

Sent: Tuesday, 20 September 2016 10:58 AM
To: Fiona Gibson
Cc: Myfanwy McNally
Subject: SSD 6387 MOD 4 – 1 Burroway Road – Wentworth Point - Council Submission

Dear Fiona

**SSD 6387 MOD 4 – 1 Burroway Road – Wentworth Point
Section 96(1A) amendment to approved mixed use development
City of Parramatta Submission**

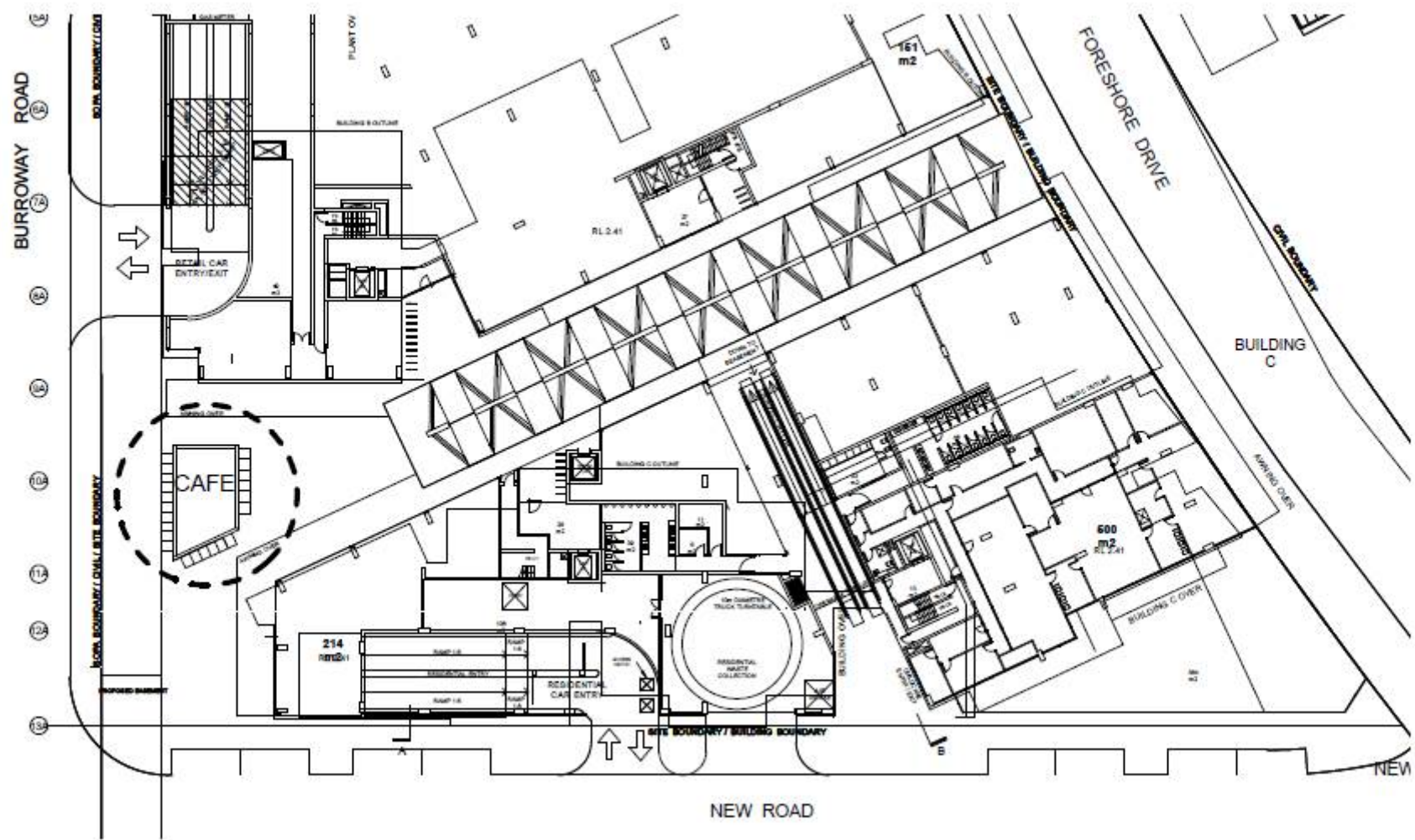
I refer to the above application to modify the approved mixed use development to incorporate a canopy and a café within the site.
I have reviewed the documentation on the Department's website with respect to this application and wish to make the following comments.

Proposed Canopy

No significant concerns are raised, however it is noted that details of the location of supporting structures have not been provided. In this regard, sufficient pedestrian movement should be maintained throughout the plaza area and appropriate access for people with disabilities will need to be achieved.

Proposed Café

Significant concern is raised with the proposed location of this café. It is a single high structure standing at 3.8m high. It is located at the southern end of the plaza and impedes the visual connection from Burroway Road through the plaza towards the water and the ferry terminal. It also utilises an area which is the gateway to the plaza and impacts upon pedestrian usage (including impeding pedestrian flow). The pedestrian entry to the ferry terminal needs to be clearly defined within the streetscape. It is considered that whilst a café may be an appropriate use within the development site, it should be contained within the ground floor retail component of the development, and not encroach on pedestrian areas. With respect to the above, it is considered that the proposed location of the café does not provide for an appropriate urban design outcome for the public domain.



It is noted that within the Secretary's Environmental Assessment Report for the original application that the SOP Master Plan 2030 applied to the site. It appears that the proposed modification (for the café component) would not comply with the setback and through site link requirements of this master plan. The assessment report also acknowledges the *"proposed pedestrian through-site link ... provides direct and obvious access to the adjacent ferry and bus interchange in accordance with SOP Masterplan"* which appears to justify the non-compliance with setbacks in the original approval. It is therefore considered that the integrity of the Burroway Road setback and provision of the through site link would be further compromised and contrary to the assessment of the original approval. In this regard, it is considered that the location of the café would not allow for the direct and obvious access to the ferry and bus interchange.

Thank you for the opportunity to provide comment on this application.

If you require any further information regarding this matter please do not hesitate to contact me.

Kind Regards,

Kate Lafferty | Executive Planner
City Significant Development
City of Parramatta
PO Box 32, Parramatta NSW 2124
Phone: (02) 9806 5393
Web: www.parracity.nsw.gov.au