

Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2124

Your Ref	SSD-71558711
Our Ref	NCA/6/2024
Contact	Douglas Bennett
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21/08/2025

ATTN: Andy Nixey,

COUNCIL SUBMISSION TO REQUEST FOR ADVICE ON EIS – MIXED-USE PRECINCT WITH IN-FILL AFFORDABLE HOUSING – HUGHES AVENUE, MELROSE PARK SOUTH-WEST

I refer to the above request to provide advice on the proponent's Environmental Impact Statement in relation to the proposed mixed-used precinct at Hughes Avenue, Melrose Park (SSD-71558711). Council has reviewed the supplied documentation and wishes to lodge its formal **OBJECTION** to the proposal on the following grounds:

1. **Flood & Catchment Engineering** – Inaccurate flood modelling and lack of On-Site Detention (OSD) system.
2. **Precinct and Strategic Planning** – Insufficient detail on FSR calculations/clarification on how 'site area' is defined in the proposal. Insufficient affordable housing provided – affordable housing units secured by an existing VPA should be excluded from affordable housing calculations for the purposes of meeting the 15% minimum affordable housing requirement under the SEPP (Housing) 2021 (see s. 15C(2)). Clarification needed on total FSR – figure is interchangeable across documents (3.313:1 proposed in Statutory Compliance Table, 3.198:1 proposed in Clause 4.6 Variation Request).
3. **Universal Access** – Insufficient provision of adaptable units in each building (minimum 15% required under PDCP 2023 by virtue of ADG requirements) and accessible pathways.
4. **Design of Proposed Park (OS4)** – Design of the park contains insufficient details to satisfy Council as future asset owner. Undesirable tree species should be replaced. Park to be design in accordance with Melrose Park Public Domain guidelines and show all approved bioretention basins. VPA requires consultation with Council on park design prior to submission of detailed DA/SSD.

In addition to the above, Council wishes to provide **COMMENT** on the following aspects of the proposed development.

1. **Traffic & Parking Generation** – TIA contains discrepancies and does not differentiate between inbound and outbound trips. Minor errors in car park design to be addressed. Oversupply in visitor parking to be reduced. Modelling of road network to be provided showing impact on intersection performance arising from increase in density.

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2. **Biodiversity Impact** – Accompanying BDAR lacks science-based assessment of impacts of the change in solar access to endangered vegetation.
3. **Urban Design** – Further built form refinements required to achieve desired future character.
4. **Trees and Landscaping** – further consideration of adequate soil volume and landscape design is required.
5. **Public Domain** – Public Domain design must meet public domain guidelines and be consistent with other areas of Melrose Park.
6. **Social & Economic Impact** – Additional non-residential floor space to be considered. Further detail on potential community space to be provided. Additional 3-bedroom units recommended.
7. **Waste** – Council does not support chute systems for recycling. Waste rooms should be provided on each floor for storage of recyclables.
8. **VPA** – construction staging noted in the EIS does not correlate with the staging identified in the relevant VPA.
9. **Contamination** – land designated as public parkland must be remediated to the residential C standard under Schedule B1 of the National Environment Protection (Assessment of Site Contamination) Measure 1999 (amended in 2013). All other private open space must also meet the relevant standards under this Measure.
10. **Bicycle Infrastructure** – provide all bicycle parking facilities on basement level 1 for all three blocks and ensure ramp inclines accord with Austroads Guide to Road Design.

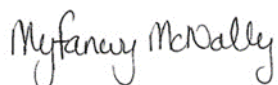
Please find attached at Appendix 1 and 2 detailed comments addressing the above matters (as foreshadowed in Council's interim submission dated 11 August 2025).

Council appreciates the opportunity to comment on the above application, are supportive of the continued investment in new in-fill affordable housing development in the City of Parramatta and look forward to continued collaboration. It is noted that this is the recommendation of Council officers, and this submission has not been endorsed at a Council meeting.

Should additional documentation/information be provided by the proponent that addresses the above key matters to Council's satisfaction, Council will consider formally withdrawing its objection.

Should you wish to discuss the above matters, please contact Douglas Bennett, Development Assessment Officer on the details listed above.

Yours sincerely



Myfanwy McNally

MANAGER, CITY SIGNIFICANT DEVELOPMENT

Appendix 1

1. Flood and Catchment Engineering

Comment Type: Objection

On-Site Detention (OSD) Requirements

Council notes the applicant's contention that, because runoff in the post development condition will be less than that from the predevelopment condition, then OSD is not a requirement. This view is not supported by Council, and it is noted that the Upper Parramatta River Trust Handbook (Edition 4) (UPRTH) does not support this finding. The UPRTH requires the following in relation to OSD:

3.4.1 Developments to which OSD applies:

- *OSD requirements generally apply to all types of development and redevelopment on both flood liable and flood-free sites.*

These include the following:

- *all commercial, industrial and special-use developments and buildings;*
- *roads, car parks, paths and other sealed areas;*

[UPRTH p. 3-3]

New development or redevelopment:

Where the proposed development is of a vacant site or a complete redevelopment of an already-developed property, the OSD requirement will relate to the whole property.

[UPRTH p. 3-6]

However, Council notes that OSD may not be required if it can be demonstrated that providing such infrastructure would delay flood peaks of discharges from the site to be closer to the mainstream flood peak coming down the river. This would likely cause the mainstream flood peak to be higher – i.e. mainstream flooding would be worsened by OSD here. This requires modelling and a simple explanatory report. This report should also address if OSD would be beneficial for other reasons such as downstream piped drainage inadequacy and scour/erosion control plus environmental protection.

Overland Flow Flooding and Quantitative Drainage Infrastructure

Council notes discrepancies in the submitted flood modelling which results in inaccurate flood planning levels being adopted across the site.

Floor levels for all buildings must be at least 500mm above the adjacent 1% predicted floor water surface level, with the assumption of 100% blockage of the underground drainage system so that all flood flow is assumed to be overland. The proponent's modelling does not presently account for 100% blockage of underground drains. Updated modelling must be provided by the proponent in this regard, to ensure satisfactory compliance with flood management requirements under cl. 5.21 of the *Parramatta Local Environmental Plan 2023* (PLEP). The adoption of correct flood modelling will yield 1% AEP flood levels, and the flood planning levels and minimum floor levels 500mm above this.

Flood modelling must also account for rainwater and tidal consequences of climate change and be in accordance with Australian Rainfall and Runoff (AR&R) Chapter 6 updated 2024 for Climate Change. The Application uses an older version of AR&R and should be updated. The calibration adjustment factor should be retained in situ. The above means that flood levels

will be somewhat higher and flood extents will be greater than currently modelled. Hazard levels may also be increased. The consequences of these changes must be recognised in the updated plans and levels.

In the absence of updated modelling and plans, it is unclear whether the proposed development is capable of achieving the requirements set out under cl. 5.21 of the PLEP 2023.

Reduction of Net Rainwater Discharge by 10%

Council generally requires new development to reduce the net total rainwater discharge from the site by 10% compared to the site in its undeveloped (natural) state. (Note this is not the site immediately before this development, but the site before any development). Whilst this requirement stems from provisions under the PDCP 2023 (which Council notes does not apply to this development), the requirement is considered to be best practice and the most feasible method of achieving the requirement under s. 6.6(2)(a) of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* as set out below.

- (2) *Development consent must not be granted to development on land in a regulated catchment unless the consent authority is satisfied the development ensures—*
- (a) *the effect on the quality of water entering a natural waterbody will be as close as possible to neutral or beneficial, and*

Although this requirement has been referenced by the applicant, no documentation has been proffered that demonstrates achievement of this requirement. The design and Integrated Water Management System must be updated to accommodate and demonstrate this 10% reduction in net discharge, including increased rainwater storage (above BASIX) and use of rainwater on site as appropriate. The Integrated Water Management Plan should incorporate rainwater capture and use, permeable landscapes, bio-retention and other water sensitive design measures to reduce net discharge.

Water Sensitive Urban Design and Water Quality/Quantity Control

Council requires Water Sensitive Urban Design (WSUD) measures to achieve water quality and quantity requirements under the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (SEPP (B&C) 2021).

The measures must primarily be focused on management of water in the landscape in preference to add-on proprietary devices. The application's accompanying documentation (prepared by Costin Roe) states in several places that no WSUD provisions are to be provided within the site / blocks, and all water treatment is to be done in the public domain:

Components of the treatment train for the development are as follows:

- *Primary treatment of all developed areas will be made via GPTs located on the Open Space Area OS4 as per Infrastructure DA/75/2024.*
- *Tertiary treatment of the development will be made by draining surface and roof water via two Bio-retention basins located within OS4. Refer to Infrastructure DA under DA/75/2024.*
- *A portion of the roof will also be treated via rainwater reuse and settlement within the rainwater tank. (Costin Roe p 20)*

This approach is not supported. The WSUD design must be split between the private and public domain. The private lots must incorporate their own WSUD water treatment and water quantity management systems prior to discharge into the public stormwater system. All stormwater discharged to the river must be protected by gross pollutant traps to design and operations satisfactory to Council and to ensure compliance with the SEPP (B&C) 2021.

There must be a combination of public and private water management systems working together and responding to the ecological sensitivity of the site, including riparian zones. The combined private and public WSUD system must be modelled (MUSIC) to Council's satisfaction. Additional documentation should be provided by the applicant addressing the above.

Ponding Depth

The flood report accompanying the application shows ponding depth beyond safe limits at various sag locations. As per conditions C32 and C33 of DA/75/2024, all sag locations should have a safe ponding depth and ensure that a safe overland flow path is available beyond the safe ponding limit. This should be detailed on all civil drawings.

Detention Basin(s)

Plans for open spaces must show all approved detention basins under DA/75/2024 and any other existing and proposed stormwater measures. All details of the basin and stormwater drainage need to be included. Only public stormwater (from public road and public open space) should be treated via bio-retention within public domain. Stormwater from the development area (lot) should be treated within the lot. Proprietary product for public stormwater quality management is not supported except GPT.

2. Precinct & Strategic Planning

Comment Type: Objection

Calculation of Floor Space Ratio (FSR)

The applicant has assumed a 30% FSR and height bonus in their scheme pursuant to the Housing SEPP 2021; however, this bonus is a maximum and should not be assumed. In addition, multiple FSR figures have been nominated throughout the application's accompanying documentation. For example, an FSR of 3.313:1 is noted in the document titled 'Statutory Compliance Table' whilst an FSR of 3.198:1 is noted in the application's accompanying Clause 4.6 variation request. Further clarification on this matter is required.

The additional 30% FSR and height is sought on the basis that the applicant's calculations of GFA are correct, which is not transparently communicated in the submitted documentation. No detail is given on how 'site area' (for the purposes of calculating GFA/FSR) is provided, noting that there are multiple areas of the subject site that should be excluded from site area.

Should it be determined that the GFA calculations are incorrect, the FSR and height must be adjusted accordingly to comply with the base FSR controls in the PLEP 2023 before any bonus FSR is calculated or considered under the Housing SEPP 2021. If a variation to the base FSR controls is identified, and the variation is ultimately supported, the bonus FSR calculation should only apply to the base FSR (i.e. the allowed FSR) and not include the FSR subject to the variation.

A maximum of 15% affordable housing is proposed; however, there are inconsistencies with how the total percentage of affordable housing across both sites has been calculated in the exhibited documents – the eastern site includes the 12 affordable housing units dedicated to Council in perpetuity under the Planning Agreement, but the western site excludes the 12 affordable housing units from their calculations. Given Clause 15C(2) of the Housing SEPP 2021 states that, "*Affordable housing provided as part of development because of a requirement under another chapter of this policy, another environmental planning instrument or a planning agreement is not counted towards the affordable housing component under this*

division”, the 24 units to be dedicated to Council under the Planning Agreement should be excluded from the affordable housing calculations for the proposed developments.

3. Universal Access

Comment Type: Objection

Matters relating to universal access are addressed under the following subheadings.

Adaptable Units

Council notes that only 13.8% of units within Block 1 are adaptable, with no adaptable units provided in Block 2 and Block 3. This approach is inconsistent with the requirements of Objective 4Q-2 of the Apartment Design Guide which requires adaptable housing to be provided in accordance with ‘the relevant council policy’. The relevant policy in question is the *Parramatta Development Control Plan 2023* (Control C.01 of Section 3.1.3) which requires a minimum of 15% of units to be adaptable.

C.01 Multi-dwelling housing, residential flat buildings, and the residential component of mixed-use developments are to provide adaptable housing in accordance with Table 3.1.3.1 below:

Table 3.1.3.1 – Adaptable Dwelling Requirement

<i>Total no. of dwellings in development</i>	<i>No. of adaptable dwellings required</i>
<i>Less than 10</i>	<i>1 dwelling</i>
<i>10 or more</i>	<i>15% of total dwellings (to be rounded up)</i>

Council requires compliance with its policy and the application should be amended to meet the minimum requirements of adaptable units. The shortfall in adaptable units is also inconsistent with the following policies.

State Environmental Planning Policy (Housing) 2021

Cl. 3 (b) - encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,

Parramatta Local Environmental Plan 2023

Cl. 1.2(j) - to encourage a range of development to meet the needs of existing and future residents, workers and visitors,

Zone R4 High Density Residential

Cl. 1 - To provide for the housing needs of the community within a high density residential environment.

To provide a variety of housing types within a high density residential environment.

In addition to the above, it is noted that all adaptable units in Block 1 are the same footprint – these units must be representative of the units on offer. All adaptable units in this building provide left hand transfers onto the toilet pan which is not supported – a mix of left and right hand transfers should be provided within the building (as evenly as possible).

Block 1 – Accessible Pathways

Council notes that no accessible path of travel has been provided from Mary Street to Block 1. In addition, access from the east west through site link doesn’t appear to provide an accessible path of travel as required within BCA D1P1. Council recommends that accessible paths be provided.

Block 2 – Accessible Pathways

No direct accessible path of travel has been provided to the north south through site link and central courtyard from Mary Street as required within BCA D1P1. In addition, no direct accessible path of travel has been provided to the east west through site link and central courtyard from Hughes Avenue and NSR 5A as required within BCA D1P1.

Other matters

Council requests that active leaf doors throughout the project provide a clear opening no less than 850mm.

Low level thresholds are required at all doors accessing outdoor and differing areas. The abutment of differing surfaces should have a smooth transition of 0mm. Construction tolerances are recommended as:

- (a) 0+/- 3mm vertical.
- (b) 0+/- 5mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping.

Equipment and furniture within the communal areas including the communal open spaces will require accessible and inclusive features suitable for a person with a mobility and other impairments.

4. Proposed Park (Open Space 4)

Comment Type: Objection

Concern is raised over the lack of detail for the proposed public open space (Open Space 4). Council requests that the following comments be carefully considered by the proponent as Council will be the future owner of this asset.

Furniture and Materials

The furniture and materials palette should be consistent with the Melrose Park Public Domain Guidelines to provide a cohesive network of public open spaces throughout the precinct. Furniture and fixtures are to comprise durable materials with a long asset life (i.e. metal) and timber is to be avoided.

Pathway surfaces should reflect an identifiable hierarchy (e.g. primary, secondary). Where pathways double as maintenance vehicle pathways, these pathways should be capable of accommodating heavy vehicles consistent with Council's Standard Detail DS 6 (type 2).

Steel edging should be incorporated where garden beds directly interface with turf.

Trees, Turf & Gardens

Council requests that *Pennisetum sp.* be replaced with *Poa labillardieri* and/or *Poa poiformis* as *Pennisetum* is an undesirable species in this location.

Maximum grades of 1:5 (Turf) and 1:3 (Garden beds) should be provided (and confirmed by showing levels on plans) to facilitate safe maintenance access. In addition, turf zones require minimum 2m clearances to pathway edges for mower access.

Riparian planting palette should comprise species from endemic ecological communities (Sydney Coastal Sandstone Foreshores Forest / Sydney Enriched Sandstone Moist Forest / River Mangrove Forest / Coastal Saltmarsh) to enhance ecological integrity.

All trees should accommodate adequate setbacks to pathways and other infrastructure to minimise potential rootzone / canopy conflicts.

No turf should be provided within vegetated riparian zone to protect ecological and hydrological integrity (conflicting plans i.e. 'Materiality' versus 'Programme').

Community Facilities (North-East Corner)

Council requests sections be provided at regular intervals through the park to clearly illustrate levels (e.g. turf area, embankment) and infrastructure (e.g. retaining walls).

All pathways should align with the street network and pedestrian linkages from adjacent communal open space to provide visual connections that minimise wayfinding signage requirements (i.e. northern entry to Hughes Avenue and western boardwalk to Block 3 communal open space).

Pathways should be used to define edge between turf area and riparian revegetation zone consistent with Open Space 3 to the east (i.e. connection from EWR-10 to boardwalk access path).

Council also requests that the proponent provide paved connections between park corner entry and playground Softfall zone for accessibility.

The BBQ area should be consolidated and relocated away from amenities building and include shelter(s) over the BBQ area (see figure below).

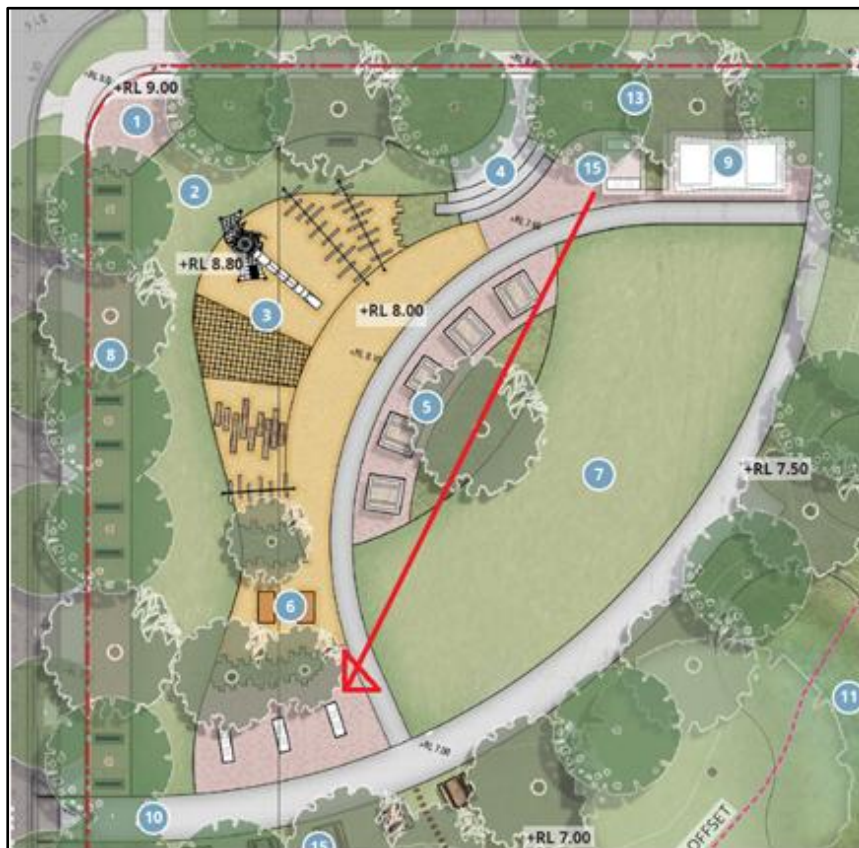


Figure 1 BBQ facilities to be consolidated and relocated

Playground

The proponent should demonstrate that the proposed playground is consistent with the 'Everyone Can Play' guidelines to ensure capacity for a diversity of ages and abilities. Play equipment should be reviewed to encourage group/social/imaginative play in addition to individual skill-based play.

All structural elements should comprise durable materials with a long asset life. The use of timber is not supported.

Appendix 2

1. Traffic and Parking

Comment Type: Comment

Alignment with Infrastructure DA (DA/75/2024)

It is understood that the proposed State Significant Development (SSD) will not override the Infrastructure Development Application (IDA) that has been approved by Council (ref: DA/75/2024). The IDA will see the delivery of critical infrastructure that is required to support the proposed development. Accordingly, a condition should be included in any SSD approval for this site that would ensure that no Occupation Certificate is issued until the Occupation Certificate is issued for the IDA.

Traffic Generation

The proposal will see an increase in density across both the eastern and western sites compared to what was considered in the Transport Management and Accessibility Plan (TMAP). The Transport Impact Assessment (TIA) considers the sites in isolation and concludes that the net increase in traffic generation will be small and will be negligible.

The TIA does not differentiate between inbound and outbound trips. It should be noted that the majority of the commercial and retail trips would be travelling in the opposite direction to those for the residential component, and therefore, their impacts on the intersection performances will not be the same. Accordingly, when undertaking the comparative traffic generation assessment, the inbound and outbound trips need to be considered separately.

Council notes community concern over traffic generation from this (and other) site. The adopted TMAP set a limit on the level of performance of various intersection(s). If this development (or any other development with similar precedent in the precinct) will cause key intersections to exceed that limit, then this should be identified and detailed in the application's accompanying TIA to ensure full transparency and ensure the consent authority can make an informed decision in relation to the ongoing redevelopment of the precinct.

Construction Traffic Management Plan (CTMP)

With regards to the preliminary CTMP, given that the location is next to a school and next to Parramatta Light Rail works, the following should be noted:

- There is to be no heavy vehicles accessing or leaving the site during critical periods where there will be a high number of school children on the footpaths. These blackout periods are to be as a minimum 20min before the school start time and 10min after the school start time, as well as 10min before the school finish time and 20min after the school finish time.
- Sufficient on-site parking should be provided for construction workers to limit the impact on on-street parking.
- There is to be no trucks laying over or parking on local roads. Any trucks that arrive to the site that cannot be accommodated, are to be turned away.
- The use of Hugues Avenue as a construction vehicle route is not acceptable given that it is a residential street and there are alternative approved heavy vehicle routes to the site.

Parking

It is noted the PDCP requires a maximum of 54 visitor parking spaces for Block 1 (based on the higher rate of 0.2 spaces per dwelling). However, the development proposes 85 spaces. It is recommended that the visitor spaces be removed to ensure there is no oversupply.

Council recommends that a condition be including to specify the number and split for the parking for the various uses (noting the above recommendation for visitor spaces). Bicycle parking and motorcycle parking is to be provided as specified in the TIA and must comply with the relevant Australian Standards.

Loading and Servicing

It is noted that Block 3 contains approximately 600sqm GFA of retail space. However, there has not been an assessment undertaken to confirm that the single loading dock proposed will be sufficient for the retail component of the site. Furthermore, safe and convenient access needs to be provided from the loading dock to retail development which has also not been demonstrated. It should be noted that Council will not be approving any on-street loading zones within the internal road network and all loading and servicing needs must be conducted from within the site.

Given this, the TIA must conduct an assessment of the loading needs for the proposed development site to ensure sufficient loading bays have been provided.

Car Park Design

With regards to the design of the carpark, the following issues have been identified.

- All Blocks
 - There are a number of locations throughout the car park where columns appear to be conflicting with the vehicle envelope in accordance with the Australian Standards. Plans are to be updated and the vehicle envelope should be illustrated on revised plans.
 - The location of the control point into the basement car park is not shown. The control point must comply with the requirements of the Australian Standards and must ensure that no vehicles are obstructing the road reserve including the footpath. Swept paths for loading vehicles will also need to be checked to ensure service vehicles will be able to travel around any intercom/card reader if being used. An updated TIS should be required to perform this assessment.
 - Devices, such as convex mirrors, may need to be installed at locations where vehicles will not have clear view of oncoming or cross traffic and the aisle width is narrow preventing continuous two-way movements. The TIA is to perform this assessment and nominate the devices and locations they are to be installed.
 - The rate of grade changes within the ramps exceeds the maximums required by AS 2980.2 for MRVs and HRVs (max is 6.25% over 7m) for Block 1 and may exceed this requirement for Block 2 and 3. To ensure safe access, all grades along the driveway must comply with the requirements of the Australian Standards.
- Block 1
 - Full details of the grades along the loading dock appears to be omitted.
 - 1m blind aisle extensions have consistently not been provided in accordance with Australian Standard requirements. Plans are to be updated to provide these to ensure satisfactory manoeuvring into the parking spaces.
 - AS 2890.1 states that the maximum superelevation on a curved ramp should not exceed 5%. It is noted that on BL1, the ramp extends onto the parking aisle meaning that the superelevation on some parts is 10%. The TIA should assess this non-compliance.
- Block 3

- At the end of a blind aisle (top left of the page on BL2-4), there are two parking spaces that are parallel to the direction of vehicle travel. Access out of these spaces is likely not going to be possible without excess manoeuvres or long reversing manoeuvres. Accordingly, these spaces are to be removed.
- 1m blind aisle extensions have not been provided in some aisle in accordance with Australian Standard requirements. Plans are to be updated to provide these to ensure satisfactory manoeuvring into the parking spaces.

2. Biodiversity Impact

Comment Type: Comment

Council notes that the vegetation community (on site) for both properties is the same - PCT 4028 Estuarine Swamp Oak Twig-rush Forest that is an endangered ecological community. It is recommended that the landscape plans be updated to consider the use of vegetation consistent with this community.

Council's primary concern in relation to the endangered ecological community is the overshadowing of two PCTs, PCT 4097 Samphire Saltmarsh communities and PCT 4091 Grey Mangrove - River Mangrove Forest. Both have been mapped directly adjacent to the subject land, and whilst these communities are outside of the development area and not directly impacted by the development, there are identified indirect impacts resulting from massing of the buildings.

The application's accompanying Biodiversity Development Assessment Report (BDAR) includes an additional assessment of the impacts of the SSDA massing of the buildings and the overshadowing of PCTs, with a particular focus on those sensitive Samphire Saltmarsh and Grey Mangrove-River Mangrove Forest communities. The assessment of shading impacts to mangroves and saltmarsh communities was determined through interpretation of overshadowing maps and the solar access diagrams indicate that the two SSDAs will result in a reduction in solar access to a portion of the mapped vegetation in the study areas at varying degrees during the summer and winter solstices.

The BDAR, in consideration of all criteria, concludes that the development(s) are not likely to have a significant impact on Coastal Saltmarsh or Grey Mangrove-River Mangrove. However, the threshold or degree of shading that it takes before these negative impacts on saltmarsh occur is not known and therefore the BDAR does not provide a clear science-based assessment of the impacts of the change in solar access to the adjacent vegetation. The data in the BDAR is not available in the literature and therefore the impacts remain largely unquantified.

The section of the Parramatta River adjacent to the subject land is mapped as Key Fish Habitat (KFH) under the Fisheries Management Act 1994. Whilst the proposed development footprint does not involve direct impacts to KFH, (ie. does not involve direct harm to marine vegetation, dredging, reclamation or obstruction of fish passage) there will be indirect impacts to mangroves that are mapped as KFH as part of this proposal as a result of overshadowing, which may constitute harm to marine vegetation. These impacts should be clearly quantified and mitigated (where possible), and concurrence from the NSW Department of Primary Industries – Fisheries should be sought.

Given the uncertainty of the impacts on overshadowing on the Grey Mangrove and Saltmarsh communities Council supports the recommendation in the BDAR's that a monitoring of the mangroves and saltmarsh communities be undertaken as a mitigation measure to ensure that there is not a long-term loss of biodiversity values at the site as a result of the overshadowing.

3. Urban Design

Comment Type: Comment

The following comments largely relate to the design of blocks B2 and B3 that were subject to a competitive design competition. Separate comments for block B1 has been provided under a separate subheading below.

Massing

The proposal for Blocks B2 & B3 includes departures from both reference designs established under the design competition held for the site in 2024.

Council recommends that the proponent reduce built form footprints along Atkins Road, amend the building heights to at minimum relate to the proponent's reference design, increase building separation to a minimum of 24m and maintain an orthogonal courtyard absent of shifted floorplates and protrusions.

Council recommends that the proponent reduce tower depth to more closely relate to neighbouring development's towers. Generally, the residential towers that have been proposed to Council to date, present themselves as approximately 22m in depth. Avoid splitting and shifting tower floorplates as it unnecessarily increases a towers elevation. Reducing tower depth will also help to resolve amenity issues of some of the individual units.

Council's position is that the above changes are required to ensure amenity and surrounding character is upheld, and the aims of clause 6.13(4)(d)(iv)-(vi) of the PLEP 2023 are achieved.

Setbacks

Council requests that street setbacks be revisited to account for a 400mm articulation zone to ensure the design of buildings respond to urban characteristics that require consistency as part of their implementation and to ensure adherence to the following comment made by the design jury in their competition report:

"The ground plane, through site link strategy, clarity, relationship to the street, and associated wayfinding through materiality were well thought out and executed to a high standard."

Inconsistencies in the building interface alignment both within the developments and against the wider precinct will disrupt the strong definition of an edge to the public domain. The legibility of a coherent and well considered network of streetscapes and parkland is diminished by the irregular and excessive protruding and recessing of building elevation. On this basis, Council recommends the reorganisation of the floorplates throughout both Blocks B2 & B3 to create a consistent alignment to the street. Where balcony profiles extend beyond 400mm reduce these protrusions to ensure a consistent approach to the street interface.

In addition, Council is concerned by the close resemblance of tower and podium architectural treatment. Both Blocks B2 & B3 require a podium and tower typology to maximize the GFA. The podium and tower do not need to read as part of the same structure. It is often better if they do not, as both types have different responsibilities within the urban structure.

Overall, the approach to the podium's architectural treatment will produce a less articulated elevation with less variance yet greater presence when avoid along the street. Council therefore recommends that for all podium level elevations the proponent should; Introduce articulated vertical elements and some variations in the detailing between buildings as well as considering a balcony profile that has greater alignment with street.

Both Blocks have a significant number of individual unit entries off the street or publicly accessible areas. Individual ground level entries are supported as a way of integrating a large development more intimately with the public domain. Council would encourage the inclusion of more entry points, particularly for Block B2. However, all entries should align to an appropriately placed architectural threshold for the corresponding Unit. Simply having a connection into the POS of a unit will not provide the integration of building to street, instead it risks being perceived as the back gate to the backyard.

Most street entry points to individual entries align with bedrooms or structure. As previously mentioned, there is no architectural response to grounding the building. No specific treatment in the elevation for the thresholds that are created. Council recommends that the proponent develop the approach taken to individual unit's street level entries, shift the alignment of entryways to correspond with the living space and introduce articulation on the elevation that indicates a threshold to the unit. The greatest care should be taken where entries are perpendicular to the elevation with a clear visual alignment from the public domain.

Council also recommends that the proponent consider some adjustments in the levels for buildings outlined above, this could include stepping of the ground level slabs. Individual street level entries should be possible to all unit throughout the development, removing the need for brick walling of significant height along the interfaces.

Materiality and Architectural Detailing

The proposed developments will be constructed post the completion of various residential buildings to the North as well as the Town Centre. The proposed SSDA should not be introducing a new set of materials but take reference from a controlled selection of materials already contextually established by preceding development.

Additional variation to the podium levels should be provided by introducing stronger vertical articulation and developing details around the curtain wall system and other fenestrations.

It should be noted that under clause 6.13.4a of PLEP 2023 that the consent authority should take into consideration 'whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.' There is an over reliance on stark material changes and simplistic reprofiling of balconies to create variance. There is no noticeable change to the articulation of structure or detailing of the fenestrations. A greater level of detail needs to be applied to the current schemes in order for them to meet the standard of clause 6.13.4a.

Courtyard and Through Connection(s)

The lack of deep soil within the scheme is most critical around the tree associated with the retail spaces on Block B3. Council notes that the jury in their report had made specific reference to the inclusion of the tree that would be partly a marker for the proposed retail. This required a cut out of the basement area and whilst there is a small cut out shown in the basement plan it is not adequately corresponding to the tree's location. Measuring from the boundary line, the centre point of the tree is directly on top of the basement wall.

Council recommends that opportunity for additional packets of deep soil be investigated and that the current cut out provision for the retail tree be expanded to be appropriate for its location.

In addition, the courtyards of both blocks are impacted by the shifting of building envelope. The building floorplates have protruded into what could have been a clear orthogonal courtyard. The courtyard proportions are also not aligned to Council's reference design for the competition, which has created a much narrower spaces than were necessary. Combined,

the non-orthogonal slenderly proportioned courtyard have created limitations to the functionality of the communal open space.

The landscape plan has provided planted buffer zones between the units that front the courtyard. Whilst this approach does make sense it has further reduced the area of courtyard that can be communally accessible. The areas that are accessible are then overly programmed potential in response to the constrained space available.

The functionality of the courtyards can only significantly be improved with adjustments to the proposed massing and footprint. If these changes were to occur Council recommends a simple landscape plan with a reduced program of spaces, level changes and walkways.

The jury report stated that 'The southern east/west through site link on block B2 has a significant level change to navigate the basement under. Look for opportunities to reduce the levels in the link to enhance physical and visual connection.' It is unclear why the courtyard for Block B2 needs to be 5 to 6m above the street in certain locations. This is especially the case for pedestrian connection levels which step up significantly from both sides of the development. The courtyard level appears to be in response to the parking.

It should be noted that Clause 9.4(b) of PLEP 2023 states that the Consenting Authority considers 'how the development addresses the integration of basement car parking into the landscape without detrimental impacts on the streetscape.' Council recommends that courtyard levels within Block B2 be adjusted to correspond closely to the levels of the surrounding street network. The Consenting Authority should consider the changes as an important response to both Jury comments and Clause 9.4(b) of PLEP 2023.

Apartment Design Guide (ADG)

The Jury report stated of the competition scheme that 'The number of units per lift core is at the upper limit of what is acceptable at the ADG. During design development, amenity, the ability of lifts to service those floors, and wayfinding should be considered a high priority.' Council agrees with Jury on this issue. There has been no attempt to address this issue in the submitted SSDA package. There is number of residences that rely on convoluted networks of communal circulation to support more than the permissible number of units. In some cases, there is also a need for fire doors within the circulation space.

Council therefore recommends that additional lift cores be provided (in addition to corresponding lobbies) and that the floorplates be simplified. Ensure adequate natural ventilation and daylight can be achieved whilst offering greater space for gathering and sitting.

The southwestern most residential lobby entry within Block B3 is directly adjacent to the car entry. The hardscaping of the lobby merges with the driveway of the basement car park which serves the entire block. There is even a splay to the driveway at the street that overlaps with the pedestrian entry. There is need to consider the relocation and addition of lift cores for this specific building. As part of this consideration, it is recommended that the Consenting Authority also push for relocation of the residential lobby away from the basement parking entry.

Cross-Ventilation

Council notes that the submitted cross ventilation diagrams do not illustrate adequate cross ventilation pathways throughout units, in accordance with the definition of natural cross ventilated under the ADG. Pathways are shown terminating in internal circulation corridors, traversing through walls, and entering & exiting through a single elevation of the building (and not from leeward to wayward side as required by the ADG). Currently, none of the units in the proposed development can be classified as cross-ventilated.

Block 1

- Façade Variation

Council recommends reducing the variation across the two façade styles used on Block B1. Consider reducing the size of the thicker column style and highlighting every second floor rather than third to reduce the overall shift in scale. Carry over the same materials for both structures, relying on the change in detailing to provide the visual variance.

- Courtyard Design

Council recommends that the proposed landscaping be simplified within the courtyard focusing on functionality and convenience for residents. Reduce the berm height within the courtyard by dropping the relevant basement area. The private, through-courtyard pedestrian link should be redesigned to ensure it does not shift along its length and maintains an appropriate visual connection directly through the development. The fencing along the southwest corner of the courtyard should be redesigned or deleted.

- Individual entries for public domain fronting units

There is a significant number of individual unit entries off the street or publicly accessible areas. Individual ground level entries are supported as a way of integrating a large development more intimately with the public domain. However, all instances in Block B1 lack an architectural response within the elevations. In some cases, the entries align with bedrooms or even structure.

Council recommends that the proponent develop the approach taken to individual unit's street level entries, shift the alignment of entryways to correspond with the living space and introduce articulation on the elevation that indicates a threshold to the unit. The greatest care should be taken where entries are perpendicular to the elevation with a clear visual alignment from the public domain.

- Internal Communal Circulation

The southeasternmost residential lobby appears to only be accessible from the gated courtyard. The northwesternmost lobby is only accessible from the privately owned but publicly accessible pedestrian trail. All residential lobbies should have frontage to a street.

Individual unit entries should be realigned at the end of the circulation corridor to not look directly into each other. Greater space should also be given between the individual unit entries, similar at the end of corridors which closely abut each other at a 90-degree angle.

Council recommends that the above identified issues be addressed by shifting some of the units and reconfiguring the lift core. There should be no loss of units to achieve this.

4. Trees and Landscaping

Comment type: Comment

Arboricultural Assessment

Council notes that the submitted Arboricultural Impact Assessment (AIA) has not considered the additional design impacts of the buildings, services and landscaping associated with each building. In addition, the assessment references the now repealed *Parramatta Development Control Plan 2011* and references incorrect architectural drawings. No reference is made to stormwater plans in the assessment.

In addition to the above, there is a group of trees missing from the southwest corner of B3 continuing into the western portion of OS4 which has been omitted from the AIA. Tree protection measures for these and other trees are not detailed in the AIA. Specific tree protection measures and non-destructive construction details are to be discussed in a revised AIA. A tree protection plan (TPP) is required to indicate the specific tree protection measures for all trees indicated for retention. Trees are to be surveyed, and the proposed development overlaid (note - not as a generate blue colour). Specific NDC and % encroachment to be highlighted on the TPP

Council requests that the Arboricultural Impact Assessment be updated to account for the above comments.

Block 1

- Trees to be retained

The design has been shown with a 15m setback to the north to enable retention of existing trees 24, 25, 26, 29. An elevated walkway is shown through the TPZ of these trees which is supported by Council. However, further details are required on the elevated boardwalk. The design has also tried to retain trees to the western setback 30, 33, 34, 35, 36 by showing the existing levels and treatment to be the same as existing conditions:

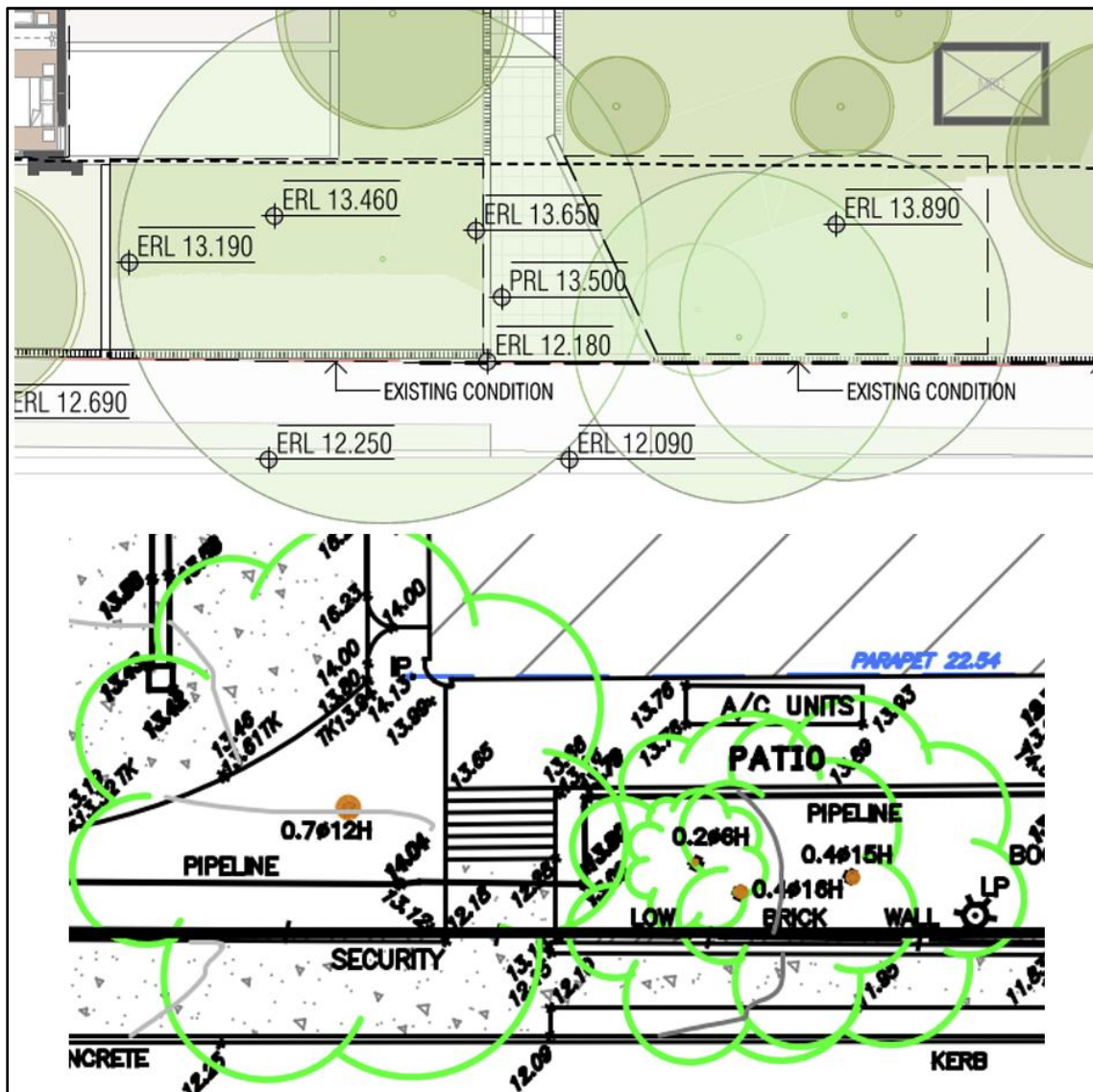


Figure 2 Trees in Western Setback

However, services are shown through trees 30, 33, 34, 35, and 36. In addition, additional fill is shown over the trees 33, 34, 35, 36 in section A.

- Existing trees to be retained

Council supports the removal of trees 30, 33, 34, 35, 36 due to the major encroachment within the TPZ's from the services, level changes and building alignment. Replacement trees are to be shown. Note this has not been discussed in the AIA.

- Landscape Design

The communal open space design on the ground floor is supported and meets the design objectives and guidelines as described in Part 3D of the Apartment Design Guide (ADG). However, the design of the landscaped areas are not coordinated with the architectural plans, civil plans and arborist input. There are several areas of concern that are not currently supported by Council. The following points are recommended to be addressed in the amended plans:

1. The landscape and planting plans are unclear due to the split-level arrangement of the podium courtyard. There is a 'bridge' walkway with planting shown on the architectural plans but is missing from the landscape plans.
2. Some planting areas are missing such as the +15.15 'bridge' planting.
3. Steep terracing with 1:3 sloped soil profile is not supported. Soil gradients must not exceed 1:8.
4. The high raised planter with low shrubs along the northern setback for privacy to the POS is not supported.
5. Soil mounding within planters to achieve soil volumes is not supported (for example for the *Brachychiton acerifolius* (Ba) (Height 12m+) shown as a feature tree in a raised, mounded planter within the central lawn area, unless the total m³ soil volume available is sufficient and meets the ADG part 4P Soil on structure minimum requirements to support the mature growth of the proposed tree(s).
6. There is no soil depth shown for the central lawn area on structure (section C) yet a sloped lawn area with some depth is suggested in section A. Turf planting on structure must be 200-300mm soil depth.
7. Tree symbols are misleading for example the *Pittosporum undulatum*, normally a large shrub (typically 4-5m high), is shown larger than a *Corymbia maculata* (20m+) spotted gum.
8. Many of the planting hatches are not aligned with the planting areas, suggesting the quantities are incorrect.
9. In addition, the existing tree positions are shown in different locations to that of the survey plan and Arborist Report.
10. Existing tree should be shown as per the survey plans and numbered as per the Arborist report.
11. The landscape and planting plans should be split to reflect the lower ground and ground levels for legibility and consistency.
12. Non-destructive construction details for any proposed works within the TPZ of existing trees (elevated boardwalk, planting, services) are to be discussed and designed in conjunction with the project arborist, to demonstrate how the existing trees, shown to be retained, will be satisfactorily retained and protected as per AS4970-2025 Protection of trees on development sites.
13. The tree canopy plan is to be amended to realistically reflect the trees to be retained and proposed trees.
14. All proposed trees are to be checked to ensure the following tree spacings are met:

- a. All trees are to be setback a minimum 3-3.5m from the edge of a building or building façade, unless they are fastigiate (narrow form) trees, then they can be setback 1.5m from the building façade.
 - b. Ensure the location of the trees within the planters have enough clearance from the adjacent retaining wall or paving edge to ensure the rootballs will not clash with the infrastructure, footing and/or haunching. Council does not support root balls being 'cut to fit' a space.
 - c. Trees are to be located a minimum 2m from any stormwater line of pit.
15. The civil stormwater pits and pipes must be indicated on the plans to ensure they are coordinated.
 16. Additional details for the informal stone terrace steps (2.6m level difference) is required for DDA compliance.
 17. Delete or reduce the height of the raised planters to the northern setback and add hedge screening planting approximately 2.5m wide to the outside of the POS balconies to ensure adequate privacy.

In relation to the landscape design of the rooftop levels, the following comments are provided.

1. A medium tree *Brachychiton acerifolius* (Ba) (Height 12m+) is shown as a feature tree in a tiny pot (max. 1.5m³) which is below the 35m³ soil volume required under the ADG 4P. This must be revised or the tree deleted.
2. There are a series of stepping stones through a planted area to a meditation garden. However, the proposed trees are too small to walk under (*Corymbia* 'Summer Beauty' - 5m) and therefore does not work. A larger tree species is to be planted here if the intention is to be able to walk below the tree canopy cover.
3. Soil depths for the tree planting within the meditation garden are insufficient and do not meet the minimum soil depth on structure as per the ADG 4P requirements.
4. Hatches are misaligned and confusing suggesting the plant quantities are incorrect.
5. Some of the trees are shown too close to the edge of the planters, which would require the rootballs to be "cut to fit" which is not supported by Council.

- Planting Palette

The planting plan for Block B1 is not supported. There are tree species that are not appropriate for a high density, high use area such as *Casuarina cunninghamiana* (She-oaks) and *Melaleuca quinquenervia* (Paperbarks) due to their messy habit. They should be replaced with alternative, native trees suited to this type of constrained, urban environment. In addition, it is noted that *Corymbia* 'Summer Beauty' has been incorrectly labelled as *Eucalyptus* 'Summer Beauty' and *Pittosporum undulatum* is shown as a large tree instead of a large shrub.

- Planting on Structure Soil (Depth)

The soil depth, on structure, indicated is supported and meets the Apartment Design Guide (ADG) – Part 4, 4P Planting on Structures. However, some of the planters with proposed trees are too small to support the mature growth of the trees for example there is *Tristaniopsis laurina* (Tla) (height 12m) within a 7m³ planter which is insufficient. This should be at least 35m³ as per ADG part 4P planting on structure requirements. The soil volume for all planters with trees must be designed to meet the minimum Apartment Design Guide (ADG) – Part 4, 4P Planting on Structures shown in Table 5.

- Soil Depth Plan

The submitted soil diagram is confusing and generally misleading. The deepsoil zone within the 15m and 6m setbacks is shown with a 1m soil depth, suggesting there is a structure located below. The deepsoil zone should be separated from the planting-on structure soil depths. The ground and rooftop terraces have also been amalgamated on one plan. For

legibility plan should be split into the different landscape levels. The m3 calculations should also be added to ensure there is sufficient soil volume available for the proposed trees within each planter to meet the ADG 4P planting on structure requirements. Finally, the rainwater tank and fire tank are to be shown below the landscape areas and soil depth noted.

- Treepits

Tree stakes are to be removed from the typical tree planting detail. Underground guying system is to be used for trees on the podium and roof terraces to secure trees in place.

- Coordination with Stormwater Plan, WSUD measures, bulk earthworks & grading

Landscape plans and arborist comments are generally not coordinated. The civil plans are showing a rainwater tank and fire tank within the northern setback outside the basement alignment. This has not been shown or considered in the landscape plans. In addition, the landscape plans are not showing any stormwater pits. This must be shown to ensure the tree locations and landscape design is coordinated with the civil requirements. There is also no coordination with bulk earthworks and grading.

Block B2

- Landscape Design

The design of the central plaza in general is supported and meets the design objectives and guidelines as described in Part 3D of the Apartment Design Guide (ADG), however, there are some concerns regarding the tree species, spacing and locations, soil volumes and the elevated boardwalk that need some attention and additional details provided before it can be supported by Council.

Many of the trees are located too close to the adjacent infrastructure and each other. This needs to be adjusted to allow the trees to grow and avoid unnecessary future maintenance of the trees being heavily (asymmetrically) pruned for building and pedestrian clearances or being removed due to the competition. For example, there are 3 x large trees (2 no. Eucalyptus baueriana 10m+ 1 no. Cupaniopsis anacardioides 10m) located 1.3m from building B and 1m from the fire hydrant booster which may already be a compliance issue under AS 2419.1 clearances. Some trees are in narrow, constrained planters such as along the through site link between building C & D and are not supported.

The section A through the central plaza is incorrect and in the wrong location. It is not showing the correct size of the proposed trees and is missing the water play element for example. In addition, many of the tree symbols are misleading in size and are not representative of their actual mature size. The elevated boardwalk levels and gradients are also inaccurate and several planting labels are missing or cut off.

Council recommends additional detailed sections to show the elevated boardwalk relationship in regards the existing NGL, actual tree canopies and the revised levels to ensure it is DDA compliant with sufficient clearances above and below ground. All trees are to be checked to ensure the following tree spacings are met:

- All small trees (5m-9m mature height) are to be separated minimum 3.5-4m+ apart to ensure they will have adequate space to grow.
- All medium trees (10-14m in height) are to be separated minimum 5-6m+ apart.
- All large trees (15m+ in height) are to be spaced minimum 8-12m+ apart.

All trees are to be setback a minimum 3-3.5m from the edge of a building or building façade, unless they are fastigiate (narrow form) trees, then they can be setback 1.5m from the building façade. Ensure the location of the trees within the planters have enough clearance from the adjacent retaining wall or paving edge to ensure the rootballs will not clash with the

infrastructure, footing and/or haunching. Council does not support root balls being 'cut to fit' a space. The civil stormwater pits and pipes and the rainwater tanks must be indicated on the plans to ensure they are coordinated.

Existing tree numbers are to be added to all ground level plans. Tree 20 is to be removed due to the major encroachment into the TPZ (Note this tree has been approved for removal under DA/75/2024.) All planting areas and trees must be correctly labelled. Delete the proposed planting within the structural root zone (SRZ) of the existing trees.

In relation to the rooftop landscape design, Council notes that there are several planting labels missing on landscaped plans. There are also additional duplicate circles within the planting plan that should be removed to avoid confusion. Some of the planters with proposed trees are too small to support the mature growth of the trees for example there is *Brachychiton acerifolius* (Ba) (Height 12m+) within a 6.9m³ planter which is insufficient. This should be at least 35m³ as per ADG part 4P planting on structure requirements.

- Planting on Structure Soil (depth)

The soil volumes indicated are insufficient and not supported by Council. They do not meet the minimum soil volume requirements outlined in the Apartment Design Guide (ADG) – Part 4, 4P Planting on Structures Table 5.

- Soil Depth Plan

The soil diagram is confusing and misleading. For example, the deepsoil zone is shown with a 1m soil depth, suggesting the northern setback has a structure located below. The deepsoil zone should be separated from the planting-on structure soil depths. The ground and rooftop terraces have been amalgamated on one plan. For legibility plan should be split into the different landscape levels. The m³ calculations should be added to ensure there is sufficient soil volume available for the proposed trees within each planter to meet the ADG 4P planting on structure requirements. The rainwater tank and fire tank are to be shown below the landscape areas with adequate soil depths indicated.

- Planting Palette

Council recommends the replacement of *Rhipsalis baccifera* with a native alternative such as *Casuarina* 'Cousin It' suited to this environment.

- Coordination with Stormwater Plan, WSUD, bulk earthw

Landscape, arborist and civil are not coordinated. The civil plans are showing a rainwater tank and fire tank within the northern setback outside the basement alignment. This has not been shown or considered in the landscape plans.

The landscape plans are not showing any stormwater pits. This must be shown to ensure the tree locations and landscape design is coordinated with the civil requirements.

The arborist report should discuss the impacts of the underground services in the report.

Block 3

- Landscape Design

The design of the ground level central plaza is complex and broken up into four distinct levels. Additional details are required to explain some of the proposed level changes, and planting arrangements before it can be supported by Council.

Additional sections are required to show the soil profile, planting arrangement, any balustrading and the proposed retaining wall structures between:

- upper private ground level and middle private ground level (northern side) 2.3m level difference.
- middle private ground level (southern side) and the lower private ground level with a 2.43m level difference.

Many of the trees are located too close to the adjacent infrastructure and each other such within the through site link and is not supported. There are many tree ferns proposed under trees which will clash and is not supported. Many trees are in narrow, constrained planters such as around buildings A & B and are not supported.

Many of the tree symbols on the landscape plans are misleading in size and are not representative of their actual mature size. In addition, the continuation page number is obscuring the planting plan information.

In relation to the rooftop levels, planting plan for level 01 is missing from the landscape plans. There are also additional duplicate circles within the planting plan that should be removed to avoid confusion. Some planters on level 07 are too small and do not meet the ADG soil volume requirements and will not support the mature growth of the proposed trees. If the planter size cannot increase it is recommended the Cg *Cerstopetalum gummifera* (Christmas Bush) is replaced with a palm species such as *Howea forsteriana* (Kentia Palm) that tolerant of a smaller soil volume.

- Planting Palette

Overall, the planting plan is not supported at ground level. The planting and plant mixes have not properly considered the solar aspect and are showing shade species in full sun, and sun-loving species in the shade. This must be revised if the plants are to thrive.

There are tree species that are not appropriate for this type of high density, constrained environment such as *Casuarina cunninghamiana* (Cc She-oaks) and *Melaleuca quinquenervia* (Mq Paperbarks) due to their messy habit and invasive root systems. They are to be replaced with alternative, native trees suited to this type of constrained, urban environment.

Pittosporum undulatum, is shown as a large tree. This is a large shrub. It is to be replaced with an alternative, small tree species.

- Planting on Structure Soil (depth)

The soil volume within some planters, with trees, is insufficient and does not meet the minimum Apartment Design Guide (ADG) – Part 4, 4P Planting on Structures shown in Table 5.

- Soil Depth Plan

The soil diagram is confusing and misleading. The deepsoil zone is shown with a 1m soil depth, suggesting the northern setback has a structure located below. The deepsoil zone should be separated from the planting-onstructure soil depths. The ground and rooftop terraces have been amalgamated on one plan. For legibility the plan should be split into the different landscape levels. The m³ calculations should be added to ensure there is sufficient soil volume available for the proposed trees within each planter to meet the ADG 4P planting on structure requirements.

In addition, Council notes landscape details for tree pits have not been provided.

- Coordination with Stormwater Plan, WSUD, Bulk Earthworks, and Grading

Council notes very few stormwater pits are shown within the landscaped areas. Coordination with bulk earthworks and grading is also not provided.

Open Space 4 (Park)

- Existing Trees to be Retained

The landscape design has not considered the retention of the significant, high retention value trees within the park design layout. Removal of the significant high value trees is not supported by Council.

A path and steps are proposed to be constructed over trees 123 and 124 (2 x *Casuarina cunninghamiana*), which would require their removal. The path and steps are to be redesigned outside the TPZ.

Two paths are proposed to the north and east of 121 within the SRZ (*Corymbia maculata*), which would require its removal. The paths are to be relocated minimum 5m away from the tree to minimise the encroachment to an acceptable level.

The bioretention basins have been shown in a different location to the civil plans. The new southern swale impacts tree 109 (*Corymbia citriodora*), this must be modified to be outside the TPZ to ensure it can be adequately retained.

Proposed tree planting is shown in close proximity of the existing trees and are to be deleted to avoid canopy conflict.

Proposed shrubs are shown within the SRZ of some trees and must be deleted.

The trees are to viewed and valued as mature, green assets. The design is to be amended to conserve the significant and medium to high value trees as part of the open space park design. On this basis, trees 99 to 109, 111, 112, 121, 123, 124 are to be retained and protected.

Tree numbers and TPZs and SRZ must be added to the landscape plans to ensure the trees will be retained and the design coordinated.

- Proposed Trees

The tree species diversity within the park is limited. There is a high proportion (99%) of trees from the MYRTACEAE family, and 82% of these are *Eucalyptus* only (one genus). A park with 99% Myrtaceae family trees runs the risk harmful pests and diseases devastating the tree population. To reduce this risk, it is recommended the tree species is revised to incorporate a greater diversity of species from other families to reduce the potential impact of any future devastating diseases that may impact a specific tree genus or family.

Additional tree species to consider that are native to this region include, but are not limited to:

- *Alphitonia excelsa* (Red Ash)
- *Cupaniopsis anacardioides* (Tuckeroo)
- *Casuarina glauca* (Swamp She-oak)
- *Casuarina cunninghamiana* (river oak)
- *Livistona australis* (Cabbage Tree Palm)
- *Acacia parramattensis* (Parramatta wattle)

5. Public Domain

Comment Type: Comment

Comments on aspects of proposed public domain works are provided under the following subheadings.

Materials, Details and Street Furniture

Choice of materials and street furniture within the parks, through site links and the public domain should be consistent throughout the precinct, the details for which are provided in the Melrose Park Public Domain Guidelines. The intent is for the precinct to look and feel as a single entity with continuity of materials across the parks and public domain from Victoria Road to the River North-South, and Hughes Ave/ Atkins Road to Wharf Road East-West. To this effect, the landscape design in the northern part of Melrose Park (north of Hope Street), which is further developed, should also form a guide & reference while designing the parks and links in this half of the precinct.

Blocks B1, B2, B3 – Entries and Surrounding Public Domain

The public interface around these blocks must be built to interface with & as per design levels of the surrounding streets as approved via DA/75/2024. All elements interacting with the public domain, must be coordinated with the footpath levels and street tree locations noted in DA/75/2024.

All site entries, exits, driveways, through-site link levels, ground levels and building entry points of all buildings must be coordinated with levels of approved surrounding streets via DA/75/2024 namely:

- Atkins Road, Mary Street / EWR 8 & NSR 5 for Block B1
- NSR 5, Mary Street / EWR 8 & Hughes Avenue for Block B2
- Mary Street / EWR 8, Atkins Road, EWR 10 and NSR 5A for Block B3

These levels must be noted under shaded portions of 'work by others' within the current SSDA drawings and noted in future as part of the CC drawings.

All building entrances must have DDA compliant equitable accesses. Platform lifts are not supported as wheelchair entry points to any building, as all wheel chair users are not able to use platform lifts, and the lifts can have system failures. It is unclear from the current building designs if compliant ramped accesses have been provided. Alternate entries can be considered if there is a compliant entry within 50 m of that entrance.

Pedestrian entries to residential lobbies of Block B1 along Mary Street do not appear to have a ramped access. All building entries must have equal access for all. Ramps to the two residential lobby accesses along Mary Street must be provided. All communal areas like courtyards and rooftop gardens for all buildings, must also be accessible to users of all abilities. Current design of courtyards shows the courtyards are too high from the public domain and accessible by many flights of stairs (particularly block B2). This is not a good outcome for the building, and neither is it consistent with the principles of the Melrose Park Precinct Masterplan. Please ensure the courtyards are lowered, stepped to suit the ground plane if necessary, and that they have at grade entries from the public footpaths.

All building setbacks must be free of basements, contain deep soil and house a second row of trees to the street trees. Basements cannot protrude out into the designated setbacks unless a built form is specified as zero lot.

The ground floor of most of the buildings appears to sit much higher than the public domain on all sides. Upon completion of additional flood modelling (see flood and catchment engineering comments), the finished floor level of ground floor of buildings should be revisited and lowered wherever possible.

Apartments abutting the public domain along the streets, must have secondary entries coming down to the footpaths to encourage passive surveillance. In the current design, the ground floor apartments seem segregated from the street and do not 'speak' to the public domain.

Driveways and Vehicular Crossovers

Driveway entries to the buildings must be coordinated with the public domain and correctly shown. Current drawings need to show the vehicular crossings for the driveways from the road and show what modifications are required to the public domain constructed under DA/75/2024 while having minimal to nil disturbances to on street car parking & street trees.

Removal of street trees to accommodate the driveway crossovers are not supported.

Any public domain not matching or disturbed due the activities of this SSDA, must be made good to match the surrounding public domain delivered via DA/75/2024.

Clarification on the multiple driveway ramps to block B2 is required. Please note only one driveway, 7m wide, per building will be supported.

Through-Site Link (North of Block B1 and B2)

The area north of blocks B1 and B2, although privately owned, is a 24/7 publicly accessible through site link at the Melrose Park Masterplan level. This link is part of a network of through site links throughout the precinct that render the precinct permeable, and traverses through the precinct from Atkins Road all the way up to Wharf Road.

All these links are designed to have the same look and feel and are one of the identifying & unifying features of the precinct. Thus, the through-site link must match Council's design for through site links provided via Council's Melrose Park public domain guidelines. The materials, street furniture and lighting for the through site link should match the design requirements provided within this document. The currently presented design within the SSDAs, does not conform to this approach. Council requests that the plans be redesigned to suit.

The link must have an equitable access for all users. Current pedestrian accesses from the link to the buildings do not seem to have ramped accessed. Please ensure that all major pedestrian entries are equitable.

Building B2 does not seem to have any pedestrian entries leading to the through site link. This is not equitable for all residents. Please provide appropriate entries to match block B1 entries to the link.

Open Space 4 (Park)

The park entries seem designated as either major or minor, but it is unclear if they relate to any specific precinct-wide links or points of interest. An example of this is in both OS3 and OS4 where the top corners have significant paving to indicate a major threshold to the parks, but the paved area does not appear to lead anywhere. Greater consideration should be given to the location of entry points and whether additional connection points could be made.

OS4 should have the western entry align directly with the internal link of block 3 (currently it looks offset by a few meters), and the northern main entry should sit directly across from the pedestrian crossings to Hughes Avenue.

Pathways within the open space should focus on connecting to and aligning with the existing street network and pedestrian linkages that board the open space. It would be beneficial to plot the circulation routes through the open space to key points of interest in the precinct.

A greater consideration of the precinct-wide sight lines along the street network through to the water is also required within the current open space design. The following recommendations are made in this regard.

- Park entry points should align with the street network or the through site links
- Ensure visual connections are the primary way of navigating through the open space avoiding wayfinding signage as far as possible.
- Reconsider placement of play equipment in OS4 to avoid blocking a sightline where topography has created vantage point to water.
- Equally consider which items within the public domain would benefit from a more discreet location. This would include BBQ areas, bins and the amenities block.

The amenities block design should be consistent with the block approved Melrose Park Central Park in the north (DA/358/2024), as consistency in the public infrastructure for the precinct is required.

Multiple pedestrian / shared connections are required from the open space to the Ermington Nature trail boardwalk, which appear to be missing from the current design. The mangrove boardwalk is part of an important pedestrian and cycle route spanning across multiple LGA's and links in a series of recreation spaces along the bay. Both OS3 and OS4 have substantial borders with the mangrove boardwalk but there are limited access points between the two. Further access points should be integrated into the landscape plans of OS3 and OS4. The landscape design of OS4 has only been developed for the northern half of the Southern Parklands West (SPW) area. There is a greater area of the parkland that has not been given any design consideration. This remaining extent of the SPW has a significant interface with the mangrove boardwalk but no connection. A pathway link from the southern end of NSR 5A to the boardwalk would offer a more convenient connection than those currently proposed.

Levels and level changes are required to be shown accurately in the drawings. Accessible paths and equal access requirements should form the basis of all concept designs and levels considerations.

Consideration should also be given to the open space that continues between OS 3 and OS 4. These two spaces are not individual spaces and should not be designed in isolation. Thus, the design on the western part of OS3 and eastern part of OS4 should consider and allow for continuation of that open space. The design should be such that the open recreational space could potentially extend eastward from OS 4 and connect across up to OS 3. Trees should be located within the open space considering a continuous design. Connecting pathways and spaces to the full river foreshore should be incorporated into the design.

6. Social & Economic Impact

Comment Type: Comment

Provision of Non-Residential Floor Space

The proposed development meets the Melrose Park South Planning Proposal provision for a minimum of 1,000 sqm non-residential floorspace. However, due to the uplift in residential density proposed in this application, consideration should be given to increase the amount of non-residential floorspace in these two applications to address increased demand for population serving retail and services.

Cumulatively, Melrose Park South has the potential to become a new waterfront destination along the Parramatta River, as opposed to a high-density suburb. Council requests that consideration be given to replacing some of the ground floor apartments with commercial space to better activate the public facing edges of the proposed development. This will ensure

a greater level of activation, particularly outside regular hours, and deliver increased employment opportunities in-situ.

Dwelling Mix

Council notes that whilst the provision of 1-bedroom and 2-bedroom units broadly aligns with Council's requirements under the *Parramatta Development Control Plan 2023*, the provision of 3-bedroom units (7.8% of total units) falls short of the 10-20% requirement. Council acknowledges that the controls under the *Parramatta Development Control Plan 2023* do not apply to the subject application. However, demographic data for the locality shows that the dominant household structure in Ermington-Melrose Park in 2021 was couples with children, accounting for just over 38% of total households. Additional provision of 3-bedroom apartments (to reach or exceed 10% of total) is recommended to reflect the demographic characteristics of the area. This would bring the proposal into compliance with the following objectives.

Parramatta Local Environmental Plan 2023

Cl. 1.2(2)(j) - to encourage a range of development to meet the needs of existing and future residents, workers and visitors.

Zone R4 High Density Residential

*Cl 1 - To provide a variety of housing types within a high density residential environment.
To provide for the housing needs of the community within a high density residential environment.*

Social Infrastructure

Cred Consulting's Community and Place Benefits Analysis undertaken for the Melrose South Precinct has identified a need for 400sqm of community space across the Holdmark sites. The SIA also notes that demand generated by the proposal for community space will be met by upgrades to existing facilities off-site (pg.8).

It is noted that Council is pursuing a 1,500sqm community space and 480sqm "library link" at another site within the precinct, as per recommendations of the 2020 CIS, to support the Melrose Park suburb.

Given that the application involves significant uplift in density that existing infrastructure plans did not account for, a monetary contribution towards the delivery of this new facility is required. Council requests that the applicant enter into a separate Voluntary Planning Agreement with Council to secure this additional funding.

Siting of Affordable Housing & Adaptable Units

Council notes that all adaptable and affordable housing units are proposed within Block 1 under the proposal. This approach is not supported. All buildings should include a mix of market, affordable, and adaptable housing to ensure all buildings offer a diverse range of housing to all members of the community.

7. Bicycle Infrastructure

Comment Type: Comment

Bicycle Infrastructure - General

For all 3 Blocks, the incline of bicycle parking egress ramp(s) must not exceed 8% for a ramp length of up to 20m or 7% for a ramp length of up to 40m as per Austroads Guide to Road

Design Part 6A: Pedestrian and Cyclist Paths, Figure 7.1: Desirable uphill gradients for ease of cycling, to encourage use by slower, less confident 15 percentile recreational bicycle riders per Cycling Aspects of Austroads Guides, Figure 4.1: Bicycle operating speeds.

To encourage active transport, Council recommends that all bicycle parking facilities (across all blocks) be provided at basement level 1 for ease of access.

Retail Tenancy Bicycle Parking

Council requests that details on bicycle parking and end of trip facilities for the retail tenancy (1 shower and 2 personal lockers) be shown on architectural plans to avoid possible retrofitting of the building at fit-out stage.