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20 March 2018

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Rob Cologna
Acting Manager – Land Use Planning
City of Parramatta
PO Box 32
Parramatta NSW 2124
Via email: RCologna@cityofparramatta.nsw.gov.au

RE: 2-6 HASSALL STREET, PARRAMATTA – PLANNING PROPOSAL

Dear Rob,

We write to you with reference to the Planning Proposal prepared by Charter Hall for the above site. The Planning Proposal seeks to amend the primary development standard for Floor Space Ratio (FSR) which applies to the site from 6:1 (existing) to 10:1. This approach is entirely consistent with Council's Parramatta CBD Planning Proposal which seeks to promote commercial floor space in the Parramatta CBD and proposes unlimited FSR for office premises in the B3 zone and no building height control in this regard.

As you will be aware, Council officers have provided initial feedback on Charter Hall's reference scheme and proposed building envelope, stipulating preferred setbacks for the podium and tower to establish an initial baseline concept. Whilst Charter Hall has generally accepted Council's recommended podium setbacks, it is noted that Council's feedback with regards to tower setbacks in particular results in a building envelope with greater tower setbacks than preferred by Charter Hall or its pre-commitment tenant, and would result in a smaller floor plate than optimal for either group, or the majority of tenants seeking office accommodation space in the Parramatta market. The



Charter Hall position is consistent with the justification requested for and accepted by Council and the Regional Panel with recent planning approvals received throughout the City Centre for other commercial sites.

Charter Hall is of the view that other building form options would be appropriate for the site (particularly with regard to tower setbacks), and that Council's initial feedback constitutes only one possible outcome for the site. This is particularly the case given Hassall Street is currently in a state of transition, without a strongly discernible character which would dictate a prescriptive built form for the site. Accordingly, Charter Hall requests that the issue of tower setbacks be further explored as part of the future design competition and Draft Development Control Plan (DCP) process.

As noted in correspondence to Council on Friday 9 March 2018, the primary driver of the scheme is to deliver a large, flexible efficient floor plate to suit a pre-commitment tertiary education tenant with whom Charter Hall is in detailed negotiations with to occupy the building in the short term (2020 target). We believe this is an ideal outcome for the City (a short-term, pre-committed tertiary education tenant only a short distance from Parramatta Rail Station) and in-line with Council's commercial strategy for the CBD.

Accordingly, the updated reference design submitted with the Planning Proposal has been prepared as a baseline proof of concept, submitted in order to progress the Planning Proposal to the next stage of assessment. Charter Hall remain of the view that the baseline concept constitutes only one possible building option for the site, and that solutions other than the tower setbacks shown in the reference scheme can still achieve Council's objectives for Hassall Street and the relationship of the development to heritage items such as the Commercial Hotel and the Lancer Barracks, which we understand are Council's key concerns, whilst balancing the needs of the owner and future tenant.

Included in **Appendix A** to this letter is a description of Charter Hall's preferred approach to tower setbacks, including a preferred building envelope for the site, to be further investigated with Council. Charter Hall remain committed to working with Council through the investigation of alternative tower setback options on the site, and through a design competition process for the site in the short to medium term, in order to achieve the best outcome for the site and the City.

Yours sincerely,

Michael West

Development Executive

Charter Hall

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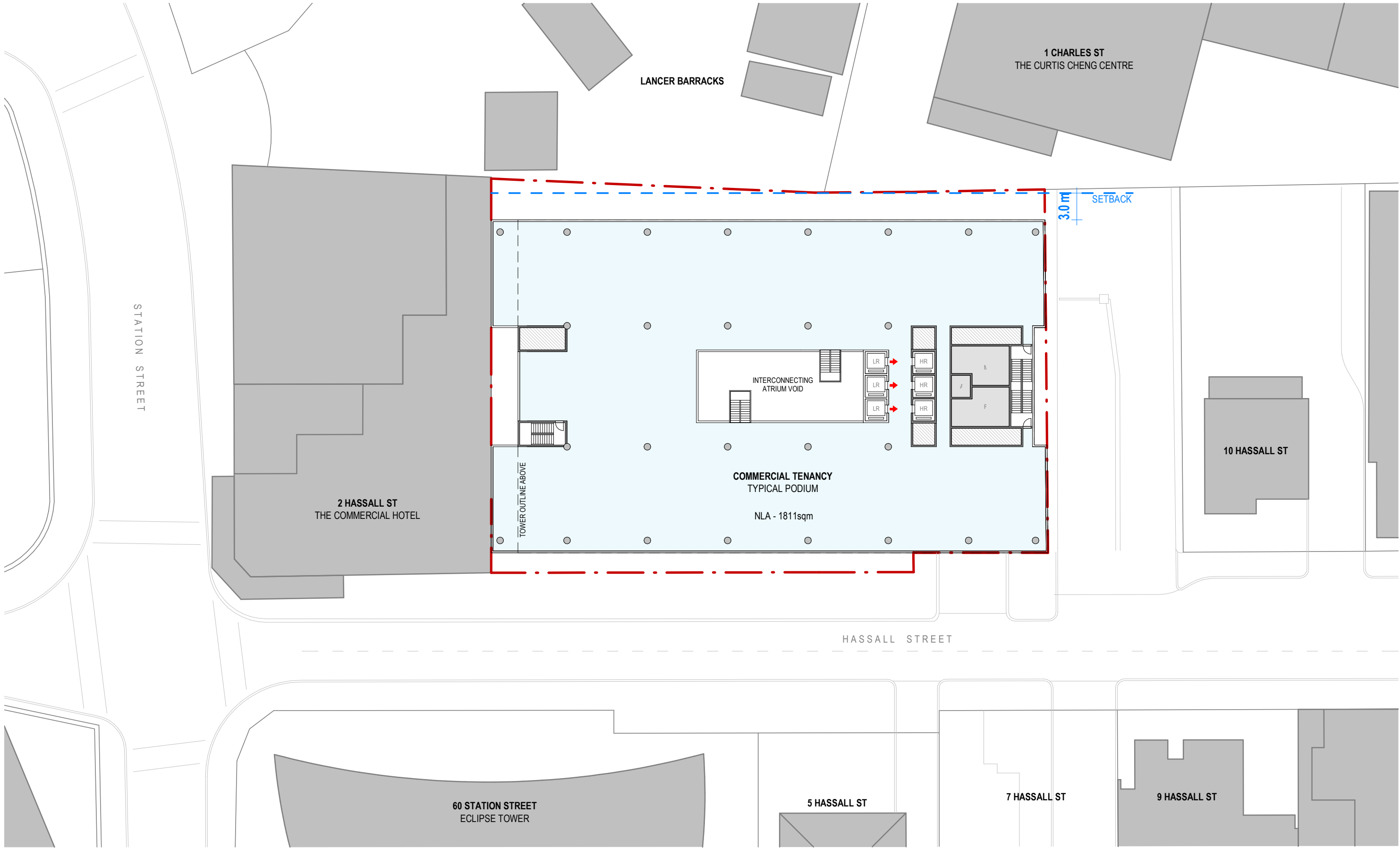


Attachment A– Charter Hall Preferred Design Approach

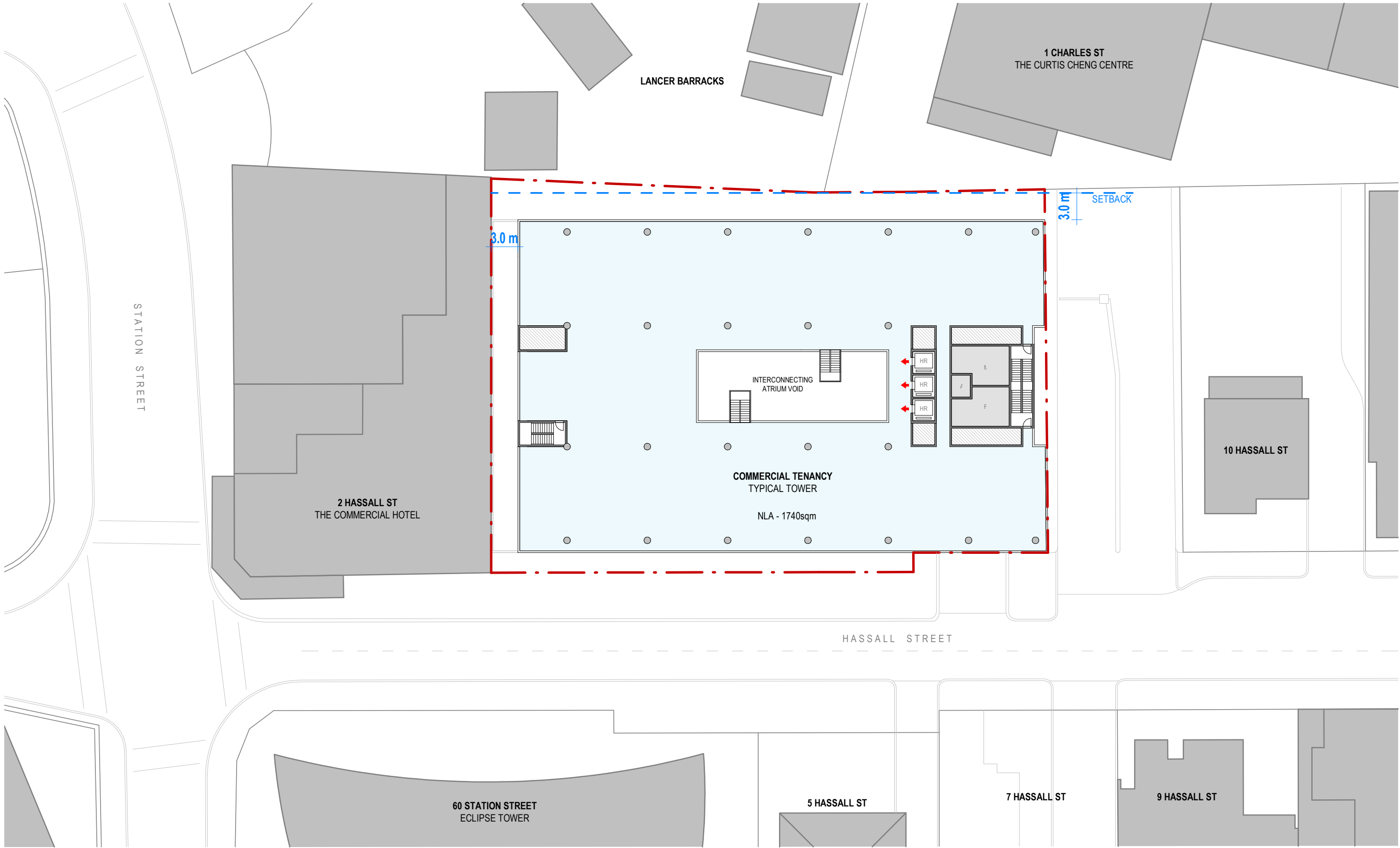
Reference Design : Proposed Planning Controls Envelope



Reference Design : Typical Podium Level



Reference Design : Typical Tower Level



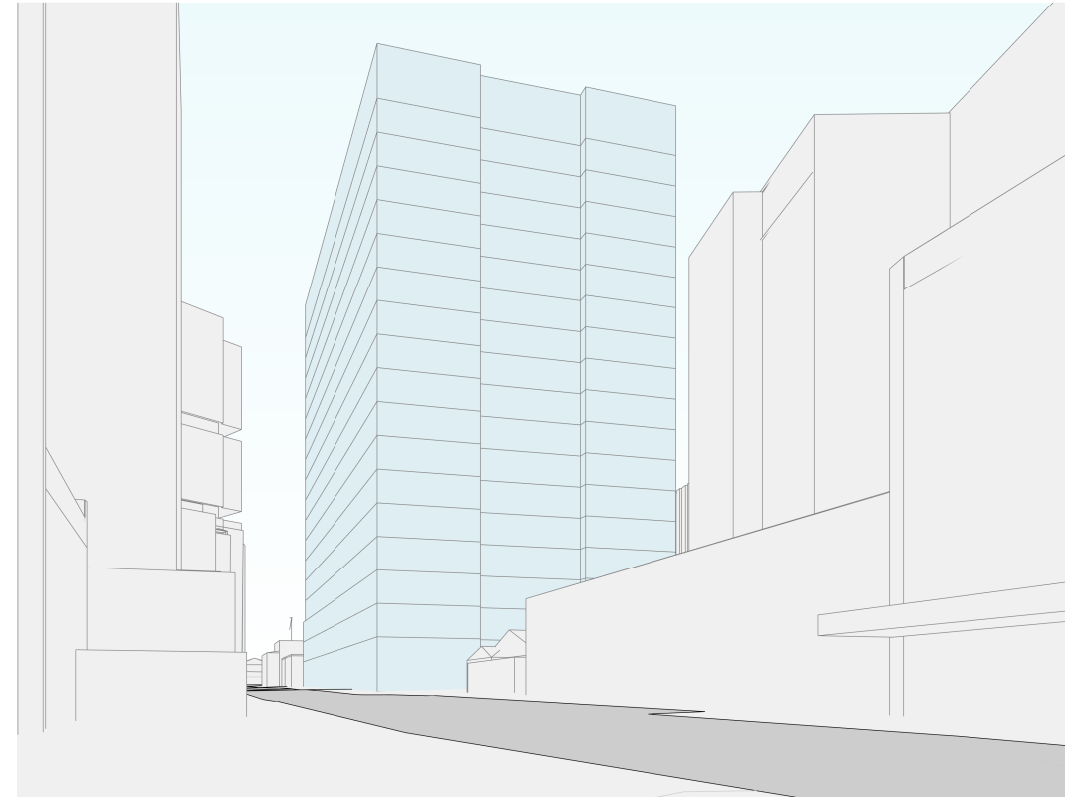
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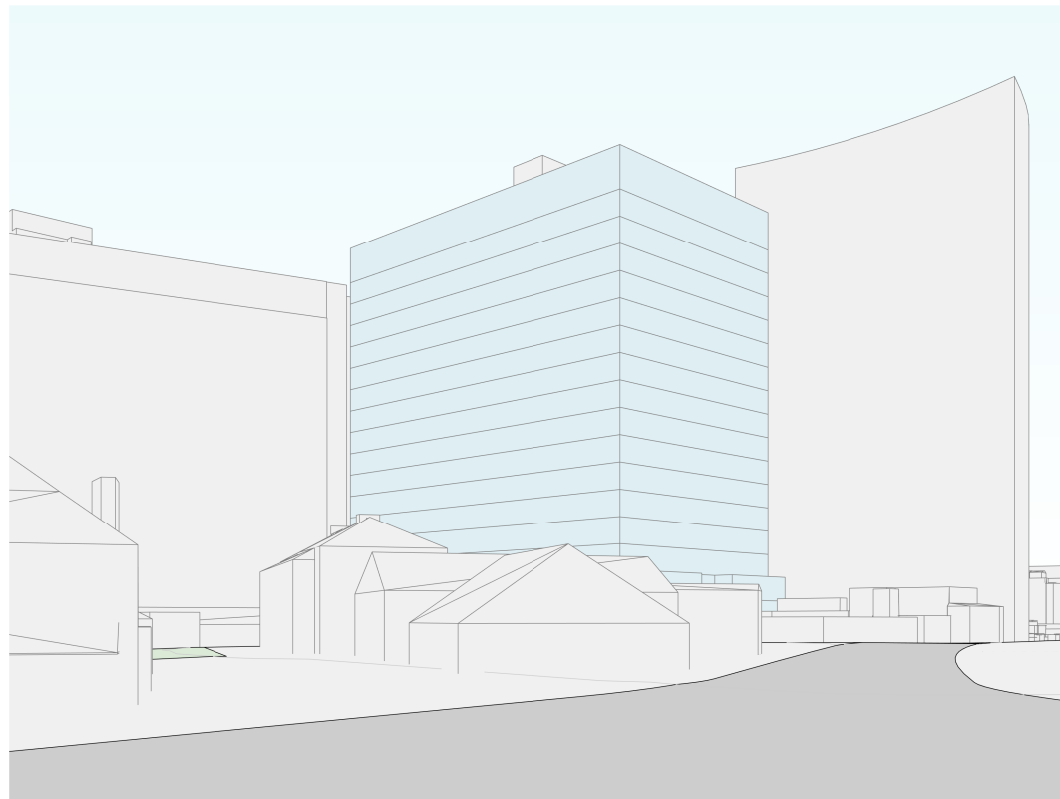
Reference Design : Visual Impact Analysis



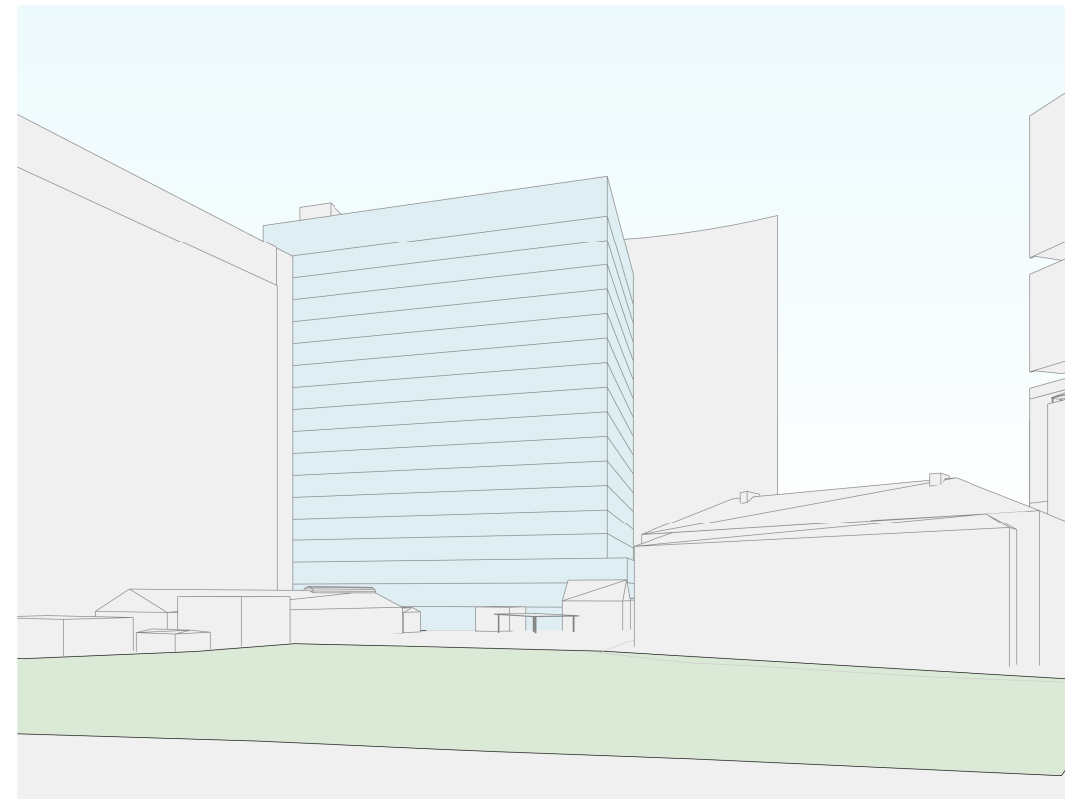
View 01 : Station Street North East : Proposed Scheme



View 02 : Hassall Street North West : Proposed Scheme



View 03 : Station Street South East : Proposed Scheme



View 04 : Lancer Barracks Parade Ground : Proposed Scheme