



CITY OF PARRAMATTA

File No: DA/46/2018

M E M O **City of Parramatta Council**

To: *Sydney Central City Planning Panel* **Date:** 30 July 2018

From: *Myfanwy McNally
Manager, City Significant Development*

Subject: **Acceptance of late submission from APRL on behalf AREF (Sydney Water Building owner) against DA/46/2018
6 & 8 Parramatta Square - Lot 2 DP 1234735, Lot 3 DP 1234735, Lot 4 DP 1234735**

Dear Ms. Foley,

This memo is to confirm Council accepts the late submission received from APRL on 24 July 2018.

Please note, the applicant has provided a response to the submission, which is attached.

Council confirms that the matters raised within the submission do not affect the assessment of the subject application. Notwithstanding, any concerns the Panel may have regarding the submission can be discussed at Wednesday's meeting.

Yours Sincerely,

**Myfanwy McNally,
Manager
City Significant Development**

30 July 2018



Ms Myfanwy McNally
Manager City Significant Development
City of Parramatta Council

Via email: MMcNally@cityofparramatta.nsw.gov.au

Dear Ms McNally

GPO Box 4073
Sydney NSW 2001
Australia

Level 21 Governor Macquarie Tower
1 Farrer Place
Sydney NSW 2000
Australia

Telephone: 02 8273 9600
Direct Line: 02 8273 9613
Facsimile: 02 9252 7400
Email: sylvia.hrovatin@walkercorp.com.au

Application No: DA / 46 / 2018

Property: Lot 2 DP 1234735, Lot 3 DP 1234735, Lot 4 1234735
6 and 7 Parramatta Square, PARRAMATTA NSW 2150

Proposal: Construction of a basement carpark for the commercial premises and function centre (PS6/8) proposed under DA 47/2018.

I write in response to your email of 26 July 2018.

You have requested Walker provide a response to the objection by ARPL dated 24 July 2018 who act on behalf of AREF, the owners of 2 Smith Street (Sydney Water Building).

Firstly, Walker wish to point out that the objector's concerns are not relevant to the subject development application. The subject development application is for the construction of a basement car park for the 6/8PS development and is not for access to that car park. The access or ramp, and alternatively known as the 'dive structure,' is approved under DA consent 436/2016 which is for construction of basement parking and associated buildings - 4 & 6 PS.

The ramp on Darcy Street / Smith Street will provide access to and from all of the basement car parking for developments on Parramatta Square (i.e. PS1, PS3, PS4, PS5, and PS6/8).

A Construction Certificate No. 18/124212-3 dated 6 April 2018 approves the construction of the ramp and is authorised under DA 436/2016. The ramp is to be constructed in accordance with this Construction Certificate (CC).

We hope the following explanation will provide clarity on the matters raised by the objector and assist in facilitating a resolution.

The ramp is to be constructed in the location the objector desires, which makes their objections a moot point. In their first objection letter dated 1 June 2018 they refer to "image 5" which shows the traffic arrangement outcome they want to achieve and which they say is consistent with that approved under DA 436/2016 as modified to date. As already noted, Walker has been issued with a CC to construct the ramp as per DA 436/2016 modified to date.

The image shows that the ramp is located in a configuration that allows the occupants of the Sydney Water Building to exit left out of the building whilst at the same time the buses in the layover facility can turn left and head west down Darcy Street.

Putting aside the fact that the Transport authorities and Council's traffic planners have all stated they do not support the Sydney Water occupants retaining their ability to exit left because traffic modelling does not support this movement, the exit left as desired by Sydney Water presents other problems.

We have indicated these problems on the drawing below. The drawing shows the heritage awning of the Parramatta Railway Station will need to be cut back and the footway on the southern side will need to be deleted. None of these outcomes have approval or have been assessed.

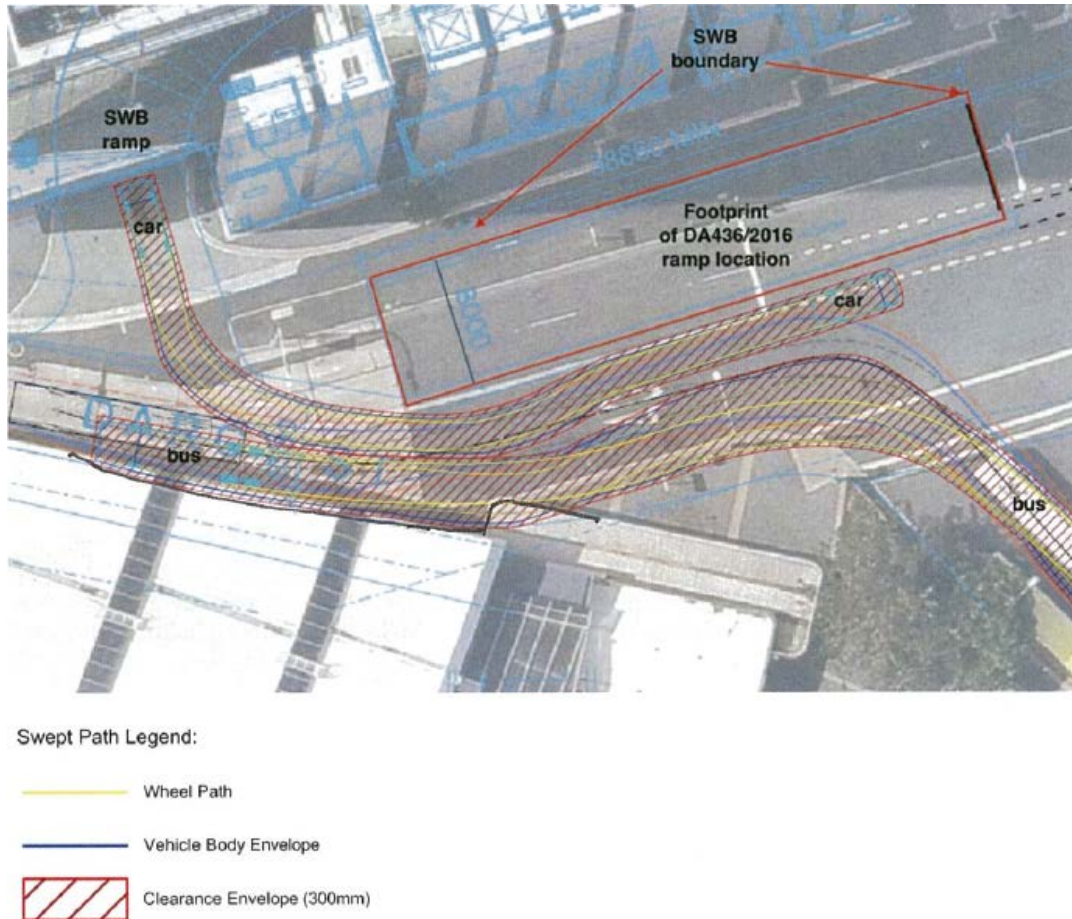


Image 5: Extract from the Traffic Arrangement option, adopting the approved ramp footprint of DA436/2016 with further modification of the carriageway width whilst remaining within the existing reserve of Darcy Street.

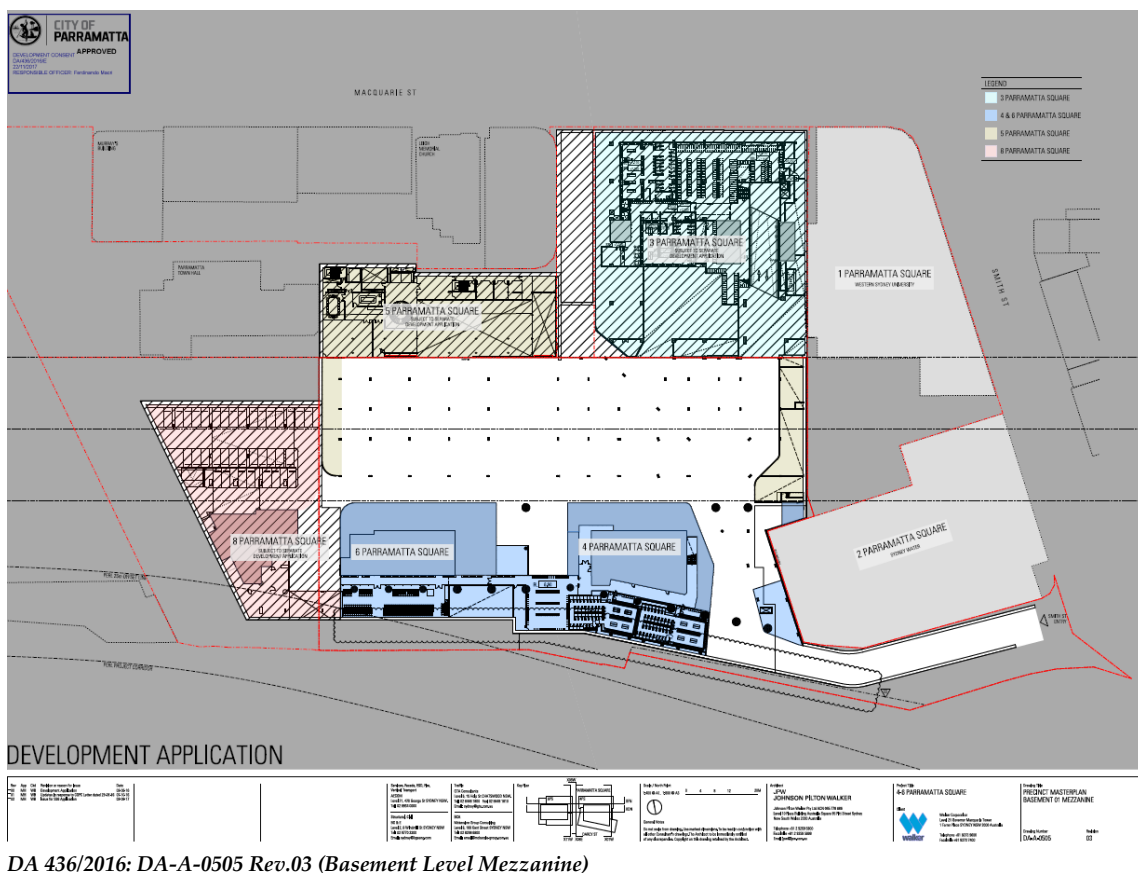
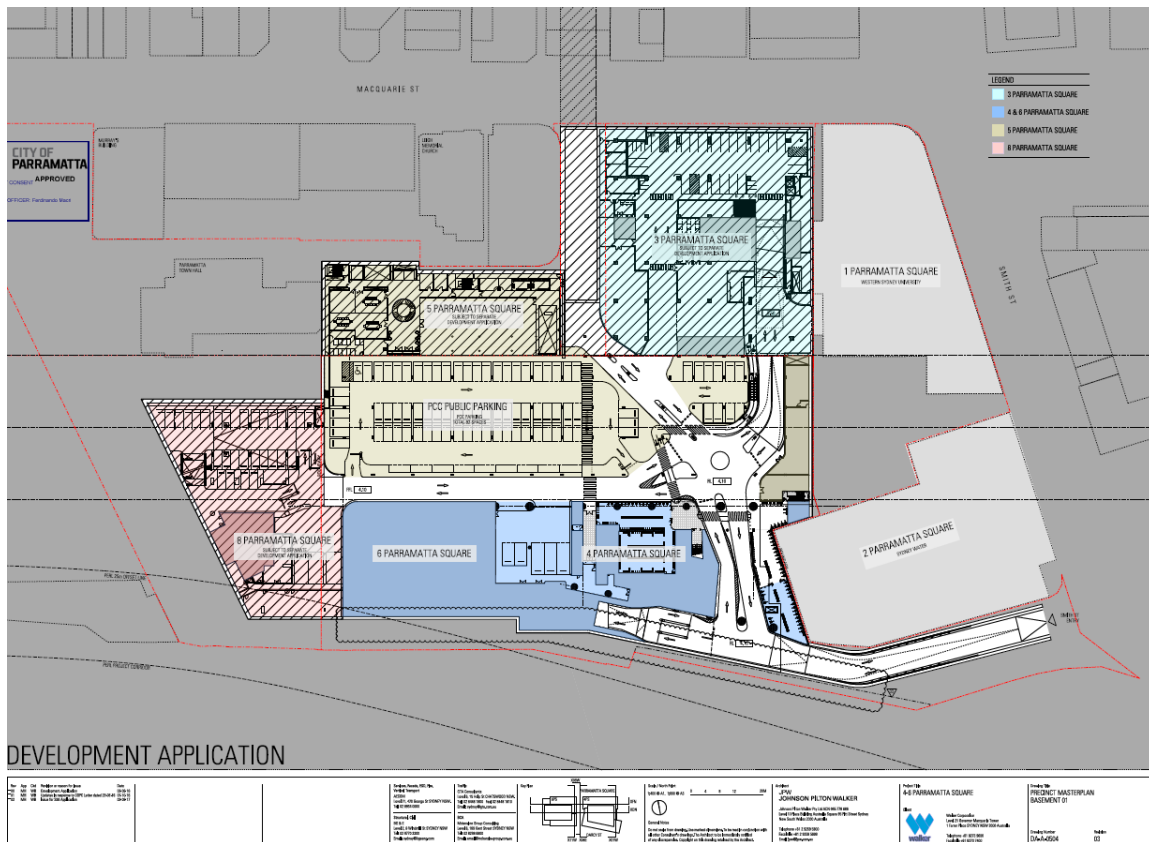
Extract from ARPL objection dated 1 June 2018.

In their letter of 24 July 2018 the objector essentially makes two claims:

- Walker is in error regarding its claim to the Sydney Central City Planning Panel at the meeting on 04 July 2018. Walker stated to the Panel, the difference in the position of the ramp was due to the different levels on the drawings. At the meeting the Panel determined modification (H) to DA 436/2016. AREF had lodged an objection to the proposed modification. One of their objections was that the plans (both original and modification) were inconsistent when illustrating the location of the dive structure (ramp) and that recent approved plans opened up the opportunity for east bound access to be available. Modification H did not seek to amend the Sydney Water access or location of the dive structure to the super basement.
- The second claim is for the plans to be amended to reflect the dive ramp arrangement depicted on DA-A-6-0505-B which would allow retention of the existing two-way vehicle movement between the existing basement car park ramp of No. 2 Smith Street and the intersection of Smith Street and Darcy Street.

Response to Claim 1

The location of the dive ramp is shown on the following stamped approved drawings under DA 436/2016 (modification E): DA-A-0504 Rev.03 and DA-A-0505 Rev 03.

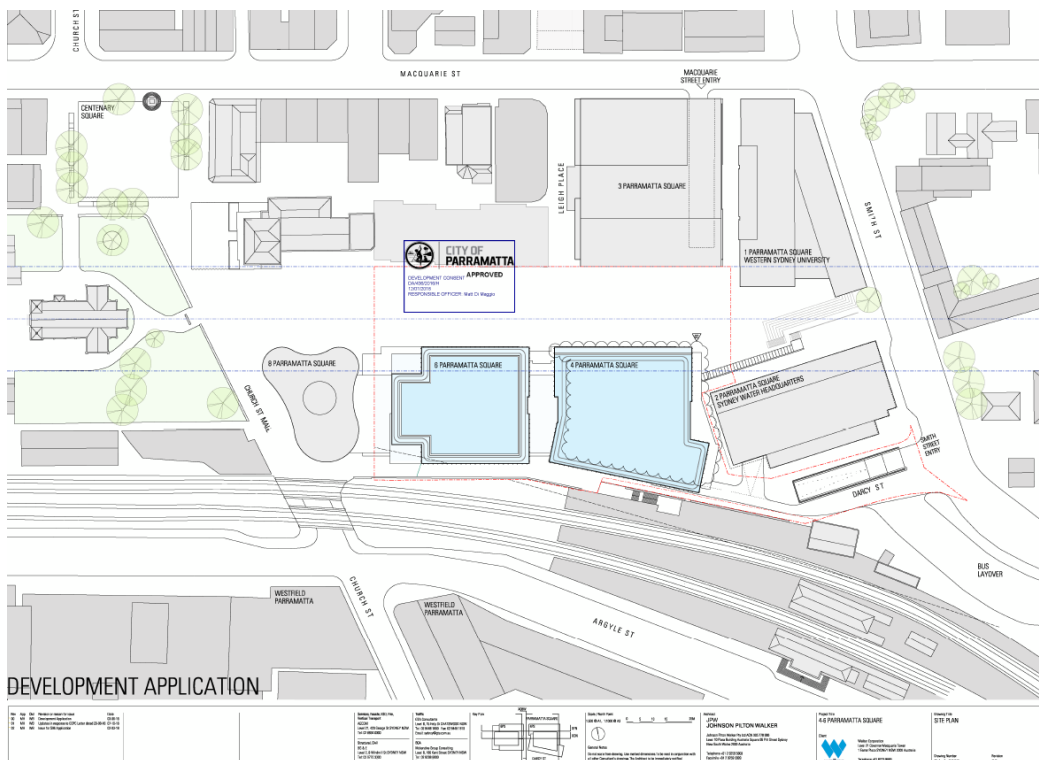




Construction Certificate No. 18/124212-3 approved on 6 April 2018

The discrepancy in the drawings arises from the location of the ramp shown on the site plan (DA-A-0060 Rev.2). The ramp is shown setback from the Sydney Water boundary thereby making it difficult to accommodate Sydney Water's desired left exit. In any event, the objector does not support the location of the ramp shown on the site plan.

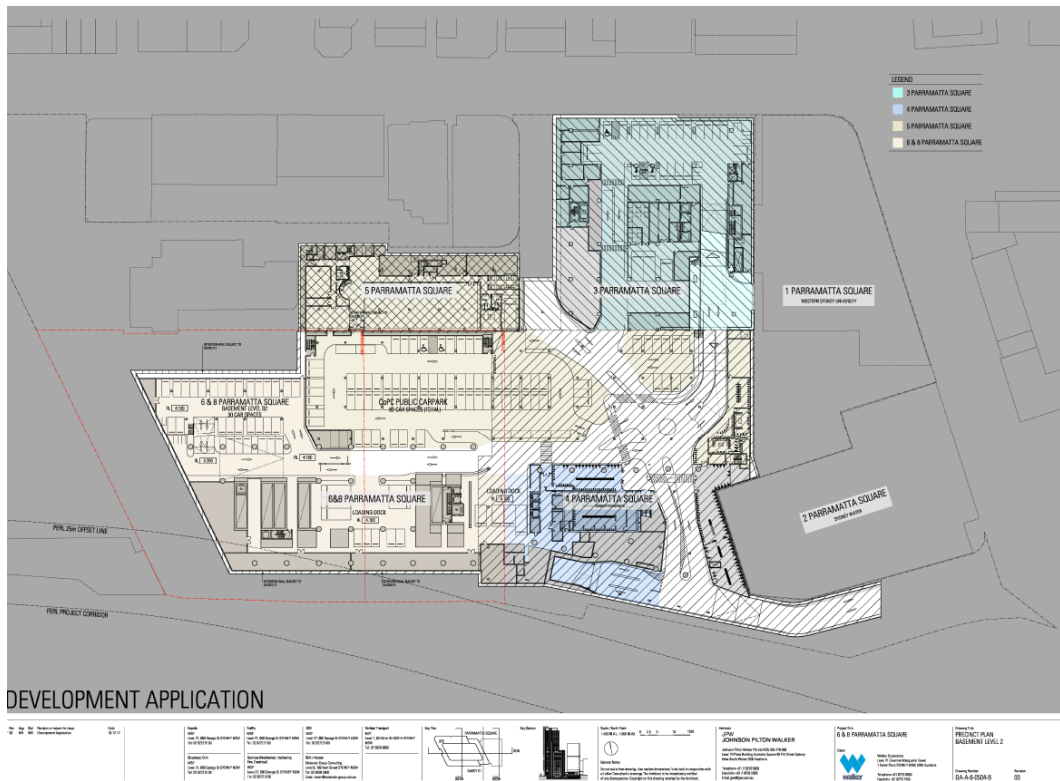
Upon review the architects – JPW acknowledge there is a discrepancy between the site plan and the basement drawings in regards to the alignment of the dive ramp.



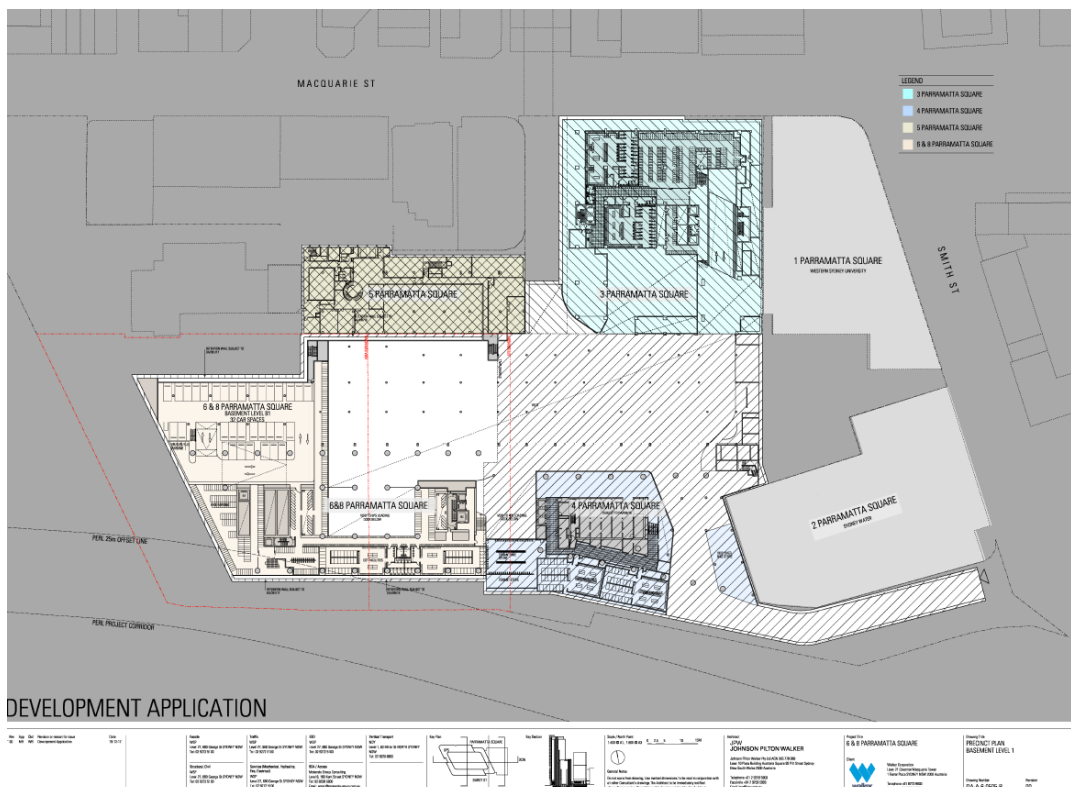
DA 436/2016: DA-A-0060 Rev.02 (Site Plan)

JPW confirm detailed documentation for the ramp (developed for DA 436/2016/E), has progressed on the basis of the location shown on the approved drawings DA-A-0504 Rev.03 and DA-A-0505 Rev 03.

This is consistent with the ramp location shown under Development Application – 46/2018 and drawings DA-A-6-0504B and DA-A-6-0505B.



Development Application 46/2018 DA-A-6-0504B.



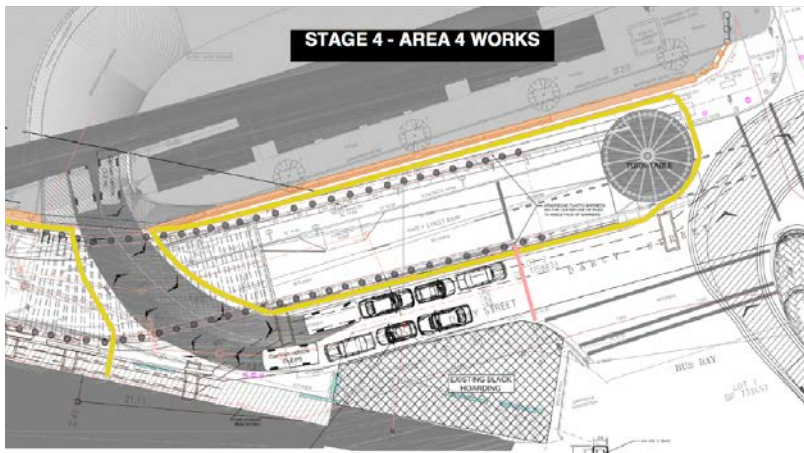
Development Application 46/2018 DA-A-6-0504B and DA-A-6-0505B.

Subject to direction from Council, JPW can address the discrepancy found on the site plan affecting DA 46/2018 as well as those affecting DA 436/2016/H, and reissue the subject documents to avoid ongoing confusion.

We note the discrepancy relating to the ramp location was found on the DA documents for DA 47/2018 (6/8PS building) and this has since been addressed in the documents that will form Walker's response to Council's information request.

Response to Claim 2

The objector has provided a drawing which they assert is the construction plans for the ramp and which confirms associated two way vehicle movement from the Sydney Water building to the intersection of Darcy Street and Smith Street alongside the dive ramp.



Annexure B – Objector letter dated 24 July 2018

The plan is part of a series of staging diagrams provided to Sydney Water and were prepared for the interface works with the Sydney Water driveway during construction of the ramp. The staging plans were prepared through workshops between the builder, Transport Authorities, Sydney Water and Parramatta City Council.

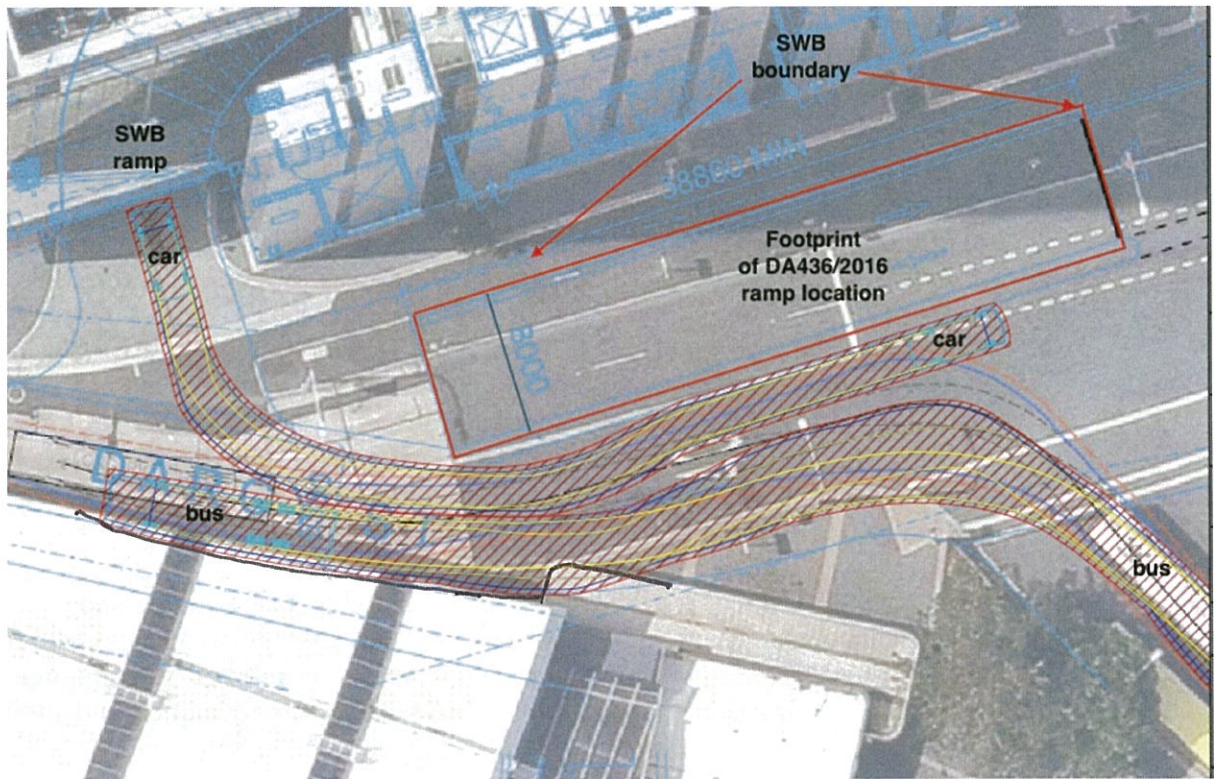
The diagrams of which one is shown in this letter depict how access can always be maintained to the Sydney Water building in a temporary arrangement during construction works. However, in certain instances the access to the basement entry must be reduced to a single lane in and out to enable the physical construction of the ramp.

I confirm the arrangement is only temporary so as to enable the swept paths to work and will require the footpath on the southern side of Darcy Street to be utilised to cater for these vehicle movements. The swept paths have been developed on the information provided by Sydney Water in relation to their typical vehicle types which utilise this entry into their basement.

This temporary setup is envisaged to be in place for a period of time until the traffic signals on the corner of Station Street and Darcy Street can be amended to its final design, the ramp is completed and the civil works to the length of Darcy Street are finished. At this point in time the temporary configuration will be swapped over to the final configuration.

Yours sincerely

Sylvia Hrovatin
National Manager – Project Approvals
Walker Corporation Pty Limited



Swept Path Legend:

- Wheel Path
- Vehicle Body Envelope
- ▨ Clearance Envelope (300mm)

Image 5: Extract from the Traffic Arrangement option, adopting the approved ramp footprint of DA436/2016 with further modification of the carriageway width whilst remaining within the existing reserve of Darcy Street.

52. From the overlay image provided:

- a. a ramp footprint with a similar alignment to the approved Rev E ramp footprint will have a lesser impact upon existing two-way movement from the SWB ramp compared to the submitted proposal. The Darcy Street ramp can be relocated to that location;
- b. the road carriageway width between the eastern edge of a relocated ramp footprint (as per the Rev E alignment) and the south edge of the road reserve can be widened to about 7.0-7.1m, sufficient in width to enable two-way movement, including for a westbound bus when a car is leaving the SWB ramp.



CITY OF
PARRAMATTA

DEVELOPMENT CONSENT **APPROVED**
DA/436/2016/E
22/11/2017
RESPONSIBLE OFFICER: Ferdinando Macri

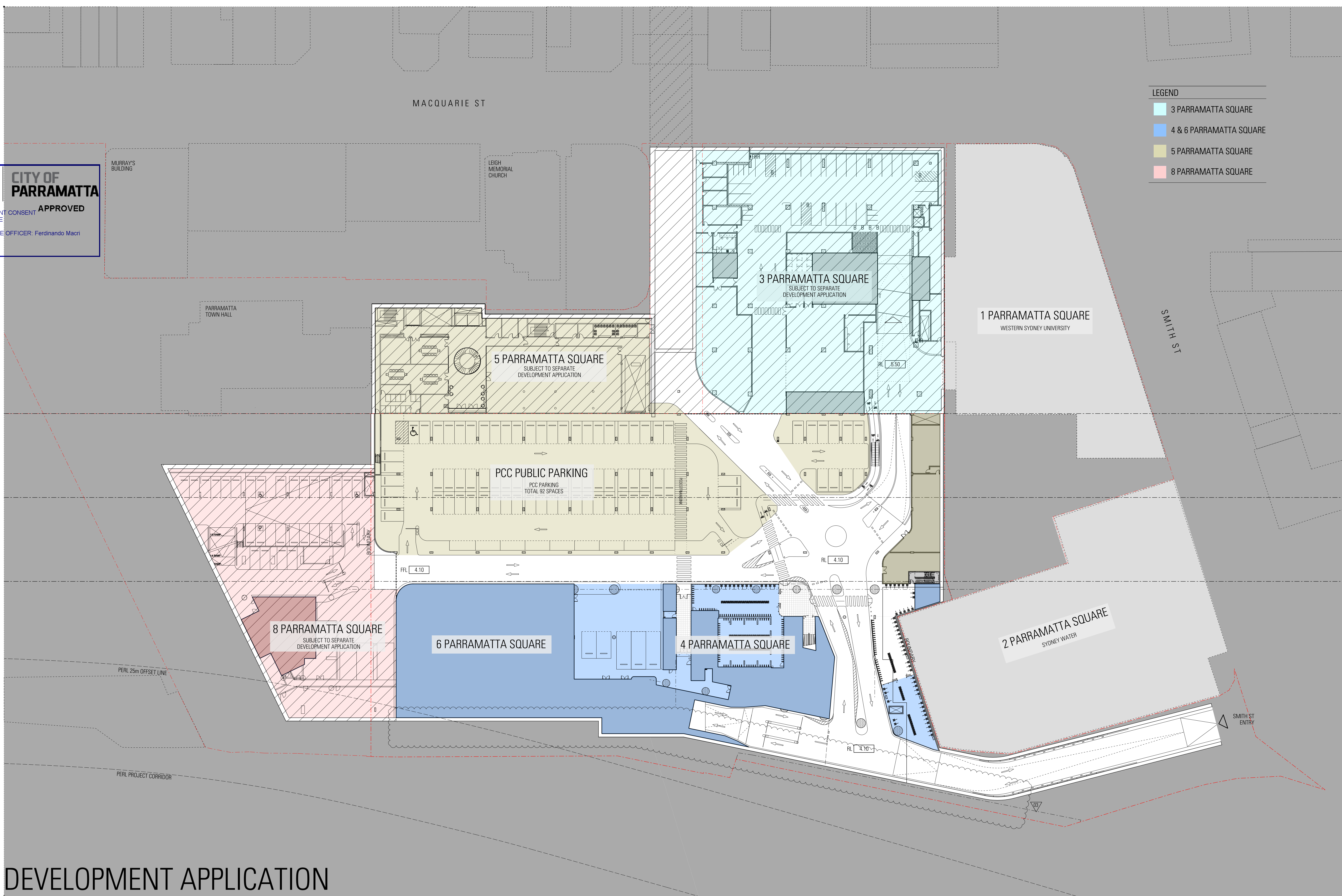
LEGEND

3 PARRAMATTA SQUARE

4 & 6 PARRAMATTA SQUARE

5 PARRAMATTA SQUARE

8 PARRAMATTA SQUARE



DEVELOPMENT APPLICATION

Rev	App	Cld	Revision or reason for issue	Date
00	MH	WB	Development Application	03-06-16
01	MH	WB	Updates in response to CDP Letter dated 29-08-16	07-10-16
03	MH	WB	Issue for S96 Application	02-08-17

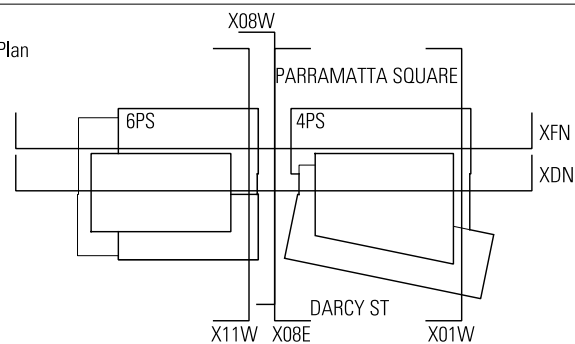
Services, Facade, ESD, Fire,
Vertical Transport
AECOM
Level 21, 420 George St SYDNEY NSW,
Tel: 02 8448 1800 Fax: 02 8448 1810
Email: sydney@aecom.com.au

Structural, Civil
BG & E
Level 2, 8 Windmill St SYDNEY NSW
Tel: 02 9770 3300
Email: sydney@bgeng.com

Traffic
GTA Consultants
Level 6, 15 Hilda St CHATSWOOD NSW,
Tel: 02 8448 1800 Fax: 02 8448 1810
Email: sydney@gtac.com.au

BCA
McKenzie Group Consulting
Level 6, 189 Kent Street SYDNEY NSW
Tel: 02 8236 6800
Email: email@mcckenzie-group.com.au


Key Plan



Scale / North Point

1:400 @ A1, 1:800 @ A3

0 4 8 12 20M



General Notes

Do not scale from drawing. Use marked dimensions. To be read in conjunction with all other Consultant's drawings. The Architect to be immediately notified of any discrepancies. Copyright on this drawing retained by the Architect.

Architect

**JPW/
JOHNSON PILTON WALKER**

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Facsimile +61 2 9259 5999
Email jpww@jpww.com.au

Project Title

4-6 PARRAMATTA SQUARE

Client

**walker**

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1 Farrer Place SYDNEY NSW 2000 Australia

Telephone +61 8273 9600
Facsimile +61 8273 7400

Drawing Title

**PRECINCT MASTERPLAN
BASEMENT 01**

Drawing Number

DA-A-0504

Revision

03



MACQUARIE ST

LEGEND

- 3 PARRAMATTA SQUARE
- 4 & 6 PARRAMATTA SQUARE
- 5 PARRAMATTA SQUARE
- 8 PARRAMATTA SQUARE

MURRAY'S
BUILDINGPARRAMATTA
TOWN HALL

LEIGH
MEMORIAL
CHURCH

5 PARRAMATTA SQUARE
SUBJECT TO SEPARATE
DEVELOPMENT APPLICATION

3 PARRAMATTA SQUARE
SUBJECT TO SEPARATE
DEVELOPMENT APPLICATION

1 PARRAMATTA SQUARE
WESTERN SYDNEY UNIVERSITY

SMITH ST

8 PARRAMATTA SQUARE
SUBJECT TO SEPARATE
DEVELOPMENT APPLICATION

6 PARRAMATTA SQUARE

4 PARRAMATTA SQUARE

2 PARRAMATTA SQUARE
SYDNEY WATER

 SMITH ST
ENTRY

PERL 25m OFFSET LINE

PERL PROJECT CORRIDOR

DEVELOPMENT APPLICATION

Rev	App	Ckd	Revision or reason for issue	Date
00	MH	WB	Development Application	03-06-16
01	MH	WB	Updates in response to COPC Letter dated 29-08-16	07-10-16
03	MH	WB	Issue for S96 Application	02-08-17

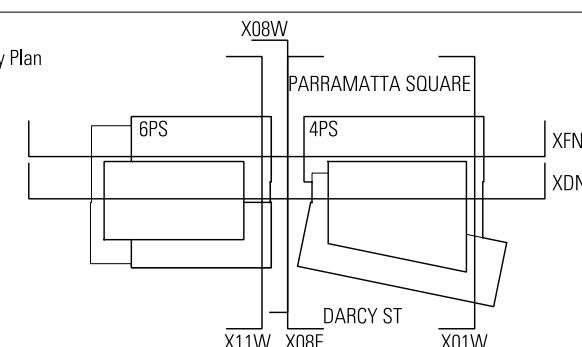
Services, Facade, ESD, Fire,
Vertical Transport
AECOM
Level 21, 420 George St SYDNEY NSW
Tel: 02 8934 0000

Structural, Civil
BG & E
Level 2, 8 Windmill St SYDNEY NSW
Tel: 02 9770 3300
Email: sydney@bgeeng.com

Traffic
GTA Consultants
Level 6, 15 Help St CHATSWOOD NSW.
Tel: 02 8448 1800 Fax: 02 8448 1810
Email: sydney@gta.com.au


BCA
Mckenzine Group Consulting
Level 6, 189 Kent Street SYDNEY NSW
Tel: 02 8298 6800
Email: email@mckenzie-group.com.au

| Key Plan



| Scale / North Point

1:400 @ A1, 1:800 @ A3



0 4 8 12 20M

General Notes

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Architect
JPW
JOHNSON PILTON WALKER

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Email jpw@jpw.com.au

Project Title
4-6 PARRAMATTA SQUARE

Client

 Walker Corporation
Level 21 Governor Macquarie Tower
1 Farrer Place SYDNEY NSW 2000 Australia

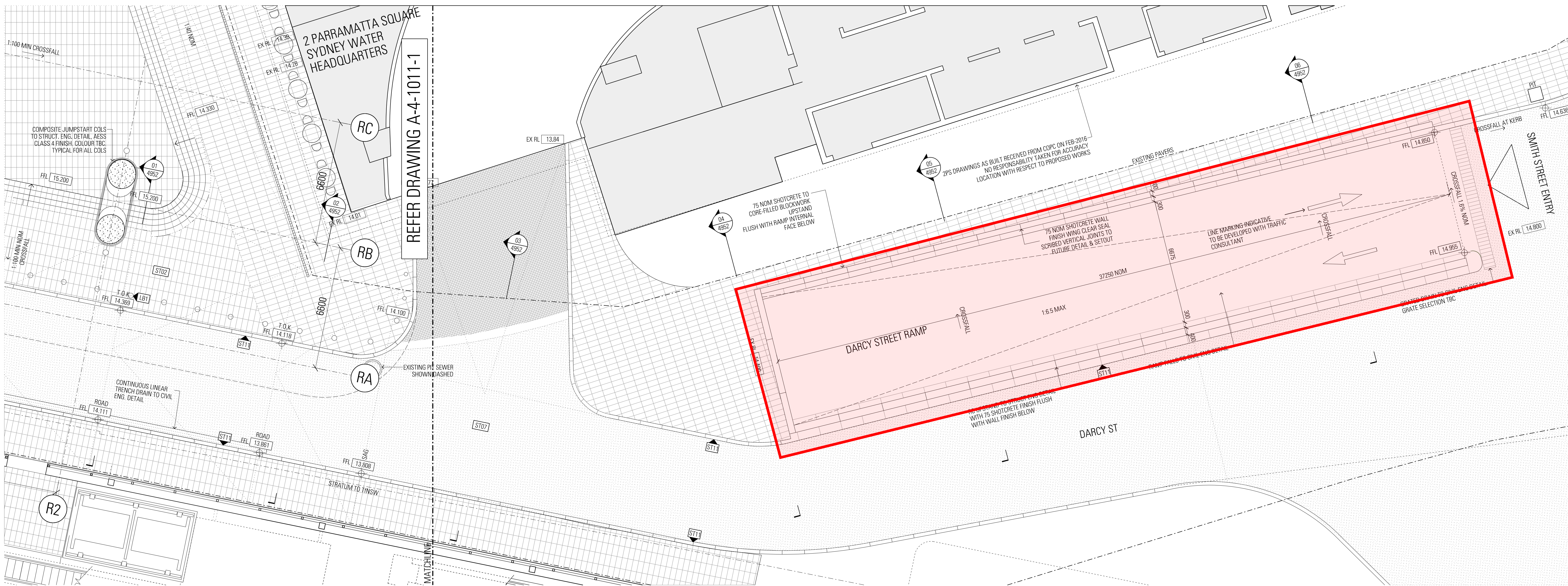
Telephone +61 8273 9600
Facsimile +61 8273 7400

Drawing Title
PRECINCT MASTERPLAN
BASEMENT 01 MEZZANINE

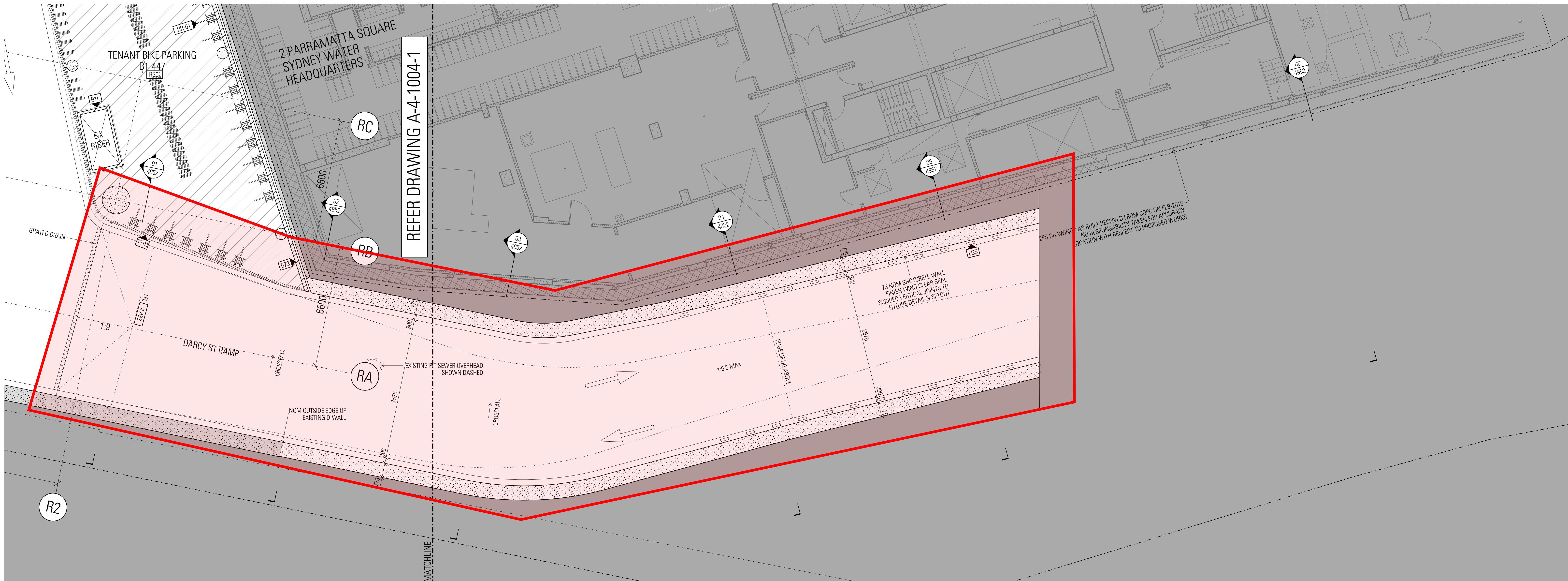
Drawing Number
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Revision
03

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4/03/2017
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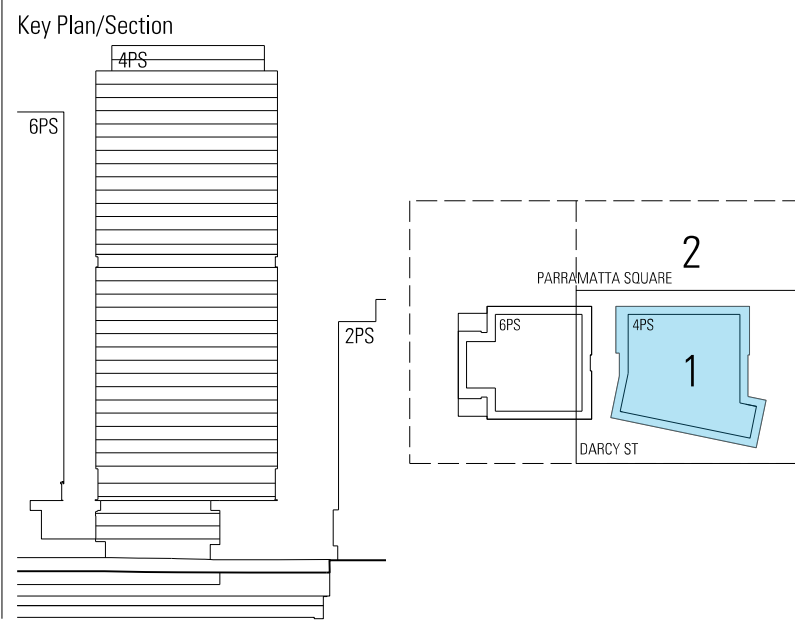


01 UPPERGROUND PLAN
SCALE 1:100



02 BASEMENT 1 PLAN
SCALE 1:100

General Notes
Do not scale from drawing. Use marked dimensions.
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Scale / North Point

1:100 @ B1

Rev App Cld Revision or reason for issue
00 MH WB Issued for CC3

Date
02-02-18

Service, Facade, ESD, Fire, VT
AECOM
Level 21, 430 George St, Sydney, NSW
Tel: 02 8934 0000 Fax: 02 8934 0001
Email: Sydney@gtg.com.au

Traffic
GTA Consultants
Level 6, 15 Help St, Chatswood, NSW
Tel: 02 8448 1800 Fax: 02 8448 1810
Email: Sydney@gtg.com.au

Structural, Civil
BG & E
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Tel: 02 9770 3300
Email: Sydney@bgeng.com

BCA
McKenzie Group Consultants
Level 6, 188 Kent Street SYDNEY NSW
Tel: 02 8298 6800
Email: email@mckenzie-group.com.au

NOTES: BASEMENT LEVELS

CORNER GUARD (CG): 100X100MM GALVANISED STEEL ANGLE CORNER GUARD WITH RUBBER COATING TO ALL RECTANGULAR COLUMNS. COLOUR TBC
INSULATION: BOARD INSULATION TO MINIMUM R2.0 TO ALL SOFFITS BETWEEN CONDITIONED ZONES & NON-CONDITION ZONES, INCLUDING (BUT NOT LIMITED TO) AREAS UNDER RETAIL, LOBBIES, OFFICE SPACE & END OF TRIP FACILITIES. NO SPRAY-ON INSULATION
SIGNAGE: STATUTORY SIGNAGE AS PER SIGNAGE SCHEDULE DRAWINGS. (E1-A-5700 TO D0-A-5720) EXTENT, LOCATION & QUANTITY OF SIGNAGE TO BE DEVELOPED
PLANT & EQUIPMENT PLINTHS: MIN 75MM HEIGHT CONCRETE PLINTH TO ALL PLANT & EQUIPMENT LOCATED ON CONCRETE SLAB AS PER ARCHITECTURAL SPEC. REFER DD-A-SPEC-9100
LINE-MARKING: LINE MARKING SHOWN INDICATIVELY ON DRAWINGS. TO BE DEVELOPED WITH TRAFFIC ENGINEER. EXTENT TO INCLUDE:
-LINE MARKING & SPACE NUMBERING TO ALL CAR SPACES
-DIAGONAL HATCHING TO ALL NON-PARKING AREAS, INCLUDING PLANT ROOM ACCESS & CORNERS
-DIRECTIONAL ARROWS AT ZOM SPACING ALONG AISLES
-TEXT IDENTIFICATION TO EV CHARGE STATIONS
-ISA & HATCHING AS REQUIRED FOR ACCESSIBLE CARSPACES
-CENTRELINES & DIRECTIONAL ARROWS TO ALL CIRCULATION ROADWAYS & RAMPS
SERVICES IMPACT PROTECTIONS: IMPACT PROTECTION TO ALL SERVICES RETICULATED ON COLUMN FACES & WALLS, FOLDED 1MM GALVANISED STEEL PLATE TO SUIT. MECHANICAL FIXING

○ B BOLLARD
REFER TO FF&E SCHED.
FHR WALL MOUNT
FIRE HOSE REQ
XXX REFER FF&E SCHEDULE
XXXX REFER WALL TYPES DRAWINGS

DRAWINGS SHOW LATEST WALL TYPES TAGS IN ACCORDANCE WITH BOVY DIRECTION BUT MAY NOT CAPTURE BUILD-UP OR SPATIAL IMPLICATIONS OF INDIVIDUAL WALLS.
SPATIAL IMPLICATIONS TO BE CAPTURED IN FUTURE DRAWINGS ISSUE

Construction Certificate no.
18/124212-3
McKenzie Group Consulting (NSW) Pty Ltd
ACN 093 211 995

Architect
JPW
JOHNSON PILTON WALKER
Johnson Pilton Walker Pty Ltd ACN 095 778 886
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Built Odayashi Joint Venture
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New South Wales, Sydney 2000 Australia
Telephone +61 2 8332 4111
Facsimile +61 2 8332 4199
Email admin@built.com.au

Project Title
4 PARRAMATTA SQUARE

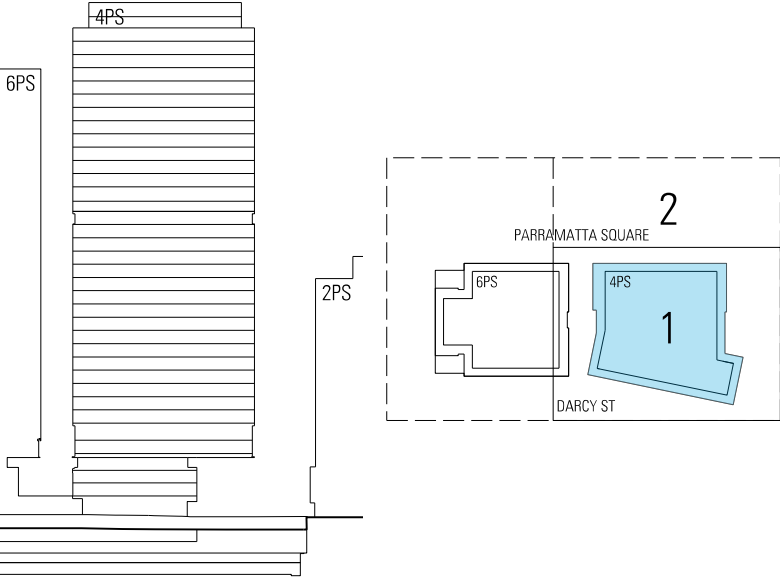
Client
Walker Corporation
Level 21 Governor Macquarie Tower
1 Farrer Place SYDNEY NSW 2000 Australia
Telephone +61 8273 9600
Facsimile +61 8273 7400

Drawing Title
DARCY ST RAMP
PLANS

Project Number
13022
Drawing Number
A-4-4950
Documentation Stage
DETAILED DESIGN
Revision
00

General Notes
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Key Plan/Section



Scale / North Point

1:100 @ B1

Rev App Cld Revision or reason for issue Date
00 MH WB Issued for CC3 02-03-18

Service, Facade, ESD, Fire, VT
AECOM
Level 21, 430 George St, Sydney, NSW
Tel: 02 8934 0000 Fax: 02 8934 0001
Email: Sydney@gtg.com.au

Traffic
GTA Consultants
Level 6, 15 Help St, Chatswood, NSW
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Email: Sydney@gtg.com.au

Structural, Civil
BG & E
Level 2, 8 Windmill St, Sydney, NSW
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Email: Sydney@bgeng.com

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Construction Certificate no.
18/124212-3

McKenzie Group Consulting (NSW) Pty Ltd
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Architect
JPW
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Project Title
4 PARRAMATTA SQUARE

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Telephone +61 8273 9600
Facsimile +61 8273 7400

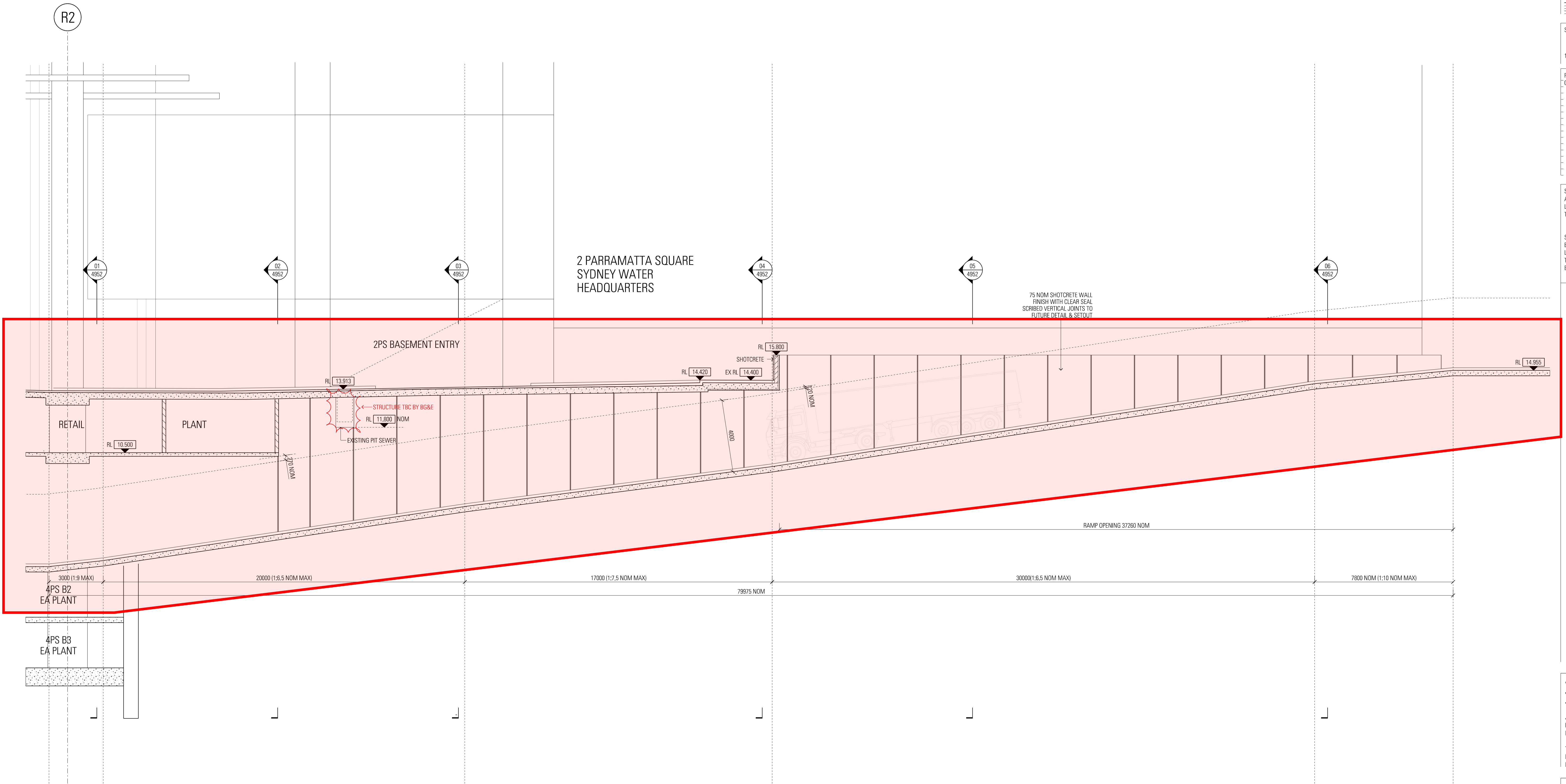
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UNROLLED LONG SECTION

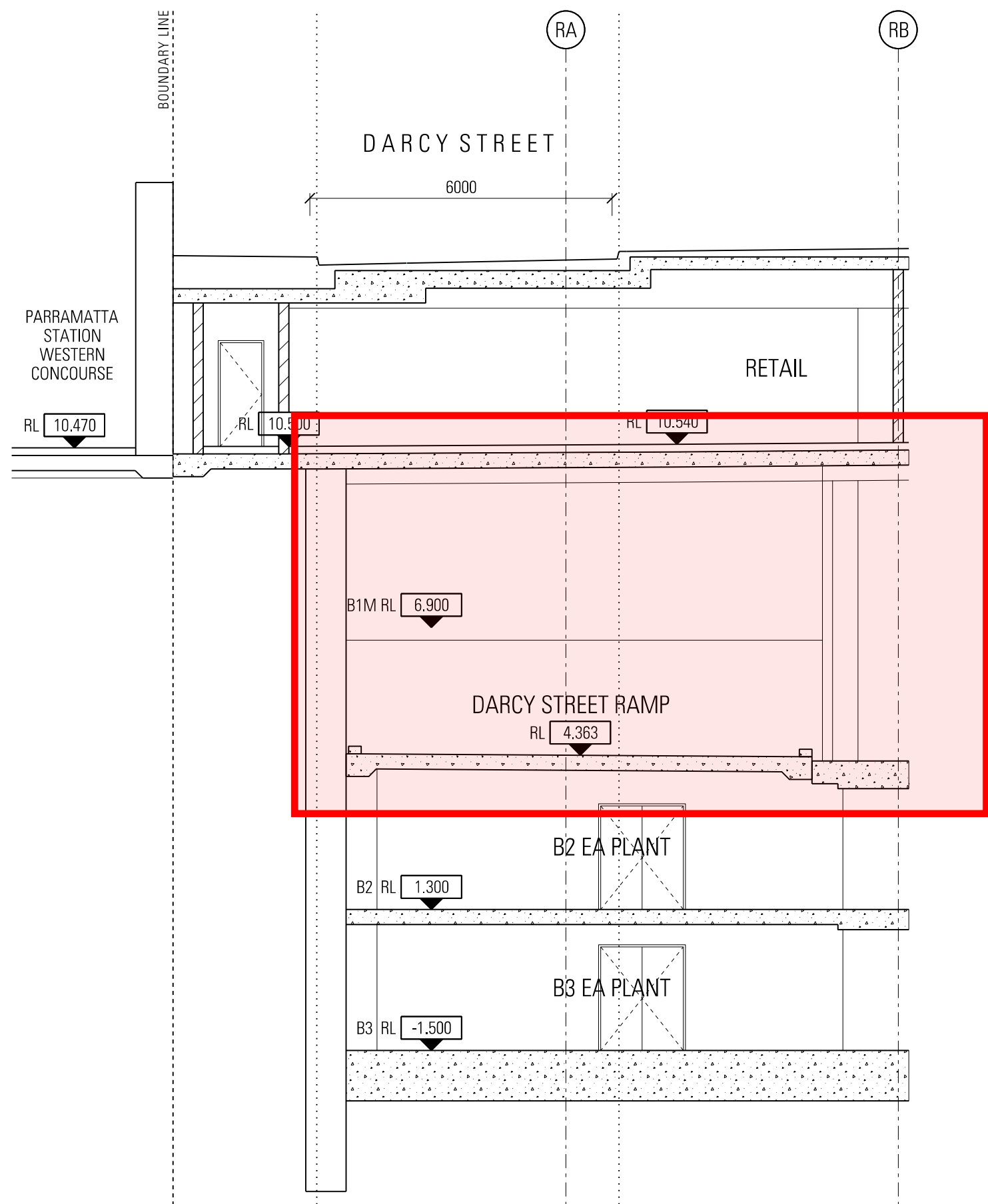
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Drawing Number
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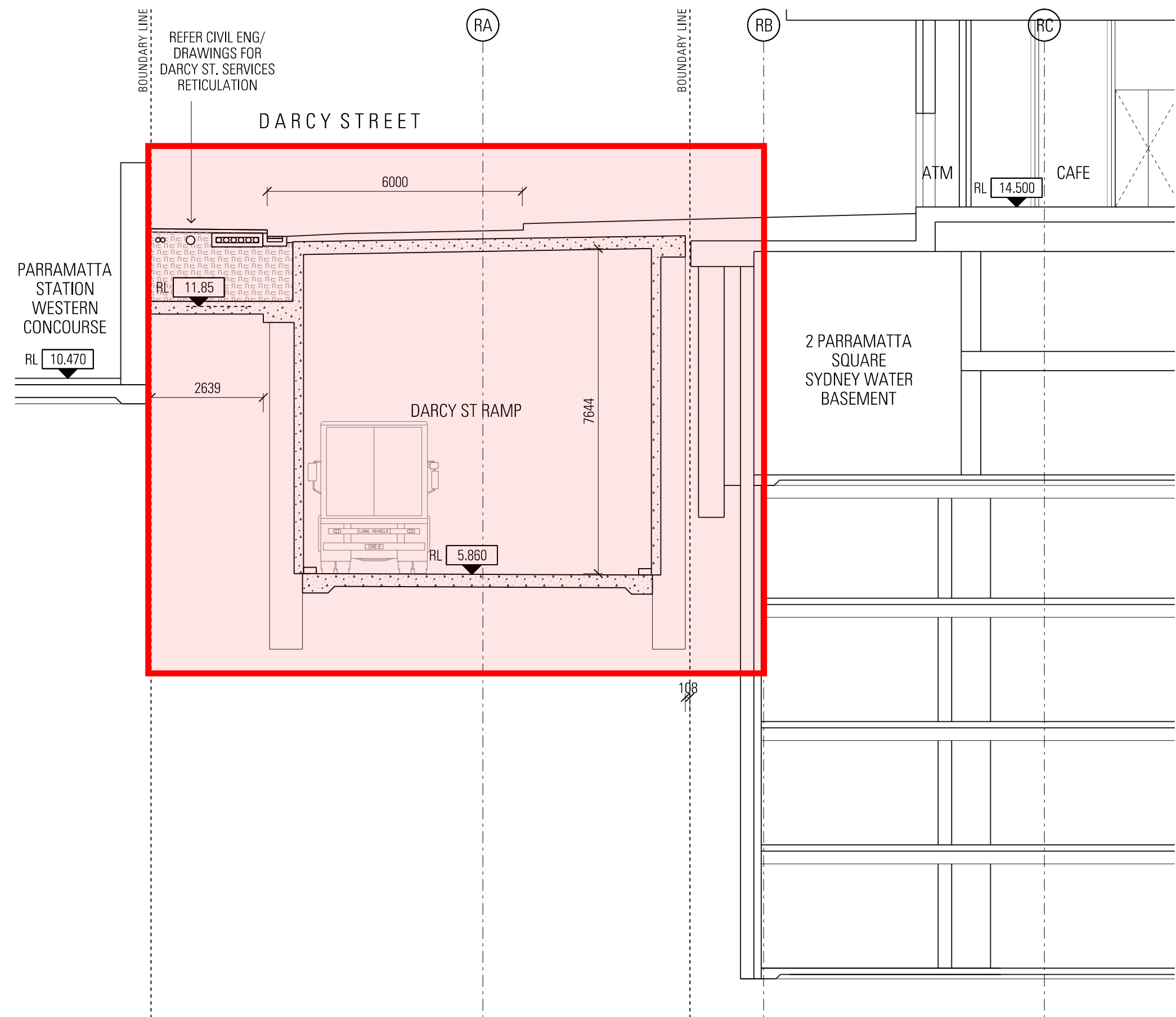
Documentation Stage
DETAILED DESIGN

Revision
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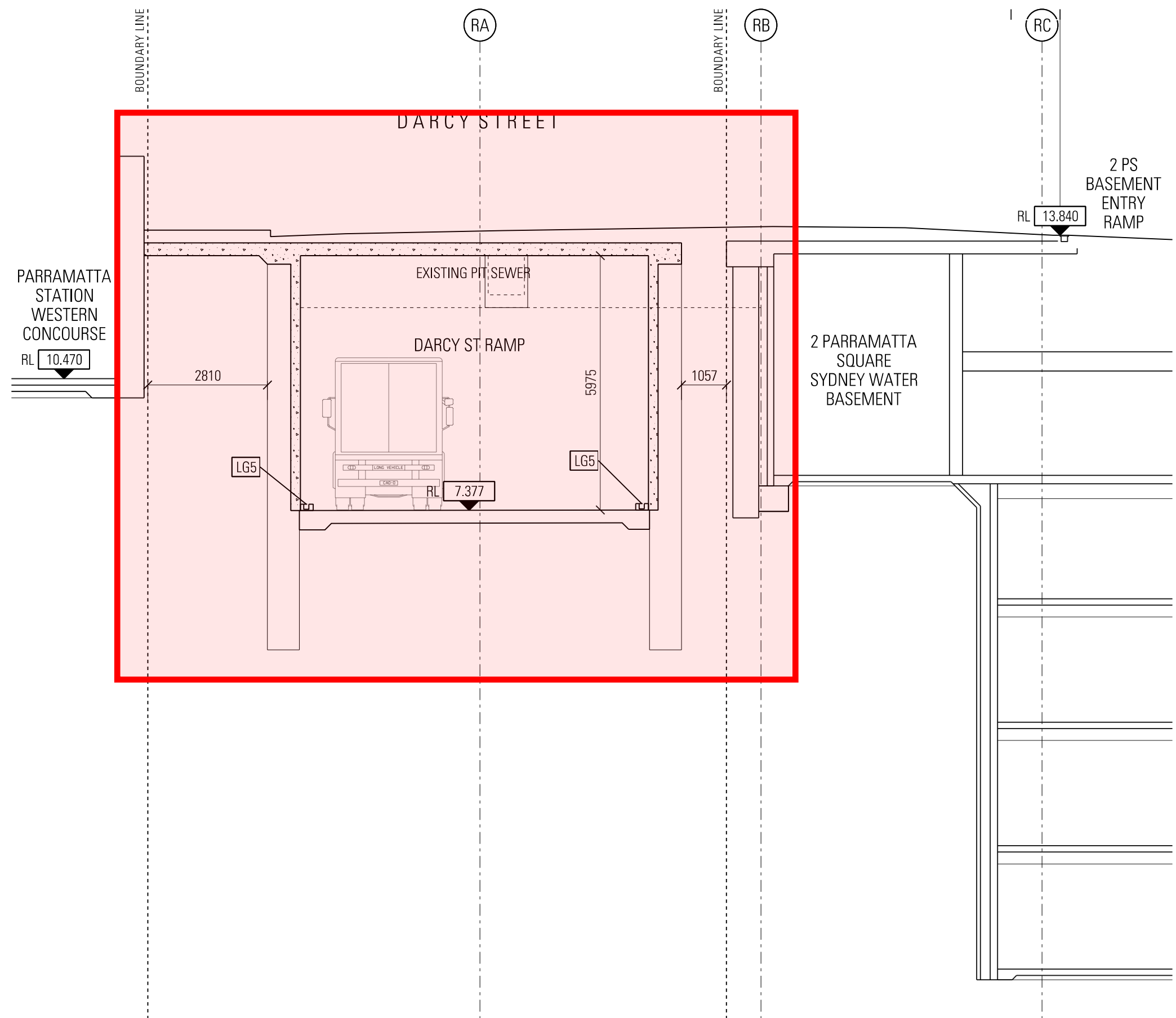




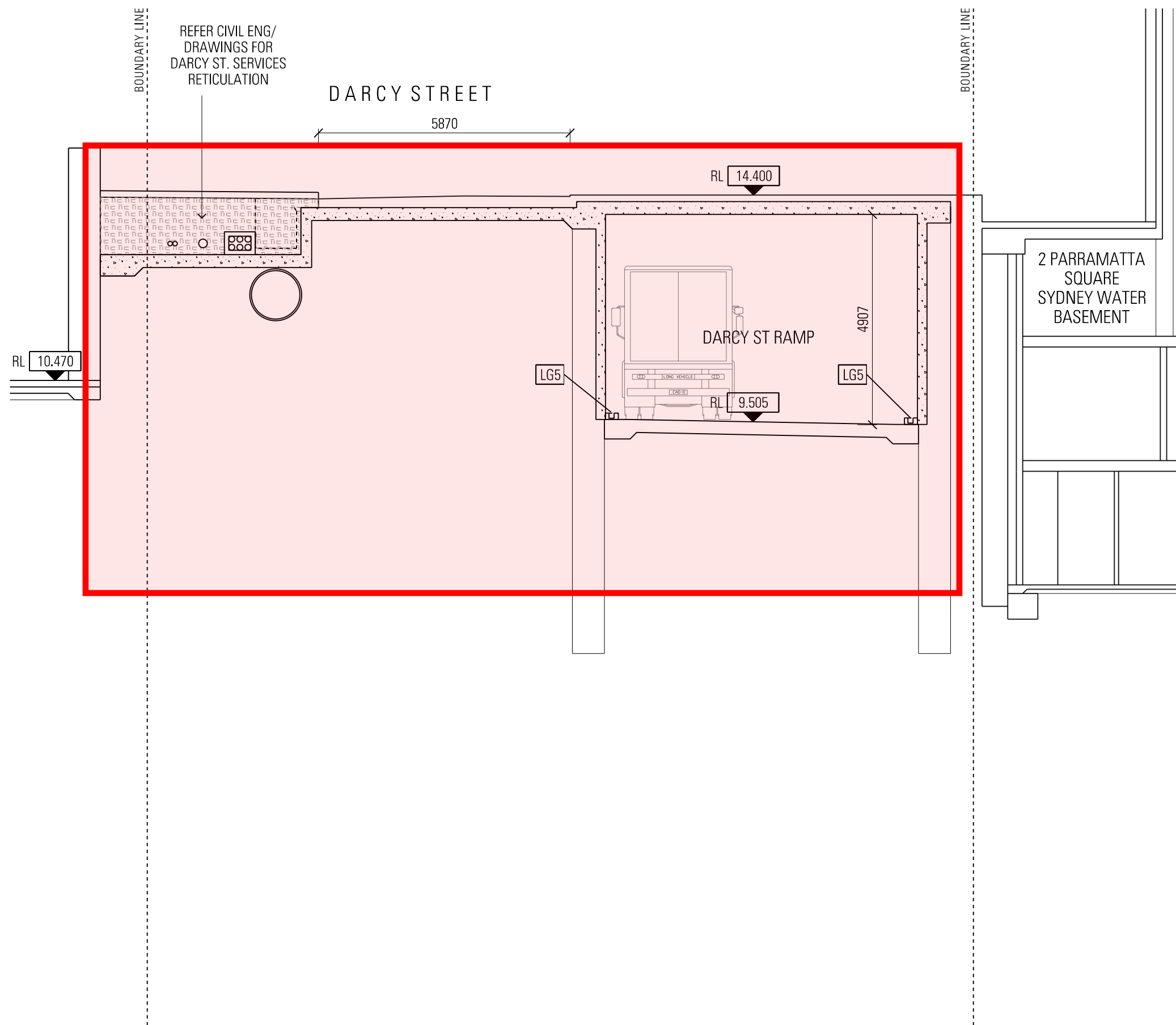
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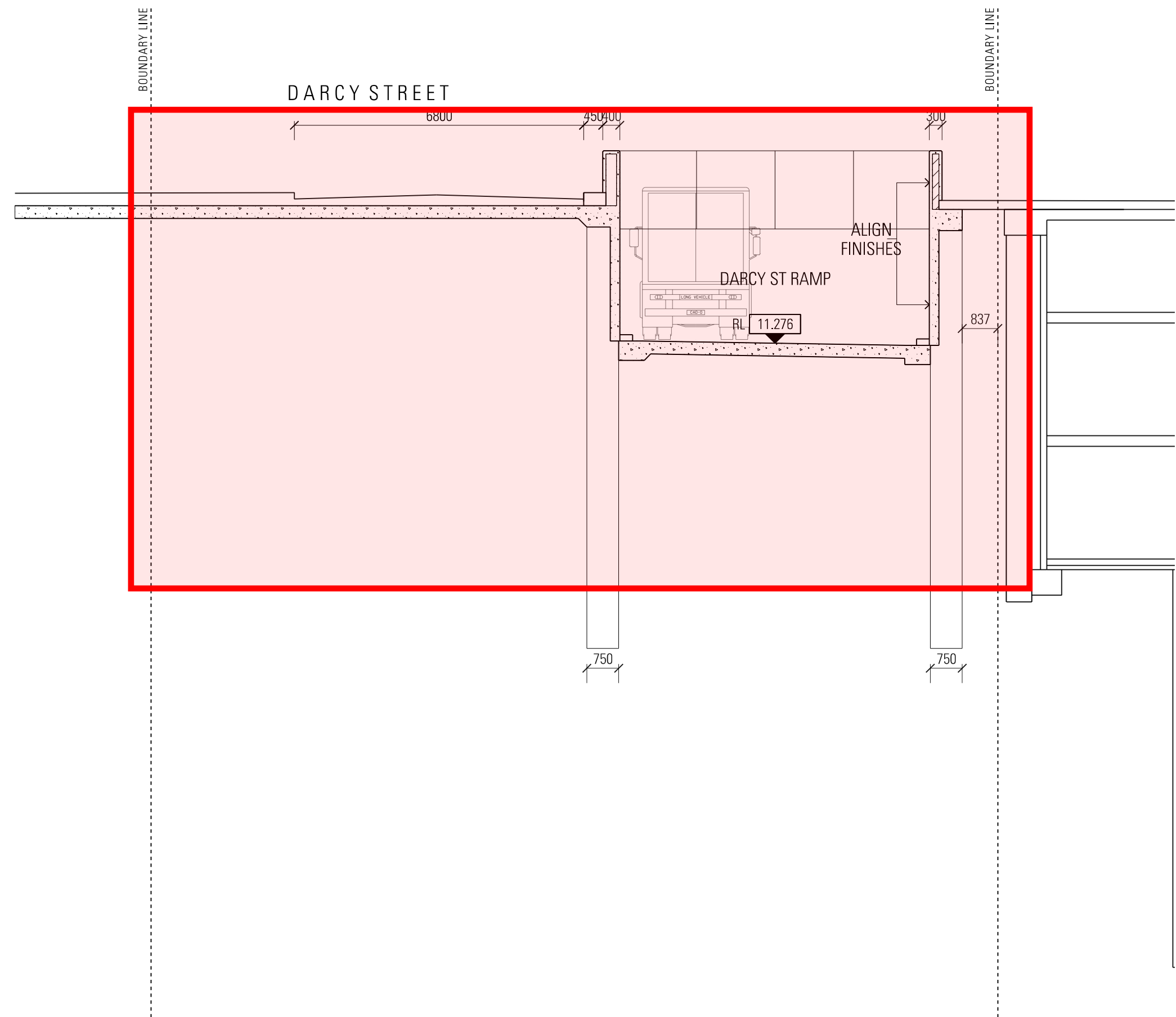
02 SECTION CH90.00
SCALE 1:100



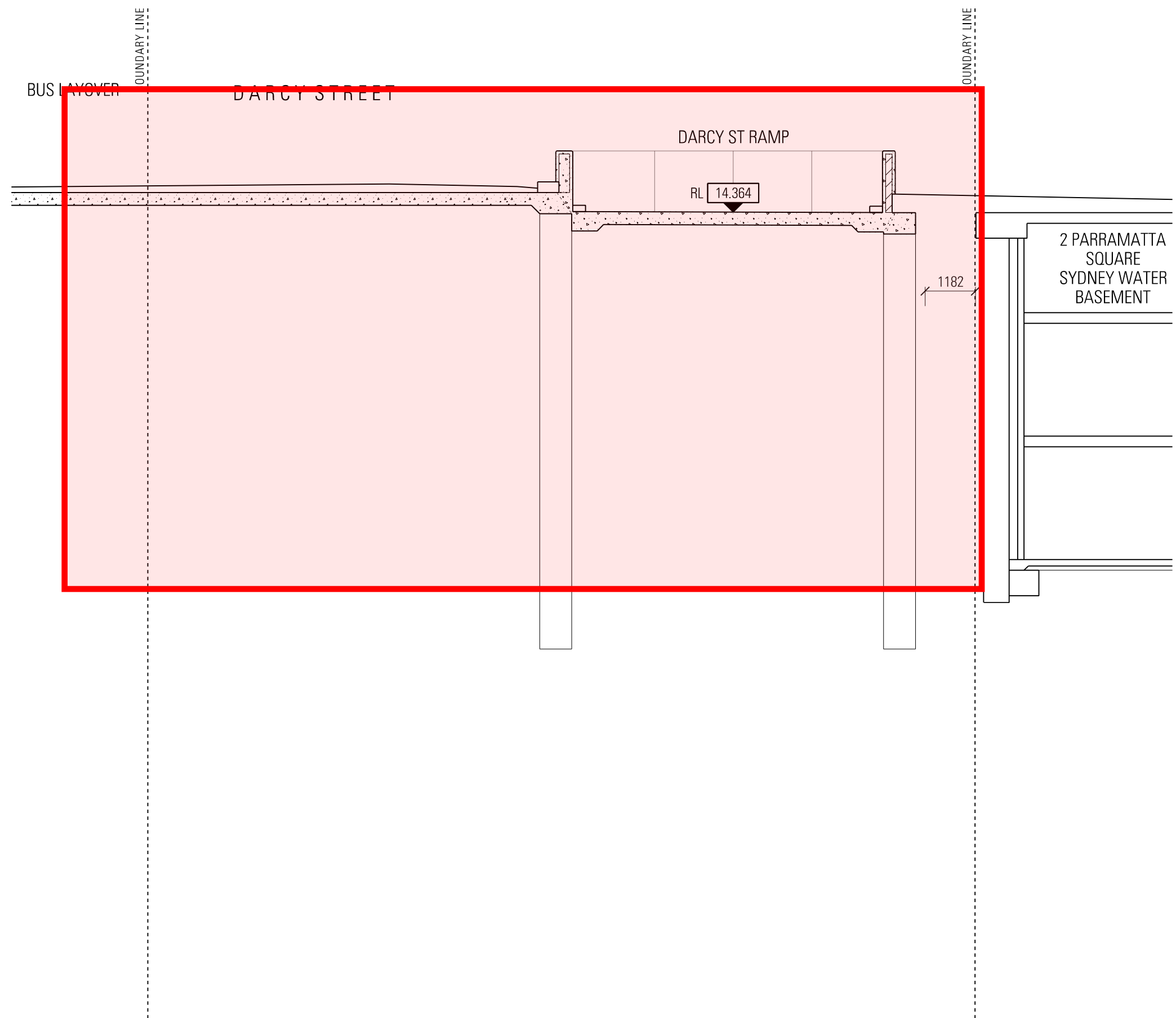
03 SECTION CH80.00
SCALE 1:100



04 SECTION CH70.00
SCALE 1:100

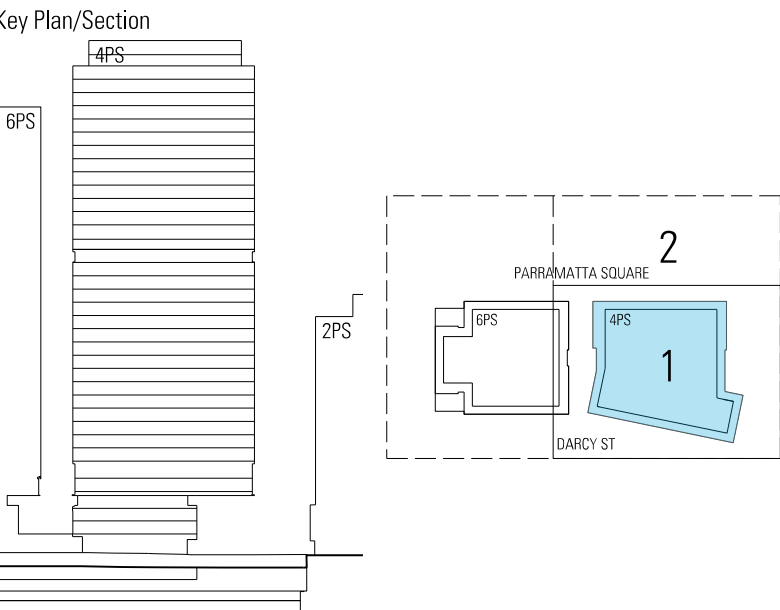


05 SECTION CH50.00
SCALE 1:100



06 SECTION CH30.00
SCALE 1:100

General Notes
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Scale / North Point
1:100 @ B1
0 1 2 3 5M
Rev App Cld Revision or reason for issue Date
00 MH WB Issued for CC3 02-03-18

Service, Facade, ESD, Fire, VT
AECOM
Level 21, 430 George St, Sydney, NSW
Tel: 02 8534 0000 Fax: 02 8534 0001
Email: Sydney@gtg.com.au
Structural, Civil
BG & E
Level 2, 8 Windmill St, Sydney, NSW
Tel: 02 9770 3300
Email: sydney@bgeng.com
Traffic
GTA Consultants
Level 6, 15 Help St, Chatswood, NSW
Tel: 02 8448 1800 Fax: 02 8448 1810
Email: Sydney@gtg.com.au
BCA
McKenzie Group Consultants
Level 6, 188 Kent Street SYDNEY NSW
Tel: 02 8238 6800
Email: email@mckenzie-group.com.au

Construction Certificate no.
18/124212-3
McKenzie Group Consulting (NSW) Pty Ltd
ACN 093 211 995

Architect
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Email: jpwwalk@jpwwalk.com.au

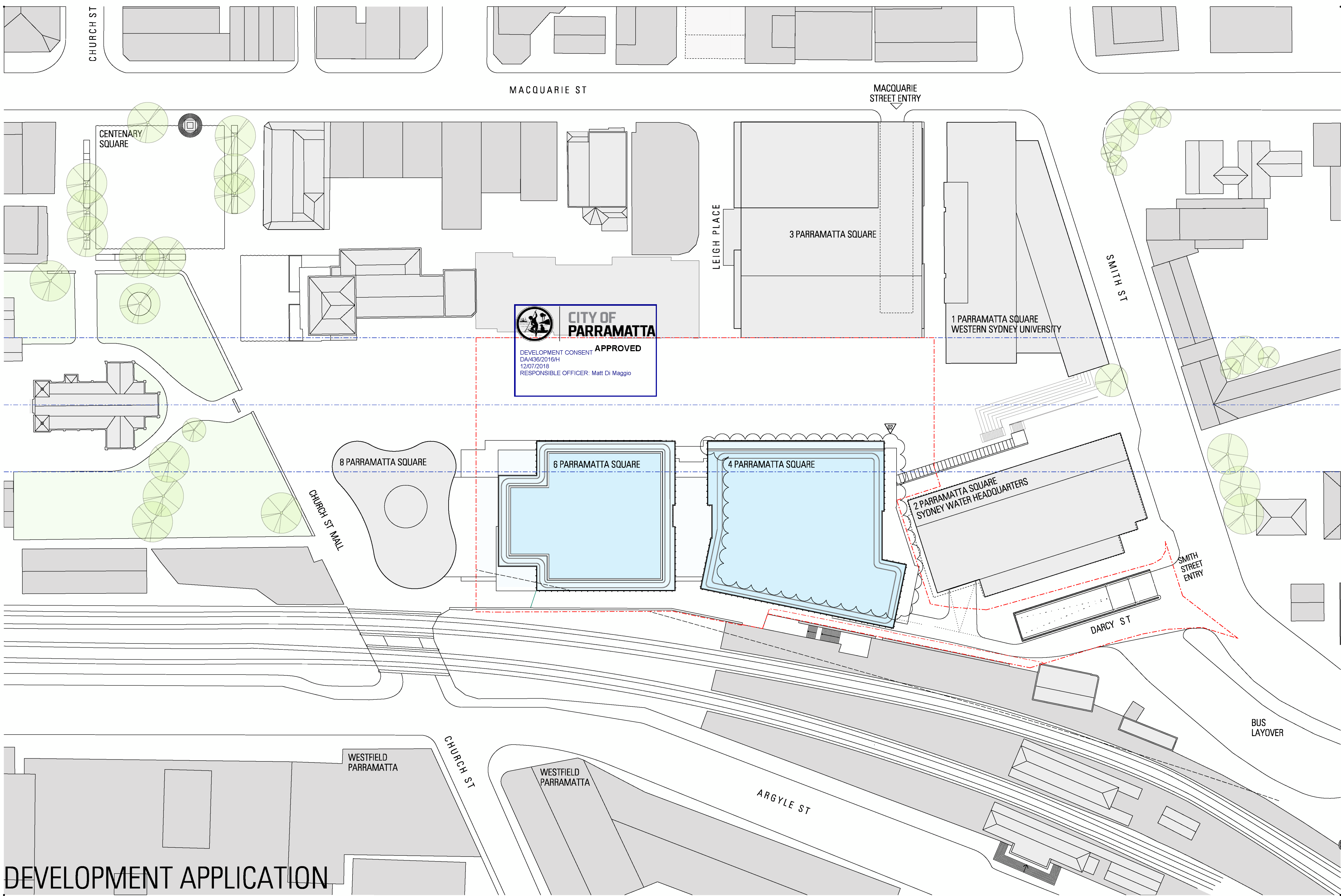
Contractor
Built. ODAYASHI
Built Odayashi Joint Venture
Level 7/243 George St
New South Wales, Sydney 2000 Australia
Telephone +61 2 8332 4111
Facsimile +61 2 8332 4199
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Project Title
4 PARRAMATTA SQUARE

Client
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Drawing Title
DARCY ST RAMP
SHORT SECTIONS

Project Number
13022
Drawing Number
A-4-4952
Documentation Stage
DETAILED DESIGN
Revision
00



DEVELOPMENT APPLICATION

Rev	App	Chd	Revision or reason for issue	Date
00	MH	WB	Development Application	03-06-16
01	MH	WB	Updates in response to CDFC Letter dated 29-08-16	02-10-16
02	MH	WB	Issue for S96 Application	02-03-18

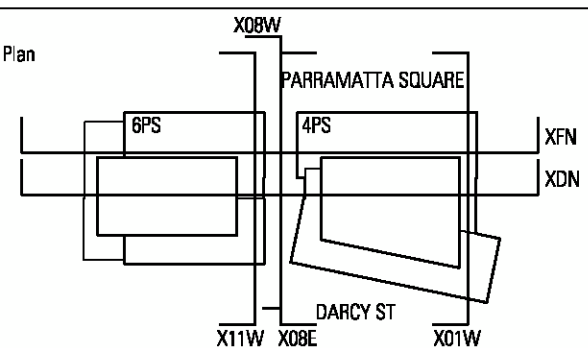
Services, Facade, ESD, Fire,
Vertical Transport
AECOM
Level 21, 420 George St SYDNEY NSW
Tel: 02 8448 1800 Fax: 02 8448 1810
Email: sydney@aecom.com.au

Structural, Civil
BG & E
Level 2, 8 Windmill St SYDNEY NSW
Tel: 02 9770 3300
Email: sydney@bgandegroup.com

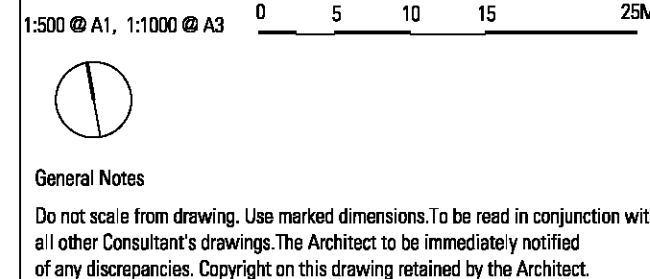
Traffic
GTA Consultants
Level 6, 15 Help St CHATSWOOD NSW
Tel: 02 8448 1800 Fax: 02 8448 1810
Email: sydney@gtac.com.au

BCA
McKinnon Group Consulting
Level 6, 185 Kent Street SYDNEY NSW
Tel: 02 8298 8800
Email: email@mcckinnon-group.com.au

Key Plan



Scale / North Point



Architect
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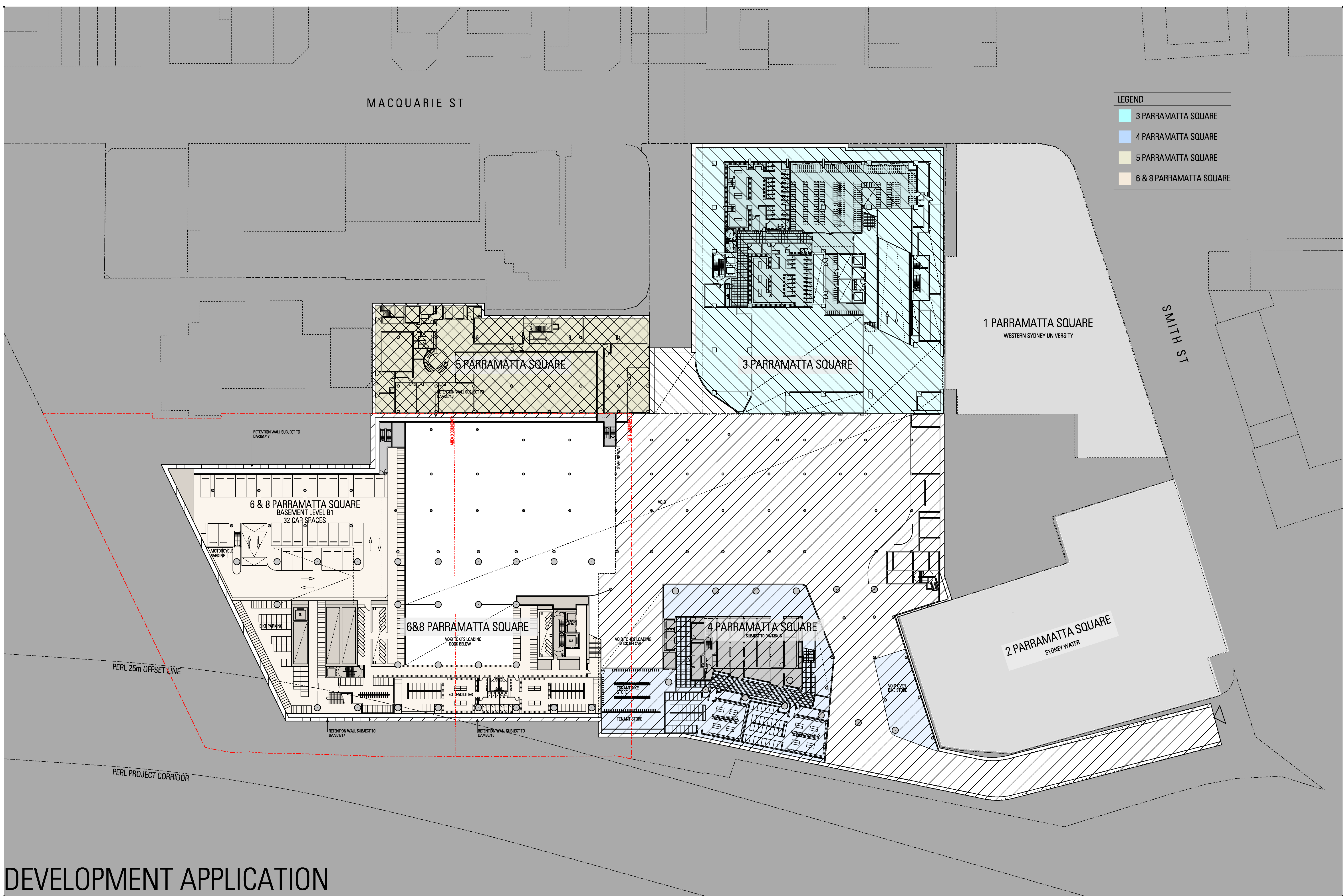
Project Title
4-6 PARRAMATTA SQUARE

Client
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Drawing Title
SITE PLAN

Drawing Number
DA-A-0060

Revision
02



DEVELOPMENT APPLICATION

DA-A-0505-B-00
19/12/17

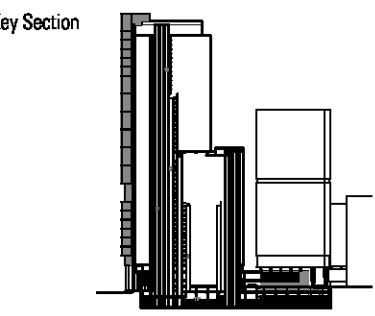
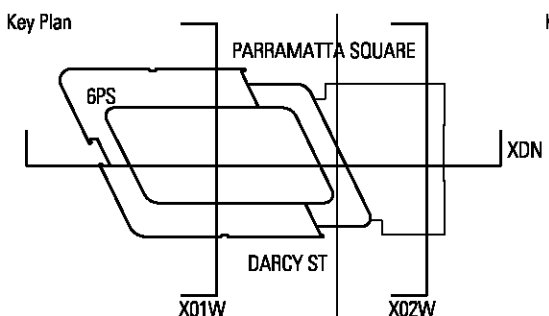
Rev	App	Old	Revision or reason for issue	Date
00	MH	WS	Development Application	19-12-17

Facade WSP Level 27, 680 George St SYDNEY NSW Tel: 02 9272 5100
Structural, Civil WSP Level 27, 680 George St SYDNEY NSW Tel: 02 9272 5100

Traffic WSP Level 27, 680 George St SYDNEY NSW Tel: 02 9272 5100
Services (Mechanical, Hydraulics, Fire, Electrical) WSP Level 27, 680 George St SYDNEY NSW Tel: 02 9272 5100

ESD WSP Level 27, 680 George St SYDNEY NSW Tel: 02 9272 5100
BCA / Access McKenzie Group Consulting Level 6, 188 Kent Street SYDNEY NSW Tel: 02 8238 6800 Email: emei@mckenzie-group.com.au

Vertical Transport NDY Level 1, 60 Miller St NORTH SYDNEY NSW Tel: 02 9626 6800



Scale / North Point 1:400 @ A1, 1:800 @ A3 0 2.5 5 10 15M
General Notes Do not scale from drawing. Use marked dimensions. To be read in conjunction with all other Consultant's drawings. The Architect to be immediately notified of any discrepancies. Copyright on this drawing retained by the Architect.

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Project Title 6 & 8 PARRAMATTA SQUARE
Client Walker Corporation Level 21 Governor Macquarie Tower 1 Farrer Place SYDNEY NSW 2000 Australia Telephone +61 8273 9600 Facsimile +61 8273 7400

Drawing Title PRECINCT PLAN BASEMENT LEVEL 1
Drawing Number DA-A-6-0505-B

Revision
00

Dive Ramp Construction plans dated June 2018:

- as per the layout on submitted Drawing DA-A-6-0505-B; and
- depicting associated two way vehicle movement from No.2 Smith Street to the intersection of Darcy Street and Smith Street alongside the dive ramp.

