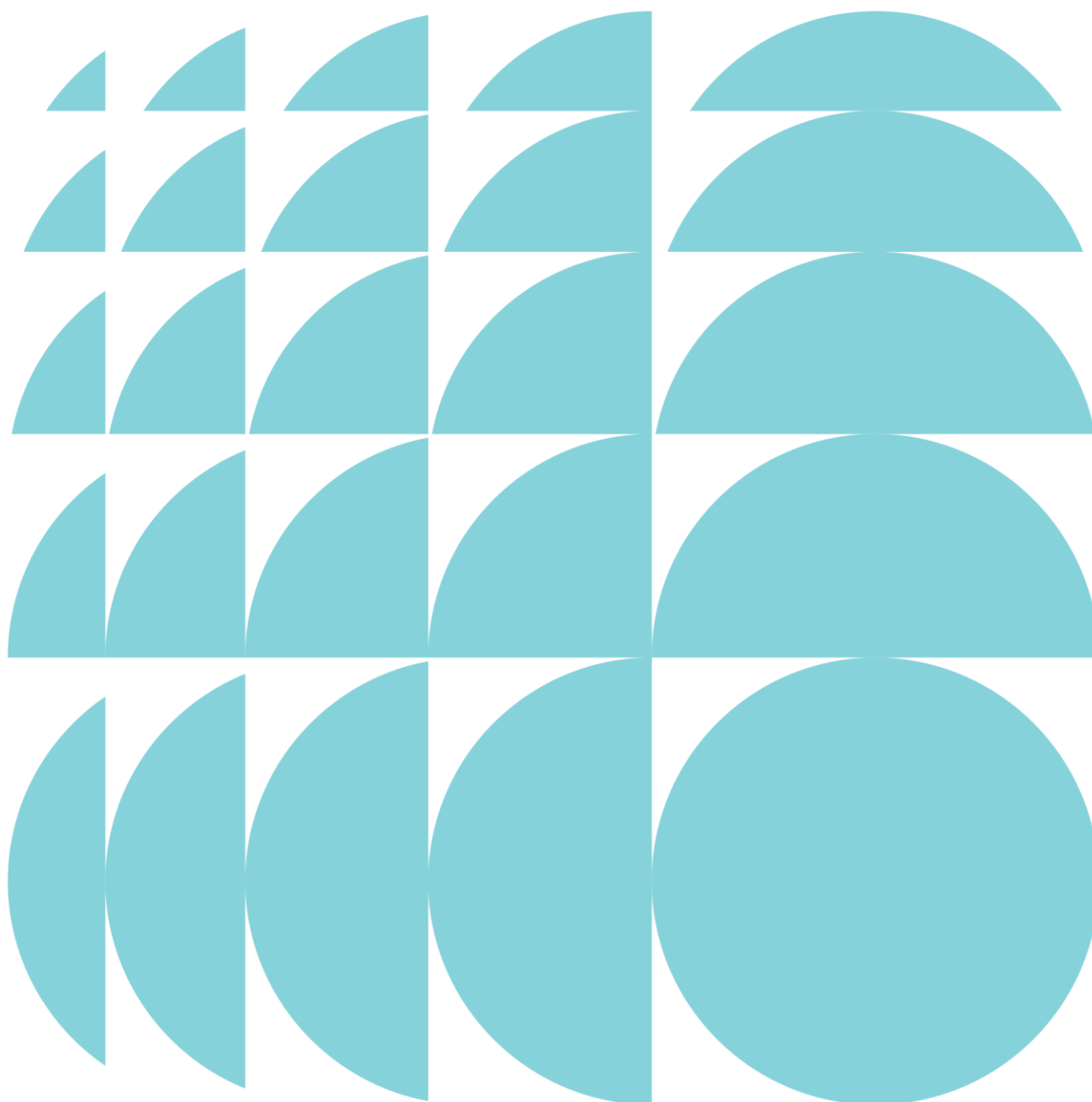


Planning Proposal

286-300 Church Street Parramatta
Amendments to Height and Floor Space Ratio
Controls

Submitted to City of Parramatta
On behalf of JHJ Group Pty Ltd

20 February 2018 | 17053



CONTACT

James Harrison Director JHarrison@ethosurban.com 0414 617 040

Reproduction of this document or any part thereof is not permitted without prior written permission of ACN 615 087 931 Pty Ltd.

This document has been prepared by:



Chris Patfield 20.02.2018

This document has been reviewed by:



Ben Craig 20.02.2018

Reproduction of this document or any part thereof is not permitted without prior written permission of Ethos Urban Pty Ltd. Ethos Urban operates under a Quality Management System. This report has been prepared and reviewed in accordance with that system. If the report is not signed below, it is a preliminary draft.

VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY
V2 issue to Council	20.02.2018	CP	BC

Ethos Urban
ACN 615 087 931 Pty Ltd.
www.ethosurban.com
+ 61 2 9956 6962

Executive Summary	ii
1.0 Introduction	1
2.0 Background	1
2.1 Pre-lodgement Consultation	1
2.1 Post-lodgement Amendments	2
<hr/>	
3.0 The Site	3
3.1 Site Location and Context	3
3.2 Site Description	4
3.3 Existing Development	5
3.4 Heritage	5
3.5 Surrounding Development	5
3.6 Current Planning Controls	6
3.7 Parramatta CBD Planning Strategy and Planning Proposal	6
<hr/>	
4.0 Development Concept	9
4.1 Overview	9
4.2 Built Form and Streetscape	9
4.3 Site Access and Parking	13
4.4 Heritage	13
<hr/>	
5.0 Planning Proposal	14
5.1 Objectives and Intended Outcomes	14
5.2 Explanation of Provisions	14
5.3 Mapping	17
<hr/>	
6.0 Strategic Justification	18
6.1 The Need for a Planning Proposal	18
6.2 Relationship with the Strategic Planning Framework	19
6.3 Environmental, Social and Economic Impacts	31
6.4 State and Commonwealth Interests	31
6.5 Community Consultation	31
<hr/>	
7.0 Assessment of Planning Issues	32
7.1 Built Form and Visual Impact	32
7.2 Overshadowing	32
7.3 Traffic, Access and Parking	34
7.4 Site Isolation	34
7.5 Internal Residential Amenity	34
7.6 Heritage	34
7.7 Flooding	35
7.8 Aviation/Aeronautical Assessment	36
<hr/>	
8.0 Conclusion	38

Figures

Figure 1 – Location Plan	3
Figure 2 – Site Plan	4
Figure 3 – Podium façade to Church Street (indicative only)	11
Figure 4 – Podium façade from Erby Place (indicative only)	11
Figure 5 – Entire development concept looking south down Church St (indicative only)	12
Figure 6 – Greater Parramatta at the centre of the Three Cities Model	21
Figure 7 – Greater Parramatta Area	24
Figure 8 – Solar and Shadow Study	33

Tables

Table 1	Existing and proposed LEP controls	i
Table 2	Design response in accordance with Council feedback	2
Table 3	Existing controls under the Parramatta Local Environmental Plan 2011	6
Table 4	Maximum FSR possible on the site under the Parramatta CBD Planning Proposal	7
Table 5	Numerical Overview of Development Concept	9
Table 6	Existing and proposed LEP controls	15
Table 7	Consistency with the Draft Sydney Region Plan	19
Table 8	Consistency with Planning Priority C7	21
Table 9	Consistency with State Environmental Planning Policies	28
Table 10	Consistency with Section 117 Directions	29
Table 11	Assessment against S117 Direction 4.3	35

Appendices

Appendix A – Urban Design Report, prepared by PTW
Appendix B – Site Survey prepared by W. Buxton Pty Ltd
Appendix C – Statement of Heritage Impact, prepared by NBRS Architecture (Heritage)
Appendix D – Traffic and Parking Assessment Report prepared by Varga Traffic Planning Pty Ltd
Appendix E – Amended LEP Maps
Appendix F – Flood Enquiry Application prepared by Parramatta City Council
Appendix G – Preliminary Aeronautical Height Assessment prepared by Landrum and Brown



This key site in the
CBD presents a
significant opportunity
to contribute to
realising the vision of
Parramatta as
Greater Sydney's
Central City

Executive Summary

This Planning Proposal to amend the Parramatta LEP 2011 has been prepared by Ethos Urban on behalf of JHJ Group Pty Ltd and relates to 286-300 Church Street Parramatta. It is the second version submitted to Council (the first being in August 2017) and has been revised based on Council feedback.

286-300 Church Street is identified as an opportunity site under the Parramatta CBD Planning Proposal. It is within direct proximity to the 'Eat Street' stop on the proposed Parramatta Light Rail network. It covers a site area in excess of 2,000m² and therefore, it presents a significant opportunity to contribute to realising the vision of Parramatta as Sydney's Central City.

It is proposed to ultimately redevelop the site with a mixed use scheme featuring retail/commercial floorspace within a podium structure and residential apartments above. An indicative concept scheme has been prepared for the site that entails a 61 storey tower comprising 4,145m² of retail/commercial and 324 apartments.

The objective of this Planning Proposal is therefore to amend the existing controls in relation to height and floor space ratio (FSR) as they apply to the site. This amendment is consistent with controls proposed in the Parramatta CBD Planning Proposal. Due to the significant quantity of studies required to inform the Parramatta CBD Planning Proposal and therefore, the protracted timeframe associated with its gazettal, it is intended that the submission of this Planning Proposal will expedite redevelopment of the site in line with Council's objectives for the CBD.

The proposed amendments to height and FSR controls are captured in **Table 1** below.

Table1- Existing and proposed LEP controls

	Existing	Proposed
Floor Space Ratio	The front portion of the site (18m deep to Church Street) has a 3:1 maximum floor space ratio. The rear portion of the site has a maximum floor space ratio of 10:1.	Apply a 10:1 FSR across the entire site. Provide a site specific clause allowing a potential additional FSR of 6:1 subject to the following provisions: <ul style="list-style-type: none">• Opportunity Site (Phase 2 Community Infrastructure) - 3:1¹• High Performing Building Bonus – 0.5:1• Design Competition Bonus – 1.5:1²• Additional commercial space above the maximum FSR – 1:1 Refer to draft clauses in Section 5.2.1
Building Height	The front portion of the site (18m deep to Church Street) has a 12m height standard. The rear portion of the site has a maximum height of 120m.	Retain the 12m height standard for the front 10m of the site (to Church Street). Remove height control for the rear portion of the site.

Strategic Justification

Consecutive strategic planning documents have identified and promoted the growth of Parramatta as Sydney's second CBD. Most recently, the draft District Plans have promoted the Greater Parramatta to Olympic Peninsula as Sydney's true centre – the connected unifying heart. Significant government investment into achieving this vision has led to the development of major projects including WestConnex, Sydney Metro West, Parramatta Light Rail and cultural investments including Parramatta Stadium redevelopment and the relocation of the Powerhouse Museum. In addition to the wider factors that are driving the growth of Parramatta, the site is strategically located within the CBD on an opportunity site as identified by the City of Parramatta in the Parramatta CBD Planning Proposal.

Assessment of Planning Issues

The proposed indicative concept scheme and associated planning controls will have no overshadowing impact on key areas of public space including Parramatta Square and the Lancer Barracks.

¹ Prior to the CBD Planning Proposal achieving Gateway Determination, the proposed FSR included under this control is to be the subject of a Voluntary Planning Agreement process between Council and the applicant.

² As existing under Clause 7.10 of the Parramatta LEP 2011. No site specific clause is proposed.

The proponent is required to undertake a design excellence process that will deliver high built form outcomes for the site. In particular, a tall slender tower is proposed on the site that encourages opportunities to improve the quality of the public domain and facilitates opportunities to deliver additional community infrastructure.

The conservation and interpretation works to the heritage structures on the site will positively enhance and highlight Parramatta's history and heritage, while the carrying out of an archaeological research design will also enhance the public knowledge about the history of the site. The development would have little adverse heritage impact on surrounding heritage items.

The proposal does not include land at 302 Church Street. Whilst this is the case, the proposal will enable a design solution on the subject site that complements the existing building, and still enables 302 Church Street to be redeveloped in the future in accordance with the relevant planning controls. The proposed changes to the planning controls, and the indicative concept, will therefore not result in the isolation of this site.

The residential component of the concept scheme is capable of achieving solar access requirements. The indicative scheme demonstrates that a design solution can be achieved that is capable of satisfying the design requirements of SEPP 65 and the Apartment Design Guide.

The site is capable of adequately responding to potential flood risk, and has been designed above the 1 in 100 year event with an additional 600mm freeboard.

The indicative development concept demonstrates that a compliant building is feasible for the site and can be delivered within the aeronautical restrictions.

No road improvements or intersection upgrades would be required as a consequence of the Planning Proposal. The Planning Proposal will not have any unacceptable implications in terms of road network capacity or off-street parking/loading requirements.

Conclusion

Considering the strategic nature of the site and justification provided in addressing planning issues, we believe that the Planning Proposal has 'Strategic Merit' and would have no hesitation in recommending that the Planning Proposal proceed through the Gateway to public exhibition.

1.0 Introduction

This report has been prepared by Ethos Urban on behalf of JHJ Group Pty Ltd. It supports a Planning Proposal to amend the Parramatta LEP 2011 as it relates to 286-300 Church Street Parramatta.

The objective of this Planning Proposal is to amend the existing controls in relation to height and floor space ratio (FSR).

This Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning & Assessment Act, 1979* (EP&A Act), and 'A Guide to Preparing Planning Proposals' prepared by the NSW Department of Planning and Environment. **Section 5.0** of this report sets out the strategic justification for the Planning Proposal and provides an assessment of the relevant strategic plans, state environmental planning policies, ministerial directions and the environmental, social and economic impacts of the proposed amendment. This report should be read in conjunction with the relevant expert consultant reports appended (see Table of Contents).

2.0 Background

2.1 Pre-lodgement Consultation

Two (2) pre-lodgement meetings have been held with the City of Parramatta to discuss the site and the Planning Proposal. The first meeting was held on 27 March 2017. The key matters discussed included:

- The proposed site and its potential to accommodate a tall building.
- The Council's CBD Planning Proposal and the timings associated with its ongoing assessment.
- The strategic transport model that has been prepared for the CBD.
- Proposed LEP controls for the site, and the means to achieving the maximum floorspace (e.g. community infrastructure bonus, design excellence, sustainability bonus etc.).
- The Planning Proposal process and the subsequent design competition process (post Gateway).
- Provision of advice with regards to the required documents to support a Planning Proposal.

Following this meeting a second meeting was held with the Council on 3 July 2017. During this meeting a more developed indicative design philosophy and solution was presented to Council, and detailed discussions were held with regards to the appropriateness of the built form and design response. Key discussion points from this meeting included:

- Built form generally supported, however will require testing and a robust urban design analysis.
- 10m setback from the Church Street frontage to the tower was considered to be acceptable.
- Additional floorspace above the maximum 15:1 is only permitted to a certain degree. An additional 1:1 non-residential FSR above the site's maximum is something that the Council is willing to consider. An overall maximum of 16:1 was considered by Council to be the maximum that can be accommodated on site.
- Serviced apartments were not considered to be a form of commercial floor space for the purposes of calculating 'non-residential' floorspace. Council want to see 'employment generating' uses in this component of any building.
- Planning proposal needs to address the site isolation matter by showing some design options for the adjacent site at 302 Church Street.
- Erby Street car park unlikely to remain as a car park. Likely to be commercial with a podium and tower form. Council not able to provide any further details at this stage.

Overall, the pre-lodgement meetings have been positive and productive. The Planning Proposal has been updated to take into account the feedback received and is considered to provide an outcome that is consistent with the Council's intentions for the site and the CBD.

The initial Planning Proposal was lodged in August 2017 to Council.

2.1 Post-lodgement Amendments

Parramatta Council provided preliminary feedback regarding the lodgement of the Planning Proposal on 15 November 2017. Key points of feedback and the design response are incorporated in the table below.

Table 2 Design response in accordance with Council feedback

Council Recommendation Matter	Design Response
Heritage Impact	<ul style="list-style-type: none"> Further heritage and urban design investigation has been undertaken. Refer to: <ul style="list-style-type: none"> Letter of Heritage Advice from NBRS Architecture, dated 15 February 2018; and Response to Issues letter prepared by Ethos Urban, dated 20 February 2018
Need for site consolidation	<ul style="list-style-type: none"> Repeated offers for purchase made and documented to 302 Church Street. Refer to Response to Issues letter prepared by Ethos Urban, dated 20 February 2018
Podium Design	<ul style="list-style-type: none"> Further investigation made into podium by NBRS Architecture and PTW Refer to: <ul style="list-style-type: none"> Updated plans and photomontages prepared by PTW, dated 16.02.2018 Response to Issues letter prepared by Ethos Urban, dated 20 February 2018
Location of arcade and laneway	<ul style="list-style-type: none"> Arcade and laneway relocated to south of site, as consistent with Council's Lanes Policy Refer to: <ul style="list-style-type: none"> Updated plans and photomontages prepared by PTW, dated 16.02.2018 Response to Issues letter prepared by Ethos Urban, dated 20 February 2018
Service and private vehicle access	<ul style="list-style-type: none"> Service and private vehicle access relocated to north of site Refer to: <ul style="list-style-type: none"> Updated plans and photomontages prepared by PTW, dated 16.02.2018 Response to Issues letter prepared by Ethos Urban, dated 20 February 2018
Site-specific DCP	<ul style="list-style-type: none"> The proponent is willing to prepare a site specific DCP following Gateway determination. Refer to Response to Issues letter prepared by Ethos Urban, dated 20 February 2018
Flooding	<ul style="list-style-type: none"> Further flooding assessment undertaken Refer to Section 7.7 of this document
Site Specific Clause – Community Infrastructure	<ul style="list-style-type: none"> The proponent is willing to enter into VPA discussions to address community infrastructure needs.
Revised Draft Central City District Plan	<ul style="list-style-type: none"> Refer to Section 6.2.1
Section 117 Direction 7.5	<ul style="list-style-type: none"> Refer to Section 6.2.1

3.0 The Site

3.1 Site Location and Context

The site is located at 286-300 Church Street in the centre of the Parramatta CBD near to the intersection with Phillip Street. It falls within the Parramatta Local Government Area (LGA).

The Parramatta CBD is located approximately 20km to the west of the Sydney CBD. The Parramatta CBD includes a range of regionally significant facilities and amenities, namely the Parramatta Westfield Shopping Centre, the future Parramatta Square development including the Council Chambers Building, the Parramatta Public Library and various other civic amenities. The CBD also includes significant retail, commercial, education and service facilities, which are all located within close proximity to the site. Parramatta Park interfaces with the CBD to the west at O'Connell Street and is a recreational open space of regional significance.

Significant investment has been made by the State Government in close proximity to the site including the redevelopment and expansion of Parramatta Stadium, the Western Sydney Light Rail and the Museum of Applied Arts and Sciences (Powerhouse Museum) relocation to the Parramatta Riverbank. The site is also expected to benefit from the proposed Sydney Metro West project, as well as WestConnex motorway which are in various stages of construction and planning.

The site is located approximately 450m northwest of the Parramatta Train Station and 550m west of the Parramatta Ferry Wharf. It has a primary frontage to Church Street, which has a high density of retail and hospitality venues and is branded as Parramatta's 'Eat Street'. One block to the north is the Parramatta River, which runs in an east-west direction along the Parramatta Riverbank.

Refer to the Location Plan at **Figure 1**.

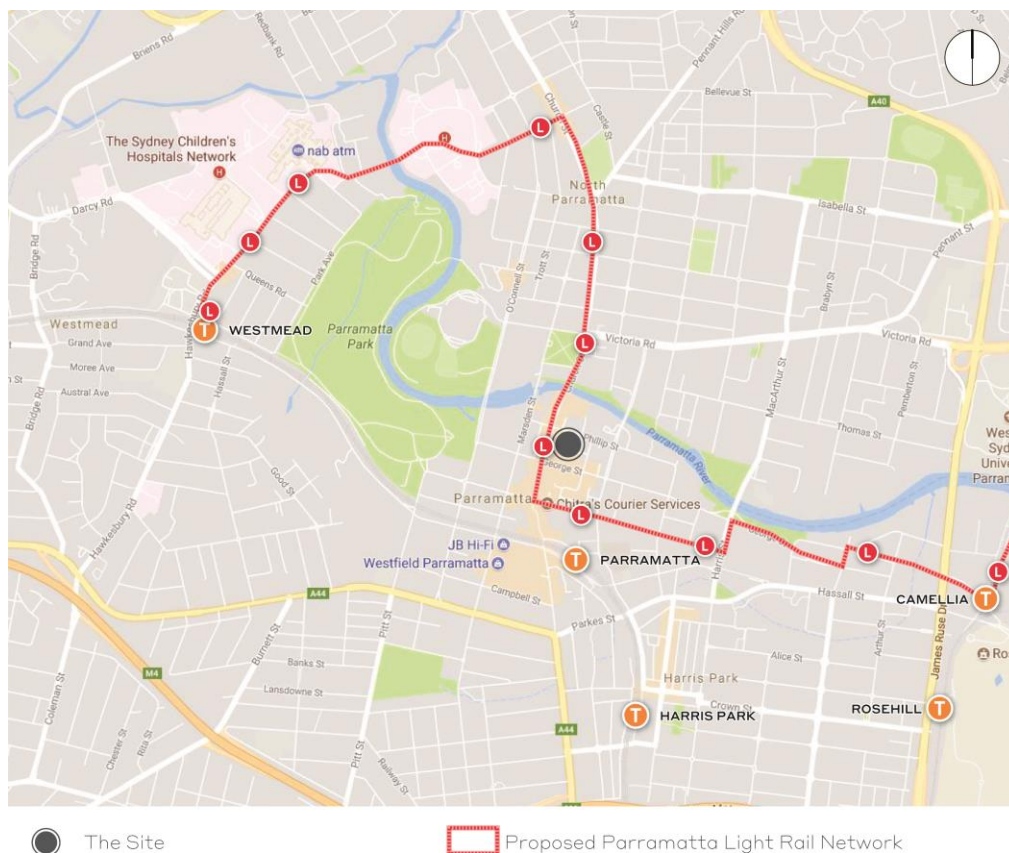


Figure 1 – Location Plan

Source: Ethos Urban

3.2 Site Description

The site is legally described as:

- Lot 1 DP128501;
- Lot 1 DP210616;
- Lot 5 DP516126;
- Lot 2 DP216665;
- Lot 100 DP803945; and
- Lot 1 DP84998.

The land is owned by JHJ Group Pty Ltd. The site has an area of 2,097.3m² and has a frontage of approximately 45m along Church Street. The site has rear access onto Erby Place. It is slightly irregular in shape. A survey plan is located at **Appendix B**. One lot to the north (Lot 1 DP211499; 302 Church Street) is not under the ownership of the proponent and separates the site from access to Phillip Street.

The site is identified as a heritage item (I672) under the Parramatta LEP 2011. It is also adjacent to another heritage item to the immediate north (I677). Heritage item I672 is of local heritage significance and refers to a sandstone and brick wall at 286 (rear), 288 and 290 Church Street. Heritage item I677 is of local heritage significance and refers to a shop (and potential archaeological site) at 302 Church Street. There is a high occurrence of other heritage items along the length of Church Street.

An aerial photo of the site is shown at **Figure 2**.



Figure 2 – Site Plan

Source: Ethos Urban

3.3 Existing Development

The site is currently occupied by 2-3 storey buildings, including ground floor retail and hospitality tenants, with commercial floorspace above. Ground floor hospitality tenants are trading out onto the street, utilising generous sidewalk dining spaces consistent with Church Street's 'Eat Street' branding.

3.4 Heritage

The site contains the following heritage items as listed under the Parramatta LEP 2011:

- 286 (rear), 288 and 290 Church Street (heritage item I672) – this is thought to be the southern wall of 294 Church Street;
- Shop (and potential archaeological site) at 302 Church Street (heritage item I677) – this is thought to be 298 Church Street; and
- The site is part of Parramatta Archaeological Management Unit 3079.

The State Heritage Inventory also lists the following:

- 292 (rear) Church Street – This is thought to be the northern wall of 292 Church Street.

3.5 Surrounding Development

The Parramatta CBD is currently experiencing a period of rapid change. The following section describes the surrounding development, both current and proposed/approved.

North

To the immediate north, 302 Church Street is a two storey development with retail and hospitality tenants on the ground floor and commercial floorspace above. It fronts onto the intersection of Church and Phillip Streets. Also facing this intersection is 306 Church Street, which is a two storey heritage building with a copper dome, built in the late 1800's. On the block to the north is the Altitude by Meriton development, which involves the construction of a mixed use building including podium (3 storeys) and two towers (39 and 54 storeys) in height. The Altitude development fronts onto the Parramatta Riverfront, a site which the City of Parramatta plans to revitalise into a significant tourist and recreation precinct.

On the northern side of Parramatta River are the Parramatta Riverside Theatre, Prince Alfred Park and Parramatta Stadium which is currently undergoing redevelopment. Key educational facilities including Our Lady of Mercy College and the proposed new primary school at the Old Kings School site are within 500m of the site.

South

The Parramatta CBD, as defined by the Parramatta CBD Planning Proposal, extends 1.4km to the south of the site. The Parramatta Square development is 400m to the south of the site and includes the proposed 8 Parramatta Square (Aspire) tower, which has approval for a stage one 70 storey tower. Parramatta Square also proposes a public plaza adjoined by other commercial, residential and educational developments (including a campus for Western Sydney University) in immediate proximity to Parramatta Train Station.

On the southern side of the railway corridor, Westfield Parramatta – a regionally significant retail destination – is 500m south of the site. Further to the south along Church Street, the 'Auto Alley' precinct is proposed to undergo significant redevelopment according to the City of Parramatta.

East

To the immediate east of the site is Erby Place, which is currently an access road to the public Erby Place Car Park (also known as Eat Street Car Park). The Parramatta CBD extends 830m to the east to Harris Street. The Parramatta Ferry Terminal is 550m to the site's east.

Further to the east is the Rydalmere Education Precinct which includes the Parramatta Campus of the Western Sydney University.

West

To the west of the site, the Parramatta CBD extends for a further two blocks before reaching the regionally significant open space of Parramatta Park. Within the park is the World Heritage site of Old Government House and Domain, which is Australia's oldest intact former vice-regal residence and was the residence and offices of 12 prominent governors of New South Wales from 1788-1856.

Further to the west are the Westmead Health Precinct and the significant services provided by the Westmead Hospital. It is one of the largest health and hospital campuses in Australia.

3.6 Current Planning Controls

3.6.1 Parramatta Local Environmental Plan 2011

The Parramatta LEP 2011 is the primary Environmental Planning Instrument that applies to the site. The existing planning controls that apply to the site are outlined below in **Table 3**.

Table 3- Existing controls under the Parramatta Local Environmental Plan 2011

Parramatta Local Environmental Plan 2011	
Zoning	B4 Mixed Use
Building Height	The front portion of the site (18m deep to Church Street) has a 12m height standard. The rear portion of the site has a maximum height of 120m.
Floor Space Ratio	The front portion of the site (18m deep to Church Street) has a 3:1 maximum floor space ratio. The rear portion of the site has a maximum floor space ratio of 10:1 ³ .
Heritage	The site is identified as a heritage item (I672) under the Parramatta LEP 2011. It is also adjacent to another heritage item to the immediate north (I677). Heritage item I672 is of local heritage significance and refers to a sandstone and brick wall at 286 (rear), 288 and 290 Church Street. Heritage item I677 is of local heritage significance and refers to a shop (and potential archaeological site) at 302 Church Street. There is a high occurrence of other heritage items along the length of Church Street.

In addition to the above controls, clause 7.10 of the Parramatta LEP 2011 permits additional height and FSR (15% for any development or 25% for entirely non-residential floor space in Zone B4 Mixed Use) for developments that exhibit design excellence.

3.6.2 Parramatta Development Control Plan 2011

Under the provisions of the Parramatta DCP 2011, the site has a front setback of 0m along Church Street. Facing Church Street, there is an 18m setback that applies to sections of the building above 3 storeys, or 12m.

3.7 Parramatta CBD Planning Strategy and Planning Proposal

To facilitate the expected growth and manage changes in the CBD, Council has prepared a Planning Proposal to amend the planning controls for the Parramatta CBD contained in Parramatta LEP 2011. The purpose of the Planning Proposal is to:

- Provide for an expanded and more intense commercial core to strengthen and facilitate the role of Parramatta as Greater Sydney's Central City; and
- Support the CBD as a vibrant centre by surrounding the core with higher density mixed use.

Council at its meeting of 11 April 2016 adopted the draft Planning Proposal for the Parramatta CBD for the purpose of seeking a Gateway Determination from the NSW Department of Planning and Environment. However, the

³ In the Parramatta LGA, FSRs are derived in relation to site area. The site area for the development is equal to or greater than 1,800 square metres (at 2,097.3m²); therefore it is afforded an FSR of 10:1 under Clause 7.2 (c) of the PLEP 2011.

passage of this Planning Proposal is delayed whilst significant studies are undertaken to assess local and regional impact.

The proposed controls as they relate to the site are summarised below.

3.7.1 Land Zoning

The B4 Mixed Use Zone is retained.

3.7.2 Height of Buildings

The Parramatta CBD Planning Proposal proposes no height of building control, as explained below.

Incentive Height Control

Under the current Parramatta LEP 2011, most sites in the Parramatta CBD have one height control and one FSR control. The Parramatta CBD Planning Proposal retains in the main these heights and FSRs as shown on the existing Height of Buildings and FSR Map, and proposes to introduce a second height and FSR control.

Consequently most sites within the Parramatta CBD Planning Proposal boundary will have two FSR and two height controls and these are known as 'base FSR and height', and 'incentive FSR and height'.

Most sites in the CBD will not have an incentive building height control; however these sites will be subject to an amended airspace operations control that regulates intrusions into prescribed airspace. Sites that have a designated height limit in metres on the incentive height map include those in the Auto Alley Precinct or for heritage reasons.

The incentive height of buildings control retains the 12m height limit for the front portion (18m deep to Church Street) of the site (for heritage reasons), however removes a height limit from the rear portion of the site. The site is not subject to a Clause 7.4 Sun Access Protection (areas highlighted as 'Area 1').

3.7.3 Floor Space Ratio

The Parramatta CBD Planning Proposal proposes an Incentive FSR control of 10:1 for the site. However, there are many additional FSR control elements that can be utilised on the site to reach an FSR of 16:1, as shown in **Table 4** below. An explanation of each of these separate elements is explained below.

Table 4 – Maximum FSR possible on the site under the Parramatta CBD Planning Proposal

FSR element	LEP Clause ⁴	FSR
Incentive FSR Control	[3], (2A)	10:1
Opportunity Site (Phase 2 Community Infrastructure)	[8], 7.16 (3)	3:1
High Performing Building Bonus	[8], 7.17 (4)	0.5:1
Design Competition Bonus	[7], 7.10 (8)	1.5:1
Additional Commercial Space above Maximum FSR	[8], 7.11 (4)	1:1
Total FSR		16:1

Incentive FSR Control

The proposed incentive FSR control is generally 10:1 for land within the CBD Core and 6:1 for land north and south of the CBD Core. Exceptions to these incentive FSRs include sites that are the subject of a gazetted Planning Proposal or for heritage reasons.

The incentive FSR map includes an FSR of 10:1 for the entire site. The conditions with meeting the incentive FSR relate to lot size under an FSR sliding scale to control density on small sites and encourage amalgamation, with

⁴ Schedule 1 – Amendment of Parramatta Local Environmental Plan 2011, Appendix 17 – Potential Draft LEP Provisions, Parramatta CBD Planning Proposal, 2016

sites being equal or greater than 1,600m² being able to achieve the 10:1 FSR. As the site has an area of 2,097.3m², and therefore qualifies for the 10:1 FSR under the Parramatta CBD Planning Proposal.

Opportunity Sites

The Parramatta CBD Planning Proposal also introduces a new clause that allows the FSR for the site to increase up to a maximum of 15:1 where a development meets certain conditions and provides for community infrastructure. This is known as 'Phase 2 community infrastructure'. Council will prepare a Development Guideline to provide details on how community infrastructure is to be delivered to the satisfaction of the consent authority. This clause applies to land identified as an opportunity Site on the Opportunity Site Map, for which the subject site qualifies.

The intent of this clause is to allow additional residential development within the B4 Mixed Use zone provided the site has a land area greater than 1,800m²; and the applicant demonstrates via a site-specific DCP (or a Stage 1 DA) that the site can accommodate the additional FSR, design excellence is achieved, the building is a high performing building and community infrastructure is provided. Given the site is greater than 1,800m² and is identified as an opportunity site, the proponent intends to submit a Stage 1 DA in order to achieve the maximum FSR of 15:1 as proposed in **Section 5.2.1. Table 2** lists this provision as 3:1, as this represents the difference between the maximum FSR achieved with proposed bonuses applied and the 15:1 permitted under the Opportunity Site clause.

High Performing Building Bonus

The Parramatta CBD Planning Proposal states that a FSR bonus of 0.5:1 will be available to mixed use development with a maximum incentive FSR of 10:1, a site area greater than 1,800sqm and a site frontage greater than 24 metres wide, where water and energy targets are achieved above the current BASIX targets for residential development, and for commercial component of a mixed use development water and energy targets are achieved for commercial premises over 2,000sqm. The site is capable of meeting all of these provisions.

Design Competition Bonus

The Parramatta CBD Planning Proposal amends the existing design excellence clause by altering the conditions under which an architectural design competition must be held. The Parramatta LEP 2011 currently requires buildings greater than 55m or 13 storeys (or both) in height to undergo an architectural design competition. If design excellence is achieved, a 15% development bonus may be awarded to compensate for the cost of a design competition.

The proposed amendment to the clause will require buildings with a height greater than 40m or development directly adjoining a heritage item seeking to achieve a FSR of 3:1 or greater to undergo an architectural design competition. The purpose of lowering the height to 40m is to ensure urban design issues associated with the tower built forms are subject to closer analysis. The 15% bonus can be applied to both the base FSR and height, or incentive FSR and height. The intent of the amendment to the design excellence clause is to promote innovative design solutions that achieve high quality buildings and spaces and reward this through additional FSR and or height.

If the development is able to achieve design excellence as the proponent intends, a 15% bonus applied to the incentive FSR of 10:1 equates to an additional FSR of 1.5:1.

Additional Commercial Space above Maximum FSR

If a site is located in the B4 zone, the development includes a minimum of 1:1 commercial floor space and the site has an area greater than 1,800m², additional floor space for commercial premises (in addition to the base and incentive floor space) is permitted on certain sites under the Parramatta CBD Planning Proposal (draft provision 7.11 (4)). Therefore, a minimum of 1:1 of the 15:1 must be provided as non-residential. On top of this, a further 1:1 of non-residential can be applied to the development as additional commercial space above the maximum FSR, provided that an overall minimum non-residential FSR of 2:1 must be achieved on the site, leaving a maximum 14:1 to be used as residential.

4.0 Development Concept

4.1 Overview

The following section outlines the indicative development concept proposed for the site. A numerical overview of the proposed development concept is provided in **Table 5** below. Further details are provided in the Urban Design Report prepared by PTW (**Appendix A**).

Table 5 – Numerical Overview of Development Concept

Component	Development Concept
Maximum overall height (storeys)	61
Maximum overall height	RL 207.8
Maximum podium height	3 storeys RL 20.61 (12m)
GFA (total)	33,410m ²
<ul style="list-style-type: none"> Retail/Commercial GFA Residential GFA 	<ul style="list-style-type: none"> 4,145m² 29,266m²
Apartments (total)	324
<ul style="list-style-type: none"> 1 bed 2 bed 3 bed 	<ul style="list-style-type: none"> 108 (33%) 197 (61%) 19 (6%)
Carparking	195

4.2 Built Form and Streetscape

This planning proposal aims to facilitate the redevelopment of the site, comprising a 61 storey mixed-use development. This is inclusive of a 3 storey podium, with proposed sensitivity towards the nearby heritage items to be achieved by designing the podium to fit into the major themes of traditional development along Church Street with regard to building scale, materials and rhythm.

The tower is to sit on top of a 3 storey podium. As illustrated by the indicative concept, the intention is for a slender and elegant design that is setback from Church Street (10m), Erby Place (4.3m) and both of its side boundaries (9m). As outlined in the accompanying Urban Design Report (**Appendix A**), the key principles that have been used to inform this design include:

- relate well to the form, proportion, composition, scale and character of the surrounding buildings, urban grain and public realm of the surrounding site;
- contribute to the Parramatta City River Strategy Design and Activation Plan as well as the Parramatta River Foreshore Arts & Entertainment Precinct;
- improve legibility of the area, by emphasising the people, cultural and retail ambitions of the development;
- improve the permeability of the site and wider area by implementing the growing laneway culture and site links in Parramatta;
- improve service of loading and delivery access from Church Street through to Phillip Lane;
- integrate publicly accessible areas on the upper floors where appropriate;
- activate the streetscape with retail programs, seeking to continue the vibrancy of Church Street towards the Parramatta River, fostering positive relationships with neighbouring streets;

- include the highest standards of architecture and materiality, in conjunction with sustainable design and construction practices;
- solidify its place as the focal point of the precinct delivering a social, cultural and commercial experience; and
- have minimal effects on its surroundings in terms of micro climate wind turbulence, overshadowing, reflected glare, aviation navigation and telecommunication interference.

Indicative photomontages for the development concept are shown in **Figures 3 to 5**. Note in **Figure 4**, the blue box indicates the property and potential redevelopment site at 302 Church Street.



Figure 3 – Podium façade to Church Street (indicative only)

Source: PTW



Figure 4 – Podium façade from Erby Place (indicative only)⁵

Source: PTW

⁵ Note regarding **Figure 4**: This original image from the Planning Proposal dated August 2017 has not been updated. **Figure 3** and **Figure 5** have been updated to reflect the revised scheme



Figure 5 – Entire development concept looking south down Church St (indicative only)

Source: PTW

4.3 Site Access and Parking

Vehicular and service access to the site is proposed via Erby Place at the rear of the site. The indicative concept scheme includes four levels of basement parking. A publically accessible through site pedestrian link is proposed to connect Church Street and Erby Place connecting to pedestrian lanes drafted under the Parramatta Laneways Strategy.

The proposed indicative concept illustrates that an appropriate design solution can be achieved that improves pedestrian accessibility and permeability through the site, and which is capable of achieving adequate vehicular access without compromising the function of the CBD. This includes through the use of a turntable to ensure service vehicles can enter and exit in a forward direction.

A pedestrian laneway is proposed at the south of the site in accordance with Council's Lanes Policy. 50% of the width of the laneway is proposed within the current design, with the additional 50% anticipated to be generated by the site to the south upon redevelopment.

4.4 Heritage

Under the indicative concept scheme, the sandstone block wall between the two buildings and the southern wall of No. 298 are proposed to be retained. The original timber floors and roof structure would be supported and removed as single units to enable reinstatement. The northern and west sandstone facades would be supported and held in place during the excavation.

The focus of sensitivity towards the nearby heritage items is to design the podium to fit into the major themes of traditional development along Church Street with regard to building scale, materials and rhythm. The indicative concept scheme is still subject to a further design competition and Development Application.

As demonstrated in **Figure 3**, the proposed retention and adaptive reuse of heritage textures within the site will facilitate the achievement of design excellence that responds to Parramatta's historic context.

Amendments to the initial design include a change in materials such as the use of brick and heavier materials to define the podium. The size, positioning and repetition of windows have been amended to complement the historical shopfront rhythm and character of Church Street. Active frontages are now maximised on both Church Street and the laneway.

5.0 Planning Proposal

This Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning & Assessment Act, 1979* (EP&A Act), and 'A Guide to Preparing Planning Proposals' prepared by the NSW Department of Planning and Environment, which requires the following matters to be addressed:

- objectives and intended outcomes of the amendment to the LEP;
- explanation of provisions;
- justification;
- relationship to strategic planning frameworks;
- environmental, social and economic impact;
- State and Commonwealth interests; and
- community consultation.

The following Section outlines the objectives and intended outcomes and provides an explanation of provisions in order to achieve those outcomes, including relevant mapping. The justification and evaluation of impacts is set out in **Section 6** of this report.

5.1 Objectives and Intended Outcomes

The objective of this Planning Proposal is to seek amendments to the building height and FSR controls that apply to the site at 286-300 Church Street, Parramatta, in order to facilitate a mixed use development commensurate with its location and identification as an opportunity site. The intended outcome of the Planning Proposal is to enable a high quality mixed use development to be achieved on the site.

A summary of the key objectives raised in this Planning Proposal is provided below:

- Deliver controls and a built form outcome consistent with the Parramatta CBD Planning Proposal;
- Achieve design excellence on a strategic CBD site;
- Enable the development of a high performance building;
- Contribute to community infrastructure in the Parramatta LGA;
- Protect solar access to key public spaces including Parramatta Square and the Lancer Barracks;
- Protect heritage values of Church Street by ensuring compatible podium design to the existing streetscape facades;
- Increase high grade commercial floorspace in the Parramatta CBD; and
- Facilitate higher density residential development on a strategic site in immediate proximity of the future light rail, building on the principles of transit oriented development.

5.2 Explanation of Provisions

The Planning Proposal seeks to amend the Parramatta LEP 2011 to facilitate a proposed mixed use development generally consistent with the indicative concept scheme outlined in the Urban Design Report (**Appendix A**). The existing and proposed LEP controls are outlined in **Table 6**. An explanation of the proposed changes is outlined in the subsequent sections.

Table 6- Existing and proposed LEP controls

Existing		Proposed
Floor Space Ratio	The front portion of the site (18m deep to Church Street) has a 3:1 maximum floor space ratio. The rear portion of the site has a maximum floor space ratio of 10:1.	Apply a 10:1 FSR across the entire site. Provide a site specific clause allowing a potential additional FSR of 6:1 subject to the following provisions: <ul style="list-style-type: none"> • Opportunity Site (Phase 2 Community Infrastructure) - 3:1⁶ • High Performing Buildings Bonus – 0.5:1 • Design Competition Bonus – 1.5:1⁷ • Additional commercial space above the maximum FSR – 1:1 Refer to draft clauses in Section 5.2.1
Building Height	The front portion of the site (18m deep to Church Street) has a 12m height standard. The rear portion of the site has a maximum height of 120m.	Retain the 12m height standard for the front 10m of the site (to Church Street). Remove height control for the rear portion of the site.

5.2.1 Floor Space Ratio

It is proposed to increase the maximum floor space ratio on the site from the existing 3:1 on the front portion of the site and 10:1 on the rear portion of the site to a consolidated FSR of 10:1 across the site. The amended FSR will be achieved by amending the Floor Space Ratio Map (see attached proposed Floor Space Ratio Map at **Appendix F**).

Site Specific Clauses

It is proposed to include site specific clauses under Schedule 1 (Additional permitted uses) of the LEP that allow a potential additional FSR of 6:1 as follows:

Use of certain land at 286-300 Church Street, Parramatta

- (1) This clause applies to land at 286-300 Church Street, Parramatta, being Lot 1, DP128501, Lot 1, DP210616, Lot 5, DP516126, Lot 2, DP216665, Lot 100, DP803945 and Lot 1 DP84998.
- (2) Any additional commercial premises floor space provided in excess of 1:1 will be exempt from the overall maximum floor space ratio of 10:1 for the site.
- (3) A building on land to which this subclause applies is eligible for an amount of additional residential floor space (above that already permitted elsewhere under this Plan) equivalent to that which may be achieved by applying a floor space ratio of up to 3:1 to the development site, but only if:
 - a) the development site is at least 40 metres wide at the front building line, has an area of at least 1,800 square metres; and
 - b) the development demonstrates an appropriate transition to any heritage items; and
 - c) the development includes community infrastructure to the satisfaction of the consent authority, whether or not provided on the development site or an alternative site nominated by the consent authority.
- (4) Development consent must not be granted to development under subclause (3) above unless:
 - a) the development first includes:
 - i. the additional height, floor space ratio and community infrastructure; and
 - ii. the 15% bonus floor space ratio and height for achieving design excellence; and
 - iii. the 0.5:1 bonus floor space ratio for high performing buildings; and
 - b) the development includes additional community infrastructure (which may be provided by works in kind or via a monetary contribution) under this clause to the satisfaction of the consent authority
- (5) Development consent must not be granted to development to which subclause (3) above applies unless a development control plan that provides for the matters in subclause (6) below has been prepared for the development site.
- (6) The development control plan must provide for all of the following:
 - a) requirements as to the form and external appearance of proposed development so as to improve the quality and amenity of the public domain,

⁶ Prior to the CBD Planning Proposal achieving Gateway Determination, the proposed FSR included under this control is to be the subject of a Voluntary Planning Agreement process between Council and the applicant.

⁷ As existing under Clause 7.10 of the Parramatta LEP 2011. No site specific clause is proposed.

- b) requirements to minimise the detrimental impact of proposed development on view corridors.
 - c) how the proposed development addresses the following matters:
 - i. the suitability of the land for development,
 - ii. the existing and proposed uses and use mix,
 - iii. any heritage issues and streetscape constraints,
 - iv. the impact on any conservation area,
 - v. the inclusion of community infrastructure,
 - vi. the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and built form,
 - vii. the bulk, massing and modulation of buildings,
 - viii. street frontage heights,
 - ix. environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,
 - x. the achievement of the principles of ecologically sustainable development,
 - xi. pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,
 - xii. the impact on, and any proposed improvements to, the public domain,
 - xiii. achieving appropriate interface at ground level between the building and the public domain,
 - xiv. the excellence and integration of landscape design,
 - xv. the incorporation of high quality public art into the fabric of buildings in the public domain or in other areas to which the public has access
- (7) A mixed use development which complies with this subclause and subclause (8) is eligible for an amount of additional residential floor space (above that already permitted elsewhere under this Plan) equivalent to that which may be achieved by applying a floor space ratio of up to 0.5:1, subject to the consent authority being satisfied that this additional floor space does not adversely impact on neighbouring and adjoining land in terms of visual bulk and overshadowing.
- (8) Before granting development consent to development under this subclause and subclause (7), the consent authority must be satisfied that:
- a) the part of the building used for the purposes of office premises or a mixed use development (but only where that mixed use development includes at least 2,000 square metres of commercial premises) complies with the following standards:
 - i. the energy target is a maximum 140 kg/m² per year for commercial premises, and
 - ii. the water target is a maximum 0.65 kL/m² per year for commercial premises.
 - b) despite subclause 8(a), the part of any building used for the purposes of retail premises (including as a part of a mixed use development) with a gross floor area of 5,000 square metres or greater complies with the following standards:
 - i. the energy target is a maximum 100 kg/m² per year, and
 - ii. the water target is a maximum 0.95kL/m² per year, and
 - c) the part of any building that is a dwelling used for the purposes of mixed use development complies with the following standards:
 - i. the energy target is a minimum 10-point increase in the BASIX score compared to current requirements, and
 - ii. the water target is a minimum 10-point increase in the BASIX score compared to current requirements, and
 - d) a report prepared by a qualified consultant to the satisfaction of the Council verifies that, if all of the commitments relating to the building design (namely the built form and layout) listed in the report are fulfilled, the development will comply with both the energy and water targets which apply to the development under subclauses 8 (a), (b) or (c) above, as the case may require.

community infrastructure means a building or place owned or controlled by a public authority, including community facilities, cycleways, environmental facilities, footways, information and education facilities, public administration buildings, public roads, public squares, recreation areas, recreation facilities (indoor), recreation facilities (major) and recreation facilities (outdoor), but does not include the footway directly adjoining the development site.

development site means the land subject to the development that is seeking the additional height and floor space ratio under this clause.

5.2.2 Building Height

It is proposed to retain the 12m height standard for the front 10m of the site (to Church Street). Remove height control for the rear portion of the site. The amended height control will be achieved by amending the Height of Buildings Map (see attached proposed Height of Buildings Map at **Appendix F**).

5.3 Mapping

This Planning Proposal seeks to amend the following maps of the Parramatta LEP 2011:

- Height of Buildings Map; and
- Floor Space Ratio Map.

The proposed maps are included at **Appendix F**.

6.0 Strategic Justification

6.1 The Need for a Planning Proposal

Q1 – Is the Planning Proposal a result of any strategic study or report?

This Planning Proposal is reflective of the proposed controls for the site under the Parramatta CBD Planning Proposal. The Parramatta CBD Planning Proposal is the result of a number of additional strategic studies, including the:

- Parramatta CBD Planning Strategy;
- Parramatta CBD Heritage Study;
- Economic Review – Achieving A-Grade Office Development in the Parramatta CBD;
- Parramatta CBD Strategic Transport Study;
- Draft Updated Parramatta Flood Risk Management Plans;
- Infrastructure Delivery Plan;
- Parramatta CBD High Performing Buildings Study;
- Sustainability and Infrastructure Study; and
- Infrastructure Funding Models Study.

Q2 – Is the Planning Proposal the best means of achieving the intended outcome?

This Planning Proposal is the most suitable means of achieving the intended outcome for the site, realising identified state and local objectives, and achieving identified aims, which is to facilitate a mixed use development on the site with a maximum building height of RL211 and FSR of 16:1 (note: the proposal reduces the extent 12m height control for the front portion of the site from 18m to 10m).

In preparing this Planning Proposal, four options were considered to facilitate the intended outcomes as set out in **Section 5.1**. These are listed and discussed below:

- Option 1: (this Planning Proposal)
- Option 2: Alternate height and FSR controls
- Option 3: Retain existing controls
- Option 4: Await gazettal of the Parramatta CBD Planning Proposal

Option 1: (this Planning Proposal)

This Planning Proposal is considered to be the most appropriate means of achieving the objectives and intended outcomes for the site.

Option 2: Alternate height and FSR controls

The height and FSR controls proposed as part of this Planning Proposal are determined in accordance with the recommendations of the Parramatta CBD Planning Proposal.

Whilst the Parramatta CBD Planning Proposal recommends an Incentive FSR Control of 10:1, as explained in **Section 3.6.3**, the proposed FSR of 16:1 is met through a combination of separate FSR bonus provisions. These bonus provisions are a combination of those currently available under the Parramatta LEP 2011 in addition to those proposed under the Parramatta CBD Planning Proposal (including Opportunity Site – Phase 2 Community Infrastructure bonus). Whilst this Planning Proposal aims to indicate that achieving a 16:1 FSR is possible for the site, the option to apply for 16:1 on the site was considered. However, this option was not considered to be the preferred approach as this option resulted in an inconsistent approach to the CBD Planning Proposal and would create a clear distinction to other sites within the CBD.

Option 3: Retain existing controls

The retention of the existing controls under the Parramatta LEP would not facilitate a development commensurate with the strategic nature of the site. As detailed in Council's own CBD Planning Proposal, the site has the capacity to accommodate a greater height and floor space ratio control than those existing currently.

Option 4: Await gazettal of the Parramatta CBD Planning Proposal

Gazettal of the Parramatta CBD Planning Proposal (in its current form) would result in the same controls applied to the site as proposed in this Planning Proposal. However, due to the complexity associated with the scale of the Parramatta CBD Planning Proposal, the impacts of dramatically increasing floorspace within the CBD will likely require lengthy assessment by the Department of Planning and Environment. Submitting a site-specific Planning Proposal will likely result in a quicker assessment process and therefore, facilitate the development of a high quality mixed use development on the site (as proposed at **Attachment A**) quicker than awaiting gazettal of the Parramatta CBD Planning Proposal.

6.2 Relationship with the Strategic Planning Framework

6.2.1 Q3 – Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?

Strategic Merit Test

A Guide to Preparing Planning Proposals sets out that in order to answer this question, a planning proposal needs to justify that it meets the Strategic Merit Test. The consistency of this Planning Proposal with the mandated assessment criteria is set out below.

a) Does the proposal have strategic merit?

The consistency of the Planning Proposal with State and Regional strategic frameworks is set out below.

Draft Greater Sydney Region Plan

The Draft Greater Sydney Region Plan, released in October 2017, aims to set a 40-year vision (up to 2056) and establish a 20-year plan to manage growth and change for Greater Sydney in the context of economic, social and environmental matters. At the core of the plan is the 'metropolis of three cities' concept, that will transform land use and transport patterns and boost Greater Sydney's liveability, productivity and sustainability by spreading the benefits of growth to all its residents. The plan includes 40 separate objectives to achieve this vision across the following themes:

- Infrastructure and collaboration;
- Liveability;
- Productivity; and
- Sustainability.

The key objectives relevant to this Planning Proposal, and how they relate to the proposed development are captured in the table below.

Table 7 Consistency with the Draft Sydney Region Plan

Objective	Planning Proposal
Objective 10: Greater housing supply	<p>The Planning Proposal meets this objective by:</p> <ul style="list-style-type: none"> • Providing 29,266m² of additional residential GFA, capable of providing up to 318 apartments, helping meet housing targets set for the Central City District; • Placing housing in the right locations, with direct access to Western Sydney Light Rail stations and future Sydney Metro West; • As the proposed development will be subject to design excellence provisions, it

Objective	Planning Proposal
	<p>provides a development which is of high amenity and design;</p> <ul style="list-style-type: none"> Reducing the need for additional residential capacity on the city's fringe; and Providing access to jobs as it is located within a strategic centre with high offerings of employment.
Objective 11: Housing is more diverse and affordable	<p>The Planning Proposal meets this objective by:</p> <ul style="list-style-type: none"> Providing additional housing supply to the market to assist in reducing house prices; and Being subject to relevant affordable housing policies of Parramatta Council.
Objective 13: Environmental heritage is conserved and enhanced	<p>The Planning Proposal meets this objective by:</p> <ul style="list-style-type: none"> Retaining and responding to heritage elements on site in the design; Amending the design to better fit within the heritage elements along Church Street.
Objective 17: Regional transport is integrated with land use	<p>The Planning Proposal meets this objective by:</p> <ul style="list-style-type: none"> Providing uplift within direct proximity to a station on the proposed Western Sydney Light Rail network, encouraging patronage; and Providing uplift within proximity to a station on the Sydney Metro West network, encouraging patronage.
Objective 19: Greater Parramatta is stronger and better connected	<p>This proposal creates opportunities for an additional 4,145m² of commercial office and retail space within the Parramatta CBD.</p> <p>This proposal creates opportunities for an additional 29,266m² of residential GFA within the Parramatta CBD. This is considered a balance of the needs of both residential and commercial development for the following reasons:</p> <ul style="list-style-type: none"> The site is located outside land identified in Council's Planning Proposal as forming part of the Commercial Core – therefore, it is not envisaged that this site should form a purely commercial development. The site uses proposed incentives to meet its obligations for providing commercial development under Council's Planning Proposal. The proposal also does not preclude the development of other sites in the vicinity for an expanded office market, as demonstrated in Section 7.4. While the proposal includes a minimum provision of commercial space, it does not set a maximum. It therefore doesn't restrict the ability to provide more commercial floorspace if there was a market appetite for such uses.

Revised Draft Central City District Plan

The Revised Draft Central City District Plan replaces the draft West Central District Plan, released in November 2016. It aims to guide the transition of the District (which includes the Parramatta CBD) within the context of Greater Sydney's three cities to improve the District's social, economic and environmental assets. Importantly, the Plan considers that Parramatta CBD will be the driver of the Central River City and will be one of the top five CBDs in Australia.

The Plan projects that the number of dwellings within the Central City District will rise from 339,000 in 2016 to 546,500 in 2036. Furthermore, it includes a centre job target range for Greater Parramatta to rise from 83,400 jobs in 2016 to 139,000-151,500 jobs by 2036. These are the most significant and ambitious dwellings and jobs targets for any centre throughout Greater Sydney.

These targets help realise the vision for the developing Central River City, with Greater Parramatta at its heart, to capitalise on its location in the centre of Greater Sydney and with radial transport links will continue developing its world-class health, education and research institutions, its finance, business services and administration sectors, and its logistics and urban services to drive the economy and support a growing population. The spatial importance of Greater Parramatta is demonstrated in **Figure 6** below as being at the heart of the 'Metropolis of three cities' model.

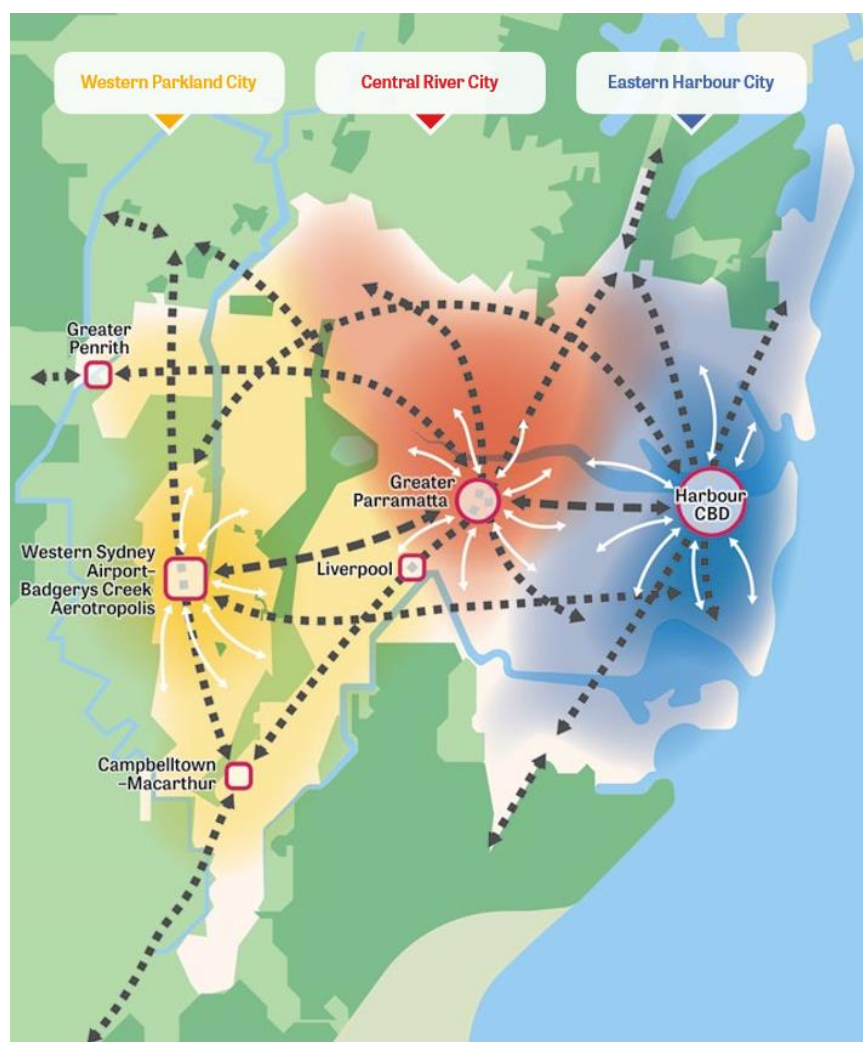


Figure 6 – Greater Parramatta at the centre of the Three Cities Model

Source: Greater Sydney Commission

Planning Priority C7 relates directly to growing a stronger and more competitive Greater Parramatta. **Table 8** outlines how the proposal directly addresses the actions specific to Planning Priority C7.

Table 8 –Consistency with Planning Priority C7

Planning Priority C7 Actions	Planning Proposal
24. Strengthen the economic competitiveness of Greater Parramatta and grow its vibrancy by: a. enabling the development of an internationally competitive health and education precinct at Westmead.	Whilst not directly applicable to the development of the health and education precinct at Westmead, this Planning Proposal provides the opportunity to offer increased capacity for supporting services in commercial spaces or accommodation for workers within the precinct.
b. creating opportunities for an expanded office market.	This proposal creates opportunities for an additional 4,145m ² of commercial office and retail space within the Parramatta CBD.
c. balancing residential development with the needs of commercial development.	This proposal creates opportunities for an additional 29,266m ² of residential GFA within the Parramatta CBD. This is considered a

Planning Priority C7 Actions	Planning Proposal
	<p>balance of the needs of both residential and commercial development for the following reasons:</p> <ul style="list-style-type: none"> • The site is located outside land identified in Council's Planning Proposal as forming part of the Commercial Core – therefore, it is not envisaged that this site should form a purely commercial development. • The site uses proposed incentives to meet its obligations for providing commercial development under Council's Planning Proposal. • The proposal also does not preclude the development of other sites in the vicinity for an expanded office market, as demonstrated in Section 7.4. • While the proposal includes a minimum provision of commercial space, it does not set a maximum. It therefore doesn't restrict the ability to provide more commercial floorspace if there was a market appetite for such uses.
d. providing for a wide range of cultural, entertainment, arts and leisure activities.	The proposed development supports the activation and use of a key cultural precinct within Parramatta's CBD, being Eat Street. An increased residential population within the precinct will increase the vibrancy of the area, and result in increased trade from everyday trading along the strip. The proposal includes activated frontages at street level to contribute to the lively streetscape.
e. improving the quality of Parramatta Park and Parramatta River and their walking and cycling connections to Parramatta CBD.	Whilst not directly applicable to the improvement of the quality of Parramatta Park and Parramatta River, this Planning Proposal is consistent with Council's Laneway Strategy that provides connections to these key locations.
f. providing for a diverse and vibrant night-time economy, in a way that responds to potential negative impacts	As per Action 24 (d), the proposed development supports the night-time activation of Eat Street, which is central to Parramatta's night time economy. Resident movement throughout the precinct will increase passive surveillance in the area, reducing the potential for negative impacts.
25. Revitalise Hawkesbury Road so that it becomes the civic, transport, commercial and community heart of Westmead.	Not applicable.
26. Support emergency services transport, including helicopter access.	As detailed in the Preliminary Height Assessment, Westmead Hospital has a PANS OPS surface of 207.8m AHD as the limiting surface. The proposed LEP height limit for the site will not exceed the PAN OPS surface. Further negotiation with helicopter operators is required to ensure that helicopter access to Westmead Hospital is maintained, whilst also ensuring that key sites within the Parramatta CBD such as the project site reach their full potential.
27. Prioritise: a. public transport investment to improve connectivity to Greater Parramatta from the Harbour CBD, Sydney Olympic Park, Westmead, Macquarie Park, Norwest and Kogarah via Bankstown.	The site is located in direct proximity to the 'Eat Street' station on the proposed Parramatta Light Rail network. It is likely to result in increased patronage on the network, improving the ongoing business case for future public transport investment in the area.
b. Infrastructure investments which enhance walkability and cycling, particularly those focused on access to the transport network, and within five kilometres of any strategic centre or 10 kilometres of Greater Parramatta.	The development concept includes a proposed pedestrian link in accordance with Council's Laneway Strategy. Once the network is complete, this will create a more amenable environment for pedestrians and enhance walkability within Parramatta CBD.
28. Manage car parking and identify smart traffic management strategies.	The proposed development concept adheres to Council's proposed standards under their Planning Proposal for parking rates within the CBD.
29. Investigate opportunities for renewal of Westmead East as a mixed-use precinct.	Not applicable.

Metropolitan Strategy: A Plan for Growing Sydney

In December 2014, the Department of Planning and Environment released *A Plan for Growing Sydney* (the Plan). The Plan presents a strategy for accommodating Sydney's future population growth for the next 20 years. In order to achieve the vision for Sydney to become 'a strong global city and a great place to live, the Plan establishes four goals for Sydney. The goals of the Plan are that Sydney will be:

1. a competitive economy with world-class services and transport;
2. a city of housing choice, with homes that meet our needs and lifestyles;
3. a great place to live with communities that are strong, healthy and well connected; and
4. a sustainable and resilient city that protects the natural environment and has a balanced approach to the use of the land and resources.

To support these goals, the Plan sets out planning principles that will guide Sydney's growth. These include:

- increasing housing choice around all centres through urban renewal in established areas;
- stronger economic development in strategic centres and transport gateways; and
- connecting centres with a networked transport system.

The Plan forecasts increased levels of growth in the employment and residential sectors. The Plan increased residential dwelling targets by 22%, with an additional 664,000 new dwellings needed in Sydney by 2031. The Plan reiterates Parramatta's role as Sydney's second CBD and provides that the greater Parramatta region (**Figure 7**) has the potential to reach 100,000 jobs over the next 20 years. Parramatta's location at the geographical centre of Sydney and its focus for employment, housing, recreation and cultural opportunities validates this role. The Plan seeks to connect the Parramatta CBD with Westmead, Parramatta North, Rydalmere and Camellia.

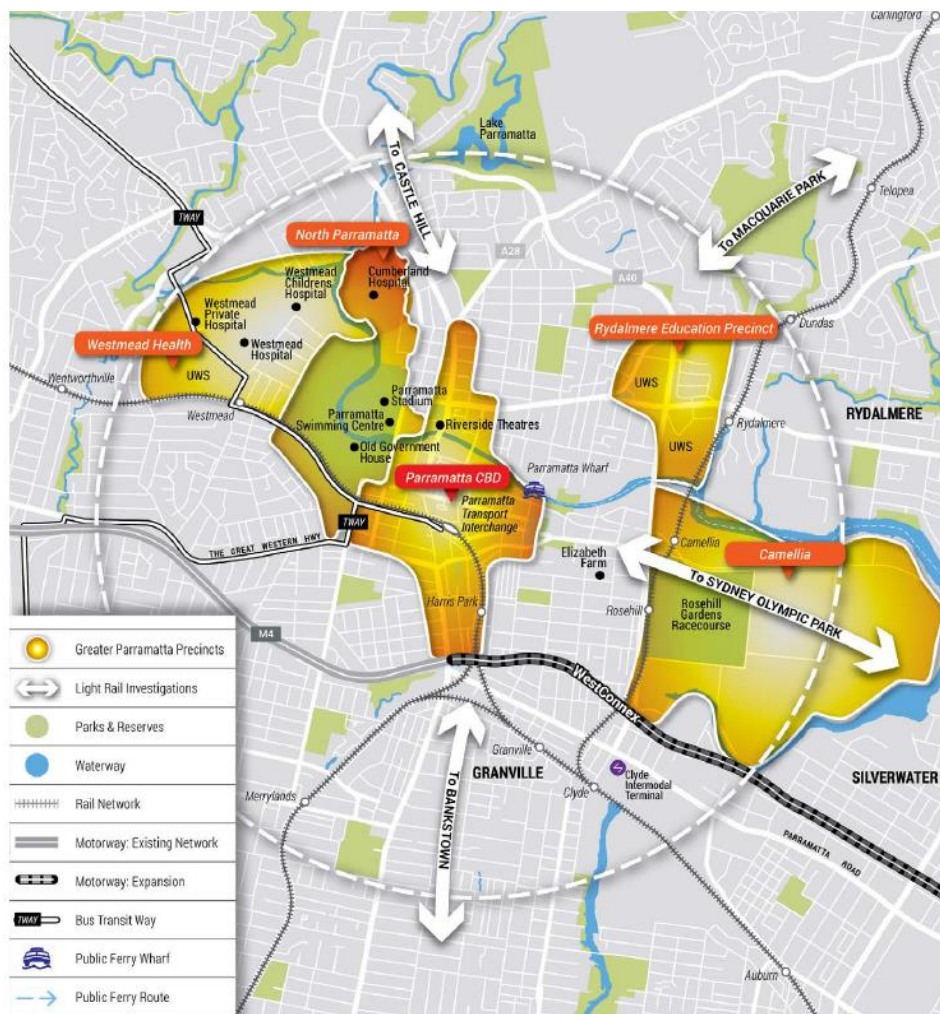


Figure 7 – Greater Parramatta Area

Source: *A Plan for Growing Sydney*

The Planning Proposal seeks to achieve this by permitting additional density to provide housing in close proximity to existing services including education provided by the University of Western Sydney within Parramatta Square and the Rydalmere Education Precinct. The site, being within the Parramatta CBD is located in close proximity to the Westmead Health Precinct and the significant services provided by Westmead Hospital. Furthermore, the site is located within close proximity to the Parramatta Train Station and Bus Interchange and is located adjacent to Parramatta Westfield. It is immediately adjacent to a stop on the proposed Parramatta Light Rail line.

The Planning Proposal will facilitate the achievement of the required amount of floor space as envisaged under the Parramatta CBD Planning Proposal. It will contribute to the achievement of dwelling targets for the subregion. The Plan divides Sydney into six subregions each with their own priorities. Parramatta is located in the West Central Subregion. Further, it identifies the following priority for the greater Parramatta area which includes:

- plan Greater Parramatta as Sydney's second CBD and Western Sydney's number one location for employment, health and education services supported by a vibrant mixture of land uses and cultural activity, with the Parramatta River foreshore as a focus for recreational activities; and
- provide capacity for additional mixed-use development in Parramatta CBD and surrounding precincts including offices and retail in Parramatta CBD, health services in Westmead, an education hub around the new University of Western Sydney (Western Sydney University) Campus, a technology and education precinct in Rydalmere, arts and culture in Parramatta, a sports precinct around Parramatta Stadium and housing in all precincts.

This Planning Proposal is consistent with *A Plan for Growing Sydney*, in that it will:

- enable the mixed-use development of the site by facilitating a tower form that is able to achieve an appropriate level of residential amenity and as such contributing to the significant growth targets for Parramatta and the subregion.
- Enable more residential and commercial floorspace on a site that is in close proximity to regionally significant existing and proposed transport infrastructure including the Parramatta Train Station and Bus Interchange, as well as the future potential Parramatta Light Rail and Sydney Metro West projects.
- Facilitate a mixed use development that is in close proximity to community and civic facilities within Parramatta Square and throughout the CBD, including educational facilities provided by Western Sydney University and health facilities provided by Westmead Hospital.
- Facilitate an increase in residential density that is in close proximity to jobs within the Parramatta CBD.
- Provide a significant increase in commercial floorspace for the Parramatta CBD.
- Revitalise an underutilised city centre block by enabling a built form outcome that respects the desired CBD skyline, is consistent with the locality's transitional status, and will be capable of providing high residential amenity and increased employment capacity.

Greater Parramatta Interim Land Use and Infrastructure Implementation Plan

The Interim Land Use and Infrastructure Implementation Plan for the Greater Parramatta Priority Growth Area (the interim Plan) responds to the increased importance of GPOP to Greater Sydney as identified in the revised draft District Plans. The interim Plan identifies how more jobs, homes and essential services will be accommodated in the priority growth area over the next 20 years.

With the subject site being a strategic site within the Parramatta CBD, it has a vital role to play in helping to achieve the objectives of the interim Plan. In particular it is noted that this Planning Proposal is consistent with the interim Plan for the following reasons:

- It will assist in the objective of meeting the forecast of 113,000 additional jobs within the area (including 48,763 jobs directly within the Parramatta CBD) by 2036 by providing more than 4,000m² of additional commercial and retail floor space;
- It will assist in the objective of meeting the forecast of 72,000 additional homes within the area (including 20,297 homes directly within the Parramatta CBD) by 2036 by providing 318 apartments (inclusive of 549 bedrooms);
- It will support key transport initiatives like Parramatta Light Rail and Sydney Metro West by concentrating density in immediate proximity to stations;
- It will help realise the objectives of Parramatta City Council's CBD Planning Proposal;
- It will promote regional connectivity and activity by providing a pedestrian link in accordance with Council's Laneway Policy; and
- It will assist in the delivery of key infrastructure by being subject to a Special Infrastructure Contribution for the priority growth area.

NSW State Plan 2021

The New South Wales State Plan sets the strategic direction and goals for the NSW Government across a broad range of services and infrastructure. The initial Plan, created in 2011 by incumbent Premier Barry O'Farrell has been revised following subsequent premierships by Mike Baird and Gladys Berejiklian. The current focus of the Government is outlined in 12 Premier's priorities and 18 state priorities.

The 12 Premier's priorities include:

- Building infrastructure – key infrastructure projects to be delivered on time and on budget across the state.
- Creating jobs – 150,000 new jobs by 2019
- Driving public sector diversity – Increase the number of women and Aboriginal and Torres Strait Islander people in senior leadership roles
- Faster housing approvals – Ninety per cent of housing approvals determined within 40 days

- Improving education results – Increase the proportion of NSW students in the top two NAPLAN bands by eight per cent
- Improving government services – Improve customer satisfaction with key government services every year, this term of government
- Improving service levels in hospitals – 81 per cent of patients through emergency departments within four hours
- Keeping our environment clean – Reduce the volume of litter by forty per cent by 2020
- Protecting our kids – Decrease the percentage of children and young people re-reported at risk of significant harm by 15%
- Reducing domestic violence – Reduce the proportion of domestic violence perpetrators re-offending within 12 months by 5%
- Reducing youth homelessness – Increase the proportion of young people who successfully move from Specialist Homelessness Services to long-term accommodation by 10%
- Tackling childhood obesity – Reduce overweight and obesity rates of children by 5% over 10 years

The 18 State priorities being actioned by the NSW Government are grouped under five main themes:

- Strong budget and economy
 - Making it easier to start a business
 - Encouraging business investment
 - Boosting apprenticeships
 - Accelerating major project assessment
 - Protecting our credit rating
 - Delivering strong budgets
- Building infrastructure
 - Improving road reliability
 - Increasing housing supply
- Protecting the vulnerable
 - Transitioning to the National Disability Insurance Scheme
 - Creating sustainable social housing
- Better services
 - Improving Aboriginal education outcomes
 - Better government digital services
 - Cutting wait times for planned surgeries
 - Increasing cultural participation
 - Ensure on-time running for public transport
- Safer communities
 - Reducing violent crime
 - Reducing adult re-offending
 - Reducing road fatalities

The Planning Proposal is consistent with the revised NSW State Plan 2021 in that it will:

- create construction jobs;
- contribute to housing supply;
- encourage business investment in the Parramatta City Centre;
- develop a high quality development in proximity to new infrastructure delivered by the NSW Government, including the Parramatta Light Rail Network; and
- keep our environment clean by implementing latest standards in Ecologically Sustainable Development.

NSW Long Term Transport Master Plan

The NSW Long Term Transport Master Plan, released by Transport for NSW (2012), provides a framework for delivery of integrated and modern transport systems. The Master Plan identifies the challenges and needs of the city, as well as the actions proposed to address these challenges.

The Master Plan preceded the announcement of the Parramatta Light Rail network. Nevertheless, redevelopment of the site will serve the objectives of the Transport Master Plan by:

- Improving liveability – the proposed development concept will provide residences and jobs close to high quality, reliable public transport; and
- Improve sustainability – by locating jobs and residences close to public transport, the proposed development concept reduces reliance on private motor vehicles and encourages active transport.

b) Does the proposal have site-specific merit?

The proposal is considered to have site-specific merit for the following reasons:

- it is a large development site in the centre of the Parramatta CBD;
- it is in direct proximity to the 'Eat Street' stop on the proposed Parramatta Light Rail network;
- local, district and state-level policy sees the development of Parramatta to become Sydney's second CBD, for which the proposal will assist in meeting this vision;
- development of the site will not have any overshadowing impact on key public spaces, including Parramatta Square and Lancer Barracks;
- indicative design confirms that a design solution can be achieved for the residential component which satisfies SEPP65 and the Apartment Design Guide;
- a high quality design solution is proposed that is capable of achieving design excellence;
- the development concept facilitates retention of the site's existing heritage;
- vehicular access and servicing can be achieved in an acceptable manner;
- the site is within close proximity to key cultural assets of Parramatta, including Eat Street (Church Street) and the Parramatta Riverfront; and
- the site is well supported by health (e.g. Westmead Hospital precinct) and education (e.g. Western Sydney University, local primary and high schools) facilities.

Summary

This Planning Proposal achieves the assessment criteria as it demonstrates both strategic merit and site-specific merit. It is therefore considered that this Planning Proposal meets the Strategic Merit Test.

Q4 – Is the Planning Proposal consistent with a Council's local strategy or other local strategic plan?

The City of Parramatta has expressed clear ambitions to provide for an expanded and more intense commercial core and to support the CBD as a vibrant centre by surrounding the core with higher density mixed use. The commissioning of the *Parramatta CBD Planning Strategy* led to the establishment of a vision for growth, including principles and actions to guide a new planning framework and an implementation plan for delivery. This Planning

Strategy has been translated into the Parramatta CBD Planning Proposal, to which this Planning Proposal is consistent.

Q5 – Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

Yes.

An assessment of the Planning Proposal against relevant State Environmental Planning Policies (SEPPs) is set out in **Table** below.

Table 9 –Consistency with State Environmental Planning Policies

SEPP	Consistency		N/A	Comment
	Yes	No		
SEPP No. 1 Development Standards			✓	SEPP 1 does not apply to the City of Parramatta LGA, since they have adopted the Standard Instrument LEP.
SEPP (State and Regional Development) 2011			✓	Not relevant to proposed LEP amendment
SEPP (Affordable Rental Housing)			✓	Not relevant to proposed LEP amendment
SEPP (Exempt and Complying Development Codes)			✓	Not relevant to proposed LEP amendment. May apply to future development on the sites.
SEPP No. 55 Remediation of Land	✓			SEPP 55 aims to promote the remediation of contaminated land for the purpose of reducing risk and harm to human health or any other aspects of the environment. In particular, it requires the consent authority to consider if remediation work is required for rezoning or building works, and ensure that the subsequent remediation works are satisfactory with respect to standards and notification requirements. It is noted that this proposal does not seek to change the zoning or land use provisions for the site, and relates solely to increasing height and FSR. The site is capable of being used for commercial and residential purposes, with any requirement for remediation of the site addressed in the detailed DA for the mixed-use development.
SEPP No. 64 Advertising and Signage			✓	No signage is proposed under this Planning Proposal.
SEPP No. 65 Design Quality of Residential Apartment Development	✓			The indicative scheme demonstrates that a design solution is possible on the site that is capable of complying with SEPP 65 and the Apartment Design Guide. Nothing within this amendment will prevent a future DA's ability to comply with SEPP 65.
SEPP (Affordable Rental Housing) 2009			✓	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (Building Sustainability Index) BASIX 2004	✓			Future residential DA's would be subject to the requirements of the BASIX SEPP.
SEPP (Exempt and Complying Development Codes) 2008			✓	Not applicable to this proposal.
SEPP (Infrastructure) 2007			✓	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.
SEPP (State and Regional Development) 2011			✓	Not applicable to this proposal.
SEPP (Housing for Seniors or People with a Disability) 2004			✓	The Planning Proposal will not contain provisions that will contradict or would hinder application of this SEPP.

6.2.2 Q6 – Is the Planning Proposal consistent with applicable Ministerial Directions (s. 117 directions)?

Yes.

An assessment of the Planning Proposal against applicable Section 117 Directions is set out in **Table** below.

Table 10 –Consistency with Section 117 Directions

Direction	Consistency		N/A	Comment
	Yes	No		
1. Employment and Resources				
1.1 Business and Industrial Zones			✓	Not applicable
1.2 Rural Zones			✓	Not applicable
1.3 Mining, Petroleum Production and Extractive Industries			✓	Not applicable
1.4 Oyster Aquaculture			✓	Not applicable
1.5 Rural Lands			✓	Not applicable
2 Environment and Heritage				
2.1 Environmental Protection Zones			✓	Not applicable
2.2 Coastal Protection			✓	The site is not within coastal zone.
2.3 Heritage Conservation			✓	Not applicable
2.4 Recreational Vehicle Area			✓	Not applicable
3. Housing, Infrastructure and Urban Development				
3.1 Residential Zones	✓			This Planning Proposal will encourage a greater diversity of housing type in this locality. The site is well serviced for utilities and other infrastructure.
3.2 Caravan Parks and Manufactured Home Estates			✓	Not applicable
3.3 Home Occupations			✓	No change is proposed to the current permissibility of home occupations.
3.4 Integrating Land Use and Transport	✓			This Direction applies due to this Planning Proposal relating to a residential zone. The Direction states that a Planning Proposal must be consistent with the aims, objectives and principles of: <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001). The Planning Proposal is broadly consistent with the aims, objectives and principles of the above documents in that it will provide residential accommodation in an area well serviced by public transport.
3.5 Development Near Licensed Aerodromes			✓	Not applicable
3.6 Shooting Ranges			✓	Not applicable
4. Hazard and Risk				
4.1 Acid Sulfate Soil	✓			The site is mapped as Class 4 Acid Sulfate Soils. This will be addressed at DA stage.
4.2 Mine Subsidence and Unstable Land			✓	The site is not identified as mine subsidence or unstable land.
4.3 Flood Prone Land	✓			The site is subject to a 1:20 year ARI of RL 8.8, a 1:100 year ARI of RL 8.82 and a PMF of RL 12.5 AHD. The concept proposal has been developed in accordance with reducing the impacts of a potential flood at the site by applying a 600mm freeboard above the 1 in 100 year event for commercial and retail lobbies. This matter will be addressed in further detail at the DA stage. Refer to further discussion at Section 7.8 below.

Direction	Consistency		N/A	Comment
4.4 Planning for Bushfire Protection			✓	The site is not mapped as being bushfire prone land.
5. Regional Planning				
5.1 Implementation of Regional Strategies	✓			See comments above on District Plans. No Regional Plans apply.
5.2 Sydney Drinking Water Catchments			✓	Not applicable
5.3 Farmland of State and Regional Significance on the NSW Far North Coast			✓	Not applicable
5.4 Commercial and Retail Development along the Pacific Highway, North Coast			✓	Not applicable
5.8 Second Sydney Airport Badgerys Creek			✓	Not applicable
5.9 North West Rail Link Corridor Strategy			✓	Not applicable
6. Local Plan Making				
6.1 Approval and Referral Requirements	✓			This Planning Proposal is consistent with this Direction in that it does not introduce any provisions that require any additional concurrence, consultation or referral.
6.2 Reserving Land for Public Purposes	✓			This Planning Proposal is consistent with this Direction in that it does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3 Site Specific Provision	✓			Site specific amendments to the LEP are sought.
7. Metropolitan Planning				
7.1 Implementation of A Plan for Growing Sydney	✓			The Planning Proposal is consistent with the Metropolitan Plan, as discussed in Section 6.2.1 above.
7.2 Implementation of Greater Land Release Investigation			✓	Not applicable
7.3 Parramatta Road Corridor Urban Transformation Strategy			✓	The subject site is not located on land identified on the <i>Parramatta Road Corridor Map</i> on pages 14 and 15 of the <i>Parramatta Road Corridor Urban Transformation Strategy (November, 2016)</i> .
7.4 Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan			✓	Not applicable
7.5 Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	✓			The Planning Proposal will play a key role in helping to achieve the objectives of the interim Plan. Refer to Section 6.2.1 for details.
7.6 Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan			✓	Not applicable
7.7 Implementation of Glenfield to Macarthur Urban Renewal Corridor			✓	Not applicable

6.3 Environmental, Social and Economic Impacts

Q7 – Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

This Planning Proposal will not result in any impact on critical habitat or threatened species, populations or ecological communities or their habitats. There has been no critical habitat or threatened species, populations or ecological communities, or their habitats, identified on this site.

Q8 – Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

The site is an existing urban site devoid of significant vegetation with no ecological value. There are no likely ecological impacts as a result of this Planning Proposal. The environmental effects of the Planning Proposal are addressed in detail in **Section 7**.

Any future development of the site will be assessed against the environmental provisions of the applicable planning instruments.

Q9 – Has the Planning Proposal adequately addressed any social and economic impacts?

The Planning Proposal will result in positive social and economic effects for the local area through the generation of local employment opportunities during construction and operation. It will improve local facilities, employment opportunities, movement networks, increase housing stock close to public transport and amenities, provide greater housing choice as well as improve public domain facilities and the pedestrian interface with surrounding streets.

6.4 State and Commonwealth Interests

Q10 – Is there adequate public infrastructure for the Planning Proposal?

Yes. The site is less than 500m from Parramatta Train Station and in direct proximity to the 'Eat Street' stop on the proposed Parramatta Light Rail network. Parramatta is also proposed to be a key feature on the proposed 'Sydney Metro West' project.

The site is located in an established urban area and has access to a range of existing facilities and services. Future development applications will require further investigation of the likely provision of services that will be required, however it is anticipated that public infrastructure, including utilities, will adequately service the area.

Q11 – What are the views of State or Commonwealth public authorities consulted in accordance with the Gateway determination?

The views of State and Commonwealth public authorities will be known once consultation has occurred in accordance with the Gateway determination of the Planning Proposal.

6.5 Community Consultation

Community consultation will be conducted in accordance with section 57 of EP&A Act and *A Guide to Preparing Planning Proposals*.

7.0 Assessment of Planning Issues

This section considers the key planning issues associated with the Planning Proposal as well as those associated with a future development.

In establishing the Planning Proposal, a development concept scheme was prepared by PTW, as outlined in **Section 4** and at **Appendix A**, to ensure all relevant built form, separation, amenity, and design parameters have been considered, and to establish a reasonable scale and density for this type of development on this particular site. Accordingly, the outcomes of these investigations and analysis have largely guided the content of this Planning Proposal.

By adopting this approach, the built outcomes and associated impacts of the Planning Proposal (and subsequent DA) can be tested, understood and clearly presented.

7.1 Built Form and Visual Impact

The City of Parramatta has identified that an objective of opportunity sites within the Parramatta CBD Planning Proposal is to provide opportunities for tall, slender towers. The proposed development concept, as enabled by the proposed amendments to the height and FSR controls has delivered on this objective in the form of a 61 storey tower that is slender and elegant in its appearance.

The requirement for design excellence provides for the opportunity to deliver high quality architecture that will positively contribute to the visual appeal of this evolving city. The indicative design demonstrates that design excellence can be achieved. Specifically, we note that it shows:

- a tower of 61 storeys will comfortably sit within its surrounding urban context;
- a tall, slender tower can be achieved on site;
- the podium is able to fit into the significant heritage streetscape of Church Street; and
- activity and permeability through the site can assist in enhancing activation of laneways and promoting active transport in the CBD.

7.2 Overshadowing

The Parramatta LEP 2011 places protections on key areas of public space in terms of providing continued solar access. Key areas include Parramatta Square and Lancer Barracks.

The overshadowing controls to Lancer Barracks that currently apply are proposed to remain the same under the Parramatta CBD Planning Proposal. Currently, the Parramatta DCP 2011 allows for overshadowing of Parramatta Square for up to 45 minutes between 12pm and 2pm on 21 June. Following a decision by the Greater Sydney Commission to refuse a development at 197 Church Street (Holdmark Site), this set a precedent to prevent any overshadowing between 12pm and 2pm on June 21 which is to be reflected in amended controls.

Irrespective of the above, the proposed development concept does not overshadow Parramatta Square or Lancer Barracks at any time of the day. Refer to **Figure 8** below.

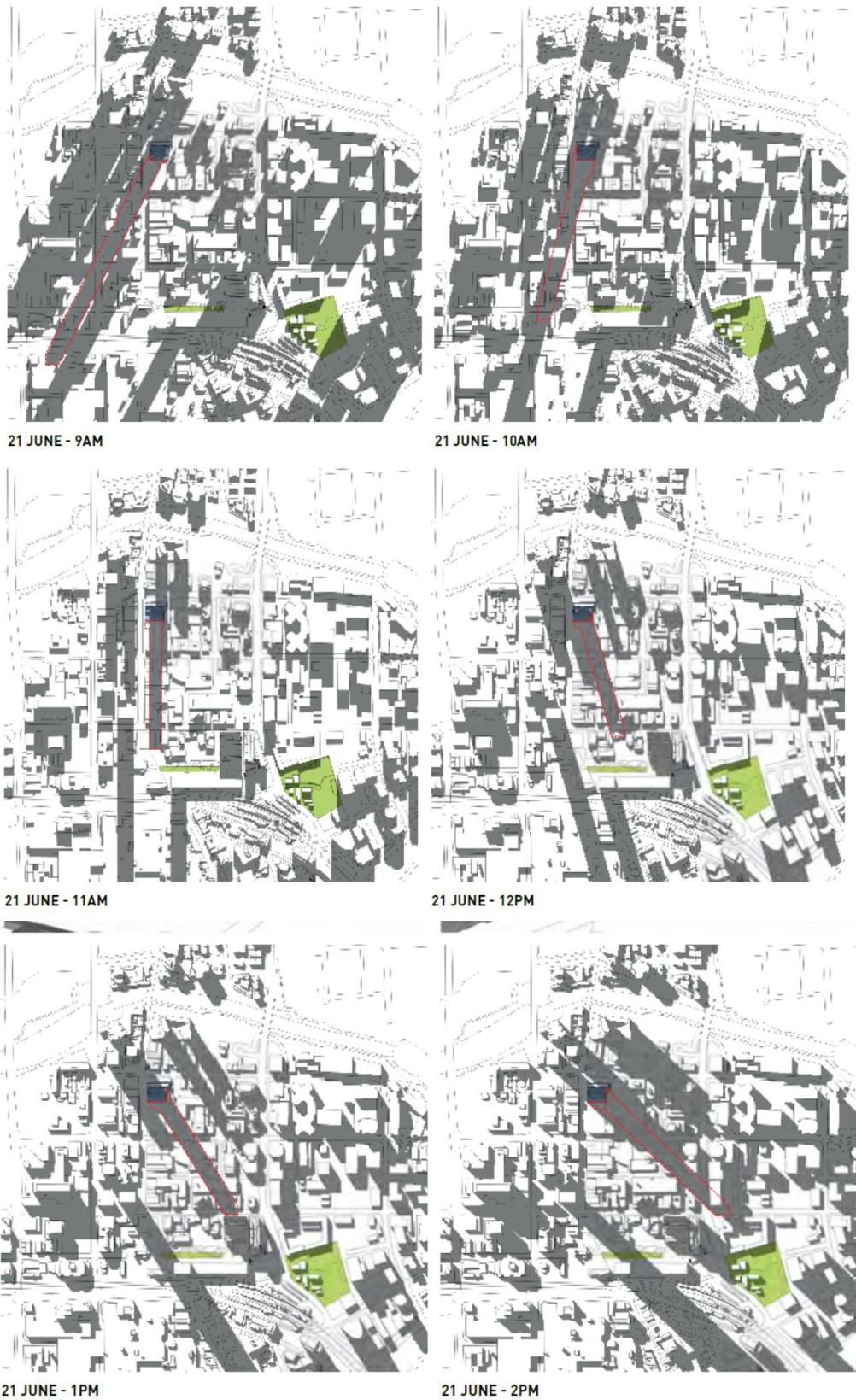


Figure 8 – Solar and Shadow Study

Source: PTW

7.3 Traffic, Access and Parking

A Traffic and Parking Assessment Report has been prepared by Varga Traffic Planning Pty Ltd and is available at **Appendix D**. The purpose of the report is to assess the traffic and parking implications of the Planning Proposal. The capacity analysis of nearby intersections using the SIDRA capacity analysis program indicates that the projected additional traffic flows will not have any adverse effects on the operational performance of the nearby intersections. No road improvements or intersection upgrades would be required as a consequence of the Planning Proposal.

The site is capable of complying with all regulations in terms of future car, bicycle, parking, loading facilities and vehicular access arrangements.

The Assessment states that it is therefore reasonable to conclude that the Planning Proposal will not have any unacceptable implications in terms of road network capacity or off-street parking/loading requirements.

7.4 Site Isolation

The proposed development concept brings into question the possibility of site isolation regarding the neighbour to the immediate north of the site at 302 Church Street, Parramatta (Lot 1 DP211499).

302 Church Street has a site area of 776.5m² and consists of a two level, eight tenancy retail property benefitting from a prominent corner position within the Parramatta CBD. The older style building has been partially updated and reconfigured over the years and presents reasonably well to the street frontages. The property is fully leased and provides a range of tenancy sizes well suited to the hair/beauty and food/beverage occupants.

Urban design analysis has been undertaken regarding this property in the Urban Design Report (**Appendix A**). This analysis shows that the proposal will enable a design solution on the subject site that complements the existing building, and still enables 302 Church Street to be redeveloped in the future in accordance with the relevant planning controls. The proposed changes to the planning controls, and the indicative concept, will therefore not result in the isolation of the site.

7.5 Internal Residential Amenity

The development concept is capable of achieving a solar access compliance percentage of 70.8%, and a cross ventilation percentage of 66.7%. Therefore, the proposal is capable of achieving adequate internal residential amenity consistent with the Apartment Design Guide and State Environmental Planning Policy 65 (Design Quality of Residential Apartment Development).

7.6 Heritage

A Statement of Heritage Impact has been prepared by NBRS Architecture (Heritage) and is available at **Appendix C**. The purpose of the report is to assess the impact of the proposed development concept on the heritage items on site and nearby in accordance with the standard guidelines of the NSW Heritage Division.

The development would salvage and conserve the heritage fabric within the site during construction. The sandstone boundary walls would be conserved during construction. The c1860s building at 298-300 Church Street would be conserved by repair and reconstruction to present a Victorian Academic Classical façade to Church Street, with conserved interiors on the first and second floors. The sandstone boundary wall on the south side of 292 Church Street would be reassembled and incorporated into the design.

The podium structure is designed to highlight the heritage features of Church Street, with new features to complement the existing significant streetscape of Church Street in terms of texture and materiality. The tall residential tower responds to the expectations for towers in the desired future character in strategic planning documents.

The conservation, reconstruction and interpretation works to the heritage structures on the site would have a positive impact. The carrying out of an archaeological research design would enhance the public knowledge about the history of the site. The development would have very little adverse heritage impact on surrounding heritage items.

The following recommendations are made by NBRS Architecture (Heritage):

- A schedule of Protective and Conservation Works should be submitted at the construction certification stage;
- An archaeological research design should be submitted and carried out.

The need for heritage retention will be made a key criteria for any future design competition process and would be subject to a future Development Application with the City of Parramatta Council.

7.7 Flooding

1.1.1 Section 117 Direction 4.3

Section 117 Direction 4.3 'Flood Prone Land' applies where a planning proposal creates, removes or alters a zone or a provision that affects flood prone land. The Planning Proposal does not seek to alter the zoning of the land, however, does seek to increase the density of development on the site.

The objectives of this direction are:

- to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and*
- to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.*

A Flooding Application for Commercial development was received from Parramatta Council in June 2017 and is available at **Appendix F**. The report details that the site is subject to the following flood levels:

- 1:20 year ARI – RL 8.8m AHD
- 1:100 year ARI – RL 8.82m AHD
- PMF – RL 12.5m AHD

To minimise the impact of the proposal with respect to flooding, a 600mm freeboard has been applied above the 1:100 year ARI which has raised the retail and the residential/commercial lobbies to RL 9.42m AHD. We note that this is above Council's required flood planning level of the 1 in 100 year event +500mm. With respect to flood events greater than the 1 in 100 year event (including and up to the PMF), principles and measures will be incorporated into any future detailed design. This will include an early warning system with sirens, appropriate signage, depth indicators, refuge areas and overall building management. The lifts in the residential lobbies are above the freeboard in order to ensure the basement will not be subject to inundation during a 1 in 100 year event.

An assessment against the requirements of the S.117 directions is captured in the table below.

Table 11 Assessment against S117 Direction 4.3

S.117 Requirements	How the Proposal Addresses the Requirement
A planning proposal must include provisions that give effect to, and are consistent with, the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas).	The existing LEP and DCP has been informed by the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005. The proposed development seeks to adhere to these policies, including the provision of a 500mm freeboard above the 1 in 100 year flood event. Furthermore, it is expected that detailed assessment of flooding and analysis of consistency with Council's flood related development controls would occur at DA stage.
A planning proposal must not rezone land within the flood planning areas from Special Use, Special Purpose, Recreation, Rural or Environmental Protection Zones to a Residential, Business, Industrial, Special Use or Special Purpose Zone	The Planning Proposal does not seek to rezone the land.
A planning proposal must not contain provisions that apply to the flood planning areas which: <ol style="list-style-type: none"> permit development in floodway areas, permit development that will result in significant flood 	<ol style="list-style-type: none"> The proposed development is not located in a floodway area, as: <ol style="list-style-type: none"> It is not subjected to flooding from the local catchment;

S.117 Requirements	How the Proposal Addresses the Requirement
<p>impacts to other properties,</p> <p>(c) permit a significant increase in the development of that land,</p> <p>(d) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or</p> <p>(e) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in floodway's or high hazard areas), roads or exempt development.</p>	<p>b. It is not subject to additional site drainage controls to manage flooding in the local catchment; and</p> <p>c. It is not likely to be affected by overland stormwater run-off from the local catchment.</p> <p>(b) The development will not result in significant flood impacts to other properties.</p> <p>(c) The proposed development seeks an increase in development of that land that is consistent with Council's own Planning Proposal for the Parramatta CBD.</p> <p>(d) The propose development will not result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services.</p> <p>(e) Development is not to be carried out without development consent.</p>
<p>A planning proposal must not impose flood related development controls above the residential flood planning level for residential development on land, unless a relevant planning authority provides adequate justification for those controls to the satisfaction of the Director-General (or an officer of the Department nominated by the Director-General)</p>	<p>The planning proposal does not impose flood related development controls above the residential flood planning level.</p>

Further details of these design features and evacuation measures, including a designated on-site evacuation area and protection in the basement car park when flooding occurs will be addressed as part of the Design Excellence and Development Application process. This satisfies Direction 4.3 with respect to Flood Prone Land.

We also note that this approach represents a management and design solution that is consistent with other recent Planning Proposal's in the CBD, in particular:

- 2-10 Phillip Street, Parramatta; and
- 142-154 Macquarie Street, Parramatta.

1.1.2 Clause 7.19 'Floodplain Risk Management'

Further to the above, Council's Planning Proposal for the Parramatta CBD intends to introduce a new clause to the Parramatta LEP (Clause 7.19 'Floodplain Risk Management') that requires a shelter to be available within a building that is above the PMF level, or that people can evacuate safely to land that is located above the PMF, and that buildings be able to withstand flooding up to the PMF.

Under the current plans, scope has been made to ensure that people are able to evacuate above the PMF via a central and easily accessible stairway. As the proposed development is multi-storey, on-side evacuation or vertical evacuation to higher storeys would be a feasible option for pedestrians at ground level. The base of this stairway at ground level is currently provided at 100mm above the 1 in 100 year event. Refuges on upper levels have been provided in the shared corridors for both residential and commercial services, which is to be solved largely via a signage or management methodology including early warning system with sirens, appropriate signage, depth indicators, refuge areas and overall building management. Preparation of a detailed flood emergency management plan for extreme events (including and up to the PMF), may be required as part of the development application for the site.

Prior to the detailed design of the project, this assumes compliance with Clause 7.19 of Council's Planning Proposal and is consistent with other planning proposals in the area, including 180 George Street Parramatta.

7.8 Aviation/Aeronautical Assessment

A Preliminary Height Assessment for the proposed development has been prepared by Landrum and Brown and is available at **Appendix G**. The purpose of the report was to assess the height of the proposed development in

relation to aeronautical limitations. The report concludes that the following heights apply to the site (all heights are AHD):

- 156m – Bankstown OLD Outer Horizontal Surface (OHS);
- 207.8m – Westmead Hospital HLS PANS-OPS;
- 233.3m Sydney Airport TAR clearance plane;
- 240m (approximate) – Westmead Hospital HLS PANS-OPS for cranes on a temporary approval for 3 months;
- 244m – RTCC
- 315m – Bankstown PANS-OPS
- 335.2m - Sydney PANS-OPS
- 351.92m – Cecil Park TAR clearance plane.

The proposed indicative development concept has a height of RL 207.8m. The maximum building height limit (including all roof top plant, equipment, exhaust stacks and masts) according to the Aeronautical Assessment is 207.8m AHD, and crane height is approximately 240m AHD on a temporary approval basis for three months. These heights are subject to the approval of an aeronautical study and safety case to penetrate the Bankstown OHS of 156m AHD.

Notwithstanding the above, this Planning Proposal seeks to remove the existing height control and provide the opportunity for an FSR of 16:1 to be achieved on the site. It does not seek development approval for the indicative development concept and it is noted that any future building height would be the subject of a detailed design competition and development assessment process. It is expected that any future building on the site would be required to comply with the PNA OPS height limit and this would be addressed at the DA stage in order to achieve compliance with the relevant aeronautical requirements. The indicative development concept demonstrates that a compliant building is feasible for the site and can be delivered within the aeronautical restrictions.

8.0 Conclusion

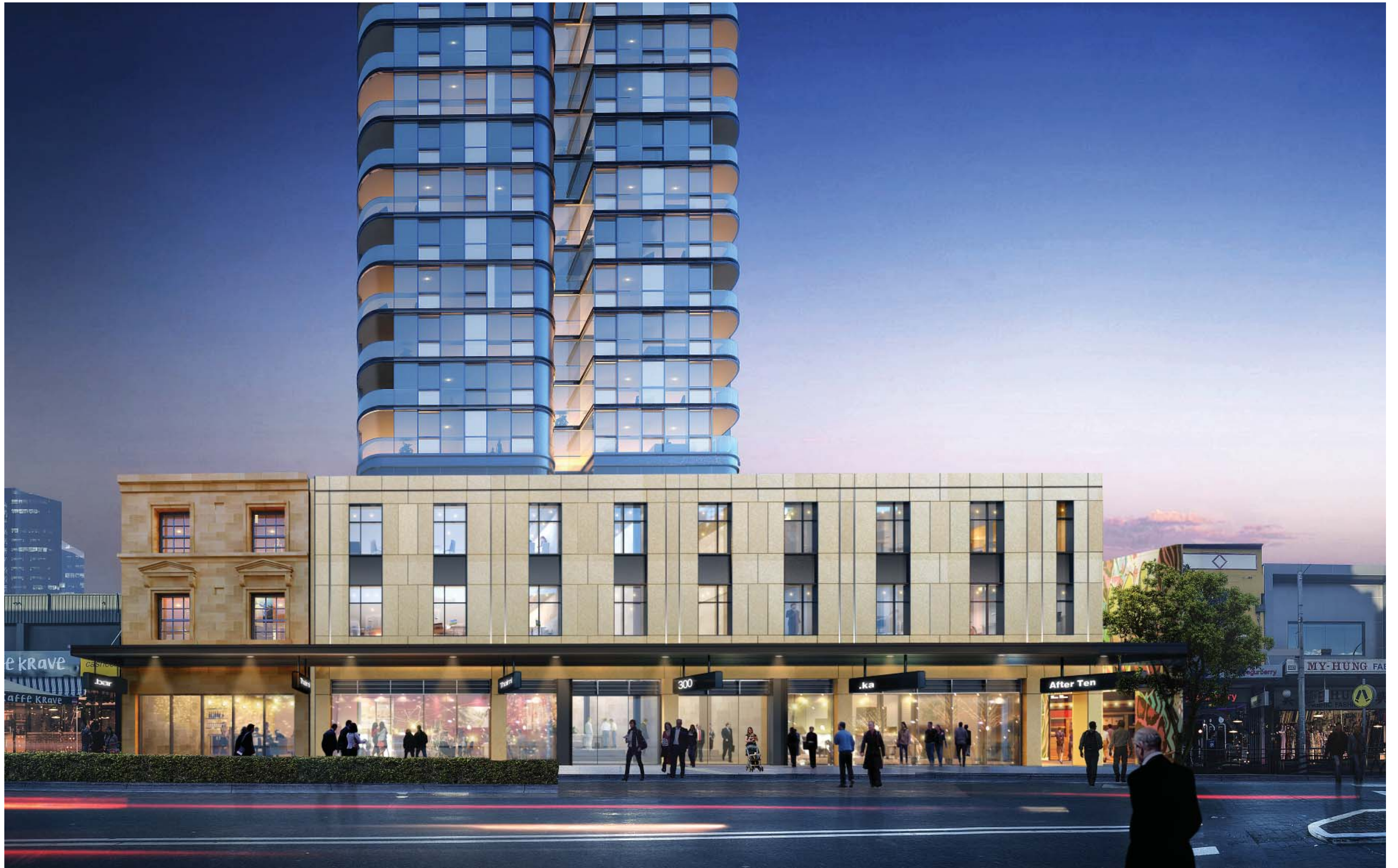
This Planning Proposal seeks an amendment to the Parramatta LEP 2011 in relation to height and floor space ratio (FSR) controls.

The amended controls align with Council's objectives and controls for the site, as proposed in the Parramatta CBD Planning Proposal.

This Planning Proposal is justified for the following reasons:

- The proposal aligns with Council's objectives and controls for the site, as proposed in the Parramatta CBD Planning Proposal;
- The proposal is consistent with the objects of the EP&A Act, in that it promotes the orderly and economic use and development of land;
- The proposal is consistent with the strategic planning framework for the site;
- The development concept which the Planning Proposal aims to facilitate is suitable for the site with limited planning issues as follows:
 - the development concept will contribute to the architecture and evolving skyline of the Parramatta CBD;
 - the development concept will deliver design excellence in the CBD;
 - the development concept will not overshadow key areas of public space, including Parramatta Square;
 - the development concept will have no impact on aviation activity;
 - the development concept will have no traffic impact and
 - the development concept will be sympathetic to heritage items on site and nearby, including through the design of the podium.
- The proposal is consistent with the applicable SEPPs and Ministerial Directions.

In light of the above, we would have no hesitation in recommending that the Planning Proposal proceed through the Gateway to public exhibition.



CONTENTS

01 FUTURE CONTEXT MODEL

02 PRESENT PARRAMATTA

03 LOCATION

- CBD RELATIONSHIP
- CONTEXT AND SETTING

04 KEY PRINCIPLES

05 CONTEXT ANALYSIS

- SITE PHOTOS
- EXISTING ACTIVATION ALONG CHURCH STREET
- EXISTING LANEWAYS
- PARRAMATTA LANEWAYS STRATEGY

06 FUTURE URBAN DESIGN INTENT

- PEDESTRIAN AND VISUAL LINKS
- HERITAGE FOCUS - MAXIMISING HERITAGE VALUE
- RETAIL AND COMMERCIAL ACTIVATION
- STREETScape + CONTINUOUS AWNING
- CHURCH STREET SETBACK DIAGRAM
- 10/12M TOWER SETBACK VIEW ANALYSIS
- CORNER SITE WITH 3-STOREY PODIUM VIEW ANALYSIS

07 DESIGN STRATEGY

- HEIGHT PRINCIPLES SECTION DIAGRAM

08 CHURCH STREET SETBACK

09 PARRAMATTA LEP MAPS

- FLOOR SPACE RATIO MAP
- HEIGHT OF BUILDING MAP

10 SITE INFORMATION

- EXISTING AND PROPOSED BUILDING CONTROLS

11 SUBJECT SITE - PRELIMINARY STUDY

- RESIDENTIAL & COMMERCIAL SECTION
- SUN EYE VIEW AND SHADOW STUDY
- BASEMENT PLANS
- GROUND FLOOR PLAN
- RETAIL UPPER FLOOR PLANS
- RESIDENTIAL AMENITY FLOOR PLANS
- TYPICAL RESIDENTIAL FLOOR PLANS
- ROOF COMMUNAL OPEN SPACE PLAN
- LOADING DOCK - HRV ACCESS
- SOLAR ACCESS & CROSS VENTILATION DIAGRAMS
- AREA SCHEDULE AND APARTMENT MIX

12 VISION

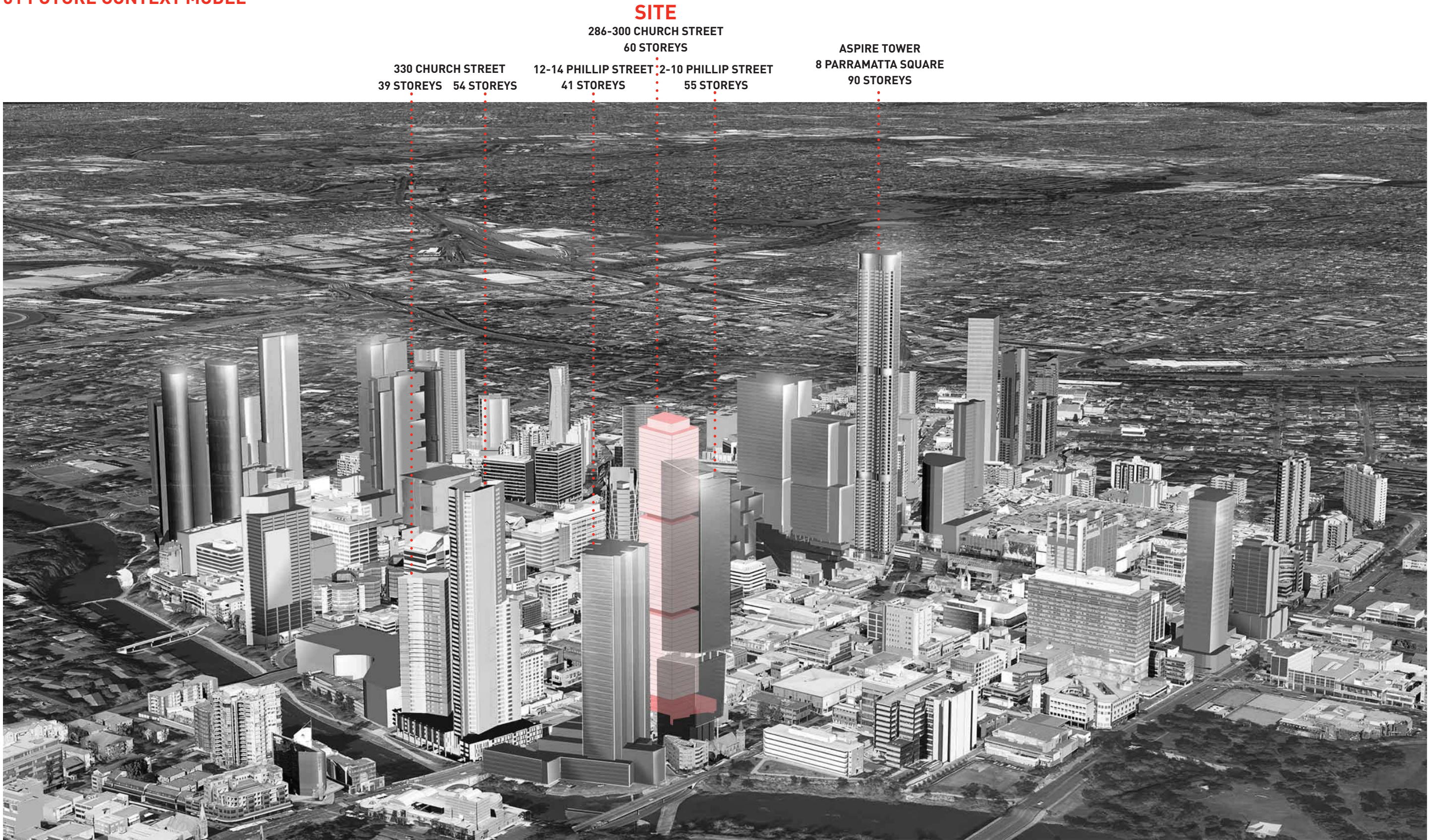
- REFERENCE TOWERS
- REFERENCE IMAGES OF MATERIALITY

13 PHOTOMONTAGE

- PODIUM LEVEL LOOKING THROUGH NEW LANEWAY
- FROM CHURCH STREET, LOOKING SOUTH TO SUBJECT SITE



01 FUTURE CONTEXT MODEL



PARRAMATTA'S CBD DEVELOPMENT CONTEXT

PARRAMATTA CITY COUNCIL www.investparramatta.com.au

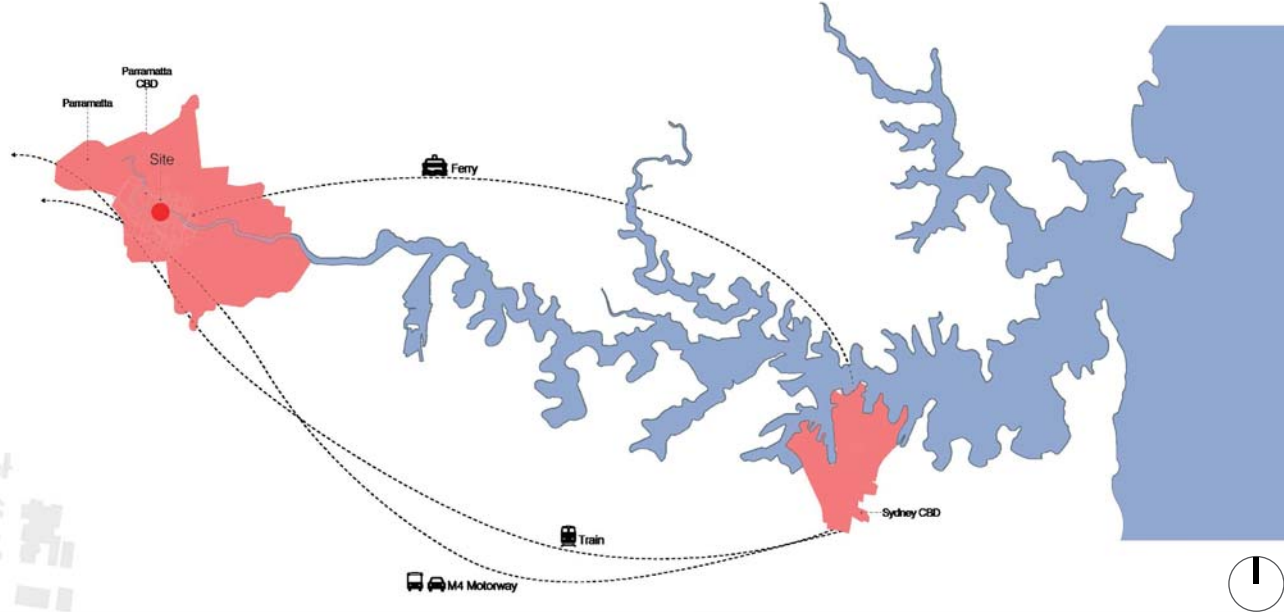




EASTERN VIEW FROM PARRAMATTA CBD TOWARDS SYDNEY CBD

03 LOCATION

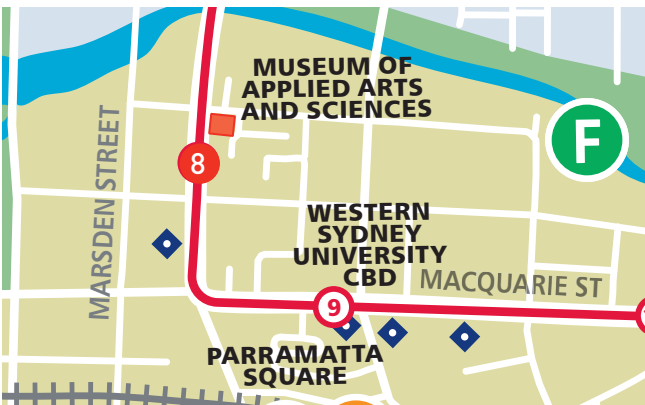
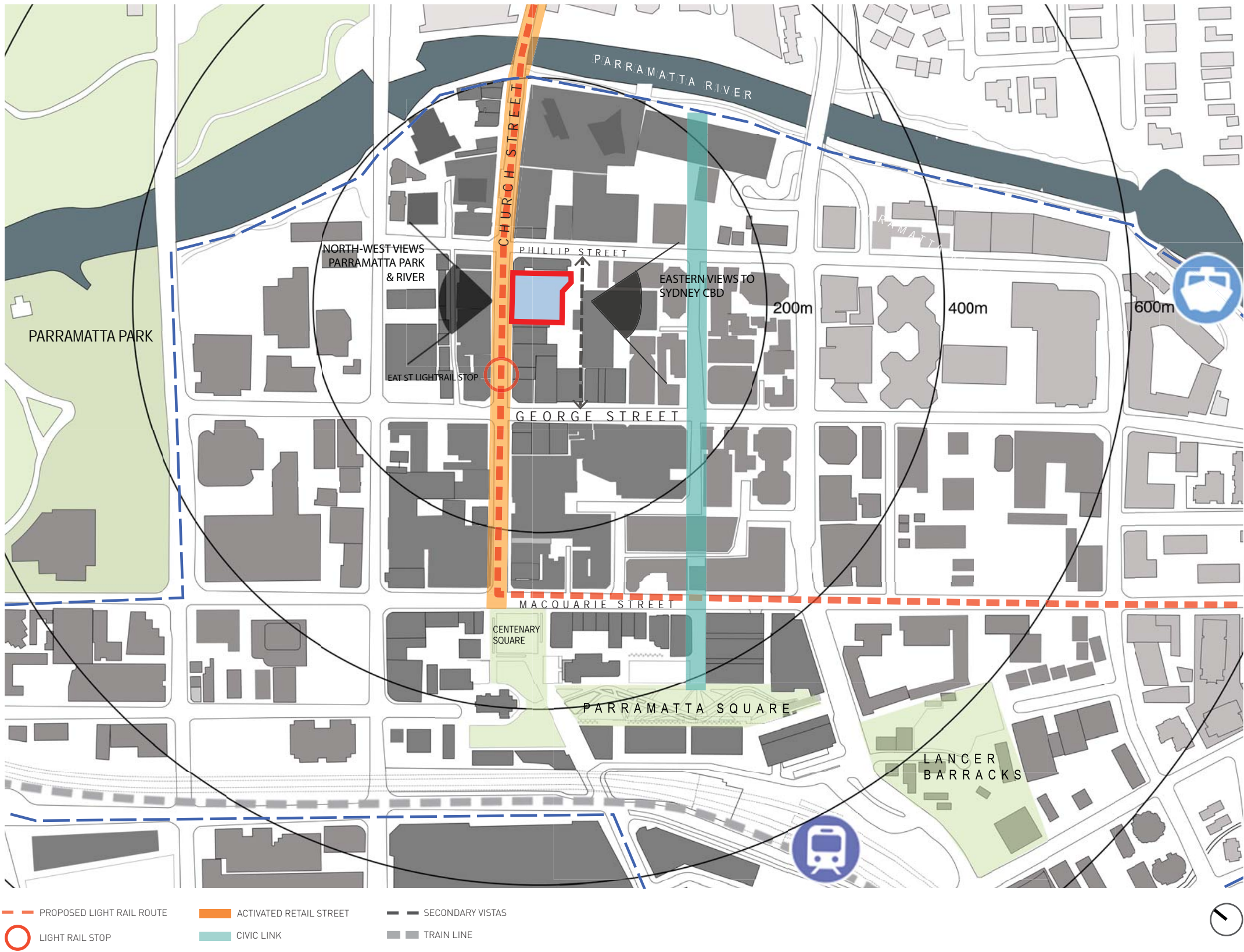
CBD RELATIONSHIP



Parramatta City River Strategy - Design and Activation Plan 2015

03 LOCATION

CONTEXT AND SETTING

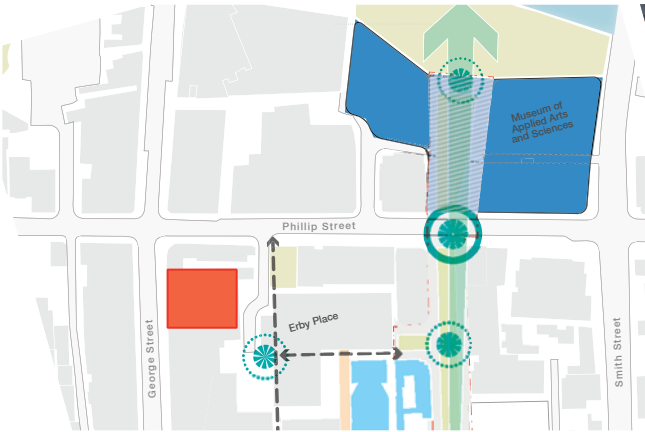


PARRAMATTA LIGHT RAIL STAGE 1 PREFERRED ROUTE



PARRAMATTA CIVIC LINK PLAN 2017 DRAFT EXTRACT

- ① CIVIC LINK: PEDESTRIANISED PUBLIC SPACE CONNECTING CIVIC AND RIVERFRONT SPACES
- ② CHURCH STREET: MAIN 'EAT STREET' WITH ACTIVATED RETAIL AND OUTDOOR DINING



PARRAMATTA CIVIC LINK PLAN 2017 DRAFT EXTRACT

- SITE
- LANDMARK BUILDINGS
- CIVIC LINK THROUGH MUSEUM
- HERITAGE ITEMS
- PRIMARY DECISION POINTS
- SECONDARY DECISION POINTS
- PRIMARY VIEW AND VISTAS
- SECONDARY VISTAS

04 KEY PRINCIPLES

This planning proposal will contribute positively to the urban design of Parramatta. In the redevelopment of 300 Church Street, this planning proposal recognizes Parramatta City as an evolving city containing a series of distinct mixed-use precincts reinforced by a hierarchy grid of streets and access ways. The following urban design principles are noted:

Urban Structure

To reinforce the evolving permeable urban structure of Parramatta city as a grid of principal streets and laneways. A new pedestrian link through the northern edge of the site (and adjacent to a heritage item) will connect Church Street with Erby Place.

To provide an activated streetscape with new uses that continue the vibrancy of Church Street between Parramatta River and the southern edges of the city.

To consider the urban design of a new residential tower - not as a standalone tower but as part of a suite of urban towers forming a distinct silhouette with the city.

To incorporate a range of new uses that recognize the northern portion of Parramatta City as becoming mixed use business and/or entertainment precinct. The proposal is likely to include a mix of cultural and/or commercial experiences to activate the ground plane.

Building Interface

To provide a mixture of activated uses within a street edge aligned podium from which a new a residential tower will visually 'spring'.

To provide a series of separate entries to delineate residential use from low rise commercial office uses.

To locate the services and basement entry for the proposal at the south-east corner of the site and away from the main pedestrian desire line between Church Street and Phillip Street via Erby Place.

To integrate significant heritage inventory items within the public experiences of the ground floor spaces.

Building Design

To incorporate regulating lines within the articulation of the podium base defined by elements that relate well in form and composition to the adjoining buildings;

To locate the tower well back from the street face of Church Street.

To consider the design of the residential tower as an element with a modulated façade, having vertical aligned recesses and a skyline silhouette.

To encourage flexibility in design, as identified in the layout of the lower stories a series of flexibility and robust spaces that will allow reuse and adaptation.

In the design of the tower to integrate a range of high quality materials in conjunction with sustainable design. The design and material use for the tower will consider minimal effects from wind turbulence, overshadowing, reflected glare, aviation navigation and telecommunication interference. A detailed solar study will reveal the extent of overshadowing the proposed tower will have on the surrounding context.

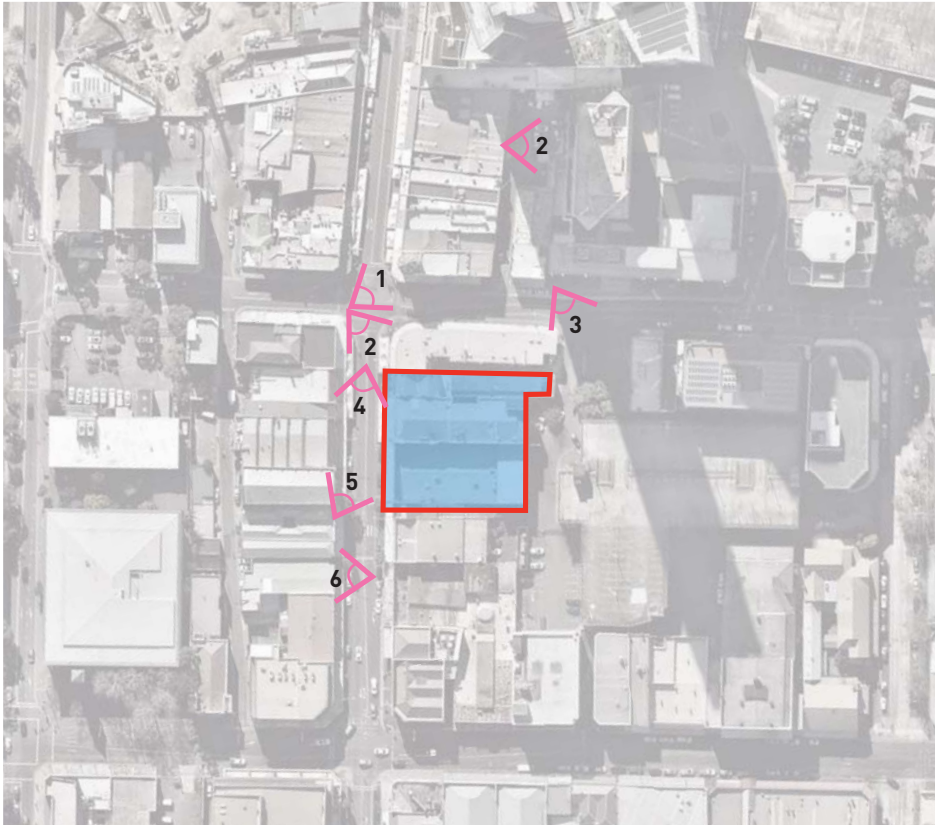
To undertake a detailed plan for the residential tower that will embrace environmental sustainability through appropriate orientation and cross ventilation of each apartment.



 SITE

05 CONTEXT ANALYSIS

SITE PHOTOS



SITE



VIEW 01
306 Church Street. Cumberland Building, built late 1800's, 2-storey heritage building with copper dome.



VIEW 04
Looking south Church Street. Eastern face of Church Street lined with outdoor seating and 2 lanes of traffic.



VIEW 02
302 Church Street, an existing 2 storey retail shop, Coco Cubano.



VIEW 05
Looking towards 292 Church Street (Sicilian Restaurant & Cash converters) with Altitude by Meriton in the background.



VIEW 03
Erby Place entry, at the rear of 302 Church Street (Coco Cubano).



VIEW 06
263a Church Street. 3 storey 1870's retail and commercial building.

05 CONTEXT ANALYSIS

EXISTING ACTIVATION ALONG CHURCH STREET



VIEW 01

Elevation montage of Church Street with the subject site highlighted. This reveals the retail extent and the large portion of rejuvenation that the subject site will provide.



VIEW 02

Corner of Church and George Street shows the network of retail and restaurant coverage lining the streets.



VIEW 03

A view towards the Cumberland Building showing the permeability of pedestrian crossings, connecting the eastern and western sides of Church Street.



VIEW 04

Restaurants line Church Street, with indoor and outdoor seating. The evenings and weekends come to life, attracting hundreds of diners.



VIEW 05

The evenings and weekends come to life, attracting hundreds of diners to popular restaurants and eateries.

05 CONTEXT ANALYSIS

EXISTING LANEWAYS



 SITE



VIEW 01
View from George Street through the laneway towards to the Council car park.



VIEW 02
Laneway view from Erby Place towards 67 Phillip Street.



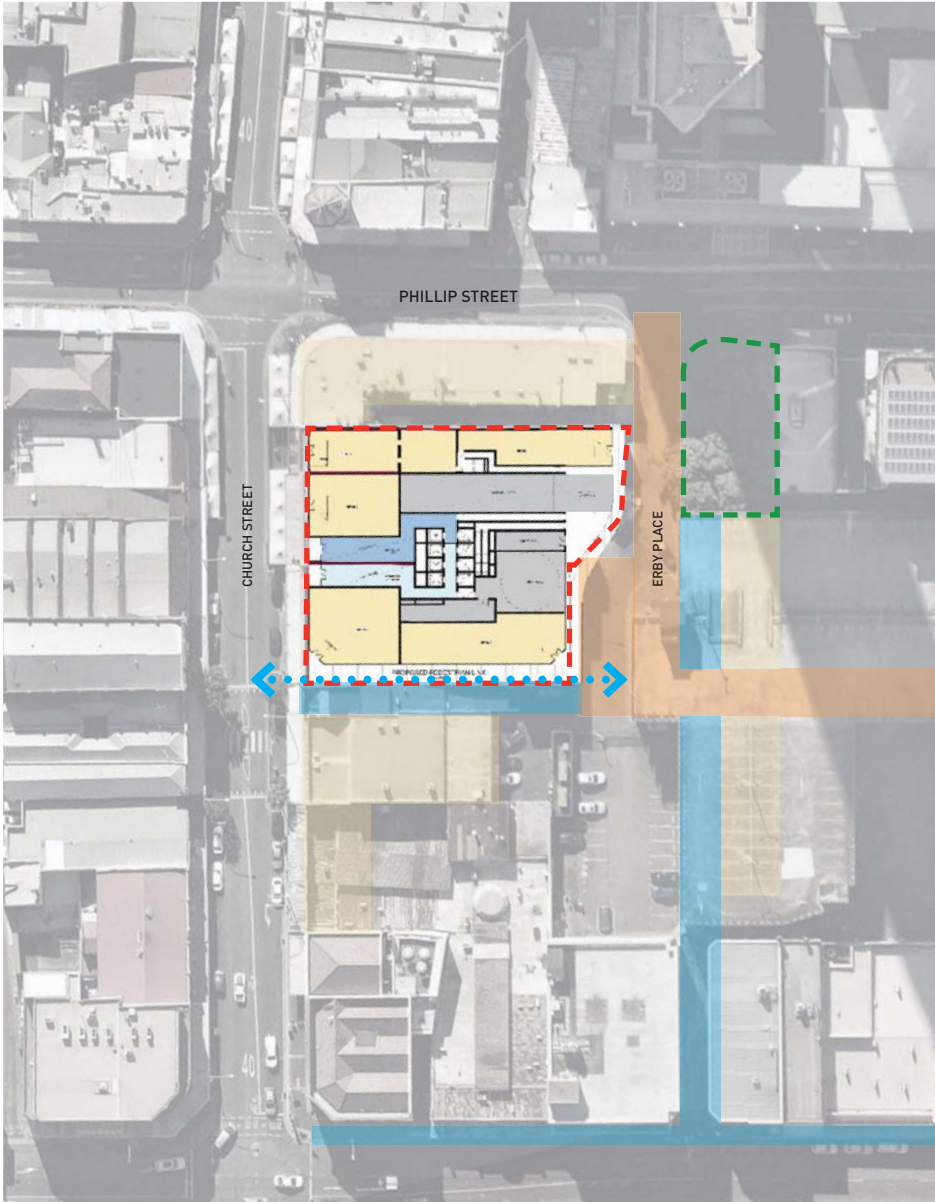
VIEW 03
View from subject site to Erby place.



VIEW 04
Erby place laneway looking towards the site (the back of Sicilian restaurant and Cash Converters).

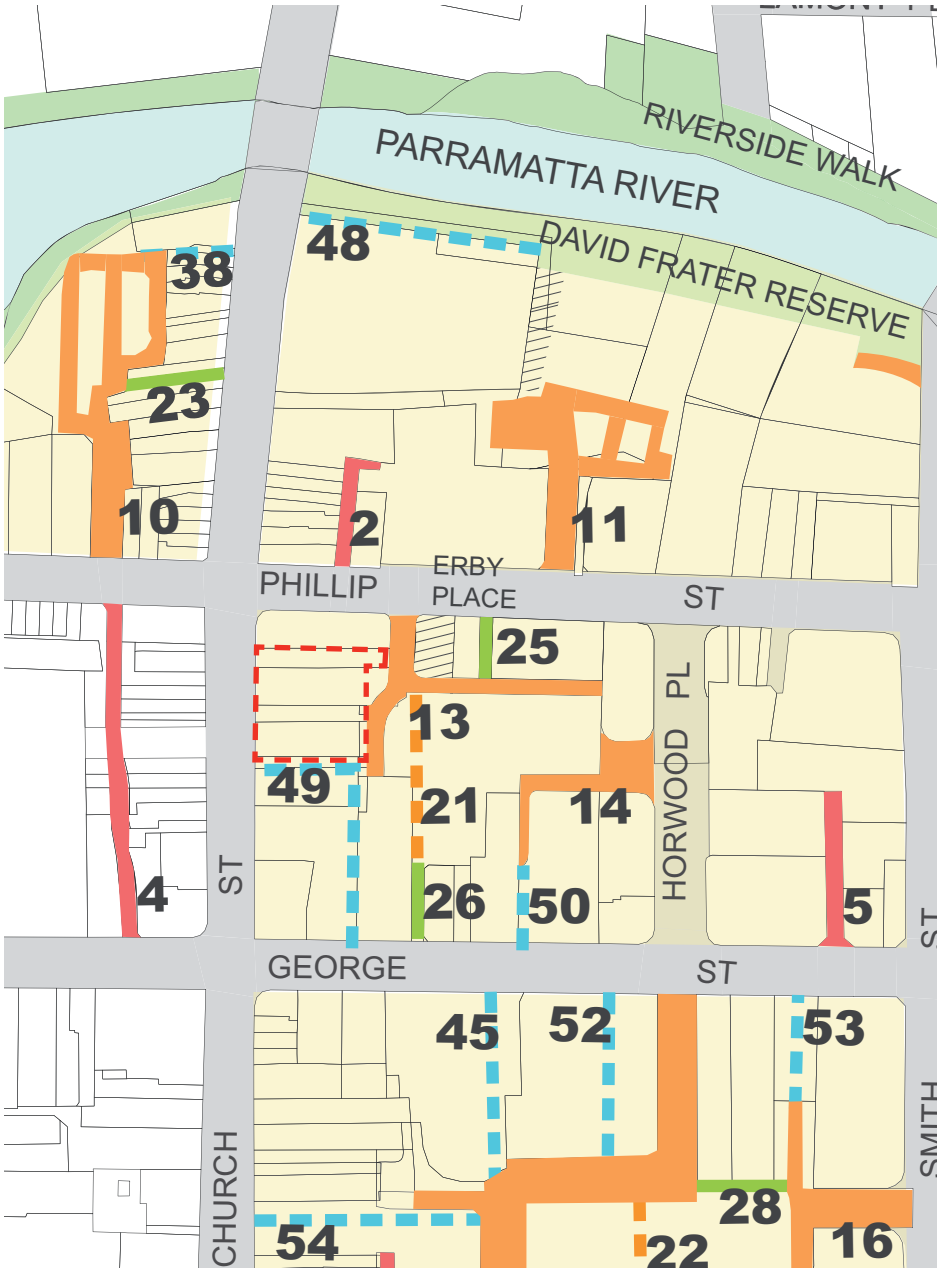
05 CONTEXT ANALYSIS

PARRAMATTA LANEWAYS STRATEGY



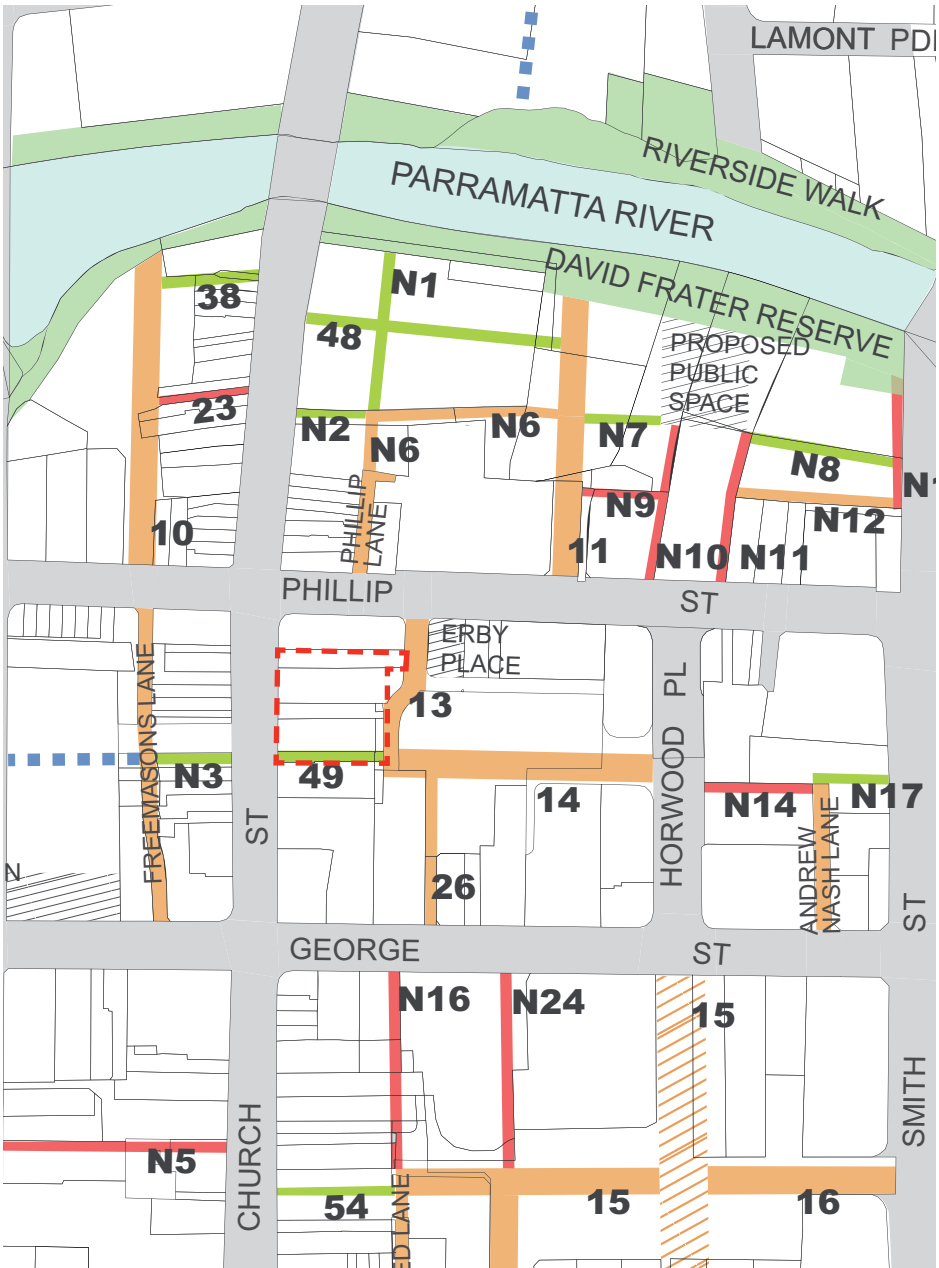
PROPOSED PUBLIC DOMAIN

- SITE
- PEDESTRIAN LANES
- PROPOSED PEDESTRIAN LINK
- RETAIL EXISTING AND PROPOSED
- SHARED / SERVICE LANE
- CORE / RESIDENTIAL LOBBY
- CORE / COMMERCIAL LOBBY
- PUBLIC / OPEN SPACE



EXISTING PARRAMATTA CITY CENTRE PEDESTRIAN NETWORK (2009)

- SITE
- SERVICE LANES
- CARPARK LANES
- RESIDENTIAL LANES
- ARCADE / THROUGH SITE LINKS
- RESIDENTIAL ACCESS THROUGH CARPARK
- CITY PUBLIC SPACE
- CITY BLOCKS WITH COUNCIL OWNED CARPARK

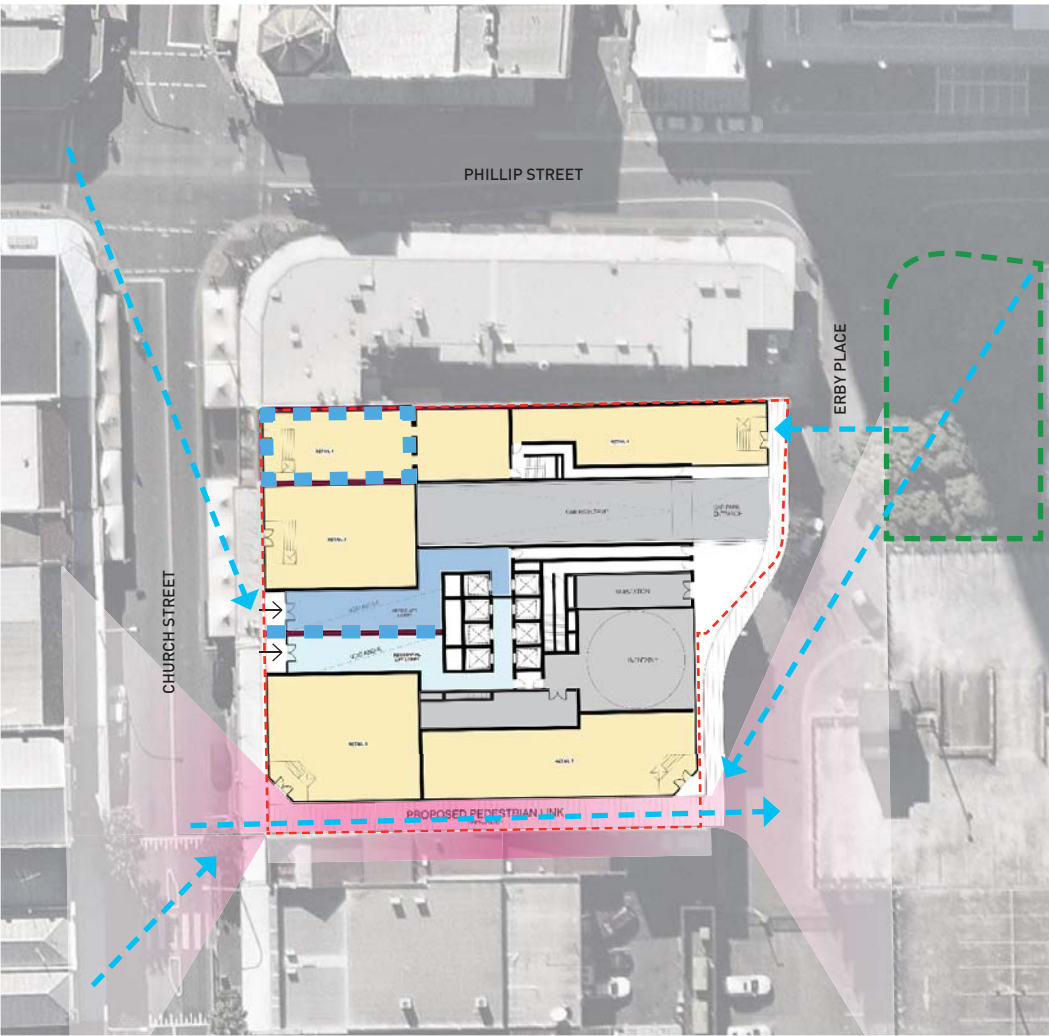


FUTURE PARRAMATTA LANES FRAMEWORK PLAN

- SITE
- PEDESTRIAN LANES
- SHARED / SERVICE LANE
- HORWOOD PLACE EXTENSION
- ARCADE / THROUGH SITE LINKS
- CITY PUBLIC SPACE

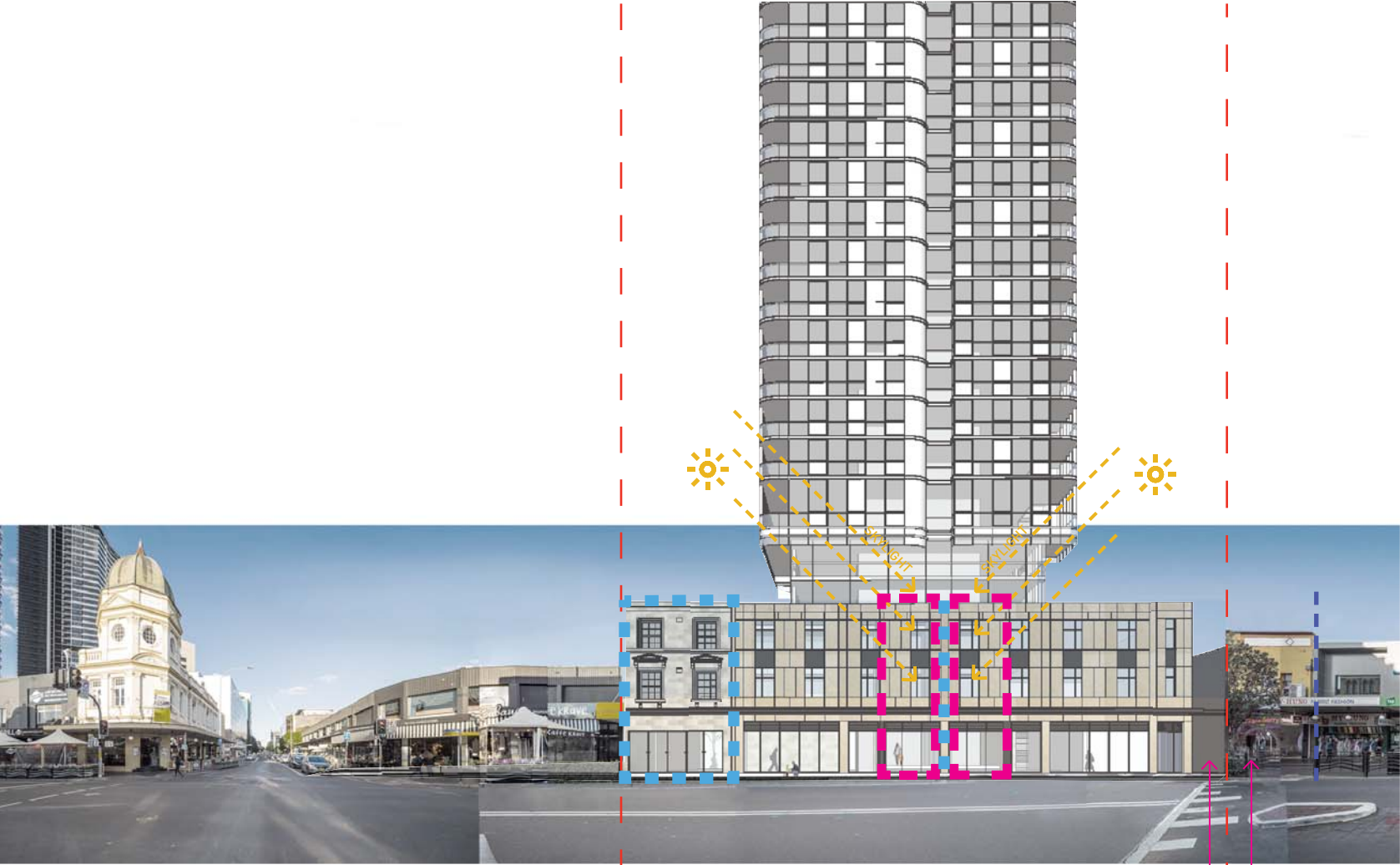
06 FUTURE URBAN DESIGN INTENT

PEDESTRIAN AND VISUAL LINKS



GROUND FLOOR ACTIVATION DIAGRAM

- SITE
- PEDESTRIAN LINKS
- RETAIL
- CORE / RESIDENTIAL LOBBY
- CORE / COMMERCIAL LOBBY
- HERITAGE WALLS
- VISUAL LINK
- PUBLIC / OPEN SPACE



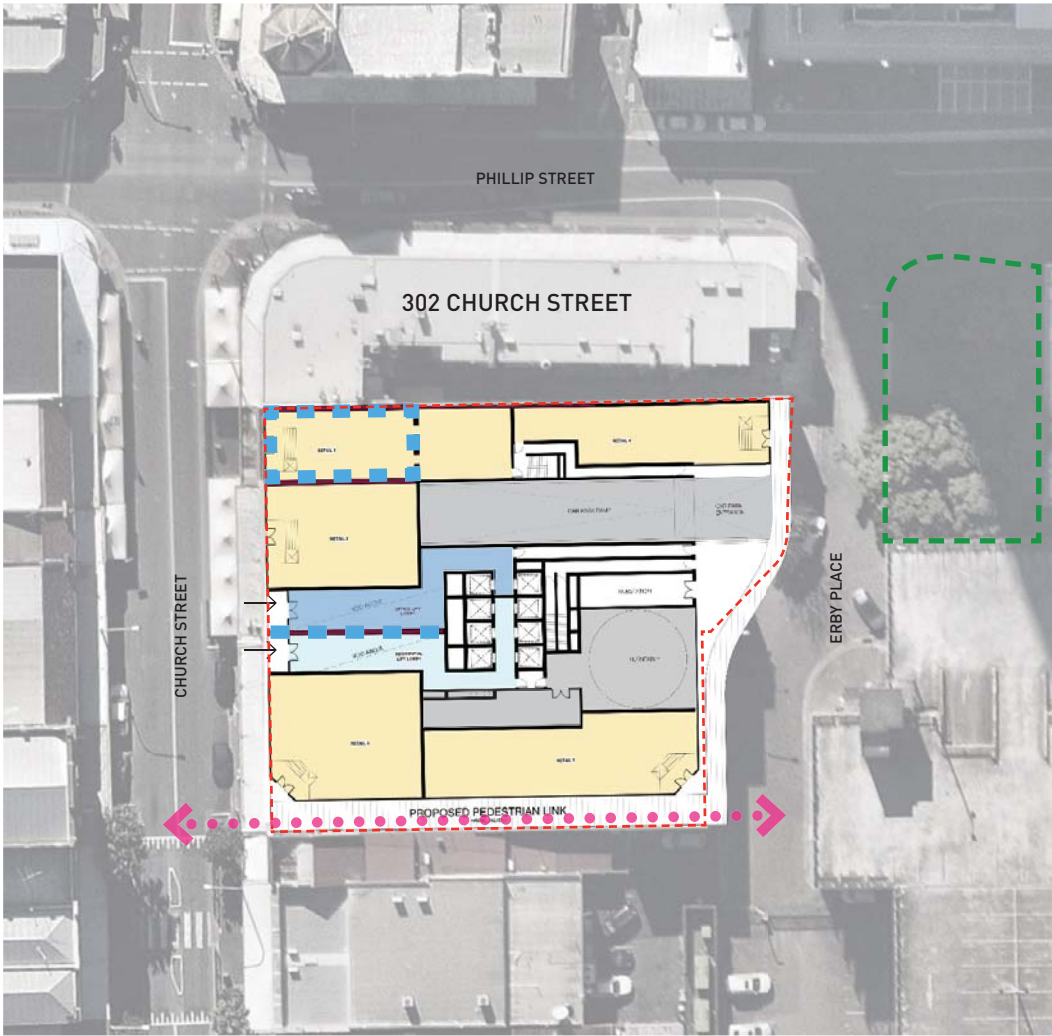
CHURCH STREET ELEVATION

- SITE
- CORE / LOBBY
- HERITAGE WALLS
- PEDESTRIAN LINK
- VISUAL LINK TO THE SKY

PTW

06 FUTURE URBAN DESIGN INTENT

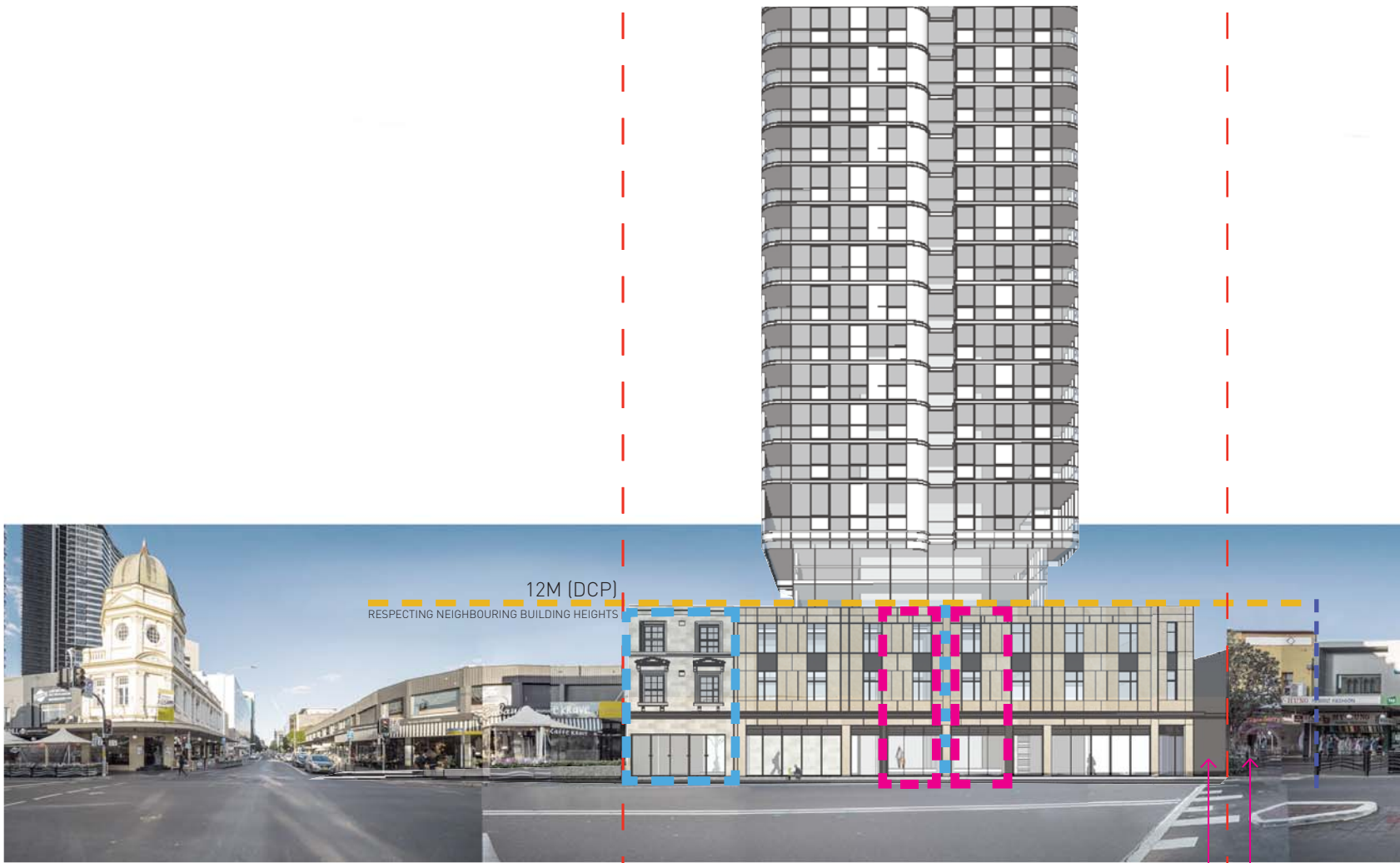
HERITAGE FOCUS - MAXIMISING HERITAGE VALUE



GROUND FLOOR ACTIVATION DIAGRAM

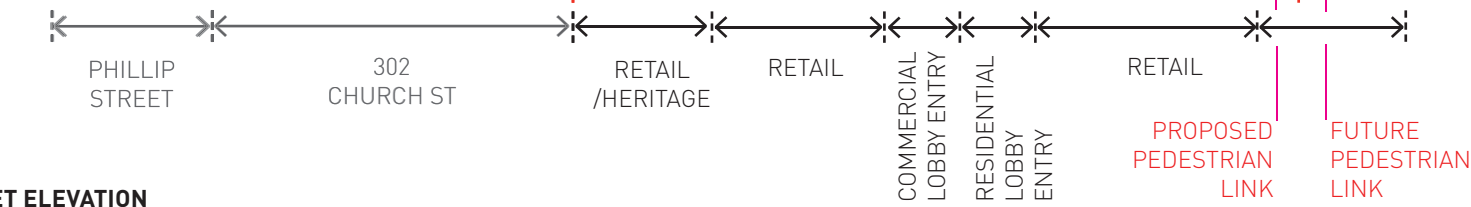
- SITE
- PEDESTRIAN LINKS
- RETAIL
- CORE / RESIDENTIAL LOBBY
- CORE / COMMERCIAL LOBBY
- HERITAGE WALLS
- PROPOSED PEDESTRIAN LINK
- PUBLIC / OPEN SPACE

PTW



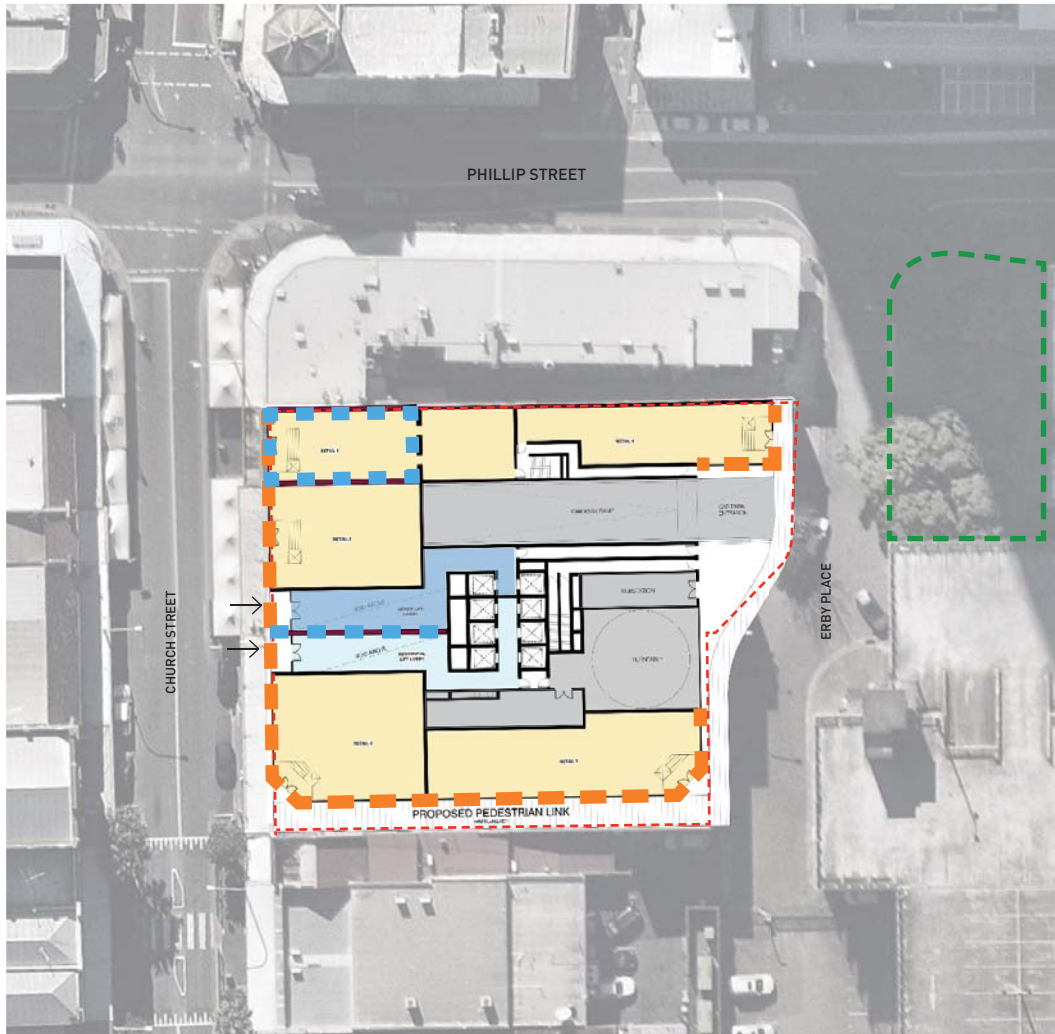
CHURCH STREET ELEVATION

- SITE
- CORE / LOBBY
- HERITAGE WALLS
- 12M PODIUM HEIGHT



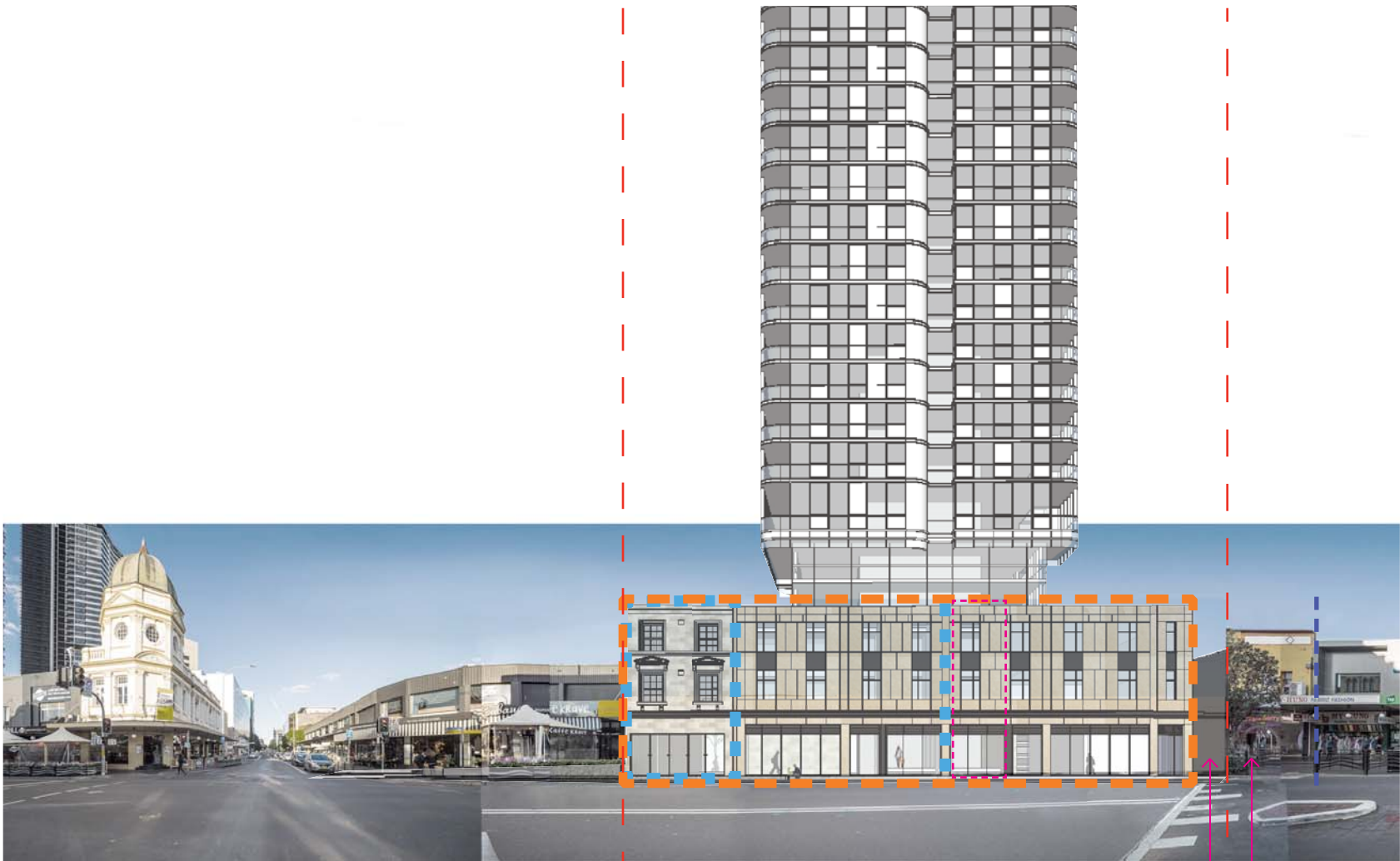
06 FUTURE URBAN DESIGN INTENT

RETAIL & COMMERCIAL ACTIVATION



GROUND FLOOR ACTIVATION DIAGRAM

- SITE
- PUBLIC / OPEN SPACE
- CORE / RESIDENTIAL LOBBY
- CORE / COMMERCIAL LOBBY
- NEW / REVITALISED RETAIL ACTIVATION
- HERITAGE WALLS

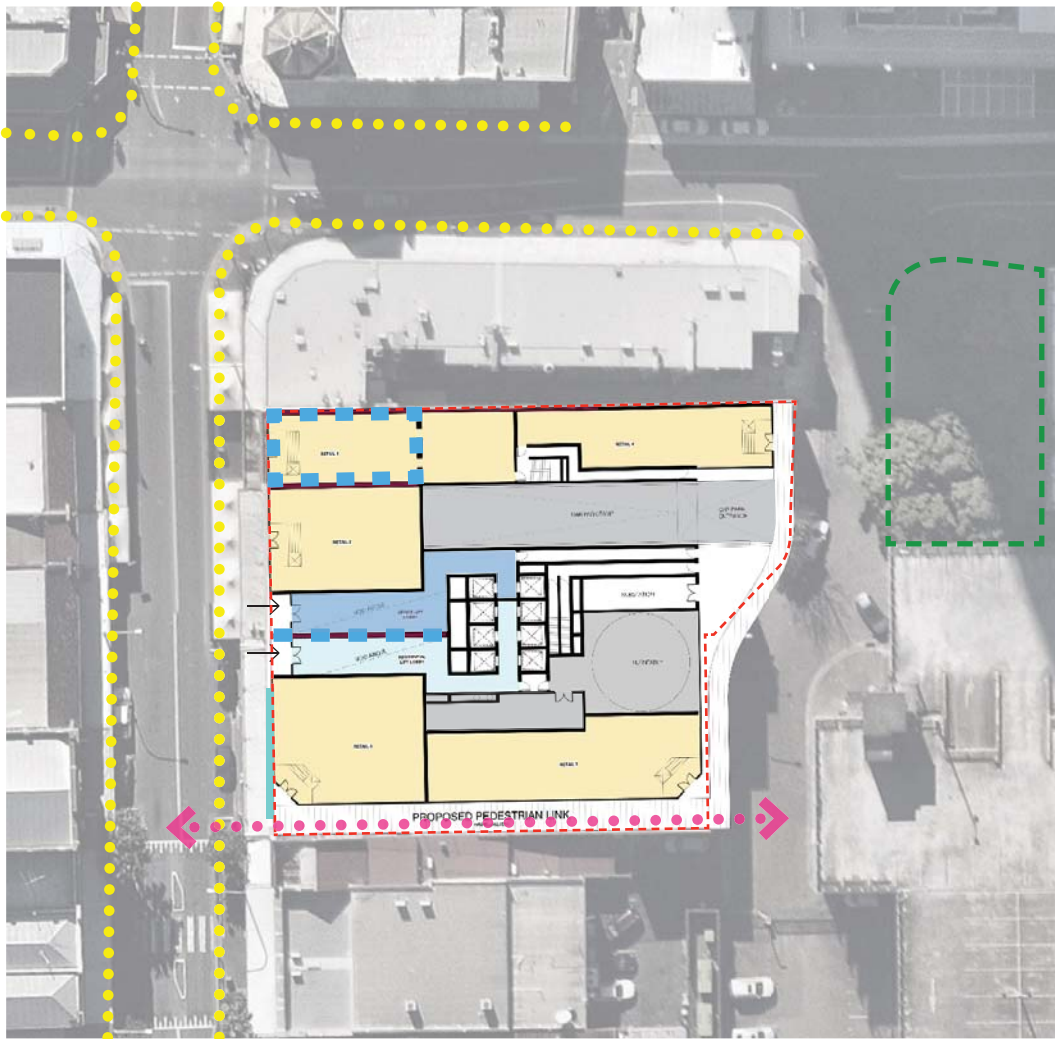


CHURCH STREET ELEVATION

- SITE
- CORE / LOBBY
- HERITAGE WALLS
- NEW / REVITALISED RETAIL + COMMERCIAL ACTIVATION

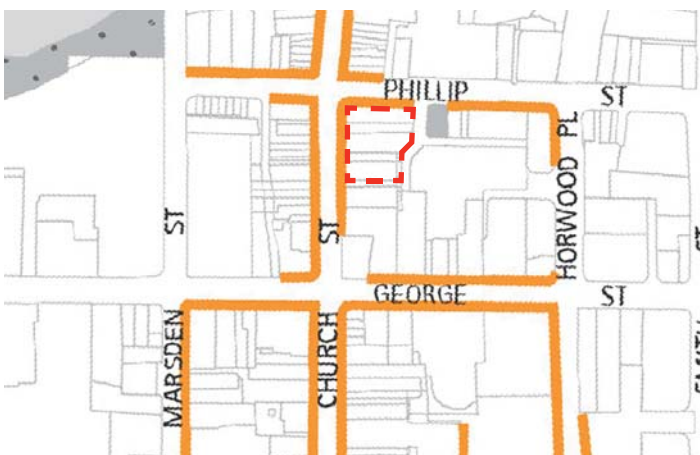
06 FUTURE URBAN DESIGN INTENT

STREET SCAPE + CONTINUOUS AWNINGS



GROUND FLOOR ACTIVATION DIAGRAM

- SITE
- PUBLIC / OPEN SPACE
- ... CONTINUOUS AWNINGS REQUIRED
- ... PROPOSED PEDESTRIAN LINK



PARRAMATTA DEVELOPMENT CONTROL PLAN
2011 DCP 4.3 - 71
--- CONTINUOUS AWNINGS REQUIRED



CHURCH STREET ELEVATION

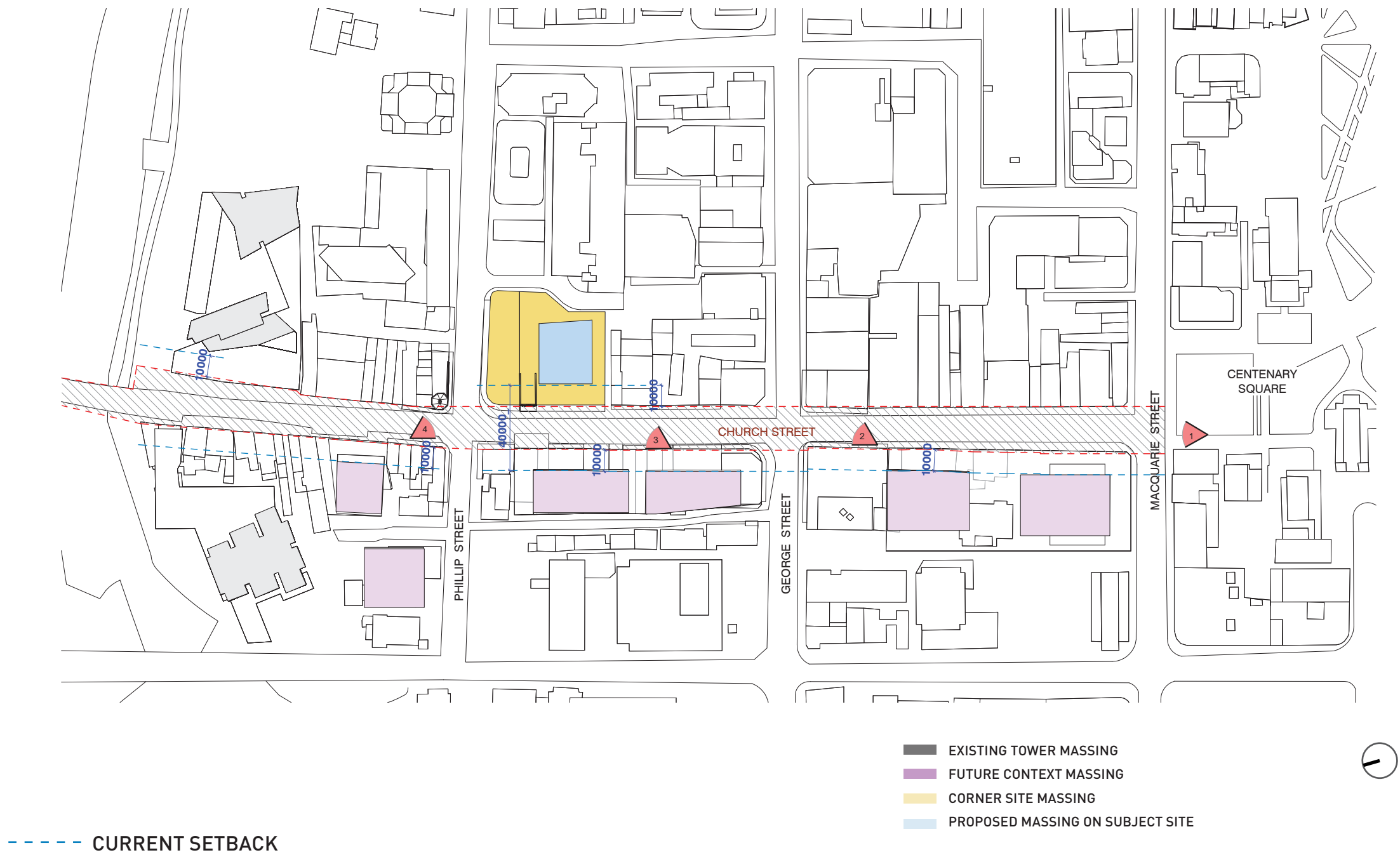
- SITE
- CORE / LOBBY
- HERITAGE WALLS
- ... CONTINUOUS AWNINGS REQUIRED

The proposed façade has been redesigned to respond to the solidity of the nearby buildings along Church Street, at the same scale as the c1860s building across much of the site. The wall openings respond to the geometry of the earlier building in a temporary manner. The selected new façade material would be a contemporary response to the original sandstone

06 FUTURE URBAN DESIGN INTENT

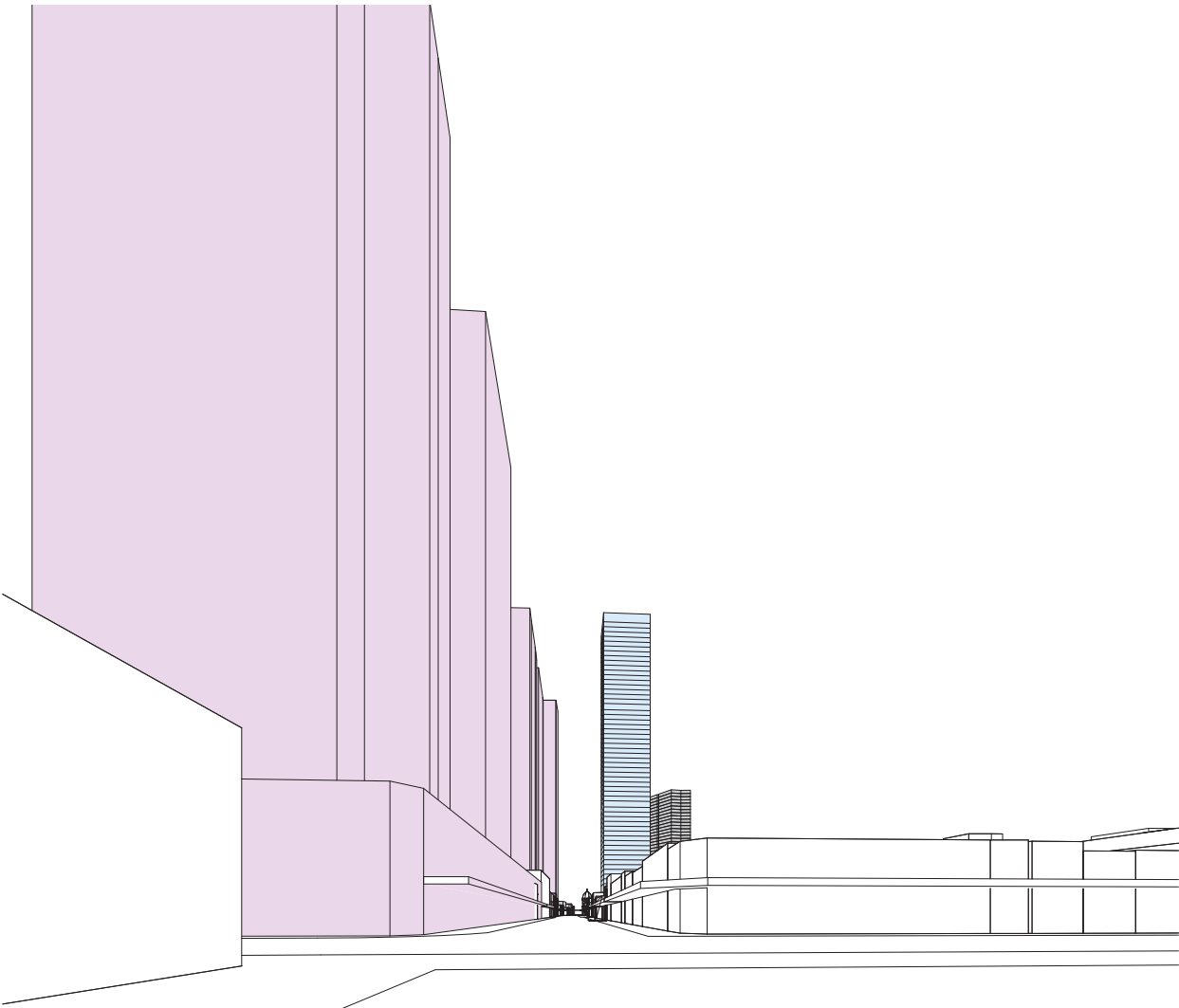
CHURCH STREET SETBACK DIAGRAM

A series of view analyses along Church street has been conducted in order to find out the urban impact of the proposed tower massing with 10m or 12m setback.

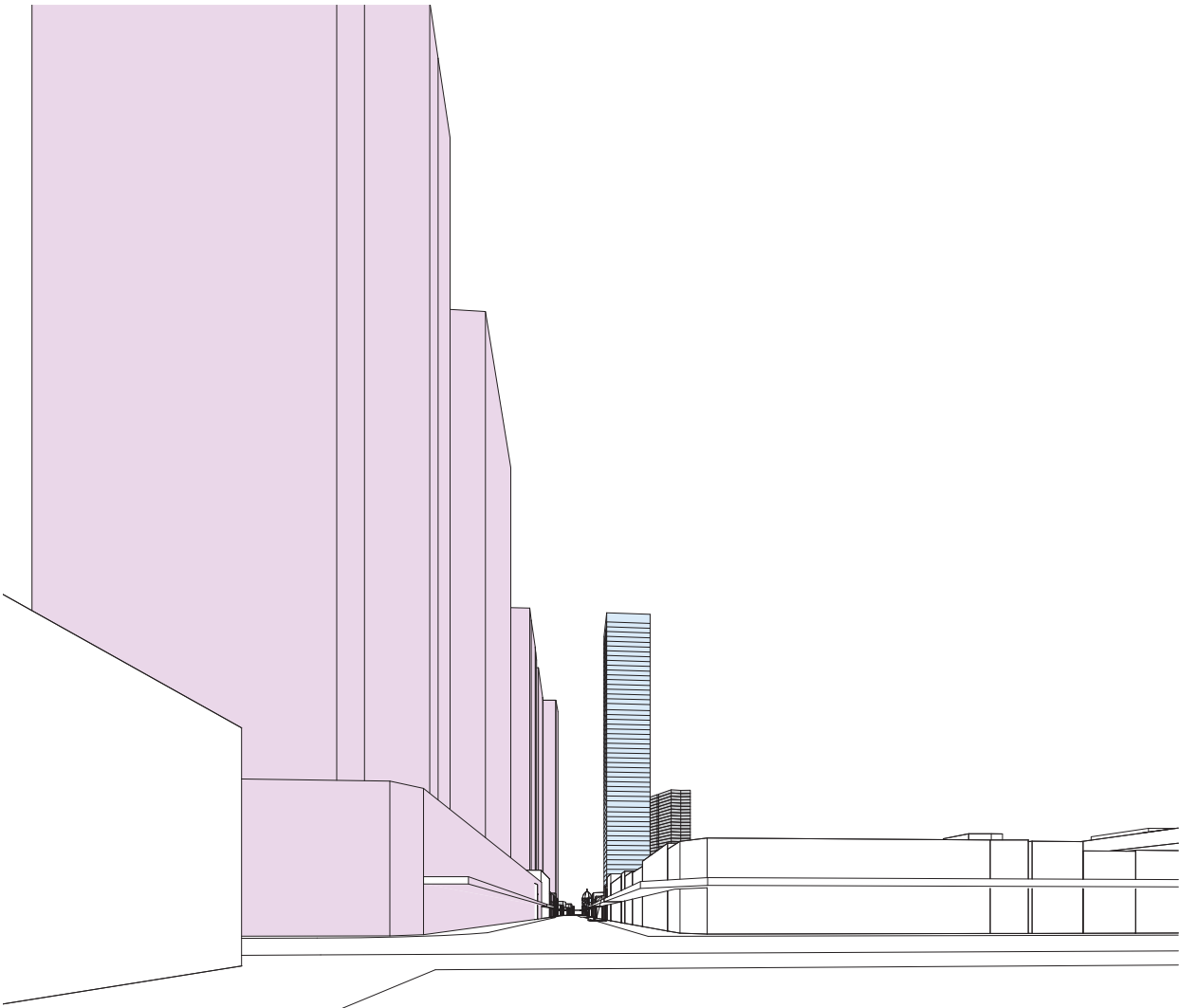


06 FUTURE URBAN DESIGN INTENT

CHURCH STREET VIEW 01FROM CENTENARY SQUARE (FUTURE CONTEXT)



10M SETBACK

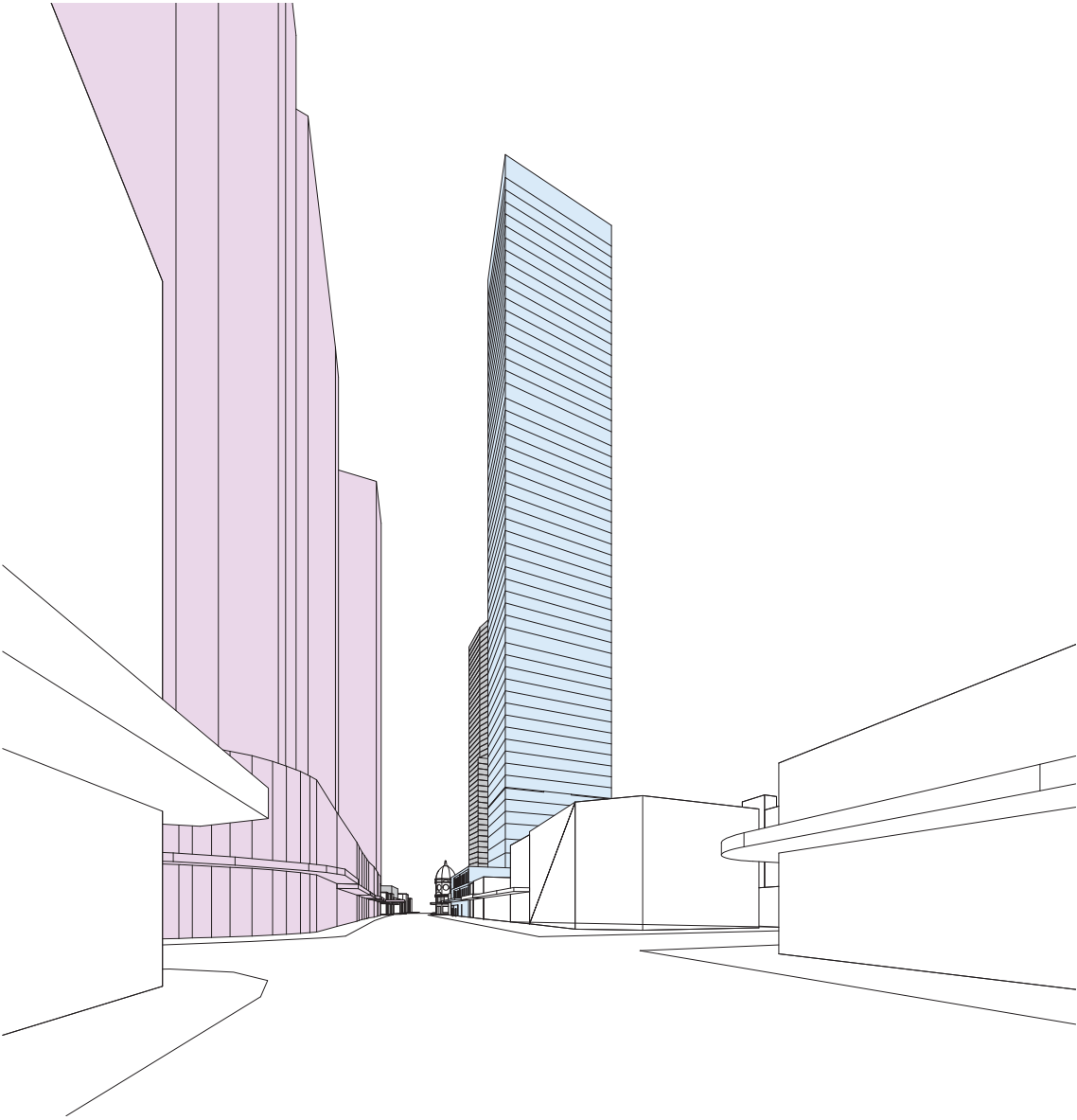


12M SETBACK

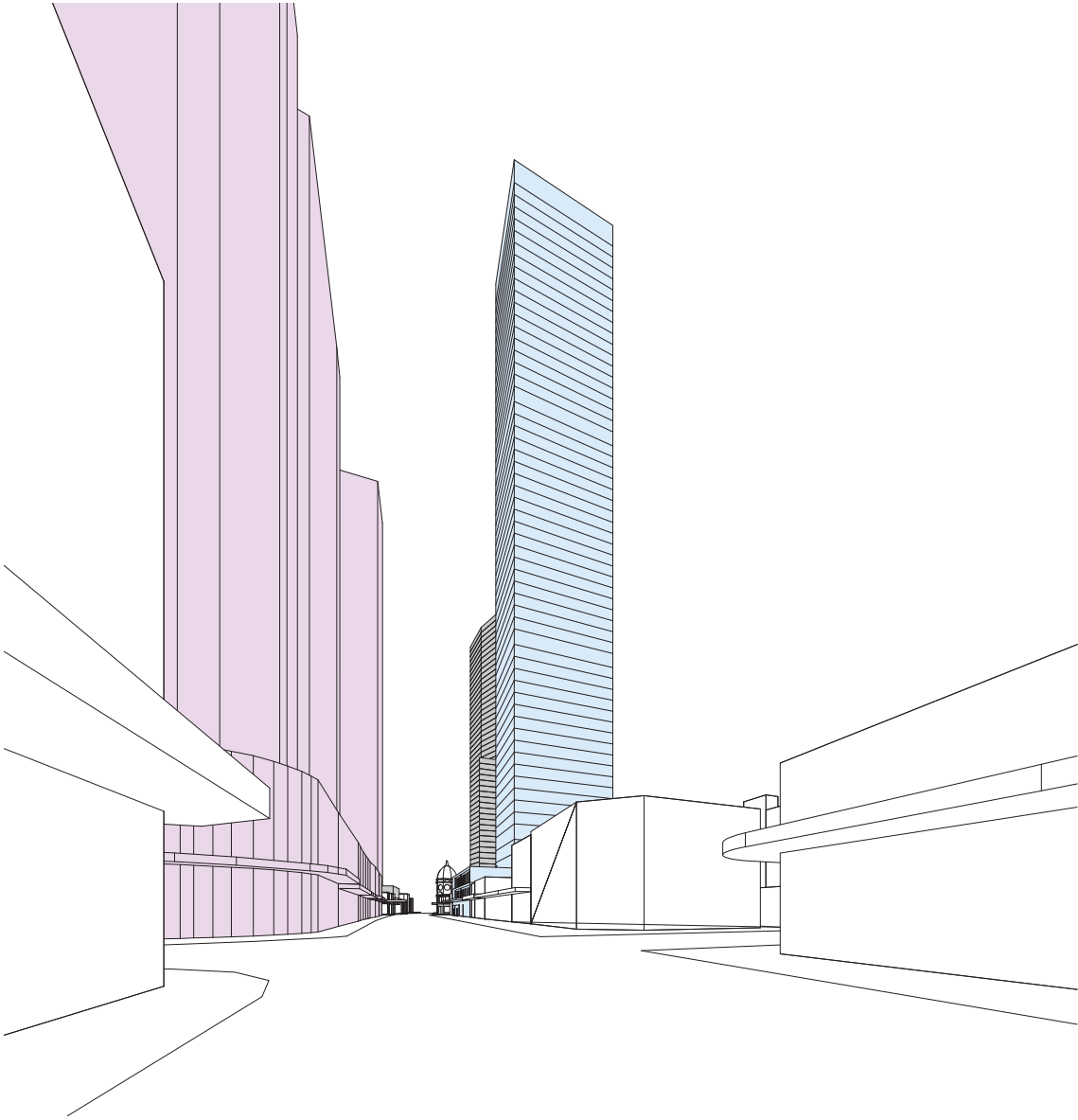
- EXISTING TOWER MASSING
- FUTURE CONTEXT MASSING
- PROPOSED MASSING ON SUBJECT SITE

06 FUTURE URBAN DESIGN INTENT

CHURCH STREET VIEW 02 (FUTURE CONTEXT)



10M SETBACK

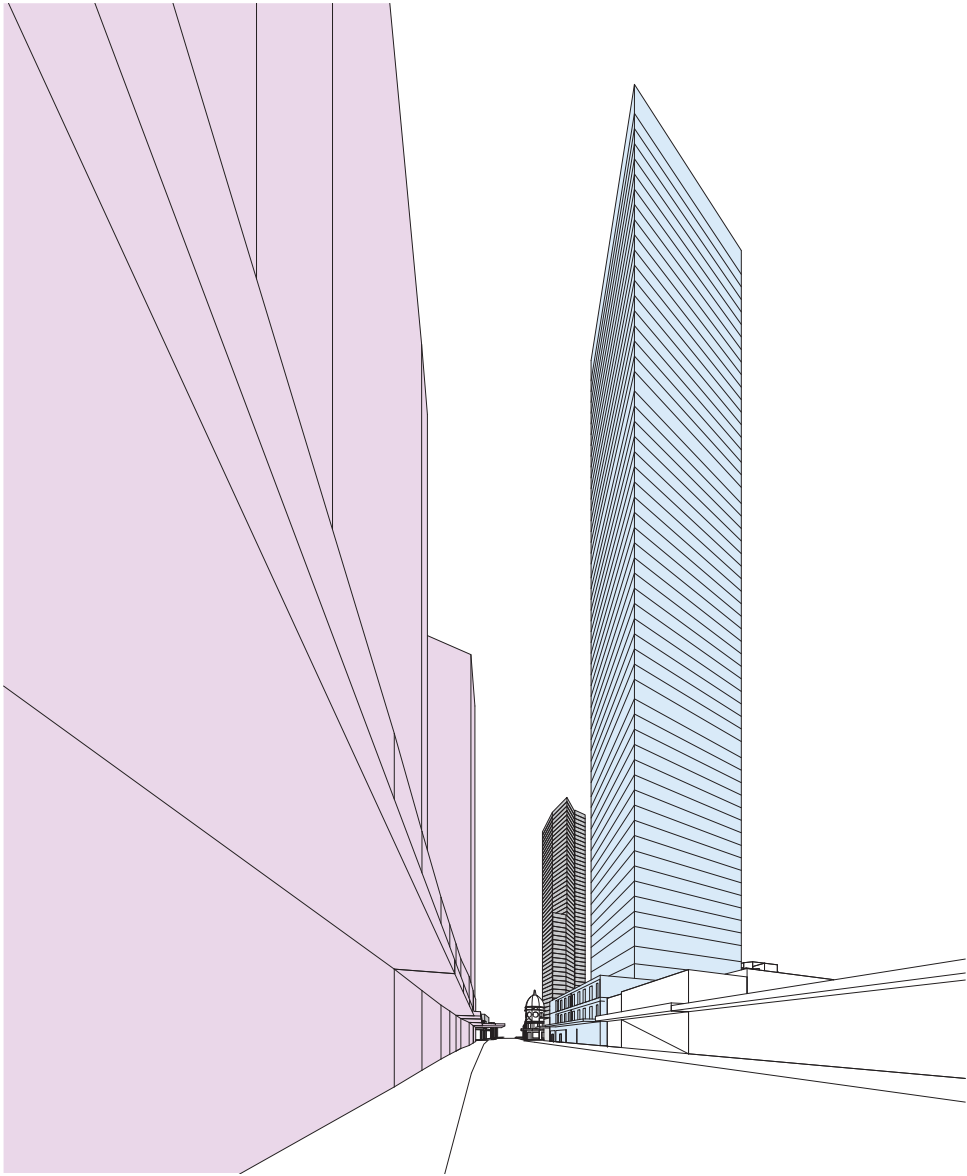


12M SETBACK

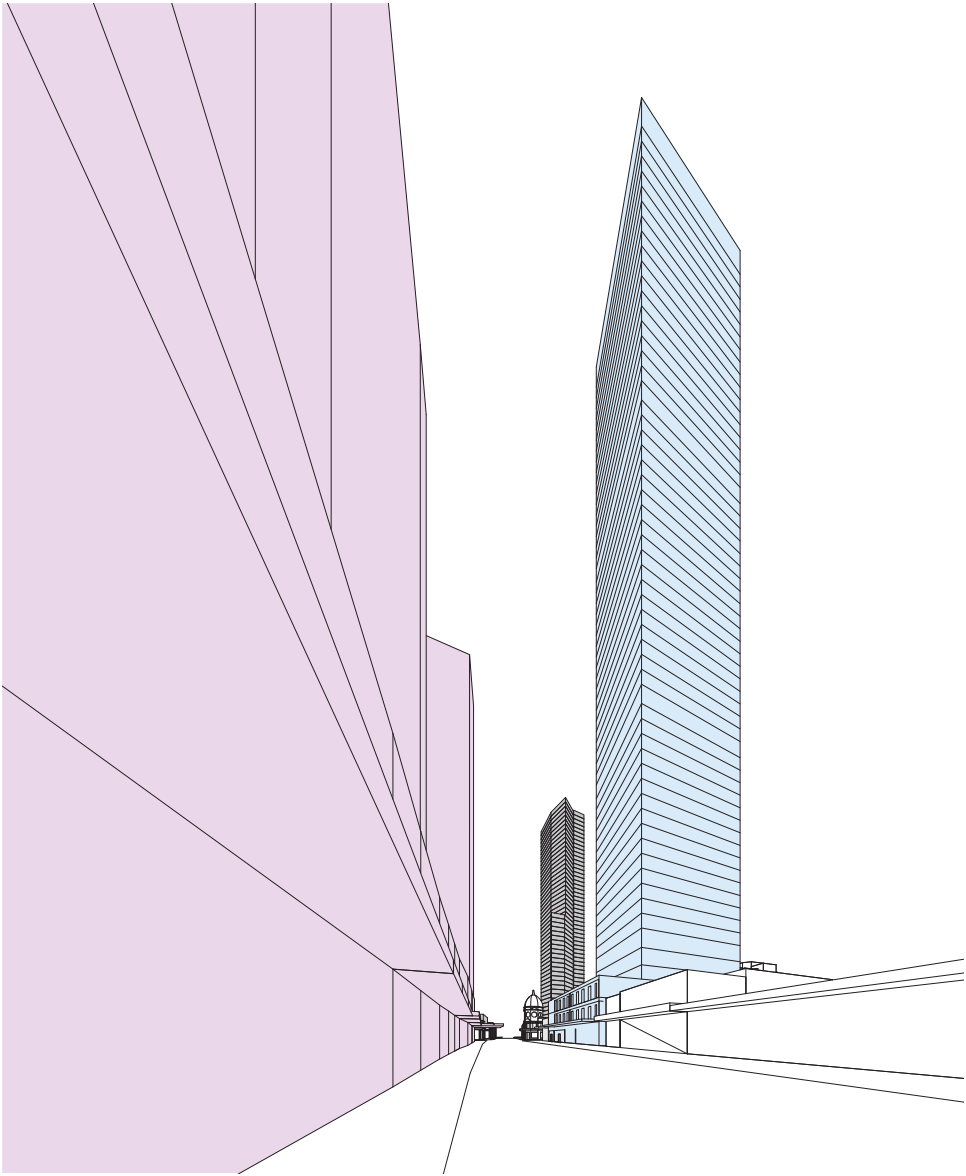
- EXISTING TOWER MASSING
- FUTURE CONTEXT MASSING
- PROPOSED MASSING ON SUBJECT SITE

06 FUTURE URBAN DESIGN INTENT

CHURCH STREET VIEW 03 (FUTURE CONTEXT)



10M SETBACK



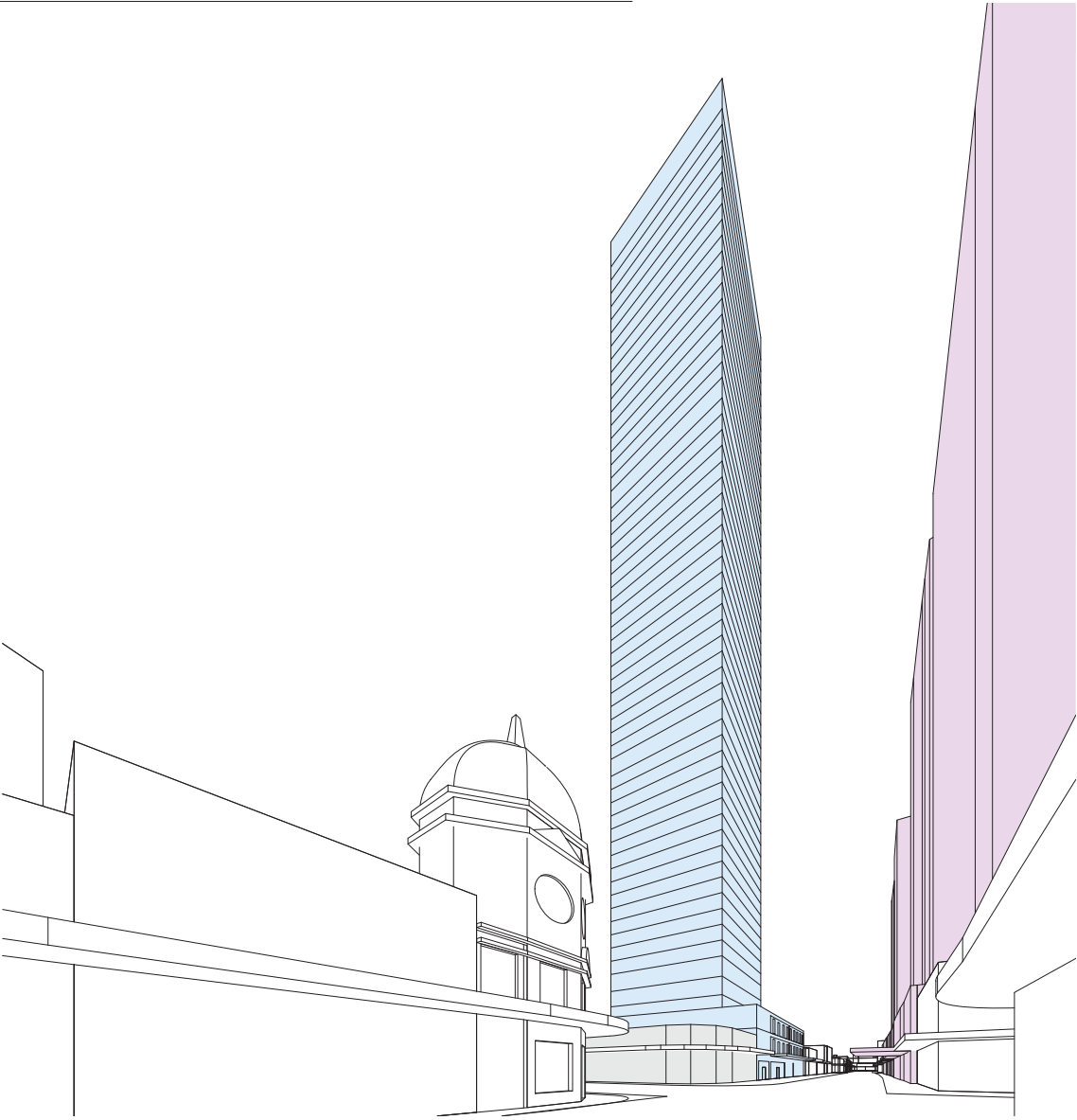
12M SETBACK

- EXISTING TOWER MASSING
- FUTURE CONTEXT MASSING
- PROPOSED MASSING ON SUBJECT SITE

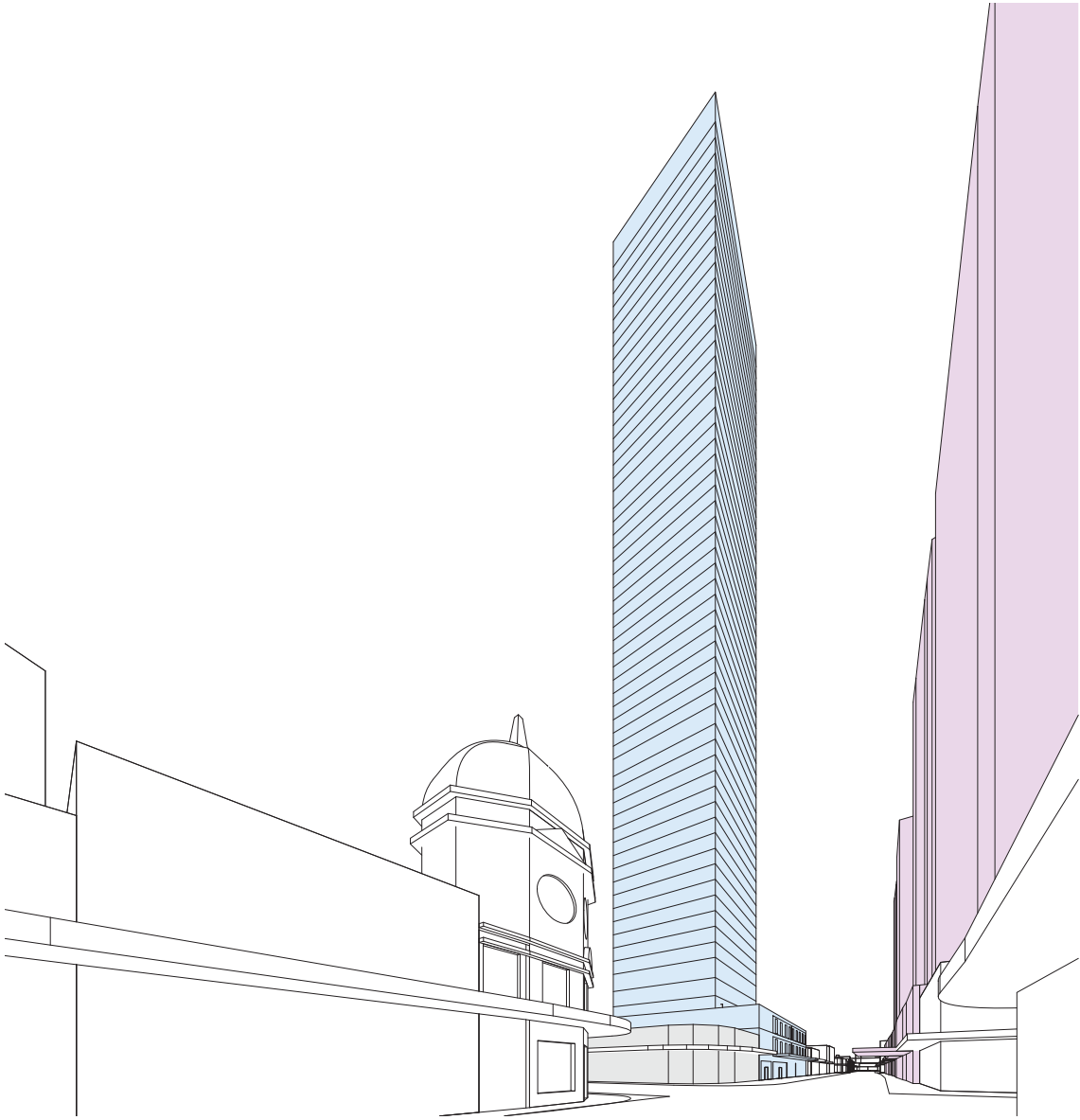
06 FUTURE URBAN DESIGN INTENT

CHURCH STREET VIEW 04 (FUTURE CONTEXT)

PTW believe that in urban design term, a 10m setback for the tower is sufficient to make the podium a distinct urban form, that blends with the traditional scale of commercial development along both sides of Church Street.



10M SETBACK



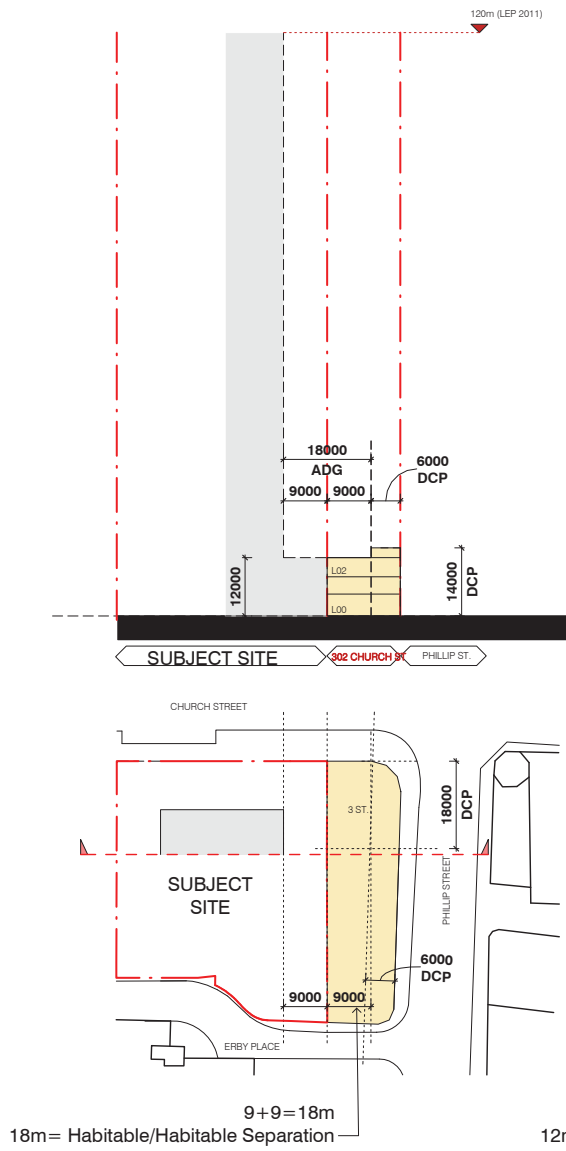
12M SETBACK

- FUTURE CONTEXT MASSING
- PROPOSED MASSING ON SUBJECT SITE

06 FUTURE URBAN DESIGN INTENT

302 CHURCH S-FUTURE MASSING OPTIONS COMPARISON

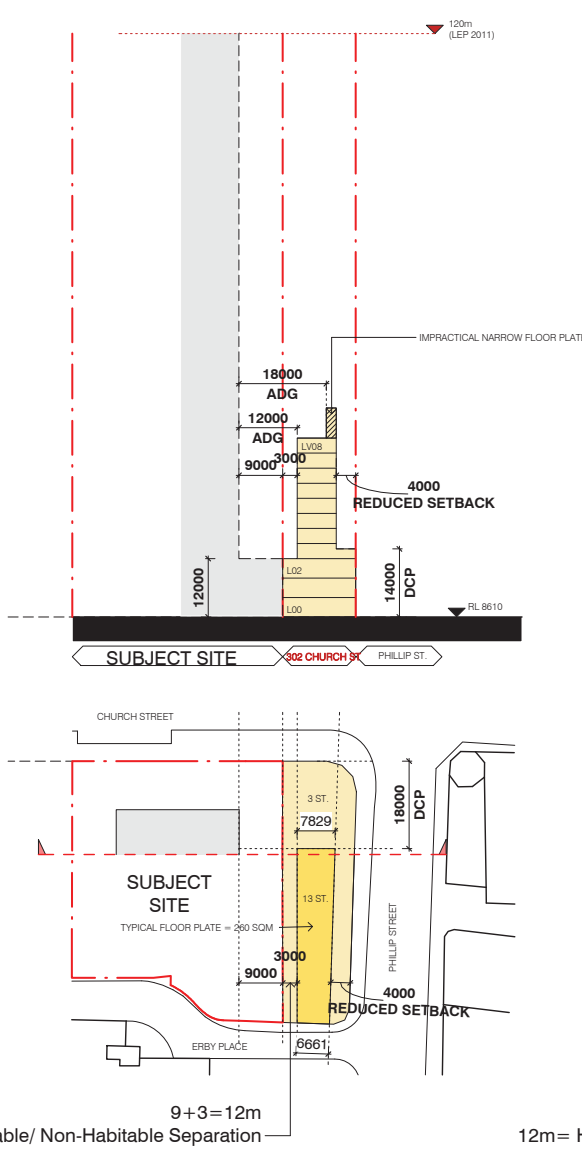
OPTION A



- DISADVANTAGE**
- TOWER NOT FEASIBLE FOR NORTHERN NEIGHBOUR AS SETBACKS OVERLAP.
 - CANNOT ACHIEVE TARGET FSR.



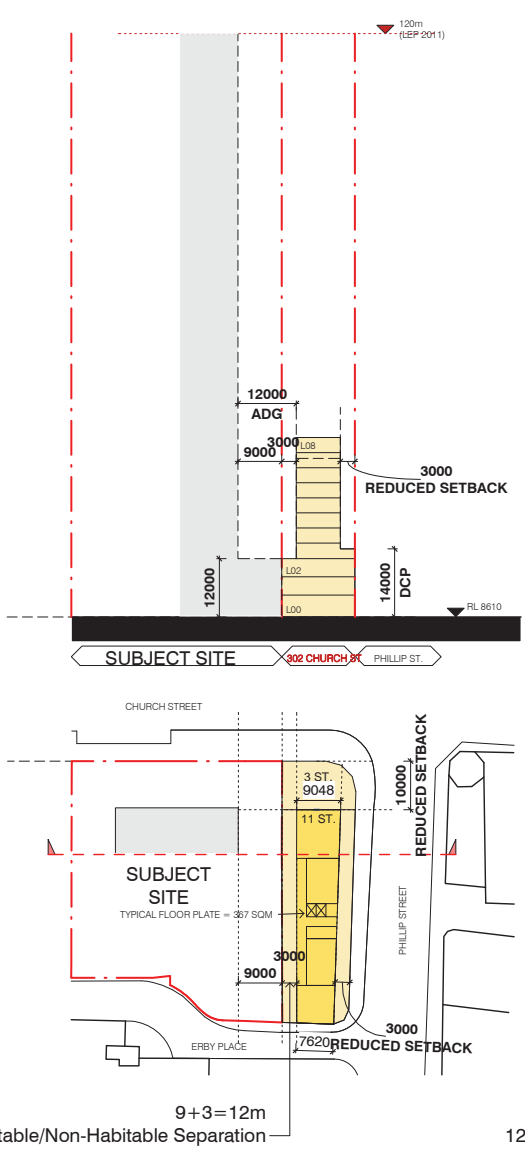
OPTION B



- DISADVANTAGE**
- IMPRACTICAL NARROW FLOOR PLATE FOR NORTHERN NEIGHBOUR
 - CANNOT ACHIEVE TARGET FSR.



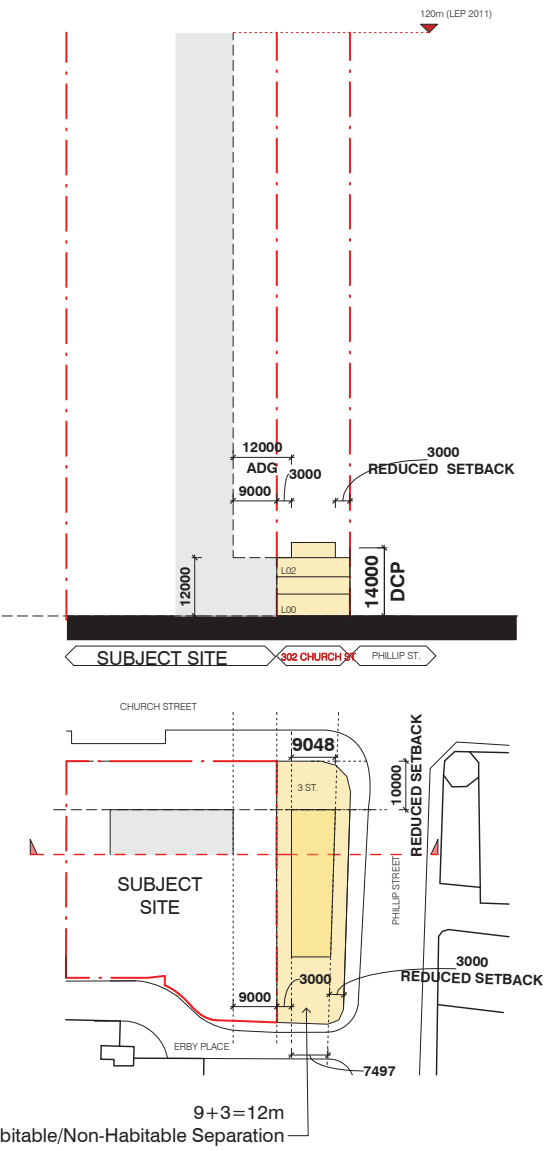
OPTION C



- ADVANTAGE**
- SINGLE LOADED CORRIDOR RESIDENTIAL LAYOUT IS POSSIBLE.
 - CAN ARCHIEVE TARGET FSR.
- DISADVANTAGE**
- URBAN DESIGN MASSING IS NOT CONVINCING ON THE STREETSCAPE.
 - HERITAGE DOME OPPOSITE IS NEGATIVELY AFFECTED BY THE PRESENCE OF THE THIN SLIVER OF TOWER FORM.



OPTION D

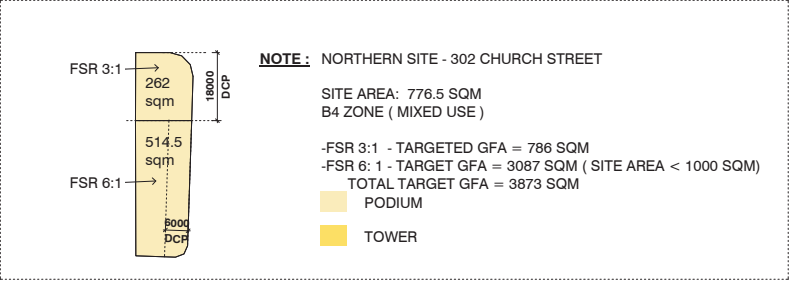


- ADVANTAGE**
- THIS OPTION IS THE ONLY ACCEPTABLE URBAN DESIGN APPROACH.
 - THIS OPTION IS THE ONLY ACCEPTABLE HERITAGE OPTION AS IT RETAINS HERITAGE DOME PROMINENCE.

- DISADVANTAGE**
- CANNOT ACHIEVE TARGET FSR FOR SITE 302.



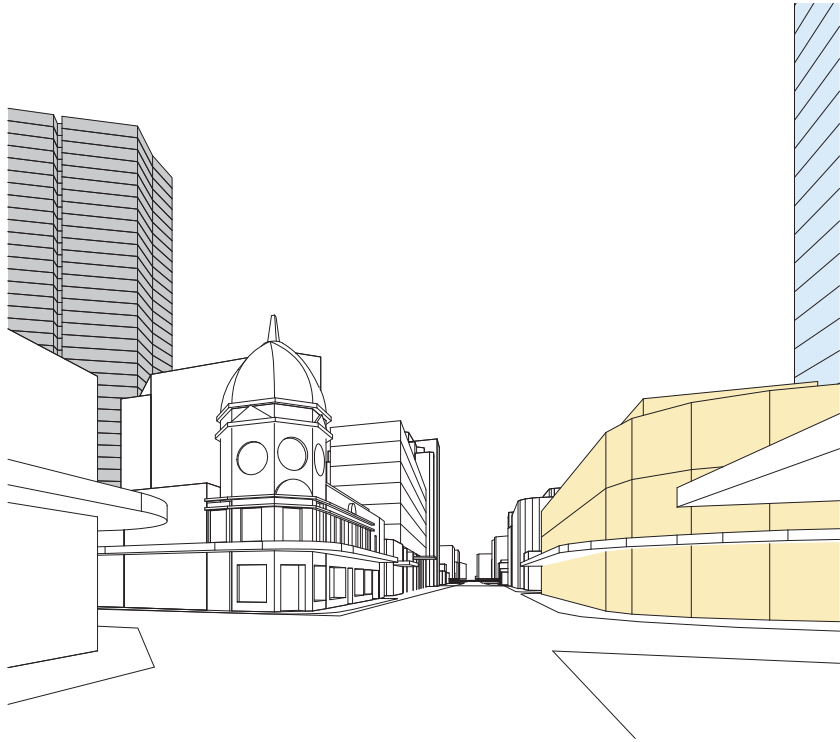
PTW



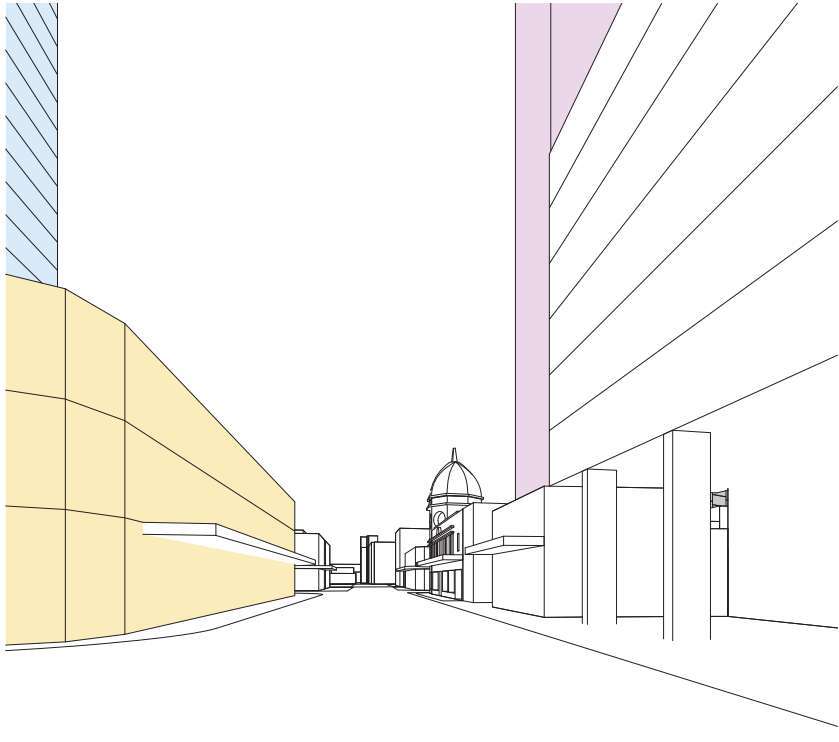
OPTION D IS THE ONLY ACCEPTABLE SOLUTION TO SITE 302.

06 FUTURE URBAN DESIGN INTENT

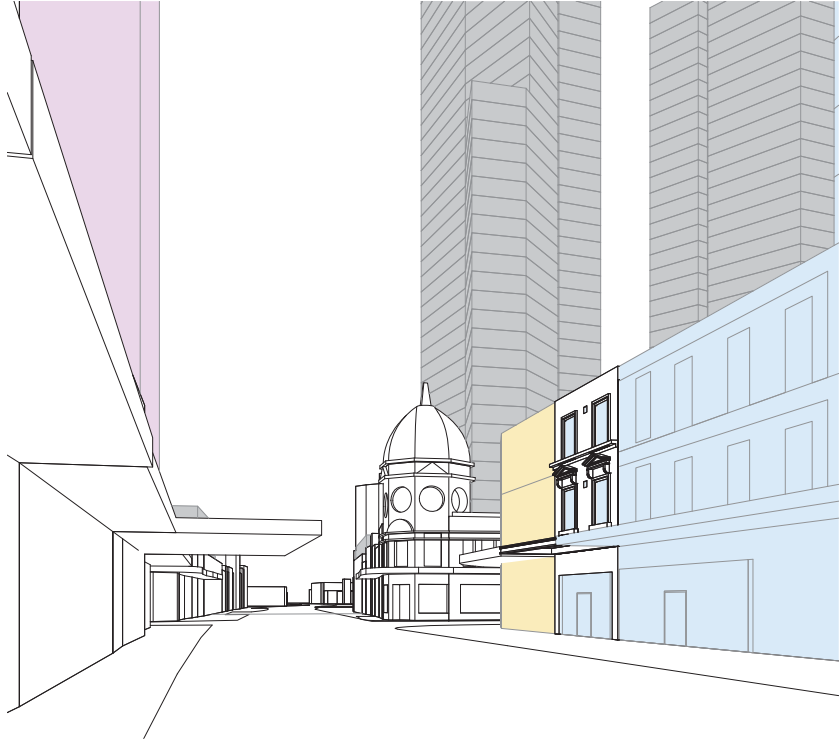
CORNER SITE WITH 3 STOREY PODIUM



VIEW 1 -PHILLIP ST LOOKING EAST



VIEW 2 -PHILLIP ST LOOKING WEST

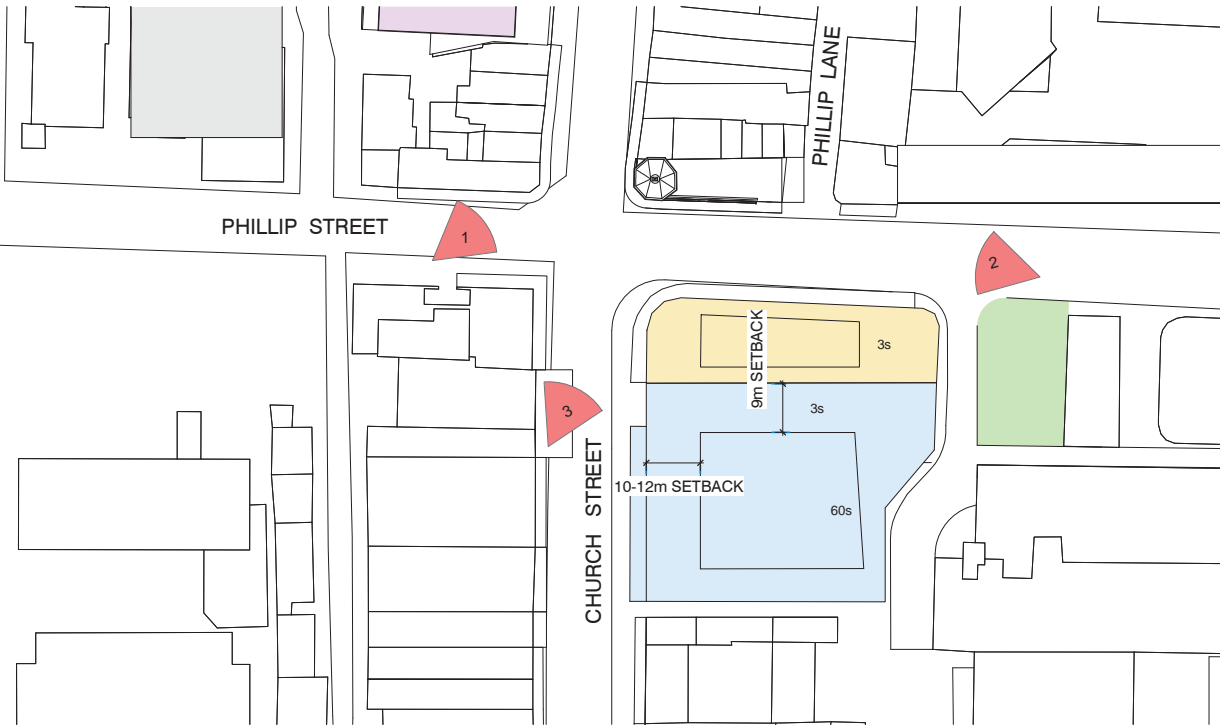


VIEW 3 -CHURCH ST LOOKING NORTH

- EXISTING TOWER MASSING
- FUTURE CONTEXT MASSING
- CORNER SITE MASSING
- PROPOSED MASSING ON SUBJECT SITE

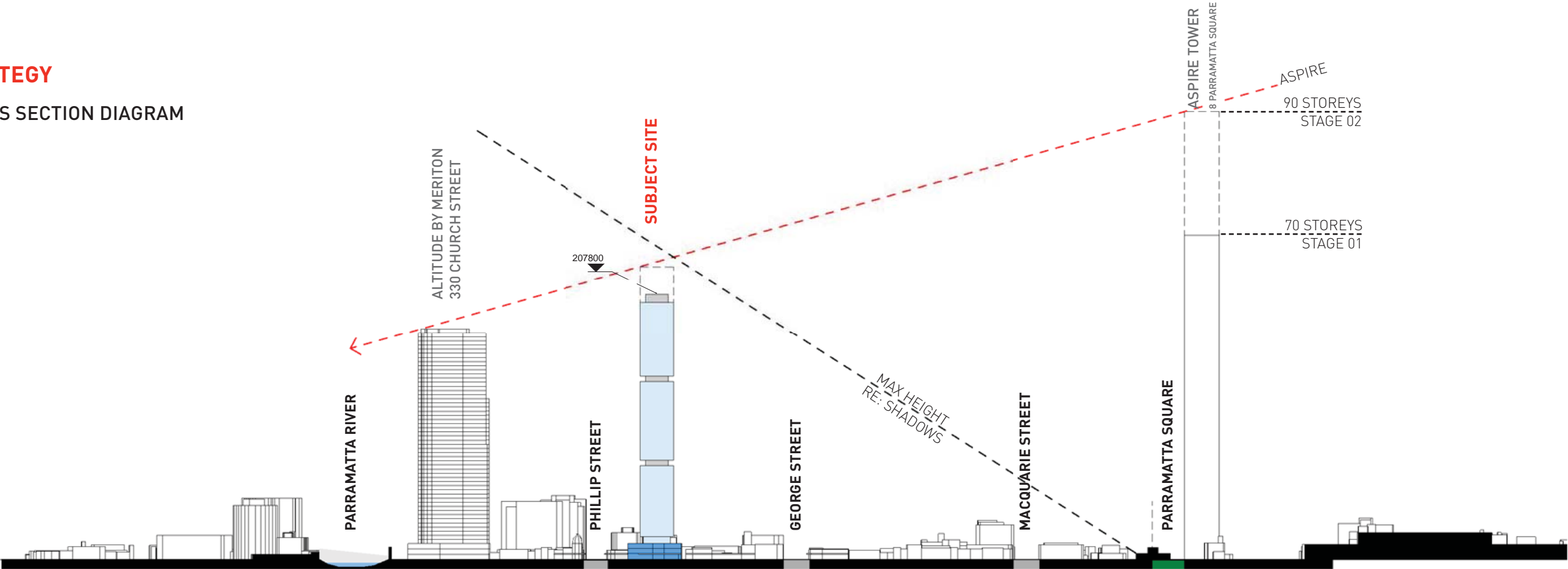
Through the view analyses along both Church St and Philip Street , PTW believe that a three storey podium scale would be the appropriate limit of development over the majority of no. 302, to fit into the wider streetscape of Church Street.

It would also be an appropriate scale to retain the prominence of the domed heritage item on the north-east corner of Church and Phillip Streets



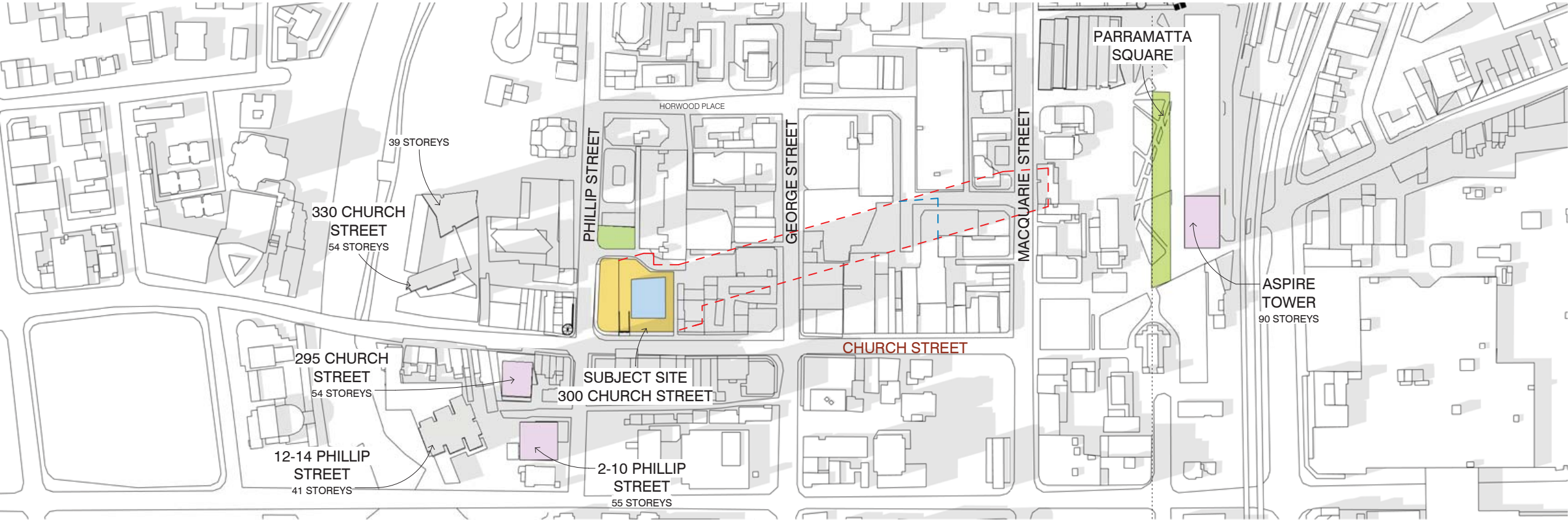
07 DESIGN STRATEGY

HEIGHT PRINCIPLES SECTION DIAGRAM



HEIGHT TRANSITION FROM ALTITUDE BY MERITON TO ASPIRE TOWER

LAST OPPORTUNITY SITE TO CAPITALISE ON HEIGHT RESTRICTIONS
(PARRAMATTA SQUARE OVERSHADOWING DCP CLAUSE)



--- Proposed shadow 21st June at 12pm

EXISTING TOWER MASSING

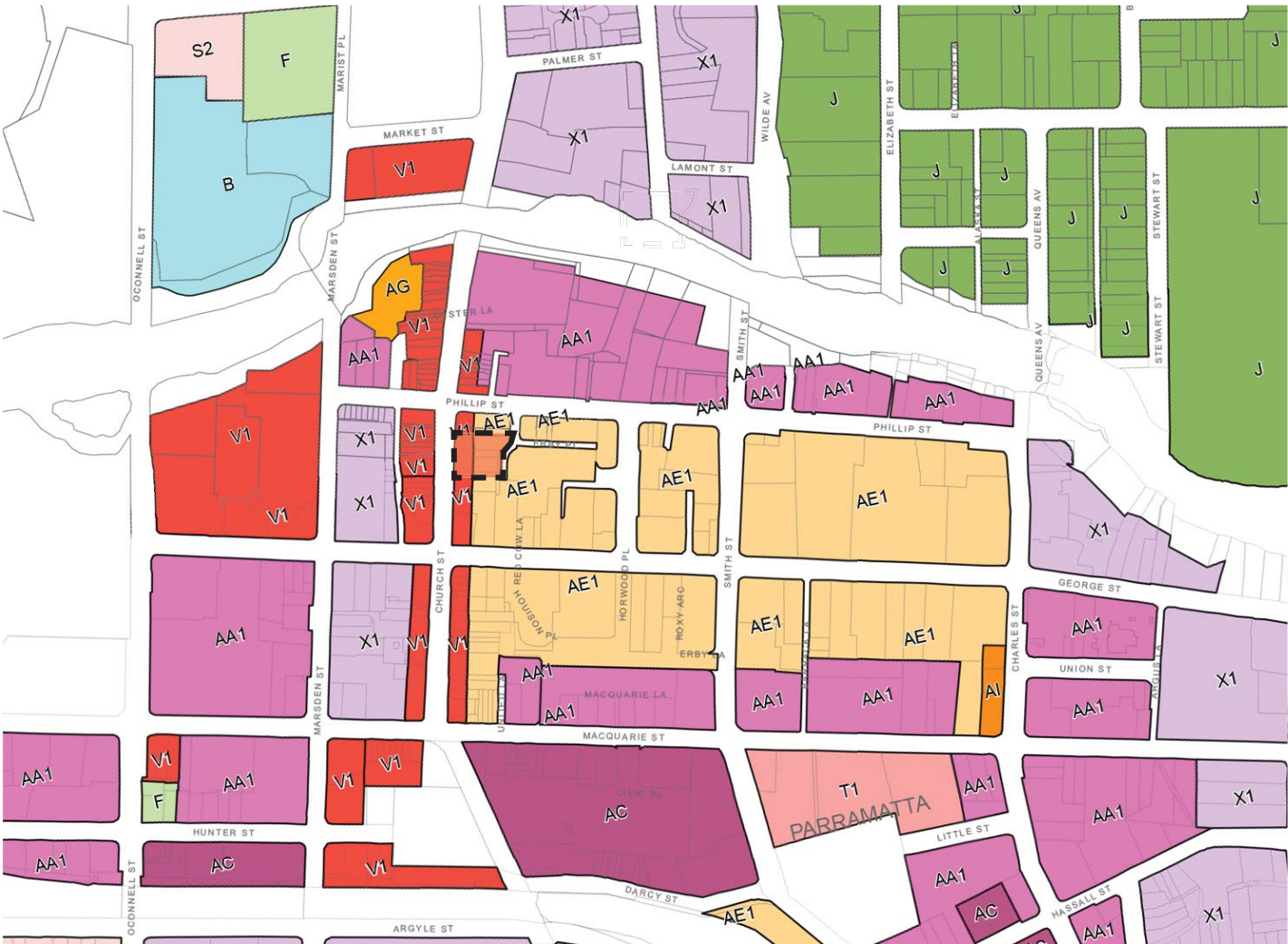
FUTURE CONTEXT MASSING

PROPOSED PODIUM MASSING

PROPOSED MASSING ON SUBJECT SITE

09 PARRAMATTA LEP MAPS

FLOOR SPACE RATIO MAP



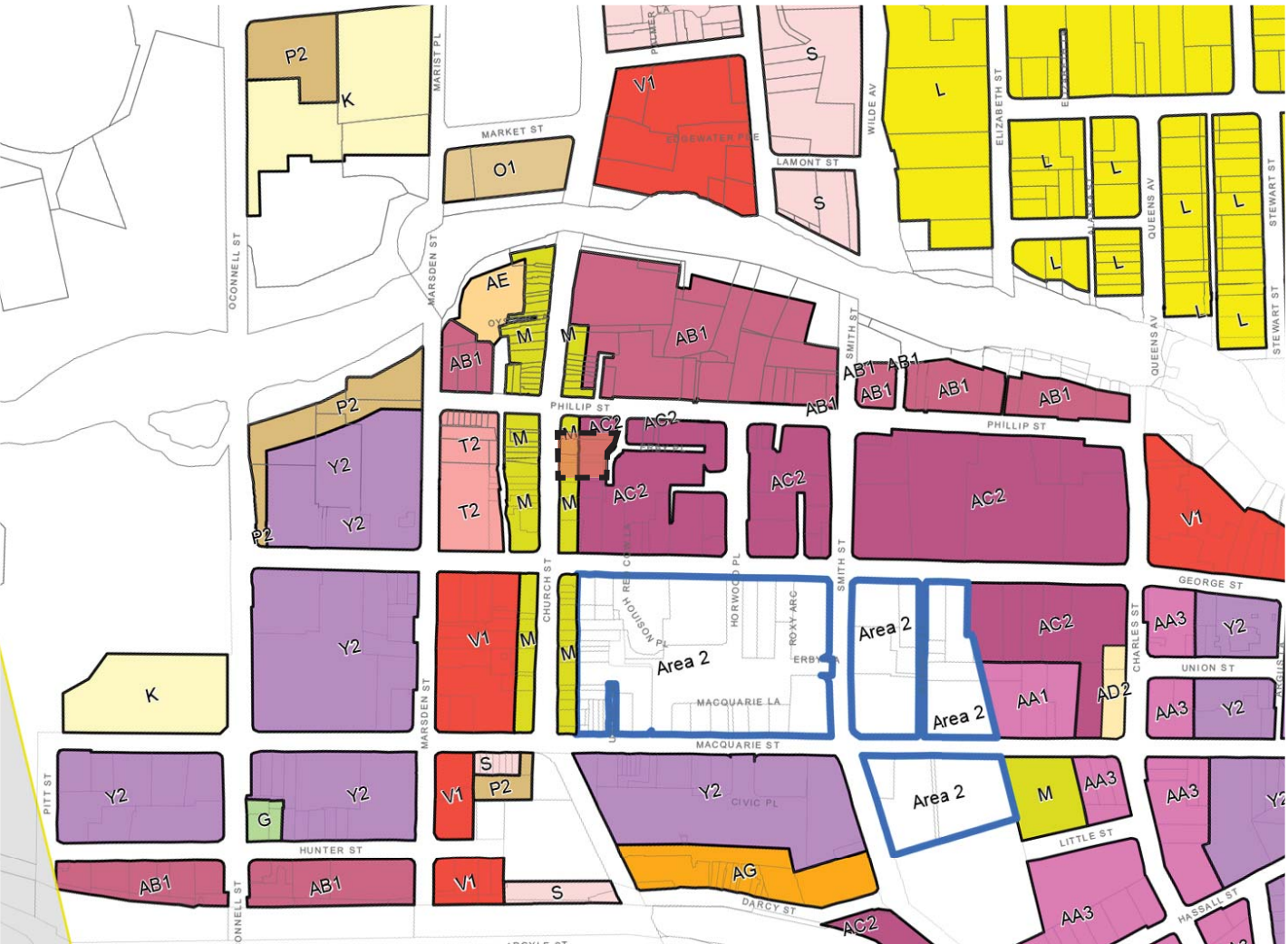
SITE

MAXIMUM FLOOR SPACE RATION (N:1)

A 0.33	T1 2.0	Z 5.0
B 0.4	T2 2.1	AA1 6.0
D 0.5	T3 2.4	AA2 6.4
F 0.6	U1 2.5	AA3 6.5
H 0.7	U2 2.6	AB 7.2
J 0.8	V1 3.0	AC 8
K 0.89	V2 3.3	AE1 10
N 1.0	V3 3.4	AE2 10.2
O 1.1	W 3.5	AG 12
P 1.2	X1 4.0	AI 19
R 1.4	X2 4.2	
S1 1.5	Y1 4.5	
S2 1.52	Y2 4.8	
S3 1.7		
S4 1.75		

Refer to Clause 4.4 (2A)

HEIGHT OF BUILDINGS MAP



SITE

MAXIMUM BUILDING HEIGHT IN RL (M)

RL 11	Q1 19	Y1 52
RL 14	Q2 20	Y2 54
E 6	R 21	AA1 60
G 7	S 24	AA2 66
J1 9	T1 25	AA3 72
J2 9.2	T2 28	AB1 80
J3 9.5	U1 31	AB2 90
K 10	U2 34	AC1 118
L 11	V1 36	AC2 120
M 12	V2 37	AD1 130
N1 13	W 40	AD2 136
N2 14	X1 48	AE 150
O1 15	X2 49	AG 200
O2 16		
P1 17		
P2 18		

Refer to table in Clause 4.3 (2A)

Refer to Clause 7.4

10 SITE INFORMATION

EXISTING AND PROPOSED BUILDING CONTROLS

EXISTING

SITE AREA	2099m²
EXISTING BUILDING HEIGHT	M - 12m and ME2 - 120m
EXISTING FSR	V1 - 3:1 and VE2 - 10.2:1
EXISTING LEVELS	3 Levels

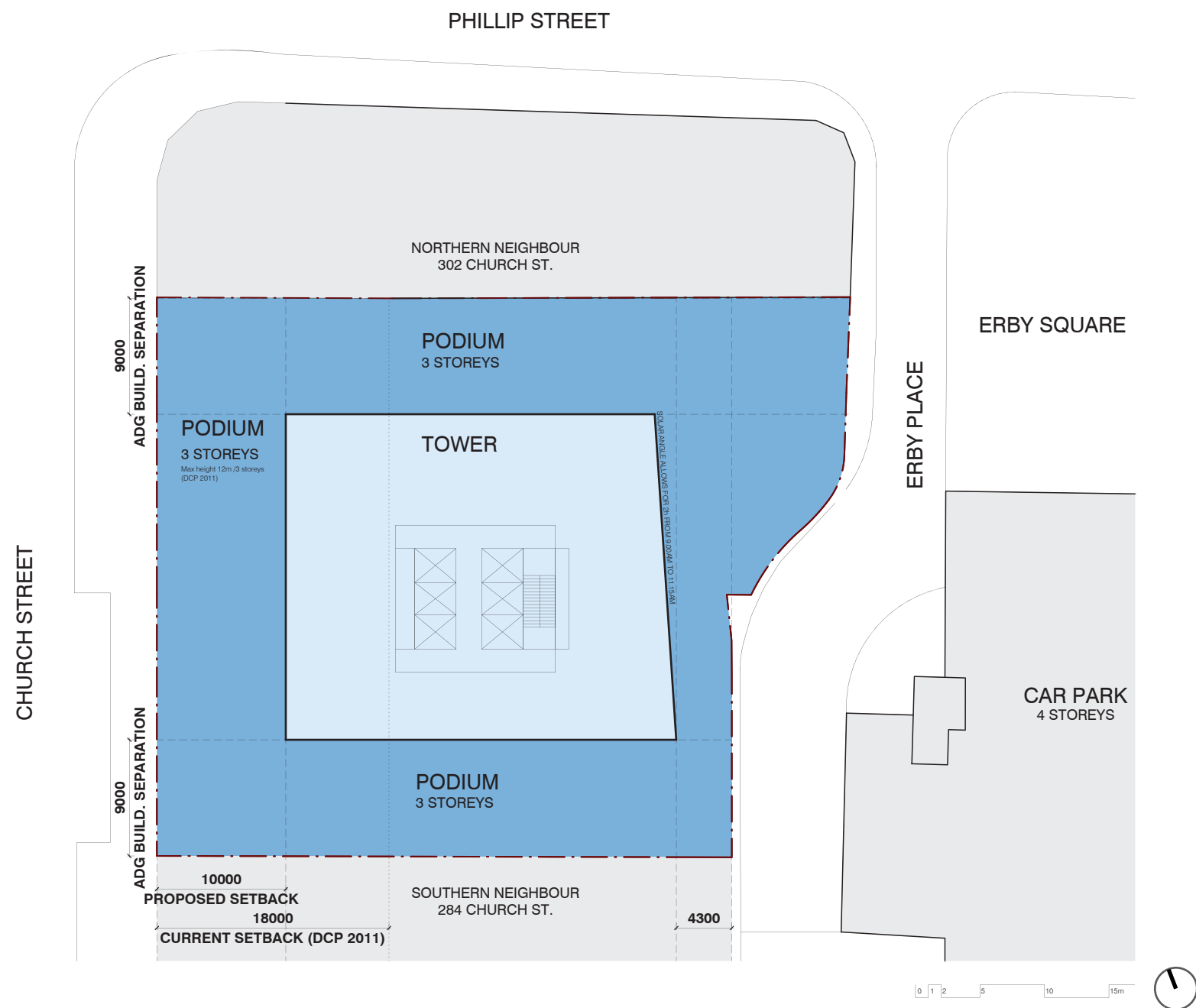
PROPOSED

REVISED BUILDING HEIGHT	202m (including lift overrun)
REVISED FSR	Residential - 14:1 Commercial/Retail - 2:1
REVISED GFA	Residential - 29377m² Commercial/Retail - 4188m²
REVISED GBA	44,249m²
REVISED LEVELS	60 Levels



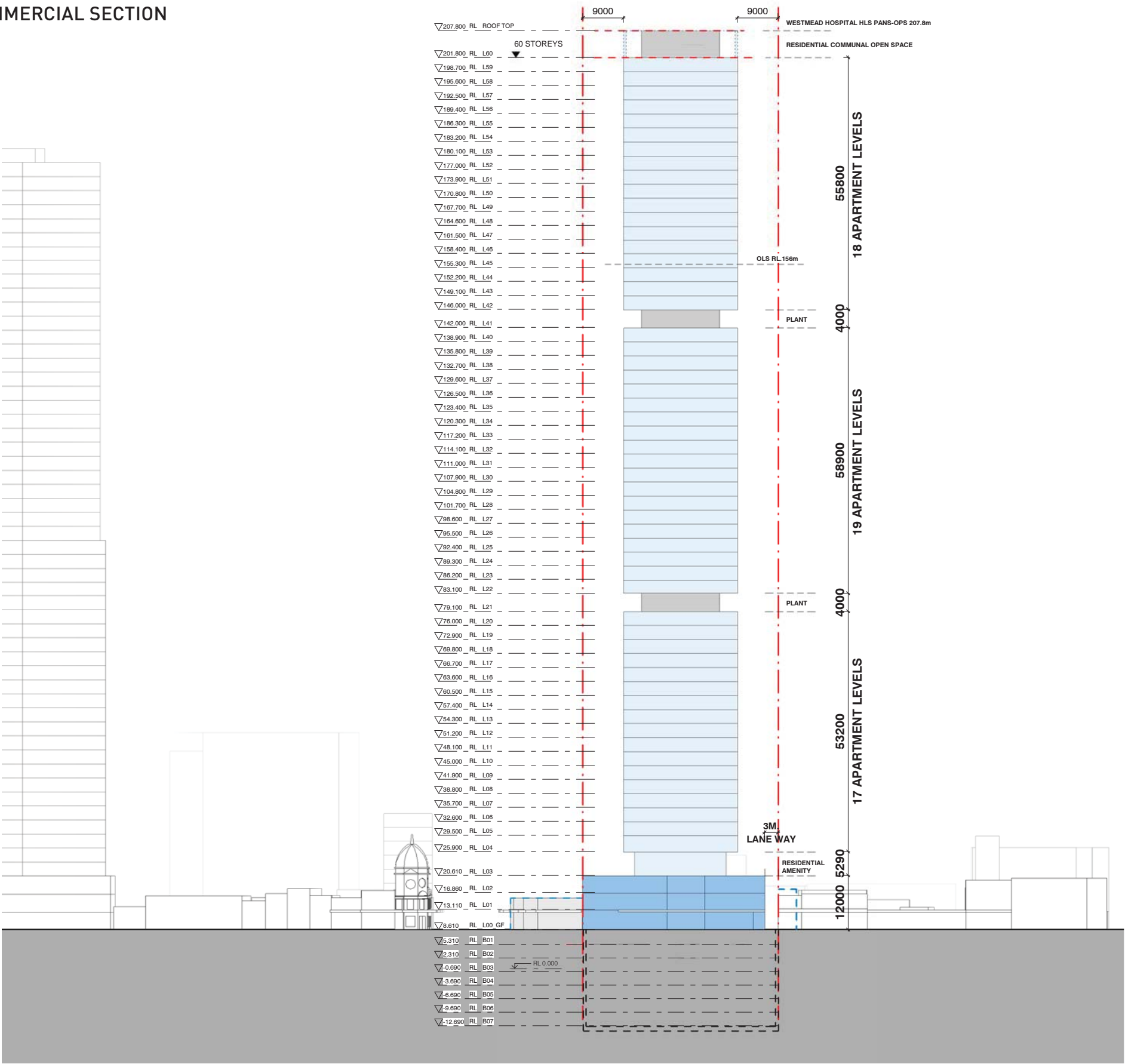
11 SUBJECT SITE - PRELIMINARY STUDY

BUILDING SETBACK DIAGRAM



11 SUBJECT SITE - PRELIMINARY STUDY

RESIDENTIAL AND COMMERCIAL SECTION

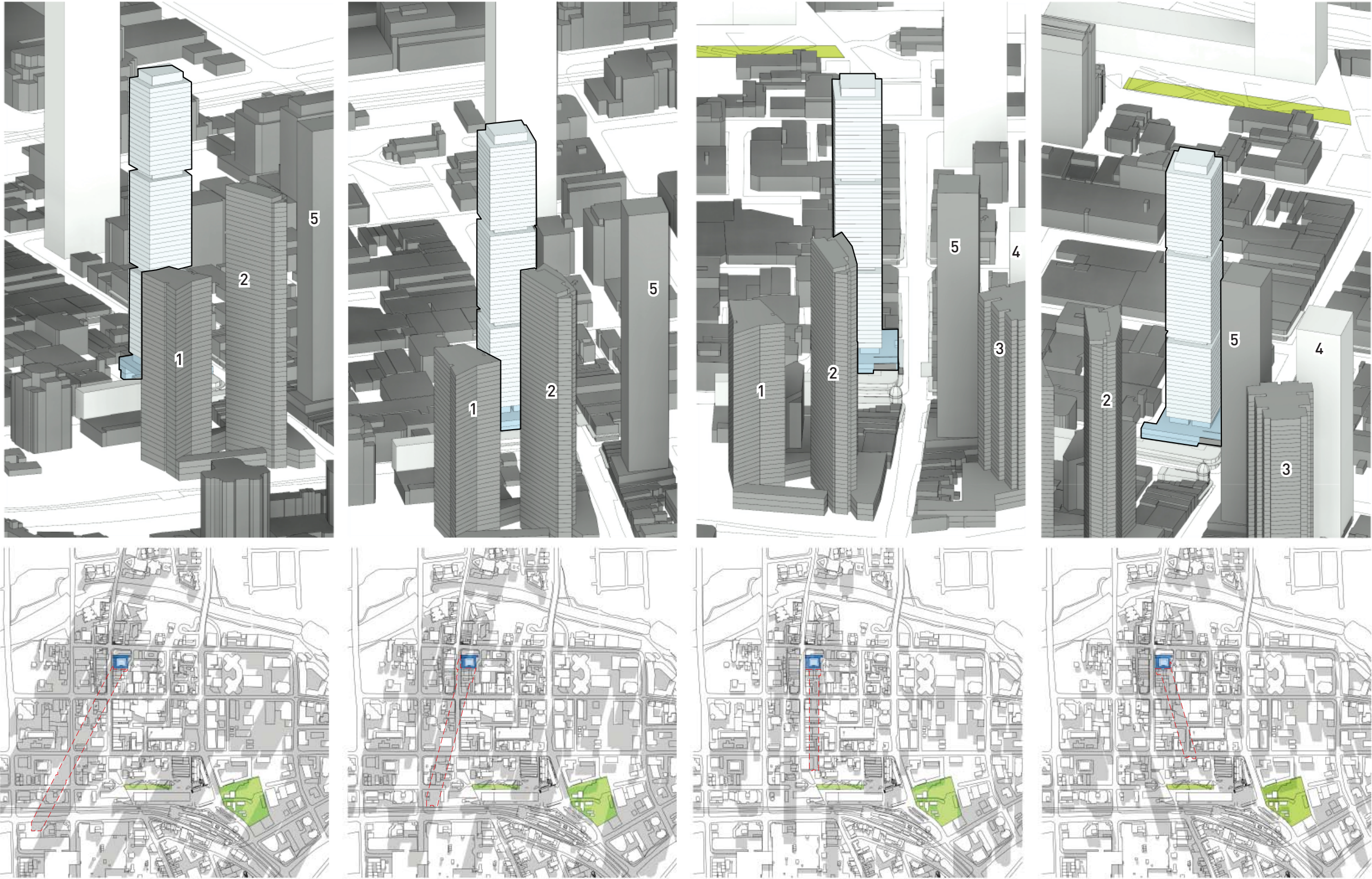


MASS AREA SCHEDULE (SUBJECT SITE)				
SITE AREA	FSR		TARGET GFA	
	14:1 RESIDENTIAL	29386m² RESIDENTIAL		
2099m²	2:1 COMMERCIAL/RETAIL	4198m² COMMERCIAL/RETAIL		
WV	GBA	GFA	USAGE	FSR
L59	723 m²	539 m²	3. Residential	0.26
L58	723 m²	539 m²	3. Residential	0.26
L57	723 m²	539 m²	3. Residential	0.26
L56	723 m²	539 m²	3. Residential	0.26
L55	723 m²	539 m²	3. Residential	0.26
L54	723 m²	539 m²	3. Residential	0.26
L53	723 m²	539 m²	3. Residential	0.26
L52	723 m²	539 m²	3. Residential	0.26
L51	723 m²	539 m²	3. Residential	0.26
L50	723 m²	539 m²	3. Residential	0.26
L49	723 m²	539 m²	3. Residential	0.26
L48	723 m²	539 m²	3. Residential	0.26
L47	723 m²	539 m²	3. Residential	0.26
L46	723 m²	539 m²	3. Residential	0.26
L45	723 m²	539 m²	3. Residential	0.26
L44	723 m²	539 m²	3. Residential	0.26
L43	723 m²	539 m²	3. Residential	0.26
L42	723 m²	539 m²	3. Residential	0.26
L41	723 m²	539 m²	3. Residential	0.26
L40	723 m²	539 m²	3. Residential	0.26
L39	723 m²	539 m²	3. Residential	0.26
L38	723 m²	539 m²	3. Residential	0.26
L37	723 m²	539 m²	3. Residential	0.26
L36	723 m²	539 m²	3. Residential	0.26
L35	723 m²	539 m²	3. Residential	0.26
L34	723 m²	539 m²	3. Residential	0.26
L33	723 m²	539 m²	3. Residential	0.26
L32	723 m²	539 m²	3. Residential	0.26
L31	723 m²	539 m²	3. Residential	0.26
L30	723 m²	539 m²	3. Residential	0.26
L29	723 m²	539 m²	3. Residential	0.26
L28	723 m²	539 m²	3. Residential	0.26
L27	723 m²	539 m²	3. Residential	0.26
L26	723 m²	539 m²	3. Residential	0.26
L25	723 m²	539 m²	3. Residential	0.26
L24	723 m²	539 m²	3. Residential	0.26
L23	723 m²	539 m²	3. Residential	0.26
L22	723 m²	539 m²	3. Residential	0.26
L21	723 m²	539 m²	3. Residential	0.26
L20	723 m²	539 m²	3. Residential	0.26
L19	723 m²	539 m²	3. Residential	0.26
L18	723 m²	539 m²	3. Residential	0.26
L17	723 m²	539 m²	3. Residential	0.26
L16	723 m²	539 m²	3. Residential	0.26
L15	723 m²	539 m²	3. Residential	0.26
L14	723 m²	539 m²	3. Residential	0.26
L13	723 m²	539 m²	3. Residential	0.26
L12	723 m²	539 m²	3. Residential	0.26
L11	723 m²	539 m²	3. Residential	0.26
L10	723 m²	539 m²	3. Residential	0.26
L09	723 m²	539 m²	3. Residential	0.26
L08	723 m²	539 m²	3. Residential	0.26
L07	723 m²	539 m²	3. Residential	0.26
L06	723 m²	539 m²	3. Residential	0.26
L05	723 m²	539 m²	3. Residential	0.26
L04	723 m²	539 m²	3. Residential	0.26
L03	358 m²	267 m²	3. Residential	0.13
3. Residential: 55	39379 m²	29377 m²		14.00
Total: 55	39379 m²	29377 m²		14.00
L02	1794 m²	1543 m²	1. Retail/Commercial	0.73
L01	1631 m²	1403 m²	1. Retail/Commercial	0.67
L00 GF	1445 m²	1243 m²	1. Retail/Commercial	0.59
1. Retail/Commercial: 3	4870 m²	4188 m²		2.00
Total: 3	4870 m²	4188 m²		2.00
TOTAL FSR				16:1

- RESIDENTIAL
- COMMERCIAL/RETAIL
- ADJOINING BUILDINGS

11 SUBJECT SITE - PRELIMINARY STUDY

SUN EYE VIEW AND SHADOW STUDY



21 JUNE - 9AM

21 JUNE - 10AM

21 JUNE - 11AM

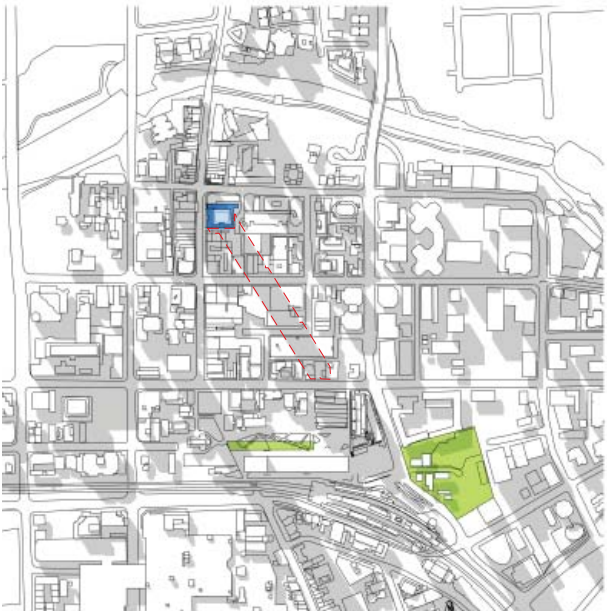
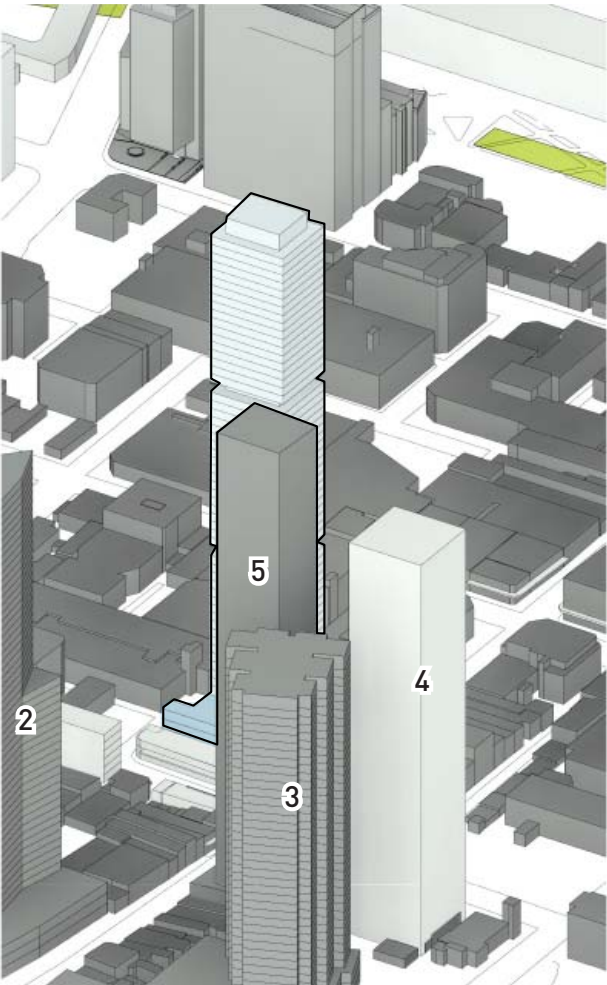
21 JUNE - 12PM

PTW

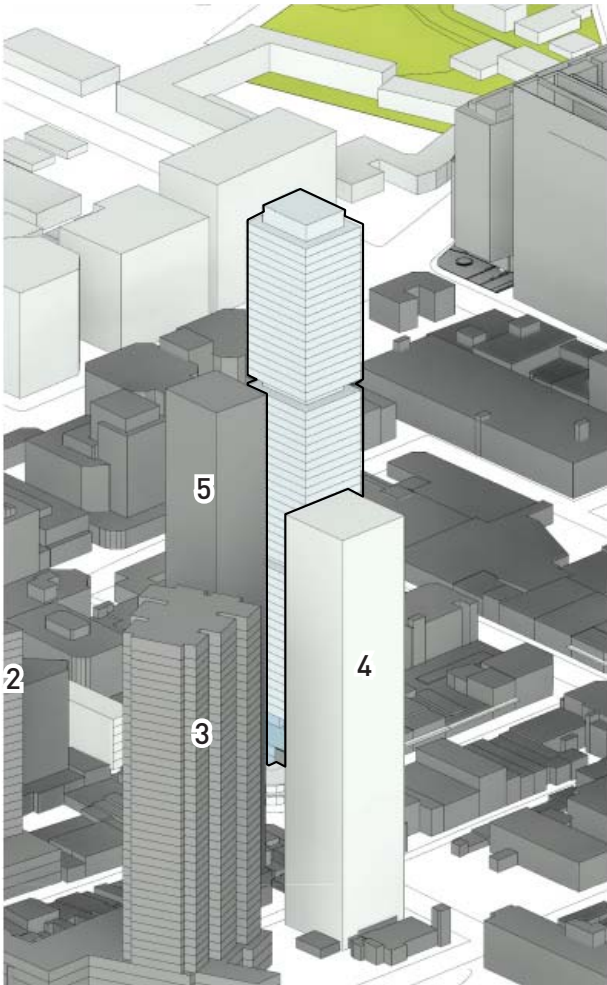
- UNDER CONSTRUCTION ①②
- DA APPROVED ③
- DA REGISTERED ④
- PP APPROVED ⑤

11 SUBJECT SITE - PRELIMINARY STUDY

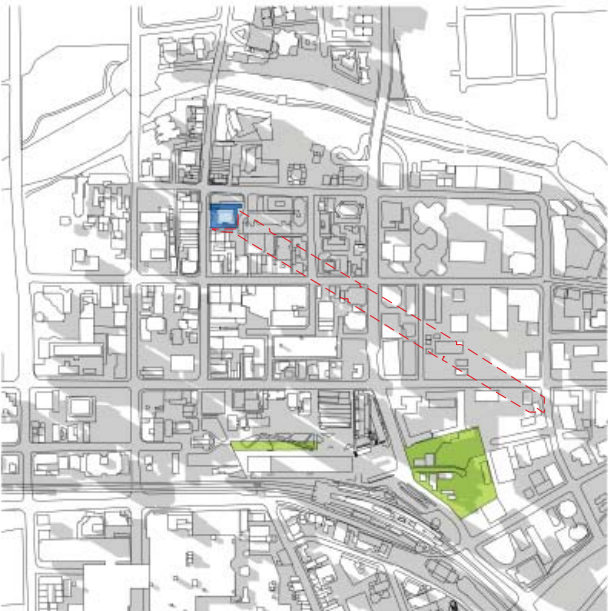
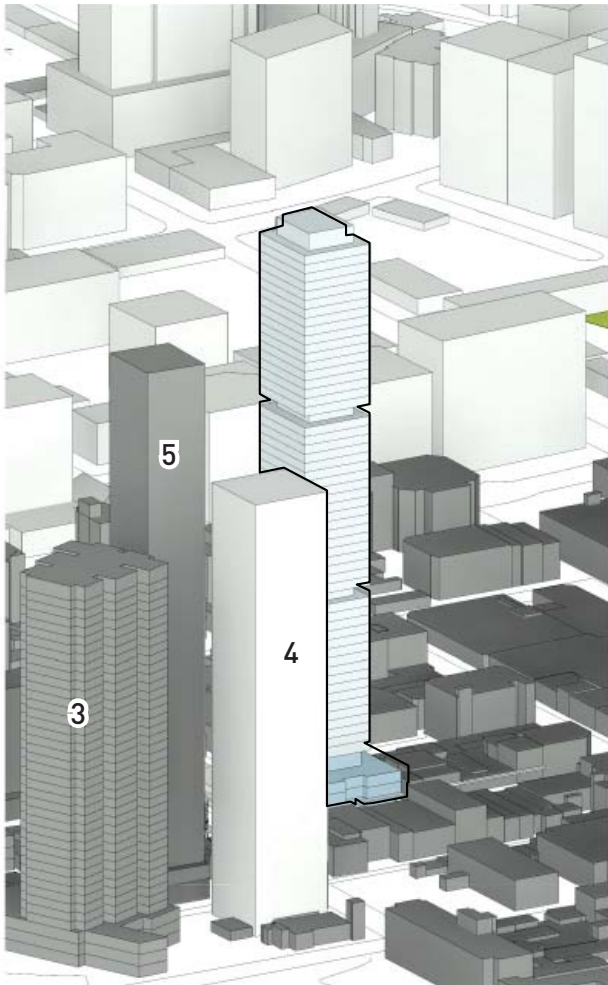
SUN EYE VIEW AND SHADOW STUDY



21 JUNE - 1PM



21 JUNE - 2PM



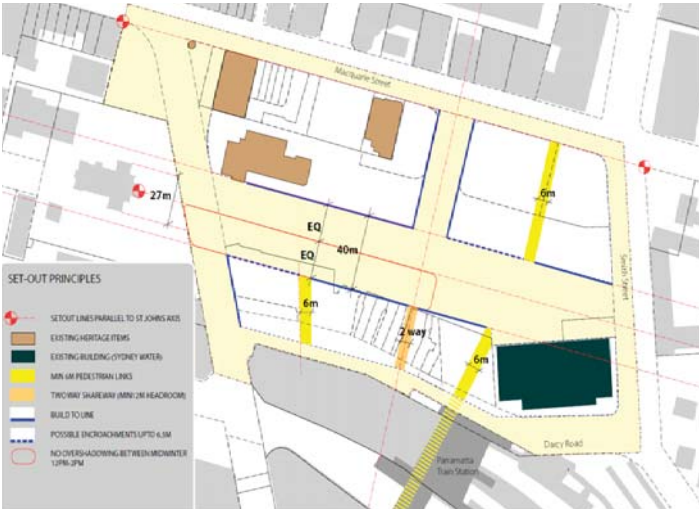
21 JUNE - 3PM

PTW



LANCER BARRACKS OVERSHADOWING CONTROLS

A PROPOSED 61 STOREY BUILDING (RL 210.610) WILL NOT OVERSHADOW LANCER BARRACKS FROM 12-2PM, BEING AT ITS CLOSEST TO THE BARRACKS AT 2PM.



PARRAMATTA SQUARE OVERSHADOWING CONTROLS (FIGURE 4.3.3.7.3 EXTRACTED FROM DCP)

A PROPOSED 61 STOREY BUILDING (RL 210.610) WILL NOT OVERSHADOW PARRAMATTA SQUARE FROM 12-12:30PM, BEING AT ITS CLOSEST TO THE BARRACKS AT 2PM.

- UNDER CONSTRUCTION ① ②
- DA APPROVED ③
- DA REGISTERED ④
- PP APPROVED ⑤

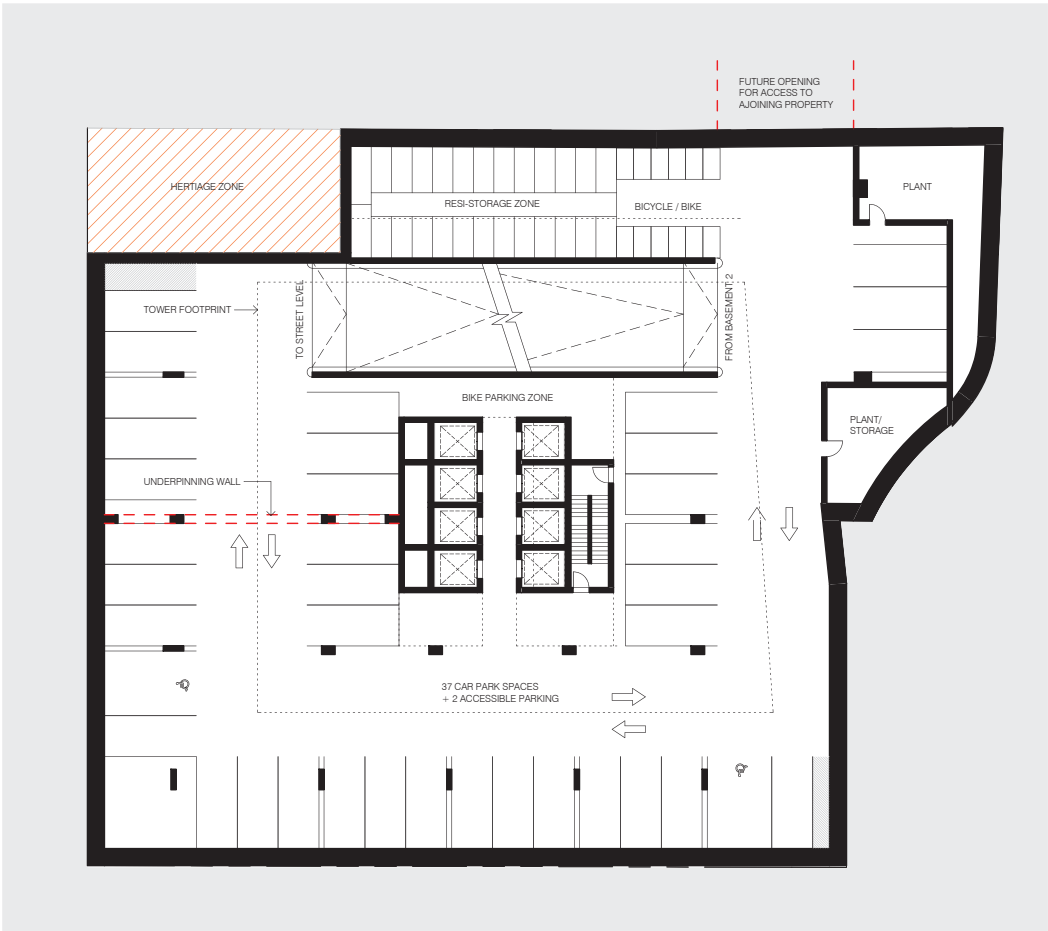
11 SUBJECT SITE - PRELIMINARY STUDY



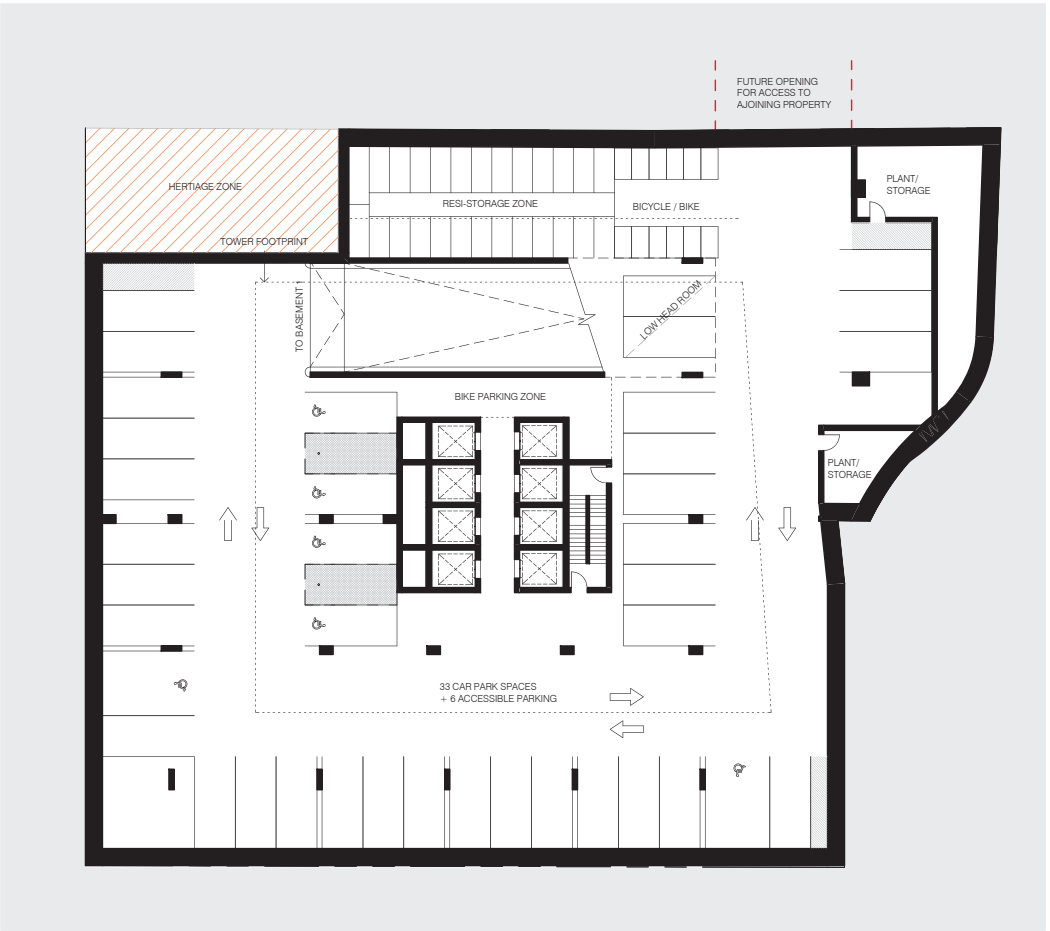
AERIAL DRONE PHOTO

11 SUBJECT SITE - PRELIMINARY STUDY

BASEMENT FLOOR PLANS



BASEMENT 01



BASEMENT [LOWEST]

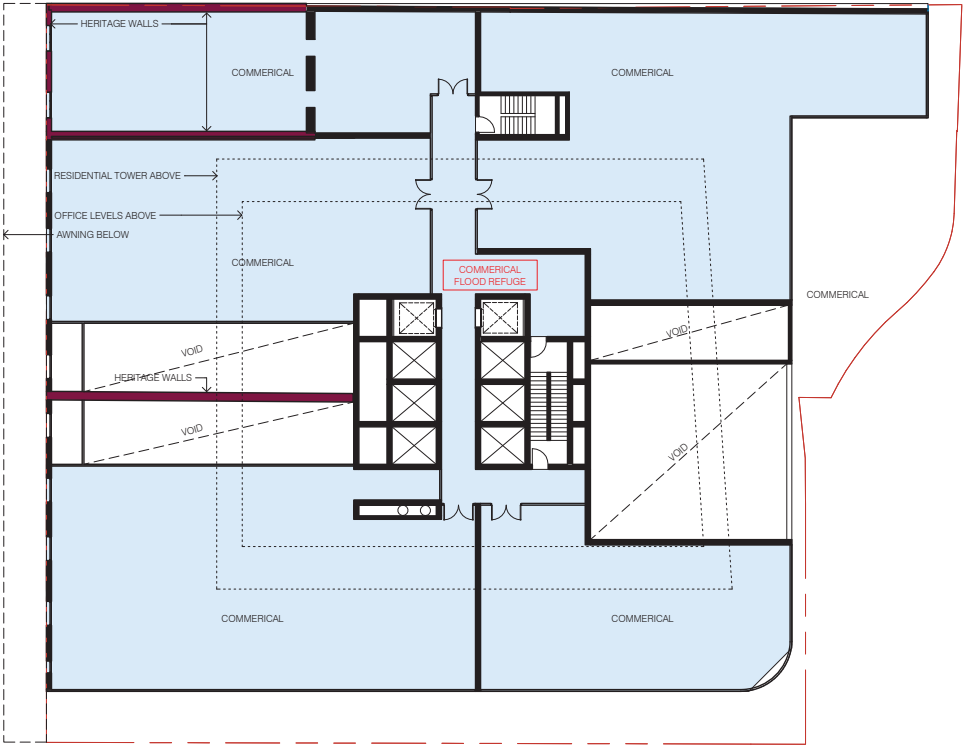


GROUND FLOOR PLAN

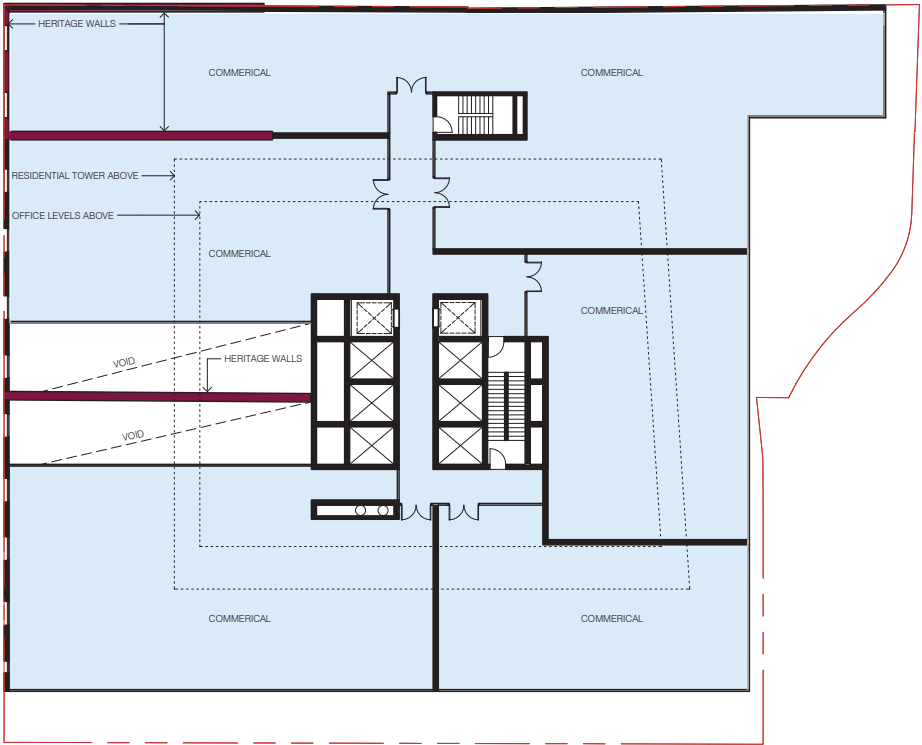


11 SUBJECT SITE - PRELIMINARY STUDY

RETAIL UPPER FLOOR PLANS



LEVEL 01

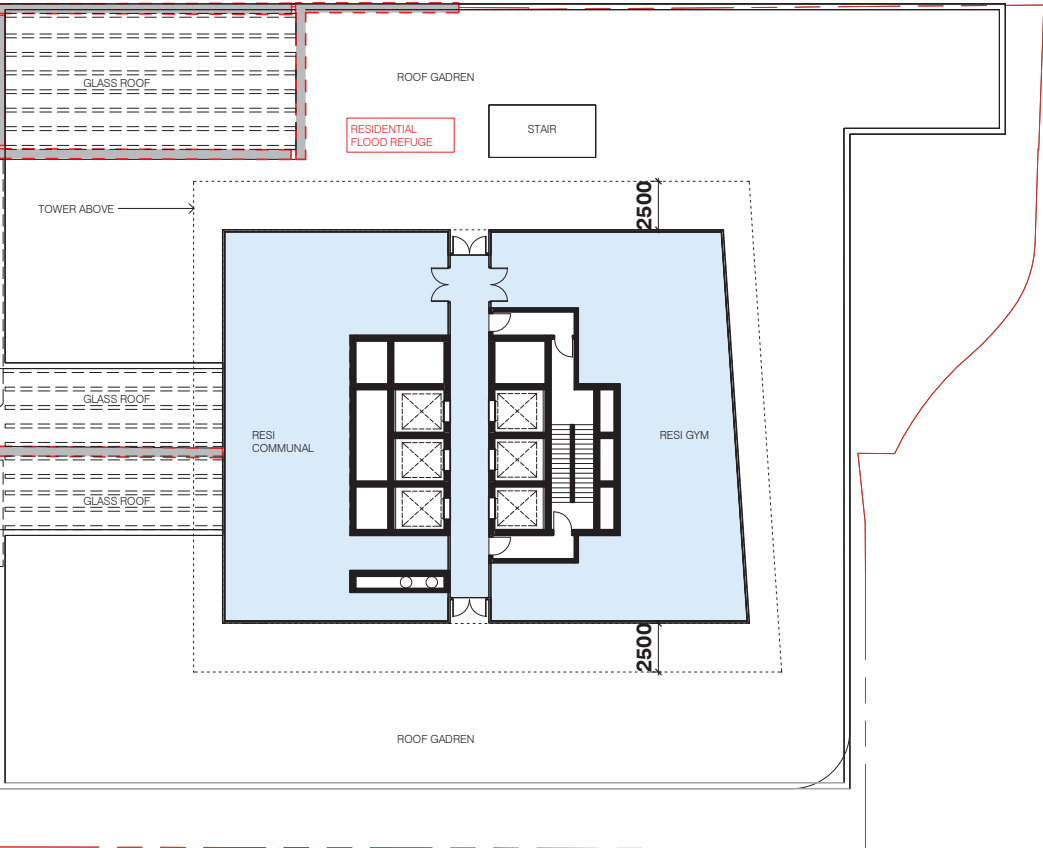


LEVEL 02



11 SUBJECT SITE - PRELIMINARY STUDY

RESIDENTIAL AMENITY FLOOR PLANS

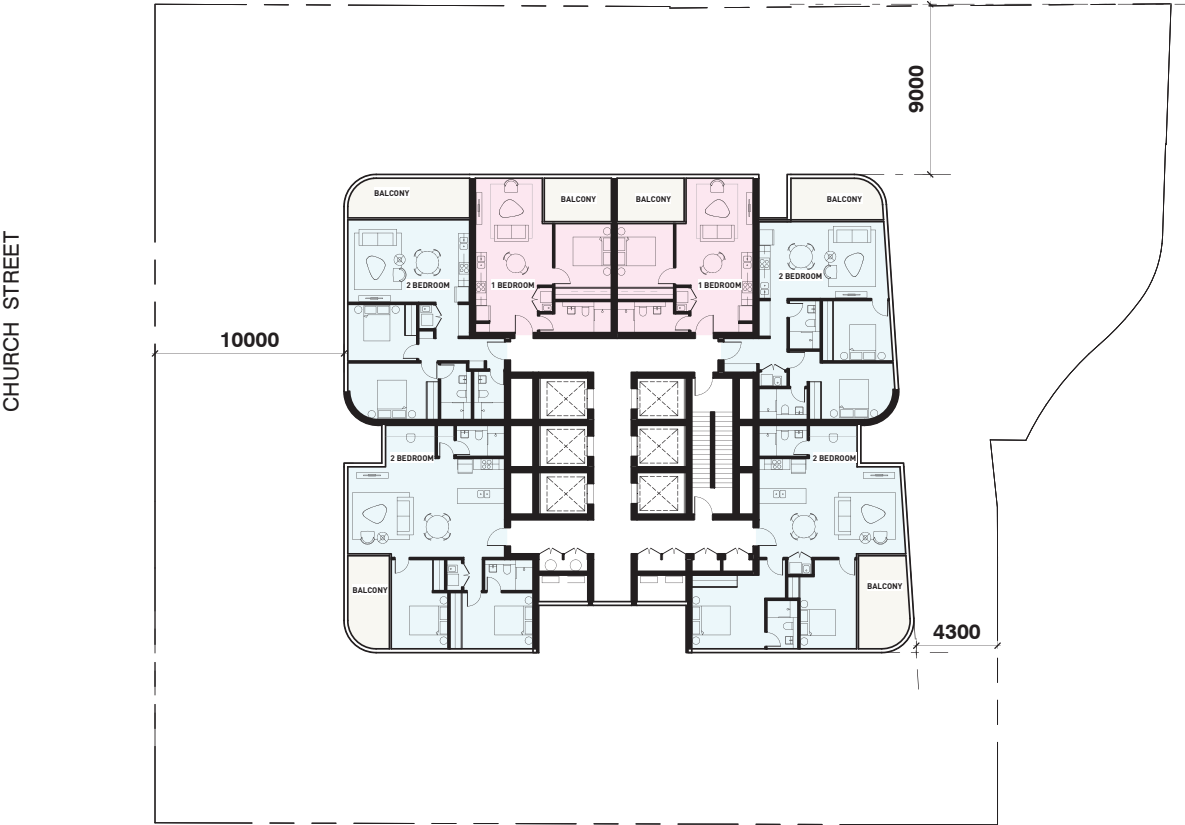


LEVEL 03 COMMERCIAL/RESIDENTIAL AMENITY FLOOR PLAN

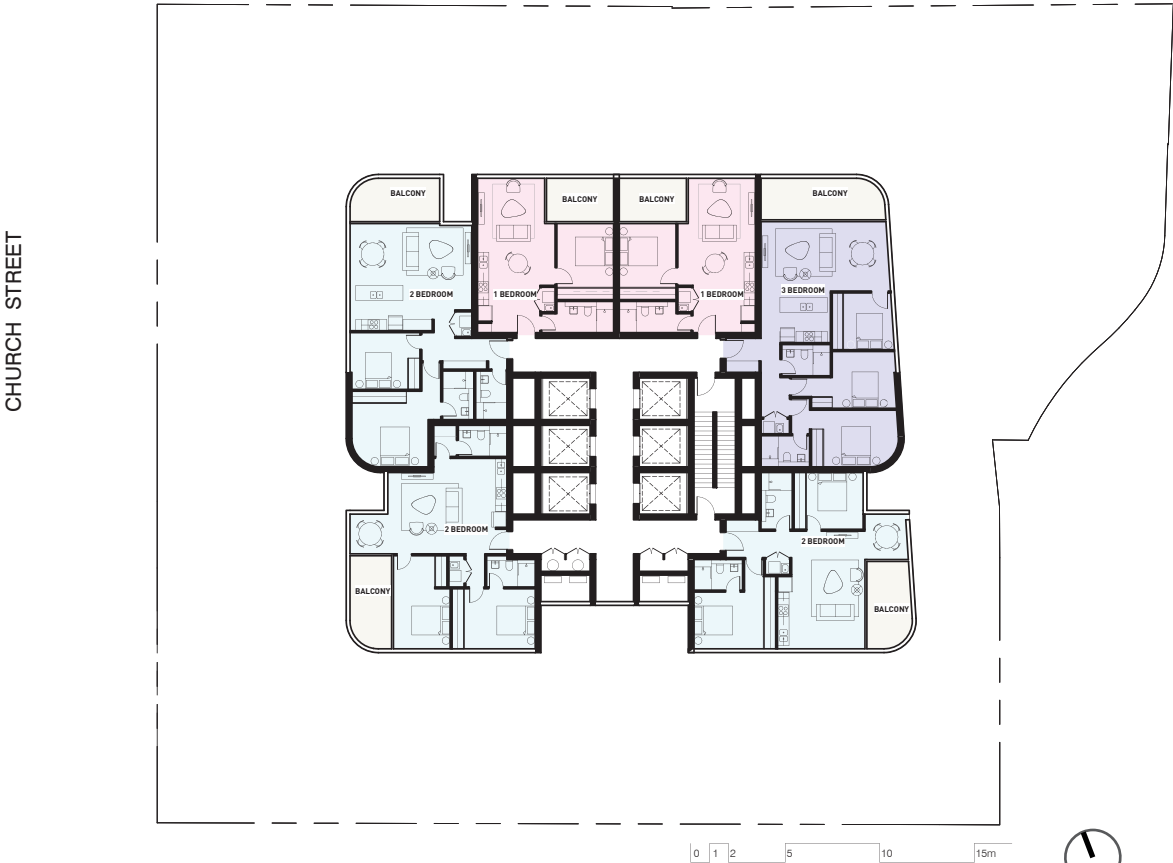


11 SUBJECT SITE - PRELIMINARY STUDY

TYPICAL RESIDENTIAL FLOOR PLANS



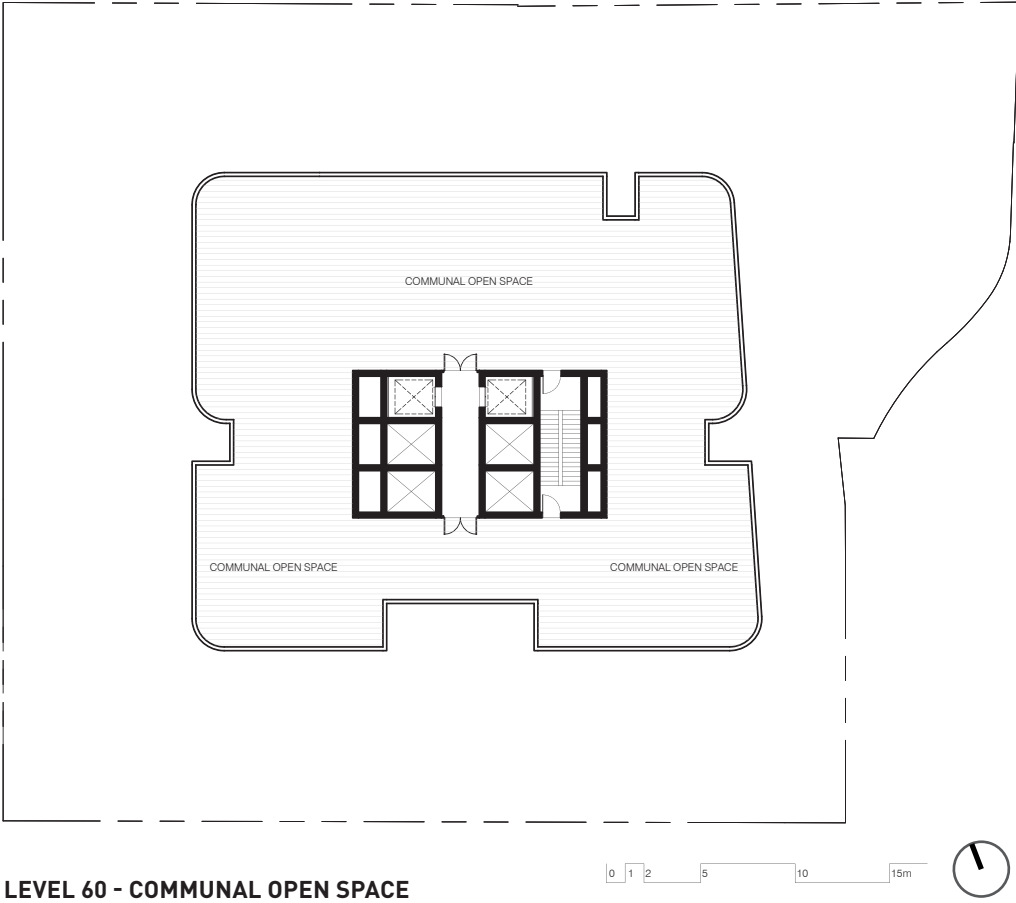
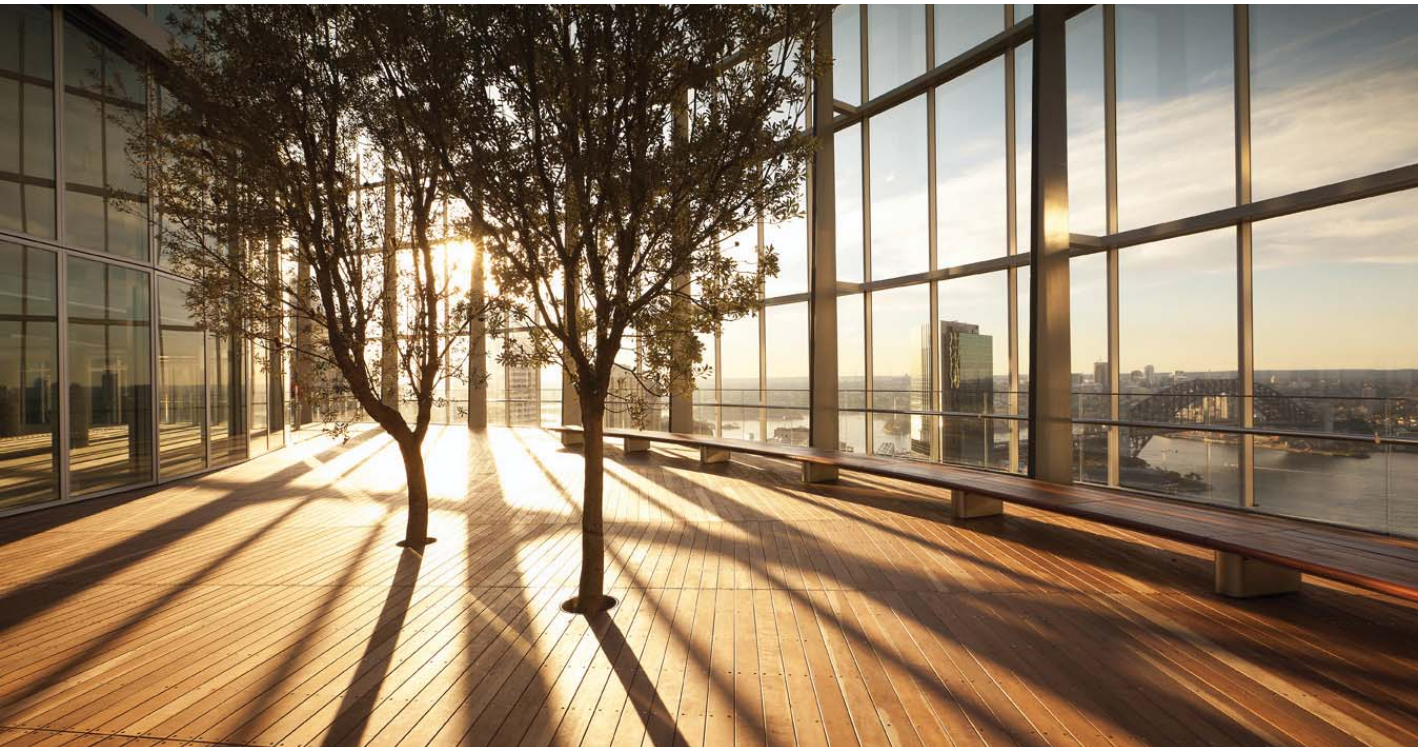
RESIDENTIAL - TYPICAL FLOOR A



RESIDENTIAL - TYPICAL FLOOR B

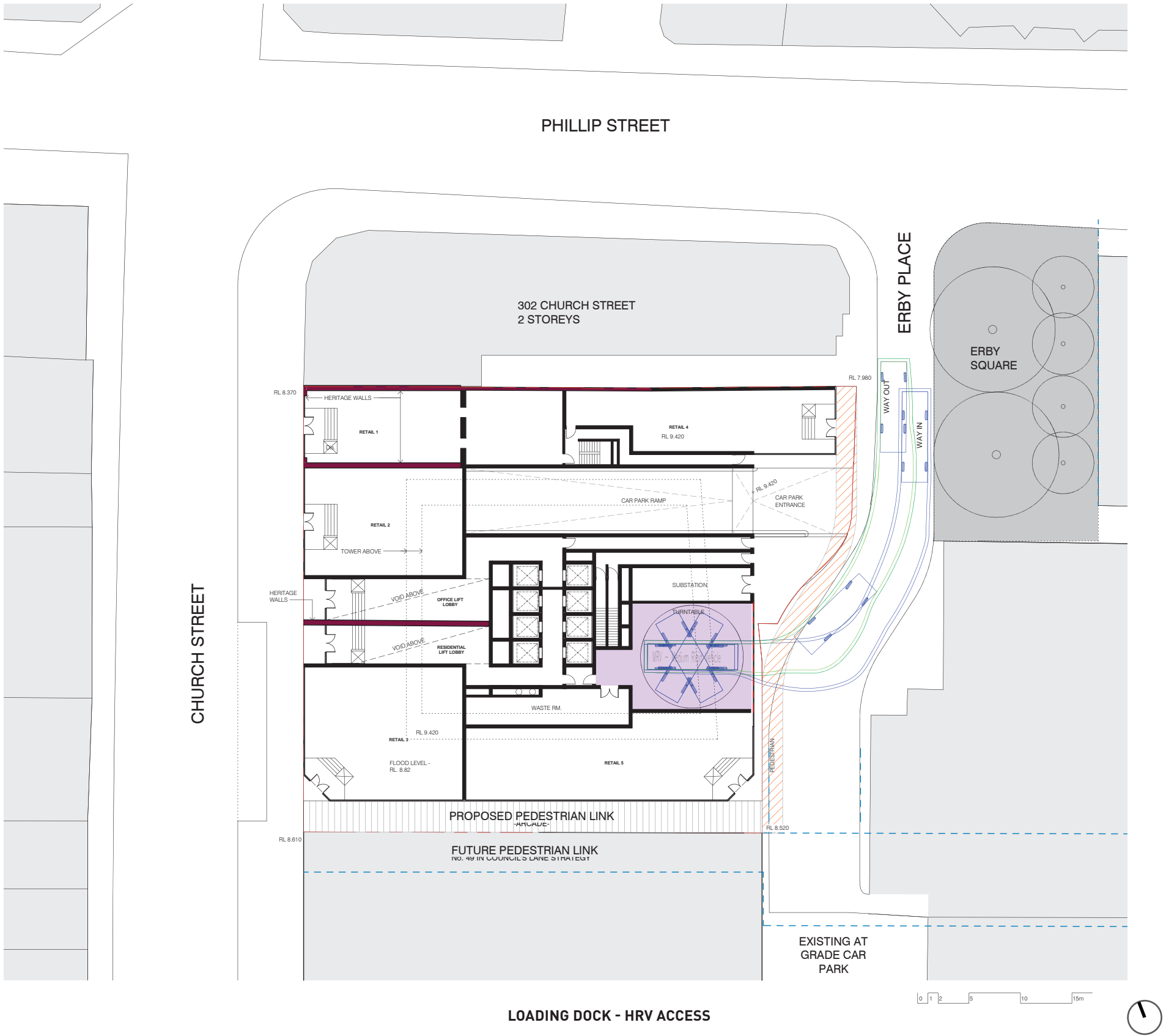
11 SUBJECT SITE - PRELIMINARY STUDY

ROOF COMMUNAL OPEN SPACE PLAN



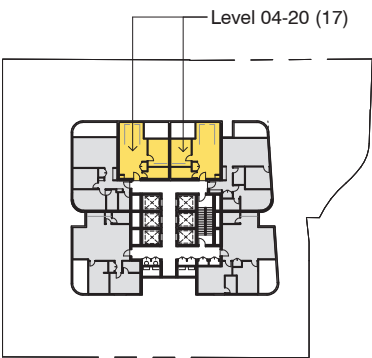
11 SUBJECT SITE - PRELIMINARY STUDY

LOADING DOCK - HRV ACCESS

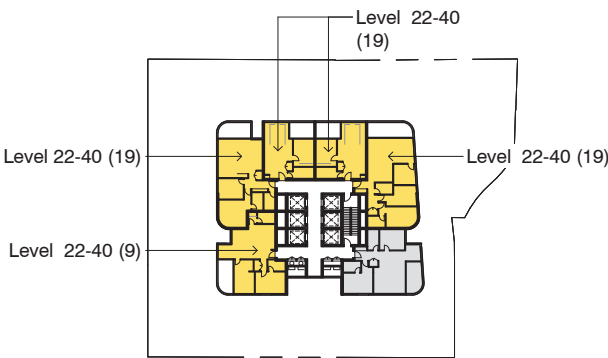


11 SUBJECT SITE - PRELIMINARY STUDY

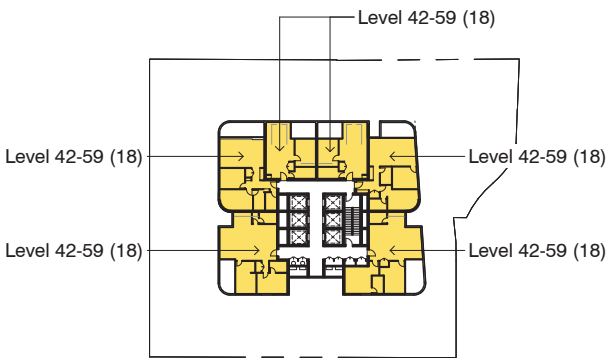
SOLAR ACCESS & CROSS VENTILATION DIAGRAMS



Solar Access Level 04-20



Solar Access Level 22-40



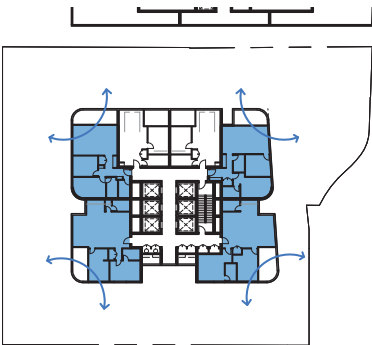
Solar Access Level 42-59

- APARTMENTS RECEIVE ≥ 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM 21 JUNE
- APARTMENTS RECEIVE ≤ 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM 21 JUNE

*ADG requires at least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed

SOLAR ACCESS	NO. OF APARTMENT	%
>2h	227	70.1%
<2h	97	29.9%
0h	0	0%

227/324
Solar Access Compliance Percentage 70.1%



CROSS VENTILATION DIAGRAM LEVEL 04- 08

- CROSS VENTILATED

*ADG requires at least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed

20/30
Cross Ventilation Percentage 66.7%

11 SUBJECT SITE - PRELIMINARY STUDY

AREA SCHEDULE AND APARTMENT MIX

RL	FTF	USEAGE RETAIL - R COMMERCIAL - C RESIDENTIAL - RES	LEVEL	RETAIL			COMMERCIAL			RESIDENTIAL			APARTMENT MIX						TOTAL	POVIDED CAR PARKING	ADG COMPLIANCE	
				GBA (m²)	GFA (m²)	Total	GBA (m²)	GFA (m²)	Total	GBA (m²)	GFA (m²)	Total	1 BED	TOTAL	2 BED	TOTAL	3 BED	TOTAL			2hr SOLAR ACCESS	CROSS VENTILATION
207.800	-	-	Overrun																			
201.800	-	Communal Roof	Level 60																			
198.700	3.10	Res	Level 59							723	539		2		4		-		6		6	**
195.600	3.10	Res	Level 58							723	539		2		4		-		6		6	**
192.500	3.10	Res	Level 57							723	539		2		4		-		6		6	**
189.400	3.10	Res	Level 56							723	539		2		4		-		6		6	**
186.300	3.10	Res	Level 55							723	539		2		4		-		6		6	**
183.200	3.10	Res	Level 54							723	539		2		4		-		6		6	**
180.100	3.10	Res	Level 53							723	539		2		4		-		6		6	**
177.000	3.10	Res	Level 52							723	539		2		4		-		6		6	**
173.900	3.10	Res	Level 51							723	539		2		4		-		6		6	**
170.800	3.10	Res	Level 50							723	539		2		4		-		6		6	**
167.700	3.10	Res	Level 49							723	539		2		4		-		6		6	**
164.600	3.10	Res	Level 48							723	539		2		4		-		6		6	**
161.500	3.10	Res	Level 47							723	539		2		4		-		6		6	**
158.400	3.10	Res	Level 46							723	539		2		4		-		6		6	**
155.300	3.10	Res	Level 45							723	539		2		4		-		6		6	**
152.200	3.10	Res	Level 44							723	539		2		4		-		6		6	**
149.100	3.10	Res	Level 43							723	539		2		4		-		6		6	**
146.000	3.10	Res	Level 42							723	539		2		4		-		6		6	**
142.000	4.00	Plant	Level 41 (Plant)		-		-	-		-	-		-		-		-		-		-	-
138.900	3.10	Res	Level 40							723	539		2		3		1		6		5	**
135.800	3.10	Res	Level 39							723	539		2		3		1		6		5	**
132.700	3.10	Res	Level 38							723	539		2		3		1		6		5	**
129.600	3.10	Res	Level 37							723	539		2		3		1		6		5	**
126.500	3.10	Res	Level 36							723	539		2		3		1		6		5	**
123.400	3.10	Res	Level 35							723	539		2		3		1		6		5	**
120.300	3.10	Res	Level 34							723	539		2		3		1		6		5	**
117.200	3.10	Res	Level 33							723	539		2		3		1		6		5	**
114.100	3.10	Res	Level 32							723	539		2		3		1		6		5	**
111.000	3.10	Res	Level 31							723	539		2		3		1		6		4	**
107.900	3.10	Res	Level 30							723	539		2		3		1		6		4	**
104.800	3.10	Res	Level 29							723	539		2		3		1		6		4	**
101.700	3.10	Res	Level 28							723	539		2		3		1		6		4	**
98.600	3.10	Res	Level 27							723	539		2		3		1		6		4	**
95.500	3.10	Res	Level 26							723	539		2		3		1		6		4	**
92.400	3.10	Res	Level 25							723	539		2		3		1		6		4	**
89.300	3.10	Res	Level 24							723	539		2		3		1		6		4	**
86.200	3.10	Res	Level 23							723	539		2		3		1		6		4	**
83.100	3.10	Res	Level 22							723	539		2		3		1		6		4	**
79.100	4.00	Plant	Level 21 (Plant)		-		-	-		-	-		-		-		-		-		-	-
76.000	3.10	Res	Level 20							723	539		2		4		-		6		2	**
72.900	3.10	Res	Level 19							723	539		2		4		-		6		2	**
69.800	3.10	Res	Level 18							723	539		2		4		-		6		2	**
66.700	3.10	Res	Level 17							723	539		2		4		-		6		2	**
63.600	3.10	Res	Level 16							723	539		2		4		-		6		2	**
60.500	3.10	Res	Level 15							723	539		2		4		-		6		2	**
57.400	3.10	Res	Level 14							723	539		2		4		-		6		2	**
54.300	3.10	Res	Level 13							723	539		2		4		-		6		2	**
51.200	3.10	Res	Level 12							723	539		2		4		-		6		2	**
48.100	3.10	Res	Level 11							723	539		2		4		-		6		2	**
45.000	3.10	Res	Level 10							723	539		2		4		-		6		2	**
41.900	3.10	Res	Level 09							723	539		2		4		-		6		2	**
38.800	3.10	Res	Level 08							723	539		2		4		-		6		2	4
35.700	3.10	Res	Level 07							723	539		2		4		-		6		2	4
32.600	3.10	Res	Level 06							723	539		2		4		-		6		2	4
29.500	3.10	Res	Level 05							723	539		2		4		-		6		2	4
26.400	3.10	Res	Level 04							723	539		2		4		-		6		2	4
20.610	5.79	Res Amenity	Level 03	-	-		-	-		358	267		-		-		-		-		-	-
16.860	3.75	Commercial	Level 02				1794	1543														
13.110	3.75	Commercial	Level 01				1631	1403														
8.610	4.50	Retail	Level 00	1445	1243																	
			Basement 01																	39		
			Basement 02																	39		
			Basement 03																	39		
			Basement 04																	39		
			Basement 05																	39		
			Total	1,445	1,243		3,425	2,946		39,379	29,377		108		197		19		324	195	227	20
			%	-	-		-	-		-	-		33%		61%		6%		100%		70.1%	-

*Refer to Traffic engineer's report for the total number of car parking,
** Apartments at 10 storeys or greater are deemed to be cross ventilated (p. 85 ADG)



12 VISION

REFERENCE TOWERS



ASPIRE TOWER - BATESSMART



CUMBERLAND TOWER, NEWS LIMITED SITE - PTW ARCHITECTS



12 VISION

REFERENCE IMAGES OF MATERIALITY



13 PHOTOMONTAGES

PODIUM LEVEL LOOKING THROUGH NEW LANEWAY



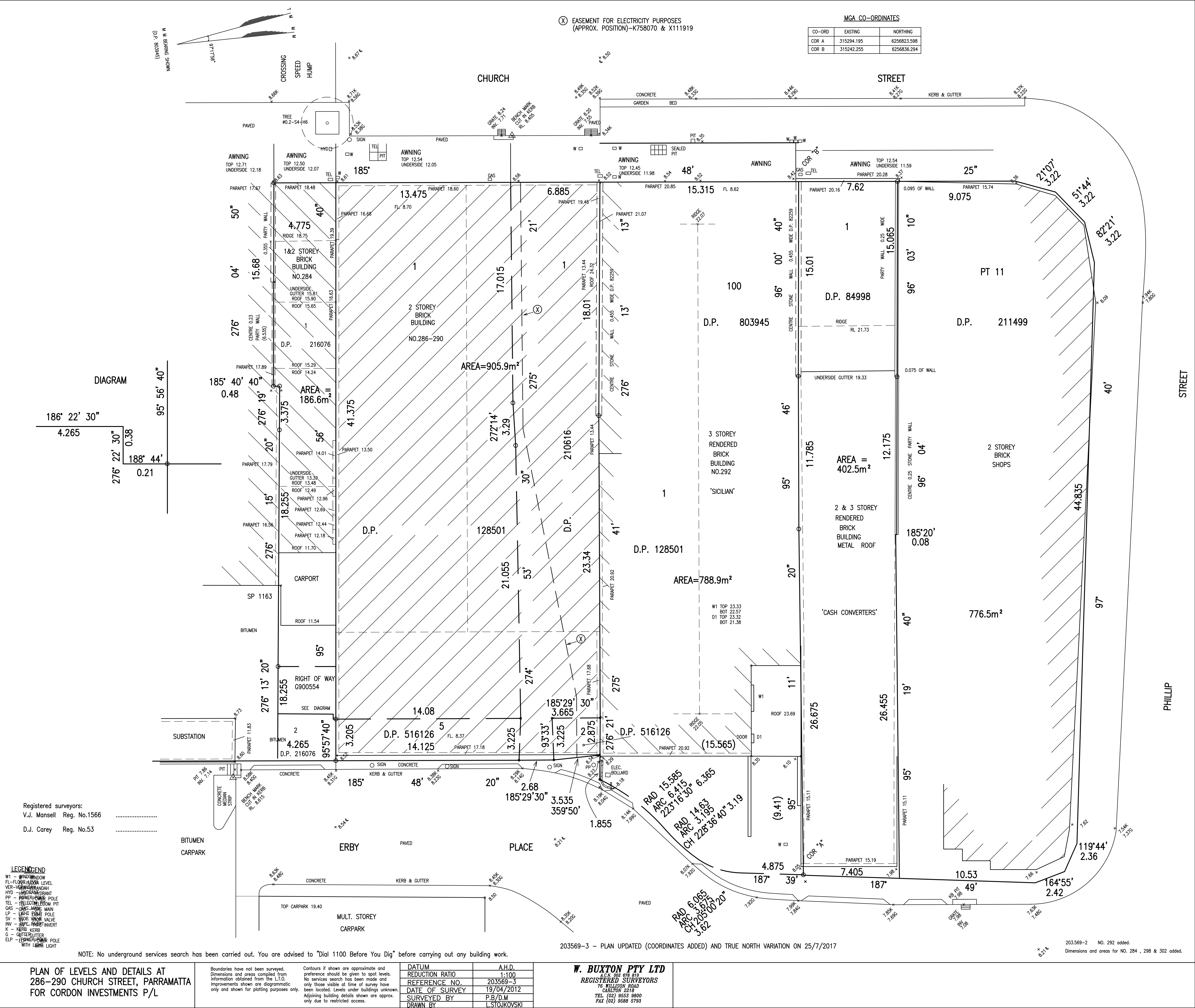
PTW

13 PHOTOMONTAGES

FROM CHURCH STREET, LOOKING SOUTH TO SUBJECT SITE

PTW





STATEMENT OF HERITAGE IMPACT



286-300 Church Street, Parramatta

AUGUST 2017

NBR&PARTNERS PTY LTD

Level 3, 4 Glen Street,
Millsboro Point NSW 2061 Australia
nbsrarchitecture.com

ABN 16 002 247 565

Sydney: +61 2 9522 2344
Melbourne: +61 3 8676 0427
architects@nbsrarchitecture.com

DIRECTORS

Geoffrey Deane NSW reg. 3766, Rodney Drayton NSW reg. 8632,
Andrew Duffin NSW reg. 5602, Garry Hoddnett NSW reg. 5286,
Andrew Lauchlan LA reg. 635, James Ward

ASSOCIATE DIRECTORS

Trevor Eveleigh, Samantha Polkinghorne, Brett Sherson, Andrew Tripet,
Jonathan West **SENIOR ASSOCIATES** Barry Flack
ASSOCIATES Derek Mah, Hung-Ying Fong GILL Sophie Orrock,

NBRS & PARTNERS Pty Ltd
Level 3, 4 Glen Street
Milsons Point
NSW 2061 Australia

Telephone +61 2 9922 2344 - Facsimile +61 2 9922 1308

ABN: 16 002 247 565

Nominated Architects

Geoffrey Deane: Reg No. 3766; Andrew Duffin: Reg No. 5602; Garry Hoddinett: Reg No 5286

This report has been prepared under the guidance of the Expert Witness Code of Conduct in the Uniform Civil Procedure Rules and the provisions relating to expert evidence

This document remains the property of NBRS & PARTNERS Pty Ltd.
The document may only be used for the purposes for which it was produced.
Unauthorised use of the document in any form whatsoever is prohibited.

ISSUED	REVIEW	ISSUED BY
16 Aug 2017	Client Review	Brad Vale
18 Aug 2017	Final	Brad Vale

CONTENTS

1.0	INTRODUCTION	6
1.1	Methodology	6
1.2	Site location.....	6
1.3	Heritage listings.....	7
1.4	Heritage significance.....	9
1.5	Authorship	10
2.0	DOCUMENTARY EVIDENCE	11
2.1	Pre-European History	11
2.2	Development of Parramatta in the late 18 th and early 19 th Centuries	11
2.3	History and development of 286-300 Church Street, Parramatta.....	13
3.0	PHYSICAL EVIDENCE	21
3.1	Context	21
3.2	Views	24
3.3	Curtilage.....	28
3.4	Exterior Description	29
3.5	Internal Description.....	35
4.0	THE PROPOSAL	40
5.0	EVALUATION OF HERITAGE CONTROLS	41
5.1	Compliance with Parramatta Local Environmental Plan 2011	41
5.2	Compliance with the Parramatta Development Control Plan 2011	42
6.0	HERITAGE IMPACT ASSESSMENT.....	45
6.1	Introduction	45
6.2	Demolition of a Building or Structure	45
6.3	Major Additions	46
6.4	New Development adjacent to a heritage item (including additional buildings and dual occupancies).....	46
7.0	RECOMMENDATIONS	47
8.0	CONCLUSION	47

LIST OF FIGURES

<i>Figure 1 – aerial view of the site, outlined in a fine red line by NBRSArchitecture of an image by NSW Property Information (SIX Maps).....</i>	<i>6</i>
<i>Figure 2 – site location map showing the subject site outlined in red over the map by NSW Property Information (SIX Maps)</i>	<i>7</i>
<i>Figure 3 – extracts from Heritage Maps 009 and 010 in the Parramatta Local Environmental Plan, 2011, with the subject site generally identified by the red circle by NBRSArchitecture.....</i>	<i>8</i>
<i>Figure 4 – marked-up survey plan showing the location of significant heritage fabric (red) on the site survey. The boundary is outlined in yellow.....</i>	<i>9</i>
<i>Figure 5 – Detail from Town of Parramatta showing urban settlement in 1822 / map compiled by JF Campbell. (Source: JRAHS Vol XII Pt 4, 1927).....</i>	<i>12</i>
<i>Figure 6 - View south along Church Street from the Lennox Bridge, post-1888. Buildings formerly occupying the subject site are shown in the far left.</i>	<i>13</i>
<i>Figure 7 – Detail from Plan of the town of Parramatta and the adjacent properties / as surveyed by W. Meadows Brownrigg surveyor, 1844. (Source: State Library of New South Wales, Z/M3 811.1301/1844/1).....</i>	<i>14</i>
<i>Figure 8 – Former three storey shops at 294-298 Church Street.....</i>	<i>15</i>
<i>Figure 9 – Extract from Detail Survey Parramatta Sheet 19, 1894. Approximate location of subject site outlined in red. (Source: Sydney Water/WaterNSW Historical Research Facility, PWDS1544-S1240).....</i>	<i>18</i>
<i>Figure 10 – Extract from Detail Sheet Parramatta 2712, undated</i>	<i>19</i>
<i>Figure 11 – Detail from 1943 aerial of Sydney showing study site outlined in red. (Source: NSW Land & Property Information, SIXMaps).....</i>	<i>19</i>
<i>Figure 12 – Looking south along eastern side of Church Street from Phillip Street showing No 292 in the occupation of Fletcher Jones and the two-storey store building adjoining at No. 286, ca1980.</i>	<i>20</i>
<i>Figure 13 – the heritage item at 243–249 Church Street.</i>	<i>21</i>
<i>Figure 14 – the heritage item at 257b–261 Church Street i</i>	<i>22</i>
<i>Figure 15 – the three-storey heritage items at 263–265 Church Street is a particularly fine Victorian commercial building Built c 1860-1876.....</i>	<i>22</i>
<i>Figure 16 – the south-west corner of Church and Philip Streets, features an Inter-War Streamlined mixed use building</i>	<i>23</i>
<i>Figure 17 – the north-west corner of Church and Philip Streets, features early twentieth-century commercial buildings that are heritage items.....</i>	<i>23</i>
<i>Figure 18 – the north-east corner of Church and Philip Streets, features the 1886 dome of the Former ANZ Bank at 306 Church Street, seen among the Meriton Towers.....</i>	<i>24</i>

<i>Figure 19 – north-east view from the Erby Place car park, looking over 298–300 Church Street to the former ANZ bank dome and former Kings’ School (right-hand horizon).....</i>	<i>25</i>
<i>Figure 20 – Old Government House and Domain World Heritage Property with Buffer Zone hatched.</i>	<i>28</i>
<i>Figure 21 – The Cash Converters’ Building at 298 Church Street is the northern extent of the subject site.</i>	<i>29</i>
<i>Figure 22 – the rear of Cash Converters (right) shows the 1950s building at the rear, clad in asbestos sheeting.</i>	<i>30</i>
<i>Figure 23 – the northern side boundary wall of No 298, shows the 1860s sandstone deteriorating in response to adverse control of salt-laden moisture.....</i>	<i>31</i>
<i>Figure 24– the northern side boundary wall of No 298, shows the c1860s sandstone walls of the former one-or-two-storey service wing.</i>	<i>32</i>
<i>Figure 25 –the northern side boundary wall of No 298, shows the 1860s sandstone wall and fire breast</i>	<i>32</i>
<i>Figure 26 – The three-storey Sicilian restaurant building (centre) has c1860s sandstone side walls.</i>	<i>33</i>
<i>Figure 27 – the rear of 292–296 Church Street, facing east to Erby Place. This is entirely post-war fabric.</i>	<i>33</i>
<i>Figure 28 – the rear of 286–290 Church Street, facing east to Erby Place.</i>	<i>34</i>
<i>Figure 29 – detail of the sandstone boundary wall seen above, which faces south.....</i>	<i>34</i>
<i>Figure 30 – detail of the sandstone boundary wall showing a second-floor fireplace that was never used.</i>	<i>35</i>
<i>Figure 31 – typical skirting</i>	<i>36</i>
<i>Figure 32 – typical cornice</i>	<i>36</i>
<i>Figure 33 – the first floor west wall that looked over Church Street.....</i>	<i>36</i>
<i>Figure 34 – the first-floor fireplace. Note the early lacquer over the skirting (right) and the remains of the Damask flock wallpaper above the skirting, and above the fireplace.</i>	<i>37</i>
<i>Figure 35 – the second floor west wall that looked over Church Street.....</i>	<i>37</i>
<i>Figure 36 – detail of a second floor window architrave and dado panel.....</i>	<i>38</i>
<i>Figure 37 – detail of second-floor architrave.....</i>	<i>39</i>
<i>Figure 38 – the second-floor southern wall showing original partition with lath and plaster (right).</i>	<i>39</i>
<i>Figure 39 – Historic Views in Parramatta with the location of the subject site shown circled in red (Source: Parramatta DCP 2011, 4.3 Special Precincts, 4.3.3.4 Historic Views)</i>	<i>44</i>

STATEMENT OF HERITAGE IMPACT FOR 286-300 CHURCH STREET, PARRAMATTA

1.0 INTRODUCTION

This Statement of Heritage Impact has been prepared for JHJ Group Pty. Ltd. in accordance with the standard guidelines of the NSW Heritage Division to accompany a planning proposal for the redevelopment of this site which contains two local heritage items. However, the heritage items have been mis-described, so an assessment is included of what fabric is significant. The site is located in the Parramatta business centre, which is undergoing a vertical transformation. The current condition of the building fabric is poor-fair. It is proposed to extend the building and in-fill the parking area at the rear as part of a residential development.

1.1 METHODOLOGY

This report generally follows the format set out in the document entitled *Assessing Heritage Significance (2001)* published by the NSW Heritage Office. The terms *fabric*, *place*, *preservation*, *reconstruction*, *restoration*, *adaptation* and *conservation* used throughout this report have the meaning given them in *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 1999*.

This Statement of Heritage Impact adopts the format of the NSW Heritage Council publication *Statements of Heritage Impact*. It is prepared responding to the requirements for development affecting a contributory item in a conservation area listed in the *Parramatta Local Environmental Plan, 2011*.

1.2 SITE LOCATION

The site is located in the central business district of Parramatta, between Church Street and Erby Place, near the corner with Phillip Street.



Figure 1 — aerial view of the site, outlined in a fine red line by NBRSArchitecture of an image by NSW Property Information (SIX Maps)



Figure 2 – site location map showing the subject site outlined in red over the map by NSW Property Information (SIX Maps).

The site contains a building complex on each of these three collections of titles:

- Lot 1 of DP 84998 at 298 Church Street;
- Lot 100 of DP 803945 at 292–296 Church Street;
- Lot 1 of DP 210616, Lot 2 of DP 216665, Lot 1 of DP 128501, and Lot 5 of DP 516126 at 286–290 Church Street.

The buildings are joined. The land is relatively flat.

1.3 HERITAGE LISTINGS

The development site at 286–300 Church Street contains the following local heritage items that are each listed on the *Parramatta Local Environmental Plan, 2011*:

- 286 (rear), 288 and 290 Church Street (heritage item I672) [This is thought to be the southern wall of No. 294 Church Street]
- Shop (and potential archaeological site) at 302 Church Street (heritage item I677) [This is thought to be 298 Church Street]

- The site is part of Parramatta Archaeological Management Unit 3079

The State Heritage Inventory also lists the following:

- 292 (rear) Church Street [This is thought to be the northern wall of No. 292 Church Street]

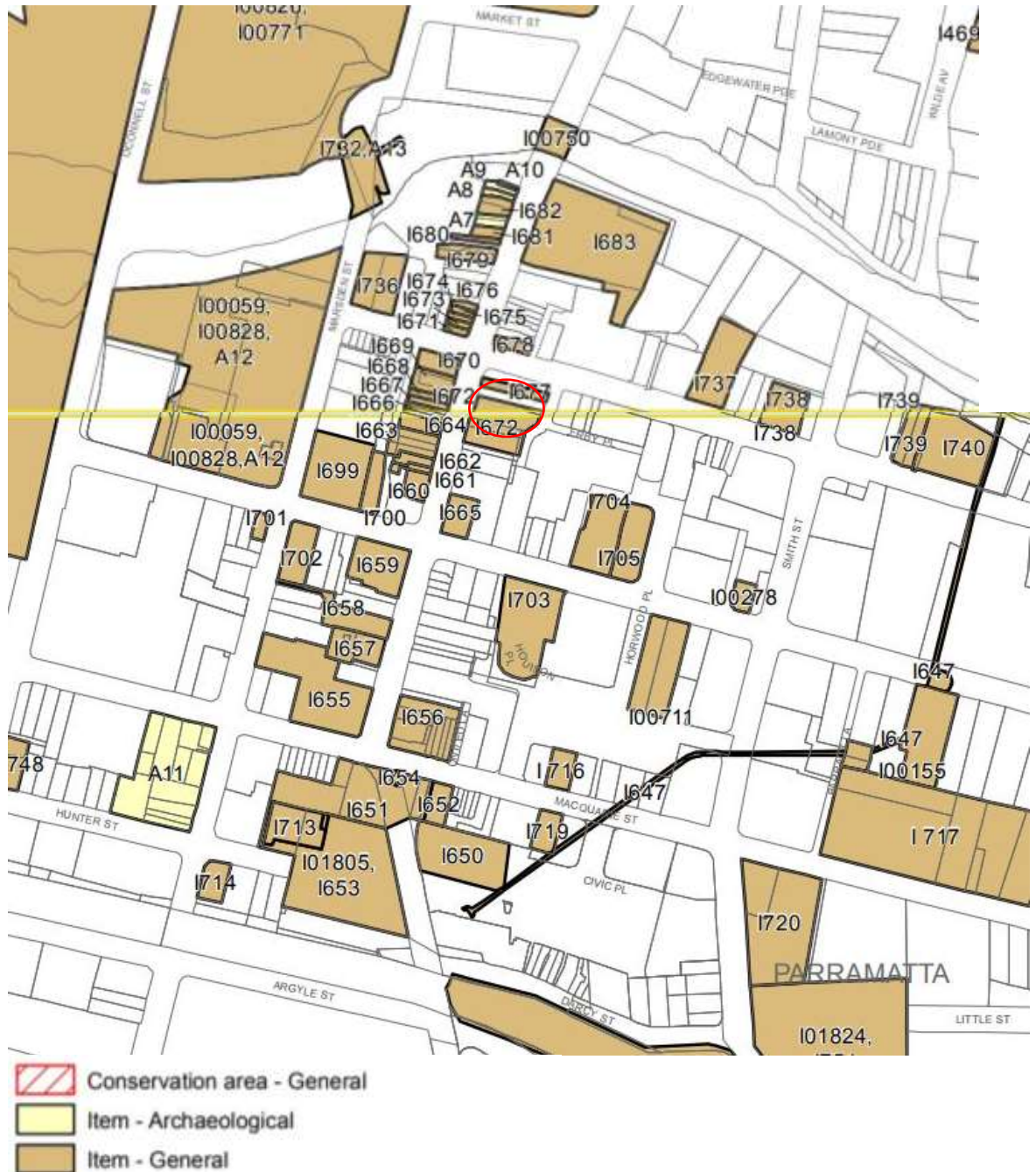


Figure 3 – extracts from Heritage Maps 009 and 010 in the Parramatta Local Environmental Plan, 2011, with the subject site generally identified by the red circle by NBRSArchitecture.

Confusingly, the rear walls of these properties date from the mid-to-late twentieth century and do have negligible heritage significance. It appears that the mis-description dates from the City of Parramatta Heritage Study of 1993, but is perhaps understandable

considering the proximity to a corner, whereby a rear wall seen from Phillip Street is a side wall seen from Church Street.

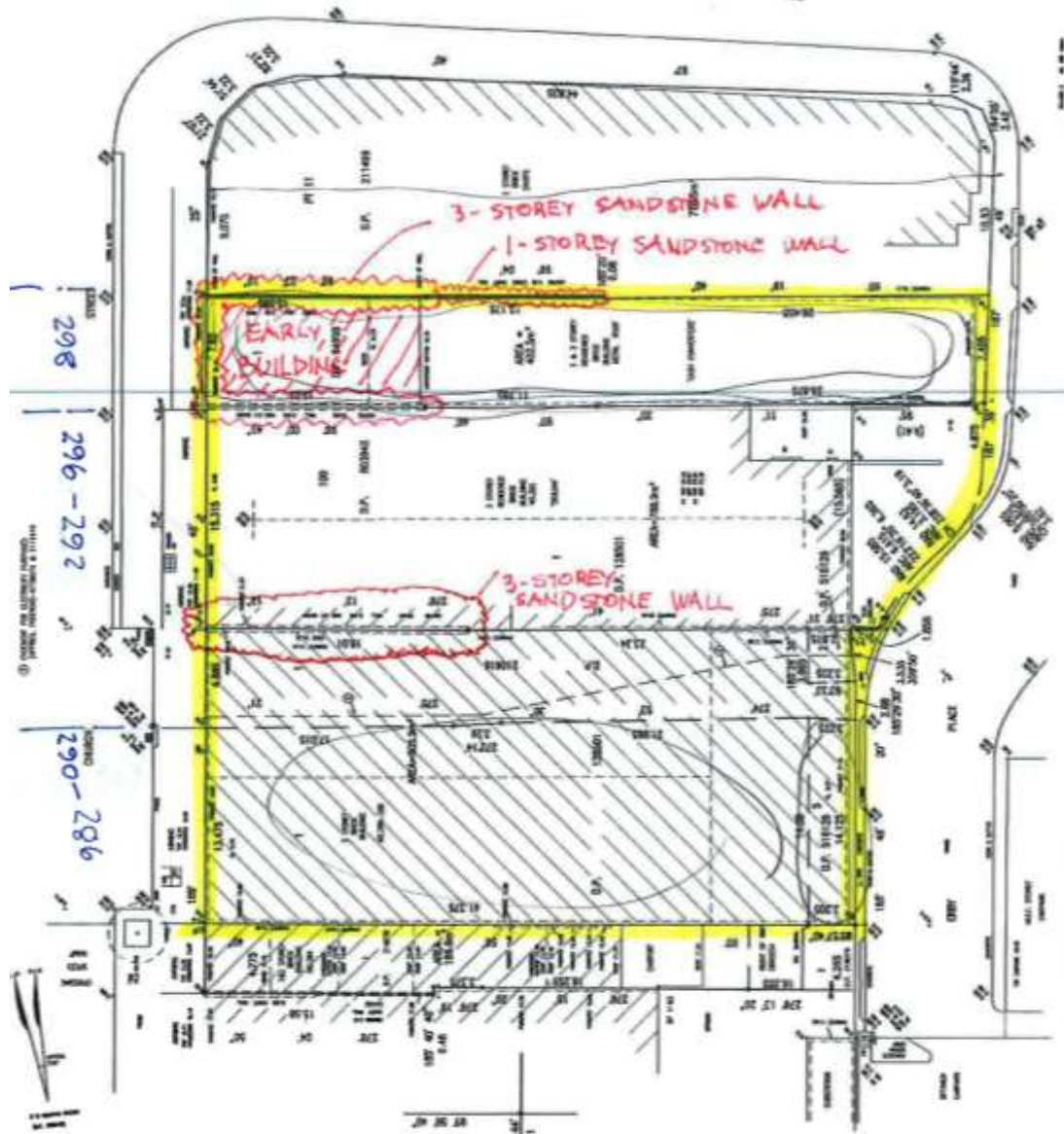


Figure 4 — marked-up survey plan showing the location of significant heritage fabric (red) on the site survey. The boundary is outlined in yellow.

1.4 HERITAGE SIGNIFICANCE

There is a significant sandstone wall on each of the northern and southern boundaries of 292–296 Church Street, within 12m of the Church Street frontage. There is a fine view of the southern of these two walls seen from the roof of 286–292 Church Street, and it bears an exact resemblance to the above descriptions in the State Heritage Inventory (unfortunately much the same description for the two sites).

The Cash Converters building at 298–300 Church Street does not appear to be listed on the Parramatta LEP, but it contains the remains of a three-storey mid-nineteenth-century

shop with some intact interior fixtures on the upper two floors. The sandstone façade has likely had its decoration chipped off, and it is obscured by metal cladding.

The Parramatta Archaeological Management Unit 3079 has the following Statement of significance from the State Heritage Inventory:

This AMU has exceptional archaeological research potential. This area was associated with the development of Parramatta as a regional commercial centre from the early settlement, including the convict period, to the present day. The physical archaeological evidence within this area may include structural features, intact subfloor deposits, open deposits and scatters, ecological samples and individual artefacts which have potential to yield information relating to major historic themes including Commerce, Convicts, Cultural Sites, Housing, Land Tenure, Law and Order and Townships. Archaeological evidence at this site is likely to be subject to minor disturbance. This AMU is of Local significance.

1.5 AUTHORSHIP

This report was prepared by Brad Vale, Senior Heritage Consultant, using research and a history written by Léonie Masson, Historian, all of NBRSARCHITECTURE.

2.0 DOCUMENTARY EVIDENCE

2.1 PRE-EUROPEAN HISTORY

Prior to the arrival of European settlers in 1788 the general area around Parramatta was inhabited by the indigenous Burramattagal clan who shared the Darug language with associated clans from Broken Bay to the Shoalhaven and west to the Blue Mountains.¹

2.2 DEVELOPMENT OF PARRAMATTA IN THE LATE 18TH AND EARLY 19TH CENTURIES

Within a few months of the first fleet arrival in Sydney Cove, a party consisting of 10 convicts and a garrison of soldiers were established in Parramatta.² This party grew to 100 convicts in 1789, and the following year Governor Phillip laid down the lines for a regular township adjacent to the river, which he initially called Rose Hill, later becoming Parramatta.³

Clearing and development of land for agriculture then followed and New South Wales' second town had begun.

Between 1791 and 1800 about 20 significant land grants were issued to settlers in and around the town of Parramatta, and a system of leasing lands was established for home building purposes.⁴ Early grantees or lessees in the vicinity often held leases in the town of Sydney and elsewhere as well as Parramatta.

By the late 18th century the area near the subject site was set aside for the market and town hall (see Figure 1). With the arrival of Governor Macquarie in 1810, further streets were laid out and blocks of land surveyed in George, Church, Phillip and Macquarie Streets. Public buildings, a hallmark of the Macquarie period, proliferated.

Parramatta developed as a secondary seat of government, a centre of agriculture and grazing, and was directly connected to Sydney by road and river. The town developed rapidly during this period. A plan of Parramatta in 1822 (Figure 5) shows the land relating to this study on the eastern side of Church Street between Georg and Phillip Streets as having two detached buildings. During the 1820s the Government released land to the north beyond the town south of the rivers. Settlers took up land in North Parramatta, spreading along Church Street and Windsor Road, the route to the farming districts of the Hawkesbury.

¹ Kass, T., Liston, C. & McClymont, J., *Parramatta: A Past Revealed*, Parramatta City Council, 1996. pp. 4-6.

² Jervis, J, *The Cradle City of Australia – A History of Parramatta 1788-1961*, Council of the City of Parramatta.

³ Kass, T., Liston, C. & McClymont, J., *Parramatta: A Past Revealed*, Parramatta City Council, 1996. pp. 10-15, 22

⁴ Noel Bell, Ridley Smith & Partners (aka NBRS+Partners), *The Former Parramatta Fire Station Heritage Assessment*, unpublished report, October 1998. p. 6



Figure 5 – Detail from Town of Parramatta showing urban settlement in 1822 / map compiled by JF Campbell.
(Source: JRAHS Vol XII Pt 4, 1927)

In 1833, David Lennox, NSW Superintendent of Bridges for the Colony of NSW, designed a new bridge to replace the old stone and timber bridge to span the Parramatta River at Church Street. It was built between 1836 and 1839 by convict labour. It was named 'Lennox Bridge' in 1867 by Parramatta Municipal Council.⁵

By the 1840s Church Street, Parramatta was already a commercial centre for Parramatta and quite heavily developed.

The railway from Sydney to Parramatta Junction (about a mile from the site in present day Granville) was opened on 26 September 1855. It was later extended into the population centre at Argyle Street in April 1860. The increased accessibility brought about by the railway contributed to the increase in population and development of the area between 1870 and 1880.

In 1888, the Union Bank building (now known as the former ANZ Bank) was built at the corner of Phillip and Church Streets. Its classical late Victorian design and copper roof pronounced the corner and remains a key feature along Church Street.

⁵ <http://www.rta.nsw.gov.au/cgi-bin/index.cgi?action=heritage.show&id=4300301>

The present character of Church Street between Phillip Street and the Lennox Bridge was established by commercial buildings generally of two storeys in styles of the late nineteenth century, Federation and Inter-War periods with nil setbacks. Subsequent development in the post-World War Two period has been of lesser quality.

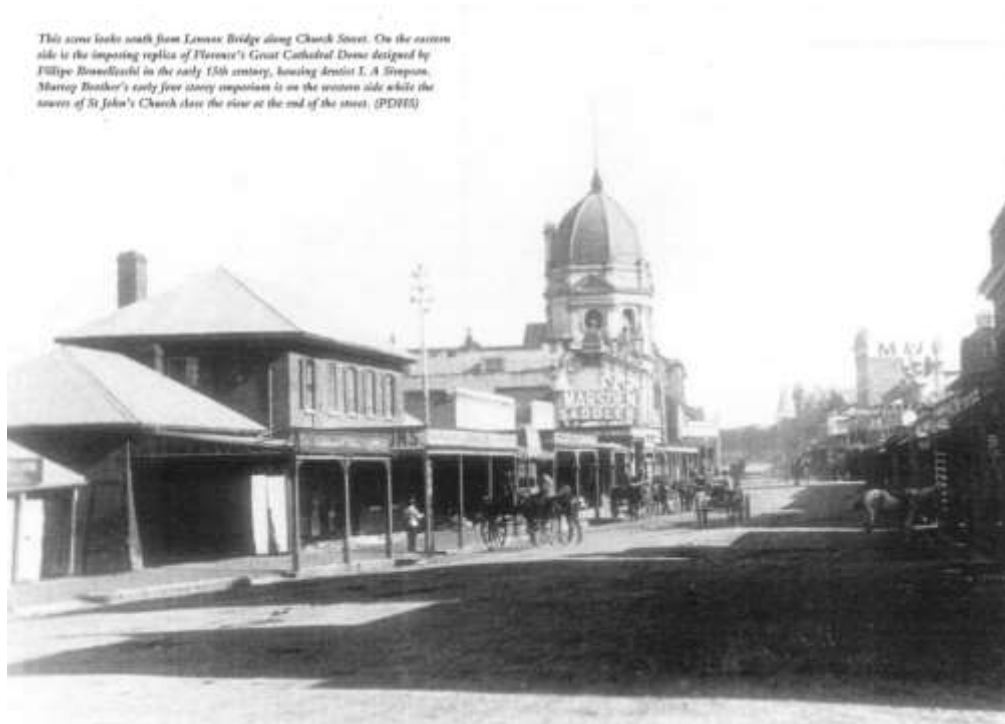


Figure 6 - View south along Church Street from the Lennox Bridge, post-1888. Buildings formerly occupying the subject site are shown in the far left. (Source: Reproduced in McClymont, J, Pictorial History of Parramatta District, 2005, p52)

2.3 HISTORY AND DEVELOPMENT OF 286-300 CHURCH STREET, PARRAMATTA

286-300 Church Street is built on part of two land grants, namely: Allotment 4 of Section 21 originally granted to Captain King on 30 June 1823; and Allotment 94 of Section 21 granted to Richard Rouse on 30 June 1823. The approximate location of the subject site is indicated by the arrow on Brownrigg's Map of Parramatta in 1844 (Figure 7). At this date, there was a building on Lot 4 of Section 21 granted to King (at the intersection of Phillip and Church Streets), and a pair of structures fronting George Street on Lot 94 owned by Richard Rouse.

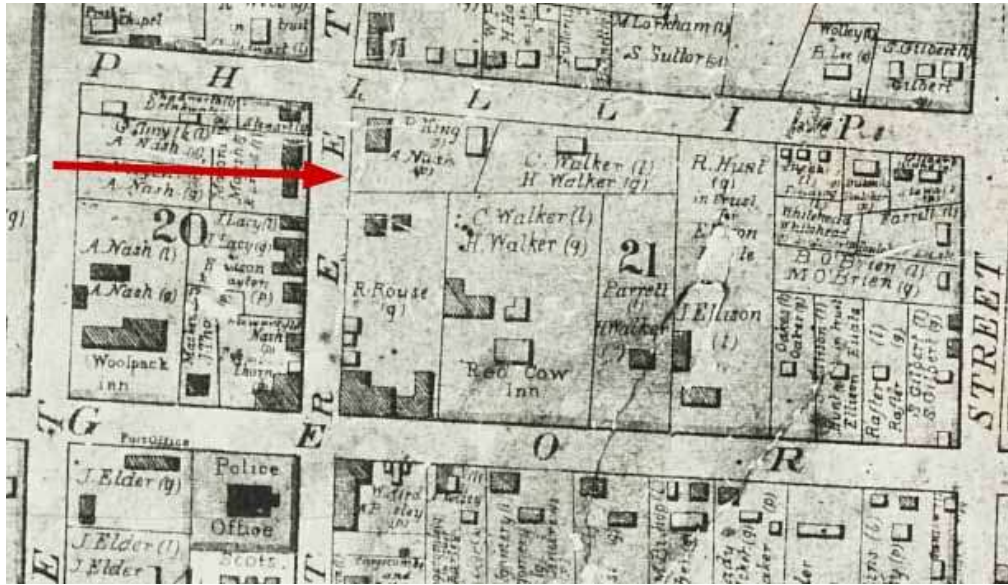


Figure 7 – Detail from Plan of the town of Parramatta and the adjacent properties / as surveyed by W. Meadows Brownrigg surveyor, 1844. (Source: State Library of New South Wales, Z/M3 811.1301/1844/1)

2.4 298 CHURCH STREET (FORMERLY 236 CHURCH STREET)

In July 1839, Phillip Parker King conveyed a lease and release of Allotment 4 to Andrew Nash and John Knox. A building is documented on this land in Brownrigg's 1844 plan shown above. The following year, Nash became the sole owner of the land. He conveyed the site in 1853 to James Byrnes and William Byrnes.

Between 1868 and 1873, the property was conveyed to Hugh Fairclough. According to the Council Rate Book of 1868, Byrnes owned four houses in Church Street, variously occupied. Three of the houses had an identical value of £100; the fourth building was valued at only £20. The three three-storey houses were built after 1844 and prior to 1868.

In 1879, Trustees of the Liverpool and London and Globe Insurance Company, conveyed the property to Charles Smith of Sydney, as Trustee and executor of the late Hugh Fairclough. Later Rate Books list three stone houses, variously occupied, in the ownership of the Fairclough family. By 1903, the houses were converted to shops. These buildings are visible, after conversion to shops, in the 1938 view at Figure 8.

In 1922, the property (comprising 16 perches) changed hands from the City Mutual Life Assurance Society Limited to Percy Ince Hughes. Accordingly, the 1924 Valuation Card names Hughes as the owner and occupier of the shop at "242 Church Street". Three years later, Hughes conveyed the shop to EF Wilks & Co Limited, radio and electrical retailer. Less than four months later, Wilks leased the shop back to Hughes. Wilks eventually sold the site to George Frederick Craig in December 1931. Craig's shop is depicted in the 1938 image reproduced at Figure 8 (242 Church Street).

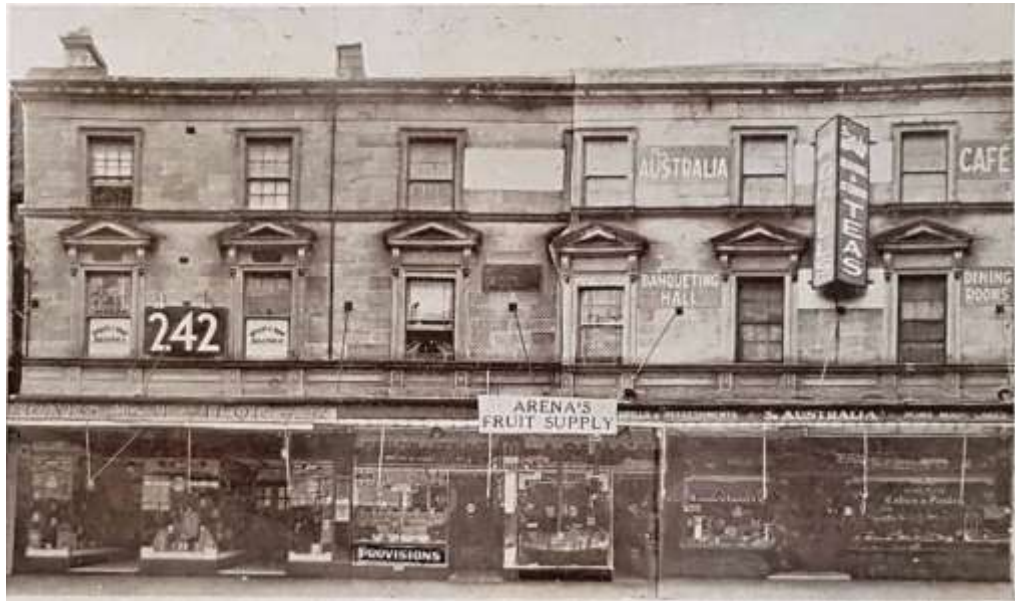


Figure 8 – Former three storey shops at 294-298 Church Street. (Source: *Progressive Sydney as it stands today*, 1938)

Craig lodged an application in 1941 to convert his property to Torrens title. At this date, the property (then known as 242 Church Street) was in the occupation of Craig and was valued at £7,625.⁶ Craig and Sons, men's tailors occupied the property thereafter. In 1957, the property was conveyed to Craig & Sons Pty Limited. Coinciding with the change of ownership, the company lodged an application to Parramatta Council to undertake alterations to the property estimated to cost £800 by the builder, R Clay. Four years later, the Parramatta Council approved an application in September 1961 for alterations to 298-300 Church Street with a value of £150; the applicant was Reuben F Scarf and the builder was JD Constructions,

In 1964, following a name change of the firm, the property was conveyed to Reuben F Scarf Manufacturing Pty Limited.

It is now occupied as Cash Converters.

2.5 292-296 CHURCH STREET (FORMERLY 238 AND 240 CHURCH STREET)

For earlier history of the shops see above in 2.4.

In 1924, the City Mutual Life Assurance Society conveyed part of the property (then 238 and 240 Church Street) to Thomas Henry Harvey and Arthur O Harvey (deceased). They are accordingly named the owners of the pair of shops, each with an assessed annual valued at £315. Four years later, Thomas Henry Harvey, junior and senior, conveyed the shops to John Psaltis and Nicholas Pasaltis. They in turn leased 238 Church Street to McKay. Subsequently, the property was conveyed in 1930 to Emily Welch.

Emily Welch conveyed 238 and 240 Church Street in October 1933 to Henry William Aiken and Eric Aiken. Less than four months earlier, Welch registered a lease of the shop and dwelling then known as 238 Church Street to Eric Kinnaird Hawkins.

⁶ Primary Application 34998, NSW Land & Property Information

In 1935, the Aikens lodged an application to convert the property to Torrens title. At this date, there existed a lease of the property from Welch to Hawkins of *"all that shop and dwelling situate at No. 238 Church Street Parramatta, also the Dance Hall over 238 and 240 Church St, also Bake House and outbuildings and yard comprised in 238 and 240 Church Street Parramatta from 1st July 1933 for the term of seven and one-half years thence ensuing"*. The property was occupied by Hawkins as described above, and of Stephen Arenas of the ground floor premises No. 240 Church Street.⁷

The principal occupant of 292 Church Street in the 1930s and 1940s was EK Hawkins at "The Australia Café". Note the business name on the façade, and the shopfront at street level, in the illustration of the building at Figure 8. Simultaneously, one of the shops was occupied in 1938 by Arenas Fruit and Vegetable Supply. Prior to this date, the shops were variously occupied.

In March 1950, Henry William Aiken and Eric Aiken conveyed 292-6 Church Street to Grocery and General Merchants Limited.⁸ The sale was announced in the Cumberland Argus and Fruitgrowers Advocate on 7 December 1949:

Grocery and General Merchants Ltd plan to open the [self-service] supermarket at 292-6 Church Street. The Australia Café, Rosslyn Stocking Shop, and Hyland's Shoe Store no occupy the ground floor of the property and the upper floors contain a ballroom and two flats.

Grocery and General Merchants bought the property for £35,000 through the agency of LJ Hooker.

The company's chairman, Mr Ashley Buckingham, said last week that the supermarket would be a "departments store of foods" run on modern American lines.

He said the 50ft x 190ft premises would be remodelled when building regulations permit.

The plan appears to have been abandoned as in June 1953, the property was sold to Bebarfalds Limited. They promptly lodged an application to Parramatta Council for the construction of a shop estimated to cost £70,000; the builder was Hornibrook McKenzie Clark Pty Ltd. The Building Register entry does not indicate the Council's decision, but the new store three storey building was approved as in June the following year, the Sydney Morning Herald and Cumberland Argus both published feature articles on Bebarfald's new store at Parramatta, scheduled to open in August 1954.⁹ The store was designed by architects Messrs CC Brewster & Murray.

Bebarfalds owned the property until 1973 when it changed hands to James Wallace Steel Pty Limited.

The building is now primarily occupied as the Sicilian Restaurant.

⁷ Primary Application 32259, NSW Land & Property Information

⁸ CT Vol 4838 Fol 110, NSW Land & Property Information

⁹ "The human side of modern architecture", *Sydney Morning Herald*, 29 June 1954, p12 and "Bebarfalds faith in Parramatta shown by huge sum invested in new store", *Cumberland Argus*, 25 August 1954, p8

2.6 286-290 CHURCH STREET

286 Church Street is located on part of Lot 94 of Section 21, granted to Richard Rouse on 30 June 1823. Following his death, in 1855 the property was divided by a deed of partition between George and Edwin Rouse. The land remained in the ownership of Trustees on behalf of the Rouse family until 1922 when RN Dangar conveyed the property to George Thomas Erby.

Erby lodged an application in 1922 to convert the property, then comprising "232, 234 and 236 Church Street" to Torrens title. In the intervening period, Erby conveyed part of the site (236 Church Street) to Leslie Walter Pye; Erby retained 232 and 234 Church Street.¹⁰ According to the primary application the three shops were respectively occupied by Erby (232), CW Henderson and WD Corderoy (234) and AW Fletcher (236).

236 changed hands to William Yeager Pye in 1937. In 1958, the property changed hands to HG Palmer (Consolidated) Limited.

232-236 Church Street (old numbering) were leased by Erby to a succession of tenants. The principal tenant at this address was GJ Coles and Co Ltd, the well-known chain store who opened here in a new store building in 1935.¹¹

The store is a spacious one, and the wide passage-ways provided plenty of elbow-room.

A feature of the new store is the handsome ceiling, which would be an ornament to any ball-room...the floor space is said to be greater than that of any store of its type outside the city, and there is approximately 460 feet of counters.

*Messrs Budden and Mackey, who designed this beautiful store and supervised its construction, are deserving of praise for the elegant and stable results achieved.*¹²

Following Erby's death, the property passed by transmission in 1947 to Geoffrey Wycombe Erby and Perpetual Trustee Company Limited. Renumbered 286-8 Church Street, they continued to lease the shop to GJ Coles & Co Ltd. Part of the same property, known as 284 Church Street, was leased from 1954 to Scotts Provisions Retail Pty Limited. Part of the whole site was transferred in 1957 to GJ Coles Limited. The following year, following the subdivision of the whole property, Lot 3 was conveyed to Scotts Provisions Stores Pty Limited.

¹⁰ CTs Vol 3618 Fols 170, 171, NSW Land & Property Information

¹¹ "For Coles' new Parramatta store", *Cumberland Argus*, 10 January 1935, p4 6

¹² "Cole's opening Parramatta's new store", *Cumberland Argus*, 4 April 1935, p6

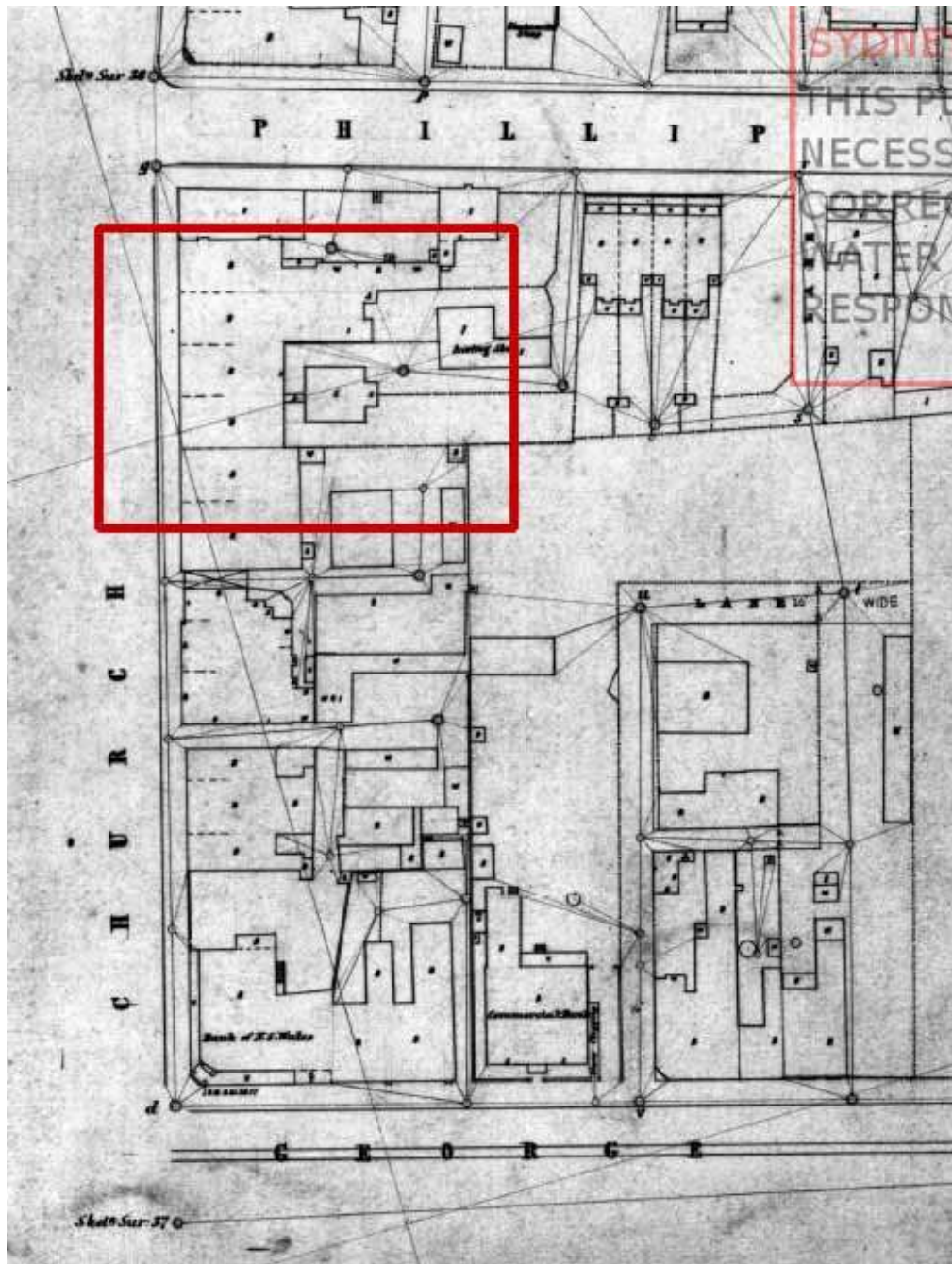


Figure 9 – Extract from Detail Survey Parramatta Sheet 19, 1894. Approximate location of subject site outlined in red. (Source: Sydney Water/WaterNSW Historical Research Facility, PWDS1544-S1240)

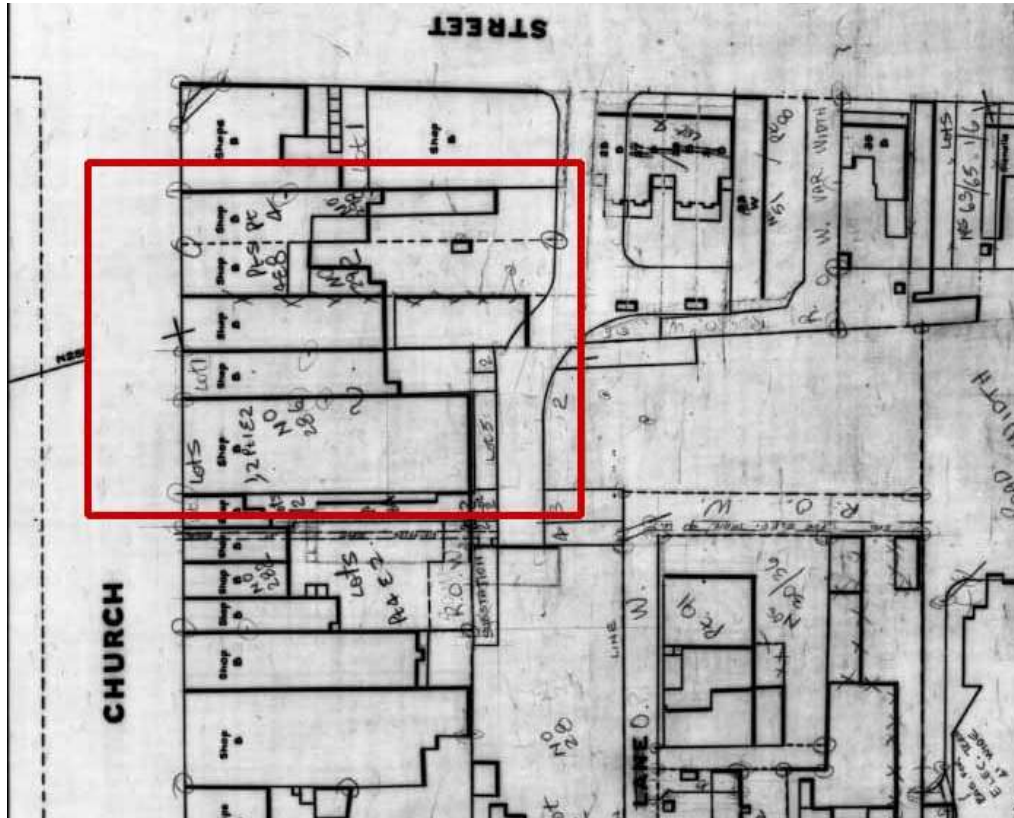


Figure 10 – Extract from Detail Sheet Parramatta 2712, undated. (Source: Sydney Water/WaterNSW Historical Research Facility, DS2712)



Figure 11 – Detail from 1943 aerial of Sydney showing study site outlined in red. (Source: NSW Land & Property Information, SIXMaps)



Figure 12 – Looking south along eastern side of Church Street from Phillip Street showing No 292 in the occupation of Fletcher Jones and the two-storey store building adjoining at No. 286, ca1980. (Source: Parramatta Heritage Centre, LSP00311)

3.0 PHYSICAL EVIDENCE

The site contains three buildings, joined together, typical of the Church Street retail strip that developed up to the end of the Twentieth Century.

3.1 CONTEXT

The site spans between the significant retail strip of Church Street, and Erby Place. Church Street is the traditional north-south commercial thoroughfare of Parramatta. It is lined with commercial buildings, typically of two or three storeys. Many of which are heritage items from the nineteenth and early Twentieth Centuries.



Figure 13 — the heritage item at 243–249 Church Street was originally Regency Victorian sandstone, constructed c. 1850 and thoroughly reworked in 1924.



Figure 14 – the heritage item at 257b–261 Church Street is south-west across Church Street from the subject site.



Figure 15 – the three-storey heritage items at 263–265 Church Street is a particularly fine Victorian commercial building Built c 1860-1876, in a similar period to the remains of the stone buildings on the subject site. The two-storey buildings are also heritage items, opposite the subject site.



Figure 16 – the south-west corner of Church and Philip Streets, features an Inter-War Streamlined mixed use building.



Figure 17 – the north-west corner of Church and Philip Streets, features early twentieth-century commercial buildings that are heritage items.



Figure 18 — the north-east corner of Church and Philip Streets, features the 1886 dome of the Former ANZ Bank at 306 Church Street, seen among the Meriton Towers.

3.2 VIEWS

The buildings on the site are visible from nearby streets and public vantage points, but given their modest height in the urban grid, the lack of significant fabric that is publicly visible, the subject site has no significant views. When the cladding is removed from the Cash Converters building at No. 300, and the façade is conserved, the view to this façade from Church Street will be significant.

Views along Church Street and nearby Phillip Street are significant vistas. Church Street runs in a straight line between Macquarie and Phillip Streets, then it has a slight kink to the north-east from the northern side of Phillip Street. The development would not have an impact on these views. The proposed tower has a substantial 10m setback from Church Street.



Figure 19 — north-east view from the Erby Place car park, looking over 298–300 Church Street to the former ANZ bank dome and former Kings' School (right-hand horizon).

ICOMOS World Heritage Listing – Australian Convict Sites (No 1306)



Old Government House, in its former Governor's Domain setting, is significant as a cultural landscape of importance in Australia's history. It contains several historic elements that have a tangible link with the earliest days of the foundation of British colonial settlement of Australia, and that interlink with the landscape. These historical elements include the

Crescent, the governor's dairy, the bathhouse, memorials, carriageways and gatehouses, and the remains of Governor Brisbane's observatory.

Old Government House and Domain forms part of the World Heritage Listed cultural property known as Australian Convict Sites. This property includes a selection of eleven penal sites, among the thousands established by the British Empire on Australian soil in the 18th and 19th Centuries. The following describes Old Government House and Domain:

Old Government House and Domain, Parramatta, was a residence of the Governor of the colony of New South Wales from 1790 to 1856, inland from Sydney. It is located on the left bank of a meander in the Parramatta River.

The site is arranged around Government House and its gardens. It is a Georgian-style mansion with a central section and two asymmetrical wings erected some years later. The southern wing is extended by the house of the female convicts, who were used as the household servants. The main built ensemble was extended in 1822 with the L-shaped garrison building.

The park includes some houses and landscaped gardens in the late 18th century English style and the remains of an observatory. It also includes archaeological remains of the huts that housed the convicts who looked after the maintenance of the property.

The main built ensemble underwent significant restoration, particularly in 1906.

Today, this ensemble is used as a museum and a public park.

Environment Protection and Biodiversity Conservation Act 1999 – National Significance

All sites forming the Australian Convict Sites listing are inscribed on the National Heritage List and protected by the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The proposal could be referred for assessment under the EPBC Act, but section 5.3 concludes that this is not required. The proposed tower is likely to be visible from Old Government House. Under the Act, World Heritage sites are identified as matters of national environmental significance. Actions that have, or are likely to have, a significant impact on a matter of national environmental significance require approval from the Australian Government Minister for Sustainability, Environment, Water, Population and Communities. The minister decides whether assessment and approval is required under the EPBC Act.

In addition, Old Government House and Domain is listed as a place of cultural heritage and protected under the *NSW Heritage Act 1977*. The following recommendations and decisions for The Australian Convict Sites, of which this site forms part, were formed at The Convention Concerning the Protection of the World Cultural and Natural Heritage, Brazil 25 July – 3 August 2010 (World Heritage Committee Meeting Decision 34COM 8B.16):

3. Recommends that the State Party give consideration to the following:

h) Pay attention to managing the landscape values of the sites in or close to urban areas by studying the visual impact of their current environment and any projects liable to affect those values;

Old Government House and Domain is in public ownership (New South Wales Government) and comprises an original site/land boundary from the convict era and is surrounded by a buffer zone (see Figure 20). ICOMOS made the following comment on the potential for development from the growing urban environment:

"the legal protection of the buffer zones seems adequate and effective...More broadly, some of the sites within the property may be threatened by the development of the property's peripheral area and in its buffer zone, notably in terms of the landscape impact of growing urban environments...(including)...Parramatta city for Old Government House".

Old Government House and Domain Parramatta Park Management Plan (2009) was prepared by Parramatta Park Trust and The National Trust of Australia (NSW), managers of the site. Old Government House and Domain, Parramatta Park Management Plan, Section 8.2 Management Plans and Policies identified the following guiding policy (taken from the *Parramatta Park Conservation Management Plan 2008*, 14.1):

9. The Park boundaries will be protected from encroachments and developments which compromise its significance

8.2.1 Fabric and setting "Retain vistas of the House from within the Park. Consider the reinstatement of one of the nineteenth-century configurations of the carriage loop and pathways..."

The following critical views will be actively maintained within the Park:

- *Mays Hill to Hunter Street;*
- *Old Government House and grounds to Parramatta Park – views to east (George Street, O'Connell Street and the river);*
- *Parramatta River from the west in Parramatta Park;*
- *Parramatta Park to Kings School and Lennox Bridge;*
- *The Ridge of the Crescent to Parramatta;*
- *The visual relationship between the monuments and their siting on the ridge line;*
- *From the ridge line to the Macquarie Street gates and the centre of Parramatta;*
- *From the Dairy to Westmead and Wisteria Gardens;*
- *Out of the Park from the Domain to Westmead, the west and north-west.*

Vegetation will be managed to ensure the retention of significant views through regular pruning and careful planting programs. The views from Old Government House to George Street will be opened up through vegetation management and tree removal.

New structures, either permanent or temporary, will not be constructed where they will have a detrimental effect on significant views.

'Old Government House and Domain, Parramatta Park Management Plan, Description of the buffer area for Old Government House and Domain' is identified in the Parramatta Management Plan which describes the important views associated with the property as follows:

Important views.

Important views from Old Government House over the broader Domain (now forming Parramatta Park) are contained within the buffer zone emphasising the command and control function of Old Government House and Domain and consistent with historical records such as maps and plans, illustrations and paintings. Longer and more extensive views extend from the Domain and beyond the Buffer Area eastwards along the Parramatta River to Lennox Bridge, westwards and southwards to Mays Hill, the highest point in Parramatta Park. There are reciprocal views back from these positions to the Domain and Government House within the buffer zone. There is also an occasional vista from the eastern edges of the property along several key streets of the Parramatta CBD, which are also contained within the buffer zone.

The Old Government House and Domain World Heritage Property with Buffer Zone is shown in Figure 20. The subject site is well outside these sensitive areas.



Figure 20 – Old Government House and Domain World Heritage Property with Buffer Zone hatched. The subject site is shown circled in red outside this area. (Source: Old Government House and Domain Parramatta Park, Management Plan, 2009, p40)

3.3 CURTLAGE

The curtilage of the heritage fabric is defined in a statutory sense by the surrounding allotments. This curtilage is limited by the lack of public visibility of the heritage fabric.

3.4 EXTERIOR DESCRIPTION

The **Cash Converters building at 298–300 Church Street** has a three-storey façade that is concealed at first and second floor levels by a sheet metal cladding system. (The ground floor is used as a retail space with offices at the rear; the first and second floors are used as storage) the front and side walls are constructed of sandstone ashlar with lime mortar. The cladding projects a short distance from the wall, so there is a chance that some of the surface Victorian Academic Classical detailing remains, see Figure 8. The 1930s photograph shows a pair of windows on each level, the first floor being much grander. The first-floor windows were set on pedestals, supporting a string course that linked the sills. Each opening was framed with a profiled architrave, and the head was decorated with a pediment supported on consoles. The second-floor windows were more simply treated with an architrave in stone having a slight flare at the top. The parapet was decorated with a classical cornice. The window openings can be seen from the side to have been in-filled with brickwork. It is unlikely that the cornice or pediments survive.

The side walls consist of undecorated sandstone ashlar blocks articulated with fire breasts and fireplaces at each level. The northern side wall is visible from the private yard of the property at No.302 Church Street. The chimney and second floor fire breast have been removed. The wall has been cement rendered at the ground floor, causing damage to the stone. Various changes to the wall have introduced other materials, such as brick, on top of the wall.



Figure 21 – The Cash Converters' Building at 298 Church Street is the northern extent of the subject site. The sheet metal façade conceals the remains of a Victorian Classical sandstone façade. The two-storey commercial building on the left at 302 Church Street is on the corner of Phillip Street.



Figure 22 — the rear of Cash Converters (right) shows the 1950s building at the rear, clad in asbestos sheeting.



Figure 23 — the northern side boundary wall of No 298, shows the 1860s sandstone deteriorating in response to adverse control of salt-laden moisture.



Figure 24— the northern side boundary wall of No 298, shows the c1860s sandstone walls of the former one-or-two-storey service wing.



Figure 25 —the northern side boundary wall of No 298, shows the 1860s sandstone wall and fire breast at the first-floor level. The fire breast has been truncated at second-floor level, but it is mostly original sandstone under the white paint.

The three-storey commercial building at 292–296 Church Street contains a post-war structure between two sandstone boundary walls, each apparently the same because this building replaced two terrace houses in between these walls. This building is likely to have its concrete slabs keyed into the sandstone wall.



Figure 26 — The three-storey Sicilian restaurant building (centre) has c1860s sandstone side walls.



Figure 27 — the rear of 292–296 Church Street, facing east to Erby Place. This is entirely post-war fabric.



Figure 28 — the rear of 286–290 Church Street, facing east to Erby Place. This building is a mid-twentieth-century building that has been renovated several times. The sandstone boundary wall can be seen top-left.



Figure 29 — detail of the sandstone boundary wall seen above, which faces south



Figure 30 — detail of the sandstone boundary wall showing a second-floor fireplace that was never used. It was on the south side of the row of three grand terrace houses built c1860s. Various mortise holes can be seen that would have supported later timber floor or roof structures.

3.5 INTERNAL DESCRIPTION

The building interior at 298–300 Church Street retains some internal fabric on the first and second floors that is original to its construction in the mid Nineteenth Century. There is no know original finishes or fixtures on the ground floor. This intact fabric includes timber floor boards, some skirtings, the architraves around the four windows that faced Church Street and the dado panels, wall plaster over sandstone, wall paper samples, lath-and-plaster partitions between hardwood studs, fireplaces, timber cornices, and lath-and-plaster ceilings. The timber stair and handrail is early fabric.



Figure 31 – typical skirting



Figure 32 – typical cornice



Figure 33 – the first floor west wall that looked over Church Street.



Figure 34 — the first-floor fireplace. Note the early lacquer over the skirting (right) and the remains of the Damask flock wallpaper above the skirting, and above the fireplace.



Figure 35 — the second floor west wall that looked over Church Street.

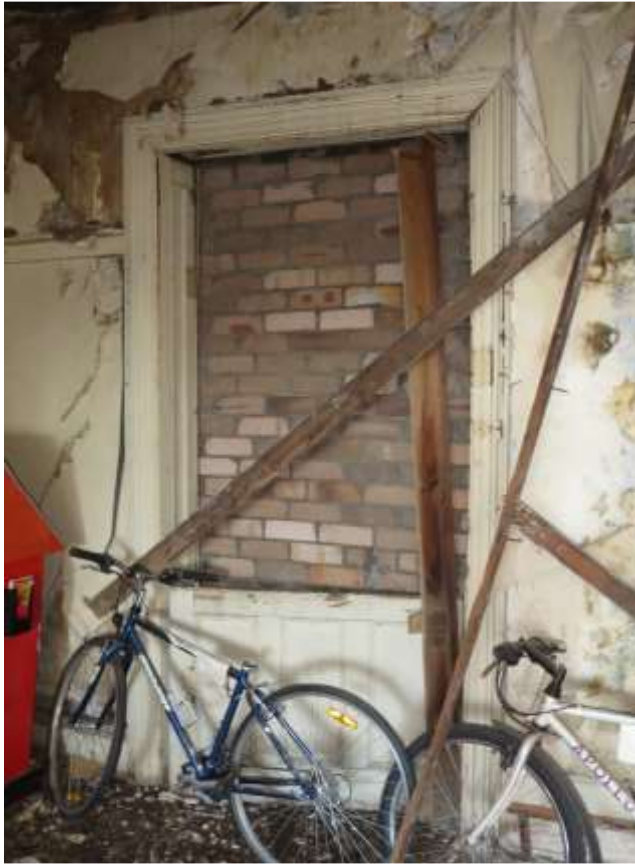


Figure 36 — detail of a second floor window architrave and dado panel.



Figure 37 – detail of second-floor architrave.



Figure 38 – the second-floor southern wall showing original partition with lath and plaster (right).

4.0 THE PROPOSAL

It is proposed to demolish the post-war buildings at 286–290 and 292–296 Church Street. The sandstone block wall between the two buildings would have each stone numbered, recorded and dismantled to enable reinstatement. Similarly, the southern wall of No. 298 would have each stone numbered and recorded prior to dismantling. The original timber floors and roof structure would be supported and removed as single units to enable reinstatement. The northern and west sandstone facades would be supported and held in place during the excavation.

A mixed-use development would be constructed on this site with nine levels of basements, a three-level podium of commercial uses, a further two levels of the base of the tower for commercial uses, 55 floors of dwelling units, then a roof top with residential open space and building services. The tower would be set back from Church Street.

The scheme is illustrated in the drawings by PTW Architects.

5.0 EVALUATION OF HERITAGE CONTROLS

5.1 COMPLIANCE WITH PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

The subject site is located in the vicinity of several heritage items of local significance. The *Parramatta Local Environmental Plan 2011 (PLEP 2011)* is the planning instrument relevant to the proposed works. PLEP 2011, Part 5 Miscellaneous Provisions, Clause 5.10 Heritage conservation states the following Objectives:

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Parramatta,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

Parramatta LEP 2011	This Proposal Relates to PLEP as follows:
<p>Part 5 Miscellaneous Provisions, Clause 5.10 Heritage conservation: (5) Heritage assessment <i>The consent authority may, before granting consent to any development:</i></p> <ul style="list-style-type: none"> <i>(a) on land on which a heritage item is located, or</i> <i>(b) on land that is within a heritage conservation area, or</i> <i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>This Statement of Heritage Impact (SHI) has been prepared to accompany the development application for a mixed-use tower on the site of Nos. 286–300 Church Street.</p> <p>The SHI will assess the positive and negative heritage impacts of the proposed development and identify approaches taken to minimise and ameliorate the impacts.</p>
Parramatta LEP 2011	This Proposal Relates to PLEP as follows:
<p>Part 5 Miscellaneous Provisions, Clause 5.10 Heritage conservation: (7) Archaeological sites <i>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</i></p>	<p>The site is identified as an archaeological management unit of exceptional archaeological potential in the Parramatta Historic Archaeological Landscape Management Study (PHALMS), because it lies within Parramatta Archaeological Management Unit 3079.</p> <p>An Archaeological Research Design will be undertaken.</p>

<p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	
---	--

5.2 COMPLIANCE WITH THE PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

The purpose of the *Parramatta Development Control Plan 2011* (PDCP) is to supplement the Parramatta LEP 2011 and Parramatta City Centre LEP 2007 and provide more detailed provisions to guide development. PDCP, Part 4 Special Precincts, 4.3.3 Parramatta City Centre is relevant to the subject site. The broad objectives for the Parramatta City Centre are as follows:

- To support the primacy of the centre as an employment node with a strong commercial core occupied by high order quality commercial buildings.
- To support the commercial core with surrounding mixed use development that reinforces and complements the centre's core employment role.
- To ensure high quality design of buildings and public areas.
- To activate the Parramatta River edge and the relationship of the river to the city.
- To provide for the conservation and interpretation of Parramatta's heritage.
- To improve the natural environment.

Parramatta DCP 2011	This Proposal Relates to PDCP as follows:
<p>PDCP, 4.3.3.3 Courtyards and Squares</p> <p><i>C.3 Forecourts, squares and courtyards should be delightful outdoor rooms, and must be well considered with regard to aspect and height to width, and depth to width proportions.</i></p> <p><i>C.4 It is preferred that courtyards are the same level as the street to facilitate access and integration with the public domain.</i></p> <p><i>C.5 Basement car parks should be contained predominantly within building footprints and allow for deep soil beneath forecourts and courtyards for large canopy tree planting.</i></p>	<p>The redevelopment of 286–300 Street would make a generous foyer leading from Church Street, with a high degree of pedestrian permeability from the street, and with good potential for a link to Erby Place.</p> <p>Complies</p> <p>The basement would be under the podium, and would be designed to allow for deep soil planting of trees within the podium atrium.</p>
<p>PDCP, 4.3.3.4 Views and View Corridors:</p> <p>C.1 Views shown in Figure 4.3.3.4 are to be protected in the planning</p>	<p>Parramatta DCP 2011 identifies nine (9) historic views within Parramatta City Centre. The following are relevant to the subject site:</p>

and design of development (see Figure 39 of this SHI).

C.4 Site analysis must address views with the planning and design of building forms taking into account existing topography, vegetation and surrounding development.

Historic View 5 - Views north and south along Church Street, including view of ANZ dome and heritage buildings.

The proposed works would have no impact on these views.



Figure 4.3.3.4.1
Historic Views

Identified View	Significance
1. Old Government House view northeast to the river, Old King's School building and site of former Government farm.	Key historic view demonstrating the relationship between the Governor, early Government farm and major school institution. Setting of both heritage items.
2. Views east to St John's along Hunter Street, available back to Parramatta Regional Park.	Hunter Street framed view to St John's church.
3. Views to St John's church and square from north	Historic main street approach to city centre and St John's historic church and other heritage items in view.
4. Views west, from eastern side of square, mall, Civic Place and Town Hall.	Backdrop/setting of church. Views to church and spires.
5. Views north and south along Church Street, including view of ANZ Dome and heritage buildings, St John's Church spires to the south and St Peter's church.	Historic main street and approach to city. A number of heritage buildings.
6. Approach to Parramatta south along Church Street from Fennell Street, sequential views.	Historic main street and approach. Relatively consistent scale and setback of streetscape.
7. Views along George Street to Parramatta Park gatehouse and trees.	Key historic street approach to the park. City edge of park, framing views to gatehouse, trees and Old Government House (not now visible), views of streetscape, heritage items.
8. View from Marys Hill across Parramatta's City Centre to distant hills.	Key historic viewing point from the highest part of the Parramatta Park with best views of the city in the river valley, glimpses to hills behind the city between buildings.
9. View from The Crescent to the distant hills Key historic viewing point from the ridge of The Crescent	Key historic viewing point from the ridge of The Crescent to glimpses of distant hills between buildings.

Figure 39 – Historic Views in Parramatta with the location of the subject site shown circled in red (Source: Parramatta DCP 2011, 4.3 Special Precincts, 4.3.3.4 Historic Views)

PDCP 5.0 Environmental Management

Development should not result in significant impacts upon the amenity of an area by way of unacceptable overshadowing of adjoining properties, privacy impacts (eg. by unsympathetic house raising) or by being incompatible with the streetscape or character of the locality (including heritage)

The proposed slim tower would cast a long shadow that would have similar amenity impacts to similar tower nearing completion to the north of this site.

6.0 HERITAGE IMPACT ASSESSMENT

6.1 INTRODUCTION

The following assessment of this application is based on the guidelines set out by the NSW Heritage Office (now Heritage Division of the Office of Environment & Heritage) publication 'Statements of Heritage Impact', 2002. The standard format has been adapted to suit the circumstances of this application.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:

- The development provides an opportunity to remove the cladding concealing the sandstone façade of No.298-300 Church Street, and to conserve the stonework to the original design, and reconstruct the windows to traditional detail. The original interior fabric would be salvaged during the works and reinstated. Missing interior fabric would be reinstated where it can be based on evidence from the site;
- The development provides an opportunity to uncover the isolated sandstone wall on the south side of No. 292, and to present this to the public with appropriate interpretation;
- The design for the podium provides for a good contemporary architectural response to the conserved facade of No.298-300 Church Street. The podium has a fitting height and architectural rhythm to use the sandstone structures facing Church Street in a positive manner;

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:

- The two sandstone walls that are entirely within the site would be dismantled to allow the excavation, then reassembled with matching lime mortar in the same place. Each stone would be numbered and recorded. The replacement mortar would be matching lime. This provides an opportunity to remove intrusive materials from these two walls, and to conserve the stonework;
- The timber floors and roof structures inside 298–300 Church Street will be salvaged for safe-keeping as single elements, and then reinstated into the development.

The following sympathetic solutions have been considered and discounted for the following reasons:

- nil

6.2 DEMOLITION OF A BUILDING OR STRUCTURE

The removal of the post-war buildings and 286–290 and 292–296 Church street would not have an adverse heritage impact on these sites, or the surrounding heritage items.

- The dismantling of the two internal sandstone walls is essential for the redevelopment of the site, which will have heritage benefits by reinstating and interpreting the heritage fabric of the site.

6.3 MAJOR ADDITIONS

How is the impact of the addition on the heritage significance of the item to be minimised? Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?

- The podium would be scaled to the three-storey height of the sandstone façade at 298–300 Church Street. This would provide a sense of streetscape continuity of scale with the other heritage items along Church Street. The podium is designed with a structural rhythm that responds to the distribution of openings in the original sandstone façade, and incorporates the sandstone boundary wall on the south side of No 292. The podium makes extensive use of new sandstone for contemporary design, in the columns and parapet facing Church Street. This serves to make the original sandstone the 'anchor' elements of the façade, from which the other work is generated. Sandstone is a traditional material in Parramatta since Georgian times and the use of this material makes for a link with other heritage items in the vicinity that also use it;
- The residential tower would be set back from Church Street, and setback from the other site boundaries to give civic emphasis to the podium, which is the streetscape element of continuity. The tower would have a contrasting light-weight façade system, clearly separate from the podium with a heavier quality.

Can the additional area be located within an existing structure? If not, why not?

- The desired residential units cannot fit in the structures on the site.

Will the additions tend to visually dominate the heritage item?

- The residential tower would dominate the heritage items on the site and other heritage items along Church Street and further afield from where the tower could be seen as part of the setting of other heritage items.

Are the additions sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?

- The site is proposed to be fully excavated for the basement. The significance of the archaeological resources of the site is recognized in the Parramatta Archaeological Management Unit 3079. An Archaeological Research Design will be prepared and implemented.

6.4 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

How is the impact of the new development on the heritage significance of the item or area to be minimised? Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?

- As discussed above, the focus of sensitivity towards the nearby heritage items is to design the podium to fit into the major themes of traditional development along Church Street with regard to building scale, materials and rhythm.

Why is the new development required to be adjacent to heritage item?

- This report supports a Planning Proposal that aligns with the objectives and controls presented in the Parramatta CBD Planning Proposal. Council considers the subject land to be an opportunity site capable of increased density and height due to its location, size and limited impacts in terms of overshadowing key public spaces. Development of this site presents a significant opportunity to contribute to the revisioning of Parramatta as Greater Sydney's Central City, which is consistent with State and local strategic planning objectives.

How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?

- The curtilage of the heritage items on the site consists of their property boundaries. Considering the concealed nature of the heritage fabric on the site, and the difficulty in defining the location of the heritage fabric

How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

- The development would actually enhance views towards the heritage fabric by removing the metal cladding from the sandstone façade at 298–300 Church Street, and conserving the façade; and by revealing and integrating the sandstone boundary wall between the two other allotments on the site into the design of the podium;
- The development would not block views between heritage items;
- The development would be visible from other heritage items in Church Street, Phillip Street; and it would be visible from more distant heritage items including Parramatta Park and the Old Kings' School.
- Parramatta's central business district is undergoing a transformation to high-rise development in accordance with the planning controls. The subject tower is designed to be a tall, slim element in the city skyline.

Will the additions visually dominate the heritage item? How has this been minimised?

- While the development will dominate the heritage items within view in Church and Phillip Streets, the setting back of the tower from the front boundary would make it clearly separate from podium, which is designed as the element that relates to the scale of the nearby heritage items.

Will the public, and users of the item, still be able to view and appreciate its significance?

- The development will have positive heritage impacts by revealing the heritage fabric of the site to public review, and interpreting it.

7.0 RECOMMENDATIONS

- A schedule of Protective and Conservation Works should be submitted at the construction certificate stage;
- An archaeological research design should be submitted and carried out.

8.0 CONCLUSION

The development would salvage and conserve the heritage fabric within the site during construction. The sandstone boundary walls would be conserved during construction. The c1860s building at 298–300 Church would be conserved by repair and reconstruction to present a Victorian Academic Classical façade to Church Street, with conserved interiors on the first and second floors. The sandstone boundary wall on the south side of No. 292 would be reassembled and incorporated into the design.

The proposed works described above are designed to provide a podium that would fit into the significant streetscape of Church Street, complementing the many heritage items in the vicinity. The tall residential tower responds to the expectations for towers in the desired future character in the planning documents.

The conservation, reconstruction and interpretation works to the heritage structures on the site would have a positive impact. The carrying out of an archaeological research design would enhance the public knowledge about the history of this site. The development would have very little adverse heritage impact on surrounding heritage items.

Yours Faithfully,
NBRSARCHITECTURE



BRAD VALE
Senior Heritage Consultant

Thursday, 15 February 2018

The General Manager
City of Parramatta
PO Box 32
Parramatta NSW 2124

Dear Sir,

RE: 286-300 Church Street, Parramatta – Heritage Advice Responding to Council's Letter of 15 November 2017

This letter of heritage advice is intended to be appended to the Statement of Heritage Impact (HIS) for this site by NBRSArchitecture, dated August 2017. The development design by PTW Architects has changed responding to the letter of advice from Parramatta City Council, dated 15 November 2017. The matters with heritage implications are discussed below, starting with the fabric of the subject site, and moving to broader urban design issues.

Heritage items I672 and I677

Following receipt of Council's issues letter dated 15 November 2017, a joint site visit with Parramatta City Council's Heritage Officer, Mr Zoran Popovic, was undertaken on 21 November 2017. During this site meeting it was discussed that there is some inaccuracy in the heritage inventories for these items on the State Heritage Register. However, we agreed that the two sandstone ashlar walls are the only visible above-ground features with heritage significance on the site of heritage item I672. In accordance with our discussions on-site, the applicant agrees to retain the sandstone ashlar walls perpendicular to Church Street.

The applicant agrees to retain and conserve the remains of the c1860s three-storey shop with a dwelling above at 300 Church Street (heritage item No. I677). It would be conserved according to *Burra Charter* principles. This includes reconstructing the missing detail from the sandstone façade, reconstructing the sash windows to early Victorian joinery design, and conserving the front two rooms on the first and second floors following the clues of the physical evidence.

Concerning the **archaeological potential of the neighbouring site at 302 Church Street**, on the corner with Phillip Street, this site has been built upon since at least 1822. The Parramatta plan of 1822 shows what was likely a small cottage on the corner of Church and Phillip Streets. While we have not seen anything on the site of 302 Church Street that appears to have heritage significance, there is a possibility of the site containing archaeological resources. We interpret the documentary evidence to say that there has never been any development common across 300 and 302 Church Street.

The above HIS for this site, dated August 2017, mentions that the sandstone wall adjacent to the boundary of No 302, but within the subject development, can be seen from the rear service yard of the shop at 302 Church Street. This wall is part of the heritage item at 300 Church Street that is a partly intact building from the 1860s. The applicant agrees that this wall will need to be conserved. This includes giving consideration to controlling water-borne salts in the lower part of the wall. The applicant will seek to control rising damp in the significant sandstone by working on the subject property. The concrete slab on the neighbouring property at No. 302 is likely to be exacerbating matters by withholding dampness in the soil until it can rise and evaporate through the sandstone wall. While problematic, a solution will be found to control damp rising through the wall at the foundation level, and will also include removing cement render from the sandstone wall, as far as can be advised as good heritage practise. After as much cement is removed from the wall as is

NBR&PARTNERS PTY LTD

Level 3, 4 Glen Street,
Milsons Point NSW 2061 Australia
nbsarchitecture.com

ABN 16 002 247 565

Sydney: +61 2 9922 2344
Melbourne: +61 3 8676 0427
architects@nbsarchitecture.com

DIRECTORS

Andrew Duffin NSW reg. 5602 (Nominated Architect), James Ward MDIA,
Garry Hoddinett NSW reg. 5286, Rodney Drayton NSW reg. 8632,
Andrew Leuchars LA reg. 035, Geoffrey Deane NSW reg. 3766

STUDIO PRINCIPALS

Anthea Doyle, Trevor Eveleigh, Sophie Orrock, Samantha Polkinghorne, Brett Sherson, Andrew Tripet, Jonathan West. **SENIOR ASSOCIATE** Barry Flack
ASSOCIATES Hung-Ying Foong Gill, David Heap, Derek Mah, Craig Stephen

appropriate, the wall will be conserved by inserting new sandstone blocks where the deterioration of a block threatens the integrity of the wall.

Façade Design

The proposed façade has been redesigned after discussion with Parramatta City Council. The revised design responds to the solidity of the nearby buildings along Church Street, which are at the same scale as the c1860s building. The wall openings respond to the geometry of the earlier building in a contemporary manner. The selected new façade material would be a contemporary response to the original sandstone. The revised podium facade is sympathetic to the heritage value of the retained building. The podium design will appropriately respond to the buildings with heritage significance along Church Street, namely a scale of two-to-three storeys, and masonry walls with vertically oriented openings.

Tower Setback

PTW Architects have prepared an updated urban design study, considering the implications of a 10m and 12m setback for the tower from Church Street. A 10m setback for the tower from the Church Street boundary has been shown to have much the same urban design quality as a 12m setback. A model of views along Church and Phillip Streets prepared by PTW Architects dated 13 February 2018 demonstrates from a heritage point of view that there would be negligible difference between a setback of 10 and 12 m for the tower, as viewed when looking down the centre of Church Street. A 10m setback for the tower is sufficient to make the podium a distinct urban form that blends with the traditional scale of commercial development along both sides of Church Street.

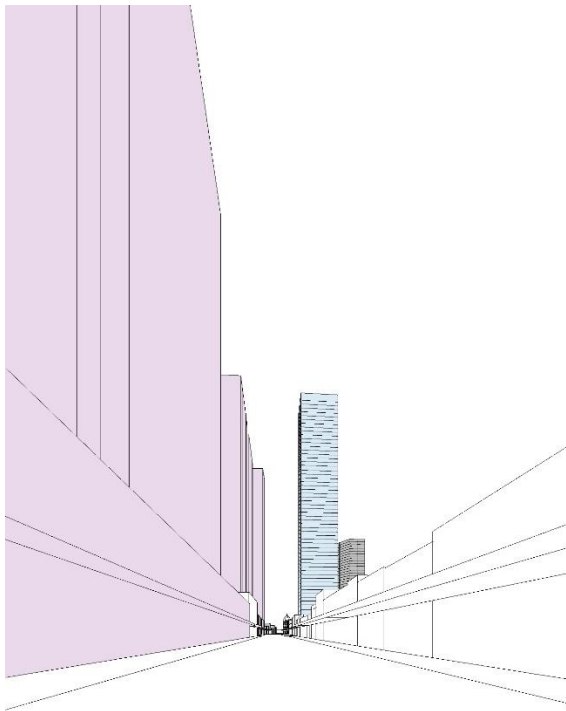


Figure 1 — northerly view along Church Street showing the proposed development massing (blue) with a 10m setback of the tower from Church Street, by PTW.

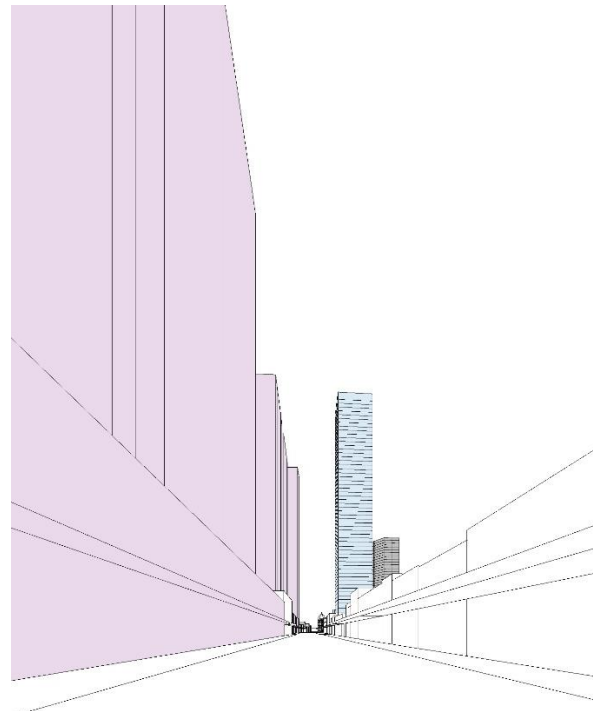


Figure 2 — northerly view along Church Street showing the proposed development massing (blue) with a 12m setback of the tower from Church Street, by PTW.

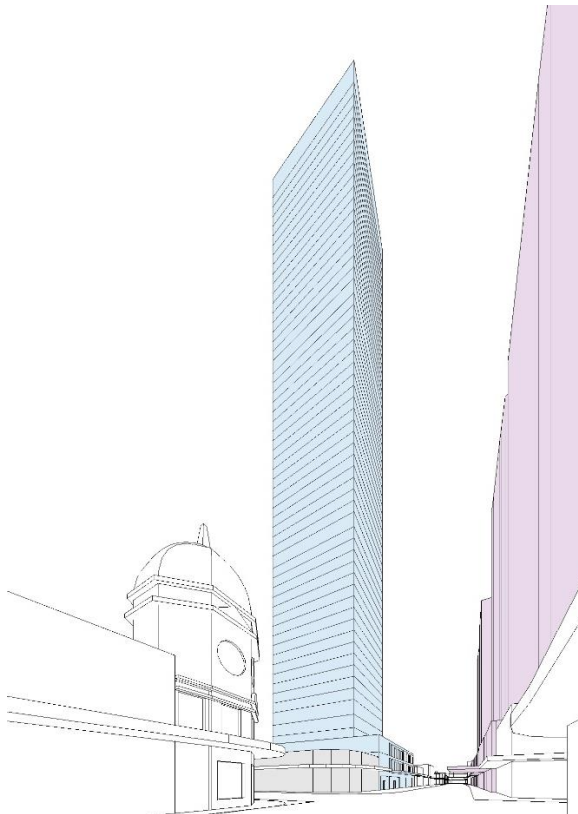


Figure 3 – southerly view along Church Street showing the proposed development massing with a 10m setback of the tower from Church Street, by PTW.

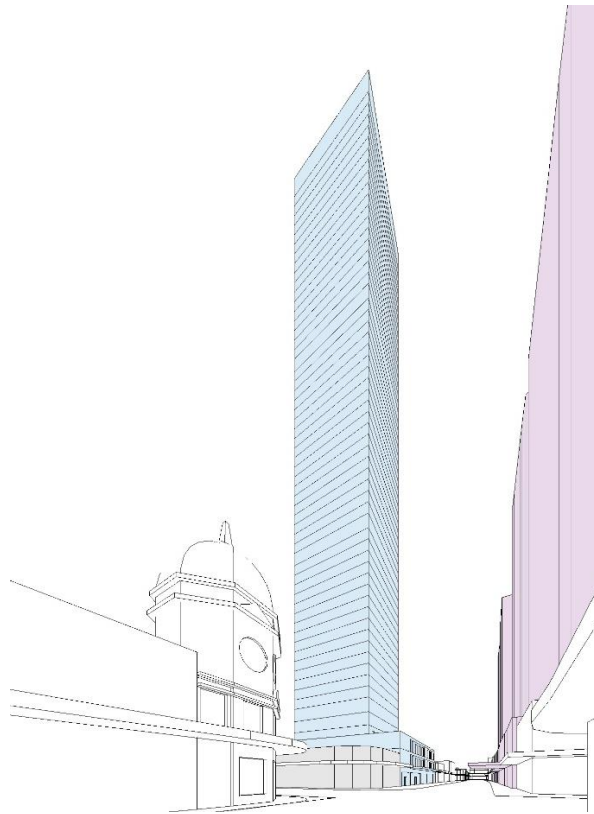


Figure 4 – southerly view along Church Street showing the proposed development massing with a 12m setback of the tower from Church Street, by PTW.

Podium Form

An urban design study has been prepared by PTW Architects concerning a **three-storey podium** along the Church Street frontage of the subject site, and extending around Phillip Street across the site of 302 Church Street. This demonstrates that a three-storey podium scale would be appropriate to continue the scale of the conserved heritage item at 300 Church Street, and fit into the wider streetscape of Church Street. It would also be an appropriate scale to retain the prominence of the domed heritage item on the north-east corner of Church and Phillip Streets. We believe that 302 Church Street is unlikely to achieve a floor space ratio of much more than 3:1 with regard to urban design. From a heritage point of view, the property at 302 Church Street has limited development potential.

If you have any questions about these matters, do not hesitate to contact me.

Yours Faithfully,
NBRSARCHITECTURE.

Brad Vale
Senior Heritage Consultant

APPENDICES D – G

These are available upon request from the Land Use Planning Team – please contact Joshua Coy, Project Officer Land Use on telephone 9806 5287 or email JCoy@cityofparamatta.nsw.gov.au