

Attachment. List of Proposed Draft Amendments to Conditions of Consent DA/93/2023

Additions are identified with red text, with deletions identified in ~~strike through~~ and highlighted in yellow.

Revised description:

A 42 and 43-storey mixed-use development comprising a 3-storey retail and commercial 100 room hotel within podium (5,804sqm of floorspace), two residential towers of 604 597 residential apartments and 6 5 basement levels for 415 424 car parking spaces. Stratum subdivision of 5 lots for retail and office hotel and residential lots; 604 597 Strata Subdivision of the two residential stratum lots; Demolition of existing structures and removal of trees.

PART A – GENERAL CONDITIONS

Amendments to Condition 1 - Approved Plans and Supporting Documentation

1. Development must be carried out in accordance with the following approved plans and supporting documentation (stamped by Council), except where the conditions of this consent expressively require otherwise:

Architectural Drawings

Drawing No.	Issue	Plan Title	Dated
DA-010-040	B	Demolition Plan	30/06/2023
DA-715-001	B	Staging Diagram	30/06/2023
DA-110-002	S CA	Basement 06	15/5/2024 12.09.25
DA-110-003	S CA	Basement 05	28/6/2024 12.09.25
DA-110-004	U CA	Basement 04	28/6/2024 12.09.25
DA-110-005	U CA	Basement 03	28/6/2024 12.09.25
DA-110-006	T CA	Basement 02	28/6/2024 12.09.25

DA-110-007	X CA	Basement 01	15/08/2024 12.09.25
DA-110-008	X CC	Ground Floor	15/08/2024 09.02.26
DA-110-009	U CC	Mezzanine 1	15/08/2024 09.02.26
DA-110-010	P CC	Level 01	5/9/2023 09.02.26
DA-110-020	Q CC	Level 02	5/09/2023 09.02.26
DA-110-030	S CC	Level 03	25/10/2024 09.02.26
DA-110-040	S CA	Level 04	25/10/2024 12.09.25
DA-110-050	S CA	Level 05	25/10/2024 12.09.25
DA-110-060	N CA	Level 06-08	5/9/2023 12.09.25
DA-110-0890	D CA	Level 09-15	5/9/2023 12.09.25
DA-110-160	CA	Level 16-17	12.09.25
DA-110-180	S CA	Level 18	24/10/24 12.09.25
DA-110-190	N CA	Level 19	5/9/2023 12.09.25
DA-110-200	G CA	Level 20-33	5/9/2023 12.09.25
DA-110-330	C	Level 33	5/9/2023
DA-110-340	N CA	Level 34 35	5/9/2023 12.09.25
DA-110-360 350	M CA	Level 36 35	5/9/2023 12.09.25
DA-110-360	CA	Level 36	12.09.25
DA-110-370	M CA	Level 37	5/9/2023 12.09.25
DA-110-380	M CA	Level 38	5/9/2023 12.09.25
DA-110-390	Q CA	Level 39	30/11/2023 12.09.25
DA-110-400	Q CA	Level 40	30/11/2023 12.09.25

DA-110-410	Q CA	Level 41	30/11/2023 12.09.25
DA-110-420	Q CA	Level 42	30/11/2023 12.09.25
DA-110-430	Q CA	Level 43	30/11/2023 12.09.25
DA-110-440	N CA	Level 44	30/11/2023 12.09.25
DA-110-450	N CA	Level 45	30/11/2023 12.09.25
DA-110-460	J CA	Roof Plan	30/11/2023 12.09.25
DA-210-101	F CC	North Elevation	5/9/2023 09.02.26
DA-210-201	G CC	East Elevation	5/9/2023 09.02.26
DA-210-301	I CC	South Elevation	2/9/2024 09.02.26
DA-210-401	I CB	West Elevation	2/9/2024 09.02.26
DA-210-501	F CB	East Elevation – Building B	5/9/2023 09.02.26
DA-210-601	H CC	West Elevation - Building A	2/9/2024 09.02.26
DA-310-301	H CC	Section CC	15/5/2024 09.02.26
DA-310-401	H CC	Section DD	15/5/2024 09.02.26
DA-310-501	I CC	Section EE	2/9/2024 09.02.26
DA-310-601	G CA	Basement Ramp Section	15/8/2024 12.09.25
DA-840-001	02 CB	Flood Management Plan – Ground Level Mezzanine – Level 01	5/9/2023 09.02.26
DA-850-001	A CB	Detail Sections and Elevations – Detail Section 1	5/9/2023 09.02.26
DA-850-002	A CB	Detail Sections and Elevations – Detail Elevation A	5/9/2023 09.02.26
DA-850-003	A CC	Detail Sections and Elevations – Detail Section 2	5/9/2023 09.02.26

DA-850-004	A-CC	Detail Sections and Elevations – Detail Elevation B	5/9/2023 09.02.26
DA-850-005	A CB	Detail Sections and Elevations – Detail Section 3	5/9/2023 09.02.26
DA-850-006	02-CA	Detail Sections and Elevations – Detail Section 4	30/6/2023 12.09.25
DA-850-007	02-CA	Detail Sections and Elevations – Detail Elevation C	30/6/2023 12.09.25
DA-850-008	02-CA	Detail Sections and Elevations – Detail Section 5	30/6/2023 12.09.25
DA-850-009	02-CA	Detail Sections and Elevations – Detail Elevation D	30/6/2023 12.09.25
DA-320-111	B-CA	Section Details – Façade Detailed Perspective – Sheet 1	30/6/2023 12.09.25
DA-320-112	B-CA	Section Details – Façade Detailed Perspective – Sheet 2	30/6/2023 12.09.25
DA-320-113	B-CA	Section Details – Façade Detailed Perspective – Sheet 3	30/6/2023 12.09.25
DA-320-114	B-CA	Section Details – Façade Detailed Perspective – Sheet 4	30/6/2023 09.02.26

Civil Drawings/Stormwater

Drawing/Plan No.	Issue	Plan Title	Dated
DRG-C-0001	P7	Cover Sheet	6/9/2023
DRG-C-0005	P7	General Arrangement Plan	6/9/2023
DRG-C-0020	P7	Sediment and Erosion Control Plan	6/9/2023
DRG-C-0021	P7	Sediment and Erosion Control Details	6/9/2023
DRG-C-0025	P7	Bulk Earthworks Plan	6/9/2023
DRG-C-0030	P7	Ground Floor – Stormwater Drainage Plan	6/9/2023
DRG-C-0031	P7	Level 2 – Stormwater Drainage Plan	6/9/2023
DRG-C-0032	P7	Water Quality Catchment Plan	6/9/2023
DRG-C-0041	P7	On-Site Detention Details	6/9/2023
DRG-CI-1000	A	Cover Sheet, Locality Plan and Drawing Index	25.09.25

DRG-CI-1200	A	Siteworks and Drainage Plan, Ground Level	25.09.25
DRG-CI-1201	A	Siteworks and Drainage Plan, Basement 01	25.09.25
DRG-CI-1202	A	Siteworks and Drainage Plan, Level 01	25.09.25
DRG-CI-1203	A	Siteworks and Drainage Plan, Level 02	25.09.25
DRG-CI-1204	A	Siteworks and Drainage Plan, Level 04	25.09.25
DRG-CI-1340	A	Drainage Details	25.09.25
DRG-CI-1350	A	Flood Tank Plan and Sections, Basement 01	25.09.25
DRG-CI-1351	A	Pit B01 Sections	25.09.25
DRG-CI-1352	A	Rainwater Tanks Sections, Rainwater Tank A2 Level 01	25.09.25
DRG-CI-1700	A	Erosion and Sediment Control Plan	25.09.25
DRG-CI-1701	A	Erosion and Sediment Control Details	25.09.25

Landscape Drawings

Drawing/Plan No.	Issue	Plan Title	Dated
LD-DA-000	3	Cover Sheet and Design Standards Statement	4/9/2023 02.02.26
LD-DA-001	3	Planting Schedule and Legends	7/9/2023 02.02.26
LD-DA-100	3 2	Ground Floor and Public Domain Landscape Plan	6/9/2023 09.12.25
LD-DA101	3	Tree Management Plan	6/9/2023
LD-DA101	2	Ground Floor Planting Plan	09.12.25
LD-DA102	2	Ground Floor Detailed Plan 1	09.12.25
LD-DA103	2	Ground Floor Detailed Plan 2	09.12.25
LD-DA104	2	Ground Floor Detailed Plan 3	09.12.25
LD-DA-110	3 2	Level 1 General Arrangement Detailed Landscape Plan	7/9/2023 11.12.25
LD-DA-111	3 2	Level 1 Landscape Plan and Planting Details Plan	7/9/2023 11.12.25

LD-DA-120	3 2	Level 2 Landscape Plan and Planting Detailed Landscape Plan	7/9/2023 11.12.25
LD-DA-121	3	Level 2 Planting Plan	7/9/2023
LD-DA-130	3	Level 3 General Arrangement Landscape Plan	7/9/2023 02.02.26
LD-DA-131	3	Level 3 Detailed Planting Plan	7/9/2023 02.02.26
LD-DA-400	3 2	Typical Sections 1	24/8/2023 09.12.25
LD-DA-401	3 2	Typical Sections 2	24/8/2023 02.02.26
LD-DA-900	3 2	Outline Specification & Maintenance	4/9/2023 09.12.25

Draft Stratum Plan

Drawing/Plan No.	Issue	Plan Title	Dated
-	4 13	Site Plan	30/6/2023 25.09.25
-	4 13	Basement 3 2 and below	30/6/2023 25.09.25
-	4 13	Basement 4 2	30/6/2023 25.09.25
	13	Basement 1	25.09.25
-	4 13	Ground Floor	30/6/2023 25.09.25
	13	Mezzanine	25.09.25
-	4 13	Level 1	30/6/2023 25.09.25
-	4 13	Level 2	30/6/2023 25.09.25
-	4 13	Level 3	30/6/2023 25.09.25
-	4 13	Level 4	30/6/2023 25.09.25
	13	Level 5	25.09.25
-	4 13	Level 5 6-40	30/6/2023 25.09.25
-	4 13	Level 41 42	30/6/2023 25.09.25
	13	Level 42	25.09.25

-	4 13	Level 43	30/6/2023 25.09.25
-	4 13	Level 44	30/6/2023 25.09.25
	13	Level 45	25.09.25
-	4 13	Level 45 and above Above Level 45	30/6/2023 25.09.25

Draft Strata Plan (Building A) (Plan Reference – 5600-22SP-BLDA)

Page No.	Issue	Plan Title	Dated
1 3	-	Level 2	-
2 4	-	Level 3-4	-
3 5	-	Level 5-6	-
4 6	-	Level 7-8	-
5 7	-	Level 9-10	-
6 8	-	Level 11-12	-
7 9	-	Level 13-14	-
8 10	-	Level 15-16	-
9 11	-	Level 17-18	-
10 12	-	Level 19-20	-
11 13	-	Level 21-22	-
12 14	-	Level 23-24	-
13 15	-	Level 25-26	-
14 16	-	Level 27-28	-
15 17	-	Level 29-30	-
16 18	-	Level 31-32	-
17 19	-	Level 33-34	-
18 20	-	Level 35-36	-
19 21	-	Level 37-38	-
20 22	-	Level 39-40	-
21 23	-	Level 41-42	-

Draft Strata Plans (Building B) (Plan Reference – 5600-22SP-BLDB)

Page No.	Issue	Plan Title	Dated
1	1 2	Site Plan	6/9/2023 29.09.25

2	4	Level 2	6/9/2023
3 2	4 2	Level 3-4	6/9/2023 29.09.25
4 3	4 2	Level 5-6	6/9/2023 29.09.25
5 4	2	Level 7-8	6/9/2023 29.09.25
6 5	2	Level 9-10	6/9/2023 29.09.25
7 6	2	Level 11-12	6/9/2023 29.09.25
8 7	2	Level 13-14	6/9/2023 29.09.25
9 8	2	Level 15-16	6/9/2023 29.09.25
10 9	2	Level 17-18	6/9/2023 29.09.25
11 10	2	Level 19-20	6/9/2023 29.09.25
12 11	2	Level 21-22	6/9/2023 29.09.25
13 12	2	Level 23-24	6/9/2023 29.09.25
14 13	2	Level 25-26	6/9/2023 29.09.25
15 14	2	Level 27-28	6/9/2023 29.09.25
16 15	2	Level 29-30	6/9/2023 29.09.25
17 16	2	Level 31-32	6/9/2023 29.09.25
18 17	4 2	Level 33-34	6/9/2023 29.09.25
19 18	4 2	Level 35-36	6/9/2023 29.09.25
20 19	4 2	Level 37-38	6/9/2023 29.09.25
21 20	4 2	Level 39-40	6/9/2023 29.09.25
22 21	4 2	Level 41-42	6/9/2023 29.09.25
23 22	4 2	Level 43	6/9/2023 29.09.25

Specialist Reports

Document	Ref No.	Issue	Prepared By	Dated
Operational Waste Management Plan	4686	F O	Elephant Foot	4/9/2023 24.09.25
NATHERS Certificate	0008385180	-	Windtech Consultants	28/11/2023
BASIX Certificate	1366244M-05	-	Windtech Consultants	28/11//2023
BASIX Report	WH415-02F03	3	Windtech Consultants	28/11/2023
Solar Reflection Screening Analysis	2204924	-	RWDI	06/09/2023
Acid Sulfate Soils Assessment	E25903.E14	0	EI Australia	11/04/2023
Aboriginal Archaeology Research Design & Excavation Methodology	P0039939	-	Urbis	27/07/2023
Aboriginal Cultural Heritage Assessment	P0039939	FNL	Urbis	09/03/2023
Services Report	220526	C	JHA	26/06/2023
Pedestrian Wind Study	2204924	B	RWDI	24/03/2023
Construction Environmental Management Plan	220953	3	Barker Ryan Stewart	16/01/2023
DA Acoustic Assessment	20221463.1	1	Acoustic Logic	21/06/2023
Access Review	-	-	MGAC	20/01/2023
Section J J1V3 Report	WH415-01F02 P00616	02	Windtech E-Lab	31/01/2023 25/09/2025
Remediation Action Plan	E25903.E06	1	EI Australia	11/01/2023
Geotechnical Investigation	E25903.G03	3	EI Australia	1/08/2023
Lift Traffic Analysis Report	-	3	Schindler	31/01/2023

Note: In the event of any inconsistency between the approved plans and/or the civil drawings and/or landscape plans and/or supporting documentation, the approved plans prevail. In the event of any inconsistency between the approved plans and a condition of consent, the condition prevails.

An inconsistency occurs between an approved plan and supporting documentation or between an approved plan and a condition when it is not possible to comply with both at the relevant time.

Reason: To ensure the work is carried out in accordance with the approved plans.

Amended Condition 7. Parramatta City Centre Local Infrastructure Contributions Plan 2022

A monetary contribution comprising \$16,923,172.24 is payable to City of Parramatta Council in accordance with Section 7.12 of the Environmental Planning and Assessment Act 1979 and the Parramatta City Centre Local Infrastructure Contributions Plan 2022. Payment must be made by direct bank transfer or credit/debit card only. Payment can be made by contacting Council's Customer Contact Centre on 1300 617 058.

Notwithstanding the monetary contribution amount referred to above, the applicant must provide Council a cost summary report by a registered quantity surveyor, prepared in accordance with section 208 of the Environmental Planning and Assessment Regulation 2021, which outlines the change to the original cost of works resulting from modifications approved since the original application DA/93/2023 was determined. The final contribution will be calculated based on this adjusted total development cost (and subject to any appropriate indexing).

The contribution is to be paid to Council prior to the issue of any occupation 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 (Australian Bureau of Statistics, ABS – www.abs.gov.au).

The Parramatta City Centre Local Infrastructure Contributions Plan 2022 (Amendment No.1) can be viewed on Council's website at:

www.cityofparramatta.nsw.gov.au/business-developmentplanning/development-contributions

Reason: To comply with legislative requirements and to provide for the increased demand for public amenities and services resulting from the development.

Amendment to Condition 8. Water NSW General Terms of Approval

The development shall comply with the requirements of the General Terms of Approval in the Water NSW letter S4551164340 dated 21 October 2025 ~~IDAS1148340 dated 17/08/2023~~.

Reason: To comply with Water NSW integrated requirements.

New Condition 12A. – Hotel food and licensed premises

Any specific food or licensed premises associated with the hotel accommodation use must be the subject of further development approval.

Reason: To ensure development consent is obtained prior to that use commencing.

PART B – BEFORE THE ISSUE OF A CONSTRUCTION CERTIFICATE

Amendment to Condition 36 BASIX Compliance

Before the issue of the relevant Construction Certificate a revised BASIX Certificate and BASIX Stamped Plans are to be submitted to the satisfaction of the Group Manager, Development Traffic and Services Unit. This revised certificate is required to:

- a) Reflect the approved development.
- b) Be undertaken in accordance with the requirements of the BASIX Thermal Performance Protocol.
- c) Be supported by plans and specifications containing all relevant information that BASIX requires to be shown on the plans and stamped in accordance with BASIX requirements.

The final approved BASIX Certificate and BASIX stamped plans and specifications will be the approved documentation referenced in Condition 1 of this consent.

Reason: To comply with the requirements of the Sustainable Buildings SEPP 2022.

~~BASIX Compliance~~

~~36. Prior to the issue of the relevant construction certificate, the architectural plans listed in Condition 1 are to be updated to show all operable windows described in the NatHERS certificates (ref. 0008385180) submitted to demonstrate BASIX compliance and those architectural plans be stamped by the relevant accredited assessor, and submitted for the approval of Council's Manager Development and Traffic Services Unit.~~

Reason: To comply with the requirements of the SEPP 65

New Condition 44A – Accessible Hotel Rooms

At least 6 accessible rooms shall be provided within the hotel, distributed proportionately across the mix of hotel room types (ideally at least 1 accessible room for each room type). Details demonstrating compliance are to be submitted to the satisfaction of the Principal Certifying Authority prior to the issue of the relevant Construction Certificate.

Reason: To maximise accessible options.

New Condition 49A. Revised Reflectivity Assessment Report

Prior to the submission of the relevant Construction Certificate, a revised Reflectivity Assessment Report must be submitted to the satisfaction of Transport for NSW and Council's Development and Traffic Services Manager which demonstrates the glazing on the northern facade meets the requirements of Condition 115 in this consent for glare and reflectivity. The Report must assess glare risk from locations most likely to be affected and any mitigation measures to counter the impacts of glare, such as additional vertical fins, and testing of their adequacy. Any external solar shading fins required are to be incorporated into the construction drawings.

Reason: To have a minimal impact on the public domain, road users and the Parramatta Light Rail.

Amendment to Condition 76. Acoustic Report

The recommendations outlined in the acoustic reports prepared by **Acoustic Logic; 34 Hassall Street Parramatta DA Acoustic Assessment; document reference 20221463.1/2106A/R1/PF, dated 21.06.2023; and**

Acoustic Logic; 34 Hassall Street, Parramatta. Updated s4.55 Noise Impact Assessment, document reference 20250513.1/2409A/R1/BJ, dated 24 September 2025.

shall be incorporated into the plans and documentation accompanying the Construction Certificate to the satisfaction of the Certifying Authority.

Reason: To ensure a suitable level of residential amenity.

Amendment to Condition 81.

Appoint Waste Contractor for Commercial and Hotel Operations

Prior to the issue of the relevant Construction Certificate, a report including accompanying plans shall be submitted to the satisfaction of the Principal Certifying Authority that provides details of the private contractor that will be engaged to collect commercial waste, including for the hotel, from the subject site. If Council is not the

Principal Certifying Authority, a copy of this report and accompanying plans is required to be provided to Council. This report shall identify the frequency of collection and provide details of how waste products including paper, aluminium cans, bottles etc, will be recycled. Waste collection from the site shall occur in accordance with the details contained within this report.

Reason: To provide for the appropriate collection/ recycling of waste from the proposal whilst minimising the impact of the development upon adjoining properties.

Amendment to Condition 90- Street Tree Specifications

Notwithstanding the approved public domain drawings, required street tree species, quantities and supply stocks are:

Street Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
Macquarie Street	Flindersia australis	Australian Teak	400L	4-6 nos depending on the PLR stop and ground services	Typically 8-10m, or as shown on the approved drawings or as agreed by Manager Urban Design or Landscape Management Officer
Harris Street	Corymbia maculata	Spotted Gum	400L	6-5 -8 nos	
Hassall Street	Flindersia australis	Australian Teak	400L	6-8 nos	

Note:

- Large trees should be pre-ordered at a very early stage of the project, as they are in short supply, to secure the specified size is required.
- Size and species adjustments based on lack of project co-ordination will not be permissible.
- ***Evidence of the order for or availability trees must be submitted to the DTSU with the Public Domain Construction Drawings.***
- ***When the construction drawings are submitted, it is assumed that all tree locations have been coordinated with existing and proposed services. Reduction in number of trees as shown on the construction drawings is not permissible and Council will not entertain any changes to the tree numbers (or agreed soil volumes) once drawings have been approved.***

All trees supplied must be grown in accordance with AS2303:2018 (Tree stock for landscape use). Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown in accordance with AS2303:2018. A copy of this certificate is to be forwarded to Council with the Occupation Certificate.

The requirements for height, calliper and branch clearance for street trees should be in accordance with AS2303:2018. Consistent tree pit size and construction is to be used throughout the public domain areas around the site for the street tree planting. The street tree must be planted in accordance with Council's design standard, available on the Council website, with adequate clearances to other street elements in accordance with the Public Domain Guidelines.

A quality soil volume creating structural pavement system is required around proposed street trees *in paved areas* in the footway and publicly accessible pedestrian areas to mitigate against soil compaction and to maximise aeration and porosity in the tree root zone. Suitable systems include suspended concrete slabs or structural cells such as strata cells. Tree grates may be required depending on location of the site. For details and locations refer the PDG.

The base of all tree pits shall incorporate a drainage layer and pipe that connects to nearest stormwater pit and must be shown on the Public Domain Construction Drawings, subject to Landscape Management Officer's advice. The invert level of the storm water pit receiving the drainage water from the tree pits is also to be shown on the Public Domain Construction Drawings.

Calculations demonstrating tree pit and soil volume compliance as per the PDG are to be included in the Public Domain Construction Drawings. Soil volume calculations are to be based on a maximum depth of 1.2 m excluding any drainage layers.

Documentary evidence of compliance with these requirements is to be confirmed in the **Public Domain Construction Drawings** and submitted to and approved by Council's DTSU Manager prior to the issue of the relevant Construction Certificate.

Reason: To ensure high quality street trees are provided, and to minimise plant failure rate and ensure quality of stock utilised.

Amendment to Condition 91 - Trees within Property Boundary in Setbacks specifications

Notwithstanding the approved drawings, a suitable species of tree shall be planted in the front setback, **in deep soil**, along Macquarie Street as specified below.

The required tree species, quantities and supply stocks are:

Setback Name	Botanical Name	Common name	Pot Size	Qty	Average Spacing
Northern setback/ 6m Front setback along Macquarie Street	Fraxinus pennsylvanica 'Cimmzam'	Cimmaron Ash	200L or as directed by Council officers	7-9 nos	Typically 8-10m, or as shown on the approved drawings or as agreed by Manager DTSU.

Note:

- Large trees should be pre-ordered at a very early stage of the project, as they are in short supply, to secure the specified size is required.
- Size and species adjustments based on lack of project co-ordination will not be permissible.
- ***Evidence of the order for or availability of trees must be submitted to the DTSU with the Public Domain Construction Drawings.***

All trees supplied must be grown in accordance with AS2303:2018 (Tree stock for landscape use). Certification is to be forwarded to the Principal Certifying Authority upon completion of the planting, certifying the trees have been grown in accordance with AS2303:2018. A copy of this certificate is to be forwarded to Council with the Occupation Certificate.

The requirements for height, calliper and branch clearance for trees should be in accordance with AS2303:2018. Consistent tree pit size and construction is to be used throughout the setback areas around the site for the tree planting.

Calculations demonstrating tree pit and soil volume compliance as per the PDG are to be included in the Public Domain Construction Drawings. Soil volume calculations are to be based on a maximum depth of 1.2 m excluding any drainage layers. Strata cells may be required to be installed under front paving, to make up the required soil volumes.

Documentary evidence of compliance with these requirements is to be confirmed in the **Public Domain Construction Drawings** and submitted to and approved by Council's DTSU Manager prior to the issue of the relevant Construction Certificate.

Reason: To ensure high quality trees are provided in the setbacks to provide good shading and public amenity and to achieve the council's aspiration to facilitate development in a way that provides for mature tree vegetation and

natural shade in the LGA and the NSW targets, and to minimise plant failure rate and ensure quality of stock utilised.

Amendment to Condition 93. ESD Initiatives

Prior to the issue of any the relevant Construction Certificate, the following must be demonstrated to the satisfaction of the Certifying Authority:

- a) The building and its end uses are to be delivered as an all-electric building and are not to be connected to the natural gas network.
- b) A dual reticulation (dual pipe) system is to be installed throughout the development to support the immediate or future connection to a recycled water network. If a recycled water network is not currently available, the design of the dual reticulation system is to be such that a future change-over to an alternative water supply can be achieved without significant civil or building work, disruption or cost. To facilitate this, the dual reticulation system is to have:
 - i. One reticulation system servicing drinking water uses, connected to the drinking supply, and
 - ii. One reticulation system servicing all non-drinking water uses.
 - iii. The non-drinking water system is to be supplied with harvested rainwater, with drinking water backup, until such time as an alternative water supply connection is available.
- c) Rainwater collection and reuse is to be installed, with a minimum 280kL 200kL storage capacity to serve all nondrinking water uses through the dual reticulation system.
- d) The building has been designed to achieve a 5 star Green Buildings demonstrated through a design review certification from the Green Building Council of Australia.
- e) The hotel portion of the building will be designed and constructed to operate at a minimum NABERS Hotel Energy rating of 5 stars and minimum NABERS Hotel Water rating of 4.5-Stars without accounting for any Green Power used in the building and a corresponding NABERS Agreement to Rate entered into.
- f) A minimum Level 2 40A fast charger and supporting electric vehicle charging infrastructure is to be installed for every 10 commercial car spaces distributed throughout the car park to provide equitable access.

Reason: To deliver the sustainability objectives of the DCP.

Delete Condition 94. Visitor Parking

~~Each basement visitor car parking space is to be signposted. Details of compliance are to accompany the relevant Construction Certificate application to the satisfaction of the Principal Certifying Authority.~~

~~**Reason:** To comply with Australian Standards.~~

Amendment to Condition 99 - Vehicle Parking

Parking spaces are to be provided in accordance with the approved plans and with AS 28 90.1, AS2890.2 and AS 2890.6. A total of 424 420 parking spaces is to be provided and be allocated as follows:

- a) 402 405 spaces for the residential units;
- b) 3 10 car parking spaces for commercial and retail tenancies;
- c) 14 car parking spaces for the hotel use;
- d) One (1) car share space;
- e) One (1) car wash space
- f) Three (3) spaces for delivery vehicles.

Details are to be illustrated on plans submitted with the construction certificate.

Reason: To comply with Council's parking requirements and Australian Standards.

Amendment to Condition 121 - Landscaping Plan

The final Landscape Plans ~~must be consistent with rev 03 plans dated 07.09.2023 listed in Condition 1 and~~ prepared by LANDFORM Studios together with any additional criteria required by the Development Consent to the satisfaction of the Certifying Authority addressing the following requirements:

Before the issue of the relevant Construction Certificate, the revised landscape plans are to be submitted to the written satisfaction of Council's Group Manager Development and Traffic Services Unit.

Ground Level (Macquarie Street setback)

- a) Increase the extent of the treepits at ground level, the soil volume is inadequate. The planters and soil volumes are to be contiguous and connected using modular cells under the paving and ramps.
- b) The second planter from the west side is to **increase** in size / width up to the site boundary (the southern alignment to remain as shown).
- c) The fourth planter from the west side is to **decrease** in width to be in line with the third planter i.e. setback the northern planter edge 4m from the Light Rail Stop to allow for pedestrian movement (the southern alignment to remain as shown).
- d) In addition, the fourth planter is to increase in length towards the east by relocating the ramp eastwards slightly and deleting the small set of steps between the 5th and 6th planter.
- e) 5th and 6th planters to become a single, larger planter.
- f) Planting areas and quantities to be modified accordingly.
- g) Planters are to be flush with the paving finish levels on the building side and to continue at the same height to become raised planters on the northern edge to take up the level changes.
- h) Sections through the façade, paving, trees and planters to be provided.

- i) Relocate the pits and drainage pipes to the site boundary (away from the trees).
- j) Trees within the planters to be *Fraxinus pennsylvanica* 'Urbanite'.
- k) Trees are to be relocated northwards slightly, to ensure there is adequate canopy clearance (no clash) with the building over-hang above.
- l) A tree pit detail is required for the trees within the planters. To ensure the soil volume is contiguous and continues under the paving and within the adjacent landscape areas, a structural pavement system is required such as a suspended concrete slab or structural / modular cells within the paved area to mitigate against soil compaction and to maximise aeration and porosity in the tree root zone. The base of the tree pit shall incorporate a drainage layer and pipe that connects to nearest stormwater pit.

Podium

- a) Demonstrate that the design meets the Apartment Design Guidelines (ADG) minimum soil requirements for the trees for all podium levels. Soil volume, depth and soil area must meet the following prescribed standards in the Apartment Design Guide (ADG) – Part 4, *4P Planting on Structures - Tools for improving the design of residential apartment development* (NSW Department of Planning and Environment, 2015).
- b) Provide a soil plan for each level showing the m3 soil volume and soil depth to show that the ADG soil requirements have been met on all podium levels and shows soil continues below the paving areas.
- c) Details are to be coordinated with the updated architectural sections to show that the landscape aspect of the design works with the proposed architectural elements.
- d) The relationship of the planting /soil profile, podium edge and the balustrade is unclear. Provide a series of specific detailed sections through the different podium landscapes showing the following minimum coordinated information:
 - i. Private balcony paving detail | fixed seating as proposed | planting bed with adequate planting width (min. 1000mm) | a tree detail with a 400L tree rootball (size shown as per the nursery standard sizes) with under-ground guying (not stakes) | the correct soil depth as per the ADG requirements | edge detail (cascade planting) void edge treatment(s) and the balustrade and balcony | paving with contiguous soil located below (modular cells) | the building interface | and podium / undercroft above for example.
 - ii. The location of the balustrades is required to be shown on the landscape plans

- iii. The detailed sections updated to show the relationship between the landscape aspect of the design and the architectural / structural aspect of the design to ensure they are coordinated and the cascading plants, planters along the podium edge, any low retaining walls/plinth or parapet wall, soil profile and planting are fully-coordinated (the sections shown on the architectural show a different soil profile to that of the landscape sections for example).
- e) Level 3 landscaping shall be amended to reflect the following requirements:
- i. The GRC planters to be replaced to provide permanent, in situ concrete planters that are integrated into the design and provide ample contiguous planting. Compliance with ADG requirements for planting on structure shall be demonstrated through revised documentation.
 - ii. Further activation of the northern and western boundary shall be provided.
 - iii. Improve trafficability around the proposed communal gathering / BBQ area to ensure efficient use of space and sufficient thoroughfare.
- f) Planting to be added, amended or replaced:
- i. A lot of the cascade planting is missing to the building edge and podium edges shown on the CGI's and architectural drawings; Level 1 – DA-110-010, Level 2 - DA-110-020, Level 3 - DA-110-030. Update the landscape plans to ensure all planting areas are captured and coordinated with the architectural plans.
 - ii. Some feature shrub/palm plants are unknown and missing their labels.
 - iii. Replace the shade-loving *Cyathea cooperi* (Australian Tree Fern) with a similar sun-loving species on the northern aspect of the planting areas.
 - iv. Review and replace the type 1 full-sun mix species with the shade-tolerant type 2 species mix where there will be minimal sun exposure.
 - v. Change *Goodenia ovata* to *Goodenia ovata* 'Gold Cover' which is a smaller groundcover species.
 - vi. Change *Syzygium australe* to *Syzygium australe* 'Hinterland Gold' which is a smaller shrub species (rather than a tree), where space is restricted.
 - vii. Add groundcovers to the oval planter at ground level.
 - viii. Rather than removing all trees from the level 1 podium due to the restricted nature of the design, it is recommended the design selectively add some taller palms to key locations within the level 1 podium, (i.e. below a void within the level 3 podium so they won't clash) and also adding a few smaller palms and smaller tree species to key areas on

level 1 (i.e. 5.5m height below the level 3 undercroft) to achieve the original “Gulley Forest” design competition vision.

- g) Delete the tree stake from the typical tree detail. Trees should be self-supporting from the nursery. Detail to be updated to show underground guying to be used to secure the tree rootball in place.
- h) Update the proposed plant schedule indicating the above changes, planting locations, species type (including both botanic / common name) mature dimensions, plant numbers and the size of the containers at planting.

Reason: To ensure restoration of environmental amenity.

PART C – BEFORE THE COMMENCEMENT OF BUILDING WORK

PART D – WHILE BUILDING WORK IS BEING CARRIED OUT

PART E – BEFORE THE ISSUE OF AN OCCUPATION CERTIFICATE

New condition 184A. Accessible Hotel Rooms

Certification must be provided prior to the issue of an occupation certificate that the required accessible hotel rooms have achieved a class C design in accordance with the requirements of AS 4299 -1995.

Reason: To ensure the requirements of DCP 2023 have been met.

New condition 191A– Revised Flood Emergency Response Plan

Prior to the any occupation certificate, the Flood Emergency Response Plan (Mott MacDonald, September 2024), shall be updated to include the hotel use. The revised FERP shall be submitted to the satisfaction of the Principal Certifying Authority.

The revised FERP shall include how the visitors and workers of the hotel and patrons and workers of the retail on ground level shall shelter in place with access to adequate provisions and toilets for the duration of a flood event.

Reason: To ensure the development maintains adequate flood protection and reduces risk of harm and meets the requirements of the DCP.

New condition 191B. - Hotel Operational Plan of Management

Prior to the issue of an Occupation Certificate, the applicant shall update the Hotel Operational Plan of Management (Deicorp (Hassall Street) Pty Ltd, dated September

2025) to include the following:

- Hours of operation of the outdoor terrace area;
- How amenity impacts on adjoining/nearby residents will be minimised;
- How complaints will be logged and resolved;
- Details of how guests arriving by private vehicle will be accommodated (i.e. how valet services will operate, location and extent of off-site parking, how large coaches/buses will be deterred, etc);
- Details of how guest arrival by private vehicle will be minimised (i.e. how public transport will be promoted to guests);
- How conflict over areas shared with residential occupiers will be minimised and resolved; and
- Reference to the Flood Emergency Response Plan and Building Flood Emergency Response Plan, including flood responses that are in place, the roles and responsibility and location of the Shelter in Place/Flood Refuge Area.

Details demonstrate compliance shall be submitted to the satisfaction of the Certifying Authority. A copy of the plan shall be submitted to Council.

Reason: To maintain a reasonable level of amenity to surrounding properties and reduce risk of harm during a flood event.

PART F – OCCUPATION AND ONGOING USE

Amendment to Condition 226. Servicing Hours

Commercial Deliveries/servicing, for the hotel and retail/commercial uses, shall not occur between the hours of 7:00pm and 7:00am daily unless otherwise approved by Council.

Reason: To protect the amenity of the area.

New condition 226A. Ancillary Hotel Operations

The outdoor area associated with the bar restaurant (level 1) ancillary to the primary hotel use are restricted to hours of operation of 10:00am to 10:00pm daily, unless approved otherwise by Council under a separate application.

Reason: To minimise the impact of the use on adjoining properties.

New Condition 226B Operational Plan of Management Compliance

The Hotel Operational Plan of Management required by this consent shall be adhered to at all times.

Reason: To ensure appropriate use of the site.

New Condition 228A. Neighbourhood Amenity near Licensed Premises

Signs must be placed in clearly visible positions within the hotel requesting patrons upon leaving the premises to do so quickly and quietly, having regard to maintaining the amenity of the area.

The management/licensee must ensure that the behaviour of patrons entering and leaving the premises does not detrimentally affect the amenity of the neighbourhood. In this regard, the management/licensee must be responsible for the control of noise and litter generated by patrons of the premises and must ensure that patrons leave the vicinity of the premises in an orderly manner to the satisfaction of Council. If so directed by Council, the management/licensee is to employ private security staff to ensure that this condition is complied with.

Reason: To protect the amenity of the surrounding neighbourhood.

Amendment to Condition 244. Green Travel Plan

One year from the issue of the Occupation Certificate, and every year for 2 years thereafter, the **applicant building owner** shall submit to the satisfaction of Council's Manager Development & Traffic Services a review report on the effectiveness of the Green Travel Plan. The reviews shall include surveys of modal share and vehicle trip generation for the various land uses within the development during peak and off-peak periods. The review shall also include any recommendations for improving the effectiveness of the plan. Any recommendations made to improve the effectiveness of the plan shall be incorporated into an updated Green Travel Plan.

Reason: To ensure the effective management of the Green Travel Plan.

31 March 2023

Our Ref: 206092

Bianca Lewis

City of Parramatta Council

blewis@cityofparramatta.nsw.gov.au

RE: Development Application DA/93/2023 at 34 Hassall Street, Parramatta

Thank you for notifying Sydney Water of DA/93/2023 at 34 Hassall Street, Parramatta, which proposes construction of a mixed-use development comprising a three-storey podium with twin 46 storey towers above, accommodating 5804m² of non-residential floor space and 604 apartments above six full basement levels. The residential GFA proposed is 60,898m² and the development has a total GFA of 66,702m². Sydney Water has reviewed the application based on the information supplied and provides the following comments to assist in planning the servicing needs of the proposed development.

Water Servicing

- Potable water servicing is available to the site.
- Amplifications, adjustments, and/or minor extensions may be required.

Recycled Water Servicing

- Sydney Water supports the implementation of a dual water reticulation system as part of the proposed development.

Wastewater Servicing

- The proposed development is part of the North Head system and is within the SPS67 wastewater network.
- **There are significant constraints in the local wastewater network.**
- There is a Risk Rating 3 ERS (Emergency Relief Structure) along the sewage flow path downstream. This ERS is overflowing 98 times per 10 years (Frequency/10 year). The additional flows from this significant development will increase the overflow frequency and discharge volume to the environment from this ERS. As per EPA requirements, the volume and frequency of spill from high-risk ERS structures (rating 1,2 and 3) should **not** increase from the baseline.
- Due to the sewer downstream capacity and ERS overflow frequency/volume constraints, **the developer must engage a hydraulic consultant** to develop a solution to ensure the current performance of the system does not worsen in both dry and wet weather flow conditions and that the wet weather Environmental Protection License requirements are satisfied.
- **The Applicant should lodge a Feasibility application through their Water Servicing Coordinator as soon as possible. Hydraulic modelling may be required to determine the servicing strategy for the development. This should be done as soon as possible to manage timescale implications.**

This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Further advice and requirements for this proposal are in Attachments 1 & 2. If you require any further information, please contact the Growth Planning Team at urbangrowth@sydneywater.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "K. Leitch", with a large, sweeping horizontal stroke extending to the right.

Kristine Leitch

Commercial Growth Manager

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150

Attachment 1

Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

Building Plan Approval

The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The [Tap in™](#) service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](#) online service is available at:
<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

Sydney Water recommends developers apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required.

Out of Scope Building Plan Approval

Sydney Water will need to undertake a detailed review of building plans:

1. That affect or are likely to affect any of the following:
 - Wastewater pipes larger than 300mm in size
 - Pressure wastewater pipes
 - Drinking water or recycled water pipes
 - Our property boundary
 - An easement in our favour
 - Stormwater infrastructure within 10m of the property boundary.
2. Where the building plan includes:
 - Construction of a retaining wall over, or within the zone of influence of our assets
 - Excavation of a basement or building over, or adjacent to, one of our assets
 - Dewatering – removing water from solid material or soil.

The detailed review is to ensure that:

- our assets will not be damaged during, or because of the construction of the development
- we can access our assets for operation and maintenance
- your building will be protected if we need to work on our assets in the future.

The developer will be required to pay Sydney Water for the costs associated with the detailed review.

Tree Planting

Certain tree species placed in close proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Sydney Water requires that all proposed or removed trees and vegetation included within the proposal adhere to the specifications and requirements within Section 46 of the Sydney Water Act (1994) and *Diagram 5 – Planting Trees* within our [Technical guidelines – Building over and adjacent to pipe assets](#). Please note these guidelines include more examples of potential activities impacting our assets which may also apply to your development.

If any tree planting proposed breaches our policy, Sydney Water may need to issue an order to remove every tree breaching the act, or directly remove every tree breaching the Act and bill the developer or Council for their removal.

Attachment 2

Requirements for **Business Customers for Commercial and Industrial Property Developments.**

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html>

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <https://www.sydneywater.com.au/your-business/managing-your-water-use/water-efficiency-tips.html>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at:

<https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercial-trade-wastewater.html> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.