

#### **A. Stormwater Management**

The proposal has been designed to respond to the findings of the flooding report. The key conclusions are as follows:

- The existing site is affected by the 100 year ARI flood event from local and regional flooding. Local flooding at Church Street dictates the finished floor levels where accesses are related to this frontage. At other accesses the regional flood planning level from the Parramatta River presides.
- Proposed finished floor levels shall be above at or above the Flood Planning Level for present day flood risk and future flood risk as a result of climate change.
- Changes to the floodplain as a result of increased flood storage are very minor and a full flood study is not considered warranted to demonstrate this.
- Changes to the public domain (riverside walkway) have not yet been determined by Council. Flood modeling by Council should be undertaken of land north of the subject site when Council prepares a final public domain plan for the river frontage.
- The flooding report confirms that the proposed finished floor levels provided on Plan No. A100, Level 00 Retail, prepared by Tony Caro Architecture.

#### **B. Ecologically Sustainable Development**

The commercial components of the development will comply with Section J of the Building Code of Australia / National Construction Code.

The proposed development has been designed to contain various ESD initiatives to meet the requirements of BASIX. The BASIX Certificate provides details of all the energy efficiency requirements to be installed as part of the construction of the buildings.

Some of the proposed ESD initiatives for the development are as follows:

- All units and communal areas to have 3 star showers & 4 star tapware & toilets;
- 20,000L rain tank capacity for irrigation of landscaping;
- Un-trafficable areas of the main roof from all buildings are to be plumbed into the rain tank;
- Heating and cooling facilities for units to be rated at 2.0 to 3.0 stars;
- Within units fluorescent lighting to be provided to bedrooms, laundries and bathrooms;
- Gym to have air-conditioning operated with a time clock;

- Plant rooms to have exhaust fans interlocked to lights;
- Serviced apartments will have tag/key controlled lighting and electric operation; and
- All car park area lighting to have zoned switching and motion sensors.

### C. Landscaping

The top of the podium is to be landscaped to provide the residents and guests of the buildings with an elevated communal landscaped space. The landscaping is to consist of areas of turf, paving, planter beds and trees. The area will provide for a mostly passive communal recreation space and will provide an appealing aesthetic for the development.

### D. Section 94

A monetary contribution is to be paid to Parramatta City Council pursuant to Section 94AA of the Environmental Planning and Assessment Act, 1979, in accordance with the Voluntary Planning Agreement(s) that apply to the site.

### E. Heritage

The subject site contains a heritage item identified as the former David Jones Department Store. The item is identified in the Parramatta City Centre Local Environmental Plan 2007, and is of local significance only.

A heritage impact assessment report has been prepared by NBRS. The report undertakes an assessment of the significance of the existing heritage item and the impact that the proposal will have on the significance of that item.

The report concludes that the full demolition of the building on the site is acceptable and also finds as follows:

*The proposed Riverfront Apartment development at 300 Church Street Parramatta will result in the demolition of an existing local heritage item that is primarily of historic significance. The demolition is justified by the substantial enhancement of the public domain along the riverbank as well as the improved setting of the Lennox Bridge. The existing structure is substantially modified from its original form and detail and now only represents limited aesthetic values which are not of high significance.*

*In conclusion, the proposed works described above do not adversely affect the identified heritage significance of any of the surrounding items and will enhance public appreciation of the bridge and the river while creating an appropriate streetscape character to Church Street and maintaining significant views within the city. I would therefore recommend the heritage aspects of this application be approved.*

#### **F. Transport and Access**

Provision will be made on-site for bicycle storage/parking and this will have easy access to Council's bicycle network.

The proposed pedestrian linkages and site access will facilitate use of the existing bus services past the site. The provision of an awning along the western side of the site will provide shelter for the Church Street bus stop while the future implementation of the Civic Link will facilitate access to/from the railway station.

The proposed vehicle access arrangements comprise:

- two 6.0 metre wide combined ingress/egress ramps for the basement and upper deck carparks connecting through Lot 101 to Lane № 11
- a connection for the loading dock through Lot 101 to Lane № 11.

These accesses will comply with the design requirement of AS 2890.1 and 2 and will accommodate the movement of all vehicles requiring to access the site.

A loading dock accommodating a Heavy Rigid Vehicle (HRV) vehicle is provided at the southern side of the building adjacent to the carpark access and refuse will also be removed at this dock. Service personnel etc will be able to use the retail/visitor parking spaces.

Parking will be provided as detailed in the report entitled Assessment of Traffic and Parking Implications, prepared by Transport and Traffic Planning Associates, dated ~~April 2014~~ February 2015.

#### **G. Noise and Vibration**

To meet the relevant noise criteria requirements the following construction and management controls are proposed:

1. Below are the recommended treatments for glazing to mitigate external noise impacts. It should be noted that the recommended glazing types are indicative only and should be further reviewed at Construction Certificate stage:

A). In the residential apartments:

Facade	Room		Glazing requirements	Acoustic seals
East - Church Street (including south/north façade of corner units)	Bedrooms	Glazed area less than 6.0m <sup>2</sup>	6.38mm laminated	Yes
		Glazed area greater than 6.0m <sup>2</sup>	10.38mm laminated	
	Living Rooms	Glazed area less than 16.0m <sup>2</sup>	6.38mm laminated	
		Glazed area greater than 16.0m <sup>2</sup>	10.38mm laminated	
North Parramatta River	Bedrooms		6.38mm laminated	
	Living Rooms		6.38mm laminated	
South Commercial properties	Bedrooms		6.38mm laminated	
	Living Rooms		6.38mm laminated	
West East Tower	Bedrooms		6.38mm laminated	
	Living Rooms		6.38mm laminated	

B). In the serviced apartments:

Facade	Room	Glazing requirements	Acoustic seals
East – Facing west tower (including south/north façade of corner units)	Bedrooms	6.38mm laminated	Yes
	Living Rooms	6.38mm laminated	
North Parramatta River	Bedrooms	6.38mm laminated	
	Living Rooms	6.38mm laminated	
South Commercial properties	Bedrooms	6.38mm laminated	
	Living Rooms	6.38mm laminated	
West West Tower	Bedrooms	6.38mm laminated	
	Living Rooms	6.38mm laminated	

C). In the retail areas:

Space Type	Facade	Glazing requirements	Acoustic seals
Commercial / Retail areas generally.	All	6mm / 12mm air gap / 6mm OR 6mm	Yes

2. Any mechanical plant would be selected and treated to comply with the noise levels stipulated by Parramatta City Council. Treatment may include acoustically rated enclosures, silencers, vibration isolation mounts, barriers, acoustic louvres, etc.

#### H. Services

All relevant utility services are available to the subject site. Connection to services will occur as part of the construction schedule. Consultation is underway with the service authorities to establish appropriate timing for the connection of services to the development.

**I. Demolition Works, Excavation and Earthworks**

Sediment run off will be managed with the provision of siltation traps, silt meshing at sensitive locations along the perimeter of the site during demolition and excavation. Sediment control management will be based on the Parramatta Council's guidelines.

Where it is required to remove excavated materials from site trucks will be loaded in hard stand area at rear of building, all vehicles to be checked (cleaned as required) and covered to ensure spoil does not contaminate streets along exit route.

Trucks will use the route identified in the approved Construction Management Plan.

All construction activities will be undertaken in accordance with the approved Construction Management Plan for the site.

**J. Construction Management**

Overhead steel wires will be appropriately covered where equipment or cranes are over transmission lines, where applicable.

The hours of work will be restricted to between Monday to Fridays -7am - 6pm & Saturdays 8am – 5pm, and no work on Sundays.

Sediment run off will be managed with the provision of siltation traps, silt meshing at sensitive locations along the perimeter of the site during construction of the buildings. Sediment control management will be based on the Parramatta Council's guidelines.

Water tanks placed upon trucks will be used to wet the site on a periodical basis to reduce dust emissions, where required, which is a standard method on construction site.

Trucks will use the route identified in the approved Construction Management Plan.

All construction activities will be undertaken in accordance with the approved Construction Management Plan for the site.

**K. Operational Management**

The East Tower will operate as serviced apartments owned and managed by Meriton Serviced Apartments. All administrative functions of the serviced apartment property will be undertaken in the office adjoining the entry lobby to the East Tower.

Meriton will manage and leasing of the individual retail spaces on the site in addition to the residential apartments.