

Environmental Impact Statement

BUILT-TO-RENT HOUSING

12 HASSALL STREET
PARRAMATTA

12 JULY 2022



QUALITY ASSURANCE

Project: Environmental Impact Statement: Built-to-rent

Address: 12 Hassall Street, Parramatta

Consent Authority: The Minister for Planning

Author: Think Planners

Personnel: Schandel Fortu: Director

Integrated Development (under S4.46 of the EP&A Act). Does the development require approvals under any of the following legislation?

Coal Mines Subsidence Compensation Act 2017	No
Fisheries Management Act 1994	No
Heritage Act 1977	No
Mining Act 1992	No
National Parks and Wildlife Act 1974	No
Petroleum (Onshore) Act 1991	No
Protection of the Environment Operations Act 1997	No
Roads Act 1993	No
Rural Fires Act 1997	No
Water Management Act 2000	No

Concurrence

SEPP (Industry and Employment) 2021	No
SEPP (Resilience and Hazards) 2021	No
SEPP (Transport and Infrastructure) 2021	Yes ⁱ
SEPP (Planning Systems) 2021	No
SEPP (Precincts—Central River City) 2021	No
SEPP (Precincts—Eastern Harbour City) 2021	No
SEPP (Precincts—Regional) 2021	No
SEPP (Precincts—Western Parkland City) 2021	No
SEPP (Biodiversity and Conservation) 2021	No


ⁱ The development proposes a total of 391 residential units and therefore is classified as Traffic Generating Development

Certification

I certify that I have prepared the content of this EIS and to the best of my knowledge it is in accordance with the Environmental Planning and Assessment Regulation 2021, contains all available information that is relevant to the environmental assessment of the development to which this statement relates and the information contained in the statement is neither false nor misleading.



Adam Byrnes, Director



Schandel Fortu, Director

Date	Purpose of Issue	Rev	Reviewed	Authorised
March 2022	Think Planners internal review	A	Sean Riddell	Adam Byrnes
28 April 2022	Issued for client first round of comments	A	Sean Riddell	Schandel Fortu
3 May 2022	Issued for client further and final comments	B	Adam Byrnes	Schandel Fortu
12 May 2022	Submission Final	C	Sean Riddell	Adam Byrnes
3 June 2022	Revised Submission	D	Sean Riddell	Adam Byrnes

CONTENTS

EXECUTIVE SUMMARY	7
1. INTRODUCTION	9
PROJECT OVERVIEW	9
SUMMARY OF THE PROPOSAL	9
THE PROPONENT	10
PROJECT TEAM	11
PLANNING PROPOSAL	13
DESIGN COMPETITION	13
RESPONSE TO SEARS	20
SITE CONTEXT AND ANALYSIS	21
2. STRATEGIC CONTEXT	28
STRATEGIC FRAMEWORK	28
CUMULATIVE IMPACTS	29
ANALYSIS OF FEASIBLE ALTERNATIVES	30
CONSEQUENCE OF NOT CARRYING OUT THE DEVELOPMENT	31
3. PROJECT DESCRIPTION	32
OVERVIEW	32
RESIDENTIAL AMENITIES	33
BUILD-TO-RENT APARTMENTS	35
4. STATUTORY CONTEXT AND ANALYSIS	37
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979	37
ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021	37
STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021	37
STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021	40
STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021	42
STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021	44
STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021	45

STATE ENVIRONMENTAL PLANNING POLICY NO.65 – DESIGN	
QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT	48
PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011	64
PARRAMATTA DEVELOPMENT CONTROL PLAN 2011	74
PARRAMATTA DEVELOPMENT CONTROL PLAN 2011 SECTION 4.3	
STRATEGIC PRECINCTS ® 12 HASSALL STREET, PARRAMATTA	92
ENVIRONMENTAL PROTECTION & BIODIVERSITY CONSERVATION	
ACT 1999	97
BIODIVERSITY CONSERVATION ACT 2016	97
HERITAGE ACT 1977	97
CONTAMINATED LAND MANAGEMENT ACT 1997	98
PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997	98
SOIL CONSERVATION ACT 1938	98
NATIONAL PARKS AND WILDLIFE ACT 1974	98
BIOSECURITY ACT 2015	98
WASTE AVOIDANCE AND RESOURCE RECOVERY ACT 2001	98
WATER MANAGEMENT ACT 2000	98
A PLAN FOR GROWING SYDNEY	99
5. ENGAGEMENT	100
GENERAL	100
TIER ONE STAKEHOLDERS	100
TIER TWO STAKEHOLDERS	100
CONCLUSION	101
6. ASSESSMENT AND MITIGATION OF IMPACTS	103
CONCLUSION	109
APPENDIX 1 – SEARS TABLE	110
APPENDIX 2 – COMMUNITY ENGAGEMENT TABLE	119
SURVEY RESPONSES	119
AGENCY ENGAGEMENT	120

TABLE OF FIGURES

Figure 1: Aerial Map Extract (Source: Six Maps 2022).	21
Photograph 1: Shows the site viewed from Hassall Street.	22
Figure 2: Site analysis prepared by PTW Architects for the design excellence competition.	23
Photograph 2: Shows the site from the intersection of Hassall Street and Charles Street.	24
Photograph 3: Shows the emerging developments on the adjoining site at 6 Hassall Street.	26
Photograph 4: Shows the adjoining building at 14 Hassall Street.	27
Figure 3: Zoning Map Extract (Source: Parramatta LEP 2011).	64
Figure 4: Parramatta DCP 2011 – City Centre Special Areas (Figure 4.3.3.7.1).	92

EXECUTIVE SUMMARY

This Environmental Impact Statement has been prepared by Think Planners on behalf of Gurner GQ for the development at 12 Hassall Street, Parramatta.

This submission to The Minister for Planning comprises an Environmental Impact Statement (EIS) for a Development Application under Part 4 of the Environmental Planning and Assessment Act 1979. The assessment of this project will be undertaken as part of the recently launched Rapid Assessment Framework process.

The proposal before The Minister has been prepared by PTW Architects. PTW are the awarded winner of an Architectural Design Excellence Competition undertaken for the site, for the previous owner of the property. That Design Excellence Competition was undertaken for a mixed use tower with the City of Parramatta. Since the completion of the design excellence competition and PTW being awarded the winners; Gurner have agreed to purchase the site for the purposes of a Build-to-rent housing development. The development will continue to provide a design excellence scheme which has been confirmed through a Design Integrity Process, on the basis that PTW are the retained architects; there is no purpose in re-running the competition; and design integrity has been retained. The Design Integrity Panel review process is discussed further in this report.

The proposed Built-to-rent housing scheme is a nuanced form of housing which adds diversity to the housing market. The development proposes the construction of a 61 storey mixed use building, comprising of:

- 5 levels of basement parking (not including the B1 mezzanine and a pit maintenance level) containing 175 car parking spaces.
- A 4 storey podium providing commercial floor space and residents' amenities.
- Level 4 will provide residential amenities including a podium terrace with a swimming pool.
- A residential tower (levels 5 to 59) providing 391 build-to-rent apartments.
- Level 60 will provide residential amenities including a rooftop terrace, pool and lounge.

Key stakeholders including surrounding landowners, government agencies, public authorities, City of Parramatta Council, the Local Aboriginal Land Council, and Infrastructure providers have been consulted during the preparation of this EIS. The feedback received indicates no objections from public authorities and the concerns of the local community were limited to the cumulative impacts of construction activity in

the Parramatta CBD. Key concerns raised during the engagement process have been taken into consideration in the preparation of this SSDA.

The proposed Build-to-rent housing development has a capital investment value exceeding \$100 million and therefore, is classified as State Significant Development under the State Environmental Planning Policy (Planning Systems) 2021 (Schedule 1 – Clause 27). Accordingly, the proposal triggers the requirements for an Environmental Impact Statement.

The Secretary's Environment Assessment Requirements (SEARs) were issued on the 28th of January 2022. This submission is in accordance with the Department's guidelines for applications lodged under Part 4 of the EP&A Act and addresses the issues raised in the SEARs.

The proposal, in conjunction with the existing and planned future developments within the Parramatta CBD, will contribute towards ensuring Parramatta is a vibrant, energetic, healthy, sustainable, and resilient community with an exciting mix of uses to serve the needs of the future anticipated community. The proposal will also align with the principles of urban revitalisation, which seek to deliver a genuine 30 minute city where people live, work, educate, and recreate all within 30 minutes of Sydney's Central River City.

H. INTRODUCTION

PROJECT OVERVIEW

This Environmental Impact Statement accompanies a State Significant Development Application that is to be submitted to The Minister for Planning under Part 4 of the Environmental Planning and Assessment Act 1979.

This EIS has been prepared in accordance with the requirements of Part 4 of the Environmental Planning and Assessment Act, Division 2 of Part 8 in the Environmental Planning and Assessment Regulation 2021, and the requirements of the Secretary of the Department of Planning and Environment for the preparation of this EIS, that were received.

The development seeks to add diversity to the housing market through the provision of high-quality build-to-rent apartments.

The proposed Build-to-rent housing development has a capital investment value exceeding \$100 million and therefore, is classified as State Significant Development under the State Environmental Planning Policy (Planning Systems) 2021 (Schedule 1 – Clause 27).

The Secretary's Environment Assessment Requirements (SEARs) were issued on the 28th of January 2022. This submission is in accordance with the Department's guidelines for applications lodged under Part 4 of the EP&A Act and addresses the issues raised in the SEARs.

This Environmental Impact Statement should be read in conjunction with the supporting information and plans accompanying this statement.

SUMMARY OF THE PROPOSAL

The development proposes the construction of a 61 storey mixed use building, comprising of:

- 5 levels of basement parking (not including the B1 mezzanine and a pit maintenance level) containing 175 car parking spaces.
- A 4 storey podium providing commercial floor space and residents' amenities.
- Level 4 will provide residential amenities including a podium terrace with a swimming pool.
- A residential tower (levels 5 to 59) providing 391 build-to-rent apartments.

- Level 60 will provide residential amenities including a rooftop terrace, pool and lounge.

Architectural plans for the development that have been prepared by PTW Architects are contained in the Appendices.

THE PROPONENT

The proposal proponent is Gurner GQ. Gurner is a luxury developer with a difference. They create design-led residences which offer elegant architecture and timeless appeal. Gurner collaborate only with the finest calibre of architects, designers, planners and heritage consultants from across the globe to set new benchmarks for luxury living in Australia.

Tim Gurner has previously completed over 2,500 residences across 20 projects as co-founder of Urban Inc and Pan Urban before starting Gurner.

With the team at Pan Urban, he also delivered iconic Melbourne developments including 401 St Kilda Road and A'Beckett Tower, winning the institute of Architects 'Best Residential' award in 2010.

Gurner have recently undertaken large scale build-to-rent schemes in St Kilda, Melbourne (approx. 300 units) and Southbank, Melbourne (394 units), demonstrating a track record of market understanding and development delivery in this newly emerging housing sector.

In addition, Gurner have strong development credentials in development:

- Over 8,000 apartments under development and completed.
- Completed over 3,500 apartments across Australia since inception.
- \$10 billion worth of property in the portfolio.
- \$3 billion worth of property completed across Australia since inception.

Gurner provides world class resident services to ensure the highest quality of living.

PROJECT TEAM

Think Planners Pty Ltd has prepared this Environmental Impact Statement on behalf of Gurner GQ. Further organisations have contributed specialist studies as part of the environmental assessment process and as required by the SEARs.

No.	Discipline	Report Title	Consultant
1.	SEARs	SEARs table	Think Planners
2.	Engagement	Community Engagement Table	HillPDA
3.	ESD	BASIX Report	ADP
3a.	ESD	NaTHERS Group Certificate	ADP
3b.	ESD	BASIX Stamped Plans	ADP
3c.	ESD	BASIX Certificate	ADP
4.	ESD	ESD Report	ADP
5.	Building Services	Infrastructure Delivery, Management and Staging Plan	ADP
6.	Aviation	Aviation Report	AVLAW
7.	Landscape Design	Landscape Plan	Arcadia
8.	Landscape Design	Landscape Floor Plans	Arcadia
9.	Heritage	Aboriginal Cultural Heritage Assessment Report	Comber
10.	Heritage	Archaeological Assessment	Comber
11.	Heritage	Statement of Heritage Impact	Comber
12.	Access	Accessibility Design Assessment Report	Design Confidence
13.	Environmental	Preliminary Site Investigation	EI Australia
14.	Environmental	Detailed Site Investigation	EI Australia
15.	Acoustic	Noise and Vibration Impact Assessment	E-Lab
16.	Waste	Waste Management Plan	Elephants Foot
17.	Access	Adaptable Housing Assessment Report	Design Confidence
18.	Engagement	Engagement Report	HillPDA
19.	Engagement	Social Impact Assessment	HillPDA
20.	Land Surveyor	Survey Plan	H-Ramsay
21.	Traffic	Green Travel Plan	Positive Traffic
22.	Traffic	Traffic Impact Assessment Statement	Positive Traffic
23.	Geotechnical	Geotechnical Assessment	PSM
24.	Geotechnical	Hazardous Material Survey	PSM
25.	Geotechnical	Salinity Management Plan	PSM
26.	Geotechnical	Surface and Groundwater Impact Assessment	PSM

27.	Traffic	Construction Traffic Management Plan	PTC
28.	Architecture	Architectural drawings	PTW
29.	Architecture	Competition Report (where a competitive design process has been held)	PTW
30.	Architecture	Design Excellence Strategy (where design excellence is required by an EPI)	PTW
31.	Architecture	Design Report	PTW
32.	Architecture	Public Space Plan (as part of the Design Report)	FCAD
33.	Architecture	SEPP 65 Verification Statement	PTW
34.	Architecture	SEPP 65 Assessment	PTW
35.	QS	Capital Investment Value Report	Altus
36.	Crime	CPTED Report	Think Planners
37.	Town Planning	EIS	Think Planners
38.	Civil	Integrated Water Management Plan	Webber
39.	Civil	Civil Plans	Webber
40.	Civil	Flood Risk and Climate Change	Webber
41.	Wind	Pedestrian Wind Environment Assessment	Windtech
42.	Solar	Solar Light Reflectivity Study	Windtech
43.	Owner's Consent	Owner's Consent Letter	Parra Rise
44.	Biodiversity	BDAR Waiver	DIPE
44a.	Biodiversity	BDAR Waiver Report	Think Planners
44b.	Biodiversity	BDAR Approval	DPE
44c.	Biodiversity	BDAR Determination	DPE
45.	BCA	BCA Report	Gardner Group

PLANNING PROPOSAL

The site has been the subject of a Planning Proposal which has led to site specific planning controls within the Parramatta LEP 2011 and summarised as follows:

- The Maximum Base GFA of 14.5:1 (not including the FSR bonuses provided in clause 7.24 of the LEP).
- A height limit of 192m.
- Amend the Special Area Provision Map to identify the subject site (Area 17).
- The LEP has been amended to include a site specific clause under part 7 (7.24 - Development on land at 5 Aird Street and 12 Hassall Street, Parramatta). Detail is provided on this clause in the LEP assessment table.
- The Parramatta DCP has been amended to include a site specific section for the site.
- Amend clause 7.6 (Airspace Operation) to include the subject site (Area 17 on the special provision map).

DESIGN COMPETITION

From October 2020 to January 2021, an Architectural Design Competition was held for the development of the site. There were three teams who participated in the invited Architectural Design Competition who include:

- CD Architects.
- Krikis Tayler Architects.
- PTW Architects.

On the 22nd of February 2022, the competition jury determined that the winning scheme by PTW Architects demonstrates the best potential to achieve design excellence, subject to further design work as set out in the Design Competition Jury Report. Given this, PTW Architects were then engaged as the design architect for the remainder of the project. PTW Architects have provided responses to the conditions set by the Design Competition Jury, which is included as part of this application submission.

The table provided in the following section outlines all the key recommendations of the Jury and how these have been addressed in the revised scheme.

Design integrity process

As a result of Gurner acquiring the subject site and pursuing a built-to-rent development proposal, it was necessary to undertake a design integrity process. This was undertaken with the Government Architects Office and the City of Parramatta Council original design competition juror. The purpose of the design integrity process was to ensure that the design development conditions of the original design jury have been incorporated into the scheme. In addition, to ensure that design excellence is maintained, notwithstanding the amendments arising in the build-to-rent scheme.

On Wednesday 23rd of March 2022, PTW Architects, Gurner and Think Planners presented to the Design Integrity Panel comprising of Rory Toomey (GANSW) and Kim Crestani (City of Parramatta).

Design Development Recommendations

The following table sets out the architect's response to the original design development recommendations. The key recommendations of the Design Excellence Jury are addressed in brief below with comments from PTW Architects, noting that a full assessment of the recommendations is provided in a separate report provided by PTW Architects.

Jury Recommendation	Comment
Connecting with Country	
The Jury are strongly supportive the First Nations story reflecting the history of Parramatta that was the inspiration behind the design concept. This is a clear and strong concept that should be further explored with the DA.	PTW Architects respectfully acknowledge the Traditional Custodians of the land on which we work and live; we honour their Elders, past present and emerging, whose knowledge has cared for, and will continue to care for country. We acknowledge that NSW is Aboriginal land and that "Connecting with Country" is informed by the experiences and knowledge of people in and around the Sydney basin. "Country" not only means land, but includes skies, waters, people and cultural identity, both community and individual. The pathway for connecting will begin with cultural awareness, followed by the establishment of project plans and life cycle processes with an Aboriginal perspective. It will culminate in the implementation of the seven statements of commitment through the guidance and leadership of the Aboriginal people. This is intended to occur post DA lodgement.
Hassall Street Forecourt	
The Jury are supportive of the generosity given to the southern forecourt addressing Hassall Street. The level of activation should be maintained and the forecourt is to remain open to the sky.	Retail tenancies on the ground floor encourage public activity. The publicly accessible breezeway opens and activates the site and connects the generous Hassall Street forecourt with an active northern urban courtyard.
Podium Design	
The alignment of the podium and the hourglass shaped aperture to the rear courtyard are to be retained.	The alignment of the podium and the hourglass shaped aperture have been retained.

A cut out has been provided on the east against the adjoining 14 Hassall St apartments to relieve the sense of enclosure.

Deep planters located along the edges of level 4 podium minimise overlooking to 14 Hassall Street terraces below.

Internal Floor Plans

The layout and configuration of the floor plans and generous sized and well-proportioned balconies are to be maintained and developed at DA stage. The proposition to offer units with the option of a separate study is commended.

The northern façade has grown towards the north by approximately 1700mm to achieve ADG-sized living and bedrooms, and to make up for lost GFA (due to increased structure and services).

Tower Façade

The different architectural treatments to the northern and southern faces of the tower are supported, with a curvilinear approach to the north and sharper edges to the south. The Jury would like to ensure that all facades work well when viewed “in the round” and use a complimentary colour and material palette.

The material selection strategy has remained constant from the competition submission.

The materiality of the northern facade is a combination of slab extensions, glazing and colour-backed glass.

The materiality of the southern facade presents a masonry weave with a vertical expression. It contrasts with the highly glazed buildings in the Parramatta CBD.

The podium has a light sandy brick masonry expression that accentuates the highly articulated form. The horizontality of the curves is expressed in double soldier courses. Crowning and highlighting the podium is a light and warm metallic ribbon. This expression responds to the metallic crown to the top of the building.

Privacy fins have been added to respond to the location of windows on 14 Hassall St apartments.

Curved Facades + Balustrades

The Jury would like to ensure that all proposed curvilinear finishes of the podium and tower are retained.

The curvilinear forms of the podium and tower expressions have been retained.

In the podium, the curvilinear form is used to pull people through the site and create dynamic spaces.

The curved edges of the tower create the tapering “scar” expression inspired by Parramatta’s remaining scar trees, which are identifiable aboriginal landmarks in Parramatta as referenced in the competition report.

The 12m northern setback being flexible in the brief allowed the tower to respond better to its context by diverting views away from the Police HQ and outwards towards view vistas once the tower rises above the Police HQ.

Non-Complying Scheme

The Jury are supportive of the submitted non-complying scheme that proposes a well-designed podium that is considered an acceptable departure from the site specific DCP.

Noted.

Building Height

The height of the building is to comply with the maximum permitted height under the Draft LEP. Any architectural roof feature must strictly comply with the definition in the Parramatta LEP.

Areas enclosed by and including the perimeter rooftop screening are considered to be an 'architectural roof feature'.

Wind Impacts

PTW Architects are to liaise with the Wind Consultant to address the potential venturi effect of the ground level link to the rear courtyard. Any design solution must ensure the southern forecourt remains open to the sky.

A detailed investigation into the wind environment impact of the proposal was undertaken by Windtech Consultants (Appendix 41). Testing was performed at Windtech's boundary layer wind tunnel facility.

The results of the study indicated the wind conditions for the majority of trafficable locations within and around the proposed development will be suitable for their intended uses. Only two areas did not initially satisfy the target comfort criteria, and the following wind mitigation measures were introduced and tested.

- Inclusion of a wind scoop (secondary art piece to be attached to the underside of the designed wind scoop), suspended 1.3m from the breezeway soffit and extending the entire length of the breezeway area. The wind scoop was modelled at approximately 30% porosity.
- Inclusion of dense, evergreen shrub planting to the Level 04 communal terrace planter boxes. The height of the planting was modelled at approximately 1 to 1.5m in height

These treatments to the final design, it is expected that wind conditions for all outdoor trafficable areas within and around the development will be suitable for their intended uses. As required by the jury, the southern forecourt remains open to the sky.

Driveway Treatment

PTW Architects shall ensure particular attention is given to the materials and finishes of the driveway entrance to ensure it is of a high quality finish that integrates with the materials of the building. The adjacent WSU Innovation Hub provides a high quality precedent that illustrates the standard that is expected.

The light sandy brick and bronze metal expression of the podium is continued in the driveway entrance up to the roller shutter door, ensuring a harmonious integration with the materiality of the building.

PTW propose to align the frontage with the adjacent WSU Innovation Hub and match the use of paver. The City of Parramatta concrete paver is extended from the public domain into the driveway entrance completing a high quality finish to the area. 3D Views illustrates the nature of finishes of the driveway.

Landscaping

PTW Architects are to explore the opportunity for a 'feature tree' within the Hassall Street setback held by the curvilinear form of the building.

The development proposes a Kurrajong (*Brachytton Populneus*) as a 'feature tree' within the front setback area.

A landscape plan was prepared by Arcadia for the proposal, which states that;

*"The public forecourt along Hassall Street is anchored by the Kurrajong tree. In its physical form, it grounds the public domain and welcomes you in. Symbolically, it signifies the beginning of our Indigenous story, the missing narrative which connects people and place back to the site's rich history. The Kurrajong (*Brachychiton populneus*) was a natural resource for our First Nations people, as both a food source and to produce tools. From its traditional function, we bring it into the public domain to strengthen our design narrative of creating a place that "sustains life and living"."*

See the landscape plan for further detail (Appendix 7).

Public Art

In addition to the Public Art concept proposed by PTW, the architects should explore additional public art on the wall to the western boundary as this will be highly visible from the public domain.

Public art is a crucial communication system for aboriginal people and non-aboriginal people, and can continue cultural stories in the community, or convey important messages. Parramatta's rich

aboriginal history presents the opportunity for an aboriginal artist to undertake a public art installation on the art locations mentioned below. First nations art must only be by first nations artists and can be contemporary or traditional.

A/C Heat Rejection

The Jury recommend that all heat rejection is contained is not located on private balconies. Heat rejection units should be consolidated in centralised 'condenser farms' that are integrated into the external façade of the tower.

The heating strategy shifted from a traditional air-cooled method to a more sustainable VRV system which is now located on the roof. In the competition submission it was located across 3 levels throughout the tower. The 4 VRV units are located on the roof over the rooftop amenities. These are enclosed within the architectural roof feature with louvred façades. It is raised above L60, allowing L60 to be fully utilised as an amenities level.

Three lifts serve the rooftop amenities level with the lift motor rooms.

Environmentally Sustainable Design

The Jury recommend that the design team addresses the comments and improvement opportunities identified by Council's Independent ESD advisor (See Appendix 3).

Green Star:

- The proposed scheme is designed to achieve 5 Star Green Star under the new tool Green Star Buildings.
- The proposed scheme can be considered as an Innovation Challenge by the incorporation of PTW's Reconciliation Action Plan (via an Indigenous Site Analysis in the early design stage), and by the proposed provision of First Nation Public Art.

Urban Heat Island Effect:

- The proposed scheme also aims to reduce and remove heat from the urban environment through solid facade surface, and where we have reflective fenestration, slabs have been projected 450mm out at northern and western surfaces.
- Climate-resilient and indigenous plants and vegetation at deep soil area, additional street trees at public domain.

Sustainability Initiatives already incorporated:

- The apartments have appropriate depth to avoid heat gain.
- Majority of the north-facing apartments have balconies in front of living rooms.
- East and West orientation apartments have been minimised.

- South-facing solid façades have been maximised.
- Passive design has been promoted

Sustainability Initiatives that can be explored at the next stage:

- 100% Electric design, offset to be carbon neutral in operation
- Smart meters in each apartment.
- Policy and amenity in line with WELL. Clean air, clean water, healthy spaces, good living.
- Circadian lighting
- Supply of FF&E and materials in line with Green Star
- Policy and amenity in line with WELL.

Design Integrity Confirmed

On Friday 29 April 2022, the Government Architects office confirmed via email the outcome of the Design Integrity Review

The following was noted by the Panel -

A design excellence competition was originally conducted under the governance of Parramatta City Council for the project

The competition brief was for a residential flat building

The project was, at that time, intended to be lodged as a DA to PCC

Subsequent change of ownership and change of use to BTR has rendered the project SSDA

PTW, the competition winning architects, have been retained for the amended design and documentation through to completion.

Kim Crestani and I (as a quorum of the original competition jury) acting as Design Integrity Panel have reviewed the proposed changes prior to a planning application being lodged, in accordance with the endorsed Design Excellence Strategy

The outcome of the DIP review is as follows:

The quality of information provided was very high enabling a thorough comparison between the competition winning scheme and the proposed EIS design

Responses in the latest package to matters raised in the preliminary DIP meeting were comprehensive and clear

The amended proposal is deemed to be consistent with the design excellence exhibited by the competition winning scheme

The amended proposal is supported to proceed to EIS subject to a detailed analysis of wind impacts accompanying the submission, both in terms of ground plane conditions and the amenity of amended north facing balconies

The wind impact report accompanying this submission has analysed these matters in detail.

Accordingly, the completion of the Design Integrity Process is consistent with the requirements of the SEARS and confirms that the project retains design excellence exhibited by the competition winning scheme.

RESPONSE TO SEARS

In accordance with Division 2 of Part 8 in the Environmental Planning and Assessment Regulation 2021, the Secretary of the Department of Planning and Environment issued the requirements for the preparation of the EIS on the 28th of January 2022. A copy of the Secretary's Environmental Assessment Requirements (SEAR's) is attached with the report – Attachment A.

SITE CONTEXT AND ANALYSIS

The subject site is legally described as Lot 156 DP 1240854, though is more commonly known as 12 Hassall Street, Parramatta.

The subject site (shown in Figure 1 below) is in a prime location at the heart of Parramatta. The site is strategically located within proximity to Parramatta Train Station, bus depot and the future Parramatta Metro Rail and Light Rail stops.

The subject site is located on the northern side of Hassall Street, within a rapidly developing area of Parramatta. The site is bound by land zoned B3 Commercial Core to its northern, eastern and western boundaries, providing a range of mixed-use developments, high rise office developments and educational facilities, including the new education and innovation hub by Western Sydney University at 6 Hassall Street. An aerial map is provided below demonstrating the immediate locality.

Figure 1: Aerial Map Extract (Source: Six Maps 2022).



Development Site

The higher levels of the proposal benefit from views to the north towards Parramatta River, then to the East towards Sydney CBD and to the west towards the Blue Mountains.

The location of the site is within close proximity to a number of public transport nodes, with access to Parramatta Station, the Light Rail and the future Parramatta Metro station.

A 1 to 2 storey building currently occupies the site, which is being used as the “Engineering Hub” associated with the Western Sydney University. A photograph of the subject site is provided below.

Photograph 1: Shows the site viewed from Hassall Street.



An extract of the site analysis prepared by PTW Architects for the design excellence competition is provided overleaf.

Figure 2: Site analysis prepared by PTW Architects for the design excellence competition.



URBAN SETTING

The site is located on the northern side of Hassall Street, approximately 20m west from the intersection of Hassall Street and Charles Street, noting that the site is prominent when viewed from the intersection. As can be seen in Figure 2 above, the site forms part of a key pedestrian route from Parramatta Train Station to Parramatta Wharf and foreshore area.

A photograph is provided overleaf to demonstrate the prominence of the site when viewed from the intersection of Hassall Street and Charles Street.

Photograph 2: Shows the site from the intersection of Hassall Street and Charles Street.



PUBLIC TRANSPORT AND BICYCLE ROUTES

The site is well serviced by public transport connections due to its proximity to Parramatta Train Station and Bus Exchange (which provides intermodal movements throughout Greater Sydney). There is rail about 200m from the site which connects to the T1, T2 and T5 trainlines. The site has good access to local and regional bicycle routes via the existing road network and dedicated bicycle paths.

The Parramatta Valley Cycleway provides access to the Parramatta CBD from Ryde, through Parramatta to Sydney Olympic Park. Additionally, bicycle access to the CBD can be achieved along the north-west Transit-way which provides shared bicycle paths enabling connections from Blacktown and Liverpool via Rouse Hill.

PARRAMATTA LIGHT RAIL

On 29 May 2018, The NSW Department of Transport approved the Stage 1 preferred route for the Parramatta Light Rail network. The proposal connects key precincts and renewal areas such as the Western Sydney University Westmead Campus and Westmead medical precinct to the CBD, and north towards Telopea and Carlingford. The light rail network will provide a frequent and reliable service aimed to provide greater transport connections within Greater Parramatta and facilitate corridor revitalisation and job creation. The Parramatta Light Rail is expected to open in 2023.

SYDNEY METRO

The Sydney Metro project will support a growing city and deliver world-class metro services to more communities. This new underground railway will connect Greater Parramatta and the Sydney CBD. This once-in-a-century infrastructure investment will transform Sydney for generations to come, doubling rail capacity between the two CBDs, linking new communities to rail services, and supporting employment growth and housing supply. The subject site will benefit substantially by the access provided by the new Sydney metro line.

SURROUNDING AREA

The site's location in central Parramatta places it in a complex dialogue between existing buildings and their uses. The immediate precinct is composed of a mix of commercial and retail land uses of different ages and styles.

Photographs are provided below and overleaf to give context to the development site as well as its surrounding area.

Photograph 3: Shows the emerging developments on the adjoining site at 6 Hassall Street.





Photograph 4: Shows the adjoining building at 14 Hassall Street.



2. STRATEGIC CONTEXT

The subject site is located within the Parramatta CBD, which is the subject of both State and Local Strategic Planning Policies and controls.

This section of the EIS identifies the key strategic documents applicable to Parramatta CBD. In addition, this section considers cumulative impacts arising from the project, alternative options reviewed for the development of this site and consequences of not carrying out the development.

STRATEGIC FRAMEWORK

Central City District Plan

The site is located within the Parramatta CBD, which is identified as Sydney's second CBD by the Plan for Growing Sydney, A Metropolis of Three Cities—Greater Sydney Region Plan-Central City District Plan.

The Central City District Plan sets out the priorities and actions for this District and these are structured around 3 key themes of; a Productive City, a Liveable City and a Sustainable City. The importance of Parramatta's CBD and growing this CBD in terms of both jobs and housing are continually emphasised in the District Plan. Particularly with reference to the 30-minute city. This development seeks to deliver both additional housing and employment within a 30-minute city scenario, and therefore, fulfills the needs outlined by the Plan for Growing Sydney. Furthermore, the development seeks to provide a nuanced form of housing in build-to-rent apartments, providing high quality units and amenities that will add diversity to the Sydney housing market.

Parramatta Local Strategic Planning Statement

The Parramatta Local Strategic Planning Statement came into effect on 31 March 2020 and this document sets out the 20-year vision for land use planning for the City of Parramatta. The LSPS contains 16 planning priorities under 4 key themes which are:

- Local planning priorities.
- Liveability planning priorities.
- Productivity planning priorities.
- Sustainability planning priorities.

The development delivers new housing and non-residential floor space within the CBD which is entirely aligned with the LSPS. The development will assist with growing the economy of the Parramatta CBD, enhancing liveability and housing diversity through the provision of a nuanced housing form (built-to-rent) in a highly accessible location.

Parramatta Local Housing Strategy

The Local Housing Strategy (LHS) seeks to provide direction at the local level about when and where future housing growth will occur.

This development assists with delivering Planning Priority C9 of the LHS by providing a nuanced form of housing that is within the 30-minute city scenario, being located within the Parramatta CBD. The housing will have access to existing and planned infrastructure including the; Parramatta Train Station, Parramatta Bus Exchange, the Parramatta Light Rail (under development) and the Sydney Metro (under development).

The planning proposal will deliver new dwellings that will complement the economic significance of both the Central City and the City of Parramatta, meeting Planning Priority C7 for Growing a stronger and more competitive Great Parramatta.

Furthermore, the proposal seeks to provide 391 build-to-rent apartments. Build-to-rent housing has been endorsed by the NSW Government to provide additional housing diversity. Built-to-rent housing contributes to the housing supply and can offer a longer-term rental tenure and higher quality residential amenities, which contributes to improving the rental experience and the viability of the rental market.

CUMULATIVE IMPACTS

This section considers the potential cumulative impacts that may arise as a result of the proposal. The cumulative impact assessment combines the residual impacts of the proposal with the impacts of existing and approved development on site and in the immediate locality.

Given the proximity of the proposal to other developments, certain impacts such as traffic, noise, and overshadowing are factors that can lead to environmental impacts in the locality.

However, the development of this site must be understood in its development context. The Parramatta CBD has been identified for significant development increase in terms of height, FSR, density, etc.

Further, the site has been the subject of a site-specific planning proposal, which has also considered and addressed the redevelopment of the site in its CBD context and had regard to cumulative matters such as FSR, height, building envelopes, yield, mix of uses, etc. Therefore, the very recent change to the planning controls for this site, undertaken by the relevant authority and endorsed by the Department of Planning, has considered the potential cumulative impacts.

Despite this recent history, the potential for cumulative impacts has been assessed in this application as articulated in the individual technical studies prepared as part of this

EIS. In this regard, cumulative impacts have been assessed and incorporated into the mitigation measures with no significant cumulative impacts identified. Where applicable, the technical studies have adopted a worst-case scenario approach to enable a conservative precautionary outcome.

The following technical studies assessed cumulative impacts within the context of the proposal and other industries:

- **Noise:** Predicted noise impacts are cumulative in that they account for background noise emissions, to which predicted noise levels emanating from the proposal were added. A comparison of predicted noise emissions from the proposal against measured daytime, evening and night time noise levels at representative residences and other receivers shows that proposed development would not significantly increase cumulative noise generation.
- **Traffic:** The traffic assessment considers cumulative impacts by undertaking baseline traffic counts combined with an analysis of existing and predicted vehicle movements associated with the development. Vehicle movements associated with the proposal would not have a significant impact on the levels of service or capacity of the existing road network indicating that cumulative impacts would be minor and acceptable.
- **Overshadowing:** The Parramatta CBD Planning Proposal has approved the building height and envelope for the subject site and therefore, the relevant authority has already assessed the accumulative impacts of overshadowing for the site. Building heights have been determined for the whole CBD by proposing tall slender towers to minimise overshadowing of key public spaces and heritage spaces. The development proposes a tall slender tower consistent with the Parramatta CBD Planning Proposal and therefore, will not result in cumulative overshadowing impacts.

ANALYSIS OF FEASIBLE ALTERNATIVES

Option 1 -This Proposal

Option 1 is as detailed within this EIS Report and accompanying documents and is considered the best option, as it seeks to provide 391 build-to-rent apartments, noting that build-to-rent apartments have been endorsed by the NSW government as a means of improving housing diversity. Furthermore, this development seeks to deliver both additional housing and employment within a 30-minute city scenario, and therefore, fulfills the needs outlined by the Plan for Growing Sydney. Finally, as supported by this report and relevant documentation, the application is without significant adverse environmental impacts.

Option 2 - Alternate Design

Option 2 would likely incorporate typical build-to-sell apartments, as per the design excellence competition scheme prepared by PTW Architects. The key difference between a built-to-rent design and a build-to-sell design is the provision of a different housing stock to the market. Given the recent introduction of build-to-rent into the NSW planning framework and the incentives for build-to-rent provided by the NSW government, it is understood that build-to-rent is the preferred outcome for the proposal, as it will increase the diversity of housing options within the Parramatta CBD.

Option 3 - Alternate Sites

The current site is considered a prime location in the heart of the Parramatta CBD. The site is strategically located within proximity to Parramatta Train Station, bus depot and the future Parramatta Metro Rail and Light Rail stops.

Additionally, the subject site has undergone significant planning and design development work to create an appropriate series of planning controls and design outcomes for the current development site. Design development work undertaken includes the; planning proposal, design excellence competition and development application approval for the demolition of existing structures on the site. The design development work undertaken on the site has finessed an exceptional aesthetic design, which contributes to the locality without significant adverse environmental impacts. The culmination of all this planning and design work is the rightful lodgement of a development application.

Therefore, it is considered that the current development site is the best option for the proposed development.

CONSEQUENCE OF NOT CARRYING OUT THE DEVELOPMENT

The primary consequence of not establishing the development is a continued shortage of rental housing opportunities. Therefore, this application has a role to play in increasing housing diversity in Sydney. The build-to-rent scheme contributes to the range of housing available in the CBD by providing a form of housing that is in limited supply.

A further consequence would be the site remaining undeveloped in a manner intended by both State and local planning policies. Thereby failing to meet the intended outcome for Parramatta CBD.

3. PROJECT DESCRIPTION

OVERVIEW

The development seeks to provide a nuanced form of housing in build-to-rent apartments, providing high quality units and amenities that will add diversity to the Sydney housing market.

The development proposes the construction of a 61 storey mixed use building, comprising of:

- 5 levels of basement parking (not including the B1 mezzanine and a pit maintenance level) containing 175 car parking spaces.
- A 4 storey podium providing commercial floor space and residents' amenities.
- Level 4 will provide residential amenities including a podium terrace with a swimming pool.
- A residential tower (levels 5 to 59) providing 391 build-to-rent apartments.
- Level 60 will provide residential amenities including a rooftop terrace, pool and lounge.

A detailed description of the development components is provided below and overleaf.

RETAIL GROUND FLOOR AND PODIUM

The proposal provides a highly active and permeable ground floor and podium design. A range of retail tenancies on the ground floor encourage pedestrian activity and interaction with the street frontage. The publicly accessible breezeway opens and activates the site, connecting the generous Hassall Street forecourt with an active northern urban courtyard. The pedestrian link offers direct lines of sight from Hassall Street to the urban courtyard.

The podium has a light sandy brick masonry expression that accentuates the highly articulated form. The horizontality of the curves are expressed in double soldier courses. Crowning and highlighting the podium is a light and warm metallic ribbon. This expression responds to the metallic crown to the top of the building.

A cut-out has been provided on the east against the adjoining 14 Hassall Street apartments to relieve the sense of enclosure. Deep planters located along the edges of the level 4 podium minimise overlooking to 14 Hassall Street terraces below. These design features create a harmonious relationship between the proposed development and the surrounding urban context.

RESIDENTIAL AMENITIES

The build-to-rent scheme proposes world class residential services to ensure the highest quality of living. The development dedicates 2 levels to the provision of amenities, the level 4 podium and the rooftop level.

A breakdown of the communal open space areas is provided in the table below.

Level	Area	Percentage of the site area
L04	970.79m ²	47%
L60	562m ²	27%
Total	1,533m²	71%

The proposed residential amenities include:

- Co-working area/business lounge.
- Resident library.
- Residents' gym.
- Private dining rooms.
- Outdoor pool on the level 4 podium.
- VIP spa.
- Rooftop dining and BBQ.
- Sports bar.
- Games/rumpus lounge.
- Cinema.
- Kids room and kids play area.
- Dog run and dog wash area.
- Rooftop vegetable garden.

TOWER DESIGN

The building's form is primarily determined by the approved Planning Proposal's building envelope.

In contrast to most neighbouring buildings, this tower is intended to be both tall and narrow - contributing an elegant vertical tower to the city precinct. Its materiality reflects the natural tones of Parramatta's rich indigenous history and flora. It is intended to contrast with the predominantly glazed/white buildings in the Parramatta CBD.

The proposed building rises some 60 storeys above Hassall Street, and is characterised by a podium + tower typology, with a four-storey street wall podium and a setback residential tower above. It is particularly visible from many key locations around the city. The dramatic form on the street level is analogous to the activity expected on the ground plane, in contrast with the tower which rises with calm and serenity.

The material selection strategy has remained constant from the competition submission. The materiality of the northern facade is a combination of slab extensions, glazing and colour-backed glass. The materiality of the southern facade presents a masonry weave with a vertical expression. It contrasts with the highly glazed buildings in the Parramatta CBD.

The curved edges of the tower creates the tapering "scar" expression inspired by Parramatta's remaining scar trees, which are identifiable aboriginal landmarks in Parramatta as referenced in the competition report.

The 12m northern setback being flexible in the brief allowed the tower to respond better to its context, by diverting views away from the Police HQ and outwards towards view vistas once the tower is above the Police HQ.

BUILD-TO-RENT APARTMENTS

The residential tower from levels 5 to 59 provides a total of 391 build-to-rent apartments. The proposed unit mix is as follows;

Apartment Type	No. of Apartments	Yield
Study	97	<u>25%</u>
Total 1 bedroom units	116	<u>30%</u>
1 bedroom	38	10%
1 bed + media room	58	15%
1 bed + study	20	5%
Total 2 bedroom units	158	<u>40%</u>
2 bedroom	60	15%
2 bed + media room	90	23%
2 bed + study	8	2%
Total 3 bedroom units	20	<u>5%</u>
Grand Total	391	

Through the process of the Design Competition, the development conveys exceptional design quality. The tower core is located centrally toward the south of the floor plate. This allows for space and frontage to the east, west and north of the site to be maximised. Over two thirds of the apartments have dual aspect. Majority of apartments have generous views, solar access and ventilation.

The floor plates typically provide 6-8 units, with the exception of levels 28 and 52 which provide plant rooms and as such, provide fewer units. Each level is provided with 3 lift cores and a stairwell, allowing for high levels of service.

BASEMENT LEVELS

The proposal comprises 5 levels of basement (not including the B1 mezzanine and a pit maintenance level) providing a total of 175 car parking spaces. A breakdown of the parking schedule is provided in the table below.

Basement Level	Type	No. of spaces
B1 Mezzanine	Valet	2
	Total	2
B1	Car share	1
	Commercial	1
	Commercial accessible	1
	Delivery	2
	Electrical vehicle	2
	Retail	1
	Retail accessible	1
	Total	9
B2	Adaptable	10
	Residential	30
	Total	40
B3	Adaptable	10
	Residential	30
	Total	40
B4	Adaptable	10
	Residential	30
	Total	40
B5	Adaptable	10
	Car wash bay	1
	Residential	33
	Total	44
Total	Residential spaces	164
	Non-residential spaces	11
	Combined	175

The development also provides a total of 214 bicycle parking spaces and 4 motorcycle parking spaces. The upper basement levels also include plant rooms, end of trip facilities, waste storage rooms and residential storage.

4. STATUTORY CONTEXT AND ANALYSIS

This section identifies the statutory requirements applicable to the site and area. For completeness, this section also provides an analysis of the project against the applicable statutory controls.

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

The EP&A Act provides, the legislative framework for the assessment and approval of development in NSW. In accordance with Part 4 of the EP&A Act, this Environmental Impact Statement has been prepared to address both the Secretary's Environmental Assessment Requirements and the relevant provisions of the EP&A Regulations.

ENVIRONMENTAL PLANNING AND ASSESSMENT REGULATION 2021

The EIS has addressed the specific criteria within Divisions 2 & 5 in Part 8 of the EP&A Regulation 2021 including the principles of ecologically sustainable development in clause 193.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of three now repealed SEPP's being:

- State Environmental Planning Policy (Coastal Management) 2018.
- State Environmental Planning Policy No 33—Hazardous and Offensive Development.
- State Environmental Planning Policy No 55—Remediation of Land.

Chapter 2 of the SEPP contains controls for coastal management and it not applicable to this development.

Chapter 3 of the SEPP contains controls for Hazardous and Offensive Development. This development is not for Hazardous and Offensive development and accordingly this chapter is not applicable to this development.

Chapter 4 of the SEPP contains a state-wide planning framework for the remediation of contaminated land and to minimise the risk of harm.

The following table considers the risk of the site being contaminated:

Matter for consideration	Yes	No
Does the application involve re-development of the site or a change of land use?	X	
Is the development going to be used for a sensitive land use (e.g. residential, educational, recreational, childcare or hospital)?	X	
Does information available to you indicate that an activity listed below has ever been approved, or occurred at the site?		X
acid/alkali plant and formulation, agricultural/horticultural activities, airports, asbestos production and disposal, chemicals manufacture and formulation, defence works, drum re-conditioning works, dry cleaning establishments, electrical manufacturing (transformers), electroplating and heat treatment premises, engine works, explosive industry, gas works, iron and steel works, landfill sites, metal treatment, mining and extractive industries, oil production and storage, paint formulation and manufacture, pesticide manufacture and formulation, power stations, railway yards, scrap yards, service stations, sheep and cattle dips, smelting and refining, tanning and associated trades, waste storage and treatment, wood preservation		
Is the site listed on Council's Contaminated land database?		X
Is the site subject to EPA clean-up order or other EPA restrictions?		X
Has the site been the subject of known pollution incidents or illegal dumping?		X
Does the site adjoin any contaminated land/previously contaminated land?		X
Has the appropriate level of investigation been carried out in respect of contamination matters for Council to be satisfied that the site is suitable to accommodate the proposed development or can be made suitable to accommodate the proposed development?	X	

A Detailed Site Investigation (DSI) has been prepared for the application by EI Australia, which concludes the following;

“The property located at 12 Hassall St, Parramatta NSW was the subject of a Detailed Site Investigation, which was conducted to assess the nature and degree of on-site contamination associated with current and former uses of the property. The key findings from this DSI were as follows:

- *At the time of the investigation, the site was occupied by a commercial building and a former dwelling, with a sealed carpark and driveway along the western site boundary.*

- *No visible or olfactory signs of contamination were noted during the inspection.*
- *There was no evidence that an underground petroleum storage system, or under storage tank, was present on the site. No above-ground storage tank was identified.*
- *The PSI completed by EI (2020) established that the site was low density residential in use from at least 1927 until the 1960s when the eastern portion of the site was developed into a Police Citizens Boys Club then converted for office uses. Surrounding land has undergone significant commercial / high density residential development in the vicinity of the Parramatta central business district and Parramatta train station.*
- *Based on the intrusive investigation conducted as part of this investigation, the sub-surface conditions of the site were generalised as a layer of gravelly clay filling, overlying residual clay soils and shale bedrock.*
- *Depth to water readings ranged from 2.60m to 10.12m BGL. Groundwater flow direction was inferred to be north-east towards the Parramatta River.*
- *Contaminant concentrations in the representative soil samples were all below the adopted investigation levels, with the exception of minor Zinc exceedance over the adopted ecological criteria at BH2. BH2 was not located within a proposed deep soil zone and therefore not considered applicable. Overall the soil quality identified on-site presents a low human health and environmental risk.*
- *Contaminant concentrations in the representative groundwater samples were generally below the adopted investigation levels, with the exceptions of dissolved metals (zinc) within BH6M. The metal concentrations in groundwater were considered consistent with natural (background) conditions in long standing, urban environments, rather than site specific impacts. Therefore, the detected metal concentrations are not considered to be cause of environmental concern for the site development.*

Based on the findings from this DSI conducted in accordance with the investigation scope agreed with the Client, and with consideration of the Statement of Limitations (Section 11), EI concluded that the site was suitable for the proposed development, provided the recommendations detailed in Section 10 are implemented."

Given the findings of the report, the application is considered appropriate in regards to this SEPP. See the DSI for detail.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of eleven now repealed SEPP's being:

- SEPP (Vegetation in Non-Rural Areas) 2017 (Vegetation SEPP).
- SEPP (Koala Habitat Protection) 2020 (Koala SEPP 2020).
- SEPP (Koala Habitat Protection) 2021 (Koala SEPP 2021).
- Murray Regional Environmental Plan No 2—Riverine Land (Murray REP).
- SEPP No 19—Bushland in Urban Areas (SEPP 19).
- SEPP No 50—Canal Estate Development (SEPP 50).
- SEPP (Sydney Drinking Water Catchment) 2011 (Sydney Drinking Water SEPP).
- Sydney Regional Environmental Plan No 20 – Hawkesbury – Nepean River (No 2 – 1997) (Hawkesbury–Nepean River SREP).
- Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (Sydney Harbour Catchment SREP).
- Greater Metropolitan Regional Environmental Plan No 2 – Georges River Catchment (Georges River REP).
- Willandra Lakes Regional Environmental Plan No 1 – World Heritage Property (Willandra Lakes REP).

Chapter 2 of the SEPP contains planning rules and controls from the former Vegetation SEPP relating to the clearing of native vegetation in NSW on land zoned for urban and environmental purposes that is not linked to a development application. This chapter seeks to protect the biodiversity values of trees and other vegetation in non-rural areas of the state, and to preserve the amenity of non-rural areas of the State through the appropriate preservation of trees and other vegetation. The site is currently void of vegetation. The application is accompanied by a BDAR Waiver (Appendix 44).

Chapter 3 – Koala habitat protection contains provisions from the Koala SEPP 2020 and, as an interim measure, applies in the NSW core rural zones of RU1, RU2 and RU3, except within the Greater Sydney and Central Coast areas. Given the sites location and zoning this chapter is not applicable to the development.

Chapter 4 – contains the land-use planning and assessment framework from the former Koala SEPP 2021 for koala habitat within Metropolitan Sydney and the Central Coast and applies to all zones except RU1, RU2 and RU3 in the short term. The site is not identified as containing koala habitat and accordingly this chapter is not applicable to this development.

Chapter 5 – contains the provisions from the former Murray REP, which establishes a consistent and co-ordinated approach to environmental planning and assessment along the River Murray. Given the sites location, this chapter is not applicable to this development.

Chapter 6 – Bushland in urban areas’ contains the provisions from the former SEPP 19, which seeks to protect and preserve bushland within public open space zones and reservations. The site is not zoned Public Open Space and is not identified as being within a reservation and accordingly this chapter is not applicable to this development.

Chapter 7 – contains the provisions from the former SEPP 50, which aims to prohibit canal estate development. The development does not propose a canal development and accordingly this chapter is not applicable to this development.

Chapter 8 – contains the provisions from the former Sydney Drinking Water Catchment SEPP to support the water quality objectives for this catchment. The site is not identified as being within the Sydney Drinking Water catchment and accordingly this chapter is not applicable to this development.

Chapter 9– contains the provisions from the former Hawkesbury– Nepean River REP to protect the environment of this river system. The site is not identified as being within the Hawkesbury Nepean River catchment and accordingly this chapter is not applicable to this development.

Chapter 10 – contains the provisions from the former Sydney Harbour Catchment SREP to manage and improve environmental outcomes for Sydney Harbour and its tributaries. The subject site is subject to the broad planning principles contained within the chapter. The Sydney Harbour Catchment Planning Principles must be considered and achieved, where possible, in the carrying out of development within the catchment. The relevant principles include:

Protect and improve hydrological, ecological and geomorphologic processes;

Consider cumulative impacts of development within the catchment;

Improve water quality of urban runoff and reduce quantity and frequency of urban runoff; and

Protect and rehabilitate riparian corridors and remnant vegetation.

The proposed development does not detract from the above listed principles given the nature of the development and the environmental safeguards proposed, including the detailed drainage concept and erosion and sediment controls that will be in place throughout the construction phase of the development.

Chapter 11 – contains the provisions from the former Georges River REP to manage and promote integrated catchment management policies along the Georges River and its tributaries. The site is not identified as being within the Georges River catchment and accordingly this chapter is not applicable to this development.

Chapter 12 – contains the provisions from the former Willandra Lakes REP, which seeks to protect, conserve and manage this World Heritage property. The site is not identified as being within the Willandra Lakes Precinct and accordingly this chapter is not applicable to this development.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of four now repealed SEPP's being:

- State Environmental Planning Policy (Infrastructure) 2007.
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017.
- State Environmental Planning Policy (Major Infrastructure Corridors) 2020.
- State Environmental Planning Policy (Three Ports) 2013.

Chapter 2 – contains planning rules and controls from the former Infrastructure SEPP for infrastructure in NSW, such as for hospitals, roads, railways, emergency services, water supply and electricity delivery.

Subdivision 2 Development in or adjacent to road corridors and road reservations

Clause 2.115 Development other than road facilities on public road

The development is not proposed on part of a public road that is to be reclassified as part of this application.

Clause 2.116 Highway service centres in road corridors

The development is not proposed in a road corridor.

Clause 2.117 Development on proposed classified road

The development site is not located within proximity to a classified road and as a result it is not necessary to consider the provisions of this chapter that requires a consent authority to consider the impact of arterial roads on buildings used for residential purposes.

Clause 2.118 Development with frontage to classified road

The development does not have frontage to a classified road.

Clause 2.119 Impact of road noise or vibration on non-road development

The development is accompanied by an acoustic report that considers the existing acoustic environment and demonstrates the land is suitable for residential development.

Clause 2.120 Excavation in or immediately adjacent to corridors

The proposal is not located in or immediately adjacent to a corridor. The land is more than 30m to the rail corridor.

Clause 2.121 Traffic-generating development

This chapter identifies types of development that require concurrence from Roads and Maritime Services where development is identified as 'traffic generating development'.

Under Schedule 3 of this SEPP (Schedule 3 Traffic-generating development to be referred to Transport for NSW), Residential accommodation containing 300 or more dwellings is classified as Traffic Generating Development. The development proposes a total of 391 units and therefore is classified as Traffic Generating Development. The DA will require referral to Transport for NSW for their concurrence.

Chapter 3 – contains planning provisions from the former Education and Childcare SEPP for child-care centres, schools, TAFEs and Universities. Given the proposed use of the development, this chapter is not applicable.

Chapter 4 – contains provisions from the former Corridor SEPP, including planning controls and reserves land for the protection of 3 corridors (North South Rail Line, South West Rail Link extension and Western Sydney Freight Line). The site is not identified as being within any of these corridors and accordingly this chapter is not applicable to this development.

Chapter 5 – Contains the land-use planning and assessment framework from the former Three Ports SEPP for appropriate development at Port Kembla, Port Botany and Port of Newcastle. The site is not identified as being within any of these port precincts and accordingly this chapter is not applicable to this development.

STATE ENVIRONMENTAL PLANNING POLICY (PLANNING SYSTEMS) 2021

This SEPP came into effect on 1 March 2022 and incorporated the provisions of three now repealed SEPP's being:

- State Environmental Planning Policy (State and Regional Development) 2011.
- State Environmental Planning Policy (Aboriginal Land) 2019.
- State Environmental Planning Policy (Concurrences and Consents) 2018.

Chapter 2 – State and regional development' contains planning provisions from the former State and Regional Development SEPP and identifies state or regionally significant development, state-significant infrastructure, and critical state-significant infrastructure.

Schedule 1 of the SEPP subclause 27 Build-to-rent housing (1-2) states the following:

“(1) Development permitted under the Housing SEPP, Chapter 3, Part 4 if—(a) the proposed development has a capital investment value of—

(i) for development on land in the Greater Sydney Region—more than \$100 million, or

(ii) for development on other land—more than \$50 million, and

(b) the tenanted component of the proposed development has a value of at least 60% of the capital investment value of the proposed development, and

(c) for development on land in Zone B3 Commercial Core—the proposed development does not involve development that is prohibited under an environmental planning instrument applying to the land, other than development for the purposes of multi dwelling housing, residential flat buildings or shop top housing, and

(d) for development on other land—the proposed development does not involve development that is prohibited under an environmental planning instrument applying to the land.

(2) Subclause (1) does not apply to development on land within the area of the City of Sydney.”

The CIV report sets out the details of each component of the proposal and has confirmed the capital investment for the hotel is above the \$100 million threshold.

Therefore, the development is considered to be State Significant Development.

Chapter 3 – Aboriginal land’ contains planning provisions from the Aboriginal Land SEPP, which provides for consideration of development delivery plans by local Aboriginal land councils in planning assessment. This chapter is not applicable to this development.

Chapter 4 – Concurrences and consents’ contains provisions from the Concurrence SEPP, which allows the Planning Secretary to elect to be the concurrence authority for certain development that requires concurrence under nominated state environmental planning policies. This chapter is not applicable to this development.

STATE ENVIRONMENTAL PLANNING POLICY (HOUSING) 2021

The State Environmental Planning Policy (Housing) 2021 came into effect in December 2021. Chapter 3 – Part 4 Build-to-rent housing was introduced to enable certain residential accommodation to be used as build-to-rent housing.

The table below provides discussion against the relevant provisions of the SEPP.

SEPP Housing Requirement	
72 Development for the purposes of build-to-rent housing permitted with consent	
(2) This Part applies to development for the purposes of multi dwelling housing, residential flat buildings or shop top housing on land in the following zones—	The development is for shop top housing and is the site is zoned B4 Mixed Use.
(a) a zone in which development for the purposes of residential flat buildings is permissible under another environmental planning instrument,	
(b) Zone B3 Commercial Core,	
(c) Zone B4 Mixed Use,	
(d) Zone B8 Metropolitan Centre.	
(3) Development consent may be granted for development to which this Part applies if—	The development will result in at least 50 dwellings occupied or intended to be occupied by individuals under residential tenancy agreements, and all buildings containing dwellings are located on the same lot.
(a) the development will result in at least 50 dwellings occupied, or intended to be occupied, by individuals under residential tenancy agreements, and	
(b) all buildings containing the dwellings are located on the same lot.	
(4) Part 7 does not apply to development permitted under this Part.	Noted.
73 Conditions of build-to-rent housing to apply for at least 15 years	
(1) Development consent must not be granted to the erection or use of a building for development to which this Part applies unless the consent authority is satisfied that, during the relevant period—	N/A.

<p>(a) for development on land in Zone B3 Commercial Core—the building will not be subdivided into separate lots, and</p> <p>(b) for development on land in another zone—the tenanted component of the building will not be subdivided into separate lots, and</p> <p>(c) the tenanted component of the building will be—</p> <p>(i) owned and controlled by 1 person, and</p> <p>(ii) operated by 1 managing agent, who provides on-site management.</p>	<p>The tenanted component of the building will not be subdivided into separate lots.</p> <p>The tenanted component of the building will be owned and controlled by 1 person and operated by 1 managing agent who provides on-site management.</p>
<p>(2) Development consent must not be granted to the erection or use of a building for development to which this Part applies on land in Zone B3 Commercial Core unless the consent authority is satisfied a change of use is reasonably possible to change the use of the building to a land use permitted on the land under an environmental planning instrument.</p>	<p>N/A.</p>
<p>(3) In this section—</p> <p>relevant period means—</p> <p>(a) for development on land in Zone B3 Commercial Core—a period commencing on the day an occupation certificate is issued for all parts of the building or buildings to which the development relates and continuing in perpetuity, or</p> <p>(b) otherwise—a period of 15 years commencing on the day an occupation certificate is issued for all parts of a building to which the development relates.</p>	<p>N/A.</p> <p>Noted.</p>

74 Non-discretionary development standards—the Act, s 4.15

(1) The object of this section is to identify development standards for particular matters relating to development for the purposes of build-to-rent housing that, if complied with, prevent the consent authority from requiring more onerous standards for the matters.

(2) The following are non-discretionary development standards in relation to the carrying out of the development to which this Part applies—

- | | |
|---|------------------|
| <p>(a) the building height of all proposed buildings is not more than the maximum building height permitted under another environmental planning instrument for a building on the land,</p> | <p>Complies.</p> |
| <p>(b) for development on land in a zone in which no residential accommodation is permitted under another environmental planning instrument—a floor space ratio that is not more than the maximum</p> | <p>N/A.</p> |

permissible floor space ratio for other development on the land under another environmental planning instrument,

(c) if paragraph (b) does not apply—a floor space ratio that is not more than the maximum permissible floor space ratio for residential accommodation on the land under another environmental planning instrument,

(d) for development carried out wholly or partly on land in the Greater Sydney Region—

(i) for land within an accessible area—0.2 parking spaces for each dwelling, or

(ii) otherwise—0.5 parking spaces for each dwelling, or

(iii) if a relevant planning instrument specifies a requirement for a lower number of parking spaces—the lower number specified in the relevant planning instrument,

(e) if paragraph (d) does not apply—at least the number of parking spaces required under the relevant development control plan or local environmental plan for a residential flat building.

Complies. This is addressed in the LEP table later in this report.

The Parramatta LEP provides maximum parking rates for the proposal under clause 7.14 Car parking for land in Parramatta City Centre. See the discussion in the LEP table later in this report.

N/A.

75 Design requirements

(1) This section applies to development to which this Part applies only if State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies to the building resulting from the development.

Noted.

(2) In determining an application for the modification of a development consent or a development application for the carrying out of development to which this section applies, the consent authority must—

(a) be flexible in applying the design criteria set out in the Apartment Design Guide, including, in particular, the design criteria set out in Part 4, items 4E, 4G and 4K, and

The proposal provides apartment sizes, mix and provision of open space appropriate to the BTR market, which is articulated in this EIS and the SIA.

(b) in its consideration of the objectives set out in the Apartment Design Guide, Part 4, consider the following—

Noted.

(i) the amenities proposed to be provided to tenants residing in the building through common spaces and shared facilities and services,

(ii) whether the configuration and variety of dwellings in the building will provide adequate options to prospective tenants in relation to the size and layout of the dwellings,

(iii) whether tenants residing in the building will be able to relocate to other dwellings in the building that will better accommodate their housing requirements if their requirements change.

76 Active uses on ground floor of build-to-rent housing in business zones	
(1) The objective of this section is to ensure that, in relation to development for the purposes of build-to-rent housing, active uses are provided at the street level in business zones to encourage the presence and movement of people.	Noted.
(2) This section applies to development to which this Part applies if the development is on land in a business zone, including as part of a mixed use development.	The site is zoned B4 and therefore, this section applies.
(3) Development consent must not be granted for development to which this section applies unless the consent authority is satisfied that a building resulting from the development will have an active street frontage.	The development has a high quality active street frontage, as determined in the design excellence competition.
(4) An active street frontage is not required for a part of a building used for 1 or more of the following— (a) entrances and lobbies, (b) access for fire services, (c) vehicular access.	Noted.
77 Conditions requiring land or contributions for affordable housing	
Nothing in this Part overrides a requirement to dedicate land or pay a monetary contribution under the Act, section 7.32.	Noted.
78 Consideration of Apartment Design Guide for further subdivision of dwellings	
Development consent must not be granted for development involving the subdivision of a residential flat building for which consent has been granted under this Part unless the consent authority has considered the relevant provisions of the Apartment Design Guide in relation to the part of the building affected by the subdivision.	Noted.

STATE ENVIRONMENTAL PLANNING POLICY NO.65 – DESIGN QUALITY OF RESIDENTIAL APARTMENT DEVELOPMENT

The development proposes a shop top housing development, which provides a residential tower (levels 5 to 59) providing 391 build-to-rent apartments. The SEPP (Housing) 2021 applies to the development as previously addressed, and clause 75 (2) states the following;

“the consent authority must—

(a) be flexible in applying the design criteria set out in the Apartment Design Guide, including, in particular, the design criteria set out in Part 4, items 4E, 4G and 4K.”

Clause 75 (2) should be taken into consideration by the consent authority.

A description of compliance with the applicable development controls such as setbacks, building depth, separation, height, etc is provided in the local planning controls discussion and tables below.

The table below provides a detailed discussion against the relevant provisions of the Apartment Design Guide. An assessment against the relevant objectives and design guidelines contained in parts 3 and 4 of the Architectural Design Guide can be found below.

Clause 6A of the amended SEPP states that development control plans cannot be inconsistent with the Apartment Design Guide for the following matters set out in parts 3 and 4 of the guide:

- (a) visual privacy,
- (b) solar and daylight access,
- (c) common circulation and spaces,
- (d) apartment size and layout,
- (e) ceiling heights,
- (f) private open space and balconies,
- (g) natural ventilation,
- (h) storage.

The SEPP states that if a development control plan contains provisions that specify requirements, standards or controls in relation to a matter to which clause 6A applies, those provisions are of no effect.

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
Part 3 Siting the Development			
3A Site Analysis	Appendix 1 of the ADG	Provided	Yes
3B Orientation	Building to define the street, by facing it and incorporating direct access from the street	The building is designed to address the site's frontage.	Yes
	Where an adjoining building does not currently receive 2 hours of sunlight in midwinter, solar access should not be further reduced by >20%	The development site is located within the heart of the Parramatta CBD; and consequently, is surrounded by high density developments.	Yes
	4 hours of solar access should be retained to solar collectors on neighbouring buildings	Furthermore, the height and density of developments within the Parramatta CBD are likely to increase as a result of the CBD planning proposal being in the process of finalisation.	
		The increasing scale and density of buildings arising in the Parramatta CBD make compliance with this control extremely difficult for new developments.	
		Nonetheless, the development proposes a tall slender building form, meaning that the shadows cast by the development are narrow in width and will move quickly across the cityscape. The result of this is that majority of the nearby buildings will only be overshadowed for a short period of time. Refer to the shadow diagrams prepared by PTW Architects for details.	
		Additionally, the proposed building envelope and building height limit are compliant with the planning proposal and site specific DCP prepared for the site and approved by council.	
		Therefore, the overshadowing from the proposed building form has been considered acceptable by council throughout these processes.	

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
3C Public Domain Interface	Terraces, balconies should have direct street entry, where appropriate	No residential units are proposed on the ground floor.	Yes
	Mail boxes should be located in lobbies, perpendicular to the street alignment or integrated into front fences where individual street entries are provided	Mailboxes are appropriately located within the residential lobbies.	Yes
	Substation, pump room, garbage storage rooms and other service rooms should be located in the basement carpark or out of view	Substations are designed to be discreet in their location but will ultimately be done to meet the needs of the electricity supply authority.	Yes
		Bin storage and plant areas are provided within internal rooms on the ground floor and are out of view from the street.	
3D Communal and Public Open Space	<u>Design Criteria:</u>		
	Communal open space has a minimum area equal to 25% of the site	The development is required to provide a total of 513.75m ² or 25% of the site area as communal open space area.	Yes
		The development provides greater than 25% of the site area as communal open space area and therefore, complies with this requirement.	
	50% of the principal COS should receive 2 hours of sunlight between 9am and 3pm	Complies given the north orientation and terrace/rooftop COS areas.	Yes
	<u>Design Criteria:</u>	Complies.	Yes
	Minimum dimension of 3m	Proposal ensures that direct, equitable access in line with relevant Australian Standard is provide to communal open space areas with lift cores provide direct access from common circulation areas, entries and lobbies on the ground floor and also from every residential level.	Yes
	Direct, equitable access should be provided to communal open space areas from common circulation areas, entries and lobbies		

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	<p>COS is provided on the podium and rooftop levels.</p> <p>Where communal open space cannot be provided at ground level, it should be provided on a podium or roof</p> <p>Facilities are provided within communal open spaces and common spaces for a range of age groups, incorporating some of the following elements:</p> <ul style="list-style-type: none"> • seating for individual or groups • barbecue areas • play equipment or play area • swimming pools, gyms, tennis courts or common rooms <p>Communal open space and the public domain should be readily visible from habitable room and private open space areas while maintaining privacy</p> <p>Public open space should be well connected with public street along at least one edge</p>	<p>COS is provided on the podium and rooftop levels.</p> <p>An extensive range of high quality facilities are provided within the communal open space areas; including swimming pools, gyms and seating areas. See the plans for details.</p> <p>The residential component of the mixed use building has been designed with the orientation of balconies and windows to maximise passive surveillance to the communal open space and the public domain whilst maintaining the privacy of the units.</p> <p>The development proposes a southern forecourt addressing Hassall Street that achieves a high level of activation.</p>	Yes
3E Deep Soil Zones	<p><u>Design Guidance</u></p> <p>Achieving the design criteria may not be possible on some sites including where:</p>	<p>The development site is located within the Parramatta CBD and as such does not provide deep soil zones with depths compliant with the ADG.</p>	Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	<ul style="list-style-type: none"> the location and building typology have limited or no space for deep soil at ground level (e.g. central business district, constrained sites, high density areas, or in centres) there is 100% site coverage or non-residential uses at ground floor level 	<p>However, the development proposes deep soil tree pits with depths capable of accommodating advanced trees. This provision will allow for the healthy growth of large trees with large canopies which assist with temperature reduction in the urban environment. Detail on this provision is provided in the landscape plan prepared by Arcadia.</p> <p>Furthermore, the development proposes landscaping within planter boxes on the ground floor, on the podium and upper levels.</p> <p>The development proposes adequate stormwater management provisions to compensate for the lack of deep soil</p> <p>See the architectural plan set, stormwater plan and landscape plan for detail.</p>	
3F Visual Privacy			
Building separation up to 4 storeys (up to 12m)	<p>12m between habitable rooms (6m)</p> <p>6m between non-habitable rooms (3m)</p>	The development does not propose residential accommodation for the first 4 storeys.	Yes
up to 25m (5-8 storeys)	<p>18m between habitable rooms (9m)</p> <p>9m between non-habitable rooms (4.5m)</p>	For levels 5 and above, the development proposes 12m setbacks to the northern and eastern boundaries. The development provides a setback of 6m to the western boundary, noting that the site adjoins a car park ramp to this boundary which will provide additional separation to neighbouring buildings to the west, complying with the required separation distances.	
Over 25m (9+ storeys)	<p>24m between habitable rooms (12m)</p> <p>12m between non-habitable rooms (6m)</p>	Complies.	

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows.		
3G Pedestrian Access and Entries	Buildings entries should be clearly identified, and communal entries should be clearly distinguished from private areas	The proposal provides appropriate access to the apartments via designated residential lobby areas on the ground floor.	Yes
3H Vehicle Access	Car park access should be integrated with the building's overall façade	The vehicle access points are integrated with the building's overall façade	Yes
	Car park entry and access should be located on secondary streets or lanes where available	N/A.	N/A
	Garbage collection, loading and service areas are screened	The bin storage area is screened from view from the public domain.	Yes
	Clear sight lines should be provided at pedestrian and vehicle crossing	Clear sight lines are provided at pedestrian and vehicle crossing to ensure safety of pedestrians.	Yes
3J Carparking	<p><u>Design Criteria:</u></p> <p>Carparking for sites within 800m of a railway station or light rail stop can provide parking at the rate of:</p> <p>>20 units</p> <p><u>Metropolitan Sub-Regional Centres:</u></p> <p>0.6 spaces per 1 bed unit 0.9 spaces per 2 bed unit 1.40 spaces per 3 bed unit 1 space per 5 units (visitor parking)</p> <p><u>Design Guidelines:</u></p>	<p>The development is compliant with the Parramatta LEP, see the discussion later in this report.</p> <p>Provided within the basement level.</p>	<p>Yes</p> <p>Yes</p>

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	Secure undercover bicycle parking should be provided that is easily accessible from both the public domain and common areas		
Part 4 – Designing the Building			
4A Solar Access	<p><u>Design Criteria:</u></p> <p>Living rooms and private open space of at least 70% of units to receive 2 Hours Solar Access between 9am and 3pm Mid-Winter</p>	<p>68% of dwellings (264 units) achieve the required 2 hours of solar access at mid-winter.</p> <p>The development varies the numerical control of this design criteria. However, it is considered to be consistent with the underlying objectives of the control and should be considered on merit for the reasons provided below.</p> <p>The development site is located within the heart of the Parramatta CBD; and consequently, adjoins high density developments to its northern (14-19 levels), eastern (18 levels) and western boundaries (26 levels).</p> <p>As a result of this, the proposed development is significantly overshadowed for the first 10 levels, with no units on these levels receiving compliant solar access.</p> <p>Levels 10-14 are also significantly impacted by overshadowing, noting that only 50% of the units on these levels receive compliant solar access.</p> <p>Levels 15-38 are less impacted by overshadowing and as a result, 6 out of 8 units per level (75%) receive 2 hours of solar access between 9am and 3m mid-winter (5 out of 6 units comply for level 28). Importantly, 7 out of 8 units per level (87.5%) will receive solar access</p>	On-merit

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
		<p>between 8am and 4pm mid-winter (100% of units for level 28).</p> <p>Whilst this time period (8am-4pm) differs from the ADG requirement, it is considered to be a meriting factor for the proposal. Typically, between 9am-3pm, younger residents are at educational facilities and adults are at their place of work; and therefore, the unit is vacant, with no one receiving the benefits of the direct solar access. However, when taking into consideration the solar access received from 8am-4pm, families with young children are typically preparing for school from 8am-9am and are arriving home between 3pm-4pm to complete homework and other household tasks; and therefore, can utilise the natural light.</p> <p>For levels 39-51 5 out of 6 units per level receive solar access compliant (83%), level 52 receives 100% solar access (5 units), levels 53-58 receive 80% solar access (4 out of 5 units per level) and level 59 receives 75% solar access (3 out of 4 units).</p> <p>When looking comparatively between the levels that are overshadowed (up to level 14) in contrast to the levels above, it is evident that the inability to receive solar access is not a function of the building design, rather, it is a result of the adjoining high density buildings overshadowing the subject site.</p> <p>Furthermore, the site is constrained by its southern orientation to Hassall Street. The southern orientation results in two key impacts to the proposal.</p> <p>Firstly, the southern orientation means that the site directly adjoins</p>	

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
		<p>buildings to its northern, eastern and southern boundaries and it does not benefit from the typical buffer that the street frontage would provide for sites with northern, eastern or western orientations.</p> <p>Secondly, the development seeks to activate the southern frontage to Hassall Street by providing habitable rooms overlooking the street on the southern side of the building, which is considered a positive design element; however, is not favourable for solar access. An alternative design could be provided with the plant rooms and access corridors on the southern elevation; however, this would result in poor activation of the street, and overall, a worse design outcome.</p> <p>It is further noted that only 8% of units receive no direct sunlight between 9am and 3pm Mid-Winter, which complies with the numerical requirement.</p> <p>Given the unique site circumstances discussed above, the proposed solar access outcome is considered appropriate for the development.</p> <p>This matter was presented to the Design Integrity Panel and no concern was expressed with the approach.</p>	Yes
4B Natural Ventilation	<p><u>Design Criteria:</u></p> <p>60% of units are cross ventilated in a building up to 9 storeys</p>	<p>67% of dwellings (16 out of 24 units) achieve cross ventilation up to 9 storeys.</p> <p>Complies</p>	<p>Yes</p> <p>Yes</p>

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	<p>Overall width of cross over or cross through apartments is < 18m</p> <p><u>Design Guidelines:</u></p> <p>The building should include dual aspect apartments, cross through apartments and corner apartments and limit apartment depths</p>	<p>Development has a mix of dual aspect apartments and corner apartments. See attached architectural plans for detail.</p>	Yes
4C Ceiling Height	<p><u>Design Criteria:</u></p> <p><u>Mixed use areas</u></p> <p>3.3m at the ground and first floor</p> <p>2.7m for habitable and 2.4m for non-habitable</p>	<p>Complies.</p> <p>Complies.</p>	<p>Yes</p> <p>Yes</p>
4D Unit Sizes	<u>Design Criteria:</u>		
Studio	35m ²	<p>All units comply with many unit exceeding. Where additional bathrooms have been provided, sizes have been increased by at least 5m².</p>	Yes
1 bed	50m ²		
2 bed	70m ²		
3 bed	90m ²		
+5m ² for each unit with more than 1 bathroom			
	<p>Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10%</p>	<p>Every habitable room is provided with a window.</p>	Yes
Habitable Room Depths	<p><u>Design Criteria:</u></p> <p>Limited to 2.5m x Ceiling Heights</p>	<p>Despite the noncompliance with object 4D-2, Figure 4D.3 indicates that an 8.1m depth (3 x ceiling height) is ok for open plan apartments.</p>	Yes
Bedroom sizes			
Master		Comply	Yes
Normal		Comply	Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
Living room/dining areas have a minimum width of: 3.6m 4m	10m ² 9m ²		
Open plan layouts that include a living, dining room and kitchen	Studio/ 1 br 2br / 3br 8m to a window	Comply Comply Complies given unit depths and design layouts	Yes Yes Yes
4E Private Open Space Balcony Sizes Studio 1 bed 2 bed 3 bed	<u>Design Criteria:</u> 4m ² 8m ² & 2m depth 10m ² & 2m depth 12m ² & 2.4m depth	Comply Comply Variation (units 4601 & 4603) Comply	Yes Yes Variation Yes
		Units 4601 & 4604 vary the 10m ² requirement, providing POS areas of 9m ² respectively. It is considered that the variations are minor (1m ² per unit) and given that the development proposes a large amount of high quality communal open space and residential amenities (1,533m ² COS space), the development is considered to result in an appropriate outcome.	N/A
Ground level / podium apartments	15m ² & 3m depth	Not applicable – the shop top housing component of the mixed use development does not contain any units on the ground floor.	
4F Common circulation and space	<u>Design Criteria:</u>		
Common circulation units per plate	8 – 12 unit per plate	Complies, noting a maximum of 8 units per plate.	Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
Corridors > 12m	Are articulated	N/A	N/A
4G Storage	<p><u>Design Criteria:</u></p> <p>Studio: 4m³ 1 bed: 6m³ 2 bed: 8m³ 3 bed: 10m³</p> <p>Minimum 50% of required storage is within the apartment</p>	<p>The proposal provides:</p> <p>Studio: 1 bed: >6m³ 2 bed: >8m³ 3 bed: >10m³</p> <p>This is provided within the basement and within the units themselves, and where appropriate a minimum of 50% of storage is to be provided within each individual unit.</p> <p>The proposed development is considered to offer storage space that aligns with the provision of the ADG.</p>	<p>Yes</p> <p>Yes</p>
4H Acoustic Privacy	<p><u>Design Criteria:</u></p> <p>Adequate building separation is provided within the development and from neighbouring buildings/adjacent uses</p> <p>Windows and door openings are generally orientated away from noise source</p> <p>Noisy areas within buildings including building enters and corridors should be located next to or above each other and quieter areas next to or above quieter areas.</p>	<p>The development has provided adequate separation from neighbouring buildings in-line with 3F Visual Privacy – design criteria above.</p> <p>Where appropriate windows and door openings are orientated away from noise sources.</p> <p>The application is designed to create different ‘zones’ with more active areas clustered together and more passive areas also clustered together to maximise acoustic privacy and also take advantage of the lot orientation.</p> <p>An Acoustic Report prepared by E-Lab Consulting accompanies this application, which concludes that;</p> <p>“Having given regard to the analysis conducted within this report, it is the finding of this noise and vibration impact assessment that the</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
		<p><i>proposed redevelopment is compliant with the relevant noise and vibration criteria controls for this type of development, and it is expected to comply with the applicable regulations with regards to noise and vibration, particularly those listed above.</i></p> <p><i>It is recommended the development application for the proposed redevelopment is not rejected on the basis of noise and vibration, under the implementation of the mitigation measures outlined within the report."</i></p> <p>Refer to the Acoustic report for detail.</p>	
4K Apartment Mix	<p><u>Design Guidelines:</u></p> <p>A variety of apartment types is provided</p>	<p>A diversity of apartments is proposed. The proposed unit mix will offer a variety of housing choice.</p> <p>The proposal is designed with a mix of units to provide a variety of housing choices that responds to market demand, noting that the bedroom numbers and size of units are varied that will provide for a range of sizes to meet the needs of occupants and also provide different pricing points for the alternative sizes which will contribute to housing diversity.</p>	Yes
4M Facades	<p><u>Design Guidelines:</u></p> <p>Building facades should be well resolved with an appropriate scale and proportion to the streetscape and human scale</p>	<p>The proposed facades are well articulated with a mixture of vertical and horizontal features including windows, projecting walls and balconies and framed elements.</p> <p>Overall, the proposed facade is considered to be a high quality</p>	Yes

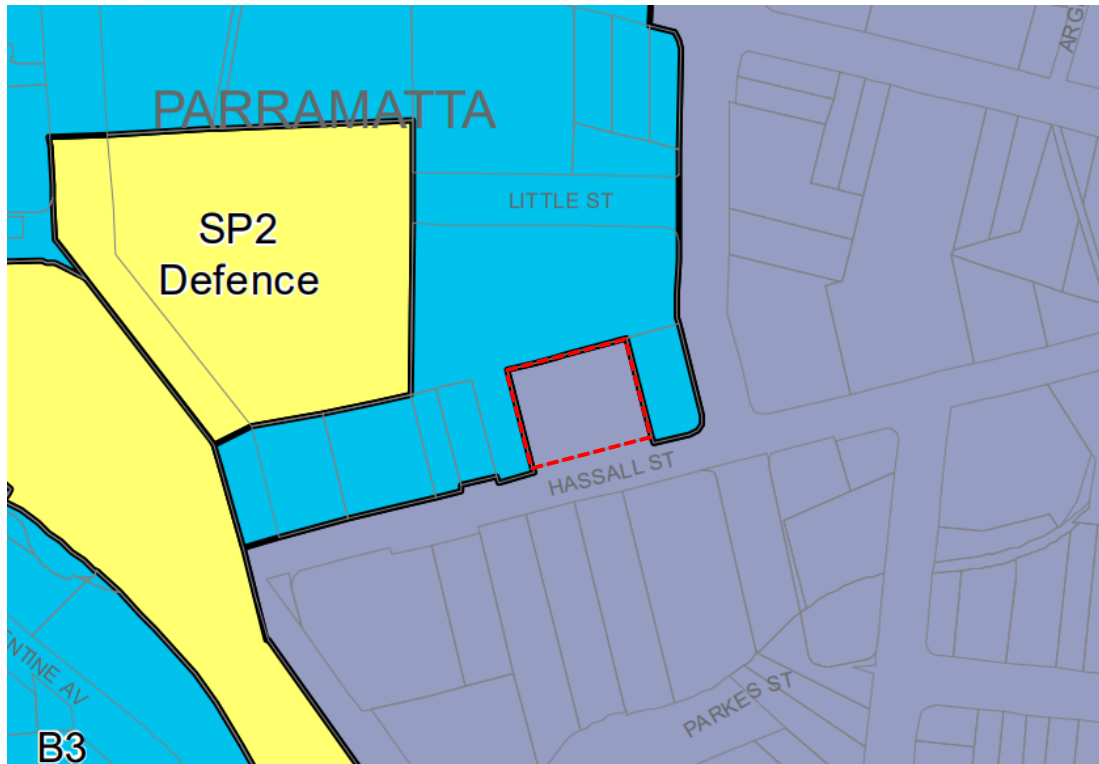
ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
		design outcome that is compatible with the locality.	
4O Landscape design		<p>Appropriate landscaping is provided within a mixed use context. The development has strategically located deep soil and landscaping areas along the side and rear boundaries, as well as on upper levels, to provide a visual buffer and break up the bulk of the façade.</p> <p>Refer to landscaping plan for detail.</p>	Yes
4Q Universal design	Achieve Liveable Housing Guidelines silver level universal design features	More than 20% of the total apartments achieve silver level universal design features.	Yes
4S Mixed Use	<p><u>Design Guidelines:</u></p> <p>Mixed use development positively contributes to the public domain. Design solution may include:</p> <ul style="list-style-type: none"> - Development addresses the street - Active frontages are provided - Diverse activities and uses - Avoiding blank walls at the ground level <p>Residential circulation areas should be clearly defined</p> <p>Landscaped communal open spaces should be provided at podium or roof level</p>	<p>The development proposes to construct a mixed use development with a commercial land use in the podium with shop top housing above. The ground floor provides highly permeable commercial uses that will activate the streetscape.</p> <p>The proposal is to be articulated with various opening to avoid blank walls at the ground floor.</p> <p>The residential entry point is clearly separated from the commercial premises.</p> <p>Appropriate communal open space areas are provided.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4T Awning and Signage	<p><u>Design Guidelines:</u></p> <p>Awnings should be located along street with</p>		Yes

ADG Element	Design Criteria/Design Guideline	Proposed	Compliance
	<p>high pedestrian activity the active frontage</p> <p>Signage should be integrated into the building design and response to the scale, proportion and detailing of the development</p>	<p>Appropriate awnings are to be provided. See attached plans for detail.</p> <p>Signage is to be provided as part of future DAs.</p>	N/A
4Q Energy efficiency		The application has been provided with a BASIX certificate indicating the energy efficiency for each residential unit provided.	Yes
4V Water management and conservation	<p><u>Design Guidelines:</u></p> <p>Reduce mains consumption, and reduce the quantity of stormwater runoff</p>	The residential development has been provided with a BASIX certificate indicating energy efficiency for each residential unit.	Yes
4W Waste Management	<p><u>Design Guidelines:</u></p> <p>Supply WMP Allocate storage area</p>	<p>Provided.</p> <p>Appropriate waste storage areas are provided.</p>	<p>Yes</p> <p>Yes</p>
4X Building Maintenance	To ensure long life and ease of maintenance of the development	The proposed material is considered durable which may be easily cleaned.	Yes

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

As evident via zoning map extract, the development site is zoned B4 Mixed Use under Parramatta Local Environmental Plan 2011.

Figure 3: Zoning Map Extract (Source: Parramatta LEP 2011).



 - Development Site

In the B4 Mixed Use zone “commercial premises” and “shop top housing” are permitted with consent, and the development is consistent with the definitions provided in the LEP:

“Commercial premises means any of the following—

- (a) business premises,*
- (b) office premises,*
- (c) retail premises.”*

The development proposes retail and business premises and is consistent with the definition.

“shop top housing means one or more dwellings located above the ground floor of a building, where at least the ground floor is used for commercial premises or health services facilities.”

The development provides one or more dwellings located above the ground floor of a building that is used for commercial premises and therefore is consistent with the definition.

The objectives of the B4 Mixed Use zone are listed below:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To encourage development that contributes to an active, vibrant and sustainable neighbourhood.*
- *To create opportunities to improve the public domain and pedestrian links.*
- *To support the higher order Zone B3 Commercial Core while providing for the daily commercial needs of the locality.*
- *To protect and enhance the unique qualities and character of special areas within the Parramatta City Centre.*

The development seeks to provide a mixture of compatible land uses; is within proximity to public transport; provides an active frontage; improves the public domain; supports the adjoining B3 zone; and will protect and enhance the unique character of the Parramatta City Centre.

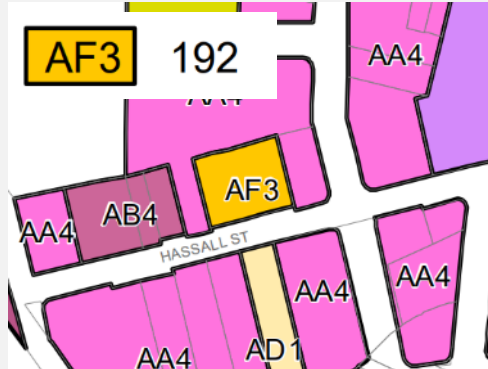
The table overleaf provides detail on the development standards relevant to the current proposal as well as other relevant LEP provisions, noting there are limited specific controls of relevance, given the nature of the proposal.

Parramatta Local Environmental Plan 2011 – Compliance Table			
Clause	Controls	Comment	Complies
Part 2 Permitted or Prohibited Development			
2.7	Demolition Requires Consent	The proposed early site works including the demolition of existing building is being dealt with via a separate development application. Please refer to DA/980/2017.	Yes



Part 4 Principal Development Standards

- | | | | |
|------------|--|---|------------|
| 4.3 | <p>Height of Buildings – 192m</p> <p>(2) The height of a building on any land is not to exceed the maximum height shown for the land on the Height of Buildings Map.</p> | <p>The Parramatta LEP height of buildings map permit a maximum height limit of 192m. See the map extract below.</p> | Yes |
|------------|--|---|------------|

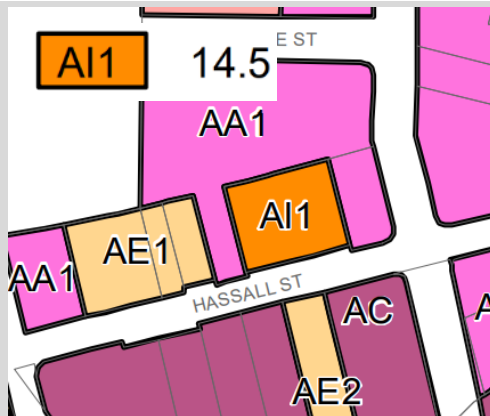


It is noted that the site undertook a design excellence competition, however, clause 7.24 (5) states that clause 7.10(8) which provides design excellence bonuses does not apply to a building on land to which this clause applies.

The current proposal has a total building height of 188.95m to the top of the building.

The proposal includes an architectural roof feature which is 200.8m at its highest point. The proposed roof feature is to be considered under the provisions of Clause 5.6 of the LEP. This is addressed later in this table.

- | | | | |
|------------|--------------------------|---|------------|
| 4.4 | <p>Floor Space Ratio</p> | <p>The Parramatta LEP floor space ratio map has mapped a maximum FSR of 14.5:1.</p> | Yes |
|------------|--------------------------|---|------------|



The site specific LEP clause 7.24 provides additional FSR controls for the site. Refer to clause 7.24 for detail.

Part 5 Miscellaneous Provisions

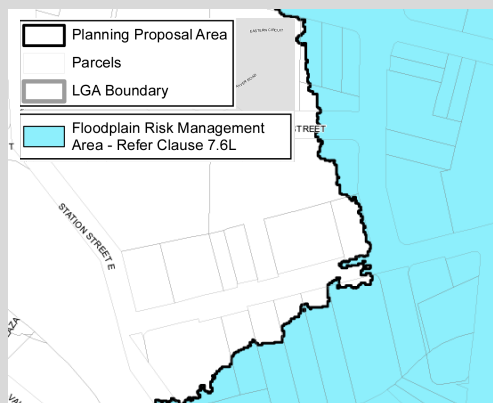
5.6	Architectural roof features	<p>The development proposes an architectural roof feature which is an integral component of the architecture of the proposed building. These are clearly show in the plans, sections and elevations provided with this submission.</p> <p>It is noted that areas enclosed by and including the perimeter rooftop screening are considered to be an 'architectural roof feature'.</p>	Yes
5.10	Heritage Conservation	<p>The development site is not identified as a heritage conservation item and it is not located within a heritage conservation area. The proposed development will result in the overshadowing of Harris Park West Conservation Area and Experiment Farm Conservation Area (General – Local items).</p> <p><u>Overshadowing</u></p> <p>The development site is located within the heart of the Parramatta CBD; and consequently, is surrounded by high density developments.</p> <p>Furthermore, the height and density of developments within the Parramatta CBD are likely to increase as a result of the CBD planning proposal being in the process of finalisation.</p> <p>The increasing scale and density of buildings arising in the Parramatta CBD make it</p>	Yes

extremely difficult for new developments not to cast any shadows on surrounding land.

Nonetheless, the development proposes a tall slender building form, meaning that the shadows cast by the development are narrow in width and will move quickly across the cityscape. The result of this is that dwellings within the heritage conservation areas will only be overshadowed for a short period of time (no more than 1-2 hours). Refer to the shadow diagrams prepared by PTW Architects for details.

Additionally, the proposed building envelope and building height limit are compliant with the planning proposal and site specific DCP prepared for the site and approved by council. Therefore, the overshadowing of the heritage conservation area from the proposed building form has been considered acceptable by council throughout these processes.

5.21	Flood Planning	Parramatta Council's flood planning report indicated that the development site is not located within the 1 in 100 year flood area and is not affected by the probable maximum flood zone. Furthermore, the Parramatta CBD Planning Proposal – Floodplain Risk Management Map (FRM) does not identify the site as a floodplain risk management area. See the map extract below.	Yes
------	----------------	--	-----



Part 7 Additional Local Provisions – Parramatta City Centre

7.2	Floor Space Ratio	Not applicable to the subject site.	N/A
7.3	Car Parking	Clause 7.14 applies to the subject site. See the discussion below.	Yes

7.4	Sun Access	<p>As illustrated by the shadow diagrams prepared by PTW architects, the development will not overshadow the land shown in blue hatching on the Sun Access Protection Map.</p> <p>(1) The objective of this clause is to protect public open space in Parramatta Square, the Lancer Barracks site and Jubilee Park from overshadowing.</p> <p>(2) The consent authority must not grant consent to development on any land if the consent authority is satisfied that the development will result in any additional overshadowing, between 12 noon and 2pm, on Parramatta Square, being the land at Parramatta Square shown with blue hatching on the Sun Access Protection Map.</p> <p>(3) If the consent authority considers that development that is the subject of a development application is likely to cause excessive overshadowing of the Lancer Barracks site or Jubilee Park, it must take into consideration the relevant sun access plane controls specified for that land in section 4.3.3 of the Parramatta Development Control Plan in determining that development application.</p>	N/A
7.6	Airspace Operations	<p>The site is identified as area 17 on the special provisions map.</p> <p>An Aviation Report has been prepared by Avlaw Consulting, which concludes that;</p> <p><i>“This AIA concludes that the proposed building at 210.3m AHD is clear of all aircraft operational surfaces and will not adversely affect safety, efficiency or regularity of operations of aircraft (aeroplanes and helicopters). Temporary construction crane activity will require specific assessment by Air services to identify any issues associated with short-term penetration of the RTCC by two luffing jib cranes but should be approved subject to conditions relating the lighting, marking and lowering the cranes outside daylight hours below 243.84m AHD.”</i></p>	N/A

Given the conclusion of the report, the development is considered appropriate with regards to this clause.

7.10	<p>Design Excellence</p> <p>Development consent must not be granted to the following development to which this clause applies unless a competitive design process has been held in relation to the proposed development—</p> <p>(a) development in respect of a building that has, or will have, a height above ground level (existing) greater than 55 metres,</p> <p>(b) development on a site greater than 1,000 square metres.</p>	<p>The design of the building is the winner of a competitive design process. A copy of the finalised jury report is provided in support of this submission. The GA NSW has confirmed that the design integrity of the proposal has been retained in the BTR scheme via a Design Integrity Process.</p>	Yes
7.14	<p>Car parking for certain land in Parramatta City Centre</p>	<p>The development site is 12 Hassall Street, Parramatta (Lot 156, DP 1240854) and therefore, this clause applies to the proposal.</p> <p>A Traffic and Parking Assessment has been prepared by Positive Traffic Pty Ltd, which states the following;</p> <p>“5.1.1 Residential Component</p> <p><i>The following maximum parking rates apply to the residential component of the development.</i></p> <ul style="list-style-type: none"> • One bedroom: 0.3 spaces per dwelling • Two bedroom: 0.7 spaces per dwelling • Three bedroom: 1.0 spaces per dwelling <p><i>Therefore, applying the above maximum parking rates to the residential dwellings proposed would equate to a permitted maximum of 194 spaces.</i></p> <p><i>As the development includes a total of 165 residential parking spaces, the parking provision complies with the requirements of the LEP and are considered acceptable.</i></p> <p>5.1.2 Commercial / Retail Component</p> <p><i>The Technical Paper 3 - Parking Review (2017) of the Parramatta CBD Strategic Transport Study recommended the following parking provision for commercial developments which has now been adopted by Council:</i></p>	Yes

Commercial: $M = (G \times A) / (50 \times T)$

Where:

- M = maximum number of parking spaces;
- G = GFA of all office/business premises in the building (m^2);
- A = Site Area (m^2);
- T = Total GFA of all buildings on the site (m^2).

Applying the above rate to the commercial / retail components would permit a total of **5 spaces** allocated to commercial / retail uses at the site.

As the total parking provision for commercial / retail uses includes no more than 5 spaces, the parking provision for these components complies with the requirements of Council and is considered satisfactory.

Overall, the parking provision of the proposed development complies with the minimum requirements of Council and is considered satisfactory."

Given the findings of the report prepared by Positive Traffic, the development is considered appropriate with regards to car parking provision. Refer to the report for further information.

7.24 Development on land at 5 Aird Street and 12 Hassall Street, Parramatta

(1) The objectives of this clause are as follows—

- (a) to encourage high performing building design, namely built form and layout of mixed use development in the Parramatta City Centre that minimises the consumption of energy and water,
- (b) to provide increased amenity to occupants over the long term,
- (c) to ensure the increase in gross floor area is compatible with surrounding buildings in terms of bulk, height and amenity,
- (d) to ensure high performing building measures reflect new technologies and commercial viability.

Yes

(2) This clause applies to land identified as “Area 16” or “Area 17” on the Key Sites Map. The site is identified as area 17 in the key sites map. **Yes**

(3) Development consent must not be granted for the erection of a building on land to which this clause applies unless the consent authority is satisfied that— **Yes**

(a) the building will appropriately transition to neighbouring heritage items and heritage conservation areas, and Complies, see the discussion under clause 5.10 above for detail.

(b) a gross floor area that equates to a floor space ratio of at least 1:1 will be used only for the purpose of commercial premises, and Complies, 1.2:1 of commercial is proposed.

(c) the part of the building used for the purpose of commercial premises complies with the following standards— Complies, see ESD report for detail.

(i) the energy target is a maximum 140 kg/m² per year,

(ii) the water target is a maximum 0.65 kL/m² per year, and

(d) if at least 5,000 square metres of the gross floor area of the building will be used for the purpose of retail premises—that part of the building complies with the following standards— The development does not propose 5,000 square metres of retail floor space.

(i) the energy target is a maximum 100 kg/m² per year,

(ii) the water target is a maximum 0.95 kL/m² per year.

(4) Despite clauses 4.4 and 7.2, development consent may be granted under this clause for the erection of a building with a floor space ratio, in addition to the floor space ratio permitted under clause 4.4 or 7.2 (the additional floor space ratio), of up to— **Yes**

(a) 0.5:1 if the consent authority is satisfied that— The development comprises of commercial premises and dwellings and exceeds the BASIX water and energy targets by 10 points, and therefore, is permitted an additional FSR of 0.5:1.

(i) the building comprises commercial premises and dwellings, and

(ii) the part of the building that is a dwelling exceeds the BASIX water target score and the BASIX energy target score for the building by at least 10 points, and

(b) for land identified as "Area 16" on the Key Sites Map—1.2:1 N/A.
if the consent authority is satisfied that the gross floor area that equates to the additional floor space ratio will be used only for the purpose of commercial premises, and

(c) for land identified as "Area 17" on the Key Sites Map—1:1 if the consent authority is satisfied that the gross floor area that equates to the additional floor space ratio will be used only for the purpose of non-residential premises.

Complies, the development proposes an additional 1:1 of non-residential floor space

Given the base FSR of 14.5:1, plus the addition of the 0.5:1 bonus afforded by clause 4(a) of this clause; and the 1:1 non-residential bonus afforded by clause 4(c) of this clause, the development is permitted a maximum FSR of 16:1 (noting that 1:1 of the overall FSR is to be used for non-residential purposes).

As the development proposes a GFA as follows;

Residential: 28,770m² or 14:1

Non Residential: 1,397m² or 0.68:1

Commercial: 2,626m² or 1.28:1

(total GFA of 32,794m² or 15.96:1)

the proposal is consistent with the permitted FSR

(5) Clause 7.10(8) does not apply to a building on land to which this clause applies. Noted.

Yes

PARRAMATTA CBD PLANNING PROPOSAL

The CBD Planning Proposal was made on Friday 6 May 2022. Although the Plan is made the changes do not come into effect until 14 October 2022. The relevant planning controls for the subject site, as contained within the Parramatta Local Environment Plan 2011 are not proposed to change under the CBD Planning Proposal. Accordingly, no further assessment of the Draft PLEP controls is warranted.

PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

The table below provides detail on the development standards relevant to the current proposal, noting that the table focuses on the City Centre DCP provision that are of most relevant to the current proposal.

Parramatta Development Control Plan 2011 – Compliance Table			
Clause	Controls	Comments	Complies
Part 2 Site Planning			
2.1	Design in Context in the Parramatta City	<p>It is noted that development for the purposes of commercial and hotel towers which are permissible land uses within the B4 Mixed Use zone.</p> <p>The proposal will have minimal adverse environmental or amenity impacts.</p> <p>The proposal will facilitate future employment opportunities and provides valuable hotel accommodation for visitors. There are regionally significant benefits resulting from the proposed development.</p>	Yes
2.3	Site Analysis	Detailed site analysis is included in the architectural package.	Yes
2.4.1	Site Consideration – Views and Vistas	<p>The site is not located within an identified view line.</p> <p>It is noted that the proposal is to be of a size and scale that is consistent with Council planning controls.</p>	Yes

Clause	Controls	Comments	Complies
2.4.8	Public Domain	It is considered that the proposed development will not only be consistent with the objectives of the B4 Mixed Use zoning but also be consistent with the evolving skyline within the Parramatta CBD, noting the proposed height will be comparable with those within the wider precinct.	Yes
Part 3 Development Principles			
3.1.1	Height	See the LEP discussion for detail.	Yes
3.1.3	Preliminary Building Envelope Table – Site Frontage: 18m where more than 10m high	The site has a frontage of greater than 18m to Hassall Street.	Yes
3.1.3	Preliminary Building Envelope Table –	Site specific front setback provisions apply to the site. Refer to discussion against Part 4.3 'Strategic Precincts' for detail.	NA
3.1.3	Preliminary Building Envelope Table – Deep Soil Zone & Landscaped Area No deep soil or landscaped areas required	See the discussion in the ADG table.	NA
3.2.1	Building Elements – Building Form and Massing	The proposed podium and tower appropriately respond to the desired massing of the precinct as outlined by PLEP 2011 and section 4.3 of the DCP. The building elements respond to the site characteristics including the site's position within the Parramatta CBD. The form and massing support high quality entry features as demonstrated through the architectural design competition.	Yes
3.2.2	Building Elements – Building Façades and Articulation	The proposal has been awarded the winner of a design excellence competition, there is no doubt the level of articulation is superior and entirely appropriate for the site. The overall scheme is designed a highly activated podium that will activate the site with retail as well as food and beverage offerings. The proposal will deliver metropolis shaping and visually magnificent façade detailing and articulation.	Yes

Clause	Controls	Comments	Complies
3.2.3	Building Elements – Roof Design	Development proposes a contemporary roof form consistent with other comparable buildings within the city centre. The roof design has formed an integral part of the design excellence process for the development. The roof design is highly appropriate for the proposed building and is highly integrated with the architectural language of the proposal.	Yes
3.2.4	Development Principles – Energy Efficient Design	An ESD report has been prepared for the application.	Yes
3.2.5	Building Elements – Streetscape	<p>The proposal responds to an reinforces the high standard of architecture expected by a key site development within the Parramatta CBD. The proposal has taken the principals enshrined in the site specific DCP relating to street activation and built upon these to deliver an important new visual connection to Hassall Street.</p> <p>Retail tenancies on the ground floor encourage public activity. The publicly accessible breezeway opens and activates the site and connects the generous Hassall St forecourt with an active northern urban courtyard.</p> <p>Overall, the design has been awarded design excellence through demonstrating the streetscape outcomes delivered by the proposal achieve the highest quality streetscape and urban space outcomes.</p>	Yes
3.3.1	Environmental Amenity – Landscaping	The landscape design for the proposal has been undertaken by Arcadia, who seek to provide a; <i>“Public domain that embraces you like a warm, enveloping hug. A place that says, “Hello! Welcome to Barramattagal land”.</i>	Yes

Clause	Controls	Comments	Complies
		<p><i>Common ground for all walks of life, to come to, reflect and retreat from the frenetic pace of city life. From the ground up, a landscape that travels across timelines, telling of its water story and the life it sustained for eons to become the place we now know as 12 Hassall Street."</i></p> <p>The development has been designed with 6 key design principles which are summarised below.</p> <p>From River to Ridge The changing micro environments and native planting reflects ones journey across country, going from River to Ridge. Each planting palette creates an interesting transition between each Level.</p> <p>Tranquil Water Story The design seeks to reflect and acknowledge Uncle Jims words: "Welcoming you to the tranquil water country". The site guides individuals through site with a gentle water course. Completing the journey with a pool on level 60 that encourages reflection with views out to the Parramatta River.</p> <p>Experience + Interface The experience acts to create tranquillity inside a metropolitan city, with spaces to reflect and connect with elements of country.</p> <p>Connection To Country The design seeks to honour all elements of country through ongoing collaboration with Uncle Jim and Mat. The design celebrates country including the sky, which is often lost due to the dense urban fabric.</p>	

Clause	Controls	Comments	Complies
<p>Urban Comfort</p> <p>The design will create urban comfort within Parramatta. We will ensure spaces are safe both in the day and at night, and that people are protected from the natural elements.</p> <p>Destination Sanctuary</p> <p>12 Hassall Street will become a destination sanctuary that welcomes people in and invites them to stay and connect. Various design elements that on Level 60 will create a tranquil pool environment for different sized groups or individuals to spend time while looking out over the Parramatta River.</p> <p>Further details of the exceptional landscape and public domain design are provided in the report by Arcadia. Refer to the report for detail.</p>			
3.3.3 and 3.3.4	Environmental Amenity – Visual and Acoustic Privacy	<p>The proposal contains elements that seek to reduce potential visual, privacy and acoustic impacts and promote a high standard of amenity.</p> <p>An Acoustic Report prepared by E-Lab Consulting accompanies this application, which concludes that;</p> <p><i>“Having given regard to the analysis conducted within this report, it is the finding of this noise and vibration impact assessment that the proposed redevelopment is compliant with the relevant noise and vibration criteria controls for this type of development, and it is expected to comply with the applicable regulations with regards to noise and vibration, particularly those listed above.</i></p>	Yes

Clause	Controls	Comments	Complies
		<p><i>It is recommended the development application for the proposed redevelopment is not rejected on the basis of noise and vibration, under the implementation of the mitigation measures outlined within the report."</i></p> <p>Refer to the Acoustic report for detail.</p>	
3.3.5	Environmental Amenity – Solar Access and Cross Ventilation	See the discussion under the ADG for detail.	Yes
3.3.6.1	Environmental Amenity – Water Sensitive Urban Design	A Stormwater Management Plan is provided with the application.	Yes
3.3.6.2	Environmental Amenity – Water Efficiency	An ESD report has been prepared by ADP which addresses water efficiency and conservation in detail. Refer to the report for detail.	Yes
3.3.7	Environmental Amenity – Waste Management	A Waste Management Plan is provided with the application.	Yes
3.4.1	Social Amenity – Culture and Public Art	<p>A Public Space Plan has been prepared by FCAD & Curio Projects for the development, which concludes the following;</p> <p><i>"Together with the architecture and landscape, Aboriginal Co-Design and Heritage Interpretation, the Public Art will ensure the importance of the Hassall Street site's context and provide an exciting opportunity to connect with the existing cultural landscape of Parramatta City.</i></p> <p><i>Interpretive public art is essential to tell the stories of people and place. It will provide an interesting, stimulating, accessible and holistic approach to storytelling, contributing to the overall visitor experience.</i></p> <p><i>Interpretive public art will enhance the built form of Hassall</i></p>	Yes

Clause	Controls	Comments	Complies
		<p><i>Street and provide a sense of place that will provide a destination for visitors and residents of 12 Hassall Street."</i></p> <p>See the report for detail.</p>	
3.4.2	Social Amenity – Access for People with Disabilities	<p>The development allows direct access to the primary entry point from Hassall Street. Furthermore, a lift core will permit access to all levels of the building.</p> <p>An Adaptable Housing Assessment Report has been prepared for the proposal by Design Confidence, which concludes that;</p> <p><i>"Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant Class C provisions of the Australian Standard AS4299-1995 Adaptable Housing, subject to the comments and the design detail contained in Section 4.0."</i></p> <p>See the Adaptable Housing Assessment Report (Appendix 12) for details.</p> <p>Additionally, An Access Design Assessment Report has been prepared for the proposal by Design Confidence, which concludes that;</p> <p><i>"Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, Edition 2019, subject to the comments provided in Section</i></p>	Yes

Clause	Controls	Comments	Complies
		<p>3.0 and the design detail contained in Appendix 2.</p> <p>Compliance can be achieved either by meeting the deemed-to-satisfy requirements of the BCA, as are principally contained within Parts D3, E3.6, F2.4 and F2.9, or via a performance based approach."</p> <p>See the Access Design Assessment Report (Appendix 17) for details.</p>	
3.4.4	Social Amenity – Safety and Security	<p>There is a separate Crime Prevention through Environmental Design report provided with this application.</p> <p>The design and importantly the public domain ensures that all relevant considerations are satisfied in terms of:</p> <ul style="list-style-type: none"> • Surveillance • Lighting/technical supervision • Territorial reinforcement • Environmental maintenance • Activity and Space Management • Access Control. <p>Please note there are details of the proposed lighting strategy provided within the public domain documentation and shown on plans.</p>	Yes
3.5.1	Heritage – General	<p>The development site is not identified as a heritage conservation item and it is not located within a heritage conservation area. The proposed development will result in the overshadowing of Harris Park West Conservation Area and</p>	Yes

Clause	Controls	Comments	Complies
		<p>Experiment Farm Conservation Area (General – Local items).</p> <p><u>Overshadowing</u> The development site is located within the heart of the Parramatta CBD; and consequently, is surrounded by high density developments.</p> <p>Furthermore, the height and density of developments within the Parramatta CBD are likely to increase as a result of the CBD planning proposal being in the process of finalisation.</p> <p>The increasing scale and density of buildings arising in the Parramatta CBD make it extremely difficult for new developments not to cast any shadows on surrounding land.</p> <p>Nonetheless, the development proposes a tall slender building form, meaning that the shadows cast by the development are narrow in width and will move quickly across the cityscape. The result of this is that dwellings within the heritage conservation areas will only be overshadowed for a short period of time (no more than 1-2 hours). Refer to the shadow diagrams prepared by PTW Architects for details.</p> <p>Additionally, the proposed building envelope and building height limit are compliant with the planning proposal and site specific DCP prepared for the site and approved by council. Therefore, the overshadowing of the heritage conservation area from the proposed building form has been considered acceptable by council throughout these processes.</p>	

Clause	Controls	Comments	Complies
3.5.2	Heritage – Archaeology	<p>A Historical Archaeological Assessment report has been prepared by Comber Consultants for the proposal.</p> <p>The report concludes the following;</p> <p><i>“The proposed redevelopment of 12 Hassall Street Parramatta will include demolition of existing buildings and the construction of a 61-storey mixed use commercial and residential tower with basement carpark. The whole of the site will be developed and any archaeological evidence will be impacted upon by the proposal.</i></p> <p><i>To mitigate against adverse impact archaeological testing and salvage will be required as follows:</i></p> <ul style="list-style-type: none"> <i>• Archaeological monitoring of the removal of the concrete slab should be undertaken to ensure that relics are not impacted upon during the removal.</i> <i>• Archaeological test and salvage excavations should be undertaken prior to redevelopment of the site.</i> <i>• A s140 permit will be required to undertake the testing and salvage. A Research Design will need to be prepared to guide the program of archaeological test and salvage excavations.”</i> <p>Refer to the report for further detail.</p>	Yes
3.5.3	Heritage – Aboriginal Cultural Heritage	<p>An Aboriginal Archaeological Assessment report has been prepared by Comber Consultants for the proposal.</p>	Yes

Clause	Controls	Comments	Complies
		<p>The report provides the following results and mitigation measures;</p> <p>“Results</p> <p><i>The study area is within the urban landscape of Parramatta. It contains a building constructed in the 1970s and a 1930s bungalow. As the study area contains buildings and a concrete apron and parking area, visibility was nil. As a result evidence of Aboriginal occupation was not observed on the surface. However, as previously indicated, previous studies in Parramatta have indicated that evidence of subsurface occupation will still remain despite later development. The evidence also indicates that most sites contain fill. This fill would have protected any Aboriginal objects on the site.</i></p> <p>Mitigation</p> <p><i>The proposed development will maximise all space within the development envelope and includes a basement, so that it will not be possible to avoid impact.</i></p> <p><i>As Aboriginal objects are predicted to exist within the study area, and it is an offence to harm such objects, test excavations are proposed as a mitigation measure, as avoidance of the potential deposits is not possible. Prior testing under the Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales will not be required as it is possible that the site contains contact archaeology. Pages 24-25 state that “areas known or suspected to be conflict or contact sites” are not “excluded from the definition of harm”. Therefore, it will be</i></p>	

Clause	Controls	Comments	Complies
		<p>necessary to apply for an Aboriginal Heritage Impact Permit to undertake testing.</p> <p>It will also be necessary to undertake Aboriginal consultation in accordance with the Aboriginal Cultural Heritage Consultation Guidelines for Proponents 2010 and an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared. It is a requirement that the ACHAR accompany the AHIP application.</p> <p>The information gained from archaeological excavation contributes to our knowledge and understanding of Aboriginal occupation. This knowledge can then be passed down to future generations through educational programs and interpretation. Such strategies will contribute to maintaining social cohesion within the Aboriginal community and to building social cohesion within the broader community and protecting cultural values for future generations. Archaeological sites are valued by the Aboriginal community for more than their archaeological/scientific values. Such sites reflect both the physical and spiritual presence of ancestors on country. It is therefore important that as much information as possible is obtained to ensure recognition of Aboriginal heritage and to pass this information on to future generations. To ensure appropriate management a two stage excavation program is proposed which will ensure that the maximum amount of information is gained from this site. The aim of Stage 1 will be to determine the nature and extent of the subsurface deposit and Stage 2 is to recover evidence</p>	

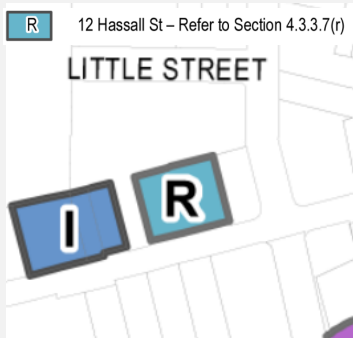
Clause	Controls	Comments	Complies
		<p><i>that will compliment and extend the information obtained from other sites excavated within Parramatta."</i></p> <p>Refer to the report for further information.</p>	
3.6.1	Movement and Circulation – Sustainable Transport	Please refer to the Green Travel Plan provided with this submission by High Range Analytics Pty Ltd.	Yes
3.6.2	Movement and Circulation – Parking and Vehicular Access	<p>See the discussion in the LEP table regarding the provision of car parking spaces.</p> <p>Regarding the overall parking and vehicular access implications of the proposal, the Traffic and Parking Assessment Report prepared by Positive Traffic Pty Ltd concludes the following;</p> <p><i>"This report has reviewed the potential traffic impacts of the proposed mixed use development at the site known as No.12 Hassall Street, Parramatta. The findings of this assessment are presented below:</i></p> <ol style="list-style-type: none"> <i>1. The proposed development has been subject to extensive planning investigation studies to inform the design of the site including a formal design competition.</i> <i>2. The proposed development is located within a convenient walking distance to a significant number of public transport options including heavy rail, bus and future light rail services.</i> <i>3. The potential traffic generation of the development would not impact on the surrounding road network to a point of detriment.</i> <i>4. Intersections in the immediate vicinity of the development would operate at a satisfactory level of</i> 	Yes

Clause	Controls	Comments	Complies
		<p>service in the future at full development without any need for capacity improvements.</p> <p>5. The proposed on-site parking provision complies with the requirements of Parramatta Council and thus is considered satisfactory.</p> <p>6. The bicycle parking provision complies with the requirements of Council's DCP and is considered satisfactory.</p> <p>7. The design of the basement car park areas, ramps and access driveway complies with the requirements of the Australian Standard for Off Street Car Parking Facilities AS2890.1.</p> <p>8. Access to the site by a Parramatta Council Waste Vehicle is achieved by both entering and exiting the site in a forward direction.</p> <p>9. The proposed ramp grades from Hassall Street do not result in any vehicle scrapping of the expected largest vehicle to access the site (Parramatta Council Waste Vehicle).</p> <p>10. The design of the access ramps to the basement levels comply with the requirements of AS2890.1 and are considered satisfactory.</p> <p>Overall, the traffic impacts of the proposal are considered acceptable."</p> <p>Given the conclusions of the report, the development is considered appropriate with regards to parking and traffic.</p>	
3.6.3	Movement and Circulation – Accessibility and Connectivity	<p>The proposal delivers a high level of ground floor activation and will enhance the public domain through a vibrant and dynamic streetscape.</p> <p>An Adaptable Housing Assessment Report has been</p>	Yes

Clause	Controls	Comments	Complies
		<p>prepared for the proposal by Design Confidence, which concludes that;</p> <p><i>“Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant Class C provisions of the Australian Standard AS4299-1995 Adaptable Housing, subject to the comments and the design detail contained in Section 4.0.”</i></p> <p>See the Adaptable Housing Assessment Report (Appendix 12) for details.</p> <p>Additionally, An Access Design Assessment Report has been prepared for the proposal by Design Confidence, which concludes that;</p> <p><i>“Based upon our assessment to date we are of the opinion that the subject development is capable of achieving compliance with the relevant accessibility provisions of the National Construction Code – Building Code of Australia Volume 1, Edition 2019, subject to the comments provided in Section 3.0 and the design detail contained in Appendix 2.</i></p> <p><i>Compliance can be achieved either by meeting the deemed-to-satisfy requirements of the BCA, as are principally contained within Parts D3, E3.6, F2.4 and F2.9, or via a performance based approach.”</i></p> <p>See the Access Design Assessment Report (Appendix 17) for details.</p>	

Clause	Controls	Comments	Complies
Part 4.3 Strategic Precincts – 4.3.3 Parramatta City Centre			
4.3.3.1	Built Form		
	<u>Minimum Building Street Frontage</u> Minimum street frontage of 20m	The site frontage to Hassall Street is 49.815m, which exceeds the minimum requirement of 20m.	Yes
	<u>Building to Street Alignment and Street Setbacks</u> Building alignments shown in Figure 4.3.3.1.1	The diagram requires a 0m setback Hassall Street as provided.	Yes
	<u>Street and River Frontage Heights and Upper Level Setbacks</u> Street Frontage Height and Upper Level Setbacks: 4 storeys/14m	The development proposes a 4-storey podium consistent with this requirement.	Yes
	<u>Building Depth and Bulk</u> C.3 On land not zoned B3 Commercial Core, the preferred maximum floor plate area of residential or serviced apartment buildings is 1,000 square metres above a street frontage height of 26 metres. The floor plate area is to be measured to include balconies, external wall thicknesses, internal voids and atria.	C.2 Building depth/bulk is appropriate and enables appropriate ventilation and solar access. See the submitted floor plans for detail.	Yes
	<u>Building Separation</u> C.1 The DCP prescribes a zero lot side setback up to street frontage height of 26m and then minimum side setback for 3m for non-residential uses up to 54m.	In this case the site specific DCP provides the most appropriate guidelines for side setbacks.	Yes
	<u>Building Form and Wind Mitigation</u>	The potential impacts arising from the proposal in the pedestrian and general wind environment are assessed in the wind impact assessment. The test results indicate that the wind conditions within and around the Proposed Development meet the stipulated safety criterion at all locations.	Yes
	<u>Building Exteriors</u>	The development will result in the delivery of high quality finishes that exhibits design excellence.	Yes

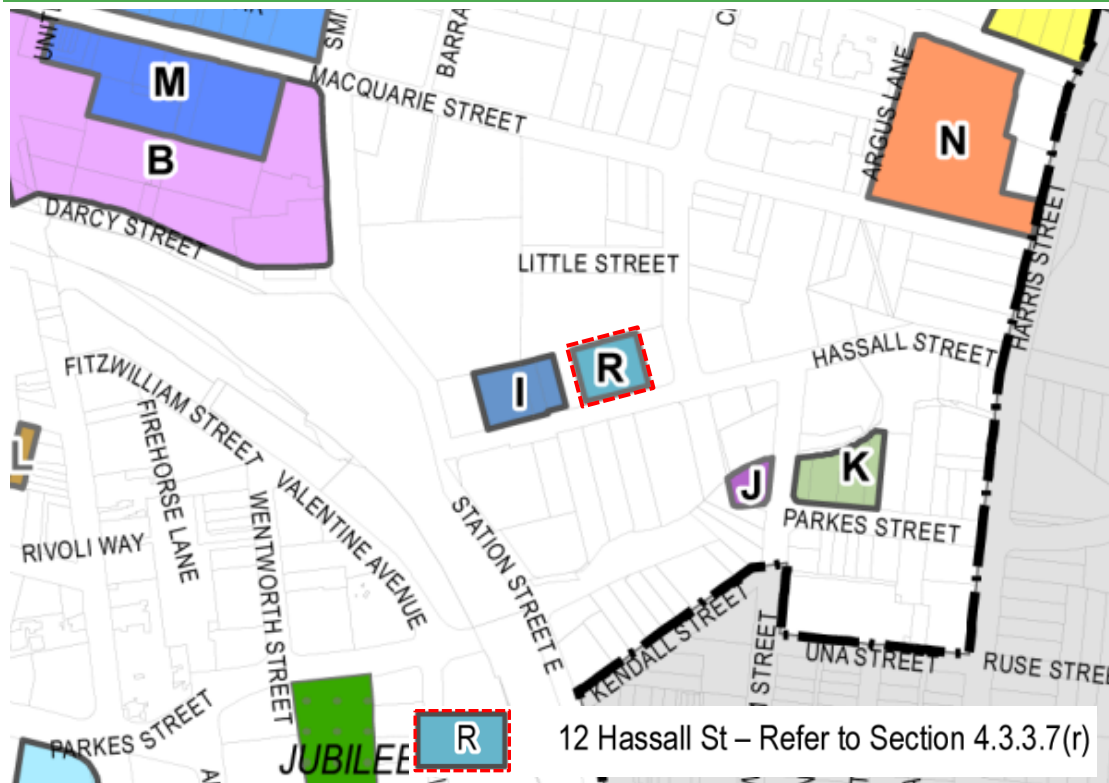
Clause	Controls	Comments	Complies
	<u>Sun Access to Public Spaces</u>	<p>The building façade will contribute towards creating a vibrant city shaping new development that we invigorate this part of the CBD.</p> <p>The proposal does not result in overshadowing to the public spaces identified within the DCP. PTW have prepared a detailed simulation which predicts that on 21 June, no new shading was created by the proposed development between 12:00pm and 2:00pm on the solar protection zone of Parramatta Square.</p>	Yes
4.3.3.3	Public Domain and Pedestrian Amenity	<p><u>Site Links and Lanes</u> Through the design excellence competition, the proposal delivers the highest level of ground level activation and will enhance the public domain through a vibrant and dynamic streetscape.</p> <p><u>Active Frontages</u> The proposal will result in highly active street frontage.</p> <p><u>Pedestrian Overpass</u> Not applicable to the proposal.</p> <p><u>Awning</u> The site is not identified by Figure 4.3.3.3.3 as requiring an awning.</p>	<p>Yes</p> <p>Yes</p> <p>N/A</p> <p>N/A</p>
4.3.3.4	Views and View Corridors	<p>The development site is not within an identified view corridor.</p> <p>The view corridor figure provided within the DCP shows the proposed building does not stand in the direct path of any significant view.</p>	N/A
4.3.3.5	Access and Parking	<p><u>Vehicle Footpath Crossing</u> Please refer to discussion under site specific DCP for details about site access points.</p>	N/A

Clause	Controls	Comments	Complies
		<p><u>Pedestrian Access and Mobility</u> The development facilitates appropriate access.</p> <p><u>Vehicular Driveways and Manoeuvring Areas</u> The majority of the servicing of the site is to be carried out in the basements as shown in the enclosed plans.</p> <p><u>On-Site Parking</u> Refer to the previous discussion in the LEP section of this report.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
4.3.3.6	<p>Environmental Management</p> <p>Residential developments with 4 or more floors should be built with energy and water saving technologies equivalent to a 5 Green Star Office Design.</p>	An ESD report has been prepared for the development by ADP Consulting: Engineering, which addressed this clause in detail. Refer to the ESD report for information.	Yes
4.3.3.7	City Centre Special Areas	<p>The site is identified as being located within a special area as the site has its own DCP: r) – 12 Hassall Street.</p>  <p>See the section at the end of this table.</p>	Yes
4.3.3.8	Design Excellence	A design competition has been completed and PTW Architects has been awarded design excellence. Further details relating to the design development conditions are provided both in this report and within the Design Report provided by the Design Team at PTW Architects.	Yes

PARRAMATTA DEVELOPMENT CONTROL PLAN 2011 | SECTION 4.3 STRATEGIC PRECINCTS | (R) 12 HASSALL STREET, PARRAMATTA

The site is identified as being located within a special area as the site has its own DCP: r) – 12 Hassall Street. This is illustrated by the extract below.

Figure 4: Parramatta DCP 2011 – City Centre Special Areas (Figure 4.3.3.7.1).



 - Development Site

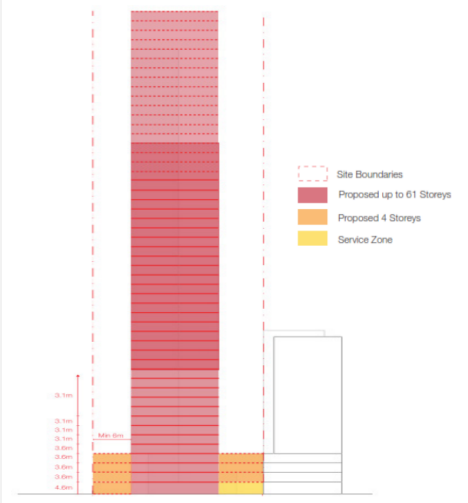
The controls relevant to the proposal are addressed in the table below.

Parramatta Development Control Plan 2011 Section 4.3 Strategic Precincts (R) 12 Hassall Street, Parramatta			
Clause	Controls	Comments	Complies
Desired Future Character			
	Objectives <i>O.1 To respond to the role of Parramatta as Metropolitan Centre under the Greater Sydney Region Plan A Metropolis of Three Cities.</i>	The development utilises the height and FSR limits prescribed to the site by the LEP which have been guided by the Greater Sydney Region Plan.	Yes

Clause	Controls	Comments	Complies
	<i>O.2 To provide a mix of uses that support the role of the Parramatta City Centre reinforcing and complimenting the centre's core employment role;</i>	The development proposes a mixed use shop top housing and commercial development, providing a mix of uses that support the employment role of the Parramatta City Centre.	Yes
	<i>O.3 To strengthen the built form relationship and provide appropriate development along the transitioning south-western edge of the Parramatta City Centre;</i>	The development is consistent with the prescribed maximum building height limit for the site, and therefore is consistent with the desired built form for the site.	Yes
	<i>O.4 To contribute to the revitalisation of the Parramatta City Centre and to support activation of the public domain;</i>	The development proposes to construct a mixed use development with a commercial land use on the ground with shop top housing above. The ground floor commercial use will activate the streetscape.	Yes
	<i>O.5 To encourage design excellence and high quality built form; and</i>	The design of the building is the winner of a competitive design process. A copy of the finalised jury report is provided in support of this submission.	Yes
	<i>O.6 To provide a safe, active and landscaped public domain.</i>	Appropriate landscaping is provided within a mixed use context. The development has strategically located deep soil and landscaping areas along the side and rear boundaries, as well as on upper levels, to provide a visual buffer and break up the bulk of the façade. Refer to landscaping plan for detail.	Yes
Building Form			
	Objectives <i>O.1 To provide an appropriate building scale that will provide appropriate setbacks to ensure a high level of amenity for future residents and adjoining sites;</i>	The proposes appropriate setbacks that are consistent with the ADG, and will allow for a high level of amenity for future residents and adjoining sites.	Yes

Clause	Controls	Comments	Complies
	<i>O.2 Create a street edge consistent with surrounding development and provide street definition;</i>	The development proposes a high-quality streetscape.	Yes
	<i>O.3 Ensure the building allows for appropriate setbacks to maintain high levels of solar access, maintain privacy and allow for view sharing; and</i>	The development proposes setbacks that will allow for appropriate solar access, privacy and view sharing.	Yes
	<i>O.4 Ensure that building form is appropriately articulated and modulated to minimise building bulk and scale.</i>	The development proposes a highly articulated building form that minimises bulk and scale.	Yes
Maximum Street Frontage Height			
	<i>C.1 Maximum podium height of 4 storeys (15 metres), to match adjoining podium at 14 Hassall Street.</i>	Complies, a 4 storey podium height (15 metres) is proposed.	Yes
Maximum Tower Height			
	<i>C.2 Maximum tower height of 61 storeys (192 metres).</i>	Complies, see elevations.	Yes
Street Frontage Setbacks			
	<i>C.3 The podium shall have a nil setback from Hassall Street.</i>	Complies.	Yes
Basement Setback			
	<i>C.4 The basement carpark shall be setback from the northern boundary to provide opportunity for deep soil landscaping along the boundary.</i>	The development site is located within the Parramatta CBD and as such has provided no deep soil area. The development proposes adequate stormwater management provisions to compensate for the lack of deep soil. Nonetheless, the development proposes landscaping on the ground floor for residents, as well as landscaping on the podium and upper levels. See the architectural plan set and landscaping plan for detail.	Yes
Building Setbacks above Maximum Street Frontage Height			
	<i>C.5 The tower shall have a minimum setback of 6 metres from Hassall Street.</i>	Complies.	Yes
	<i>C.6 Balconies are generally to be located within the building envelope, however may extend beyond the envelope to provide articulation to the building form.</i>	N/A.	N/A

Clause	Controls	Comments	Complies
	<i>C.7 Minor projections into the front building line setback for sun shading devices, entry awnings and building elements are permissible, but shall not extend further than 450mm.</i>	The development proposes building elements within the front setback. The elements do not exceed further than 450mm.	Yes
	Podium Side and Rear Setbacks <i>C.8 The podium shall have a flexible setback of between nil to 6 metres from the western boundary.</i>	The development proposes a nil setback from the podium to the western boundary.	Yes
	<i>C.9 The podium shall have a minimum rear setback of 12 metres, variation to the rear setback to achieve a better urban design outcome may be considered.</i>	The development proposes a podium setback of 4m-6.8m to the rear boundary, which is considered to result in a better urban design outcome. The development proposes a tower setback of 12m to the rear boundary.	Yes
	<i>C.10 The podium shall have no setback from the eastern boundary.</i>	The podium has a nil setback to the eastern boundary.	Yes
	Tower Side and Rear Setbacks <i>C.11 The tower shall have a minimum setback for 6 metres from the western boundary.</i>	The tower is setback 6m from the western boundary.	Yes
	<i>C.12 The tower shall be setback in accordance with the separation distance requirements of the Apartment Design Guide. The setbacks of the tower should ensure compliant solar access to the proposed units.</i>	The development proposes setbacks consistent with part 3F of the ADG. The development is consistent with figure 4.3.3.7.75.	Yes
	 <p>Figure 4.3.3.7.75 Built form – setback and tower separations.</p>	See the discussion under part 4A of the ADG regarding solar access.	

Clause	Controls	Comments	Complies
	 <p>Figure 4.3.3.7.76 Built form Elevation and floor to floor heights.</p>		
Mixed Uses			
	<p>Objectives</p> <p><i>O.1 Activate the Hassall Street frontage to enhance public safety and increase pedestrian activity.</i></p> <p><i>O.2 Minimise potential conflicts between uses.</i></p> <p><i>O.3 Ensure the position of each use will maximise residential amenity and support non-residential uses.</i></p> <p><i>O.4 Ensure the building appropriately addresses and enhances the public domain.</i></p>	<p>The proposed development will activate the Hassall Street frontage, minimise conflicts between uses, maximise residential amenity and appropriately address the public domain, and therefore, is consistent with the objectives of this part.</p>	Yes
	<p>Controls</p> <p><i>C.1 Ground level shall contain a mix of retail, food and drink premises and/or business premises.</i></p> <p><i>C.2 Non-residential uses that activate the street shall be located along Hassall Street.</i></p> <p><i>C.3 Community facilities are encouraged and where provided should be located within the podium.</i></p> <p><i>C.4 The podium shall contain commercial floor space equivalent to a minimum of 1:1 floor space ratio.</i></p> <p><i>C.5 Residential floor space shall be located within the tower to maximise solar access.</i></p>	<p>The development proposes a mix of commercial premises on the ground floor.</p> <p>The development proposes non-residential land uses that active the street frontage to Hassall Street.</p> <p>N/A.</p> <p>Provided.</p> <p>All residential floor space is provided within the tower.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>



Clause	Controls	Comments	Complies
Public Domain and Landscaping			
	Objectives <i>O.1 To encourage pedestrian movement at street level along the street frontage to provide increased natural surveillance; and</i> <i>O.2 Improve the natural environment to create a pleasant and desirable place to attract pedestrians and residents.</i>	The development incorporates features to encourage pedestrian movement at the street level, by creating a desirable setting.	Yes
	Controls <i>C.1 Publicly accessible spaces should incorporate public art, seating and other facilities to enhance the space;</i> <i>C.2 The service zone shall be located adjacent to the eastern boundary to minimise conflict between vehicles and pedestrians, as shown in Figure 4.3.3.7.77 below.</i>	The development proposes to incorporate Aboriginal public art within the through link. This is intended to occur post DA lodgement. See the design integrity report for detail.	Yes
	<p>Figure 4.3.3.7.77 Vertical view of the podium and service zone.</p>		

ENVIRONMENTAL PROTECTION & BIODIVERSITY CONSERVATION ACT 1999

There are no flora or fauna species listed under the EPBC Act 1999 located within the works area.

BIODIVERSITY CONSERVATION ACT 2016

The site is not identified as containing any significant native vegetation. Therefore, the provisions of the Act are not relevant to the current proposal. The application is accompanied by BDAR Waiver (Appendix 44).

HERITAGE ACT 1977

The proposal will not unduly impact any heritage item listed on the State Register or any item listed on a Heritage and Conservation Register. Refer to the Statement of Heritage Impact (Appendix 11) prepared by Comber Consultants for additional information.

CONTAMINATED LAND MANAGEMENT ACT 1997

There is nothing in the works area that indicates a contaminating land use and no reason to suspect contamination of the works area. Refer to the Detailed Site Investigation (Appendix 14) prepared by EI Australia for additional information.

PROTECTION OF THE ENVIRONMENT OPERATIONS ACT 1997

This Act is the primary piece of legislation regulating pollution control and waste disposal in NSW. Provided appropriate mitigation measures are implemented the relevant provisions of the Act that relate to pollution control would not be triggered.

SOIL CONSERVATION ACT 1938

This Act is the primary piece of legislation conserving soil and water resources in NSW. Provided appropriate mitigation measures are implemented the relevant provisions of the Act would be complied with.

NATIONAL PARKS AND WILDLIFE ACT 1974

This Act provides the National Parks and Wildlife Service the power to issue stop work orders if it considers an activity is likely to significantly affect protected fauna, native plants or their environment. The Act also regulates site of archaeological and cultural significance. Provided appropriate mitigation measures are implemented the relevant provisions of the Act would be complied with.

BIOSECURITY ACT 2015

This act superseded the Noxious Weeds Act 1993 in 2017. The objectives of this act are to reduce the negative impact of weeds on the economy, community and environment of this State. There are no approvals or permits under the Act however the Act provides that occupiers of land must control noxious weeds under their management. Provided appropriate mitigation measures are implemented the relevant provisions of the Act would be complied with.

WASTE AVOIDANCE AND RESOURCE RECOVERY ACT 2001

This Act seeks to minimise the consumption of natural resources and the final disposal of waste by encouraging the avoidance of waste and re-use and recycling of waste in accordance with ESD principles. The proposal is consistent with the requirements of the act. See the waste management plan for detail.

WATER MANAGEMENT ACT 2000

The NSW Water Management Act 2000 (WM Act) aims to provide for the sustainable and integrated management of the water sources of the State for the benefit of both present and future generations. The principles of ESD are addressed in detail later in this report.

Under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act), actions that may have a significant impact on a matter of national environmental significance (MNES) are 'controlled actions' and require approval from the Commonwealth. MNES include world heritage properties, wetlands of international importance, and listed threatened species and ecological communities. The development will not have any significant impacts on any MNES.

A PLAN FOR GROWING SYDNEY

The site is located within the Parramatta CBD, which is identified as Sydney's second CBD by the Plan for Growing Sydney, A Metropolis of Three Cities—Greater Sydney Region Plan-Central City District Plan.

The Central City District Plan sets out the priorities and actions for this District and these are structured around 3 key themes of a Productive City, a Liveable City and a Sustainable City. The importance of Parramatta's CBD and growing this CBD in terms of both jobs and housing are continually emphasised in the District Plan. Particularly with reference to the 30-minute city. This development seeks to deliver both additional housing and employment within a 30-minute city scenario in a nuanced form of housing (build-to-rent), and therefore, fulfills the needs outlined by the Plan for Growing Sydney.

5. ENGAGEMENT

GENERAL

Community consultation and a Stakeholder Engagement Report for the proposal has been undertaken by HillPDA Consulting. The purpose of the consultation process to date has been to inform and seek feedback from key stakeholders.

As outlined in the report prepared by HillPDA, the key stakeholders engaged with as part of the consultation process were:

Tier 1 stakeholders: those in the immediate area with the potential to be affected by the project.

Tier 2 stakeholders: government agencies and peak organisations whose responsibilities are relevant to the proposed development.

It is noted that consultation with Tier 3 stakeholders (the wider community) is to occur during public exhibition of the proposal, as is accepted practice.

TIER ONE STAKEHOLDERS

HillPDA describe tier one stakeholders as, *“occupants of the properties neighbouring the proposed development. These stakeholders may have a particular interest in the project or may be concerned that they could experience a range of impacts from the proposed development, such as noise and disturbance during the construction period.”*

The tier one stakeholders identified by HillPDA are;

- *“Nos. 2 – 10 Hassall Street Parramatta*
- *14 Hassall Street Parramatta*
- *Nos. 1 – 13 Hassall Street Parramatta*
- *60 Station Street East Parramatta*
- *1 Charles Street Parramatta.”*

The tier one stakeholders were engaged via a letter and questionnaire survey, which is provided in the Stakeholder Engagement Report (Appendix 18).

TIER TWO STAKEHOLDERS

HillPDA describe tier two stakeholders as, *“government agencies and peak organisations which may have an interest in the proposed development.”*

The tier two stakeholders identified by HillPDA are;

- *“Indigenous community*
 - *Deerubbin Local Aboriginal Land Council*
- *NSW Government agencies*
 - *Department of Planning and Environment*
- *Infrastructure providers*
 - *Sydney Water*
 - *Ausgrid*
 - *Telstra*
 - *NBNCo*
 - *Optus*
 - *Jemena*
- *Local Government*
 - *City of Parramatta Council.”*

The tier two stakeholders were engaged via email correspondence, which is provided in the Stakeholder Engagement Report (Appendix 18).

CONCLUSION

The Stakeholder Engagement Report prepared by HillPDA concludes the following,

“This consultation outcomes report presents the communications and stakeholder engagement activities undertaken by HillPDA prior to lodgement of the SSDA for a proposed mixed use development at 12 Hassall Street Parramatta, which includes ground floor retail and through site links, commercial space within the podium and residential apartments provided under a BTR scheme.

In accordance with the SEARs requirements for stakeholder engagement outlined in section 1.2, HillPDA has designed and implemented an engagement plan to inform local businesses and key agencies about the proposed development. This has

provided an early opportunity for the community and key stakeholders to have a clear understanding of the proposal and provide comment for consideration prior to lodgement of the SSDA.

Amongst the agencies and infrastructure providers, none raised any objection to the proposed development. Council provided no comment with regard to the proposal. There will be a further opportunity for these agencies to provide comment at the SSDA exhibition phase.

Comments received from neighbouring premises regarding cumulative construction impacts and potential impacts relating to the scale of the proposal (particularly privacy) have been incorporated into the range of factors considered in the formulation of the proposal. It is considered that the extensive consultation undertaken to date as part of the Planning Proposal and Design Excellence process has effectively mitigated potential impacts arising from overshadowing and potential privacy impacts to surrounding premises. The potential cumulative impacts of construction activity on the site and surrounding sites will be managed through the Construction Management Plan, which includes steps to coordinate construction activity and limit disruptive activities to working hours."

Refer to the Stakeholder Engagement Report (Appendix 18) prepared by HillPDA for further information.

6. ASSESSMENT AND MITIGATION OF IMPACTS

This section provides a detailed summary of the results of the assessment of the potential impacts of the project. The assessment is presented against the items identified in the SEARS and additional considerations of impacts relevant to the proposal.

Assessment and Mitigation of Impacts	
Potential Impact	Mitigation Measure
Built Form, Urban Design and Design Excellence Will the proposed built form address and respond to the context, site characteristics, streetscape and existing and future character of the locality? Will the building design will deliver a high-quality development? Does the development achieve design excellence?	<p>The built form will adequately respond to the context of the site and future locality by providing a high-quality development that is consistent with the site specific DCP.</p> <p>See the Architectural Drawings (Appendix 28), Design Report (Appendix 31), Survey Plan (Appendix 20), Access Design Assessment Report (Appendix 17) and Accessibility Report (Appendix 12) for detail.</p> <p>The design of the building is the winner of a competitive design process. A copy of the finalised jury report is provided in support of this submission. The GA NSW has confirmed that the design integrity of the proposal has been retained in the BTR scheme via a Design Integrity Process.</p> <p>Refer to the Design Report (Appendix 31) and the Design Excellence Competition Report (Appendix 29).</p>
Environmental Amenity Is good internal and external environmental amenity achieved? Are there amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. Are there overshadowing impacts of the development within the site, on surrounding properties and public spaces?	<p>As assessed in detail in the statutory context section of this report, the development will provide measures to retain a high degree of environmental amenity.</p> <p>A SEPP 65 assessment (Appendix 34) is provided in this report.</p> <p>Refer to the Shadow Diagrams in Architectural Plans (Appendix 28), SEPP 65 Verification Statement (Appendix 34), View Analysis in the Design Report (Appendix 31) and Pedestrian Wind Environment Assessment (Appendix 41) for further details.</p>

Visual Impact

Will the development result in visual impacts to the locality?

Refer to the view analysis in the Design Report (Appendix 31) for detail. The view analysis did not identify any potential for significant visual impact, and therefore, a visual impact assessment is not required. The view analysis confirms that the proposal comprises a tall slender tower located within Parramatta CBD that is surrounded by existing tower development and is not located in any recognised heritage view corridors. As such, this proposal comprises an infill tower in the midst of a CBD that is identified for this high density urban design form and outcomes.

It must be noted that the applicable planning controls for this site have been recently made and were the result of a site specific planning proposal, which had particular regard to the appropriate height and form of development on this site and therefore, was also at that time, the subject of an analysis of the appropriate form for this site in the context of the CBD and broader locality.

CPTED

Are Crime Prevention through Environmental Design (CPTED) principles to be integrated into the development?

The development has been designed in accordance with the CPTED principles to reduce potential for crime.

Refer to the CPTED report (Appendix 36).

Ecologically Sustainable Development (ESD)

Will the development meet the relevant industry recognised building sustainability and environmental performance standards?

The development meets the relevant industry recognised building sustainability and environmental performance standards.

An ESD report (Appendix 4) has been prepared for the application.

Traffic and Parking

Traffic and parking impacts resulting from the proposal.

The application is supported by consultant reports which assess the potential impacts and provide mitigation measures.

The application is accompanied by; a Traffic Impact Assessment (Appendix 22); Construction Traffic Management Plan (Appendix 27); and Green Travel Plan (Appendix 21).

Biodiversity

Are there any biodiversity impacts associated with the development?

There is no vegetation on the site. The application is accompanied by BDAR Waiver (Appendix 44).

Noise and Vibration

Is there potential for noise and vibration impacts on the locality?

A Noise and Vibration Impact Assessment (Appendix 15) has been prepared for the application which assesses the noise and vibration impacts on the locality and provides adequate mitigation measures.

Ground and Water Conditions

How does the development mitigate potential impacts on surface and groundwater resources?

The application is accompanied by; a Geotechnical Assessment (Appendix 23); Groundwater Impact Assessment (Appendix 26); and Detailed Site Investigation (Appendix 14), which assess potential impacts and provide mitigation measures.

Stormwater and Wastewater

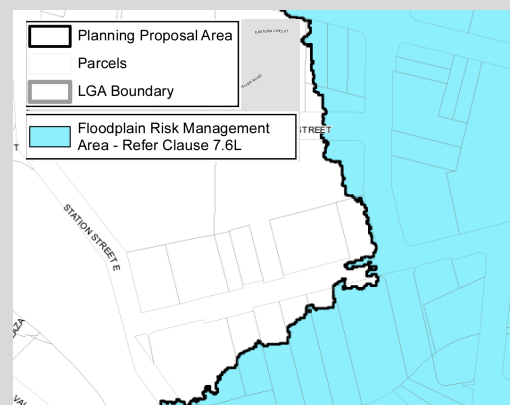
How does the development mitigate potential impacts arising from stormwater and wastewater?

An Integrated Water Management Plan (Appendix 38) has been prepared for the application which assesses potential impacts and provides mitigation measures.

Flooding Risk

Does flooding risk pose a potential impact on the development or locality?

Parramatta Council's flood planning report indicated that the development site is not located within the 1 in 100 year flood area and is not affected by the probable maximum flood zone. Furthermore, the Parramatta CBD Planning Proposal – Floodplain Risk Management Map (FRM) does not identify the site as a floodplain risk management area. See the map extract below.



Contamination

How does the proposal mitigate potential risks relating to contamination?

The application is supported by a Detailed Site Investigation (Appendix 14) prepared by EI Australia. See the discussion under the SEPP (Resilience and Hazards) 2021, and the DSI report (Appendix 14) for detail.

Waste Management

How does the development mitigate potential waste impacts arising from the development?

The application is accompanied by a Waste Management Plan (Appendix 16) and Hazardous Material Survey (Appendix 24),

	which address potential impacts and provide mitigation measures where necessary.
Aboriginal Cultural Heritage Are there any potential impacts to Aboriginal cultural heritage values on the site?	An Aboriginal Cultural Heritage Assessment Report (Appendix 9) has been prepared for the application which addresses this matter in detail.
Environmental Heritage Are there any potential impacts to Environmental heritage values on the site?	The development is accompanied by a Statement of Heritage Impact (Appendix 11) and an Archaeological Assessment (Appendix 10), which address this matter in detail.
Social Impact Are there potential social impacts resulting from the development?	The application is accompanied by a Social Impact Assessment (Appendix 19), which addresses potential issues and provides mitigation measures where appropriate.
Infrastructure Requirements and Utilities Are there impacts of the development on existing utility infrastructure and service provider assets surrounding the site?	The application is accompanied by an Infrastructure Delivery, Management and Staging Plan (Appendix 5), which addresses infrastructure matters and provides mitigation measures where required.
Bush Fire Risk Does bush fire risk pose potential impacts on the site and locality?	No, the site is not located on bush fire prone land.
Cumulative Impacts Given the proximity of the proposal to other developments, certain impacts such as traffic, noise, and overshadowing are factors that can lead to environmental impacts in the locality.	<p>The following technical studies assessed cumulative impacts within the context of the proposal and other industries:</p> <p>Noise: Predicted noise impacts are cumulative in that they account for background noise emissions, to which predicted noise levels emanating from the proposal were added. A comparison of predicted noise emissions from the proposal against measured daytime, evening and night time noise levels at representative residences and other receivers shows that proposed development would not significantly increase cumulative noise generation.</p> <p>Traffic: The traffic assessment considers cumulative impacts by undertaking baseline traffic counts combined with an analysis of existing and predicted vehicle movements associated with the development. Vehicle movements associated with the proposal would</p>

not have a significant impact on the levels of service or capacity of the existing road network indicating that cumulative impacts would be minor and acceptable.

Overshadowing: The Parramatta CBD Planning Proposal has approved the building height and envelope for the subject site and therefore, the relevant authority has already assessed the accumulative impacts of overshadowing for the site. Building heights have been determined for the whole CBD by proposing tall slender towers to minimise overshadowing of key public spaces and heritage spaces. The development proposes a tall slender tower consistent with the Parramatta CBD Planning Proposal and therefore, will not result in cumulative overshadowing impacts.

For completeness, we have given consideration to the principle of Ecologically Sustainable Development as required by the EP&A Regulation, which lists 4 principles to be considered in assessing a project. They are:

- The precautionary principle.
- Intergenerational equity.
- Conservation of biological diversity and ecological integrity.
- Improved valuation and pricing of environmental resources.

These principles are discussed below:

Precautionary Principle

The precautionary principle means if there are threats of serious or irreversible damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.

The environmental impacts associated with the proposed development are detailed throughout this EIS and have been identified and quantified to an adequate degree of certainty. To ensure that the development is carried out in ways that factors in precautionary approaches, mitigating measures have been proposed where considered necessary to prevent detrimental impacts from occurring.

Intergenerational Equity

Intergenerational equity requires that the present generation should ensure that the health, diversity and productivity of the environment is maintained or enhanced for benefit of future generations. The requirement for equity between generations binds or integrates the other principles of ecologically sustainable development. Intergenerational equity implies that the present generation should ensure that its local environment is maintained or enhanced for the benefit of future generations. As described above, the proposed development will not result in significant impacts on the receiving environment.

By adhering to the frameworks of Green Star, NABERS and BASIX, the environmental impact of this project is not only reduced upfront but will continue to reduce emissions over its operational life. This project will exceed the industry standard and is well placed to be resilient against future shocks and stresses, thus not disadvantaging future generations.

Conservation of biological diversity and ecological integrity

Biological diversity refers to the diversity of genes, species, populations, communities and ecosystems and the linkages between them. Biological resources provide food, many medicines, fibres and industrial products. Maintenance of biological diversity will ensure life support functions and can be considered a 'minimal' requirement for intergenerational equity. The proposed development does not impact on biological diversity or ecological integrity, as the site is already substantially cleared.

Improved valuation, pricing and incentive mechanisms

This principle is a component of "intergenerational equity" and establishes the need to determine economic values for services provided by the natural environment, such as the atmosphere's ability to receive emissions, cultural values and visual amenity. The value of the environmental resources affected by the proposal has been acknowledged and provided for through the examination of environmental consequences of the proposal and identification of mitigation measures to address potential impacts, including any short-term construction impacts.

CONCLUSION

Following a review of the relevant planning controls, it is concluded that the proposed development is consistent with the objectives, planning strategies and detailed controls of these planning documents. Consideration has been given to the potential environmental and amenity impacts that are relevant to the proposed development and this report addresses these impacts.

The proposed development has been assessed in accordance with the provisions of Section 4.15 of the EP&A Act 1979 and is generally consistent with the relevant objectives and planning controls.

Having regard to the benefits of the proposal and considering the absence of adverse environmental, social or economic impacts, the application is submitted to The Minister for Planning for assessment and granting of development consent. Think Planners Pty Ltd recommends the approval of this Application subject to necessary, relevant and appropriate conditions of consent.

APPENDIX 1 – SEARS TABLE

The following table provides a detailed summary of the individual matters listed in the SEARs and identifies where each of these requirements has been addressed in this report and the accompanying technical studies.

Response to SEARs Table	
Secretary's Requirements	Comment
1. Statutory Context	
<ul style="list-style-type: none"> Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies and guidelines. 	This report addresses all relevant legislation, EPIs, plans, policies and guidelines.
<ul style="list-style-type: none"> Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. 	The compliance of the application with applicable development standards is provided in this report.
<ul style="list-style-type: none"> If the development is only partly State significant development (SSD) declared under clause 8(1) of the State and Regional Development SEPP, provide an explanation of how the remainder of the development is sufficiently related to the component that is SSD. 	N/A.
<ul style="list-style-type: none"> Address the requirements of any approvals applying to the site, including any concept approval or recommendation from any Gateway determination. 	This report addresses the planning proposal, design excellence competition and any other development history relevant to the site.
2. Capital Investment Value and Employment	
<ul style="list-style-type: none"> Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor. Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided. 	Refer to the Capital Investment Value Report (Appendix 35).
3. Design Quality	
<ul style="list-style-type: none"> Demonstrate how the development will achieve: <ul style="list-style-type: none"> design excellence in accordance with any applicable EPI provisions. good design in accordance with the seven objectives for good design in <i>Better Placed</i>. 	Refer to the Design Report (Appendix 31).

<ul style="list-style-type: none"> Where required by an EPI or concept approval, or where proposed, demonstrate how the development has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy. Recommendations (from the jury and Design Integrity Panel) are to be addressed prior to lodgement. In all other instances, demonstrate that the development has been reviewed by the State Design Review Panel (SDRP). Recommendations are to be addressed prior to lodgement. 	<p>Refer to the Design Excellence Competition Report (Appendix 29).</p> <p>Refer to Design Report (Appendix 31).</p>
<p>4. Built Form and Urban Design</p> <ul style="list-style-type: none"> Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality. Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services. Assess how the development complies with the relevant accessibility requirements. 	
<p>5. Environmental Amenity</p> <ul style="list-style-type: none"> Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated. Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation and a compliant development (if relevant). 	<p>A SEPP 65 assessment (Appendix 34) is provided in this report.</p> <p>Refer to the Shadow Diagrams in the Architectural Plans (Appendix 28), SEPP 65 Verification Statement (Appendix 34), View Analysis in the Design Report (Appendix 31) and Pedestrian Wind Environment Assessment (Appendix 41) for further details.</p>

6. Conversion

- Where the development is located on land zoned B3 Commercial Core, provide information demonstrating it can be reasonably converted to another use permitted on the land, including:
 - architectural drawings showing an alternative design.
 - a design statement explaining how the development can be adapted for the use.
 - technical inputs showing the development meets, or can be modified to meet, any relevant minimum requirements for the use in the National Construction Code (NCC).
- The site is not located on land zoned B3.

7. Visual Impact

- Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development.
 - Where the visual analysis has identified potential for significant visual impact, provide a visual impact assessment that addresses the impacts of the development on the existing catchment.
- Refer to the view analysis in the Design Report (Appendix 31) for detail. The view analysis did not identify any potential for significant visual impact, and therefore, a visual impact assessment is not required. The view analysis confirms that the proposal comprises a tall slender tower located within Parramatta CBD that is surrounded by existing tower development and is not located in any recognised heritage view corridors. As such, this proposal comprises an infill tower in the midst of a CBD that is identified for this high density urban design form and outcomes.

It must be noted that the applicable planning controls for this site have been recently made and were the result of a site specific planning proposal, which had particular regard to the appropriate height and form of development on this site and therefore, was also at that time, the subject of an analysis of the appropriate form for this site in the context of the CBD and broader locality.

8. Public Space

- Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.
 - Demonstrate how the development:
 - ensures that public space is welcoming, attractive and accessible for all.
 - maximises permeability and connectivity.
 - maximises the amenity of public spaces in line with their intended use, such as through
- Refer to the Public Space Plan (Appendix 32) for detail.

<ul style="list-style-type: none"> adequate facilities, solar access, shade and wind protection. o maximises street activation. o minimises potential vehicle, bicycle and pedestrian conflicts. • Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the development, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines. 	<p>Refer to the CPTED report (Appendix 36).</p>
<p>9. Trees and Landscaping</p> <ul style="list-style-type: none"> • Assess the number, location, condition and significance of trees to be removed and retained and note any existing canopy coverage to be retained on-site. • Provide a detailed site-wide landscape plan, that: <ul style="list-style-type: none"> o details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage. o provides evidence that opportunities to retain significant trees have been explored and/or informs the plan. o demonstrates how the proposed development would: <ul style="list-style-type: none"> • contribute to long term landscape setting in respect of the site and streetscape. • mitigate the urban heat island effect and ensure appropriate comfort levels on-site. • contribute to the objective of increased urban tree canopy cover. • maximise opportunities for green infrastructure, consistent with Greener Places. 	<p>A Landscape Plan (Appendix 7) has been prepared for the application. Refer to these documents for detail.</p>
<p>10. Ecologically Sustainable Development (ESD)</p> <ul style="list-style-type: none"> • Identify how ESD principles (as defined in clause 7(4) of Schedule 2 of the EP&A Regulation) are incorporated in the design and ongoing operation of the development. • Demonstrate how the development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. • Demonstrate how the development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources. 	<p>An ESD report (Appendix 4) has been prepared for the application.</p>

11. Traffic, Transport and Accessibility

- Provide a transport and accessibility impact assessment, which includes:
 - an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections.
 - details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading.
 - analysis of the impacts of the proposed development (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments.
 - measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards.
 - proposals to promote sustainable travel choices for employees, residents, guests and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan.
- Provide a Construction Traffic Management Plan detailing predicted construction vehicle movements, routes, access and parking arrangements, coordination with other construction occurring in the area, and how

The application is accompanied by; a Traffic Impact Assessment (Appendix 22); Construction Traffic Management Plan (Appendix 27); and Green Travel Plan (Appendix 21).

impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated.

12. Biodiversity

- Assess any biodiversity impacts associated with the development in accordance with the Biodiversity Conservation Act 2016 and the Biodiversity Assessment Method 2020, including the preparation of a Biodiversity Development Assessment Report (BDAR), unless a waiver is granted, or the site is on biodiversity certified land.
- If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification.

This application is accompanied by a BDAR Waiver (Appendix 44).

13. Noise and Vibration

- Provide a noise and vibration assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA) guidelines. The assessment must detail construction and operational noise and vibration impacts on nearby sensitive receivers and structures and outline the proposed management and mitigation measures that would be implemented.

A Noise And Vibration Impact Assessment (Appendix 15) has been prepared for the application.

14. Ground and Water Conditions

- Provide an assessment of the potential impacts on soil resources, including related infrastructure and riparian lands on and near the site.
- Provide an assessment of the potential impacts on surface and groundwater resources (quality and quantity), including related infrastructure, hydrology, aquatic and groundwater dependent ecosystems, drainage lines, downstream assets and watercourses.
- Provide an assessment of salinity and acid sulfate soil impacts.

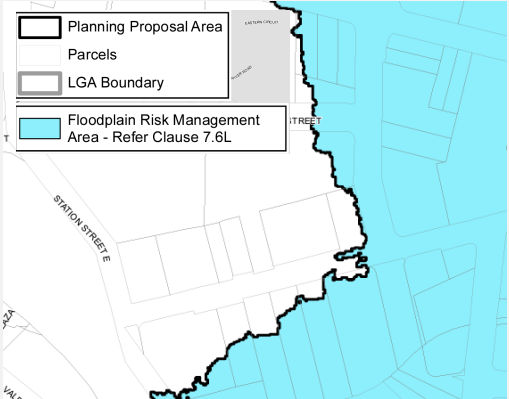
The application is accompanied by; a Geotechnical Assessment (Appendix 23); Groundwater Impact Assessment (Appendix 26); and Detailed Site Investigation (Appendix 14).

15. Stormwater and Wastewater

- Provide an Integrated Water Management Plan for the development that:
 - is prepared in consultation with the local council and any other relevant drainage or water authority.
 - details the proposed drainage design for the site including any on-site treatment, reuse and detention facilities, water quality management measures and the nominated discharge points.

An Integrated Water Management Plan (Appendix 38) has been prepared for the application.



<ul style="list-style-type: none"> o demonstrates compliance with the local council or other drainage or water authority requirements and avoids adverse impacts on any downstream properties. • Where drainage infrastructure works are required that would be handed over to the local council, or other drainage or water authority, provide full hydraulic details and detailed plans and specification of proposed works that have been prepared in consultation with, and comply with the relevant standards of, the local council or other drainage or water authority. 	
<p>16. Flooding Risk</p> <ul style="list-style-type: none"> • Identify any flood risk on-site having regard to adopted flood studies, the potential effects of climate change, and any relevant provisions of the NSW Floodplain Development Manual. • Assess the impacts of the development, including any changes to flood risk on-site or off-site, and detail design solutions and operational procedures to mitigate flood risk where required. 	<p>Parramatta Council's flood planning report indicates that the development site is not located within the 1 in 100 year flood area and is not affected by the probable maximum flood zone. Furthermore, the Parramatta CBD Planning Proposal – Floodplain Risk Management Map (FRM) does not identify the site as a floodplain risk management area. See the map extract below.</p> 
<p>17. Contamination and Remediation</p> <ul style="list-style-type: none"> • In accordance with SEPP 55, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development. 	<p>The application is supported by a Detailed Site Investigation (Appendix 14) prepared by EI Australia. See the discussion under the SEPP (Resilience and Hazards) 2021, and the DSI report (Appendix 14) for detail.</p>
<p>18. Waste Management</p> <ul style="list-style-type: none"> • Identify, quantify and classify the likely waste streams to be generated during construction and operation. • Provide the measures to be implemented to manage, reuse, recycle and safely dispose of this waste. • Identify appropriate servicing arrangements for the site. 	<p>The application is accompanied by a Waste Management Plan (Appendix 16) and Hazardous Material Survey (Appendix 24).</p>

<ul style="list-style-type: none"> If buildings are proposed to be demolished or altered, provide a hazardous materials survey. 	
19. Aboriginal Cultural Heritage <ul style="list-style-type: none"> Provide an Aboriginal Cultural Heritage Assessment Report prepared in accordance with relevant guidelines, identifying, describing and assessing any impacts for any Aboriginal cultural heritage values on the site. 	An Aboriginal Cultural Heritage Assessment Report (Appendix 9) has been prepared for the application.
20. Environmental Heritage <ul style="list-style-type: none"> Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated. 	The development is accompanied by a Statement of Heritage Impact (Appendix 11) and an Archaeological Assessment (Appendix 10).
21. Social Impact <ul style="list-style-type: none"> Provide a Social Impact Assessment prepared in accordance with the Social Impact Assessment Guidelines for State Significant Projects. 	The application is accompanied by a Social Impact Assessment (Appendix 19).
22. Infrastructure Requirements and Utilities <ul style="list-style-type: none"> In consultation with relevant service providers: <ul style="list-style-type: none"> assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site. identify any infrastructure upgrades required on-site and off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained. provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development. 	The application is accompanied by an Infrastructure Delivery, Management and Staging Plan (Appendix 5).
23. Bush Fire Risk <ul style="list-style-type: none"> If the development is on bush fire prone land, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with Planning for Bush Fire Protection. 	The site is not located on bush fire prone land.
24. Aviation <ul style="list-style-type: none"> If the development proposes a helicopter landing site (HLS), assess its potential impacts on the flight paths of any nearby airport, airfield or HLS. If the site contains or is adjacent to a HLS, assess the impacts of the development on that HLS. 	The site does not propose a HLS.

<p>25. Construction, Operation and Staging</p> <ul style="list-style-type: none"> If staging is proposed, provide details of how construction and operation would be managed and any impacts mitigated. 	<p>No staging is proposed. N/A.</p>
<p>26. Contributions and Public Benefit</p> <ul style="list-style-type: none"> Address the requirements of any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind and include details of any proposal for further material public benefit. Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided. 	<p>The site is subject to the standard developer contribution requirements of the City of Parramatta.</p> <p>In addition, at the time of rezoning of the land a VPA by way of a cash contribution was agreed between the City of Parramatta and the landowner. Nothing in this application amends the terms or nature of the VPA.</p>
<p>27. Engagement</p> <ul style="list-style-type: none"> Detail engagement undertaken and demonstrate how it was consistent with the Undertaking Engagement Guidelines for State Significant Projects. Detail how issues raised and feedback provided have been considered and responded to in the project. In particular, applicants must consult with: <ul style="list-style-type: none"> the relevant Department assessment team. any relevant local councils. any relevant agencies (including the Western Parkland City Authority for development within the Western Parkland City). the community. if the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation. 	<p>An Engagement report (Appendix 18) has been prepared for the application.</p>

APPENDIX 2 – COMMUNITY ENGAGEMENT TABLE

SURVEY RESPONSES

The following table is taken from the Stakeholder Engagement Report prepared by Hill PDA (appendix 18) and identifies issues raised and any mitigation measures already included in the project or to be taken in the future.

Issue type	Issue raised in survey	Action taken
Construction noise and vibration (cumulative)	Construction and vibration on existing building sites is already being felt and this may get worse if the proposed development proceeds	Matter referred to SIA consultants for further consideration
Setbacks/privacy	Concerns that residents in the proposed development would be able to see into existing dwellings at 11 Hassall Street	Reviewed previous engagement outcomes. Extensive consultation on the height and setbacks of buildings was undertaken as part of the earlier planning proposal. The proposal has been the subject of a design excellence competition, which has taken into account the location of existing dwellings.
Light access	Concerns that the proposed building will impact upon light access for residents in south facing apartments at 14 Hassall Street	Light access to 14 Hassall Street has been considered in the design process. Design has been refined to ensure setbacks from 14 Hassall Street.
View	Concerns that the proposed building will impact upon views for residents on south facing apartments at 14 Hassall Street	The impact to 14 Hassall Street has been considered in the project design. Design has been refined to ensure setbacks from 14 Hassall Street.
Community cohesion	Future residents would be too affluent/Future residents would not be affluent enough	The proposed BTR offering on site would not be affordable or social housing. The offering will be targeted at the growing demographic of younger professionals working in the Parramatta CBD who require more affordable rental dwellings. The characteristics of residents is likely to be similar to the neighbouring buildings.

AGENCY ENGAGEMENT

The following table is taken from the Stakeholder Engagement Report prepared by Hill PDA (Appendix 18) and identifies issues raised and any mitigation measures already included in the project or to be taken in the future.

Stakeholder	Organisations	Issue	Action
Indigenous community	Deerubbin Local Aboriginal Land Council	No significant issues were raised as of the publishing of this report. It is noted that ongoing engagement is being undertaken as part of the AHIP application process.	None required.
NSW Government agencies	Department of Planning and Environment	DPE were contacted at multiple points by the project team and by HillPDA on 12 April. Where comment was provided, DPE were generally supportive of the proposal. Refinements were made to the design following a meeting with the design integrity panel on 4 April 2022.	None required.
Infrastructure providers	Sydney Water Ausgrid Telstra NBNCo Optus Jemena	No significant issues were raised by these providers. Engagement will be ongoing to determine the specific connection points and detailed requirements of the proposal.	None required. Ongoing engagement as needed to refine connection points.
Local Government	City of Parramatta Council	Council was contacted but raised no specific issues.	None required.