

Reference: 218990  
Department Reference: SSD 9670 MOD1

6 February 2020

Jim Betts  
Secretary  
Department of Planning, Industry & Environment  
GPO Box 39  
SYDNEY NSW 2000

Attention: Caleb Ball (Planning Officer – Social and Infrastructure Assessments)

Dear Caleb,

**RE: RESPONSE TO REQUEST FOR ADDITIONAL INFORMATION  
WSU INNOVATION HUB – 2-6 HASSALL STREET, PARRAMATTA (SSD 9670 MOD1)**

Ethos Urban write on behalf of Western Sydney University, in response to your letter requesting additional information dated 3 February 2020. This letter provides a response and a formal request to modify condition B23 in relation to the stormwater management system, as part of MOD 1.

By way of background, the project team are currently working through the conditions of consent in order to obtain Construction Certificates. In developing the detailed civil design for the stormwater infrastructure, the project team has identified a preferred alternative to connect into Council's infrastructure system. The preferred alternative is far shorter in length and will result in less impact to the public domain. The alternative has been supported in principle by Council's engineers, please see the attached trail of correspondence for further information (**Attachment A**).

The insertion of the alternative western stormwater option in does not ultimately change the function or intent of the condition B23, but it does add flexibility to consider the alternative option by Council's engineers given their in-principle agreement subject to further design.

The western stormwater option does not include kerb inlets and does not directly follow the kerbline for the whole length. The proposed amended wording reflect this difference and keeps open the option to connect to the deeper pit at the southern side of Hassall Street (near Station Street) if technical requirements necessitate this arrangement.

Following correspondence with the Department, the final amended wording sought to condition B23 is provided below. Words proposed to be deleted are shown in ~~bold strike through~~ and words to be inserted are shown in **bold italics**:

Stormwater Management System B23. Prior to the certification of Crown building work or commencement of any construction work, whichever occurs first, relating to the ground floor (including slab pour, public domain works or any other above ground structure), the Applicant must design an operational stormwater management system for the development and it be approved by Council's Group Manager Development and Traffic Services. The system must:

- a) be designed by a suitably qualified and experienced person(s);
- b) include a stormwater drainage pipeline ~~with kerb inlet pits~~ along ~~the kerbline of~~ Hassall Street ***(with kerb inlet pits along the kerbline, if required)*** from the site ~~either westwards to the point of connection near the intersection of Hassall Street and Station Street or~~ eastwards then crossing Hassall Street to the point of connection near 13-15 Hassall Street, with minimum 375mm diameter concrete spigot and socket pipe in accordance with Council's standards with an underground connection from the site to the kerb inlet;
- c) be designed in accordance with On-site Detention and Water Sensitive Urban Design requirements in Parramatta Development Control Plan 2011;
- d) be in accordance with applicable Australian Standards;

- e) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines

Given Council's in-principle agreement to the alternative stormwater system design, we hereby request the above modification to facilitate the design change and to ensure the development is able to be delivered in an efficient manner.

We trust that this response clarifies the request and that the modification application is now able to be finalised. Please do not hesitate to contact the undersigned should you have any queries.

Sincerely,



**Daniel Howard**  
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