

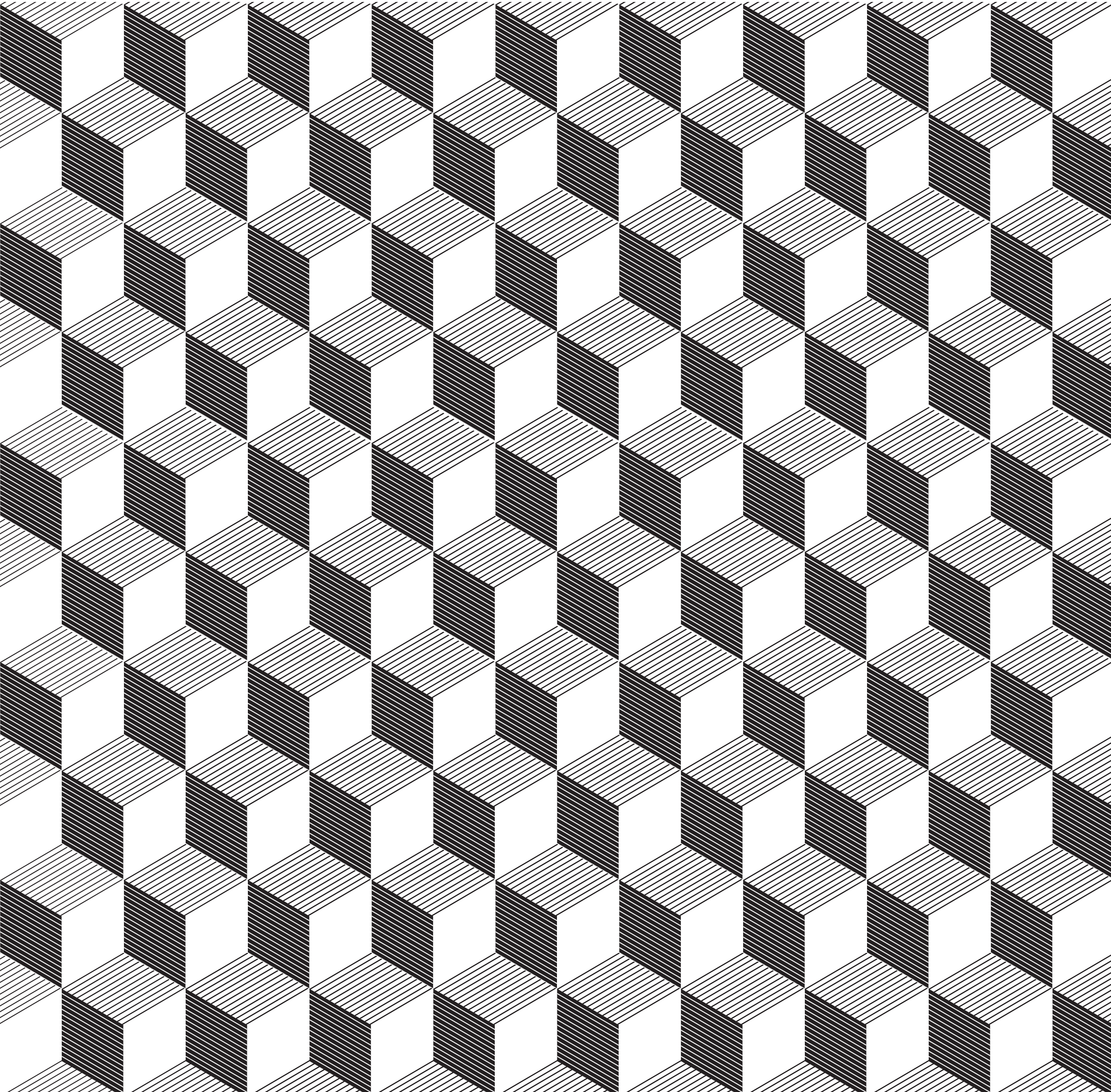
6.0 Conclusion

The urban design study undertaken for the land demonstrates that changes to existing floor space controls (as proposed by this Planning Proposal) will support a built form outcome that is appropriate in the context of the site and, importantly, is commercially viable.

This Planning Proposal will facilitate development that has demonstrable urban design, social and economic benefits for the region. Without the amendments to the floor space controls proposed under this Planning Proposal, the opportunity will be missed to bolster the Parramatta CBD's standing as a vibrant and successful Regional City.

Heritage, flooding, acid sulphate soils and detailed traffic and access issues will require further consideration as part of the finalisation of the overall development. However, it is considered that sufficient information is available to give Council the confidence it needs to refer the Planning Proposal to the Minister for Gateway Determination.

It is therefore requested that the Council resolve to forward this Planning Proposal to the Department for Gateway Determination in accordance with the EP&A Act.



50 MACQUARIE STREET

.....

PARRAMATTA

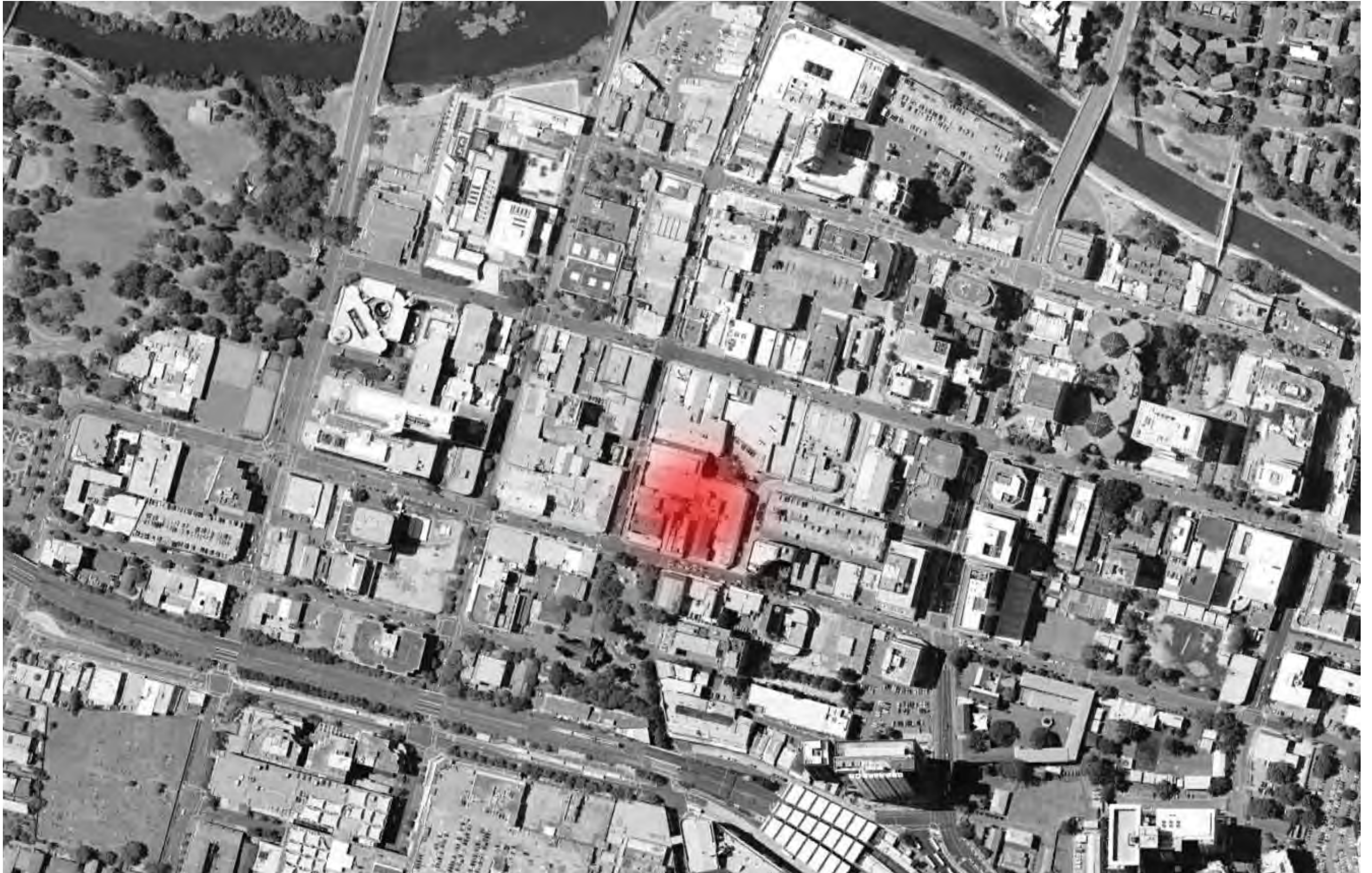
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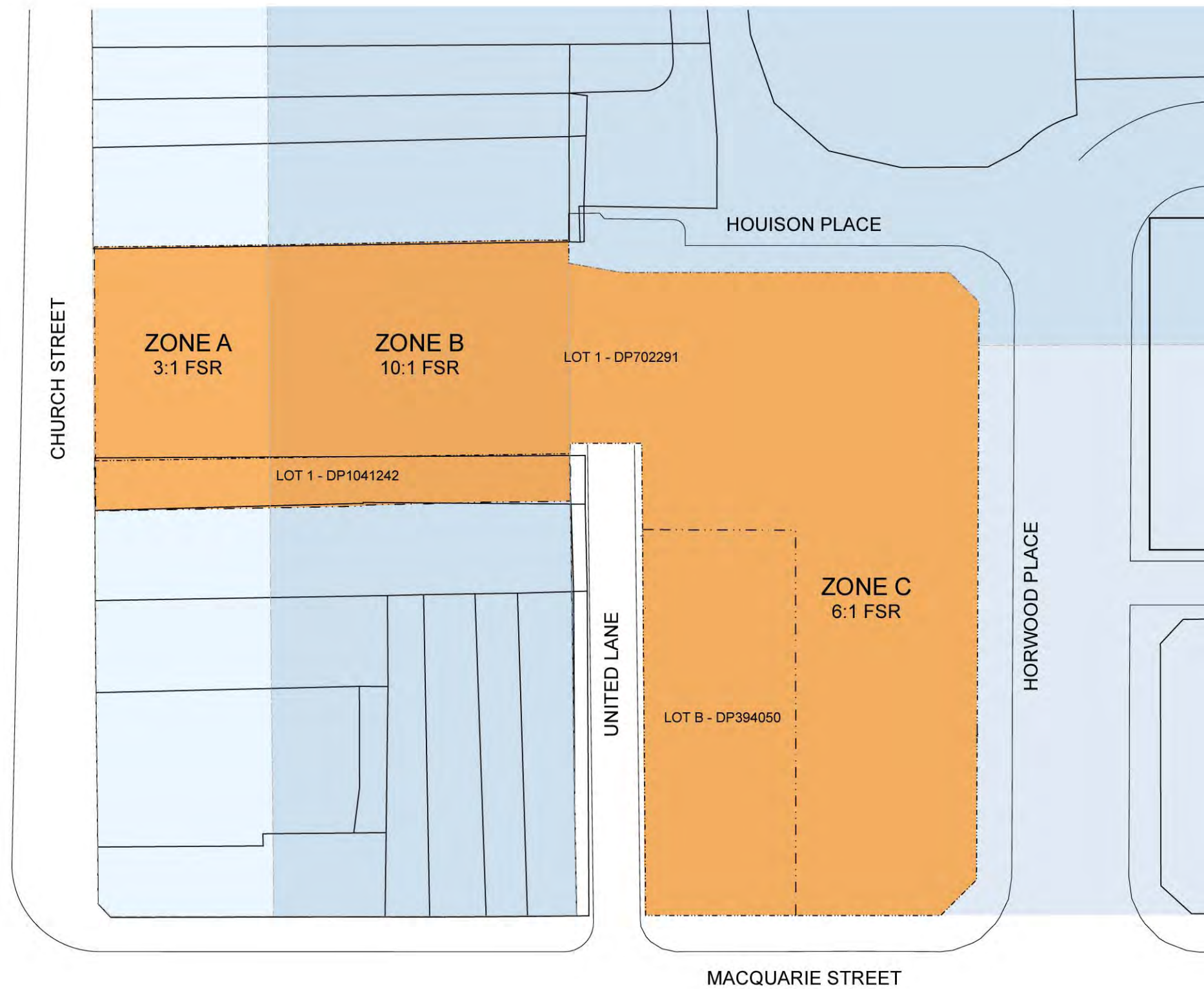
Urban Design Study
October 2011

.....



cronepartners





Site Area:

3,684.4sqm

Planning Instruments:

LEP:

Parramatta City Centre LEP 2007

DCP:

Parramatta City Centre DCP 2007

Zoning:

B4 Mixed Use

Height Limit:

12m along Church St, to a depth of 18m from the boundary.
ref CI 29E (PCC LEP 2007) – Sun access planes with respect to public open space in the vicinity of the Civic Place Site, the Lancer Barracks site, and Jubilee Park.

FSR:

Zone A: 3:1 Zone B: 10:1 Zone C: 6:1

Setbacks:

Street frontage type A (DCP 2007) to Macquarie Street
Street frontage type C (DCP 2007) to Church Street

Max Floorplate:

2500sqm

Max Facade Length:

60m without articulation

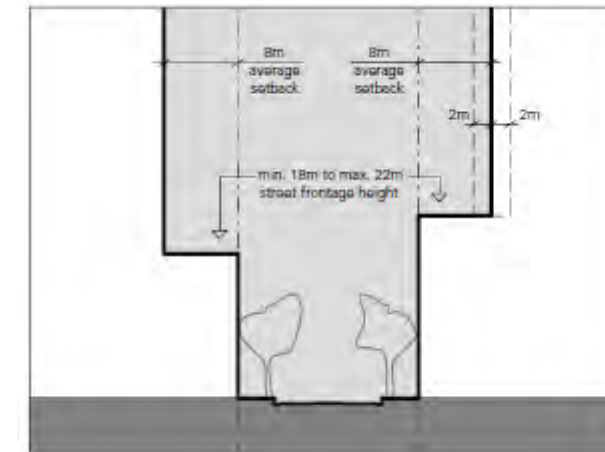


Figure 2.3: Street Frontage Height Type A. Above street frontage heights, buildings are to be set back a minimum of 6 metres, a maximum of 10m, with an average setback of approximately 8 metres

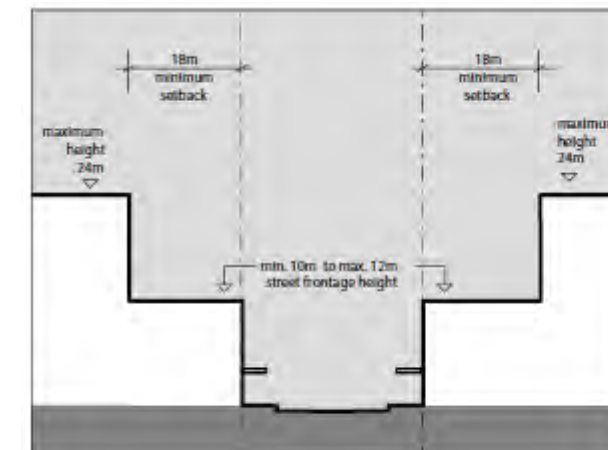
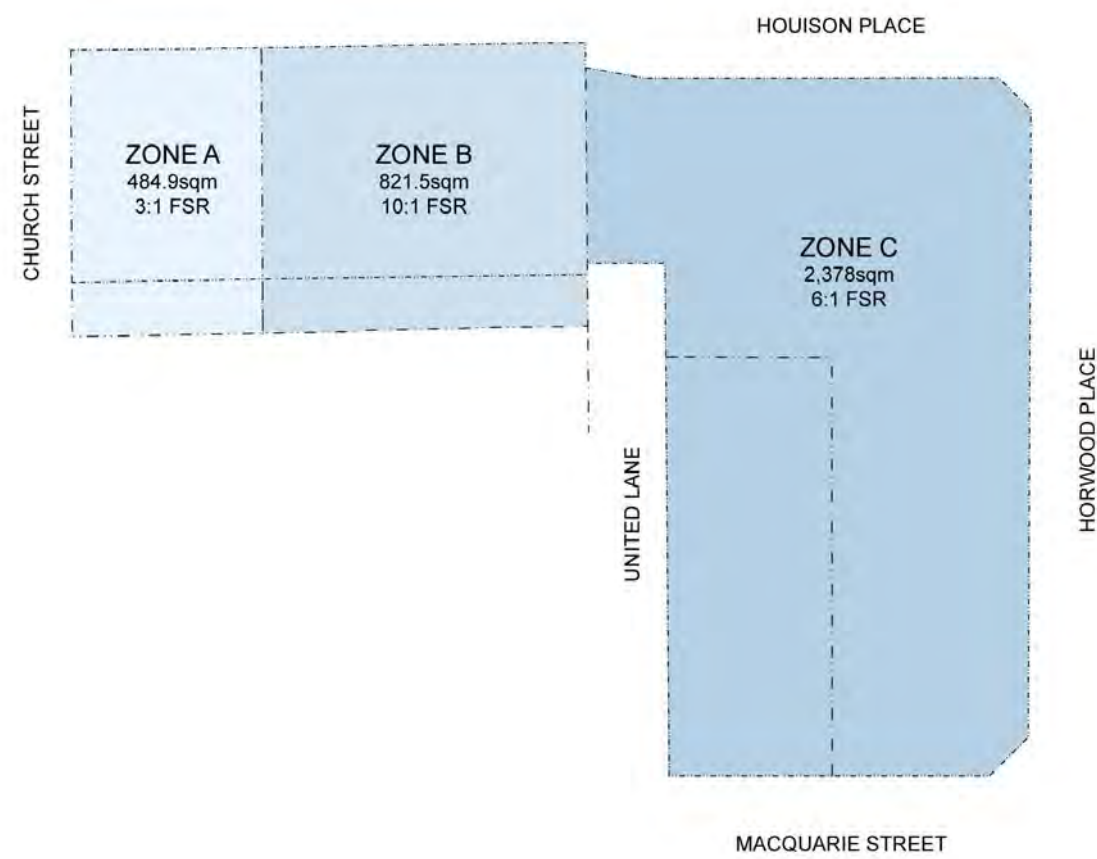
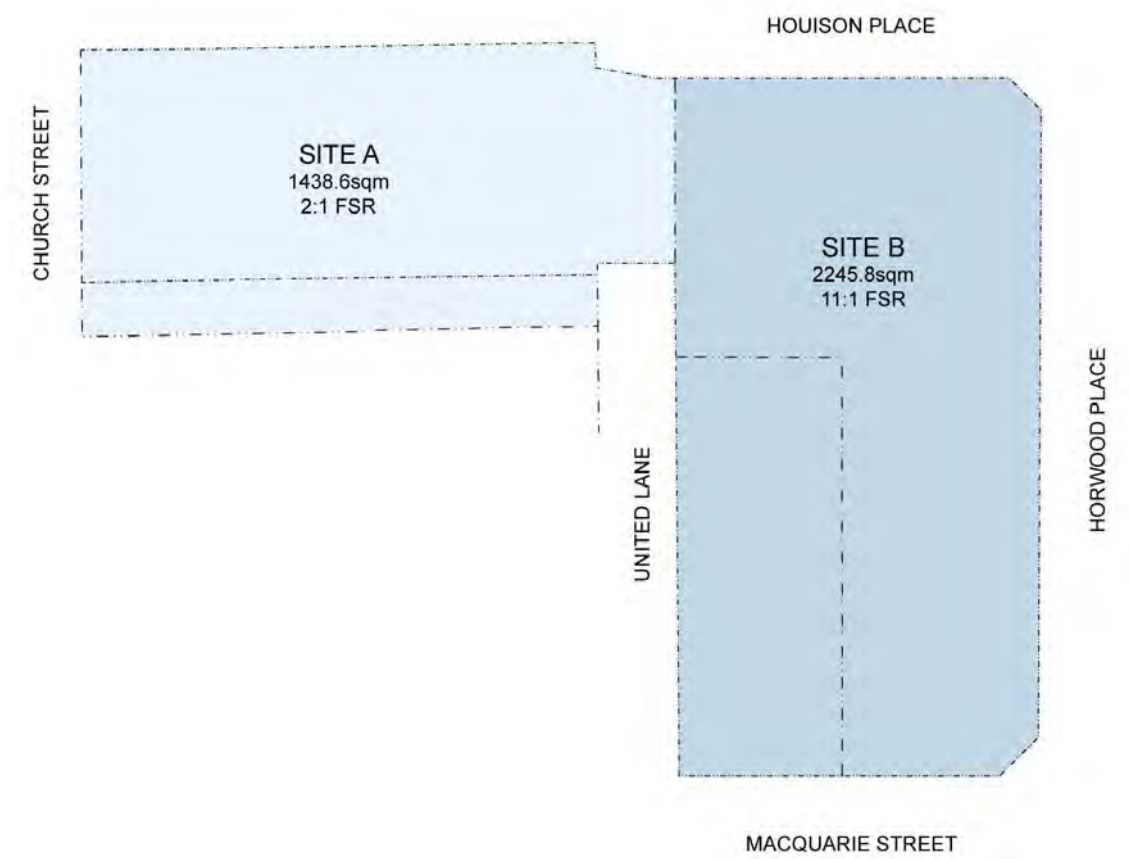


Figure 2.5: Street Frontage Height Type C. Street frontage height of new development should respond to existing adjacent built form and be in the range of 10-12 metres high. Above the frontage height buildings are to be set back a minimum of 18 metres

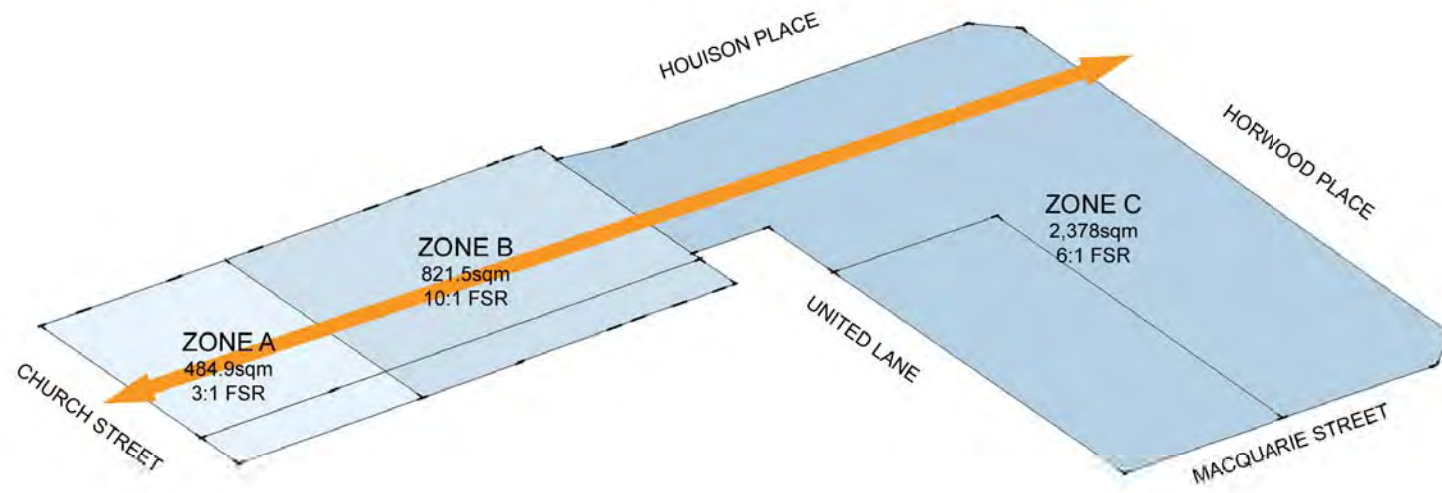


EXISTING SITE BREAKUP

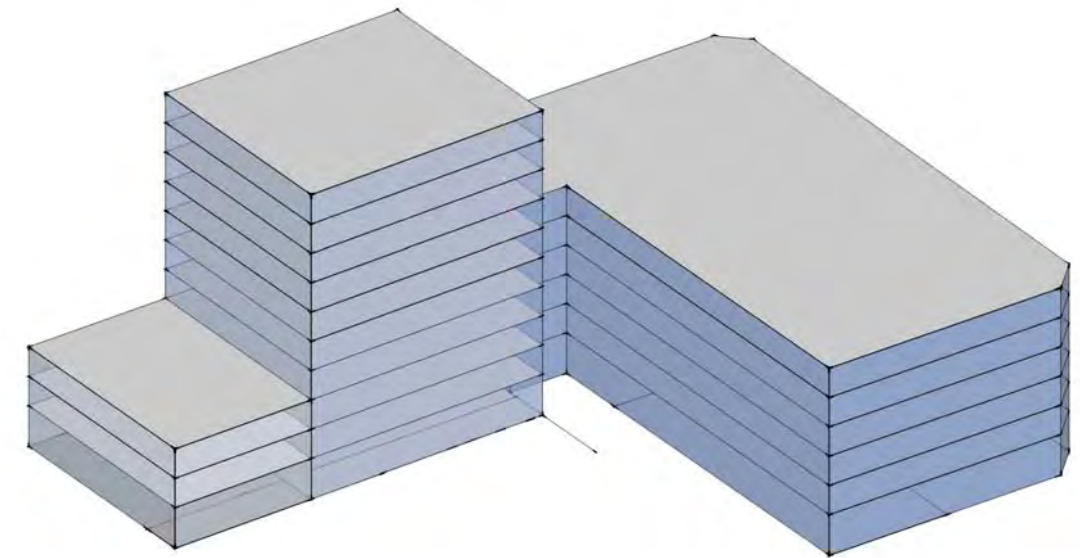


PROPOSED SITE BREAKUP

Total Site Area: 3684.4sqm

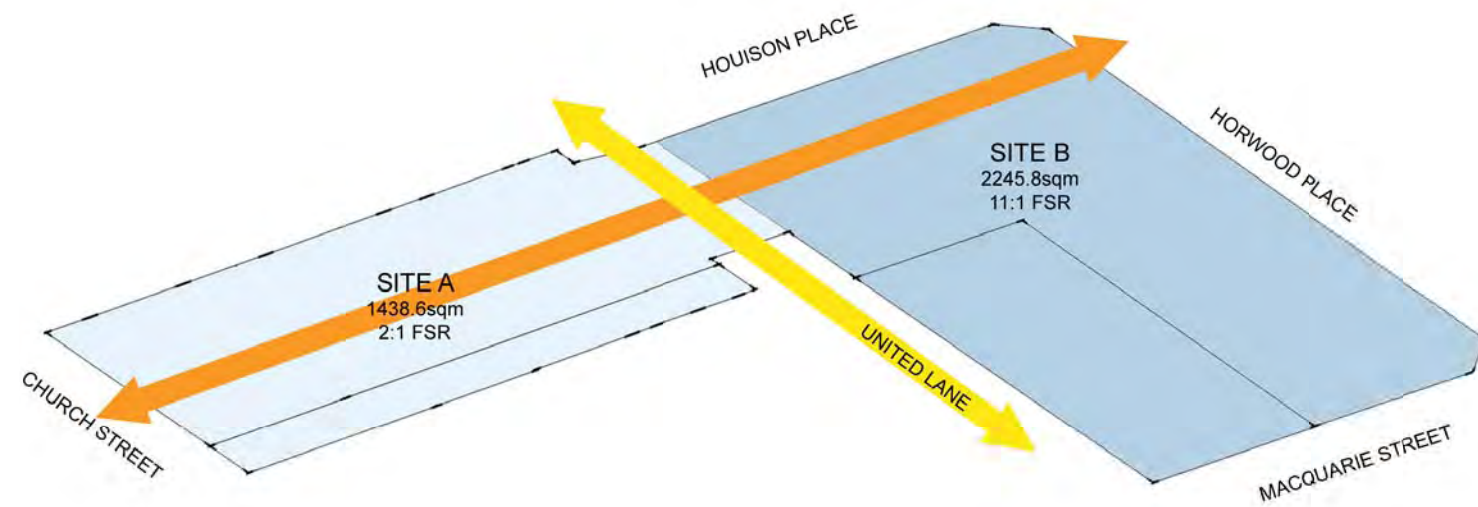


EXISTING FSR SITE PLAN

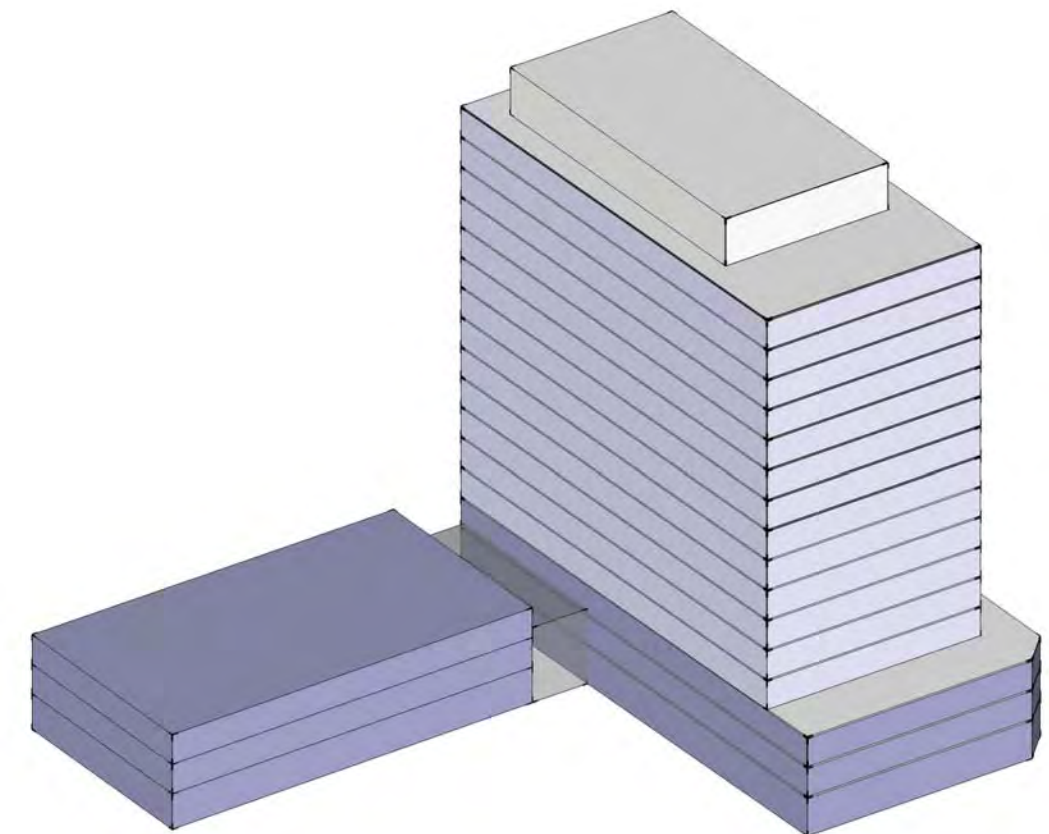


EXISTING FSR MASSING ENVELOPE

CONSOLIDATED FSR APPROX: 6.5:1
ACHIEVABLE GFA: 23,938sqm



PROPOSED FSR SITE PLAN



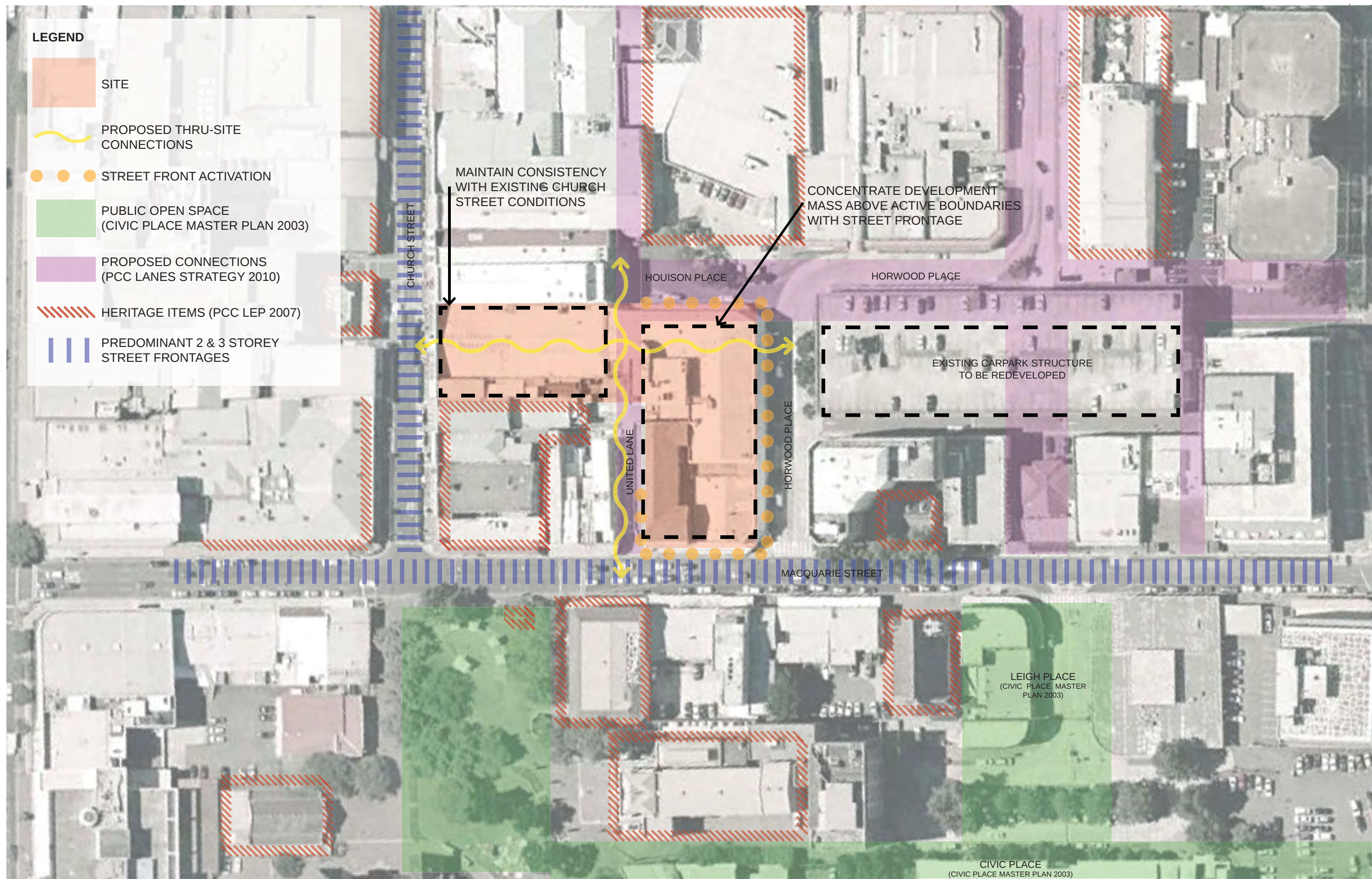
PREFERRED FSR MASSING ENVELOPE

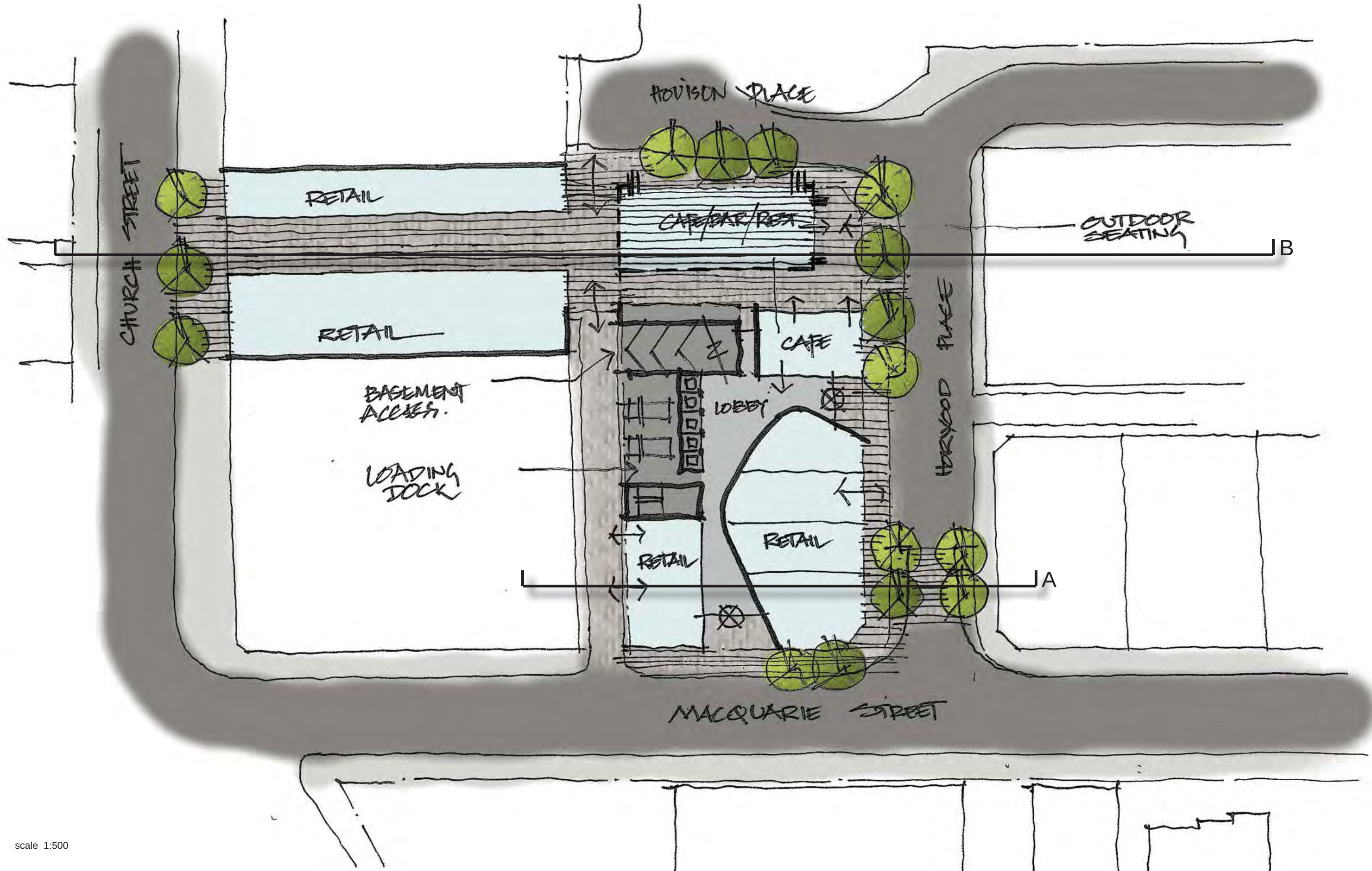
PROPOSED FSR APPROX: 7.5:1
PROPOSED GFA: 27,581sqm



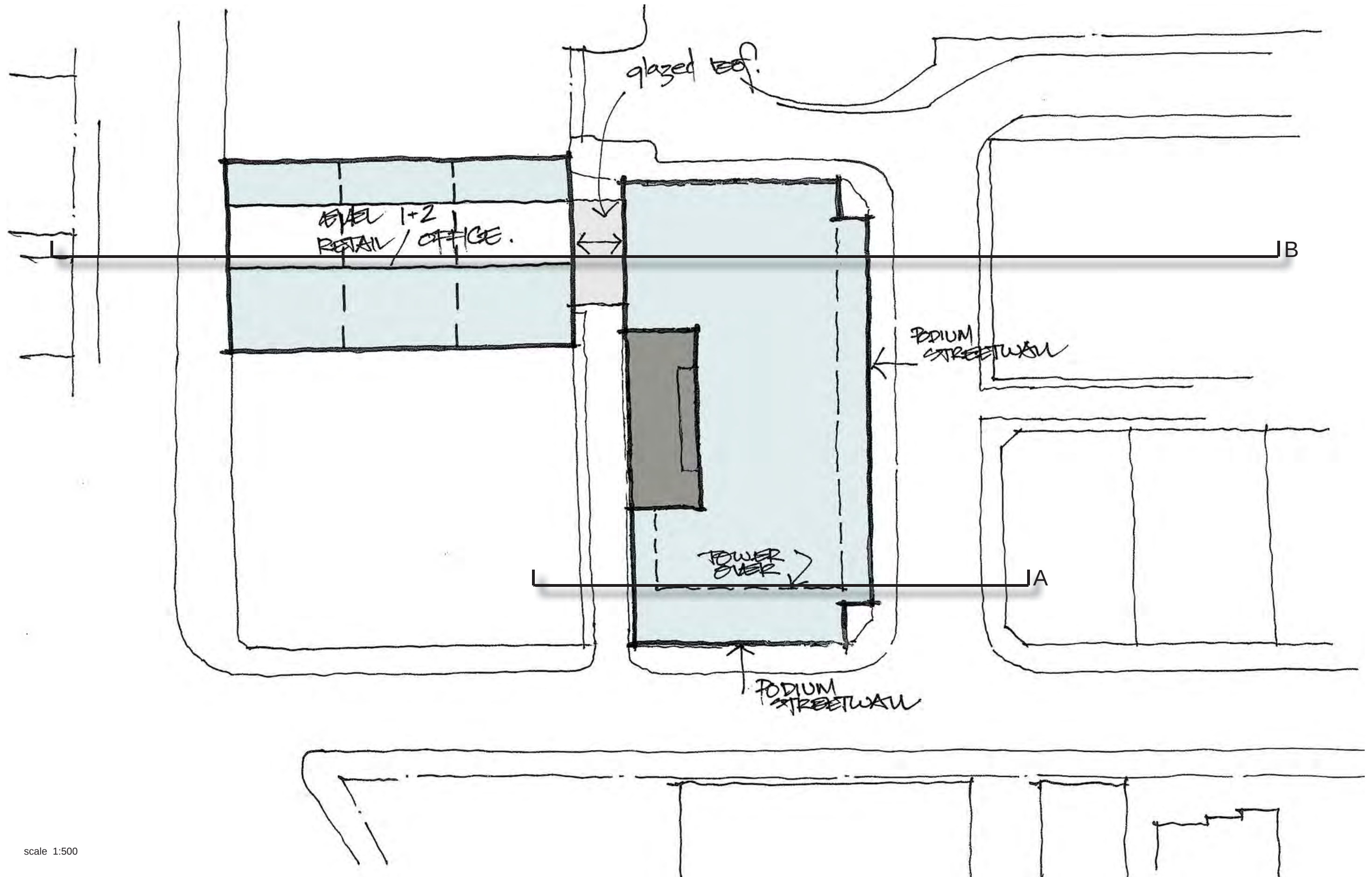




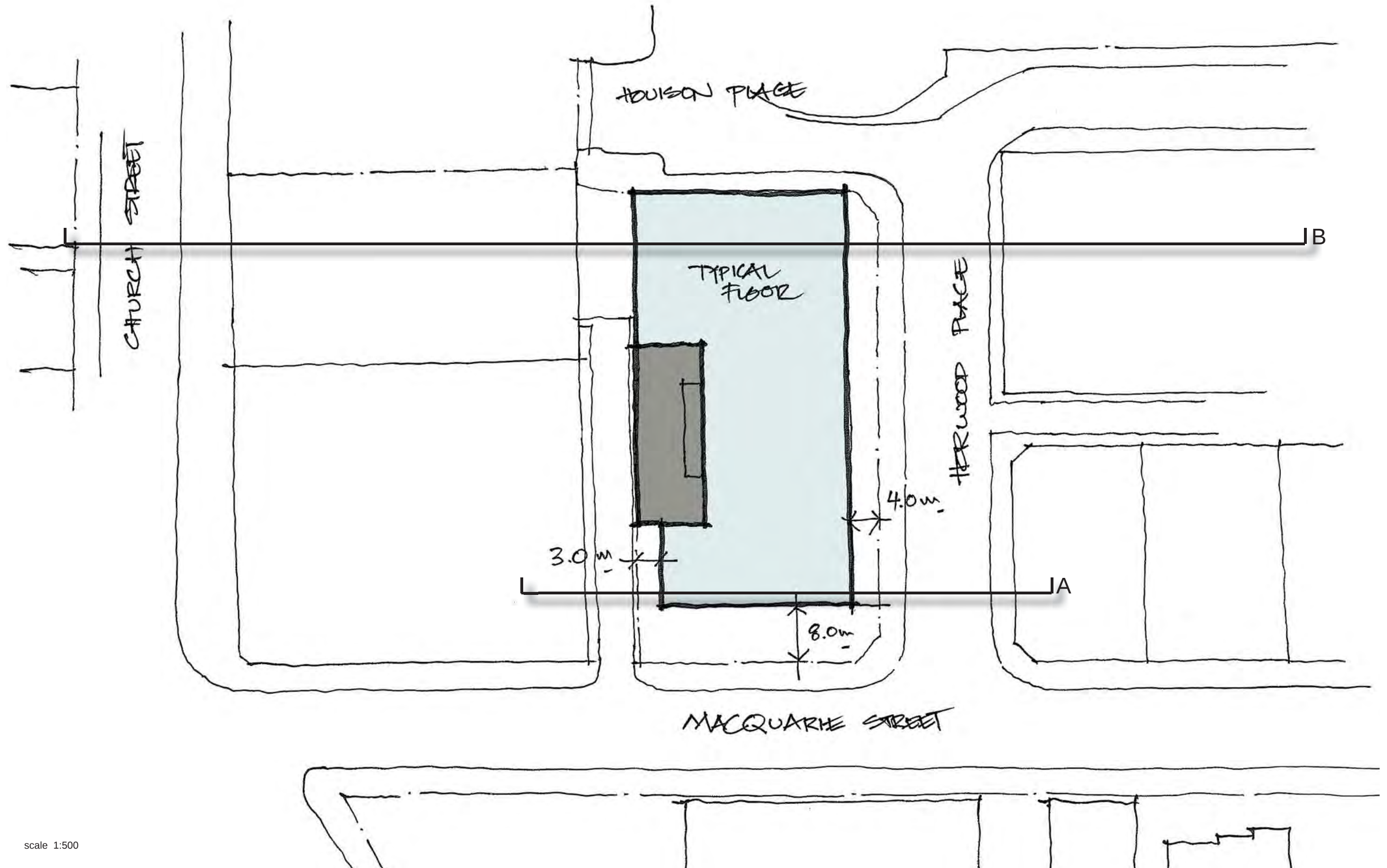




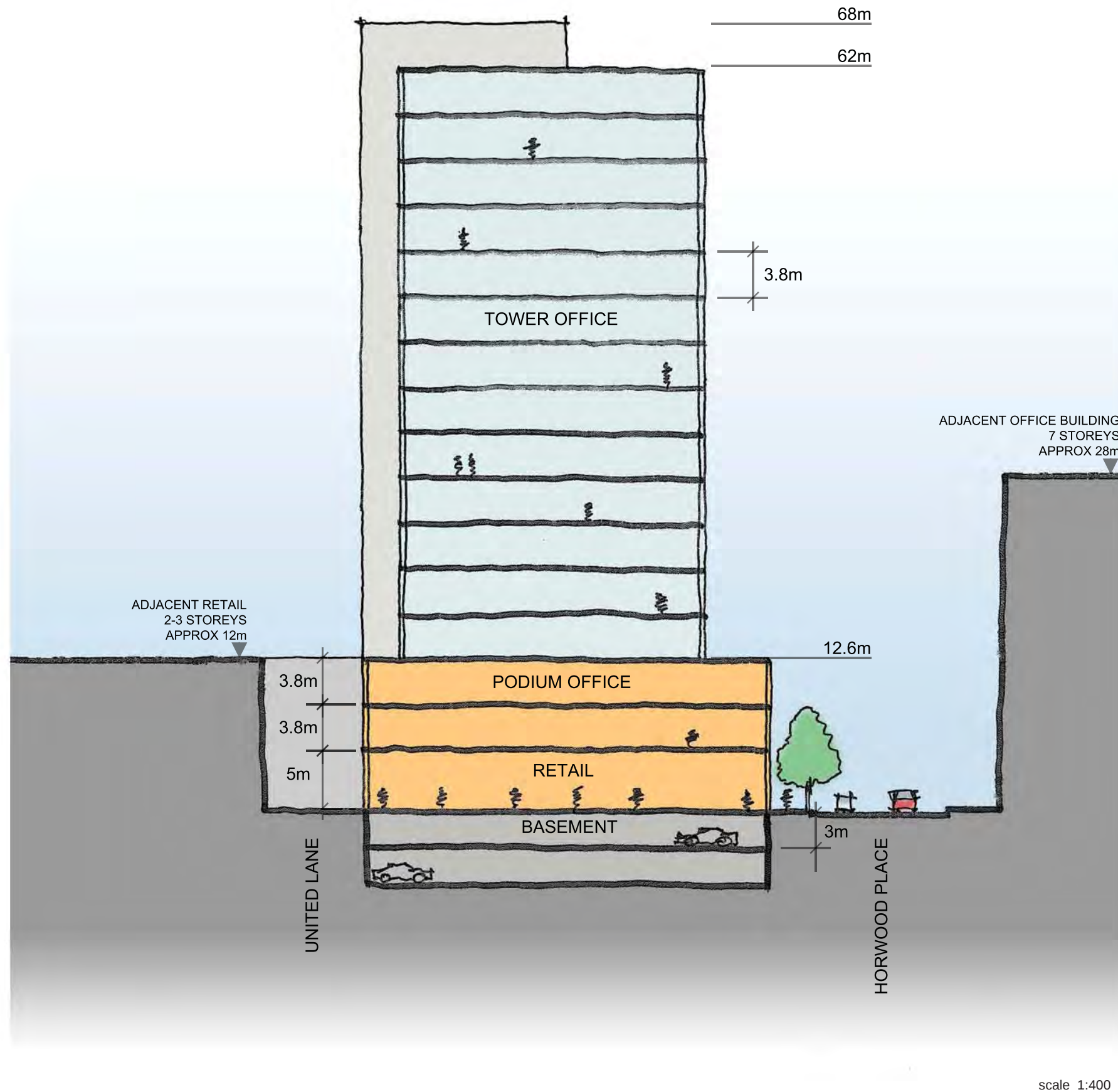
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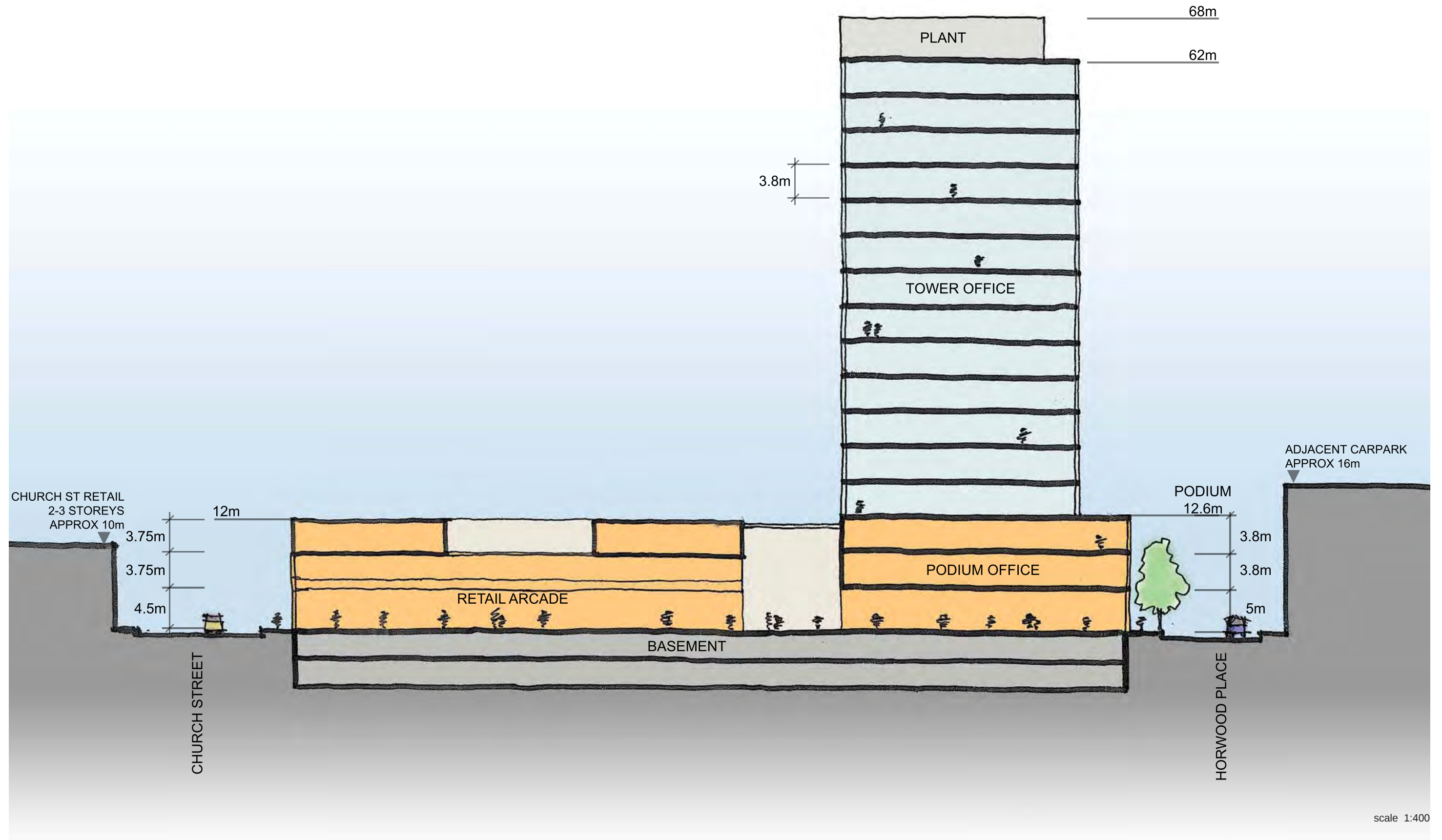


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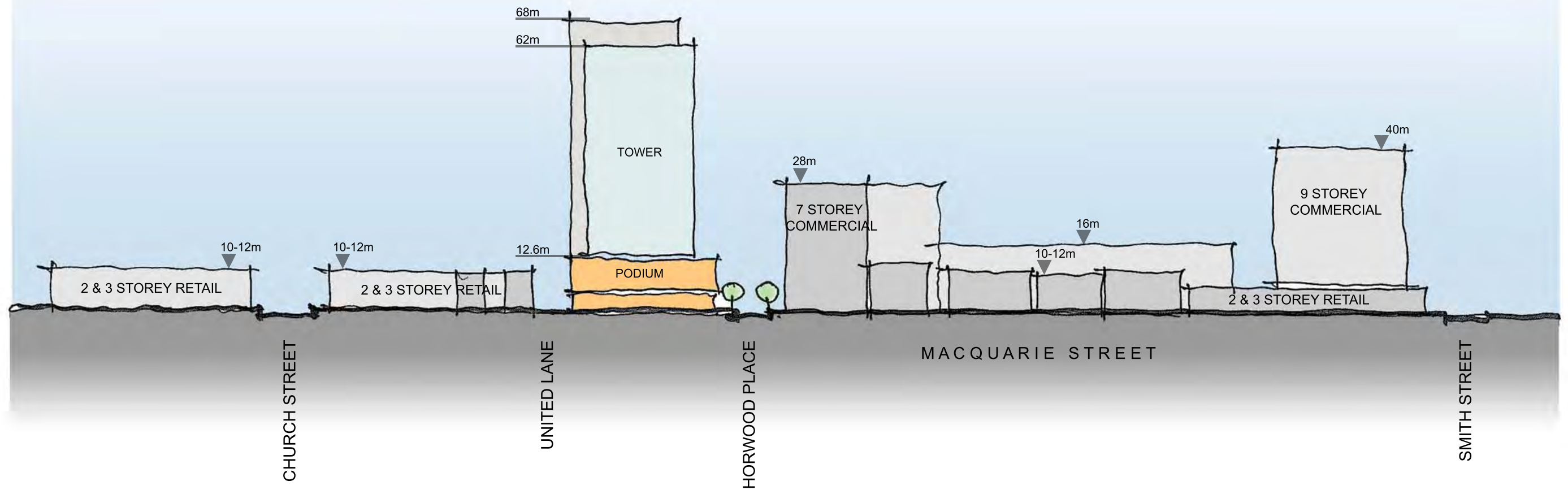
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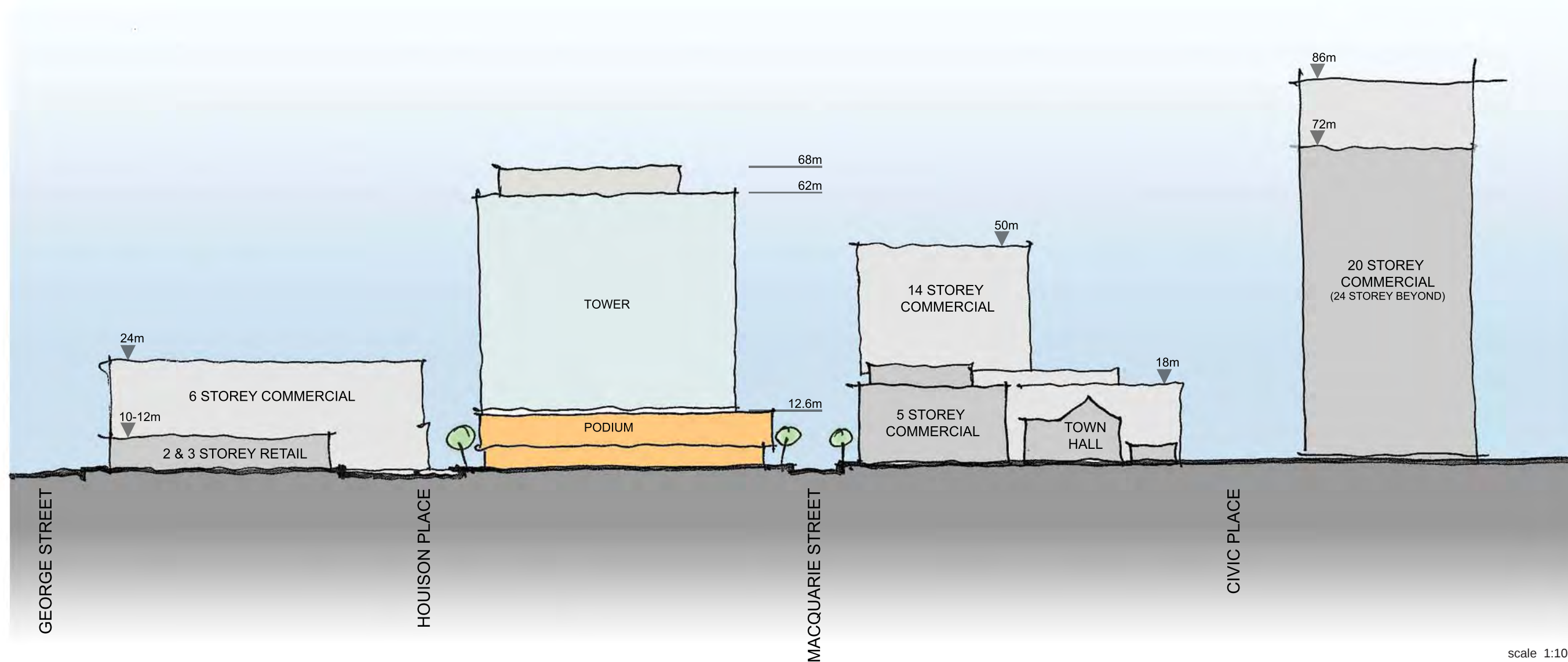
KEYPLAN



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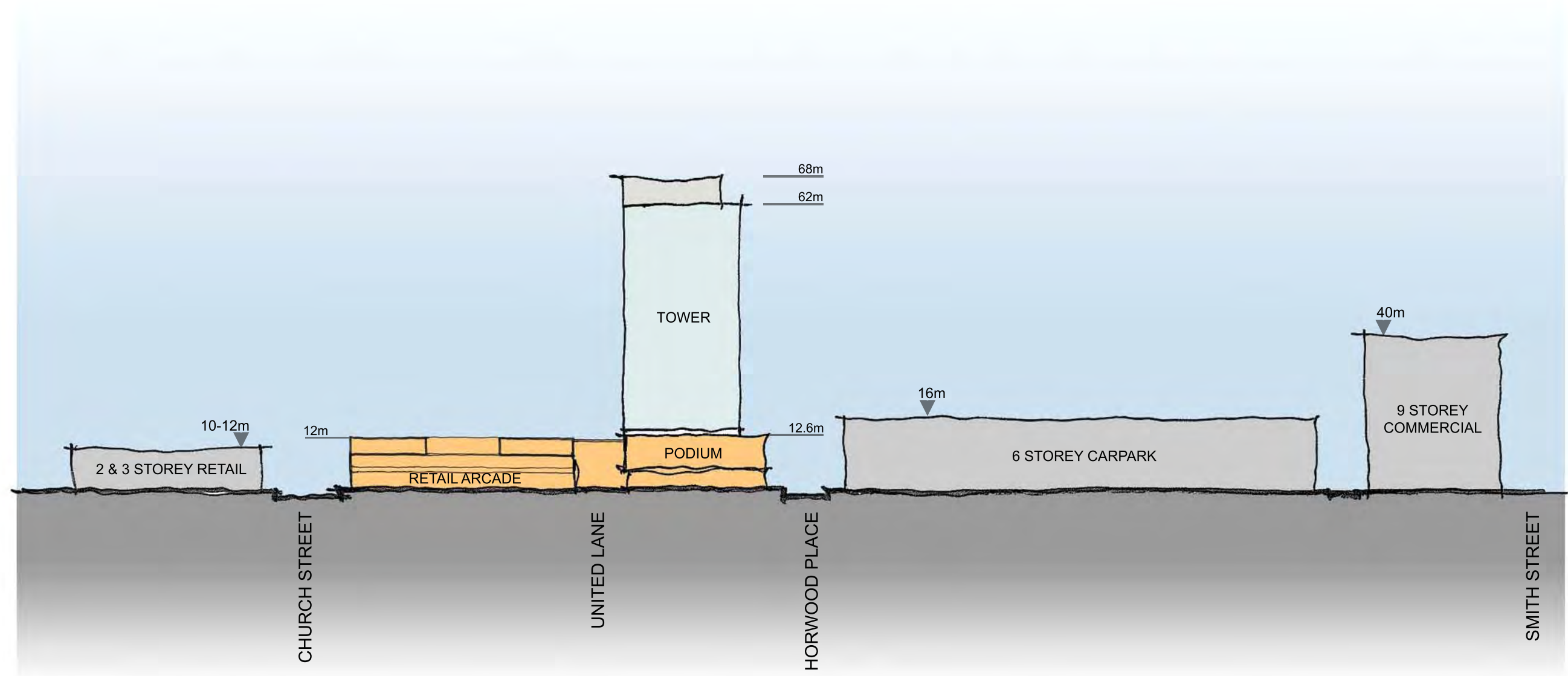


KEYPLAN





KEYPLAN



scale 1:1000

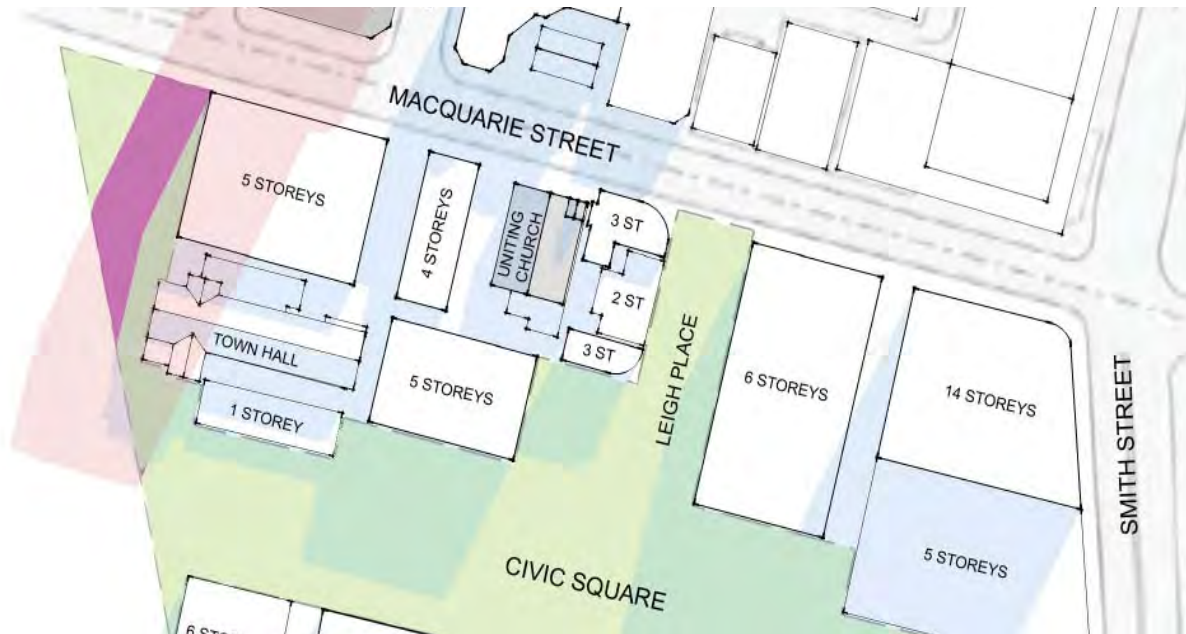


Sun access analysis based on data from Figure 7.16 'Building Mass Diagram' from Civic Place Master Plan - June 2003 and aerial photographs

NTS



10:00AM



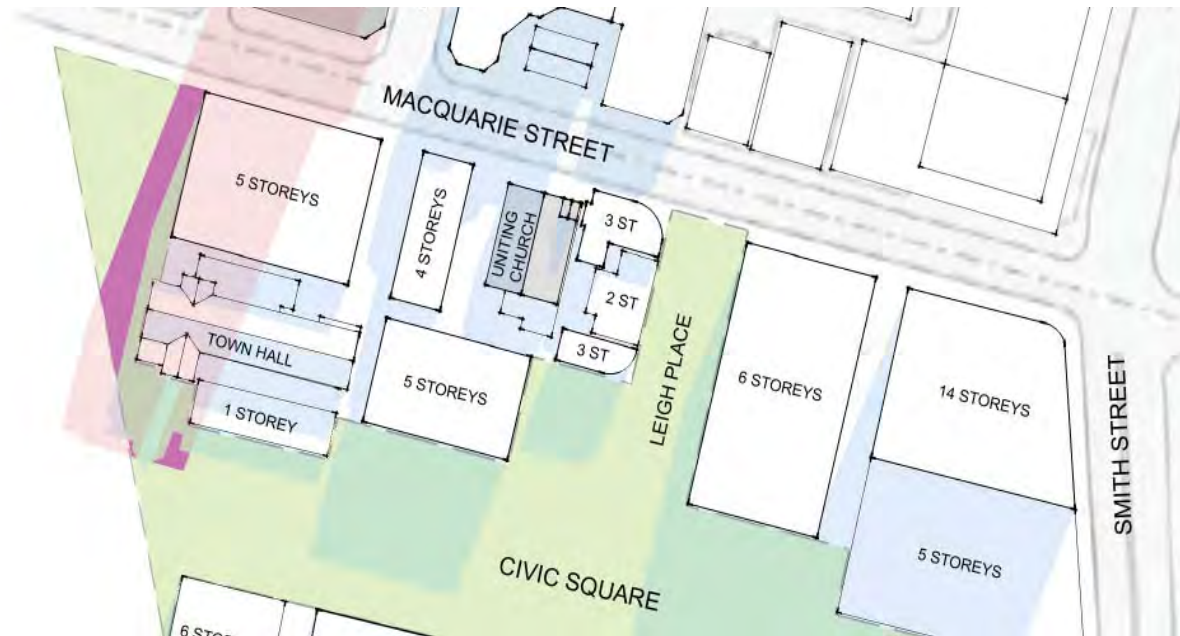
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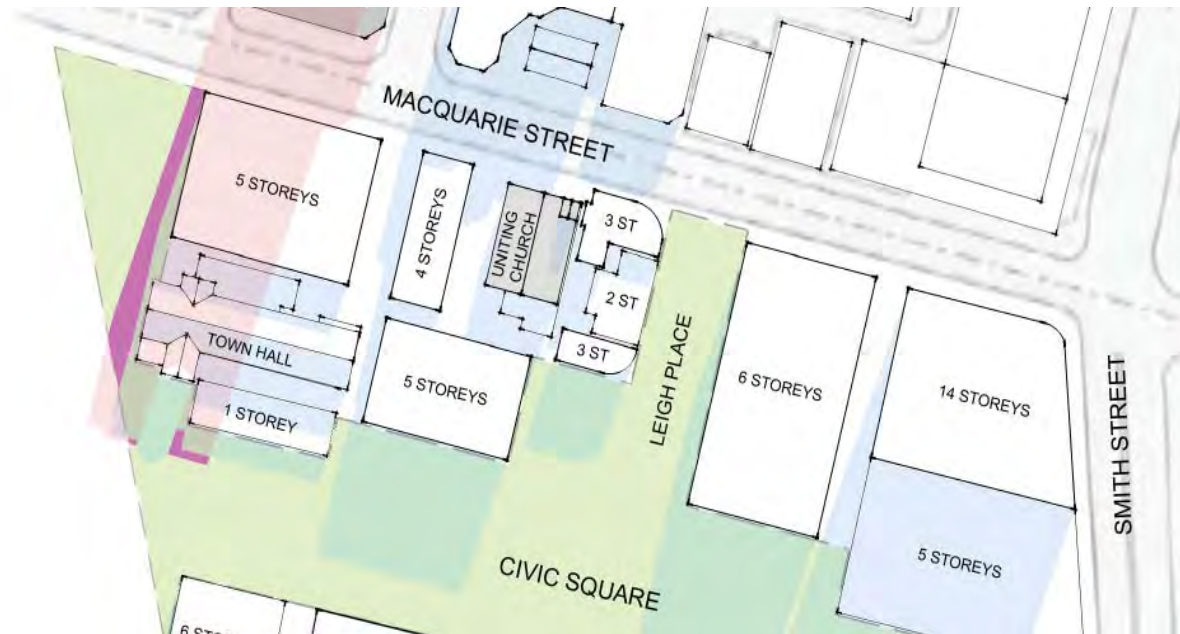
10:20AM

LEGEND

- Shadows cast by existing buildings and masterplan envelopes
- Shadows cast by proposed development
- Area of additional overshadowing
- Public open space (Approx 11,000sqm)
- Approx Civic Square outline



10:30AM



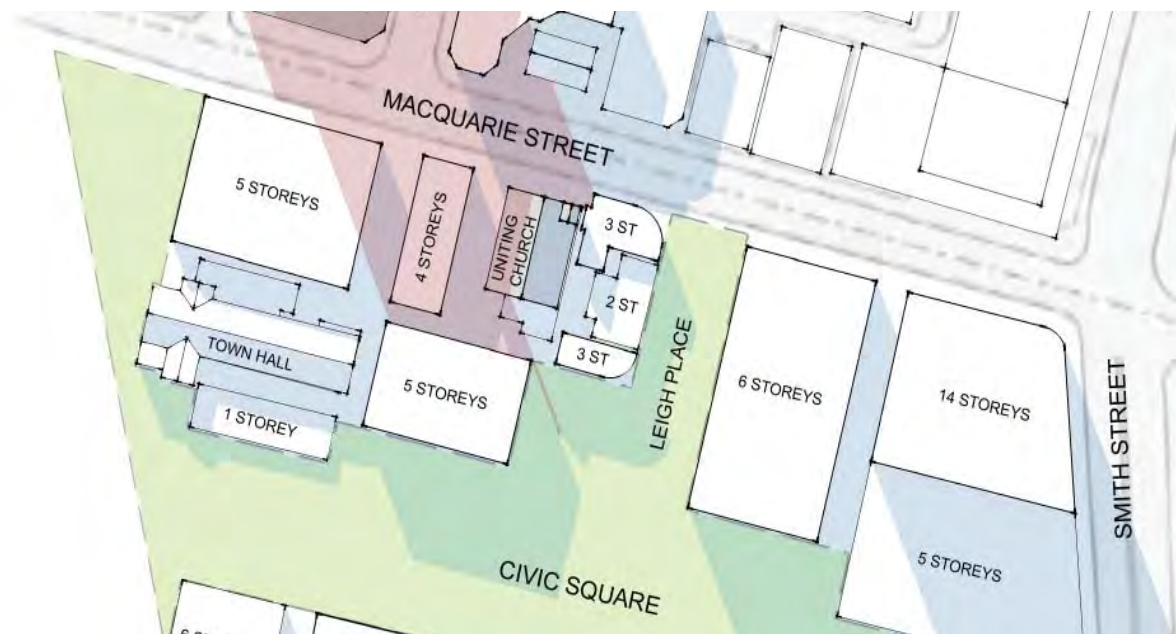
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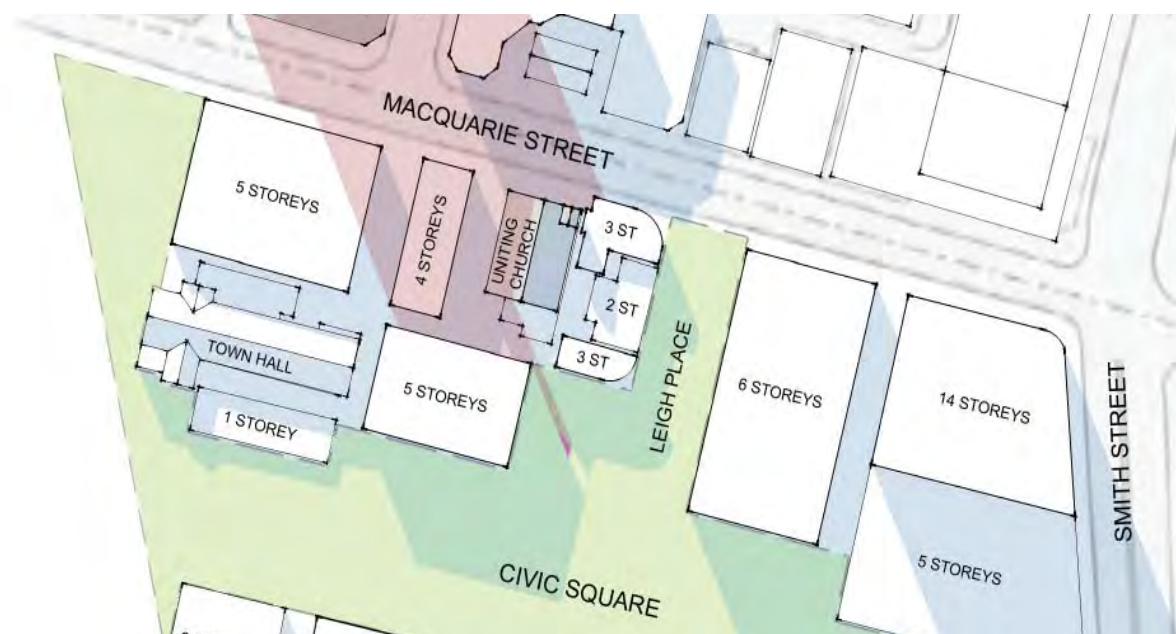
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LEGEND

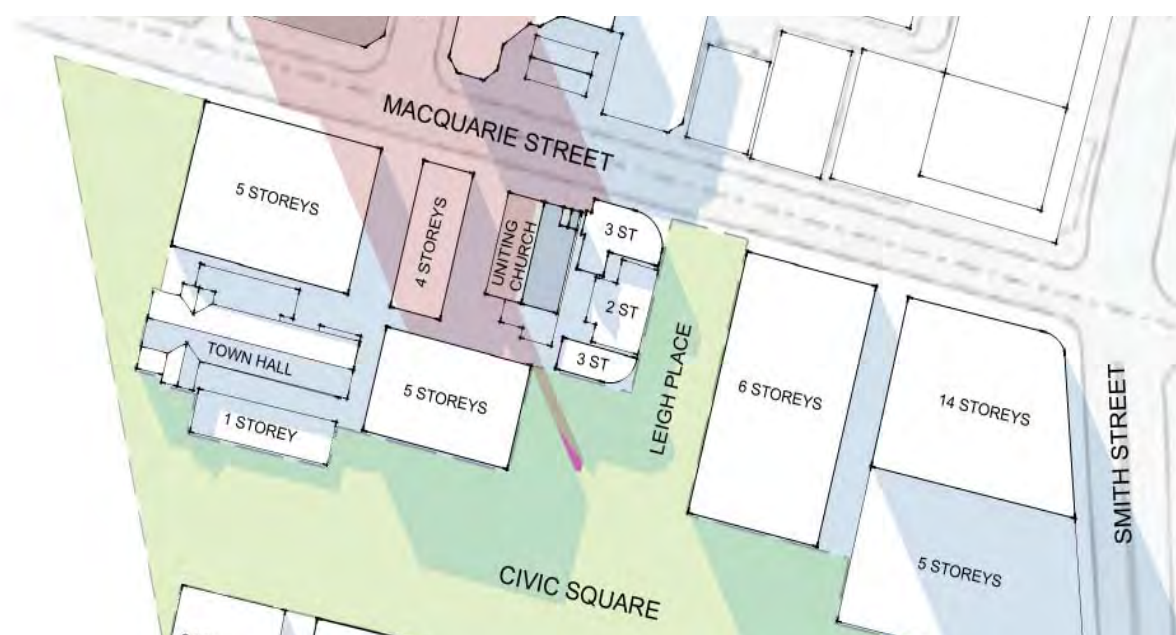
- Shadows cast by existing buildings and masterplan envelopes
- Shadows cast by proposed development
- Area of additional overshadowing
- Public open space (Approx 11,000sqm)
- Approx Civic Square outline



1.5sqm
1:20PM



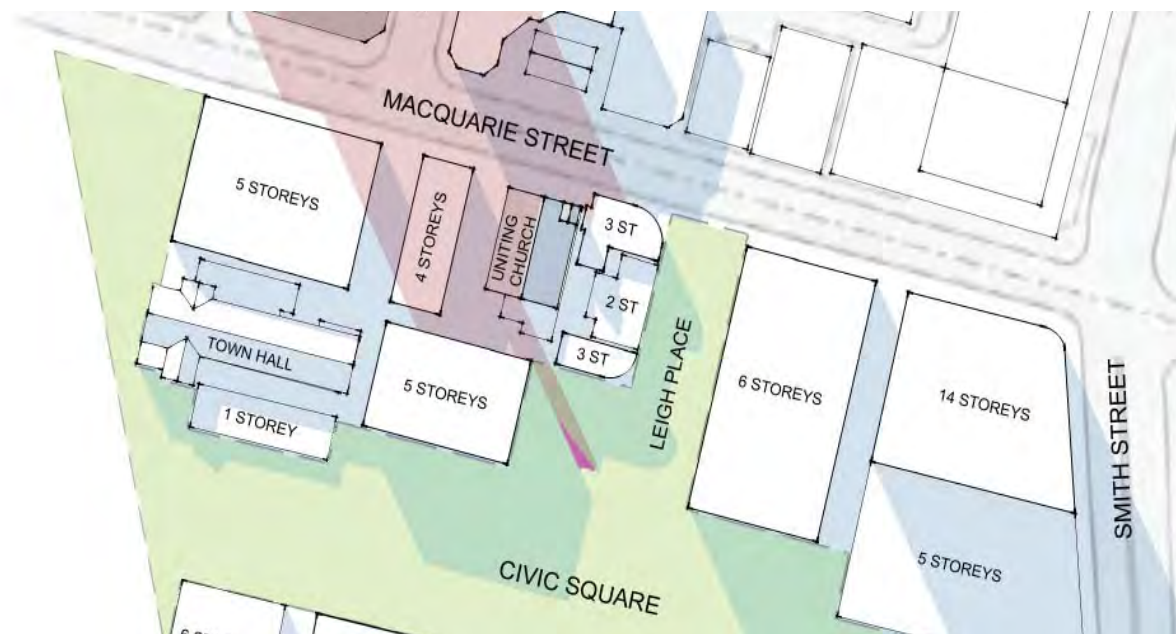
4.5sqm
1:25PM



13.5sqm
1:30PM

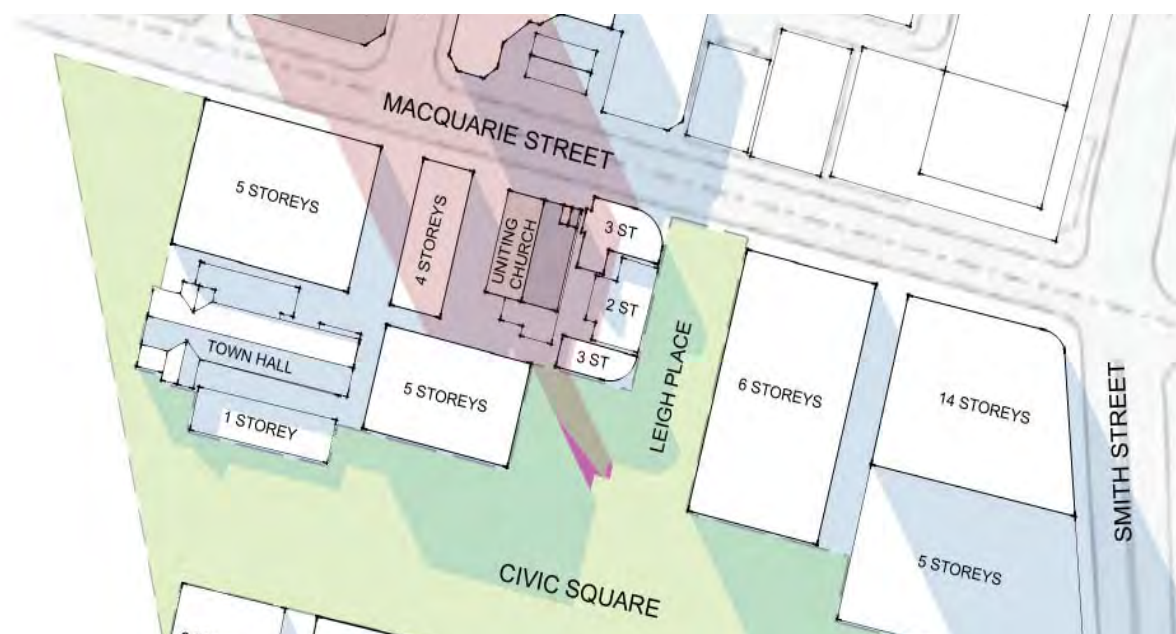
LEGEND

- Shadows cast by existing buildings and masterplan envelopes
- Shadows cast by proposed development
- Area of additional overshadowing
- Public open space (Approx 11,000sqm)
- Approx Civic Square outline



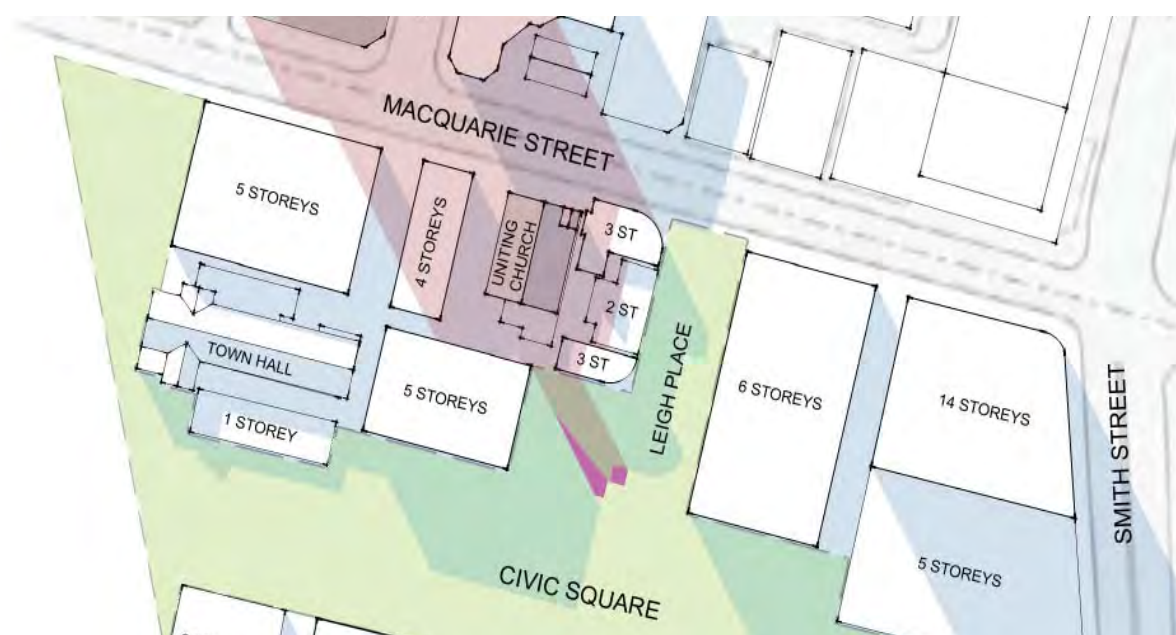
21sqm

1:35PM



35sqm

1:40PM

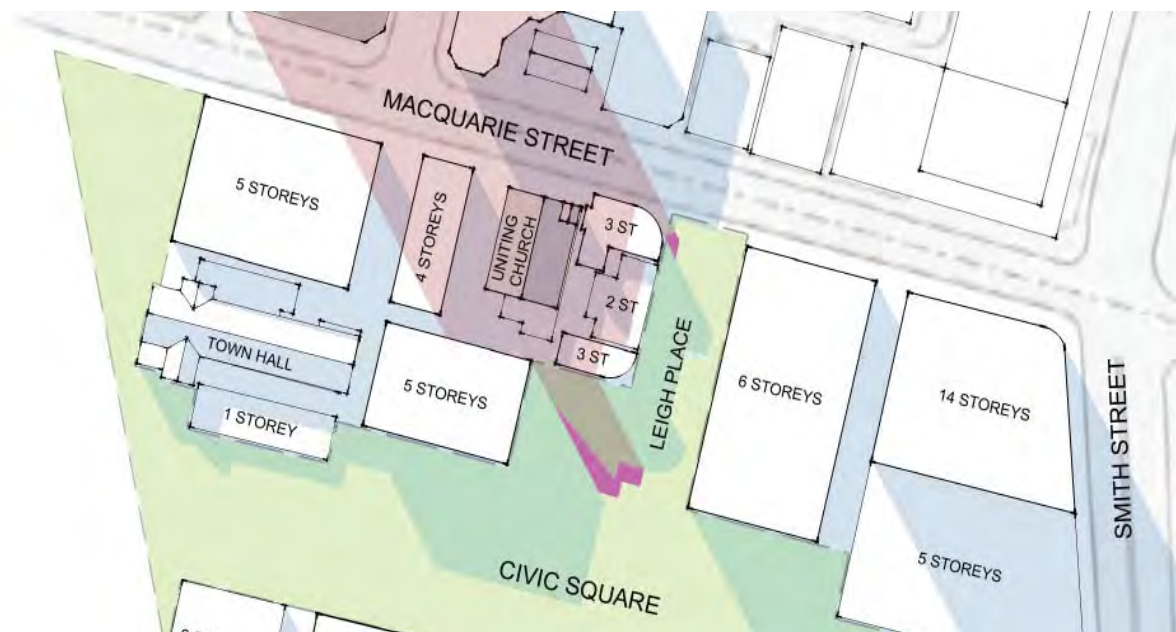


60sqm

1:45PM

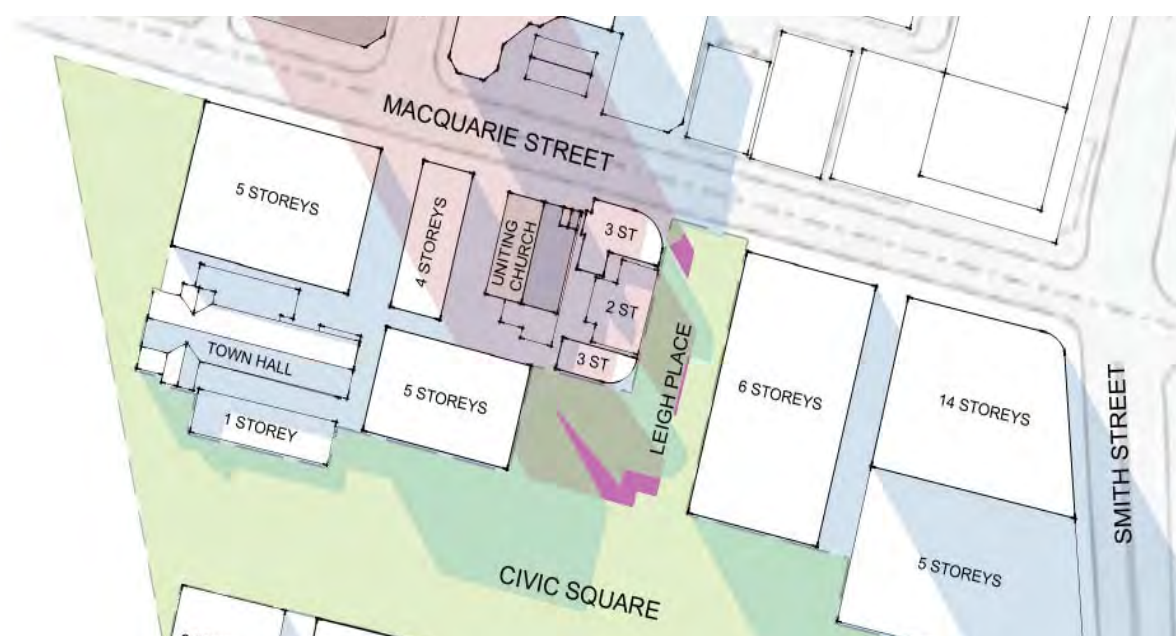
LEGEND

- Shadows cast by existing buildings and masterplan envelopes
- Shadows cast by proposed development
- Area of additional overshadowing
- Public open space (Approx 11,000sqm)
- Approx Civic Square outline



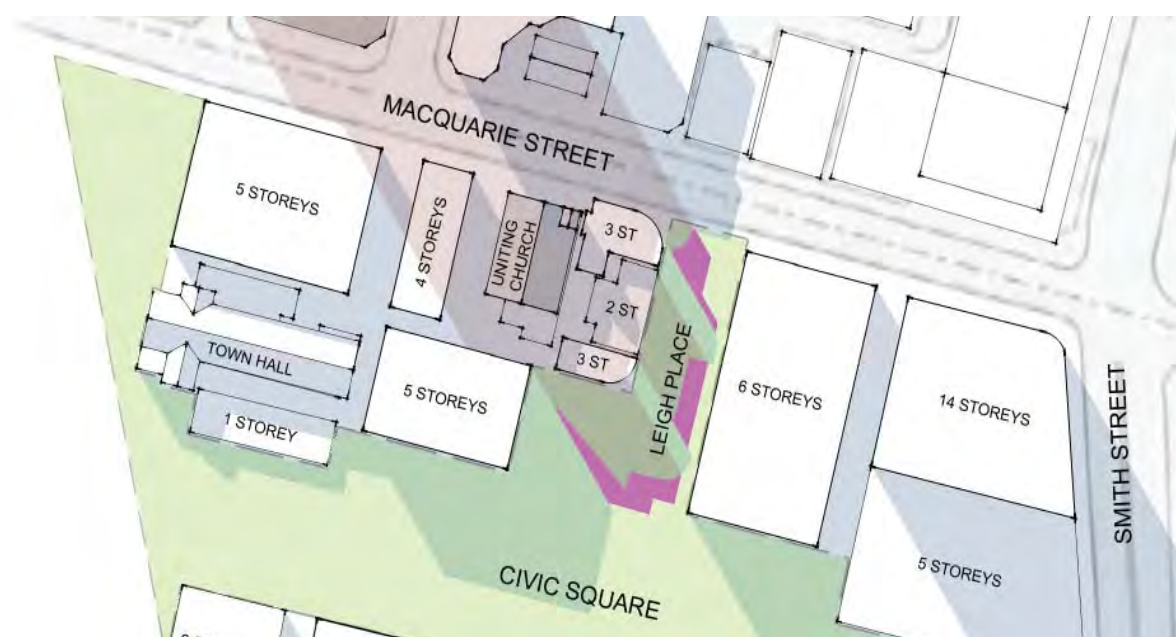
96sqm

1:50PM



164sqm

1:55PM

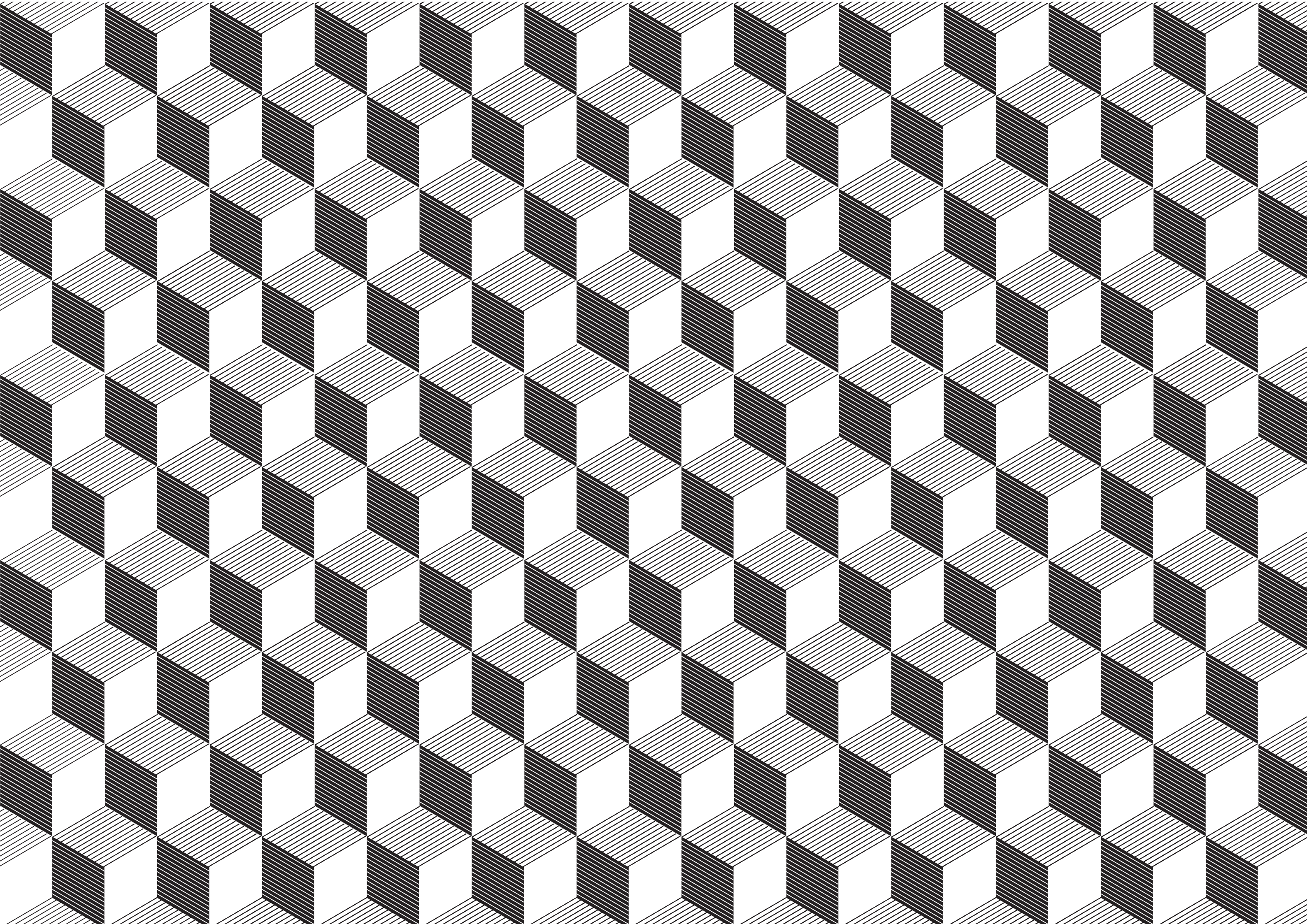


316sqm

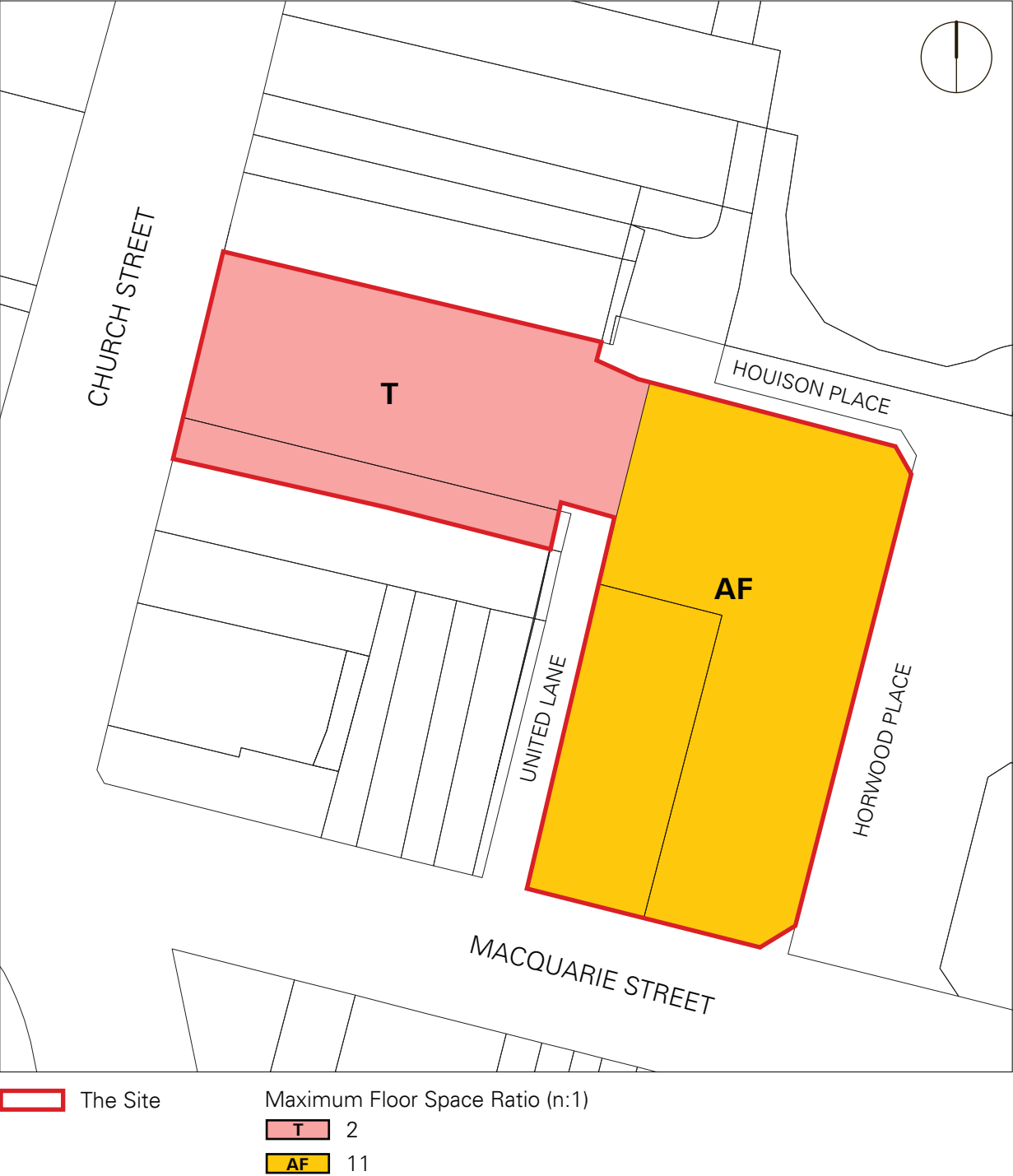
2:00PM

LEGEND

- Shadows cast by existing buildings and masterplan envelopes
- Shadows cast by proposed development
- Area of additional overshadowing
- Public open space (Approx 11,000sqm)
- Approx Civic Square outline



220-222 Church Street & 48 Macquarie Street Planning Proposal -
Draft Parramatta City Centre LEP Floor Space Ratio Map



Parramatta City Centre Local Environmental Plan 2007 (Amendment No.)

under the

Environmental Planning and Assessment Act 1979

I, the Minister for Planning and Infrastructure, make the following local environmental plan
under the Environmental Planning and Assessment Act 1979.

Brad Hazzard, MP
Minister for Planning and Infrastructure

Draft

Parramatta City Centre Local Environmental Plan 2007 (Amendment No.)

Under the

Environmental Planning and Assessment Act 1979

1 Name of Plan

This Plan is *Parramatta City Centre Local Environmental Plan 2007 (Amendment No.)*.

2 Commencement

This Plan commences on the day on which it is published on the NSW legislation website.

3 Aims of Plan

This Plan aims to amend Parramatta City Centre Local Environmental Plan 2007 to amend the maximum floor space controls on land to which this plan applies.

4 Land to which Plan applies

This Plan applies to land situated in Parramatta, being Lot 1 in DP 1041242 (220 Church Street), Lot 1 in DP702291 (222 Church Street), and Lot B in DP 394050 (48 Macquarie Street), as shown edged heavy black on the map marked "Parramatta City Centre Local Environmental Plan 2007 (Amendment No.)" deposited in the office of Parramatta City Council.

5 Amendment of Parramatta City Centre Local Environmental Plan 2007

Parramatta City Centre Local Environmental Plan 2007 is amended by:

Maps

Each map adopted by Parramatta City Centre Local Environmental Plan 2011 that is specified in Column 1 of the following Table is declared by this Plan to be amended or replaced, as the case requires, by the map specified in the opposite in Column 2 of the Table as approved by the Minister on the making of this Plan.

Column 1	Column 2
Name of map being amended or replaced	Name of amending or replacement map
Parramatta City Centre Local Environmental Plan 2007 Floor Space Ratio Map (6250_CEN_FSR_001_010_20100409)	Parramatta City Centre Local Environmental Plan 2007 Floor Space Ratio Map (6250_CEN_FSR_001_010_20100###)

9.5 SUBJECT Planning Proposal - 220 & 222 Church Street & 48 Macquarie Street, Parramatta

REFERENCE RZ/5/2011 - D02144811

REPORT OF Group Manager Outcomes and Development

RESOLVED (Bide/Lim)

- 12748 (a) **That** the Planning Proposal at Attachment 2 to amend the Parramatta City Centre LEP 2007 to re-distribute and increase the maximum allowable floor space ratio on land at 220 & 222 Church Street & 48 Macquarie Street, Parramatta be endorsed and forwarded for Gateway assessment by the Department of Planning and Infrastructure in accordance with Section 56 of the *Environmental Planning and Assessment Act 1979*.
- (b) **That** subject to Gateway determination the Planning Proposal be publicly exhibited simultaneously with the Development Application for the site.
- (c) **Further, that** a report be put to Council following the public exhibition.

DIVISION The result being:

AYES The Lord Mayor, Councillor L E Wearne and Councillors P B Barber, A Bide, J Chedid, G J Elmore, J D Finn, P J Garrard, A Issa, OAM MP, M A Lack, C X Lim, S D Lloyd, P K Maitra, M D McDermott and A A Wilson.

NOES None.