

MINUTES OF THE SYDNEY WEST JOINT REGIONAL PLANNING PANEL MEETING HELD AT PARRAMATTA CITY COUNCIL CHAMBERS ON THURSDAY, 12 SEPTEMBER 2013 at 11.00 AM

Present at meeting:

Panel Members: Paul Mitchel – Acting Chair
Bruce McDonald – Panel Member
Stuart McDonald – Panel Member
Jean Pierre Abood – Panel Member
Andrew Wilson – Panel Member

Council staff: Anthony Newland – Acting Manager Development Assessment Services
Alison Geddes - Acting Group Manager Outcomes & Development
Brad Roeleven - City Plan Services (independent assessor)

Apologies: Mary-Lynne Taylor

1. The meeting commenced at 11.03am

The Chair welcomed everyone to the Sydney West Regional Panel Meeting.

2. Declarations of Interest –

Jean Pierre Abood – Non Pecuniary – Parramatta City Councillor – Will not impact on role in relation to this matter before the panel.

Andrew Wilson – Non Pecuniary – Parramatta City Councillor – Will not impact on role in relation to this matter before the panel.

3. Public Submissions –

Item 1 - 2013SYW024 – Parramatta - DA/62/2013, Demolition, tree removal and construction of a 15 storey building containing ground floor retail and 14 commercial levels over basement car parking, 169 Macquarie Street and part of 1A Civic Place, Parramatta

Mrs Elizabeth Boesel, Parramatta resident - addressed the panel against the item with particular concerns.

Ray Brown, architect of the proposal from Architectus - addressed the panel in favour of the item.

5. Panel Decision

Item 1 - 2013SYW024 – Parramatta - DA/62/2013, Demolition, tree removal and construction of a 15 storey building containing ground floor retail and 14 commercial levels over basement car parking, 169 Macquarie Street and part of 1A Civic Place, Parramatta

The regional panel unanimously approves the application, for the reasons given in the independent assessment report and subject to the council's draft conditions of consent (as provided to the regional panel on 11 September 2013) with the following amendments and additions:

Condition 13 – delete the words ‘/ subdivision certificate [choose one]’ to be read as:

- A monetary contribution comprising \$3,149,091.42 is payable to Parramatta City Council in accordance with Section 94A of the Environmental Planning and Assessment Act 1979 and the Parramatta City Centre Civic Improvement Plan (Amendment No. 1). Payment must be by EFTPOS, bank cheque or credit card only. The contribution is to be paid to Council prior to the issue of a construction certificate. At the time of payment, the contribution levy will be indexed quarterly in accordance with movements in the Consumer Price Index (All Groups Index) for Sydney issued by the Australian Statistician. Parramatta City Centre Civic Improvement Plan (Amendment No. 1) can be viewed on Council's website at:
http://www.parracity.nsw.gov.au/build/forms_and_planning_controls/developer_contributions.
Reason: To comply with legislative requirements.

Condition 30 – insert the word 'basement' on first line to be read as:

- In order to make satisfactory arrangements for the operation of the basement stormwater pump-out system, the system shall be designed and constructed to ensure the following are provided:
 - (a) A holding tank capable of storing (minimum 10.0m³ volume) of the run-off from a 100 year ARI - 2 hour duration storm event allowing for pump failure.
 - (b) Two pump system (on alternate basis) capable of emptying the holding tank at a rate equal to the lower of:
 - The permissible site discharge (PSD) rate; or
 - The rate of inflow for the one hour, 5 year ARI storm event.
 - (c) An alarm system comprising of basement pump-out failure warning sign together with a flashing strobe light and siren installed at a clearly visible location at the entrance to the basement in case of pump failure.
 - (d) A 100 mm freeboard to all parking spaces.
 - (e) Submission of full hydraulic details and pump manufacturers specifications.
 - (f) Pump out system to be connected to a stilling pit and gravity line before discharge to the street gutter.
 - (g) Connection of the subsoil pipes into the stormwater pits with a silt trap.
 - (h) Cross-sectional details of the proposed pump holding tank shall be provided. The pump holding tank shall have a minimum holding capacity of 10m³ for the storage. If possible, the cross-sectional details shall also include the details of the cut-off point levels of the dual pump system.

Plans and design calculations along with certification from the designer indicating that the design complies with the above requirements are to be submitted to the satisfaction of the Principal Certifying Authority prior to issue of the Construction Certificate.

Reason: To ensure satisfactory storm water disposal.

Condition 32 – delete the repeated words 'The design achieves' to be read as:

- No work shall start on the stormwater system until the detailed final storm water plans have been submitted to the satisfaction of Council's development engineer prior to the issue of the Construction Certificate. Prior to the approval of the stormwater drainage plans, the drainage engineer preparing the drainage plans shall ensure that:
 - a. The final drainage plans are consistent with the requirements and conditions of this development consent.
 - b. The proposed On-Site Detention (OSD) System has been designed by a suitably qualified Hydraulic Engineer, in accordance with the Upper Parramatta River Catchment Trust "On-Site Detention Handbook" and Council's Drainage Code E4 and stormwater Drainage Guidelines.
 - c. The design achieves
 - a Site Storage Requirement of 470m³/ha and a Permissible Site Discharge of 80 L/s/ha (as per 3rd edition of UPRCT's handbook).
 - When using the Extended/Flood detention method (4th edition of UPRCT's handbook), the Site Reference Discharge (Lower Storage), SRDL of 40 l/s/ha, Site Storage Requirement (Lower Storage) SSRL of 300 m³/ha and Site Reference Discharge (Upper Storage), SRDU of 150 l/s/ha, Site Storage Requirement (Total) SSRT of 455 m³/ha as per the submitted OSD calculation.
 - The drainage plan shall show an access for maintenance reaching each orifice plate of the primary and the secondary outlet and its sediment trap.
 - Provide an overflow pipe - above the 1:100 ARI top of water level – bypassing the orifice plates in the OSD tank to act as an internal overflow weir in case of orifice blockage.
 - The proposed overflow weir slot (3500x100mm) shall be provided with a grill along its opening.
 - The OSD tank shall be structurally adequate to take the designated live load.
 - The OSD tank is not to be located under habitable rooms.
 - The detailed drainage plan is to show the roof catchment areas that are to be harvested into the OSD system.
 - Any proposed HumeCeptor shall be shown on the detailed drainage plan and located within the boundary of the development site and be easily accessible for maintenance. In this case, details of the HumeCeptor would be provided with details of the incoming and outgoing pipes prior to the issue of Construction Certificate.
 - The design engineer is to ensure that cross-ventilation through the tank is provided by the use of grated openings or similar.

Detailed drainage plans with cross sectional details of OSD storage areas; pits etc, OSD Detailed Design Submission and OSD Detailed Calculation Summary Sheet are submitted and are acceptable.

Reason: To minimise the quantity of storm water run-off from the site, surcharge from the existing drainage system and to manage downstream flooding.

Condition 36 – insert the words 'and Safety' and add subclause e) to be read as:

- A Pedestrian Management and Safety Plan must be submitted to the satisfaction Principal Certifying Authority prior to the commencement of any works on site. It must include details of the:
 - a) Proposed ingress and egress of vehicles to and from the construction site
 - b) Proposed protection of pedestrians adjacent to the site
 - c) Proposed pedestrian management whilst vehicles are entering and leaving the site
 - d) Proposed route of construction vehicles to and from the site

e) Proposed measures to protect workers and pedestrians from overhead hazards

The Management Plan shall be implemented during all phases of the development until the Occupation Certificate is issued.

Condition 44 – insert second sentence to be read as:

- 85 bicycle spaces/racks are to be provided on-site and used accordingly, as shown on the submitted DA plan (Dwg DA1002 Issue L – 2.9.13). The bicycle entrance is to incorporate a transparent glazed shop front treatment.

Reason: To comply with Council's parking requirements and enhance the streetscape.

Condition 55 – insert subclause d) to be read as:

- A Public Arts Plan, shall be submitted for approval by Council. That Plan shall demonstrate:
 - a) Arrangements for the commissioning an artist(s) to design, create and install public art to the value of 0.5% of the total cost of the development;
 - b) That the site specific artwork/s are consistent to the proposed themes and treatment areas outlined in the Arts Plan submitted to Council; and
 - c) That on completion of the artwork design stage, the applicant will submit all additional documentation to Council that details the realisation of the Arts Plan through final design concepts, site plan for artworks, maintenance schedule, construction documentation and project management prior to its implementation.
 - d) Particular attention to the Smith Street ground floor south-eastern frontage.

Condition 66 – amendments to first paragraph to be read as:

- A Construction Environmental Management Plan (CEMP) must be prepared in accordance with the Department of Infrastructure, Planning and Natural Resources (2004) Guidelines for the Preparation of Environmental Management Plans and submitted to the relevant authorities (Sydney Water, NSW Office of Water, NSW Environment Protection Authority, Endeavour Energy, Parramatta City Council, Transport for NSW) at least 4 weeks prior to the commencement of construction. Comments from these authorities will be received for a period of 28 days following its provision to the authorities and shall be addressed to the satisfaction of the Principal Certifying Authority in its finalisation of the CEMP.

The CEMP must be prepared and implemented in accordance with the procedures, safeguards and mitigation measures identified in the EA and in consultation with relevant stakeholders.

The CEMP must contain all the Construction Sub Plans, including:

- a) Construction Noise and Vibration Management Sub Plan,
- b) Construction Contaminated Land Management Sub Plan,
- c) Construction Soil and Water Management Sub Plan.

The approved CEMP must be made publicly available.

Condition 67 – to be deleted.

Condition 75 – amendments to be first paragraph and spelling correction of 'Principle' to be read as:

- Prior to the commencement of any excavation works on site, the applicant must submit for approval by the Principal Certifying Authority (with a copy forwarded to Council) a dilapidation report on the visible and structural condition of all neighbouring structures (including the Lancer Barracks complex on Smith Street) within the 'zone of influence' of the excavation face to a depth of twice that of the excavation.

This condition also applies to the Lancer Barracks site on Smith Street.

The report must include a photographic survey of the adjoining properties detailing their physical condition, both internally and externally, including such items as walls, ceilings, roof, structural members and other similar items. The report must be completed by a consulting structural/geotechnical engineer in accordance with the recommendation of the geotechnical report.

Where the consulting geotechnical engineer is of the opinion that no dilapidation reports for adjoining structures are required, certification to this effect must be provided for consideration by the Principal Certifying Authority prior to any excavation being commenced. A copy of the dilapidation report must be submitted to Council.

In the event access to adjoining allotments for the completion of a dilapidation survey is denied, the applicant must demonstrate in writing that all reasonable steps have been taken to advise the adjoining allotment owners of the benefit of this survey and details of failure to gain consent for access to the satisfaction of the Principal Certifying Authority.

Note: This documentation is for record keeping purposes only, and can be made available to an applicant or affected property owner should it be requested to resolve any dispute over damage to adjoining properties arising from works. It is in the applicant's and adjoining owner's interest for it to be as detailed as possible.

Reason: Management of records.

Condition 75A – new condition to be read as:

- A structural engineer is to provide advice to the Principal Certifying Authority on the required method of excavation and construction to avoid any consequent dilapidation or damage to buildings on the heritage listed Lancer Barracks complex. The Principal Certifying Authority is to ensure to the greatest extent practical that the methods recommended by the structural engineer are adhered to during excavation and construction.

6. Meeting closed at 12.06pm

Endorsed by



Paul Mitchell
Acting Chair
Sydney West Region
Joint Regional Planning Panel
Date: 16 September 2013