



## **MEMORANDUM**

**To:** Sydney Central City Planning Panel  
**From:** Alicia Hunter – Senior Development Assessment Officer  
**Date:** 20 September 2022  
**Subject:** PPSSCC – 336 – 7 Macquarie Street, Parramatta

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The purpose of this memorandum is to advise the Sydney Central Planning Panel of:

### **Addendum to the Assessment Report**

The following two Sections of the Assessment Report were omitted from the Published version available on the Planning Portal. Please see below:

It is noted that the content of these Sections does not change the recommendation of the Development Application, rather provides additional comment.

#### **1. Quantity Surveyor – Referral Comments**

A Cost Summary Report prepared by RICOS Quantity Surveyors (dated 30 April 2021) was submitted as part of this Development Application. The report concluded that the proposed development will equate to a CIV of \$ 29,166,876.00.

Council's Consultant Quantity Surveyor reviewed this report and advised that the proposed CIV costing was incorrect and did not reflect a fair and competitive cost to complete the proposed development. Council's Consultant Quantity Surveyor advised the CIV of the proposed development is \$ 46,350,436.00.

The applicant reviewed this costing, and provided an addendum report concluding that the CIV of the proposed development is \$ 32,518,624.00.

Council's Consultant Quantity Surveyor reviewed the addendum, and noted:

*The rates MCG Quantity Surveyors have used in our report reflect general market rates and have not taken into account any possible cost reduction from an owner/builder undertaking the development. The extent of cost reduction that an owner/builder may obtain is unknown and can be quite variable. MCG Quantity Surveyors believe the rates used by the applicant's quantity surveyor are lower than that of what could reasonably be achieved by a competitive owner/builder scenario. MCG Quantity Surveyors would also like to mention the cost risk due to the current Covid 19 market conditions in which building materials and delivery times and costs have increased and that some of the possible cost reductions made by an owner/builder may be offset by the cost increase of building materials and construction durations.*

In response, the applicant noted:

*Based on the current market conditions and forecasting we do not anticipate that by the time the project is approved that there will be COVID Market restrictions influencing the construction cost. Therefore there will be no off-set of increases in material supply against the owner/builder savings.*

Council did not request further response from its Consultant Quantity Survey, rather, the applicant noted agreement to the CIV being \$ 46,350,436.00.

Recommended conditions of consent relating to a contribution amount payable have been calculated based on this costing.

## 2. Parramatta Local Environmental Plan – Additional Local Provisions

Part 7 – Additional Local Provisions – Parramatta City Centre	
The subject site is identified as being located within the Parramatta City Centre on the Additional Local Provisions Map in the PLEP 2011.	
<b>Cl. 7.2 Floor Space Ratio</b>  Site area: 1,877m <sup>2</sup> Max FSR allowable: 0.6:1 Max GFA allowable: 11,262m <sup>2</sup>	The proposed works result in an FSR of 0.6:1. The development complies with the requirements of this clause.
<b>Cl. 7.3 Car Parking</b>  1 car parking space per 100m <sup>2</sup> of GFA: 11,262 / 100 = 113  Max allowable: 113 car parking spaces	Car parking for up to 71 car parking spaces including two (2) accessible spaces, six (6) motorbike spaces and 70 bicycle spaces
<b>Cl. 7.4 Sun Access</b>	The proposed development will not result in any overshadowing of Lancer Barracks, Jubilee Park or Parramatta Square.  This Clause is not applicable to the assessment of this Development Application.
<b>Cl. 7.5 Serviced Apartments</b>	The proposed development is for a commercial premise.  This Clause is not applicable to the assessment of this Development Application.
<b>Cl. 7.6 Airspace Operations</b>	The subject site is not identified as being located in Area 3, Area 6, Area 7, Area 10, Area 12, Area 16 or Area 17 on the Special Provisions Area Map.  This Clause is not applicable to the assessment of this Development Application.
<b>Cl. 7.10 Design Excellence</b>	See assessment below.

### Clause 7.10 – Design Excellence Parramatta City Centre

The following matters are listed in the PLEP, which the consent authority must have regard to:

Requirement	Comment
1) The objective of this clause is to deliver the highest standard of architectural, urban and landscape design.	<p>The building has been sensitively designed using a high quality composition of building elements, textures materials and landscaping which respond to the setting and will contribute positively to the character of the City Centre.</p> <p>The proposed development satisfies the Objectives of this Clause.</p>
2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land to which this Part applies.	<p>The application proposes the demolition of the existing car park structure and the construction of a new building.</p> <p>This Clause is applicable to the assessment of this Development Application.</p>
3) Development consent must not be granted to development to which this clause applies unless, in the opinion of the consent authority, the proposed development exhibits design excellence.	This assessment concludes that the proposed development exhibits design excellence.
4) In considering whether development to which this clause applies exhibits design excellence, the consent authority must have regard to the following matters—	
a) Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,	The proposal incorporates a high standard of architectural design, materials and detailing in the composition of the facades which serves to break up the visual scale and bulk of the development, visually reducing the apparent building mass and providing a contemporary building. The proposed development will reinforce the desired future character of the area and enhance the amenity of the locality.
b) Whether the form and external appearance of the development will improve the quality and amenity of the public domain,	<p>The proposed development will result in an active street frontage that will encourage pedestrian movement and access.</p> <p>The quality and amenity of the public domain will be improved.</p>
c) Whether the development detrimentally impacts on view corridors,	The proposed development is not considered to impact on any view corridors.
d) How the proposed development addresses the following matters—	
i. The suitability of the land for development,	The subject site can accommodate a development of this scale without causing impacts on the amenity of surrounding properties and is ideally located close to public transport links, services and facilities.
ii. Existing and proposed uses and use mix,	The subject site is zoned B4 Mixed Use. The proposed development will provide a building which will result in over 11,000m <sup>2</sup> of commercial,

	<p>retail and office space within the commercial core of Parramatta which will help serve the needs of the local and wider community and enhance the Parramatta City Centre.</p>
iii. Heritage issues and streetscape constraints,	Refer to assessment in Clause 5.10 above.
iv. the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	The development will provide a built form that reflects the existing and desired future character, quality and amenity values of the City Centre and that services the needs of present and future activities.
v. the bulk, massing and modulation of buildings,	The proposed building has been architecturally designed to sit comfortably within the streetscape. A mix of well-articulated façade elements, setbacks and landscape planting will ensure a sympathetic relationship between the form and massing of the proposed building, the site conditions and surrounding development. The proposed building has been sensitively sited and designed to ensure appropriate amenity is afforded to surrounding properties and areas of public open space.
vi. street frontage heights,	Planning controls contained in the Conservation Agreement include the applicable built form controls, and notably the street frontage heights. The proposed development complies with these controls.
vii. environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,	The character, scale and intensity proposed in terms of built form is considered to be appropriate due to the size of the site, the existing built environment and what could occur via the surrounding land. No environmental impacts will result.
viii. the achievement of the principles of ecologically sustainable development,	The proposed development embraces principles of quality urban design and is consistent with principles of best practice environmentally sensitive design.
ix. pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,	The provision of a safe and convenient pedestrian access will help promote a greater connectivity between the subject site and the wider City Centre.

<p>x. the impact on, and any proposed improvements to, the public domain,</p>	<p>The proposed development will result in an active street frontage that will encourage pedestrian movement and access.</p> <p>The quality and amenity of the public domain will be improved.</p>
<p>xi. the impact on any special character area,</p>	<p>As stated in this report, the site is located within the Park Edge (Highly Sensitive Area) (Area B) and is in close proximity to significant heritage-listed items, which include Travellers Rest Inn, Old Government House (OGHD), and Parramatta Park, the latter two places being on UNESCO's World Heritage list.</p> <p>The proposal, as amended, complies with the Conservation Agreement and will not result in a detrimental impact on the world and national heritage values of Parramatta Park and Old Government House.</p>
<p>xii. achieving appropriate interfaces at ground level between the building and the public domain,</p>	<p>The entrance to the proposed building is directly accessible from the public domain. The building entrance and ground floor café have been incorporated into the streetscape façade. Glazed entries provide transparency and ensure an active public domain.</p>
<p>xiii. excellence and integration of landscape design</p>	<p>Planting around the street frontage and podium will create a quality landscape setting which will assist to integrate the buildings within the streetscape and provide a high level of amenity.</p>

<p>5) Development consent must not be granted to the following development to which this clause applies unless a competitive design process has been held in relation to the proposed development—</p> <ul style="list-style-type: none"> <li>a) Development in respect of a building that has, or will have, a height above ground level (existing) greater than 55 metres,</li> <li>b) Development on a site greater than 1,000 square metres and up to 1,800 square metres seeking to achieve the maximum floor space ratio identified on the Floor Space Ratio Map, where amalgamation with adjoining sites is not physically possible,</li> <li>c) Development having a capital value of more than \$10,000,000 on a “Key site” identified on the Key Sites Map,</li> <li>e) Development having a capital value of more than \$100,000,000 on any other site,</li> <li>f) Development for which the applicant has chosen such a process.</li> </ul>	<p>This Clause is not considered relevant to the proposed development. See below.</p> <p>It is proposed to construct the building to a maximum height of 52.50m. The development complies with the height controls.</p> <p>The subject site has an overall area of 1,877m<sup>2</sup>. The proposed works result in an FSR of 0.6:1. The development complies with maximum FSR identified for the site.</p> <p>The site is not identified as a Key Site on the Key Sites Map.</p> <p>The proposed development has a CIV of \$ 46,350,436.00.</p> <p>The applicant has not requested to undertake a competitive design process.</p>
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Alicia Hunter

Senior Development Assessment Officer