

Revision 00

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4-6 PARRAMATTA SQUARE – SECTION 4.55 (2) DESIGN STATEMENT

Dear Svea –

The attached Section 4.55 (2) submission incorporates amendments to the Development Approval DA/436/2016/H for 4-6 Parramatta Square, incorporating enhancements to design outcomes contained within the current Development Approval, driven by design development and safety requirements.

The proposed amendments are consistent with the objectives of the LEP governing this site with respect to Design Excellence, Height, Setbacks, Scale and other environmental aspects of civic importance.

The amendments that form part of this Section 4.55 (2) submission comprise minor amendments to roof to incorporate the following design initiatives and detailed design requirements:

- Photovoltaic (PV) cells to meet ESD & tenant requirements;
- Extension of Goods Lift to Level 34 to enable direct access to plant room and roof. This results in a local projection of the motor room and egress stair, setback from the tower parapet as per the submitted drawings;
- Confirmation of Building Maintenance Unit (BMU) details from the specialist contractor. These details are consistent with current approval to store the BMU below the currently approved height, but when in operation the vertical extent of the unit will be as detailed in this submission;
- Addition of satellite dish in accordance with tenant requirements
- Addition of generator flues in accordance with requirements from specialist contractor
- Addition of elevated obstacle lighting in accordance with aviation safety requirements.

These amendments necessitate an update to the approved maximum roof height from 164.100 to 169.900 for certain portions of the roof. The following key height RLs are proposed:

- **RL 164.100** Tower parapet (No change)
- **RL 165.200** Safety barrier around voids to diesel generator (Permanent)
- **RL 165.900** Diesel generator flue (Permanent)
- **RL 168.100** Top of lift & stair pop-up (Permanent)
- **RL 168.450** Top of BMU jib (Temporary – BMU stored below parapet height)
- **RL 168.600** Top of satellite dish (Permanent)
- **RL 170.400** Top of aviation obstacle lighting (Permanent)

No change is proposed to the parapet height of 164.100. All additional heights are setback from the parapet, and are not expected to be visible from most Parramatta CBD ground-level vantage points. This is demonstrated in perspective images attached to this statement.

Shadow diagrams included with this document show that with the exception of temporary BMU movements – shadowing from proposed amendments is fully contained within roof extent.

The proposed amendments will have no detrimental impact on the amenity of the proposed development, surrounding properties or the public domain. This statement is supported in detail by Walker Corporation's Section 4.55 (2) Application, as well as drawings and appendices central to the submission.

We trust this Design Statement clarifies the proposed amendments and confirms that the Section 4.55 maintains the architectural design intent that forms part of the current Development Approval.

Yours faithfully,

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