RECORD OF PRE-LODGEMENT APPLICATION MEETING
DEVELOPMENT AND TRAFFIC SERVICES UNIT

PL. No:	PL/76/2024
Applicant Attendees	Alex Heath - Town Planner Luke Jacobs – Project Manager Jason Tan – Architect
Council Attendees	Maya Sarwary – Senior Development Assessment Planner Sumitava Basu – Senior Development Assessment Planner Tina D'Souza – Urban Design Xavier Lian – Urban Design Johnny Su – Senior Development Engineer Emma Paling – Senor Landscape Officer Behzad Saleh – Traffic Engineer Hamish Murray – Universal Access Officer
Contact Details	sbasu@cityofparramatta.nsw.gov.au or 9806 5247
Date	11 September 2024
Proposal	Upgrades to Parramatta East Public School including the construction of a new 3-storey building, refurbishment to existing buildings, upgrades to recreational areas and associated site works.
Site Address	Parra East Public Sc, 61 Albert Street East, NORTH PARRAMATTA NSW 2151
IS THE PROPOSAL SUPPORTED BY COUNCIL FOR LODGEMENT AS A DEVELOPMENT APPLICATION IN PRINCIPLE?	**The proposal can be supported subject to compliance with the following matters:** • **Planning;** • **Urban Design;** • **Stormwater Drainage;** • **Landscaping;** • **Traffic and Transportation; and** • **Universal Access.**

SITE DESCRIPTION		
Location - Lot 1 Sec 59 DP 758788, Lot 2 Sec 59 DP 758788	Nearest X street – Located between Webb Street, Gaggin Street, Albert Street East and Brabyn Street.	
Frontage: Webb Street – 110m; Gaggin Street – 106m; Albert Street East – 129m Brabyn Street – 125m	Depth - 185m	Area - 17,850m²

Aspect and Shape - Irregular shaped corner block allotment	Topography – A continuous fall from north to south of the site.
Existing improvements - The subject site does not have any significant features.	

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023	
Zoning	R3 Medium Density Residential PLEP2023
Permissible Use	Permissible under the Parramatta Local Environmental Plan 2023
Defined as:	**Education Establishment**
Heritage Item	The subject site is not identified as a Heritage Item.
Vicinity to a Heritage Item	The subject site is within the vicinity to heritage items.
Bushfire Prone Land	The subject site is not identified as bushfire land.
Special Character Area	The subject site is located within Special Precinct Collet Park (North Parramatta)
Flood Prone	The subject site is not identified as flood prone land.
SEPPs applicable	SEPP (Resilience and Hazards) ☑ SEPP (Transport and Infrastructure) ☑ SEPP (Industry and Employment) ☑

ADVERTISED

☐ Yes

NOTIFICATION

☐ Yes

DAYS

☐ 21

THRESHOLD ISSUES

1. Planning

- Pursuant to **Clause 4.3 Height of Buildings of PLEP**, the height of Building R does not comply with the numerical standards of the regulatory controls. The building shall either comply with the numerical standards or an '*Exemptions to Development Standards*' statement pursuant to **Clause 4.6** of the **LEP** shall be submitted at DA stage;
- Pursuant to **Section 4.1 General Non-Residential Controls of PDCP**, appropriate documentation indicating the proposed development shall be both 'Considerate of Adjoining Uses' with minimal impact on the 'Acoustic Amenity' shall be submitted;
- Pursuant to **Section 4.5 Medium Density Residential of PDCP**, the proposed front setback of Building R does not comply with numerical standards of the regulatory controls. The building shall either comply with the numerical standards or a merit-based assessment on the impact of the variation shall be submitted at DA stage;
- Pursuant to **Section 4.5 Medium Density Residential of PDCP**, the proposed landscaping does not comply with the with numerical standards of the regulatory controls. The development shall

	either comply with the numerical standards or a merit-based assessment on the impact of the variation shall be submitted at DA stage; and • Pursuant to **Section 4.5 Medium Density Residential of PDCP**, cconcerns are raised of potential clear and direct views of the front lawn and living areas of the dwellings on Braby Street from the open corridors of Building R. The development proposal shall be redesigned and appropriate measures shall be provided to mitigate privacy impacts prior to lodgement of the development application.
2.	**Urban Design** The proposal shall rationalise the front setback along Albert Street East to optimise existing tree retention opportunity and to screen the new development also, incorporate the substation into the built form. The development shall rationalise floor plate design and minimise building length also, breakdown lengthy façade using indentation/recess, modularisation, and fine-grained architectural articulation. The proponent to consider above recommendations regarding setback, tree retention, façade and roof form. The proponent to rationalise the vertical circulation layout, making it more compact, to provide a more usable outdoor open space on the site and reduce and possibly provide more generous front setback along Albert Street East. The setback should be rationalised to minimise impact on the existing trees. A Public Domain Alignment Drawing package of drawings including co-ordinated civil and landscape architectural drawings resolving all levels and showing proposed indicative public domain treatments in accordance with the requirements outlined in the Parramatta Public Domain Guidelines (Chapter 2) shall be submitted at DA stage.
3.	**Stormwater Drainage** The proposed development shall require a stormwater drainage plan prepared by a suitably qualified and experienced Civil Engineer. On-site stormwater detention (OSD) shall be provided and designed such that stormwater runoff drains to the OSD tank located at the low point of lot by piped and surface flows and to minimise area bypassing the OSD system. Portions of large lots which are unaffected by the development may be excluded from the area to be controlled by the OSD systems. The OSD storage should be located within an underground tank where possible. Habitable floor areas shall include a suitable freeboard above adjacent finished ground levels to prevent inundation of the building from surface flows. If filter cartridges are used as part of the treatment train, their configuration relative to the OSD system. A separate cut and fill plan showing existing & proposed finished surface levels, cut/fill depths and volumes
4.	**Landscaping** A Preliminary Tree Assessment shall be carried out by a qualified AQF L5 Consulting Arborist to assess the tree retention value of the existing trees to determine the best or high to medium value trees worthy of retention. The designs are then be amended to suit the developable area noted outside the TPZ of the trees located on the site. Recommendations for design modification to facilitate retention of trees should be provided in accordance with PDCP section 2.7. An Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) prepared by an AQF Level 5 Consulting Arborist shall be provided at DA stage. A landscape plan and planting plan shall be provided for all of the landscaped areas including the ground level external planting, internal atrium, garden lobby and rooftop podium planters and garden areas) at the DA stage.

5.	**Traffic and Transportation** A Traffic and Transport Impact Assessment (TIA) report for the proposed development to identify impacts of the proposal on the local street network and mitigation measures required to ameliorate any impacts shall be submitted at DA stage. The TIA must assess the parking requirements for the proposed school by assessing the existing mode share by staff through surveys. The assessment must ensure that sufficient off-street parking is provided such that there is minimal impact on the surrounding residential areas. Adequate loading and unloading facilities are to be provided. Loading and unloading facilities are to be designed in accordance with the requirements of the Australian Standard AS 1890.2:2018. Access driveway into the car park is to be designed in accordance with Australian Standard AS 2890.1:2004. A preliminary Construction Traffic Management Plan (CTMP) is to be provided as part of the DA submission.
6.	**Environmental Health** A Construction Environmental Management Plan (CEMP) and Operational Environmental Management Plan (OEMP) shall be submitted at DA stage. A Phase 1 (Preliminary Site Investigation) contamination assessment as per the SEPP (Resilience and Hazards) requirements shall be conducted and provided with the DA submission.
7.	**Universal Access** All aspects of the design must be delivered according to the requirements of the BCA, AS1428 suite and best practice universal design. Low level thresholds are required at all doors along the accessible paths of travel. Accessible paths of travel are required to the individual features of the site. Equipment and furniture provide suitable features for persons with a mobility impairment are required to be provided.
Please refer to the LEP and DCP tables below for comments on the individual variations.	

Specialist Comments	Comment
Development Engineer Johnny Su T: (02) 9806 5285 E: JSu@cityof parramatta.nsw.gov.au	The following comments were provided: **Stormwater Drainage (incl. OSD/WSUD)** 1. A completed stormwater checklist is to accompany the application when lodged to Council. The form can be obtained from Council's website > Development > Application Requirements. 2. The proposed development will require a stormwater drainage plan prepared by a suitably qualified and experienced Civil Engineer. The stormwater plans shall be prepared in accordance with: a. Council's DCP, b. Council's Stormwater Disposal Policy, c. Council's Development Design Guidelines, d. Upper Parramatta River Catchment Trust (UPRCT) On Site Stormwater Detention (OSD) Handbook (either 3rd or 4th edition) (unless overridden by Council's Policies), e. Australian Standard AS3500 and BCA/NCC requirements. 3. On-site stormwater detention (OSD) shall be provided and designed such that stormwater runoff drains to the OSD tank located at the **low point** of lot by piped and surface flows and to minimise area bypassing the OSD system. The area of allowable bypass is as follows: a. 15% (when designed with UPRCT 3rd edition),

	b. 30% of residual area, i.e. site area less the roof area, (when designed in with UPRCT 4th edition), 4. Portions of large lots which are unaffected by the development may be excluded from the area to be controlled by the OSD systems, provided flows from these areas can be diverted around the OSD system. 5. The site is located within the Toongabbie Creek catchment and the following OSD design parameters apply: a. 3rd edition: SSR-470m3/ha, PSD-80l/s/ha, or, b. 4th edition: SRD_L-40l/s/ha, SSR_L- 300m3/ha, SRD_U-150l/s/ha, SSR_T-455m3/ha. 6. The OSD storage should be located within an underground tank where possible. However, above ground OSD basins can generally be supported provided depth does not exceed 300mm. 7. If using an underground tank, it shall not be located under habitable floor areas or within areas which may present unnecessary risk to students. 8. Tank openings shall be grated to facilitate cross ventilation. Solid covers are to be avoided where possible. 9. The OSD system shall be designed with consideration of the minor/major system principle with provision for surcharges of the piped system to be redirected to the OSD tank and the point of discharge. 10. Habitable floor areas shall include a suitable freeboard above adjacent finished ground levels to prevent inundation of the building from surface flows. This should also be combined with surface grading away the building where possible instead of sole reliance on pits and grates. 11. The piped drainage system shall be sized to cater for all storms up to and including the 1% AEP storm event. 12. The stormwater drainage plans shall incorporate water sensitive urban design (WSUD) and stormwater harvesting measures within the plans consistent with the requirements of Section 5.1.2 of Council's DCP. A MUSIC model (including model files and output) shall also be submitted which demonstrates compliance with the prescribed pollution reduction targets. 13. If filter cartridges are used as part of the treatment train, their configuration relative to the OSD system shall be in accordance with Council's Technical Design Guideline – Stormwater Cartridge Filters. **Earthworks & Retaining Walls** 1. A separate cut and fill plan showing existing & proposed finished surface levels, cut/fill depths and volumes. 2. Details of all proposed retaining walls shall be included across all plans including top & bottom of wall levels and typical cross-sections. 3. All retaining walls that form part of this development shall be shown across all plans and shall be designed to ensure that any natural surface flows from adjoining properties are not impeded or diverted.
Landscaping Officer **Emma Paling** T: 02 9806 8538 E: EPaling@cityof parramatta.nsw.gov.au	The following comments were provided: **Preliminary tree assessment (refer to AS4970-2009 – Protection of Trees on Development Sites)** Consideration must be given for opportunities to retain the existing trees within the development site and road reserve (Particularly the semi-mature and mature trees).

	1. Before any concept design commences, it is highly recommended a Preliminary Tree Assessment is carried out by a qualified AQF L5 Consulting Arborist to assess the tree retention value of the existing trees to determine the best or high to medium value trees worthy of retention. This will provide the basis and understanding of the developable area outside the Tree Protection Zone (TPZ) of the trees to be retained and protected on the site. 2. The designs are then be amended to suit the developable area noted outside the TPZ of the trees located on the site. 3. Recommendations for design modification to facilitate retention of trees should be provided in accordance with Development Control Plan 2023 section 2.7. • Consideration of potential development impacts must be given to all trees located within the site and adjoining properties, where they are located within 3m of the common boundary. (Please note that the tree protection area for mature trees located within adjoining properties may be up to 15m and may extend significantly within the site). Precautions must be undertaken to minimise impacts to existing trees located within adjoining properties. • Potential development impacts include all above and below ground structures, below ground services and changes to existing site gradients. • The consulting arborist shall identify development constraints imposed by trees and provide recommendations for an appropriate developable area given these constraints. • To ensure the arborist report is relevant and site specific they must be provided with all the relevant survey plans and most current documentation including but not limited to the sketch concept plan, stormwater plan, landscape plan, basement plans and elevation drawings. • A proposed development which will result in a negative impact to trees or vegetation located within adjoining properties may not be supported. **An Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) prepared by an AQF Level 5 Consulting Arborist must be provided upon lodgement of the development application.** The AIA shall identify all trees equal to or greater than five (5) metres in height located within the subject site and adjoining properties where located within three (3) metres of the common property boundary or where a tree protection area extends into the development site. The report must identify all trees proposed to be retained or removed as a result of the proposed works and quantify any potential impacts incurred. 1. The arborist report must provide a tree removal & retention plan at 1:100 or 1:200 scale showing the location of all trees equal to or greater than five (5) metres in height located within the subject site and all affected trees and located on the adjoining properties within three (3) metres of the common property boundary. 2. The plan must include survey detail and show the existing ground levels at the base of each tree, the actual canopy spread to scale, the location of and diameter at breast height (DBH) of the trunk of the tree and a tree number (All trees shall be plotted by a registered surveyor). 3. A schedule documenting all of the following: • Botanical and common name,

	• Age class, health, structure, condition of the tree • Dimensions inclusive of, height, canopy spread, • Trunk diameter at breast height (DBH), • Calculated Tree Protection Zone (TPZ), • Structural Root Zone (SRZ), • Calculated development incursions (if any), • Provide recommendations in relation to reducing the construction impacts in accordance with *AS4970-2009 Protection of Trees on Development Sites*. 4. The report must include a tree protection plan where trees are proposed to be retained. The tree protection plan shall identify the tree protection area for each tree and clearly identify the percentage of development encroachment to the root system and canopy of the tree. 5. The tree protection plan shall be site specific, discuss specific tree protection measures and discuss / show all proposed development works, including the location of the above and below ground structures, scaffolding, lighting and any other services. 6. The report must list all documentation referenced during the assessment process and demonstrate due consideration to the development in its entirety. 7. The report must address all likely impacts of the proposed development on all trees recommended for retention, and particularly any tree that may require site specific protection measures to minimise impact. Potential development impacts will include all above and below ground structures and services and any potential impacts to the tree canopy. 8. DO NOT include generic tree protection information that is not site specific. h. Detail methodology that has been used to evaluate the health and condition of the trees; determine retention values and determine tree protection zones. 9. Where retained trees have a tree protection zone established, a recommended tree protection specification and diagram must be provided in accordance with AS4970- 2009 Protection of Trees on Development Sites. All site plans are to be amended to indicate the tree protection zone requirements as set forth in the arborist's report along with any other note requirements that the arborist deems necessary. **A Landscape plan & Planting Plan needs to be prepared by a professionally qualified Landscape Architect.** A landscape plan and planting plan will need to be provided for all of the landscaped areas including; the ground level external planting, internal atrium, garden lobby and rooftop podium planters and garden areas). The landscape plans needs to provide the following: 1. Plan at 1:100 or 1:200 scale showing adjoining properties and streetscape; 2. Contours and spot levels across the development; 3. Identify any surface treatments such as paving, planting, walls and structures for each level; 4. Planting / garden areas to have an appropriate width to sustain plantings proposed (minimum 1m); 5. Planting structures to be clearly defined providing indicative soil depths and planter wall heights to meet the requirements of plants proposed; 6. Planting details including indicative soil depths to support the mature growth of plants;

	7. The location of the curved seats and paths around the existing trees are to be located further away from the trees and are to be designed in conjunction with the Project Arborist to demonstrate they will be using non-destructive construction method to avoid all major roots. 8. Tree replenishment to the landscape areas, trees are to be provided in a minimum 100 litre container, must be able to reach a minimum mature height of thirteen (13) metres. The new design as a minimum should show the same number of replacement trees as those shown to be removed to replace the lost canopy cover. 9. The proposed planting is to consider the solar orientation, low light levels and should consist mainly of native plant species, preferably indigenous plant species to the Parramatta area to recognise and enhance biodiversity conservation within the Parramatta area. 10. Plant species to take into consideration solar orientation and be safe and suitable for use in a school environment. Ensure all of the proposed plant species are not considered poisonous, toxic and harmful or cause allergic reactions if any part of the plants are touched or ingested. Careful consideration should be given to choosing plants that are vibrant, colourful and appeal to the senses so they can be incorporated into the age-appropriate learning experience; 11. A proposed plant schedule with suitable species of trees, shrubs and ground covers indicating planting locations, species type (botanic/ common name) mature dimensions, plant numbers (annotated on the plan) and the size of the containers at planting – to be broken up into the different areas.
Urban Design **Tina D'Souza** T: 02 9806 5967 E: td'souza@cityof parramatta.nsw.gov.au **Xavier Lian** T: 02 9806 5056 E: jlian@cityof parramatta.nsw.gov.au	The following comments were provided: **Streetscape - Future Desired Characters** **Setback & Tree Retention** 1. The proposal must better respond to the Future Desired Characters in the PDCP 2023. The site is located within Collect Park Precinct (North Parramatta). Section 8.3.8.1 of the PDCP 2023 states, "*[s]treet trees and the surrounding open space network contribute significantly to the character of the neighbourhood…. This character is reinforced and enhanced in new developments with landscaped settings*." In contrast, the proposal seeks to remove most existing trees along Albert Street East and construct a 3-storey building with a drastically reduced setback. Both are departures from the Future Desired Characters. **We recommend** the proponent to 1) **rationalise the front setback** along Albert Street East to **optimise existing tree retention opportunity** and to **screen the new development**, 2) incorporate the substation into the built form (e.g., Block R), if possible, avoiding a standalone services element, 3) optimise tree planting potential in the public domain along Albert Street East. **Streetscape – Design in Context** 2. **Building Bulk & Lengthy Façade** The proposal must better respond to the Design with Context Urban Design principles in the PDCP 2023, e.g., O.05, Section 4.5 Bulk and Scale consideration for educational establishments within a residential area – "*maintain the residential*

character of established residential areas".

Figure 1 North Elevation

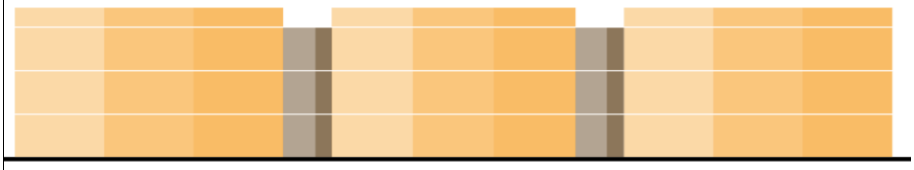


Figure 2 An Example of Massing Breakdown, Using Indentation/Recess

The proposed Block R has a building length exceeding 75 m with little to no architectural massing breakdown and articulation. Combined with insufficient setbacks, a lack of green screening, and extensive use of blank panels, Block R appears to be a continuous bulky massing when viewed from Albert Street East (see Figure 1). This will sharply contrast to the northern side of Albert Street East, which is characterised as a fine-grained localised detached residential.

We recommend the proponent to

1. rationalise floor plate design and minimise building length;
2. breakdown lengthy façade using indentation/recess, modularisation, and fine-grained architectural articulation (see Figure 2); and
3. reconsider roof form with locality in mind.

Height Variations

Clause 4.6 Variation Request is not unreasonable from an urban design built form perspective.

The surrounding area generally consist of low-rise detached dwelling as well as some medium-density residential development. 2+1 and 3-storey building typologies are not uncommon. The proposal concerns a public building and will delivery much needed educational infrastructure, improving amenities for the surrounding area. A height variation of 3.3m is not unreasonable.

The proposal, however, does little to mitigate the impact from such height variance.

We encourage the proponent to consider above recommendations regarding setback, tree retention, façade and roof form.

Circulation Design

4. The current vertical circulation design of Block R will create shadowy and underutilised space. The exact design rationale is unclear to the Council Officer.

   We encourage the proponent to rationalise the vertical circulation layout, making it more compact, (see Figure 3) to provide a more usable outdoor open space on the site and reduce and possibly provide more generous front setback along Albert Street East.

Figure 3 Integrating the Vertical Circulation Space with the Main Built Form

Public Domain

5. The site plan does not explain the purple hatch. Is it a proposed widening of the footpath? A partial widening of the footpath is not supported. More information is required on the above.
6. A shared path of min 2.5 m wide is planned to be constructed on Albert St. E. frontage.
7. The existing boundary fence on Brabyn Street is built within the footway. The applicant is to confirm if there is an intention to reconstruct the fence to the property boundary and widen the footway?
8. Public footpath: in accordance with the PPDG 2017
9. Street trees: Consider planting street trees @ 8-10m centres.
10. Driveways: maximum preferred width 6m.

Private Landscape

11. Impact on existing trees: The proposed building results in removal of several mature trees. As mentioned earlier, the setback should be rationalised to minimise impact on the existing trees.
12. In accordance with council's aspiration to facilitate development in a way that provides for mature tree vegetation and natural shade in the LGA, the applicant is required to provide trees at a rate of 1/80m2 of landscape area (additional to any existing trees to be retained). The trees must be species capable of reaching a mature height of more than 13m (min dimension 4x4m). The applicant needs to demonstrate that the trees can be planted more than 3m away from any proposed built structure. More information should be provided on the existing and proposed canopy cover on the site.
13. The location of the new substation should be considered so that it doesn't not impact on the existing mature trees.

	14. WSUD measures should be considered in the landscape. For example, use of permeable pavers in the proposed new parking. **Recommendation** The applicant is requested to amend and submit revised documentation as part of any DA submission to address the issues raised in the comments. Amended documentation is to include the following: 1. A detailed concept landscape plan for the private landscape areas to show proposed landscaping including retained and new canopy trees. 2. A Public Domain Alignment Drawing package of drawings including co-ordinated civil and landscape architectural drawings resolving all levels and showing proposed indicative public domain treatments in accordance with the requirements outlined in the Parramatta Public Domain Guidelines (Chapter 2) is required as part of any DA submission. 3. Refer to Council's standard construction details, available on the Council's website.
Traffic and Transport **Behzad Saleh** T: (02) 9806 8410 E: BSaleh@cityof parramatta.nsw.gov.au	The following comments were provided: 1. A Traffic and Transport Impact Assessment (TIA) report is required for the proposed development to identify impacts of the proposal on the local street network and mitigation measures required to ameliorate any impacts. This report should assess the suitability of the access (entry and exit) points, parking and traffic generation. Further information regarding a Traffic Impact Assessment report is detailed in the Austroads Guide to Traffic Management Part 12 - Traffic Impacts of Development (Section 4.4). 2. The Traffic Impact Assessment and plans are to include: o A plan showing all proposed off street parking facilities at 1:100 scale or at 1:200 scale (minimum) o All parking spaces, aisles, driveways, gradient and radii are to be dimensioned. o Driveway and ramp access driveway long section profile are to be drawn to 1:50 or 1:100 scales only. o The use of parking spaces, such as visitor spaces, is to be labelled. o Turning paths are to be provided for critical manoeuvring areas. o The car park, including driveways, is to be designed in accordance with the requirements specified in the relevant Australian Standards (AS 2890.1-2004, AS 2890.2-2002 and 2890.6-2009). o Where internal waste collection is proposed, specific confirmation that headroom, ramp grades and manoeuvring areas are adequate. o Recommendations for any special measures (e.g. mirrors, traffic signals or similar facility) are to be detailed. o Traffic generation rates for the proposed development as described in the Roads and Maritime Services Guide to Traffic Generating Developments. **Specific Comments:** 3. Parking Requirements: The TIA must assess the parking requirements for the proposed school by assessing the existing mode share by staff through surveys.

	The assessment must ensure that sufficient off-street parking is provided such that there is minimal impact on the surrounding residential areas. The dimensions of the parking spaces for staff and visitors are to be in accordance with the requirements of AS 2890.1-2004. The use of all parking spaces (i.e. parking spaces for staff and visitors) are to be labelled on the plans. Details are to be illustrated on the plans submitted with the final DA. The TIA should also consider the appropriate split between staff and visitor parking by considering what the expected number of staff that will be driving to the site will be. 4. Loading and Servicing: Adequate loading and unloading facilities are to be provided. Loading and unloading facilities are to be designed in accordance with the requirements of the Australian Standard AS 1890.2:2018. The facilities are to ensure that there is no risk of conflict with children as far as reasonable. Details are to be provided within the TIA and plans submitted with the final DA. 5. Vehicular Access: Access driveway into the car park is to be designed in accordance with Australian Standard AS 2890.1:2004. All vehicles are to enter and exit the site in a forward direction. 6. On-site manoeuvring of vehicles into and out of the site and for critical manoeuvring areas within the car parking area are to be demonstrated in accordance with Appendix B of AS 2890.1 – 2004 and to be submitted with the Traffic Impact Assessment. 7. Sight lines are to be provided in accordance with the minimum requirements specified in Figure 3.3 of the Australian Standard AS 2890.1-2004 (a splay extending 2m from the driveway edge along the front boundary and 2.5m from the boundary along the driveway). This splay is to be provided on both sides of a single lane driveway and on the side of the exiting lane for a two-way driveway. This shall be illustrated on plans submitted with the final DA and not to be compromised by obstructions greater than 600mm in height such as landscaping, signage fences, walls or any display materials. 8. A preliminary Construction Traffic Management Plan (CTMP) is to be provided as part of the DA submission. The plan must ensure that there will be no conflicts with truck movements and any children walking to and from school. The CTMP must also ensure that the construction activity is kept completely separate from the school activity. 9. The TIA is to assess the existing mode share for students travelling to and from school. The assessment must also review the existing operation of the kiss and ride areas surrounding the school and consider if any changes are required to support the school upgrade. Any changes to the parking restrictions will require separate approval through the Traffic Committee process. 10. The TIA is to assess the existing walking and cycling routes and consider the adequacy of the existing infrastructure and whether any upgrades are required to support sustainable transport options.
Environmental Health **Stuart Pike** T: 02 9806 5542 E: SPike@cityofParramatta.nsw.gov.au	The following comments were provided: • A Construction Environmental Management Plan (CEMP) and Operational Environmental Management Plan (OEMP) will need to be developed and submitted (CEMP with the DA) and (OEMP prior to OC with copy sent to Council for review). The CEMP will need to cover any potential environmental impacts resulting from the demolition and construction phases of the development and

	will need to address air, noise, water, contamination (unexpected finds protocol), and waste management matters. The OEMP will need to address ongoing operations of the premises and how any potential environmental impacts are to be managed, this will need to include a detailed pollution incident response plan. • A Phase 1 (Preliminary Site Investigation) contamination assessment as per the SEPP (Resilience and Hazards) requirements will need to be conducted and provided with the DA along with any subsequent Contamination reports should this be recommended by the PSI.
Universal Access **Hamish Marray** T: 02 9806 5830 E: hamishmurray@cityofParra Matt a.nsw.gov.au	The following comments were provided: 1. All aspects of the design must be delivered according to the requirements of the BCA, AS1428 suite and best practice universal design. The applicant is requested to seek expert access advice to ensure this is achieved. A few preliminary observations are offered below. This does not represent a comprehensive access review and does not relinquish the applicant from its obligation to provide a fully compliant detailed universally accessible design. 2. Ensure compliant accessible paths of travel are provided to the individual features of the site. 3. Ensure the active leaf of the doors along the required paths of travel provide a clear opening no less than 850mm. 4. Low level thresholds are required at all doors along the accessible paths of travel. 5. The Abutment of differing surfaces shall have a smooth transition. *Design transition shall be 0 mm. Construction tolerances shall be as follows:* *(a) 0 ±3 mm vertical.* *(b) 0 ±5 mm, provided the edges have a bevelled or rounded edge to reduce the likelihood of tripping****. AS1428.1.7.2.*** 6. Equipment and furniture within the common areas including play and seating elements, will require accessible and inclusive features suitable for a person with a mobility and other impairments. Note: AS1428.2 provides guidance on accessible furniture including, reach ranges and varying heights of tables and seats with back and arm rests. **Summary** 1. The applicant is requested to seek expert access advice. Clear signage directing patrons via an accessible path of travel into the restaurant; 2. Accessible paths of travel are required to the individual features of the site. 3. The active leaf of all doors and gates along the accessible path of travel must provide a minimum 850mm clearance. 4. Low level thresholds are required to be provided at the doors providing access to connecting paths of travel. 5. The abutments of varying surfaces are to provide level transitions. 6. Equipment and furniture provide suitable features for persons with a mobility impairment are required to be provided. **Recommendation** Please amend the design and provide details showing compliance of the above issues.

ENVIRONMENTAL PLANNING INSTRUMENTS

PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2023		
DEVELOPMENT STANDARD	**COMPLIANCE**	**DISCUSSION**
4.3 Height of Buildings	**In parts**	Allowable = 9.5m Proposed = 13.1m (Building R) Refer to Threshold issues
4.4 Floor Space Ratio	**Yes**	Allowable = 0.6:1 or 10,710m^2 Proposed = 5,295m^2 or 0.29:1
4.6 Exceptions to development standards	**Yes**	A Clause 4.6 variation shall be submitted at DA stage.
5.6 Architectural roof features	**N/A**	An architectural roof feature is not proposed.
5.7 Development below mean high water mark	**N/A**	The site is not identified as land covered by tidal waters.
5.10 Heritage Conservation	**Yes**	According to the Heritage Item and heritage conservation maps the subject site is not a heritage item or within a heritage conservation area.
5.10.8 Aboriginal Places of Heritage Significance	**Low**	The site is identified as being of low significance by Council's Aboriginal Heritage Sensitivity Database. The proposal is not considered to impact an aboriginal place of heritage significance.
5.21 Flood planning	**N/A**	The site is not identified as being flood prone.
6.1 Acid sulfate soils	**Class 5**	The site is identified as containing Class 5 Acid Sulfate Soil. In accordance with the LEP table an Acid Sulfate Soils Management plan is not required to be prepared.
6.2 Earthworks	**Yes**	Council's Development Engineer has reviewed the application – please see specialist comments.
6.3 Biodiversity protection	**N/A**	The site is not identified on this map.
6.5 Stormwater Management	**Yes**	Please see specialist comments for more detail.
6.6 Foreshore Area	**N/A**	The site is not located in the foreshore area.
6.8 Development on landslide risk land	**N/A**	The site is not identified on this map.

PARRAMATTA DEVELOPMENT CONTROL PLAN 2023

Part 4– Non-Residential Development		
DEVELOPMENT CONTROL	**COMPLIANCE**	**DISCUSSION**
4.1 General Non-Residential Controls		
4.1.1 Consideration of adjoining uses	**Cannot be ascertained**	An existing public school is operating from the site. A detailed assessment addressing the impact of building interface with adjoining land uses and development to maintain the privacy, solar access, and overall amenity of neighbouring properties from the proposed upgrade, alterations and additions could not be completed due to unavailability of

Part 4– Non-Residential Development		
DEVELOPMENT CONTROL	**COMPLIANCE**	**DISCUSSION**
		relevant information. The applicant shall ensure to make available necessary information at DA stage.
4.1.2 Noise Amenity	**Cannot be ascertained**	To ensure that the proposal does not unreasonably diminish the amenity of nearby residential uses from noise intrusion an acoustic impact shall be submitted at the DA stage.

DEVELOPMENT CONTROL	**COMPLIANCE**	**DISCUSSION**
4.5 Educational Establishments		
R3 Medium Density Residential		
The building envelope controls for Educational Establishments shall be interpreted with that of the corresponding controls of medium density residential development of the DCP.		
Front Setback	**In parts**	Control: Primary front setback – min. 6m. Proposed -5.15m (Building R) Refer to Threshold issues. Control: Secondary frontage – min. 4m Proposed – 5.3m on Brabyn Street 3m on Webb Street (no changes proposed to existing variation) 5.8m on Gaggin Street
Side setback	**Yes**	Control – Min. 1.5m Proposed - 47m
Deep Soil	**Yes**	Control –Min. 30% or 5,355m^2 of the site area with min. 4m x 4m dimensions. Proposed - 5,940m^2 or 33.3%
Landscape	**No**	Control – Min. 40% or 7,140m^2 of the site of the site area with min. 2m x 2m dimensions. Proposed - 6,040m^2 or 33.8% Refer to Threshold issues.
Bulk and scale	**Yes**	Control - A consistency of built form is maintained in residential zones. Proposed – The immediate neighbourhood, whilst located within medium density residential zone is characterised by long standing low density residential dwellings. Except Building R, the bulk and scale rest of the proposed new buildings are consistent with the existing character of the neighbourhood. The neighbourhood is in transition. The bulk and scale of the three storey-ed Building R will be sympathetic with future medium density development within the neighbourhood. Additional

DEVELOPMENT CONTROL	COMPLIANCE	DISCUSSION
		landscaping and building articulations are recommended to reduce the impact on the visual coherence of the existing streetscape.
Visual Privacy	**No**	Concerns are raised of potential clear and direct views of the front lawn and living areas of the dwellings on Braby Street from the open corridors of Building R. Refer to threshold issues.
Acoustic Privacy	**Cannot be ascertained**	An Acoustic Impact report shall be submitted at DA stage
Open Space Areas	**Yes**	Adequate open space areas for passive and active recreational activities for the educational establishments have been provided.
Traffic, Parking and Access	**Yes**	Refer to Traffic referral comments.
Operational Plan of Management	**Cannot be ascertained**	An Operational Plan of Management shall be submitted at DA stage

DEVELOPMENT CONTROL	COMPLIANCE	DISCUSSION
5.1 Water Management		
5.1.1 Flooding	**N/A**	The site is not identified in Council's database as being flood prone.
5.1.3 Stormwater Management	**Yes**	See Engineers comment in Referrals section.
5.1.5 Protection of Groundwater	**Yes**	The development does not incorporate a basement car park.
5.2 Hazard and Pollution Management		
5.2.1 Soil Management	**Yes**	An erosion and sedimentation plan should be submitted with the application.
5.2.4 Development on Sloping Land	**Cannot be ascertained**	The proposed development shall be raised a maximum 500mm from the adjacent natural ground level.
5.2.5 Land Contamination	**Yes**	Refer to assessment under SEPP (Resilience and Hazards) heading.
5.4 Environmental Performance		
Waste Management	**Yes**	A waste management plan is a standard requirement for any Development Application.

Part 6 Traffic and Transport		
6 Sustainable Transport		
6.2 Parking Provision	**Yes**	The proposal provides sufficient parking for the proposed use. Refer to traffic referral comments.
6.3 Bicycle Parking	**Cannot be ascertained**	To be submitted at DA stage.
6.4 Loading and Servicing	**Cannot be ascertained**	To be submitted at DA stage.

Part 8 Neighbourhhod Precincts

Part 8.3.8 Collet Park Precinct (North Parramatta)		
New Pedestrian connections	**Cannot be ascertained**	To be submitted at DA stage.
Existing pedestrian connections	**Cannot be ascertained**	To be submitted at DA stage.

STATE ENVIRONMENTAL PLANNING POLICY (RESILIENCE AND HAZARDS) 2021

The site is not identified in Council's records as being contaminated. A Site inspection reveals the site does not have an obvious history of a previous land use that may have caused contamination and there is no specific evidence that indicates the site is contaminated.

STATE ENVIRONMENTAL PLANNING POLICY (BIODIVERSITY AND CONSERVATION) 2021

The site is not located on the foreshore or adjacent to a waterway and therefore, with the exception of the objective of improved water quality, the objectives of the SREP are not applicable to the proposed development.

STATE ENVIRONMENTAL PLANNING POLICY (TRANSPORT AND INFRASTRUCTURE) 2021

- The application is not subject to clause 2.45 of the SEPP as the development does not indicate if the works are within the vicinity of electricity infrastructure that trigger a written referral to the energy authority.
- The application is not subject to clause 2.98 of the SEPP as the site does not immediately adjoin a rail corridor
- The application is not subject to clause 2.99 of the SEPP as the site does not immediately adjoin a rail corridor
- The application is not subject to clause 2.100 of the SEPP as the site does not immediately adjoin a rail corridor
- The application is not subject to clause 2.120 of the SEPP as the site does have frontage to a classified road.
- The application is not subject to clause 2.120 of the SEPP as the average daily traffic volume of the adjacent street is less than 20,000 vehicles.
- A site compatibility analysis shall be submitted at DA stage; and
- The development shall comply with the regulatory controls under 5.4 State Significant development and State significant infrastructure.

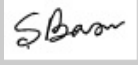
IMPORTANT NOTE

This pre-lodgement advice does not constitute an approval.

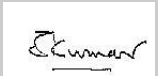
The pre-lodgement meeting note is designed in good faith to assist applicants in the preparation of a development application. Relevant legislation and Council's policy requirements can vary from the time of this meeting to lodgement of the application.

Accordingly, **Council's final position on the proposal can only be made once a development application has been lodged and assessed**.

Council thanks you for coming in and hopes that the meeting was of assistance. You are reminded to continue referring to and checking the submission requirements on the **DA Form**, as well as the relevant planning documents listed in this advice as you develop your proposal to ensure compliance with those documents. These documents will be the basis for assessment of your application when it is lodged.

Development Assessment Officer:  _____

Team Leader Signature:

Development Assessment Team Leader  _____

Date:	9_ /10 /2024