

Century 888 Pty Ltd
Residential Apartment Development

Sydney Central City Planning Panel Kick Off Meeting

Ref: PPSSCC-467



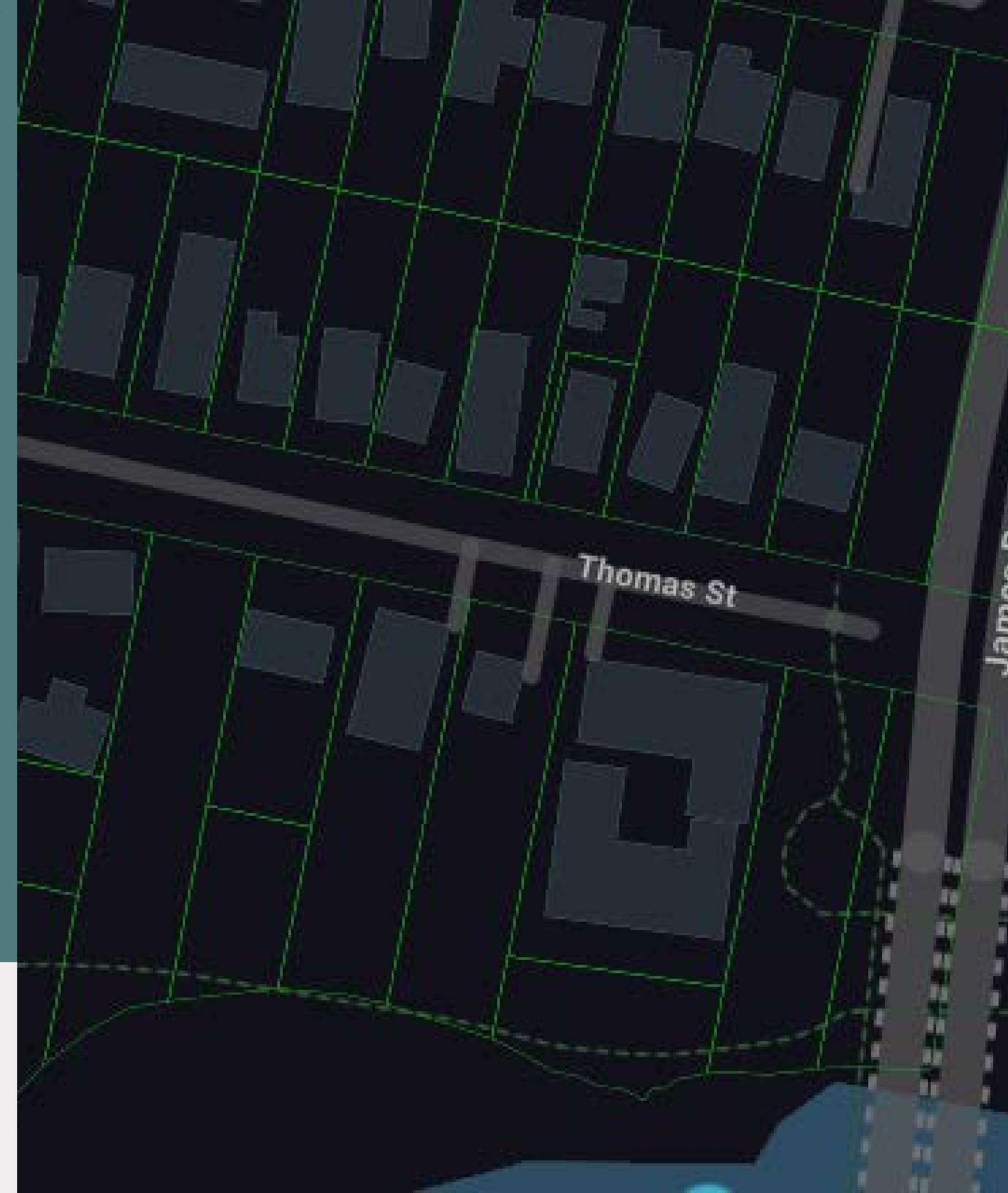
85-91 Thomas Street, Parramatta 

Project Overview



| | |
|------------------------|--|
| Description | Residential Apartment development with 56 one, two and three bedroom dwellings as well as basement parking providing 80 spaces |
| GFA | 5451m ² |
| FSR | 1.06:1 |
| Max Height | 14.45m |
| COS | 28% of site area |
| Deep Soil | 18% of site area |
| Special Considerations | VPA to dedicate land zoned open space to Council |

85-91 Thomas St, Parramatta



Site Details



- Total site area as per survey - 6321.7m²
- Site Area minus area nominated for acquisition/public open space - 5160.7m²
- Slopes to rear/Parramatta River
- Land use zone - R4 High Density Residential and RE1 - Public Recreation
- Southern Boundary forms part of a heritage item (Parramatta River)
- Sections along the site's rear/southern boundary are listed in PLEP biodiversity Map
- Rear section of site within 5% AEP and PMF zone
- Located within ASS zone
- Rear Section of site within Foreshore Zone
- PLEP Clause 4.3 permitted height of 11m
- PLEP Clause 4.4 permitted FSR of 0.8:1



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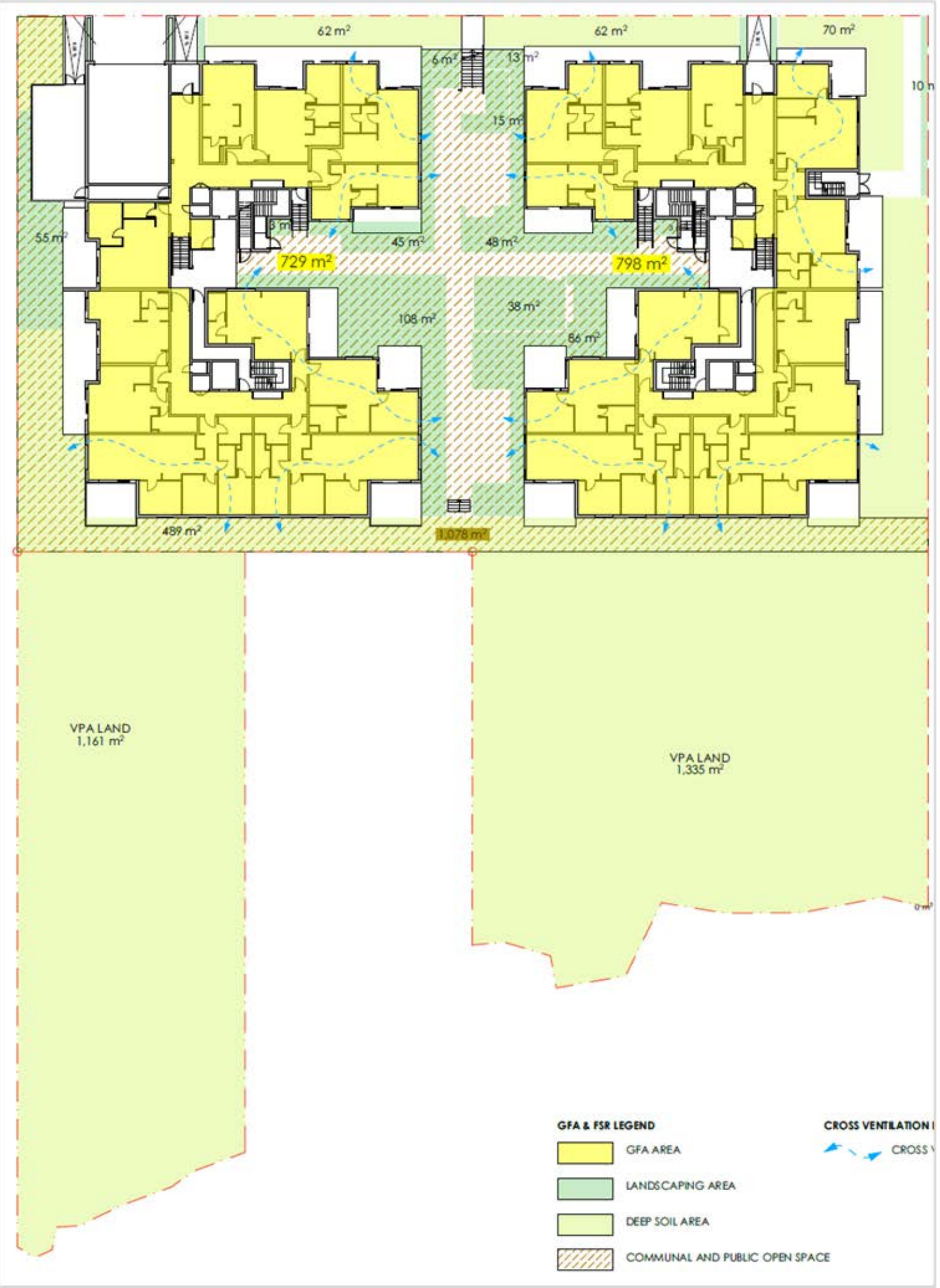
Proposed Streetscape Image

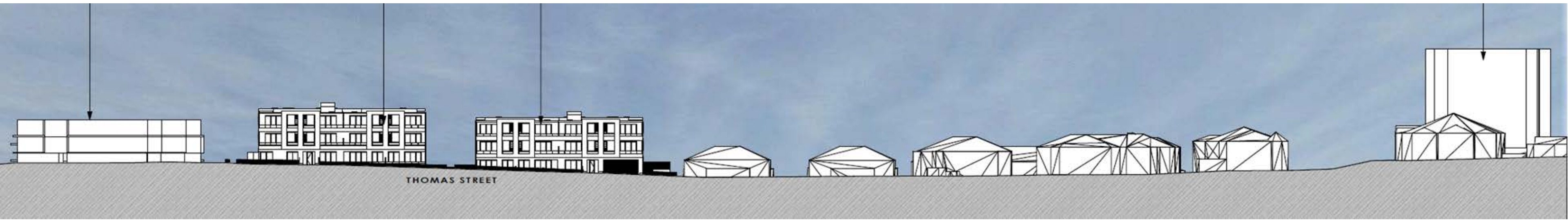


85-91 Thomas Street,
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Site Ground Floor Plan

85-91 Thomas Street,
Parramatta





Proposed Thomas St Streetscape Imagery



Proposed Riverfront Imagery

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Specialist Reports

| APPENDIX | DOCUMENT | PREPARED BY |
|----------|--|--|
| A | Survey plan | C & A Surveyors |
| B | Architectural plans and schedule of colours and finishes | PTI Architecture |
| C | SEPP 65 Design Verification Statement | PTI Architecture |
| D | BASIX Certificate | Partners Energy Management |
| E | Stormwater Plans | C & S Engineering Services |
| F | Waste Management Plan | Solution 1 Traffic Engineers |
| G | Landscape Plan | Site Image Landscape Architects |
| H | Statement of Heritage Impact and Archaeological Assessment | Niche |
| I | Geotechnical and Acid Sulfate Soils Report | Morrow |
| J | Quantity Surveyor's Cost Report | Construction Consultants |
| K | Arborist Report | Lee Hancock Consulting Arborist |
| L | Traffic and Parking Assessment | Solution 1 Traffic Engineers |
| M | Acoustic Report | Anavs-Acoustic Noise & Vibration Solutions P/L |
| N | BCA Report | Certis |
| O | Clause 4.6 (Height of Building) | Gyde Consulting |
| P | Clause 4.6 (Floor Space Ratio) | Gyde Consulting |
| Q | Flood Risk Management Plan | C & S Engineering Services |
| R | Ecology Report | Cumberland Ecology |
| S | Access Report | Vista Access Architects |
| T | Public Domain and Alignment Plan | C & S Engineering Services |
| U | Owners Consent | Century 888 Pty Ltd |
| V | Planning Agreement | Century 888 Pty Ltd |

Key points

Site History

- In 2016, Council introduced a PP which sought to nominate land intended as future open space facilities throughout the LGA for acquisition purposes. The rear section of the subject site would have been nominated for Acquisition
- At the same time, the proponent lodged a PP to effectively offset the land nominated for acquisition. The PP sought an FSR of 1.3:1 and height of 22m, as well as rezone the land proposed for acquisition as RE1 - Public Recreation. This PP included a VPA which would have dedicated the land listed for future acquisition purposes to Council for free

- Both PPs proceeded with the proponent initiated PP supported by the LPP
 - Proponent initiated PP received DPE Gateway approval and proceeded to public exhibition
 - Following exhibition, the proponent initiated PP was refused by Council
 - However, Council's public open space/land acquisition PP proceeded. This meant a large section of the subject site could no longer be developed.
- At the same time, the proponent lodged a PP to effectively offset the land nominated for acquisition. The PP sought an FSR of 1.3:1 and height of 22m, as well as rezone the land proposed for acquisition as RE1 - Public Recreation. This PP included a VPA which would have dedicated the land listed for future acquisition purposes to Council for free

This DA includes a substantial VPA, which includes dedicating land on the site zoned as public open space and nominated for acquisition to council at no cost. Effectively, that portion of the proposal's FSR and height which breaches the relevant standards offsets the costs associated with dedicating such land to council, as well as the loss of development potential of such land .This is considered to be in the public interest

A rigorous assessment of the site's constraints has been undertaken. The natural environmental constraints in particular have been considered, however the project team is willing to cooperate with council to determine impacts and mitigation measures

Key points

Feedback

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