

ATTACHMENT 9
Parramatta Local Environmental Plan 2011 Assessment

DEVELOPMENT STANDARD	COMPLIES	DISCUSSION
4.3 Height of Buildings Maximum 31m	N	<p>Buildings A, B and E comply with the maximum building height.</p> <p>Building C maintains a maximum building height of 33.07 metres, which results in a building height exceedance of 2.07 metres, which equates to a building height variation of 6.67%. The building components subject to the height breach comprise the balustrade and screening of the rooftop communal open space and the lift/stair overrun.</p> <p>Building D maintains a maximum building height of 31.22 metres, which results in a building height exceedance of 0.22 metres, which equates to a building height variation of 0.7%. The building components subject to the height breach comprise the lift/stair overrun and plant machinery screening.</p> <p>The Applicant has submitted a Clause 4.6 Variation Request for the height exceedances of Buildings C and D. Refer to Attachment 9 of this Report.</p>
4.4 Floor Space Ratio (FSR) Maximum 2:1	N	<p>The development proposes a total gross floor area (GFA) of 55,167.17m², which equates to a total FSR of 2.02:1. An excess of 503.17m² gross floor area is provided, which results in a 0.92% variation to the development standard.</p> <p>The Applicant has submitted a Clause 4.6 Variation Request. Refer to Attachment 10 of this Report.</p>
4.6 Exceptions to development standards	Y	<p>The Applicant has submitted Clause 4.6 Variation Requests for the departures from the building height and FSR development standards. Refer to the discussion in the following section of this Report.</p>
5.10 Heritage conservation	Y	<p>The site is not identified as a heritage item and is not within a heritage conservation area.</p> <p>Adjoining the site to the south is the 'Granville South Public School' at 276 Woodville Road, Guildford, which is identified as an item of local significance (I243) in Schedule 5. The application</p>

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		<p>has been accompanied by a Heritage Impact Statement (HIS) prepared by Urbis which relevantly concludes that:</p> <p><i>The main school building is physically and visually distanced from the subject site in views along Woodville Road, separated by the 7 Eleven Service Station (272 Woodville Road) and the small retail precinct (274 Woodville Road). In views from Oxford Street, the subject development will form part of a backdrop of medium density contemporary development, where the current site is largely open and underutilised.</i></p> <p><i>The subject proposal is supported on heritage grounds and the development application is therefore recommended to the consent authority for approval.</i></p> <p>The development is considered acceptable having regard to the provisions of Clause 5.10(4).</p>
6.1 Acid Sulfate soils Class 5	Y	Standard conditions of consent have been recommended to manage the acid sulfate soil affectation of the site.
6.2 Earthworks	Y	The development comprises earthworks, including excavation to facilitate the construction of the basement. Conditions of consent have been recommended to address erosion and sediment impacts generated by earthworks as well as a dilapidation condition to address the impact of the earthworks on the adjoining properties.
6.3 Flood planning	N	The site is not identified as being flood affected.
6.21 Development of land at 244, 246, 248, 256 and 258 Woodville Road, Merrylands	Y	In accordance with this clause, the enclosed balconies of Buildings C and D fronting Woodville Road have been excluded from the calculation of floor space ratio.
8.1 Arrangements for designated State public infrastructure	Y	As part of the Planning Proposal (Amendment no.38), which was gazetted on 13 March 2020, the DPI&E advised that it was necessary to apply Clause 8.1 (Arrangements for designated State public infrastructure) of the PLEP 2011 to the site, <i>with the primary purpose being to ensure that the necessary roadworks to Woodville Road to support the proposed increase in density on the site are identified at the Development Application stage and provided at no cost to Government.</i>

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		<p>The works the subject of this clause comprise intersection upgrade works at the intersection of Woodville Road (State road) and Lansdowne Street.</p> <p>The concurrence of TfNSW has been obtained as part of the development assessment process and advice has been received from the DPI&E confirming that satisfactory arrangements have been made in relation to Clause 8.1.</p>
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