D of the Apartment Design Guide (ADG). ○ Overland and subsurface drainage, to be shown and coordinated with the Civil Engineering plans; ○ Affected trees located on the adjoining properties and/or street verge; ○ Trees nominated to be retained and removed to be number as per the Arborist report. Trees to be retained shall include the TPZ and SRZ shown on plan. ○ The extent of earthworks, identifying cut and fill proposals; ○ Planting structures to be clearly defined on the plan and details providing indicative soil depths (wall heights) to meet the requirements of proposed plants; ○ Soil volume and depth over structures (basement / OSD) must meet the prescribed standards in the Apartment Design Guide (ADG) – Part 4, 4P <i>Planting on Structures - Tools for improving the</i>



	<i>design of residential apartment development</i> (NSW Department of Planning and Environment, 2015). - Typical tree planting on structure to show overall 800-1200mm soil depth. (Soil Volume to be reflective of proposed tree species size) - Typical shrub planting on structure 500-600mm soil depth; - Typical turf planting on structure 200-300mm soil depth. - o Indicate the total landscape and deepsoil zone calculations. (Note: impervious surfaces are to not be included in the deepsoil calculations); - o Tree replenishment. - o Ensure the proposed plantings consist mainly of native plant species, preferably plant species indigenous to the locality to recognise and enhance biodiversity conservation within the Parramatta LGA. - o A plant schedule indicating suitable trees, shrubs, groundcovers including the botanical and common names, plant quantities, size of the containers at planting, and mature height and canopy spread; - o All landscape plans are to be prepared by a professionally qualified Landscape Architect.
Stormwater	The EIS must be supported by detailed stormwater plans, plus: • DRAINS model • TUFLOW model • MUSIC model Note that: • Council has discharge stormwater pollution reduction targets in DCP 2023. Council prefers that these targets are achieved through WSUD integration with the landscape, where this is possible, rather than reliance on 'end of pipe' proprietary treatment devices. • Council seeks reductions on <u>total net</u> discharges from developments of 10% compared to the site in an undeveloped (natural) state. This is likely to include rainwater capture and use on site. (refer section 5.1.2 of DCP 2023 for further details)
Servicing (Waste)	The EIS must demonstrate the adequacy of the design to allow for satisfactory waste storage, and servicing by Council's garbage trucks, as follows:



	• Provide swept turn paths to demonstrate the ability for all on site movements of a garbage truck. Refer to specifications at Attachment B. • Demonstrate a minimum clearance of at least 4.2m for all areas accessed by the garbage truck. • Ensure bin storage room is of sufficient size by reference to Part 12 of PDCP 2023 (specifically, Appendix 2) • In addition to the bin room, provide a dedicated bulk waste storeroom (50m²) located adjacent to the bin store.
Lift report	A detailed lift traffic analysis report must be submitted demonstrating that the proposed number, type, and speed of lifts is sufficient to provide a good level of amenity for future occupants.
Reflectivity report	Prepare a Reflectivity Analysis report to demonstrate that safety and comfort of the public (pedestrians and motorists) is not impacted.
Construction Management	The EIS must be supported by a draft Construction Management Plan which considers, but is not limited to: • Construction phasing • Site accommodation, amenities and access • Demolition • Hoardings • Materials deliveries • Materials storage • Waste management, including onsite storage and collection • Tower crane location • Concrete pours • Minimisation of impacts upon the adjacent park
Management of Construction Traffic	The EIS must be supported by a draft Construction Traffic Management Plan which considers, but is not limited to: • Site establishment • Hours of work • Access arrangements • Construction vehicle types, including swept paths for all movements • Construction vehicle volumes • Construction vehicle routes • Work zones and Road Occupation Permits • Emergency vehicle access



- Traffic control measures
- Plant/equipment management
- Work population
- Staff and contractor parking
- Cumulative construction traffic activity

ATTACHMENT B – Garbage truck specification

