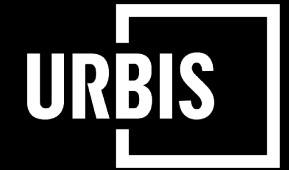


# 87-91 GEORGE STREET PARRAMATTA

PPSSCC-389

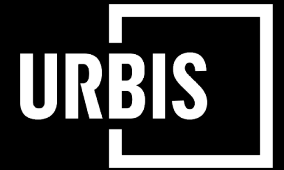
Applicant and Owner: GPT Group

Sydney Central City Planning Panel Kick-off Briefing  
September 2022





# ACKNOWLEDGEMENT OF COUNTRY



*We acknowledge the Traditional Owners of the land on which we work, the Burramattagal people of the Dharug Nation.*

*We recognise their continuing connection to land, waters and culture, and pay our respects to Elders past, present and emerging.*

# PROJECT HISTORY

- **2019** | Proponent acquires site
- **June 2020** | Proponent commences engagement with Council for design excellence process
- **12 April 2021** | Endorsement of a draft site-specific DCP
- **16 July 2021** | Endorsement of an Architectural Design Excellence Competition Brief
- **2 March 2022** | Bates Smart awarded the winner of the design excellence competition
- **5 April 2022** | Pre-DA meeting with Council
- **14 May 2022** | Endorsement from the design competition Jury, confirming the design competition scheme can progress to DA stage.
- **24 August 2022** | DA Lodgement
- **27 September 2022** | September 2022: Panel briefing

## TIMELINE

### 2013 CBD PLANNING PROPOSAL

Council initiated work on a new planning framework to strengthen the Parramatta CBD. The aim was to stimulate higher density residential and commercial development across the centre, supporting 46,000 jobs in the CBD.

### 2017 CBD PLANNING PROPOSAL

Additional research and technical studies to support refinements to the CBD Planning Proposal. This maintained the unlimited office FSR in the B3 zone.

### 2020 CBD PLANNING PROPOSAL

Public authority consultation and public exhibition.

### 2021 SITE SPECIFIC DCP

Public exhibition of the draft site-specific DCP. Public authority responses were received.

### 2021 DESIGN COMPETITION

A design competition was held in accordance with the CBD Planning Proposal controls as well as the exhibited Site Specific DCP. This was supported by extensive environmental studies as well as co-ordination with Council and Jury review. The competition design brief was approved by Council in July 2021.

### 2022 DEVELOPMENT APPLICATION

Pre-lodgement meeting held with Council on 5 April 2022. The updated development maintained the built form in accordance with the draft CBD PP under review was prepared to respond to the Jury report and outstanding environmental considerations

### 2016 CBD PLANNING PROPOSAL

The draft CBD Planning Proposal was endorsed by Council and forwarded to DPIE for gateway determination. This revision of the CBD Planning Proposal includes the unlimited office FSR provision which was applicable to the subject site.

### 2018-2019 CBD PLANNING PROPOSAL

Gateway determination received and Council endorsed an amended Planning Proposal. The amended PP established a maximum building height of 243m RL at the site (including bonuses).

### 2020 SITE SPECIFIC DCP

GPT began liaising with Council, with the intent of developing the site in accordance with the draft CBD Planning Proposal Controls. Council recommended not to prepare a site-specific planning proposal as it was "not necessary or desirable in this instance." Council recommended that a site specific DCP be prepared to support the Design Competition and Development Application.

### 2022 DESIGN COMPETITION

Completion of the design competition. The winning design by Bates Smart is capable of achieving design excellence.

### 2022 CBD PLANNING PROPOSAL

The CBD Planning Proposal was gazetted on 6 May 2022. The final version of the CBD controls have deleted a number of core planning provisions established in 2016, including the unlimited FSR Provision however the building heights have been retained.

# CITY OF PARRAMATTA DESIGN EXCELLENCE PROCESS

## **Jury**

- Peter Mould (Chair) (GANSW nominee)
- Kim Crestani, Order Architects (Council nominee)
- Jayson Blight, Blight Rayner Architects (Applicant nominee)

## **Council observer**

- Alex MacDougall, Senior Assessment Officer

## **Design Competition Manager**

- Urbis

## **Competitors**

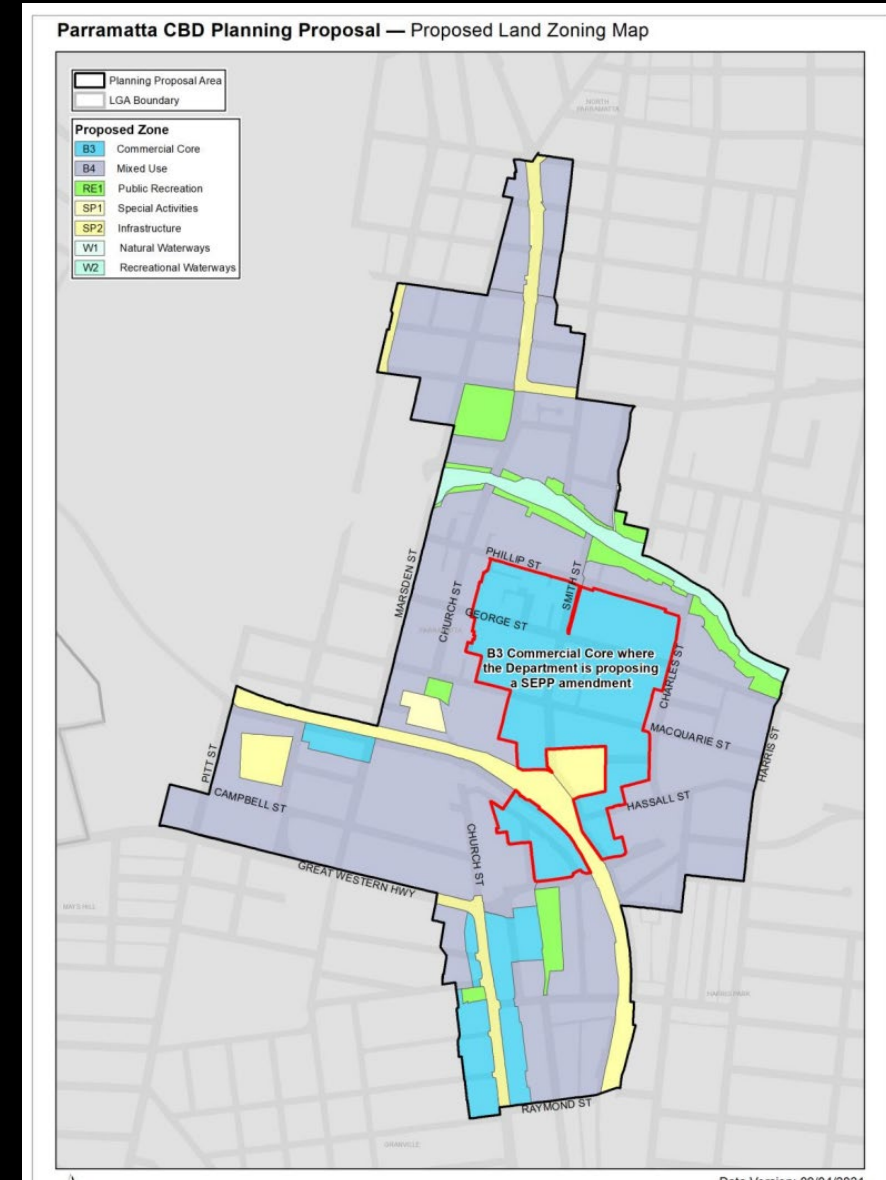
- Bates Smart
- Grimshaw
- JPW
- Fender Katsalidis + Curzon & Partners

# PLANNING CONTEXT

The DA has been prepared having regard to:

- Parramatta LEP 2011 (Amendment 56)  
(i.e. Parramatta CBD Planning Proposal)
- SEPP Amendment No.1 (as proposed)
- Site-specific DCP
- Draft Parramatta CBD DCP

Figure 1: SEPP Amendment No. 1 – Increase to permitted commercial floor space



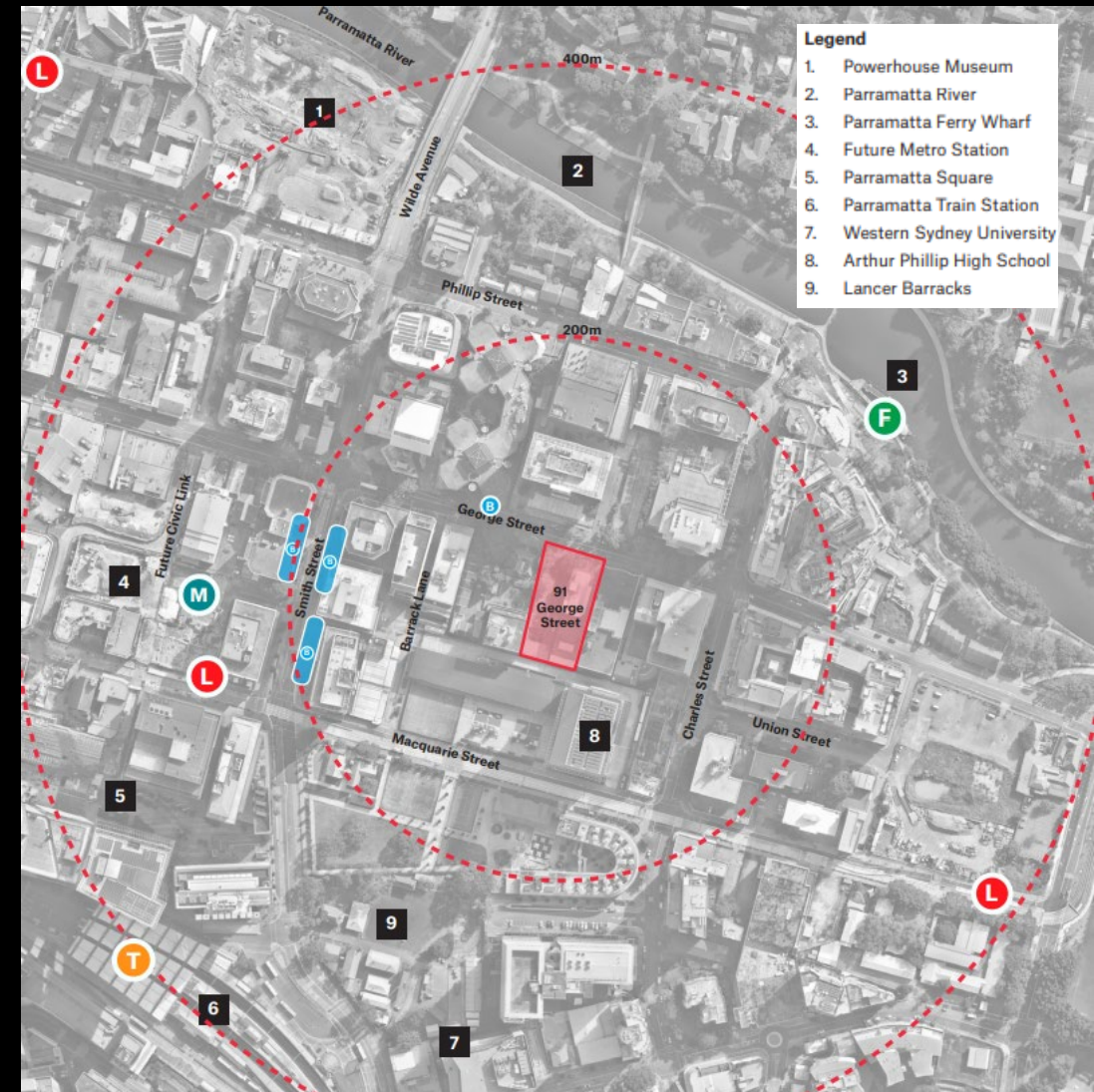
# SITE AND CONTEXT

Figure 2: Immediate Context



Source: Urbis

Figure 3: Site Context



Source: Bates Smart

# PRECINCT PLAN

Figure 4: GPT Staged Development and Land Ownership



Source: Urbis

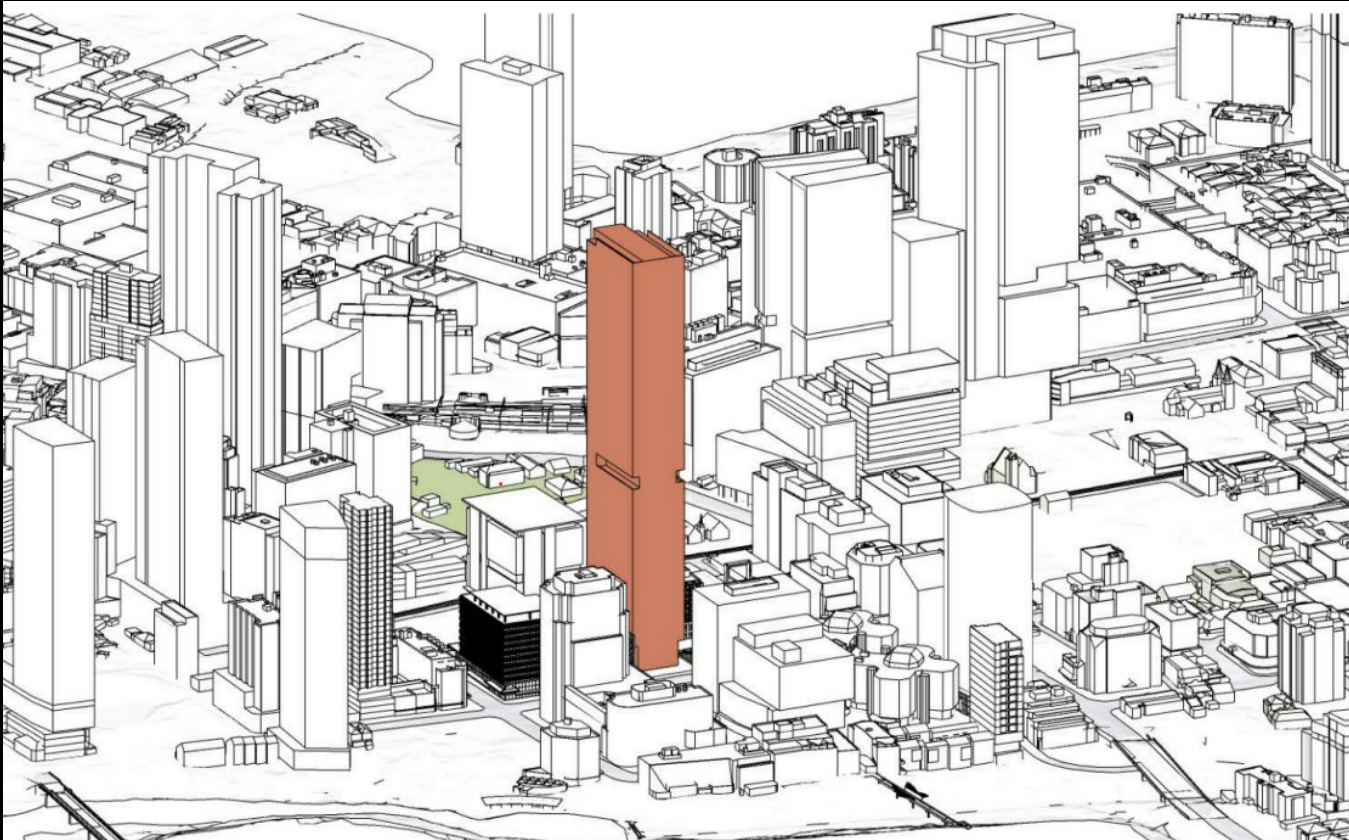
Figure 5: Concept of 85 George Street Interface



Source: Bates Smart

# EVOLVING CONTEXT

Figure 6: Emerging Skyline



Source: Bates Smart

# THE PROPOSAL

*“To create a place in the heart of Parramatta’s CBD which meets the needs of large and very large office space users in the future. The sense of place will come from the significant heritage and culture, whilst retail services and public space amenity will be key to our service. The asset and our services will bring people together through nature, commerce, technology, heritage and culture”.*

GTP Group



# PROPOSAL SNAPSHOT:

- Demolition of existing buildings
- Excavation for 2 basement levels
- Site remediation works
- Removal of two trees
- Construction of a 59-storey commercial tower development comprising:
  - Two-storey lobby with retail tenancies and end of trip facilities
  - 51 commercial floors with A-grade tenant space
  - Two levels of basement car-parking
- Vehicle access from George Street
- Landscaped space to George Street



Figure 7: George Street View

# THE PROPOSAL

*“Our vision is to create a design that compliments the colonial Georgian architecture of Perth House, which is based on principles of symmetry, proportions, and an unornamented clarity of expression. The lobby footprint is reduced to maximise the heritage curtilage and provide sightlines to the historic residence and trees.”*

Bates Smart



Figure 8: Tower View from North-West

- Tower to ground
- Grand Awnings
- Landscape Setback
- Green Wall
- Sky Verandah
- Southern Core
- Symmetrical tower
- Designing with Country
- Environmentally Sustainable Design

# ACTIVATED GROUND LEVEL

- Setback from George Street to give prominence to Perth House
- Retail ground floor uses
- Landscape response a collaboration with First Nations traditional knowledge holders



# LOBBY, ALFRESCO RETAIL & RAVINE GARDEN



Figure 10: Internal Podium Design

Source: Bates Smart

Sydney Eastern City Planning Panel Kick-off Briefing

23/09/2022



Figure 11: Retail Interface



Figure 12: Ravine Garden

# COMMERCIAL OFFICE

- Open design
- Views to north, east and west
- Southern lift and service core with glazed facade

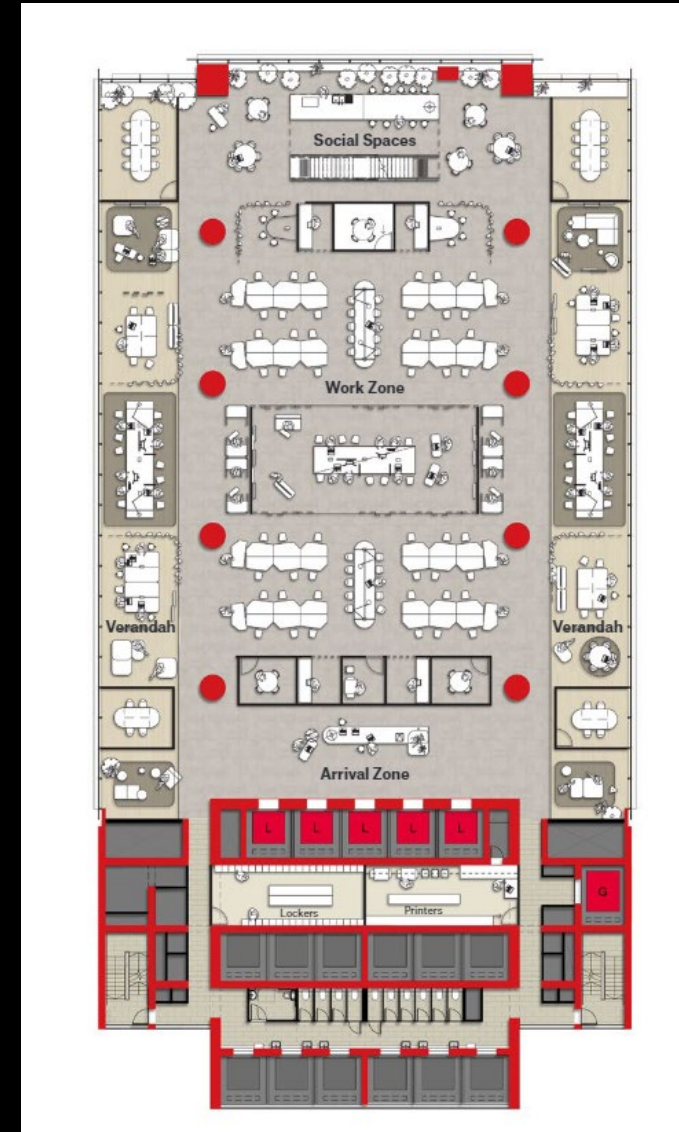


Figure 13: Typical Floor Level

Source: Bates Smart

# COMMERCIAL OFFICE

- Using passive high performance facades and natural ventilation and low carbon materials, the proposal is capable of being carbon neutral.



Figure 14: Office Design

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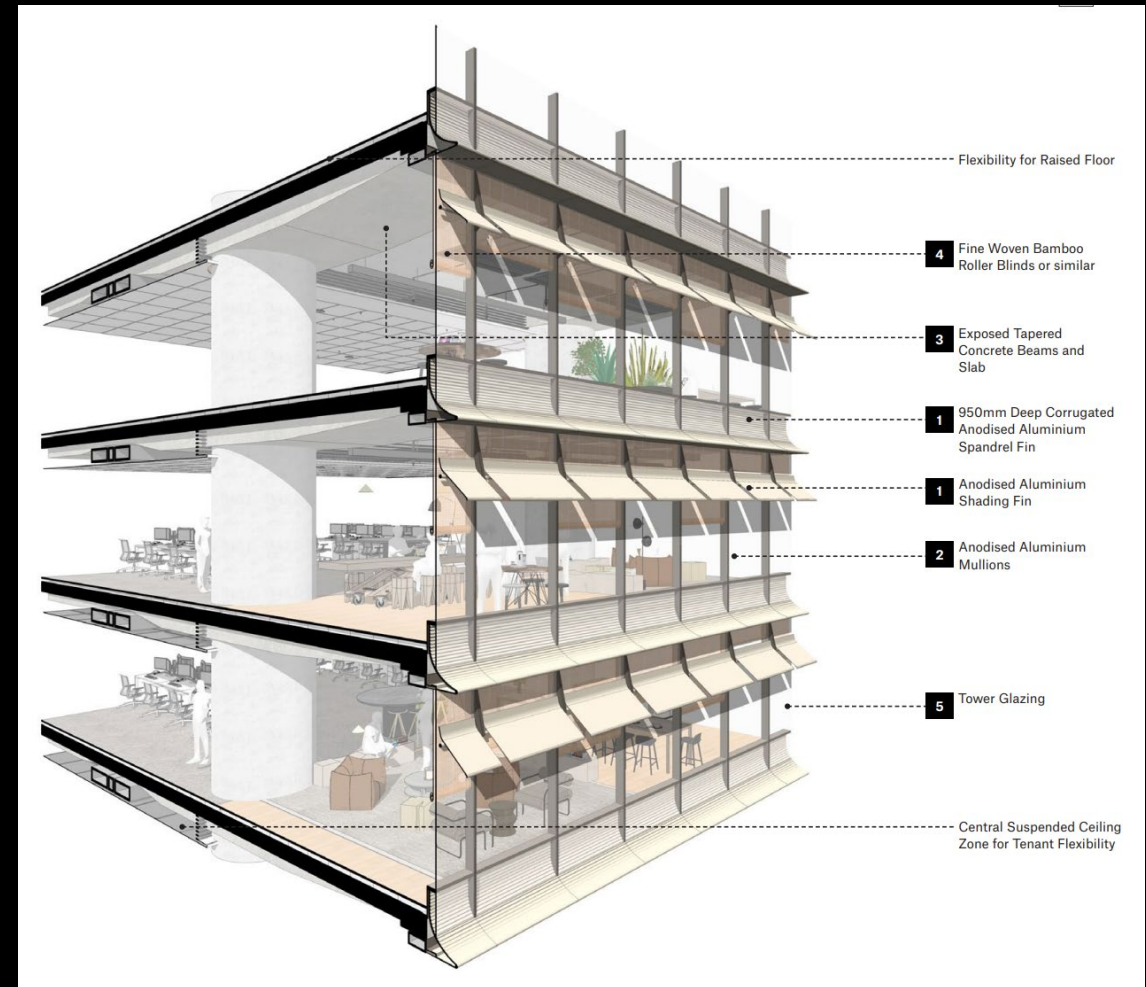


Figure 15: Façade Design - West

Source: Bates Smart

# KEY LEP & DCP CONTROLS

Component	Provision	Proposed	Compliance
<b>Zoning</b>	B3 Commercial Core	Commercial premises	Permissible
<b>Maximum Building Height</b>	RL 211m	59 storeys	Complies
Clause 7.11 – Design Excellence (15% bonus)	RL 243m	RL241.5	
<b>FSR</b>	Base 10:1	29.32:1	Complies
	Unlimited FSR for commercial office space in sites with an area > 1800m2 in the B3 Commercial Core (as per SEPP Amendment).		
<b>Car Parking</b>	56 maximum spaces	56 spaces	Complies
<b>Bicycle Parking</b> (draft Parramatta City Centre DCP)	744 spaces	538 spaces	Design response, high score under Green Star sustainability criteria
<b>Setbacks</b> (Site Specific DCP):			
- North Setback (George Street)	- 12m	- 12m	Yes
- South Setback (Arthur Phillip School)	- 6m	- 1.3m - 6m	Design response
- East Setback (93 George Street)	- 6m	- 4.5m	Design response
- West Setback (85 George Street)	- 3m	- 2.1m (weighted average)	Design Response

# FLOODING

## Flood depths in 1% AEP overland flood

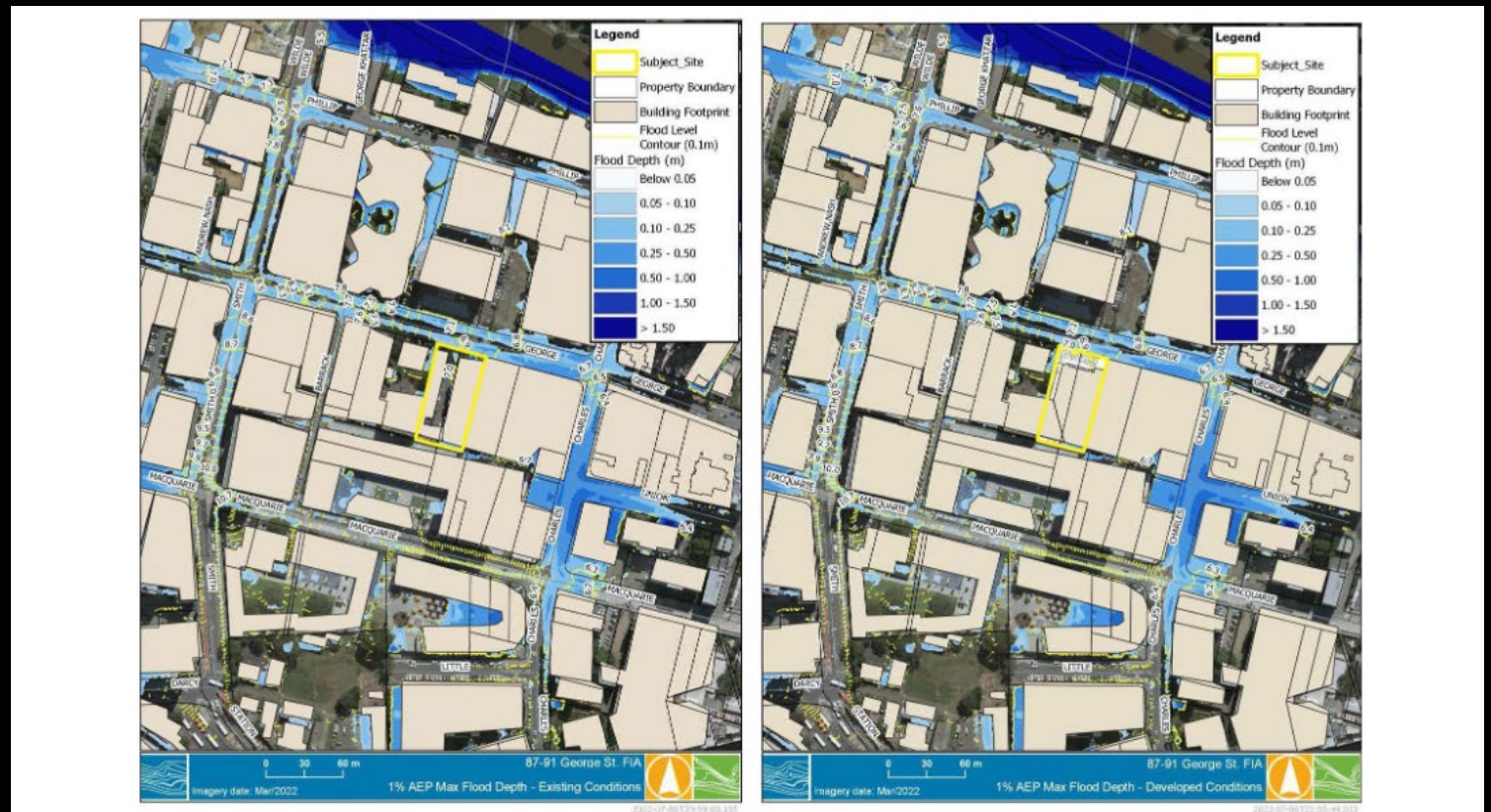


Figure 16: Flood depths in 1%AEP overland flood in existing conditions (left) and developed conditions (right)  
Flood levels are contoured

# PROPOSED SETBACKS

## Setbacks:

- North / George Street: 12m
  - (DCP: 12m)
- East / Side to commercial sites: 4.5m
  - (DCP: 6m)
- South / Rear to Arthur Phillip School: 1.3m – 6m
  - (DCP: 6m)
- West / Side to Perth House: 2.1m (weighted average)
  - (DCP: 3m)

Setbacks respect the heritage curtilage of Perth House (north, west setbacks) and respond to southern interface against the service lane on Arthur Phillip School.

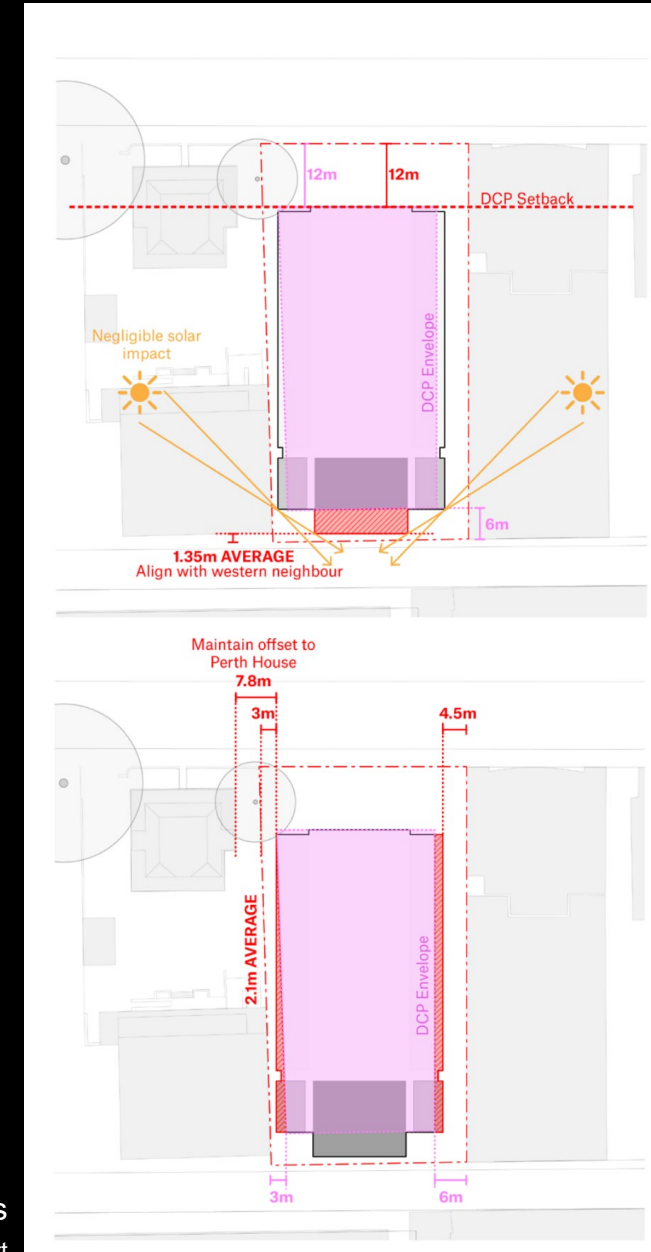


Figure 17: Setback Diagrams

Source: Bates Smart

# EAST SETBACK DESIGN STUDY (4.5M)

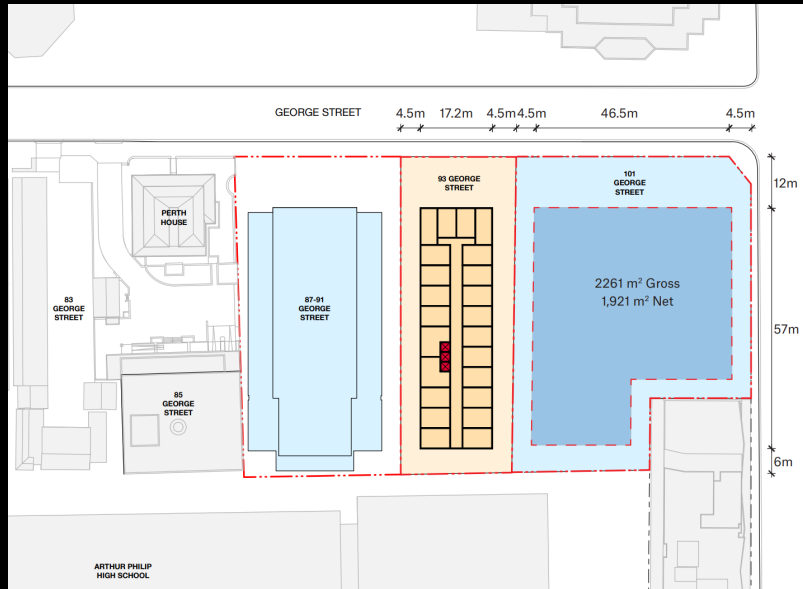


Figure 18: 4.5m Design Study Plan

Source: Bates Smart

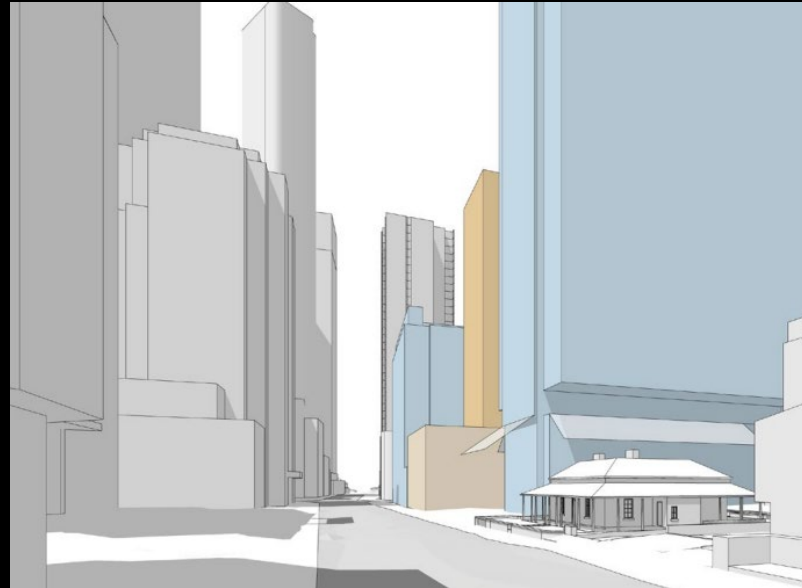


Figure 19: 4.5m George Street View

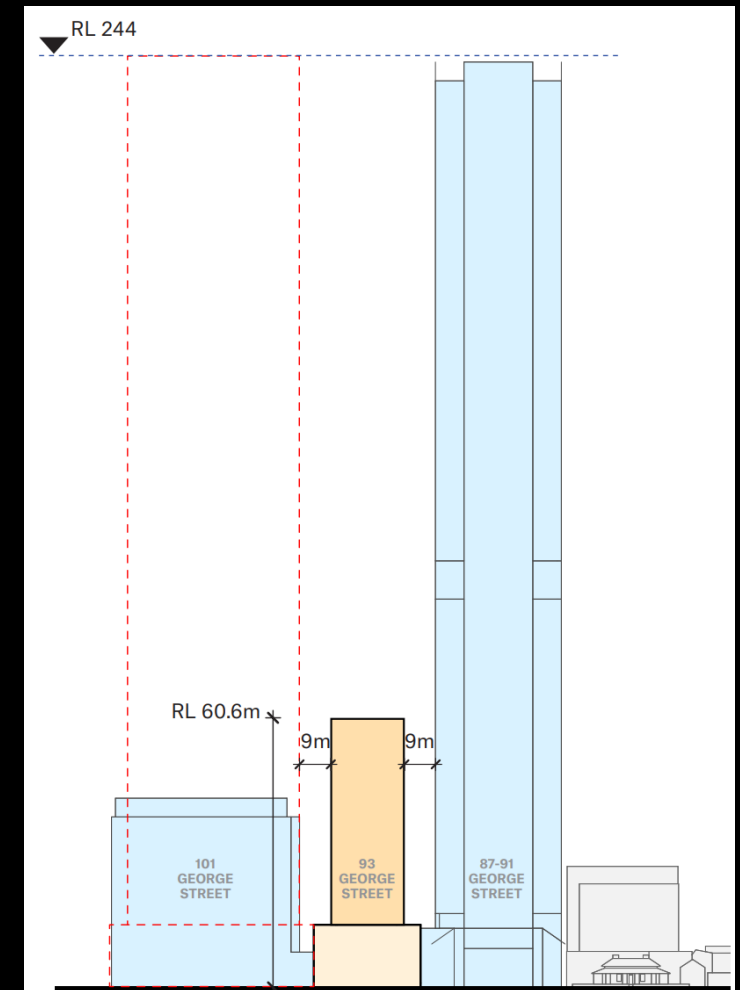


Figure 20: 4.5m Design Study Elevation

# EAST SETBACK DESIGN STUDY (6M)

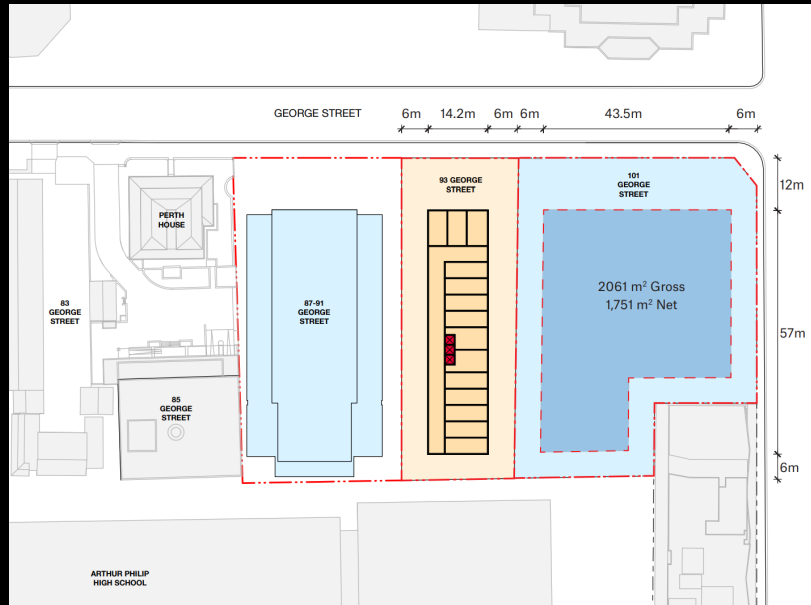


Figure 21: 6m Design Study Plan

Source: Bates Smart

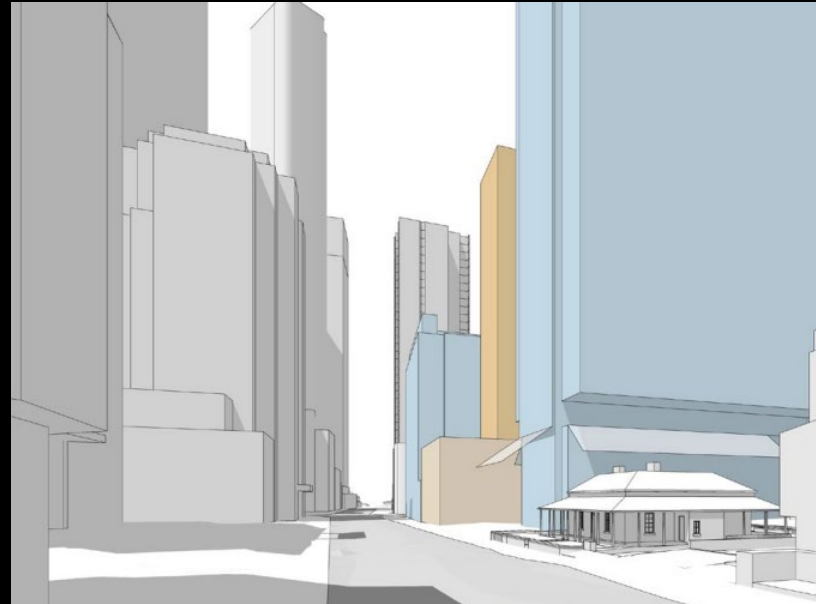


Figure 22: 6m George Street View

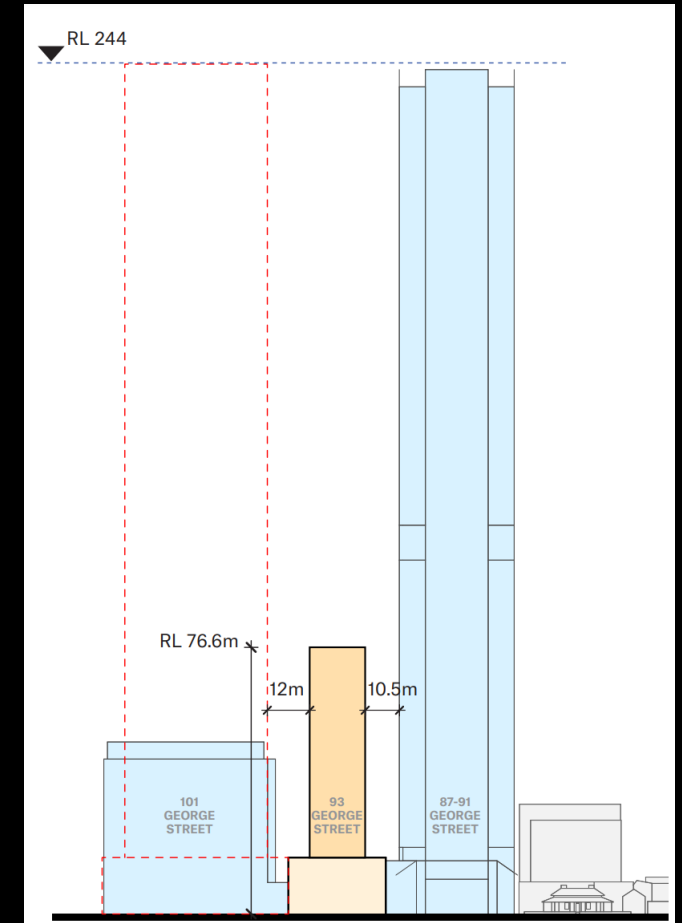


Figure 23: 6m Design Study Elevation

# ENVIRONMENTAL CONSIDERATIONS

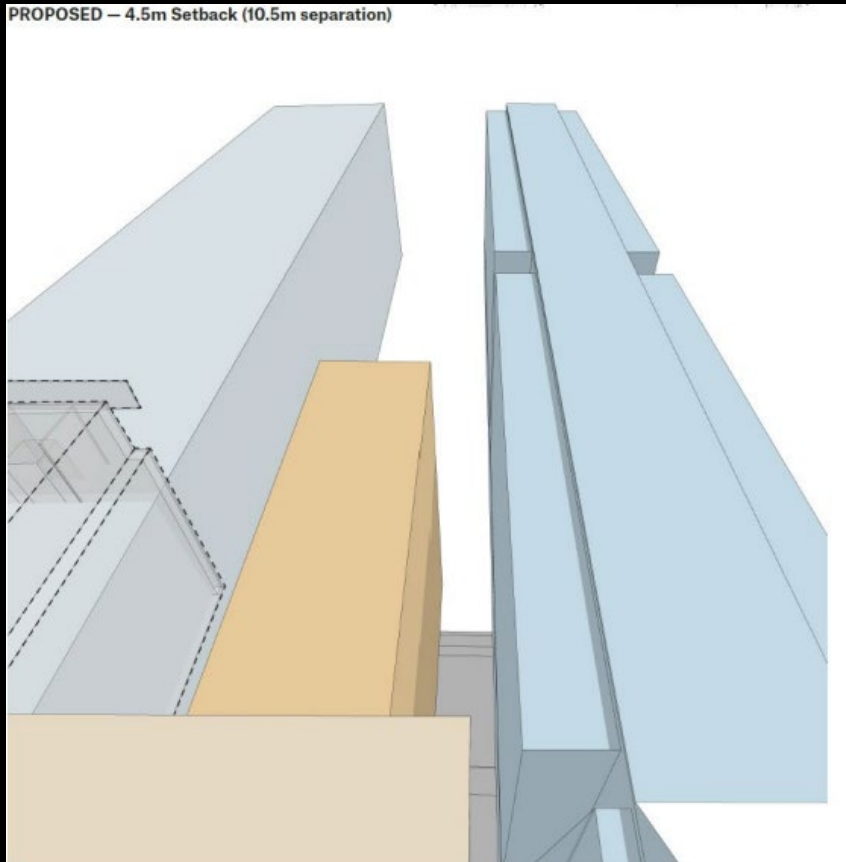


Figure 24: Sky Plane Diagram

Source: Bates Smart

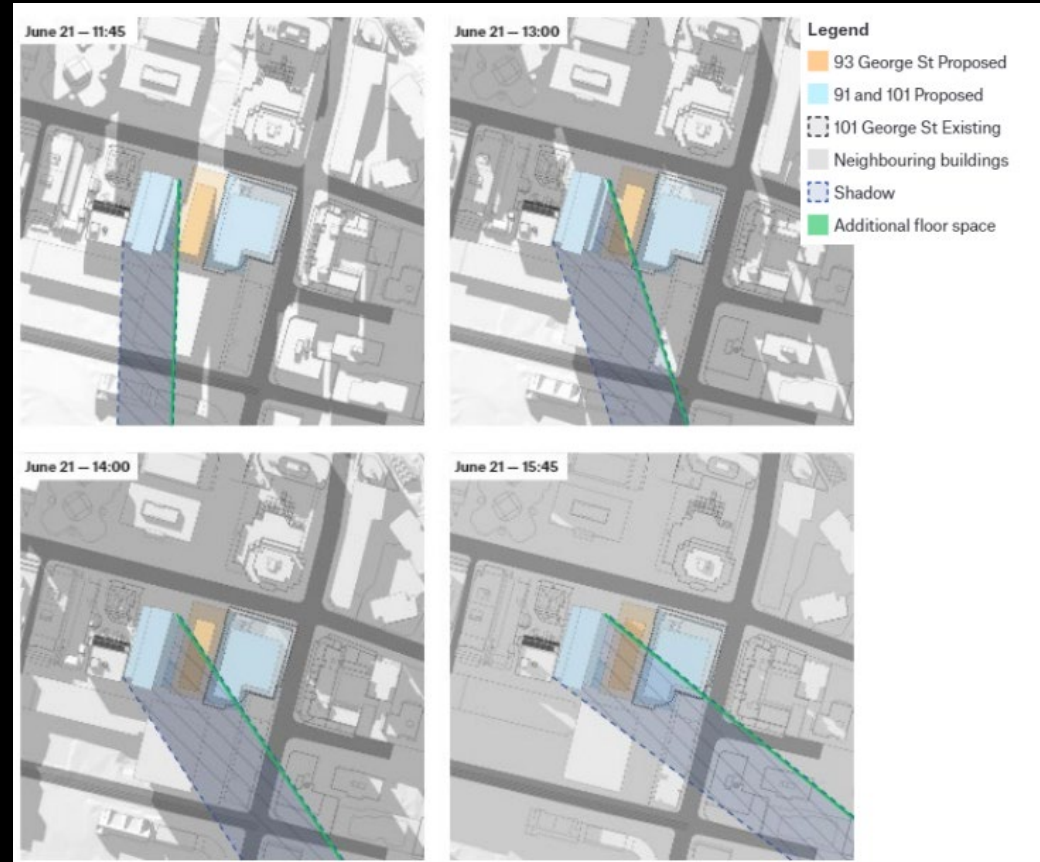


Figure 25: Solar Access Outcome

Source: Bates Smart

# GEORGE STREET OUTCOME



Figure 26: George Street Elevation Render

Source: Bates Smart



Figure 27: Proposed Interface with Perth House

Source: Bates Smart

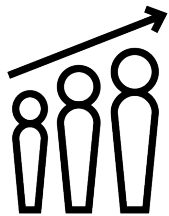
# ECONOMIC AND EMPLOYMENT OUTCOMES



**A-Grade Office: 81,105sqm** GFA across 50 commercial floors  
**Retail Tenancies: 2,691sqm** GFA across 7-9 potential tenants



**Construction: \$119 Million** annual gross value add  
**Operational: \$1.5 Billion** annual gross value add



**Construction: 303 direct / 442 indirect jobs**  
**Operational: 6,732 direct / 4,249 indirect jobs**



# THANK YOU

Questions?