

21 April 2017

Develotek Property Group Pty Limited
PO Box Q294
Queen Victoria Building
Sydney NSW 2000

Attention: Mr Alex Deacon, Design Manager

Dear Alex,

RE: 34 - 42 East Street, Granville
Heritage Impacts of Height Increase Planning Proposal

Thank you for your instruction to confirm the heritage impacts of your planning proposal.

In October 2014, we assessed the heritage impacts of a proposed mixed use development at 10-42 East Street, Granville. That development comprised the demolition of the existing buildings and erection of a complex of three nineteen-storey mixed use buildings with a four-storey articulated podium. It was subsequently approved. We understand that two of the three towers have been completed but you now seek an amendment to the *Parramatta Local Environmental Plan 2011* (LEP) in relation to the height controls over the land of the unbuilt third tower (i.e. 34-42 East Street). Your planning proposal seeks an increase in the current maximum height of buildings of 30 metres from 52 metres to 82 metres.

The site is not identified as a heritage item and is not near or within a conservation area. The site is in the vicinity of two heritage items listed on the Schedule 5 of the LEP on the north side of East Street at numbers 19 and 21-23. There are other heritage items on the south side of the railway but these are sufficiently removed from the site not to be significantly impacted upon by a development of the height the planning proposal would allow.

Based on the modelling of building form and shadow diagrams you have provided, the potential heritage impacts do not differ significantly from those of the approved scheme under the existing planning provisions.

Please contact me if you would like any further information.

Yours sincerely,
NBRSARCHITECTURE.



DON WALLACE
Senior Heritage Consultant

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