

APPENDIX B

Copy of letter from Department of Planning and
Infrastructure dated 19 April 2013



Contact: Matthew Rosel
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Mr Nick Juradowitch
Director
Ingham Planning Pty Ltd
Lyndhurst, Suite 19
303 Pacific Highway
Lindfield NSW 2070

Our ref.: MP10_0068

Dear Mr Juraowitch

Subject: Concept Plan and Stage 1 Project Application – Expansion of Westfield Shopping Centre Parramatta (MP10_0068)

The exhibition of the Environmental Assessment for the above project ended on 01 March 2013.

I apologise for not being able to write to you sooner. However, as you are aware a number of key government agencies were unable to provide their submissions to the Department by the close of the exhibition period and this has delayed the progress of the application. These outstanding submissions have now been received and all submissions received by the Department during the exhibition of the project are available on the Department's website at the following location:

http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=3942

In accordance with section 75H of the *Environmental Planning and Assessment Act 1979*, the Director-General requires that a response to the issues raised in these submissions be provided, in addition to any issues raised by the Department.

The Department has reviewed the submissions and has considered the proposal as detailed in the Environmental Assessment. The Department has identified a number of issues with the proposal relating to the tower building envelope, public domain works, traffic and transportation and economic impacts. These issues are outlined in **Schedule 1**. The Department will also require additional information to complete its assessment as outlined in **Schedule 2**.

It is considered that a Preferred Project Report (PPR) should be prepared identifying how you have addressed issues raised by the submissions and the Department. The PPR must also demonstrate how it minimises any environmental impacts of the proposal. A revised Statement of Commitments may also be required incorporating amendments following your response to the submissions. The PPR is to be submitted to the Department by 10 May 2013.

Your contact officer for this proposal, Matthew Rosel, can be contacted on (02) 9228 6213 or via email at matthew.rosel@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,



Karen Jones
Director, Metropolitan & Regional Projects South

SCHEDULE 1 – KEY ISSUES

Tower building envelope

- Further consideration should be given to the bulk of the tower envelope. The revised scheme should explore the provision of an envelope presenting a more slender tower form, which more closely addresses Argyle and Church Streets and has direct street level access.

Public domain and the pedestrian environment

- The Department raises concern with the scope of public domain works and the proposed timing of public domain works at Stage 2 of the project. The PPR should provide for an adequate scope of public domain works within Stage 1 to provide an appropriate level of improvement to the pedestrian environment.
- Consideration should be given to addressing the impact of inactive facades at ground floor level and alternative treatments to activate these facades. Such treatments could include the insertion of shopfronts, access points etc.
- Consideration should be given to the provision of an Arts Plan in support of public domain or elevational works.

Traffic and transportation

- The Department requires further information to address access to taxi services.
- Revised traffic modelling shall be provided, which takes account of the all the comment of the RMS submission dated 16 April 2013.
- An addendum to the Traffic Management and Accessibility Plan for non-car modes as detailed within the TfNSW submission dated 21 March 2013.

Economic impacts

- Further consideration should be given to the relationship of the proposed expanded centre with, and likely future impacts on, Parramatta CBD and the Parramatta Square development.
- The Department notes that the Gross Lettable Area (GLA) cited within the Economic Impact Assessment does not correlate with the GLA cited at pages 18 and 19 of the Environmental Assessment. The PPR shall provide an update to the schedule of accommodation to include a breakdown of the GLA for the Scheme.

Reports to be updated

- All reports shall submitted as part of the Environmental Assessment should be reviewed in light of any revisions made in the resolution of the issues noted. Supplementary and technical reports should also be reviewed and amended to ensure that the extent of the proposed Concept Plan and Project Application is accurately reflected.

SCHEDULE 2 – ADDITIONAL INFORMATION REQUIREMENTS / COMMENTS

In addition to any revised architectural plans and supporting documentation, including analysis of options and designs reflecting the issues raised in **Schedule 1**, the following information is also required:

- The architectural drawings (as submitted) show the aspects which form the Concept Plan amalgamated with the proposed detailed design of the Stage 1 Project Application. Revised architectural drawings are required which separately show the proposed Concept Plan and the Stage 1 Project Application.
- Additional policy to be addressed: *NSW Draft Metropolitan Strategy for Sydney*.
- Clarification is required as to whether (as noted in Appendix H but not mentioned elsewhere in the Environmental Assessment) the following two items are included within the proposal:
 - a) an additional boom-gate on Marsden Street; and
 - b) the parking management system information display