

16 June 2020

Myfanwy McNally
Senior Manager
City Significant Development Manager
City of Parramatta Council
126 Church Street
Parramatta NSW 2124

Dear Myfanwy

**6 HASSALL STREET, PARRAMATTA SSDA 9670 (COUNCIL REFERENCE NCA/3/2019)
ITEM B23 STORMWATER MANAGEMENT SYSTEM
SUMMARY FOR STORMWATER OPTION 2 – WESTWARD DIRECTION**

As requested, please find enclosed concise summary for the 6 Hassall Street alternative stormwater management route:

1. The City of Parramatta approved “stormwater option 1 – eastward direction” dated 2 April 2020 (ref NCA/3/2019), is consistent with the SSD 9670 consent conditions.
2. Since council approval, further investigations by the civil design engineer, D&C contractor and subcontractors have identified that the approved design “stormwater option 1” poses a number of issues for construction which are likely to be mitigated by adopting the alternative stormwater connection “stormwater option 2 – westward direction” from 6 Hassall Street.
3. The project team has developed concept design for “option 2 – westward direction” and submitted to City of Parramatta Paul Clark on 15 June 2020 consisting of the following Robert Bird Group Civil concept drawings:
 - i. CV-BB-06.05 [3] – STORMWATER MANAGEMENT PLAN
 - ii. CV-BB-06.10 [2] - STORMWATER DETAILS
 - iii. CV-BB-06.25 [2] - STORMWATER LONGITUDINAL SECTION (ALTERNATIVE CONNECTION POINT)
4. The Robert Bird Group concept drawings demonstrates the preference and viability for the “stormwater option 2” route and demonstrates developed concept design resolution for levels, hydraulic grade, services, hydraulic capacity, pits and road treatment.
5. These key issues associated with stormwater option 1 and benefits included in option 2 are summarized below:
 - i. Option 1 is identified to include substantial quantity of crossover points with existing underground services.
 - ii. The Option 1 proposed stormwater pipe is relatively shallow and is a high risk for clashes with several existing services which cross its path. Options to lower the pipe are limited by the existing pipe level at the connection point.
 - iii. The Option 2 connection to the west crosses less services and has greater flexibility with pipe depth due to the availability of a deeper connecting point.

- iv. Disruption to services for Option 1 is likely, in the event that clashes cannot be designed out, it is a requirement that service relocations will result in disruption to services to other properties in the general vicinity during cut over.
 - v. Disruption to traffic flow associated with Option 1 is greater due to the increased length of trenching and potential services relocations. Option 2 being shorter requiring shorter construction period compared to Option 1, which will result in a significantly extended construction period.
6. The eastern connection (option 1) will necessitate additional disruption to traffic along Hassall Street and Charles Street intersection where traffic density has significantly increased due to Harris and Macquarie Streets associated works.

We trust the above meets with your requirements. As advised previously, the 6 Hassall Street project team are available to meet with any questions that Council may have. (Please advise a suitable time for meeting where required.)

We look forward to Council's response.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Matt Stanway', with a long horizontal flourish extending to the right.

Matt Stanway
Development Manager

T +61 418 260 117
M matt.stanway@charterhall.com.au

Richard Crookes Constructions
Level 3 4 Broadcast Way
ARTARMON NSW 2064

Your Reference	SSD 9670
Our Reference	NCA/3/2019
Contact	Thomas Fernandez
Telephone	9806 5571
Email	tfernandez@cityofparramatta.nsw.gov.au

2 April 2020

Dear Mr Woodfield,

**RE: 6 HASSALL STREET, PARRAMATTA SSDA 9670 ITEM B23 STORMWATER MANAGEMENT SYSTEM
WESTERN SYDNEY UNIVERSITY –INNOVATION HUB**

Thank you for your submission dated 6 February 2020 and subsequent submission on 13 March 2020 seeking the consent of Council to satisfy condition B23 of SSD 9670.

Council's Civil Infrastructure Team and Senior Stormwater Catchment Development Engineer have reviewed the following plans and found them satisfactory in meeting the requirements of Condition B23 of SSD 9670 (as determined 21.11.2019), subject to annotations in red and conditions of approval as advised on Plans:

Stormwater Management System (provided to Council on 13.03.2020)

Prepared by Robert Bird Group, Job No. 18570C, dated 13.03.2020 (as annotated by Council)			
Dwg No.	Revision	Name of Plan	Date
CV-BB-06.00	2	Stormwater Management Plan	12.03.2020
CV-BB-06.10	2	Stormwater Details	12.03.2020
CV-BB-06.20	2	Stormwater Longitudinal Section	12.03.2020

Internal OSD and WSUD (provided 06.02.2020)

Please note as advised previously the following plans are satisfactory regarding Council's requirements however are subject to the approval of the Principal Certifying Authority.

Prepared by FLOTH, Job No. S18255			
Dwg No.	Rev	Name of Plan	Date
DA-H01	B	Legend and Drawing Schedule	05.02.2020
DA-H02	C	Site Plan	05.02.2020
DA-H03	B	Basement Level Stormwater Services	05.02.2020

Contact us:

council@cityofparramatta.nsw.gov.au | 02 9806 5050
@cityofparramatta | PO Box 32, Parramatta, NSW 2124
ABN 49 907 174 773 | cityofparramatta.nsw.gov.au

DA-H04	C	Ground Level Stormwater Services	05.02.2020
DA-H05	B	Level 1 Stormwater Services	05.02.2020
DA-H06	C	Detail Sheet 1	05.02.2020
DA-H07	B	Detail Sheet 2	05.02.2020

On the basis of the above I can confirm that the **requirements of Condition B23 of SSD 9670 as determined by DPIE on 21 November 2019** have been satisfied.

Should you require any further information in this regard please contact the Council officer listed in the top right corner of this letter.

Yours sincerely,



Myfanwy McNally

City Significant Development Manager