

2 December 2019

Sydney Central City Planning Panel
320 Pitt Street
SYDNEY, NSW, 2000

Attention: Sharon Edwards, Planning Panels Secretariat

RE: 2018CCI030 – Parramatta – DA/868/2018 – 164 Hawkesbury Road, Westmead 2145

This letter has been prepared by Ethos Urban on behalf of Western Sydney University (WSU) being the Applicant of DA/868/2018 at 164 Hawkesbury Road, Westmead. This DA is to be determined at the Sydney Central City Planning meeting scheduled for 4 December 2019.

We refer to the Draft Conditions prepared in relation to this development. Whilst WSU has worked with Council officers to agree on the majority of conditions, the applicant and Council did not reach agreement on the imposition of Condition No .40(q). Of key concern is the wording of draft Condition 40(q), set out below in **bold**:

40. Public Domain Construction Drawings

Prior to the issue of the relevant Construction Certificate for any construction work relating to the ground floor, including slab pour, public domain works or any other above ground structure, a set of detailed Public Domain Construction Drawings must be submitted to and approved by Council's Development and Traffic Services Unit (DTSU) Manager. The drawings shall address, but not limited to, the following areas:

...

The Public Domain Construction Drawings must reflect the following changes:

...

q) The mid-block stairs and tiered concrete retaining walls with mass planting should be more generous in width and depth offering gradual accent, more rest points, open up the visual connection, and is more inviting and supports 24/7 public access between Darcy Road, the central space and Farmhouse Road South;

(our emphasis **bold**)

The applicant requests that the panel delete this condition as significant design work and coordination has been undertaken to develop the appropriate design solution for the mid-block stairs, including sign off from the Design Excellence Advisory Panel (DEAP). The wording of the condition is problematic for the Applicant as it creates uncertainty as to how the condition is to be satisfied and may potentially hold up the issue of the relevant Construction Certificate (CC). The condition as currently drafted may require significant design changes which may also have a significant cumulative impact on the design due the 4.25m² height difference between the street and proposed plaza.

The mid-block stairs are unlikely to be the primary access point to the site from Darcy Road as there is no pedestrian crossing at this location. The main pedestrian desire line to and from the hospital through the plaza is at the north-west corner of the site where the majority of pedestrian movements will occur, being the junction of the road intersection leading to the hospital and the proposed escalators to the plaza.

For the avoidance of doubt, the mid-block stairs referred to in draft Condition 40(q) are the stairs below and circled in yellow at **Figure 1** below:



Figure 1: Ground Plan Extract

Source: Architectus

In the first Design Excellence Advisory Panel (DEAP) meeting, the DEAP noted similar feedback which is referenced in this Draft Condition relating to the mid-block stairs. A comprehensive response was provided to that feedback which was ultimately accepted by the DEAP at the meeting on 20 June 2019. From the proponent's perspective, this issue had been fully resolved. If the DEAP were not satisfied with the proposed design evolution, a requirement to modify this particular portion of the Darcy Road frontage would have been recommended as part of their final design advice, which is not the case. It specifically notes the following:

"The Parramatta Design Excellence Advisory Panel (The Panel) supports the proposal in its current form. The Panel advises that this is a well-considered and presented scheme and that the architectural, urban design and landscape quality is of a high standard".

Accordingly, it is requested that Draft Condition 40(q) is deleted. Any required change to this mid-block stair configuration will significantly impact a number of coordinated elements of the design at this part of the site which is already dealing with a significant level change. In the context of the DEAP having already considered a detailed response on this issue and supported the applicant's justification, it is considered that this draft condition is not reasonable and is therefore requested to be deleted.

Yours sincerely,

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