



CITY OF PARRAMATTA

SYDNEY CENTRAL CITY PLANNING PANEL

Addendum

Panel Reference	2018SWC102
DA Number	DA/672/2018
LGA	City of Parramatta Council
Proposed Development	Public domain works within Parramatta Square including; realignment of levels across the site, hard landscaping, paving, street furniture, shade structures, lighting and deep soil planer zone; soft landscaping including tree planting; and services infrastructure augmentation, diversions, and re-instatement as required, and stormwater drainage
Street Address	151 Macquarie Street and 5,7 and 8 Parramatta Square, Parramatta (Lot 42 and Part Lot 43 DP 1238612)
Applicant	Walker Parramatta Square Developments Pty Ltd
Owner	City of Parramatta Council
Date of DA lodgement	21 September 2018
Number of Submissions	One (1) Submission
Recommendation	Approval subject to conditions of consent.
Addendum prepared by	Myfanwy McNally
Report date	12/6/2019

This addendum has been prepared:

- to address the submission of an amended Clause 4.6 variation request
- following amendment to the proposed conditions of consent, sent with the assessment report, which have now been agreed with the applicant, and
- following the receipt of further advice in relation to wind as foreshadowed in section 11.4 of the Assessment Report.

Clause 4.6 Request

A Clause 4.6 Variation Request was submitted with the subject application in relation to clause 7.4(2) Sun Access. The request has been updated, following submission to the Panel, in the following matter:

- at page 5 (sentence 1.16) the reference to a cabbage palm has been replaced with deciduous trees
- at page 19 (Paragraph 2.31 dot point 3) cabbage palm is replaced with deciduous tulip tree, and.
- The date of the report has been updated to 11 June 2019 on the front cover.

The Independent Planner has reviewed the new variation request and is of the view that the changes do not alter the conclusions reached in the assessment report, submitted to the Panel for consideration.

Conditions

Following further discussion with the applicant, an agreed set of conditions is attached. They are shown with track changes for ease of reference.

Wind

Further to section 11.4 of the Assessment Report, independent advice has now been provided by SLR Consulting in relation to wind within the proposed Stages 1 and 2 of Parramatta Square. SLR Consulting has reviewed information submitted by the applicant in relation to wind and provided the following recommendations:

- 1. The conclusions of the Windtech memo are noted.*
- 2. A wind tunnel test is to be undertaken for the entire public domain (Stage 1,2 and 3) to ensure the final wind treatment recommendations are appropriate for all sensitive spaces (outdoor dining, seating areas etc.) prior to the issue of an occupation certificate.*
- 3. The globally-used "Standard" Lawson GEM Criteria for Comfort and Safety or the "Standard" Lawson GEM Criteria for Comfort and the Melbourne (1978) Maximum Gust Speed Criteria for Safety are to be used for consistency across the square.*
- 4. The Parramatta-centric wind climate model previously used by Windtech in relation to Da/47/2018 is to be used in this wind tunnel exercise.*

Accordingly a condition of consent is proposed as follows:

A wind tunnel test is to be undertaken for the entire public domain (Stage 1,2 and 3) to ensure the final wind treatment recommendations are appropriate for all sensitive spaces (outdoor dining, seating and public areas etc.) prior to the issue of any Construction certificate. The wind tunnel test is to use either the globally-used "Standard" Lawson GEM Criteria for Comfort and Safety or the "Standard" Lawson GEM Criteria for Comfort and the Melbourne (1978) Maximum Gust Speed Criteria for Safety to ensure consistency across the square.

This additional condition is included in the amended condition set referred to above (Condition 45).