

RESPONSE TO SUBMISSIONS DESIGN REPORT

1 BARRACK LANE, 81-83 GEORGE ST, PARRAMATTA

APRIL 2026



PROJECT CONTACT

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CLIENT

Freecity Parramatta Development No 1 Pty Ltd

CONSULTANTS

FK gratefully acknowledge the consultant team who were integral to the preparation of this design concept.

Design Manager:	Freecity
EDC and Embodied Materials Emissions:	MBM
Transport Impact:	JMT Consulting
Traffic Management:	JMT Consulting
Noise and Vibration:	PWNA
Water Management:	RBG
Geotechnical:	Douglas Partners
Landscape:	Land + Form
Arborist:	All Arbor Solutions
ESD:	E-LAB
BASIX:	E-LAB
Waste:	Elephants Foot
Flood Impact:	RBG
Aboriginal Cultural Heritage:	Urbis
Heritage:	Urbis
Hazard:	Douglas Partners
Wind, Reflectivity, Natural Ventilation:	RWDI
BCA:	SWP
Infrastructure and Servicing:	Collective Engineering
Structure:	RBG
Sydney Metro Impact:	RBG
Place Plan:	People Place and Partnership
Facade:	TTW
VMC:	Spacelabs
CGI:	NFLAB

PROJECT NUMBER

25013

Craig Baudin is a Registered Architect in New South Wales and a member of the Australian Institute of Architects. Registration number is 11546. He is a qualified Architect with extensive experience in the design of residential housing developments of a varying scale.

We can confirm that Craig Baudin has directed the design of this Built-to-Rent project from Design Excellence Competition to SSDA submission. He has worked alongside a professional consultant team to produce a development that is respectful of local planning and design controls.

FK Architects verify that the design quality principles and requirements set out in the Chapter 4 Housing SEPP have been achieved.



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The project team acknowledges the Traditional Custodians of the land on which we operate, live and gather.

We recognise their continuing connection to land, water and community.

We pay respect to Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.

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RESPONSE TO SUBMISSIONS

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DESIGN RESPONSE

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RESPONSE TO SUBMISSIONS

DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE (DPHI) SUBMISSION
CITY OF PARRAMATTA SUBMISSION
DEPARTMENT OF EDUCATION (DOE) SUBMISSION
HERITAGE NEW SOUTH WALES (HNSW) SUBMISSION

RESPONSE TO SUBMISSIONS

DPHI SUBMISSION

ITEM	KEY ISSUES	RESPONSE
DPHI-1	<ul style="list-style-type: none"> Clause 4.6(8) of Parramatta Local Environmental Plan 2023 (PLEP 2023) states the development consent cannot be granted for development which contravenes a development standard relating to height or floor space ratio (FSR) by more than 5% in the Parramatta City Centre. <p>The development proposes a variation to the FSR development standard of 4.97%, which is 0.3% (or 11m²) below the maximum permitted under PLEP 2023. To allow the Department to more accurately assess the proposed development, provide detailed calculations of the proposal's Gross Floor Area (GFA), and how the GFA has been calculated (including whether internal structural columns have been included).</p> <p>If the proposal exceeds the permitted 5% GFA exceedance, the proposal will need to be amended to reduce the total GFA on the basis that the SSD pathway for Build-to-Rent does not allow for any prohibited development</p>	<p>Detailed GFA calculations and drawings have been prepared and provided within the Architectural Drawing Set and supporting documentation. The total proposed FSR variation remains within the permissible 5% threshold under Clause 4.6(8) of PLEP 2023. The GFA calculations clearly identify inclusions and exclusions, including confirmation that internal structural elements have been accounted for in accordance with the definition of GFA under the LEP. The revised schedule confirms compliance with the maximum permissible exceedance.</p>
DPHI-2	<ul style="list-style-type: none"> The proposed apartment mix includes 50% studio dwellings when in their sole occupancy configuration, which is reduced to 19.3% when leased as dual key. Together with 1-bedroom units, this represents 83.7% of the total proposed apartment mix. <p>This proposed mix is not considered to satisfactorily address apartment diversity requirements for the locality. The Department also notes that the City of Parramatta Council (Council) have indicated a need to provide larger units in the Parramatta City Centre due to the average household size being 2.35, and the dominant household type being couples with children.</p> <p>In addition to the high proportion of studio units, the Department notes the proposal includes numerous variations to the Apartment Design Guide (ADG) requirements, particularly for studio units, for unit area, living room dimensions, storage, and private open space, which raises concern regarding long-term resident amenity.</p> <p>To ensure the development provides for adequate diversity of housing mix and amenity for future residents, the Department requests that the proposal be amended to:</p> <ul style="list-style-type: none"> revises the apartment mix to reduce the proportion of studio units, and increase the proportion of 2- and 3-bedroom unit typologies, or amend studio units so that they are permanently combined in their dual key configuration 	<p>The apartment mix has been revised to increase the proportion of standalone 2-bedroom and 3-bedroom apartments, particularly on Levels 04–08 and upper levels. The development now provides a broader range of dual key and standalone configurations, ensuring housing diversity while maintaining flexibility inherent in the BTR model. The revised mix responds to Council's concerns regarding larger households while retaining adaptability to market demand.</p> <p>Revised proposal now has</p> <ul style="list-style-type: none"> – 49.9% standalone units – 50.1% dual key units. <p>Refer to detailed description provided in Section 2.1</p>
DPHI-3	<ul style="list-style-type: none"> Reconfigure studio layouts to better align with the ADG, particularly in relation to apartment size and storage 	<p>Studio layouts have been reconfigured to improve internal amenity, storage provision, and overall usability. Furnished layout plans demonstrate compliance with functional design principles and confirm that internal storage volumes meet or exceed 50% of ADG requirements where BTR flexibility provisions apply. Layouts have been amended since the SSDA submission to better align with ADG guidelines on internal storage, and an additional 60 storage cages are provided within the podium levels.</p> <p>The revised layouts deliver practical, efficient, and high-amenity studio configurations that meet the intent of the ADG. Where minimum areas or room dimensions are not strictly met, apartments demonstrate functionality and usability through realistic furniture layouts and appropriate circulation. As outlined in the RTS report, the refinements enhance internal amenity and ensure the layouts respond effectively to the ADG's design objectives.</p> <p>Refer to detailed description provided in Section 2.2</p>

RESPONSE TO SUBMISSIONS

DPHI SUBMISSION

ITEM	KEY ISSUES	RESPONSE
DPHI-6	<ul style="list-style-type: none"> Confirm function/use of rooms labelled 'amenities' on Level 3. 	<p>Detailed breakdown of uses of Level 03 has been provided on page 30. Level 03 functions as the primary resident amenity floor, comprising gym, co-working facilities, lounge, media, private dining and kids play room. These areas are intended for resident use only and support the operational model of the BTR development.</p> <p>Refer to detailed description provided in Section 2.3</p>
DPHI-7	<ul style="list-style-type: none"> Address visual privacy impacts to the Arthur Phillip High School grounds and incorporate mitigation measures (e.g., fixed screening and/or opaque glass). 	<p>The proposed development is located approximately 76 metres from the main school buildings and around 24 metres from the two-storey gym within the school grounds. The northern façade of this gym comprises a largely blank wall with high-level windows, limiting direct visual interaction.</p> <p>Given the separation distances and the existing building configuration, visual privacy impacts on the school are considered minimal and consistent with the established and emerging built form and density of the Parramatta CBD context.</p> <p>Refer to detailed description provided in Section 2.4</p>
DPHI-8	<ul style="list-style-type: none"> Address overshadowing impacts to Arthur Phillip High School and Parramatta Public School outdoor areas and to the Lancer Barracks. Suitable levels of solar access must be maintained to key school recreation areas during student breaks. 	<p>Further analysis has been undertaken to assess potential impacts during key school activity periods, including morning recess, lunch and afternoon break times, ensuring that these peak outdoor use periods have been appropriately evaluated.</p> <p>Refer to solar analysis provided in Section 2.5</p>
DPHI-12	<ul style="list-style-type: none"> Address and demonstrate consistency with the NSW Government's <i>Shelter in Place Guideline 2025</i>. 	<p>The proposal is consistent with NSW Government Shelter in Place Guideline 2025. Appropriate internal refuge capability, building services resilience and operational management procedures are incorporated within the design and will be further addressed at detailed design stage.</p> <p>Refer to Flood Impact Risk Assessment Report.</p>
DPHI-20	<ul style="list-style-type: none"> Provide consideration into the visual impact to the Perth House and The Stables from the reducing the setback to the upper podium 	<p>The podium and tower setbacks have been reviewed to ensure appropriate visual separation from Perth House and The Stables. The design has been refined in consultation with Heritage NSW to strengthen the interface with The Stables and enhance the heritage setting. The articulated podium form, calibrated scale and considered material palette work to reduce perceived bulk, providing a recessive and respectful backdrop to these significant heritage items. The incorporation of façade planting further softens the built form.</p> <p>Refer to detailed description provided in Section 2.6</p>

RESPONSE TO SUBMISSIONS

CITY OF PARRAMATTA SUBMISSION

ITEM	KEY ISSUES	RESPONSE
COP-3	<ul style="list-style-type: none"> Setbacks / Site Isolation / Heritage – The proposal does not include appropriate tower setbacks relative to the podium – resulting in inappropriate built form and unacceptable impacts on the adjoining heritage items – or relative to the boundaries, resulting in further isolation and reduced viability for the redevelopment of 85 George Street. 	Refer to the Response to Submissions Report prepared by Mecone for further detail.
COP-5	<ul style="list-style-type: none"> Street Interface – The recessed ground floor along the north-west corner of the site on George Street is not supported. The transition between the street level and flood planning level should occur internally, with the façade at the boundary, consistent with Council controls 	The recessed ground floor along the north-west corner has been retained as part of the design response. The façade composition responds to the architectural language of Perth House, drawing reference from its verandah rhythm and reinforcing the heritage interface along George Street. The ground plane treatment was presented to the Design Excellence Jury and was well received as a positive contribution to the streetscape.
COP-13	<ul style="list-style-type: none"> Dwelling Mix – According to the ADG, dual key apartments are regarded as two sole occupancy units for the purposes of calculating the mix of apartments. Therefore, the majority of units (83.7%) are studio and 1 bedroom. <p>Dual key units are supported when provided in addition to the adequate provision of 3 bedroom units, as they can enable additional flexibility to meet the specific needs of larger household types, including intergenerational households and group households. o In this case, dual key units are not provided in addition, but instead as an alternative to 3 bedroom units, which is not supported.</p> <p>Dual key units are supported when provided in addition to the adequate provision of 3 bedroom units, as they can enable additional flexibility to meet the specific needs of larger household types, including intergenerational households and group households. o In this case, dual key units are not provided in addition, but instead as an alternative to 3 bedroom units, which is not supported.</p>	<p>The apartment mix has been revised to provide an equal distribution of 50% standalone apartments and 50% dual key apartments across the development. This adjustment increases the proportion of standalone two-bedroom and three-bedroom dwellings, strengthening the offering for larger households.</p> <p>The updated mix delivers a broader range of configurations, supporting housing diversity while retaining the flexibility inherent in the BTR model. This responds to concerns regarding family-sized accommodation while maintaining adaptability to evolving market demand.</p> <p>Refer to detailed description provided in Section 2.1</p>
COP-15	<ul style="list-style-type: none"> The proposed minimum internal area for the studio units (27m²) is below the minimum size set out in the ADG (35m²). The ADG establishes that all apartments are required to have balconies, with studio apartment balconies required to have a minimum area of 4m². In this proposal, the studio units do not have a balcony. The EIS states that the high provision of communal open space “balances the reduced private open space provision for some apartments”. However, the lack of private open space combined with inadequate internal space raises concerns about the residential amenity for the studio units. 	<p>A detailed review of the studio layouts has been undertaken, with further refinements incorporated to enhance functionality and amenity.</p> <p>3.5 sqm of communal open space is provided per apartment on Level 03. A combined 5.1 sqm of internal and external amenity is provided per apartment on Level 03.</p> <p>In a dual-key scenario where 100% of apartments are converted, a combined 3.5 sqm of internal and external amenity is provided per apartment.</p> <p>Refer to detailed analysis and updated layouts in Section 2.2</p>

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COP-17	<ul style="list-style-type: none"> • Floor to ceiling – The sections provided in the drawing package have drawn the residential levels with a floor to floor of 3.25m and a floor to ceiling height of 2.9m which is questioned. It would be useful to know if the sections are just indicative or accurately showing the structure between stacked volumetric modules. The assumption is that the drawings are not accurate and there is a possibility that the ADG minimum of 2.7m floor to ceiling height is not achieved. • Minimum dimensions – As stated under the heading ‘construction approach’, there are amenity concerns resulting from the 3.5m module width that results in a 3.2m wide internal space. To meet ADG design criteria a minimum living space width of 3.6m is needed for the Studio/1 Bedroom Units and 4m for 2+ Bedroom Units. All units are failing to meet the ADG criteria. Whilst it’s acknowledged some flexibility should be given to BTR developments, the arrangements of the living area with the integration of the kitchen within a 3.2m wide space is not supported nor practical for residents. The token wider space adjacent the window is not considered to be sufficient to constitute a compliant living space • Usability of unit areas – The modular construction technique skews the proposed floor area of each unit. Two and particularly three-bedroom units are quite generous in area when compared to their associated area recommendations within the ADG. In practice much of the floor area of the units is dedicated to bedrooms and circulation with diminished living areas. • Number of units per circulation core – The number of units per floor will vary from between 10 to 20 depending on the number of dual key apartments in use. The quality of the communal circulation is poor, it’s convoluted with snorkel or isolated openings and limited space directly in front of lifts. The units per core should be reduced and more generous space provided by the lifts. 	<p>The submitted sections accurately reflect the VMC structural system. All primary living areas achieve a minimum 2.7m floor-to-ceiling height, with bathrooms and kitchens achieving 2.4m, consistent with National Construction Code (NCC) requirements. Updated sections and reflected ceiling plans have been provided to confirm compliance.</p> <p>In response to concerns regarding internal widths, living room layouts have been revised, and key apartment types now achieve 4.0m living space widths, aligning with ADG criteria. Furnished layout studies using standard furniture dimensions demonstrate that the spaces are practical and functional.</p> <p>The design has been subject to review through the Design Integrity Panel process and the engagement with the panel informed the refinement of the proposal. The proposal provides a generous lift lobby that exceeds typical industry standards and includes direct access to natural light, significantly improving the quality of the communal circulation environment.</p> <p>Refer to Section 2.2 of this report.</p>
COP-18	<ul style="list-style-type: none"> • The rendered perspectives provided in the drawing package do not appear to align with the plans or at least skewed in a manner that is misleading. The step in the tower floorplate appears much more significant than the plans suggest. 	<p>Rendered perspectives have been updated to accurately reflect the revised tower articulation and the stepped tower geometry shown in the current architectural documentation.</p> <p>The updated images provide an accurate representation of the proposed building form and ensure visual information aligns with the architectural plans submitted for assessment.</p> <p>Refer to rendered perspectives provided in Section 2.11</p>
COP-19	<ul style="list-style-type: none"> • It is acknowledged that the City of Parramatta’s City Centre DCP (part 9) does not carry legislative weight in the determination of this proposal. In a number of instances, the quality of the urban design outcome will be reliant on the proposal’s consistency with the DCP to ensure the development does not present as an outlier in the city. The DCP has maximum floorplate lengths and areas for towers that relate to intended use. This is in part due to the different levels of articulation expected for a residential tower against a commercial one. Whilst the tower is in an E2 Zone, its use as a BTR limits it to a max length of 45m and a floorplate area of 1,1000m². The proposed tower design does not align to the DCP controls. The stepped tower footprint is not supported. • Part 9 of the Parramatta DCP 2023 should be consulted on detailed design of street walls. Under crofts and overhangs are not supported. The recessing of the ground level and the stepped level changes along the ground floor interface is not supported. Any changes in level that may be required because of flooding issues should occur within transitional space within internalized areas of the building. The ground floor appears to be higher than the Flood Planning Level, which does not assist with street activation interface. After Page 15 of 25 further consideration of flood comments within this letter, it is recommended that the ground floor be set at the Flood Planning Level and no higher. 	<p>The proposal is the winning scheme from the Design Excellence Competition, where the jury commended the quality of the street wall interface and the articulation of the ground plane. The jury also supported the introduction of the notch within the tower floor plate, which creates a meaningful break in the tower while allowing solar access to penetrate the lift lobbies, improving amenity for residents.</p> <p>The stepped tower footprint has been shaped in response to the solar access plane associated with Lancer Barracks, ensuring the built form responds appropriately to its surrounding context.</p> <p>Refer to the Response to Submissions Report prepared by Mecone for further detail.</p>

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COP-20	<ul style="list-style-type: none"> If above ground parking is required, the podium parking has not been appropriately sleeved. The vertical louvered fins and supplementary vegetation is inconsistent with the approach to street walls throughout the City Centre. The parking level elevations to both George Street and Perth House should be sleeved with usable internal spaces, either residential or communal space. The elevation to Barrack Lane could be sleeved with a simple architectural façade treatment but it should have some relationship with the scale of articulation in the surrounding area and ground level of the development itself. The floor to ceiling height must also be such that the above ground car parking can be adapted to future alternative uses. 	<p>The proposed podium design strengthens the street wall presentation and allows the parking levels to be adapted for alternative uses in the future, supporting long term building flexibility. The podium levels provide a floor to floor height of 3.8 m to facilitate this adaptability.</p> <p>Refer to Section 2.8 of this report.</p>
COP-21	<ul style="list-style-type: none"> While it is noted that the concept approval will need to be surrendered, as outlined below, it outlined that the envelopes approved in that application were only acceptable on the basis of an assumed commercial use. Condition 2 noted that, “build-to-rent residential accommodation, may require additional setbacks”. Even without this qualification, the proposal would not comply with several of the envelopes approved by the concept. <p>The setbacks to the heritage tree were proposed on heritage and tree protection grounds which should continue to apply. Further they allowed for a setback relative to the podium. Council’s vision for the Parramatta CBD is buildings with podiums which define and enclose the streets at a human scale, with clearly setback towers above. This approach is also important given the presence of two heritage items in close proximity, which would also benefit from being read against the backdrop of appropriately scaled podiums. However, the proposal in the two corners adjacent heritage (i.e. the north-east and south-west corners) do not include tower setbacks relative to the podium, but instead read as ‘tower to the ground’ typology. This is not considered to be appropriate and should be addressed.</p> <ul style="list-style-type: none"> As per Section 9.3.3.2 of the Parramatta DCP 2023 for towers of this scale, the minimum residential separation to existing or potential future development on adjacent sites is 18m for residential towers in the MU1 Zone. Although the proposed development is in the E2 zone, 18m is still considered a minimum. Separation distances must be apportioned equally between adjacent sites to determine side and rear boundary setbacks. 	<p>Detailed setbacks from neighbouring buildings are outlined in Section 2.7 of this report. The proposal is generally consistent with the setback requirements and has been carefully designed to compliment existing heritage items that adjoin the site.</p> <p>Refer to Section 2.7 of this report.</p> <p>Refer to the Response to Submissions Report prepared by Mecone for further detail.</p>

RESPONSE TO SUBMISSIONS

CITY OF PARRAMATTA SUBMISSION

ITEM	KEY ISSUES	RESPONSE
COP-22	<ul style="list-style-type: none"> The street wall as formed by the podium is required to be built to the street alignment, at all levels. There is inadequate engagement with George Street as an active ground floor. The fragmented and recessed ground floor footprint heightens disconnection and creates ambiguous spaces. A sympathetic scalar relationship to Perth House is not possible without the podium playing a stronger mitigating role The podium is required to provide visual cut off for the towers and create the granular relationship with the Warders Cottage and Perth House. 	<p>The podium height, ground plane, and street wall were well received by the jury during the Design Excellence Competition process. Subsequent design refinements have been reviewed through the Design Integrity Panel and have been supported and endorsed.</p> <p>The revised ground floor improves the pedestrian interface and supports stronger street activation consistent with Council expectations for the Parramatta City Centre.</p> <p>Refer to Heritage response prepared by Urbis and RTS Report prepared by Mecone.</p>
COP-25	<ul style="list-style-type: none"> Isolation There is an existing extant approval at 89-91 George Street, also owned by the applicant, for a commercial office tower (Council Ref: DA/662/2022). However, it is understood that the applicant does not wish to take up that consent and is currently in the process of a drafting an EIS for an alternative predominantly residential use of 89-91 George Street. Notwithstanding, given the existing approval at 89-91 George Street, the proposal would serve to potentially isolate the intervening property at 85 George Street. As such the proposal must demonstrate why the proposal does not isolate the site and demonstrate how a viable complying development can exist on that lot. Given the heritage fabric at 85 George Street, there is also crossover on this issue with the CMP discussed above. It is noted that the proposed setback/separation non-compliances at the site are as a result of attempting to fit the full permissible FSR onto the site, under the solar access height plane. Were 85 George amalgamated with the site, the tower could be positioned so as to ensure appropriate setbacks from existing and future development. However, as outlined above, there is little incentive to amalgamate as the additional floor space available from such an amalgamation can not simply be added to the tower height. Further, the proposed minimal side setbacks set a precedent for reduced setbacks at 85 George Street, which will compound the impact on Perth House when its site is redeveloped. 	<p>Refer to Site Isolation Study prepared by FK and Mecone and further response provided within the Response to Submission Report.</p> <p>The Site Isolation Study confirms that 85 George Street is not an isolated site. Despite the retention of Perth House and the associated Stables, sufficient developable land remains to accommodate a viable building with appropriate height and floor plates within the Parramatta CBD context.</p>
COP-35	<ul style="list-style-type: none"> The location of the car waiting area on the parking levels will likely obstruct the swept paths of vehicles exiting the lift. Accordingly, a swept path assessment should be undertaken and the car waiting areas to be revised accordingly. 	<p>A swept path assessment has been undertaken by JMT confirming adequate vehicle manoeuvrability. The car waiting bay has been relocated to achieve clearance.</p> <p>Refer to Section 2.9 of this report.</p>

RESPONSE TO SUBMISSIONS

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ITEM	KEY ISSUES	RESPONSE
COP-44	<ul style="list-style-type: none"> Barrack Lane Interface and Design – Barrack lane has a proposed Council Capitol Works Program for its redesign and upgrade. Please refer to Council’s reference design forwarded to the applicants in the past (available again on request). The applicant is requested to coordinate with the team for the successful outcome of the project. Some points to consider will be – <ol style="list-style-type: none"> Interface Timing of construction Proposed levels of the Barrack Lane design Applicants may have to liaise with Council’s Capital Projects Team to coordinate delivery of the Barrack Lane interface. 	<p>The Proponent has submitted multiple enquiries to Council’s Capital Project Team seeking a copy of the reference design noted here. Council has not provided this information. Records of email correspondence on this matter can be provided if required.</p>
COP-45	<ul style="list-style-type: none"> Level of the Perth House – It would be good to see levels around Perth House to see how this development ties in with that on the ground plane. Wherever possible, we prefer that the transition is seamless in terms of levels, even if the materials are different. 	<p>An updated survey has been undertaken and has been provided with this submission. Levels have been noted in landscape drawings.</p> <p>The revised documentation provides clear coordination between the development and the surrounding public domain levels.</p>
COP-46	<ul style="list-style-type: none"> The public footpath along George Street needs to be in accordance with the Public Domain Guidelines 2017. 	<p>The public footpath along George Street will be designed in accordance with the Public Domain Guidelines 2017. Further detailed design information will be developed and provided at the detailed design stage in consultation with the relevant authorities.</p>
COP-50	<ul style="list-style-type: none"> Arboricultural Reporting It is recommended that the applicant engage the services of an AQF Level 5 arborist to demonstrate an appropriate setback to the existing heritage Ficus macrophylla (Moreton Bay Fig) within the front setback of the site and the existing Platanus x hybrida (London Plane Tree) located within the road reserve in accordance with AS4970 – 2025 Protection of trees on development sites. It is recommended that all proposed services be located outside the recommended tree protection area of the Ficus macrophylla. Services may be permitted within the tree protection area of the Platanus x hybrida where it is suitably justified by the consulting arborist. The requirements for arboricultural reporting are listed below. An Arboricultural Impact Assessment (AIA) Report and Tree Protection Plan (TPP) is required to be prepared by a qualified AQF Level 5 Consulting Arborist that will identify all trees located within the subject site, all trees affected on the adjoining properties. The report must evaluate all trees proposed to be retained and removed throughout the development process. The arborist report must provide details of... 	<p>The Arboricultural Impact Assessment prepared by All Arbor Solutions (Appendix M) was prepared by an AQF Level 5 arborist which confirms that the proposed development provides a suitable setback to the Moreton Bay fig tree. As recommended within the assessment, a project arborist will be engaged prior to any works commencing at the site, and will be required to have a minimum qualification of AQF Level 5 in Arboriculture. A Tree Protection Plan is provided at Appendix 5 of the assessment.</p>

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COP-51	<ul style="list-style-type: none"> Arborist's report along with any other note requirements that the arborist deems necessary to ensure the long-term health and retention of the trees. 	A Tree Protection Plan is provided by the arborist as part of this submission.
COP-52	<ul style="list-style-type: none"> Planting is not supported within the tree protection area of the Ficus macrophylla in order to avoid root injury and soil disturbance. 	<p>Refer to part 2.10 of this report.</p> <p>Refer to Landscape response prepared by Land + Form and letter prepared by All Arbor Solutions which confirms that planting within the protection area can be undertaken safely.</p> <p>The landscape planting is proposed to be undertaken within the protection zone of the Ficus macrophylla. Controls are recommended by the arborist to minimise root damage and soil disturbance which will be implemented and adhered to throughout the construction phase. The detailed controls are identified within the Arborist Covering Letter provided at Appendix BF.</p>
COP-53	<ul style="list-style-type: none"> All proposed on-slab planters shall be sufficiently sized to ensure that proposed planting will thrive in the location. Planter box sizing shall be in accordance with the ADG guidelines for planting on structure. 	<p>Refer to part 2.10 of this report.</p> <p>Refer to Landscape response prepared by Land + Form.</p>
COP-54	<ul style="list-style-type: none"> Tree locations shall be suitably spaced within the planter beds to avoid future conflicts with structures. Overplanting of tree species is to be avoided to allow for full canopy growth. 	<p>Refer to part 2.10 of this report.</p> <p>Refer to Landscape response prepared by Land + Form.</p>

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DEPARTMENT OF EDUCATION SUBMISSION

ITEM	KEY ISSUES	RESPONSE
DoE-4	<ul style="list-style-type: none"> Include an assessment and demonstrate acceptable impacts to the open space area for Arthur Phillip High School and Parramatta Public School from overshadowing through winter during school hours. Impacts to the Lancer Barracks site to the south of the school should also be addressed, particularly given it is listed for solar protection in the Parramatta Development Control Plan 2023 (PDCP) and will also be impacted by the shadowing. 	<p>Detailed winter shadow analysis confirms acceptable solar access to school recreation areas during key periods. Impacts are limited and consistent with broader CBD context.</p> <p>Refer to detailed shadow analysis for Arthur Phillip High School in Section 2.5 of this report.</p>
DoE-5	<ul style="list-style-type: none"> Inclusion in the Heritage Impact Statement and proposal of measures to conserve and protect the shared heritage item of the Convict Barracks wall. A 3m setback for the development will enable future access to the wall but does not address the construction impacts of such major works on the wall, and it is considered that the impact statement did not provide adequate controls for construction works to preserve it in its current condition. As the convict wall represents the boundary between the department's property and the proposed development, impacts to this heritage significant structure would also have operational impacts to the boundary of the school; a 3m exclusion zone is completely inadequate to prevent these impact 	<p>Refer to the Construction Noise and Vibration Memorandum prepared by PWNA.</p> <p>PWNA have prepared a technical memorandum (Appendix BM), which forms part of this RTS Report and provides recommendations for the management of the Barracks wall interface through the construction phase.</p>
DoE-7	<ul style="list-style-type: none"> Whilst there is some setback provided from the school boundary to the proposed building at podium level, overlooking from this point along the southern boundary out over the school should be considered. The units with windows on the southern façade of the building provide direct views over the school grounds where children play. Consideration should be given to protecting the privacy and safety of the school community through the introduction of privacy screening. The horizontal glass louvres indicated on the southern façade of the proposed wintergardens should be opaque and fixed at an angle so as to screen views directly over the school playground. 	<p>The proposed tower achieves glazing-to-glazing separation distances exceeding the 24 metre habitable façade separation recommended under the ADG. The primary Arthur Phillip High School buildings are approximately 76 metres from the development, with a smaller amenity building located 26 metres and 19 metres away and presenting a largely blank northern façade.</p> <p>Given these separation distances and the established high-density CBD context, potential visual privacy impacts on the school are considered minimal.</p> <p>The analysis confirms that visual privacy impacts are minimal due to the separation distance and existing built form configuration.</p> <p>Refer to detailed description provided in Section 2.4</p>
DoE-8	<ul style="list-style-type: none"> The department notes that while the proposal increases the existing building height onsite from a part 2 / part 3 storey building to a 37-storey building, the additional bulk and scale directly north of the school site is a result of the uplift in floor space ratio (FSR) sought. The maximum height of the building complies with the maximum height limit and solar access protection plane under the PLEP. However, the proposal seeks to utilise FSR incentives under Clause 7.15 (which provides an FSR bonus of up to 15%) and Clause 7.25 (which provides a 5% FSR bonus). It is difficult to ascertain from the shadow diagrams whether the additional overshadowing to the immediate south of the subject site at 10am and 11am directly impacts the outdoor play area of Arthur Phillip High School. Given the area to the immediate south already experiences extensive overshadowing during winter, more detailed analysis is required with regard to the exact impacts on the outdoor play area of Aurthur Phillip High School and whether the uplift in FSR is a contributing factor. 	<p>Shadow diagrams confirm compliance with height controls and the solar protection plane. The FSR uplift does not materially increase overshadowing beyond the compliant envelope. The proposal is well below the solar envelope.</p> <p>The assessment demonstrates that the proposal maintains appropriate solar access to key school outdoor areas during peak student use periods.</p> <p>Refer to detailed shadow analysis for Arthur Phillip High School in Section 2.5 of this report.</p>
DoE-9	<ul style="list-style-type: none"> The following improvement works should be considered to mitigate traffic impacts: <ul style="list-style-type: none"> Stop / give way signage at the intersection of the school carpark egress point A pedestrian crossing across Barrack Lane in front of the pedestrian access point to the school Waste collection and service vehicle operations should avoid peak school periods given access will be entry into Barrack Lane and exit along Barrack Lane past the school. 	<p>Refer to the Response to Submissions Report prepared by Mecone for further detail</p>

RESPONSE TO SUBMISSIONS
HNSW SUBMISSION

ITEM	KEY ISSUES	RESPONSE
HNSW-6	<ul style="list-style-type: none"> Although there is a 4,500mm setback between the podium and the Perth House stables building at ground floor level, this setback is reduced to just 2,650mm for the upper levels of the podium. Please advise on why this setback cannot be increased to allow a wider visual buffer zone around the stables building. 	<p>In consultation with Heritage NSW, the interface with The Stables has been refined to improve its relationship to the heritage item. The façade column line has been set back to align with the glazing, increasing separation and reducing the visual prominence of the structure at ground level.</p> <p>Refer to Section 2.6 of this report.</p> <p>Refer to Heritage response prepared by Urbis and RTS Report prepared by Mecone.</p>

2

DESIGN RESPONSE

APARTMENT MIX
APARTMENT LAYOUT
AMENITIES
VISUAL PRIVACY
OVERSHADOWING
HERITAGE
SETBACKS
FUTURE ADAPTABILITY
TRAFFIC
LANDSCAPING
RENDERED PERSPECTIVES

DESIGN RESPONSE

2.1 APARTMENT MIX

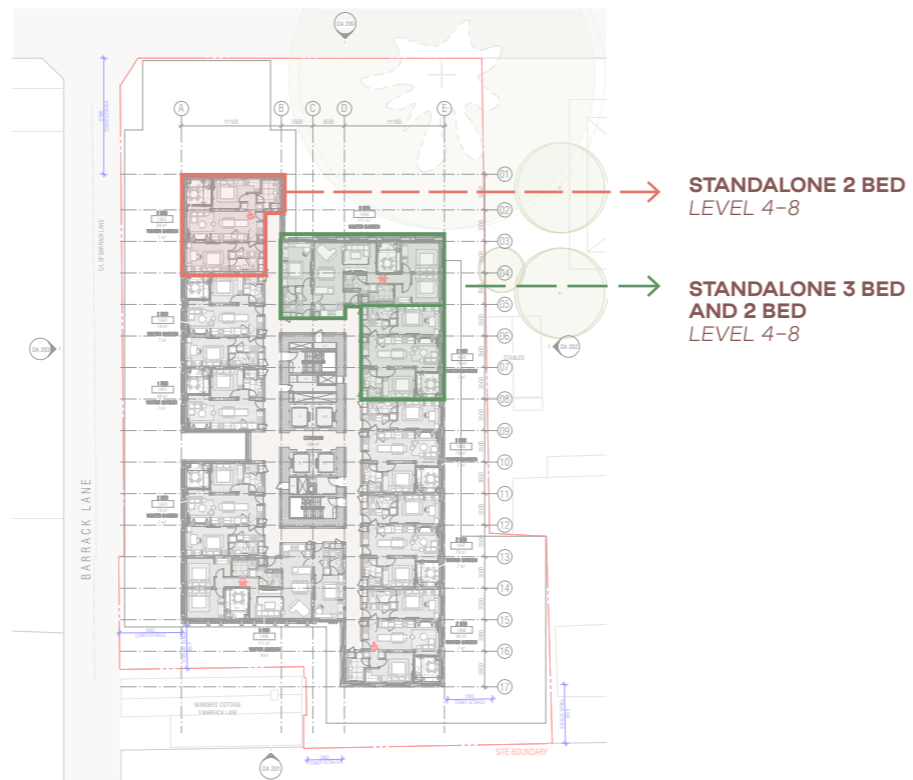
DPHI - 2
COP - 13

In response to the DPHI comments regarding apartment diversity and the proportion of studio dwellings, the apartment mix has been amended. The revised proposal now comprises **50% standalone apartments and 50% dual key apartments**, providing a more balanced distribution of dwelling types across the development.

The updated mix includes an increased proportion of **standalone two-bedroom and three-bedroom apartments**, strengthening the provision of accommodation suitable for larger households. These units are distributed across multiple levels to ensure a genuine contribution to housing diversity within the Parramatta City Centre.

The retention of dual key apartments within the mix continues to provide flexibility and adaptability in the housing offer. This typology supports a range of living arrangements, including multi-generational households, shared living, and opportunities for supplementary rental income, while maintaining efficient floor plate utilisation. The inclusion of dual key dwellings therefore contributes to both housing diversity and long term resilience of the development.

SSDA SCHEME



KEY TYPE

DUAL KEY	235	61.4%
STANDALONE	148	38.6%

UNIT MIX (UN-CONVERTED)

STUDIO	74	19.3%
1BR	29	7.6%
2BR	214	55.9%
3BR	66	17.2%

TOTAL UNITS 383

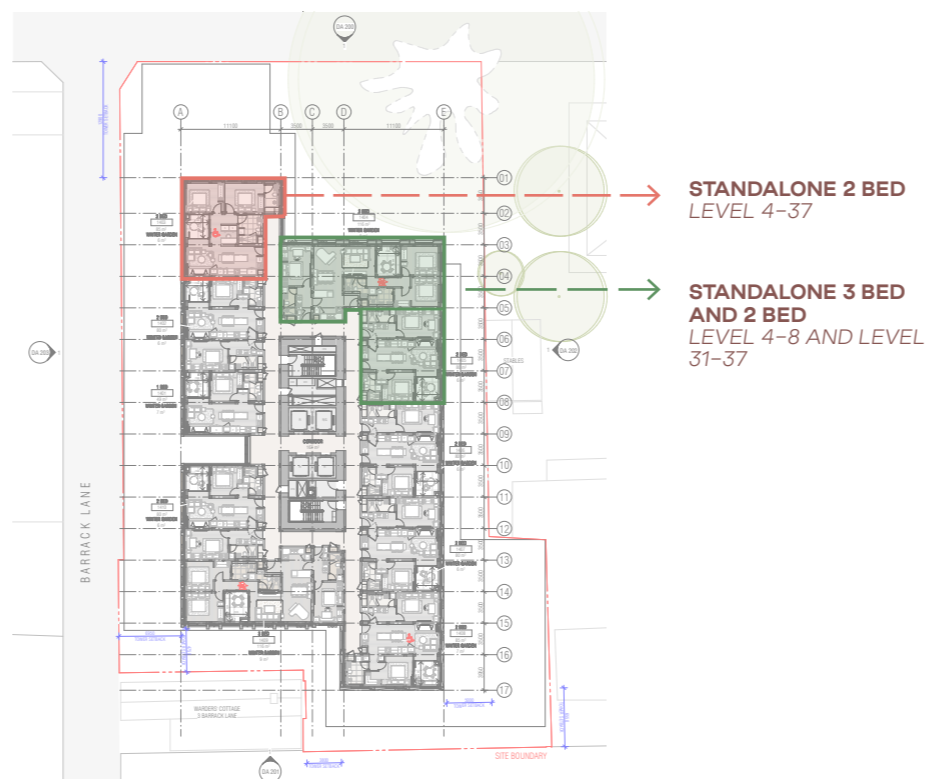
UNIT MIX (CONVERTED)

STUDIO	309	50.0%
1BR	208	33.7%
2BR	91	14.7%
3BR	10	1.6%

TOTAL UNITS 618

Unconverted : Operating as one combined dwelling.
Converted : Separated and operating as two dwellings.

RTS SCHEME



KEY TYPE

DUAL KEY	192	50.1%
STANDALONE	191	49.9%

UNIT MIX (UN-CONVERTED)

STUDIO	74	19.3%
1BR	29	7.6%
2BR	214	55.9%
3BR	66	17.2%

TOTAL UNITS 383

UNIT MIX (CONVERTED)

STUDIO	266	46.3%
1BR	172	29.9%
2BR	120	20.9%
3BR	17	3.0%

TOTAL UNITS 575

Unconverted : Operating as one combined dwelling.
Converted : Separated and operating as two dwellings.

DESIGN RESPONSE

2.2 APARTMENT LAYOUT

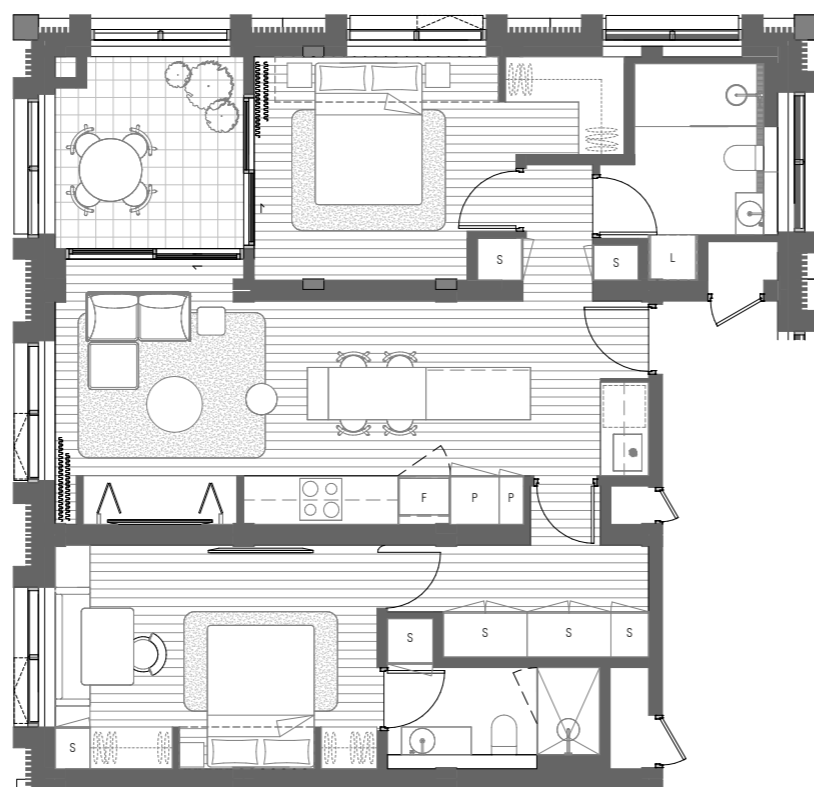
DPHI - 3
COP - 15
COP - 17

2 BED TYPE 01 LAYOUT

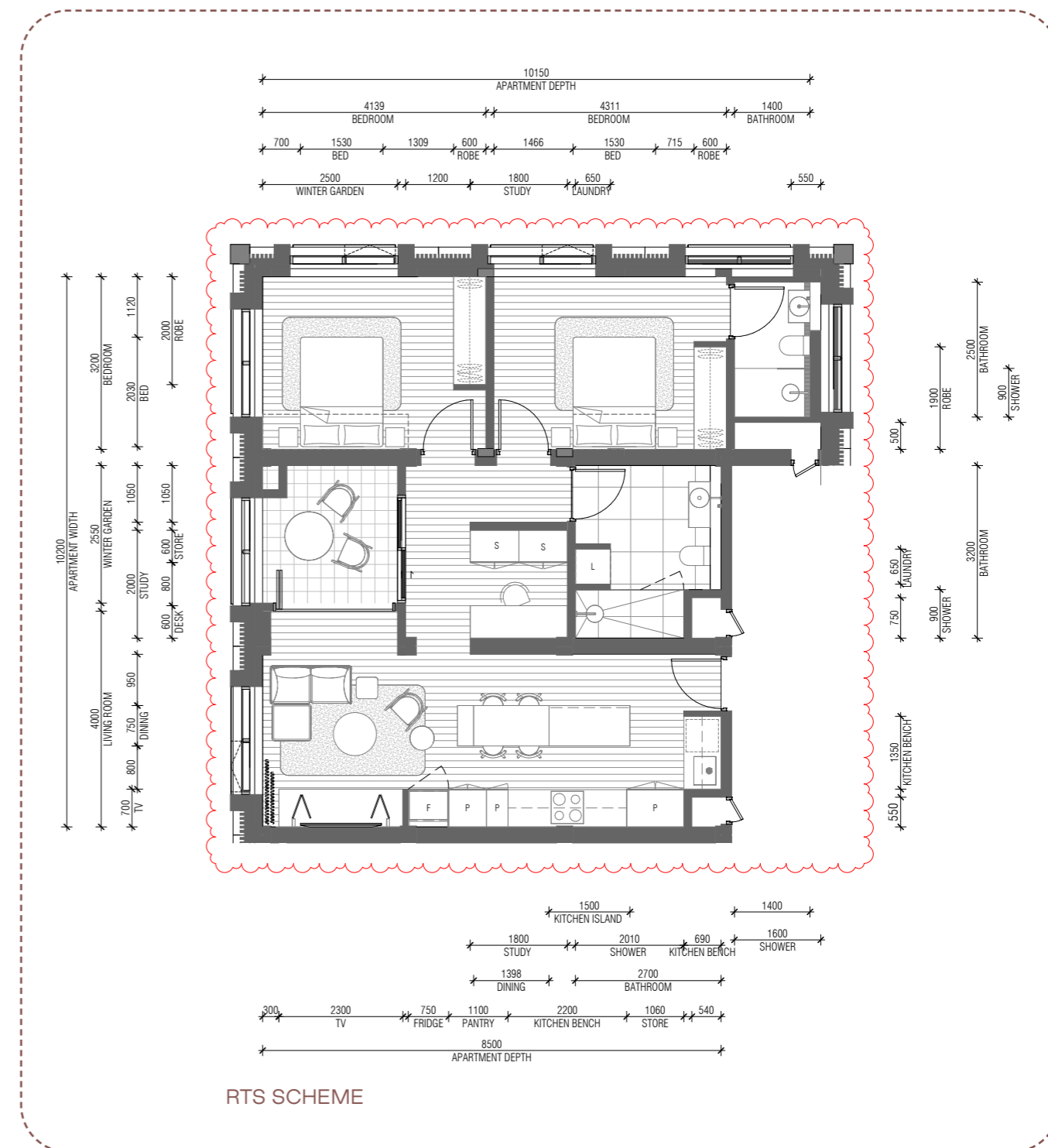
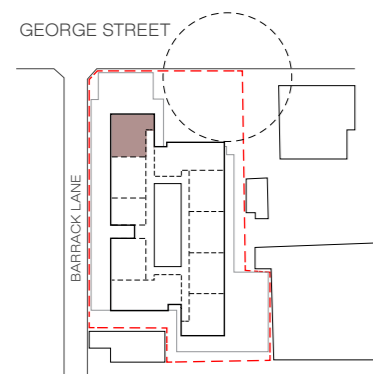
The standalone two-bedroom apartments located on the north-west corner have been further reviewed and refined. Amendments have been made to improve the proportion and clarity of the living areas and to rationalise circulation zones, resulting in improved spatial efficiency and usability.

These apartments have been designed as adaptable dwellings. The bathrooms have been dimensioned to enable future conversion to fully compliant accessible layouts, should this be required, without structural alteration.

Updated furnished plans have been prepared to test functionality. These drawings include detailed dimensions and demonstrate compliance using standard furniture sizes to confirm practical layout performance.



SSDA SCHEME



RTS SCHEME

DESIGN RESPONSE

2.2 APARTMENT LAYOUT

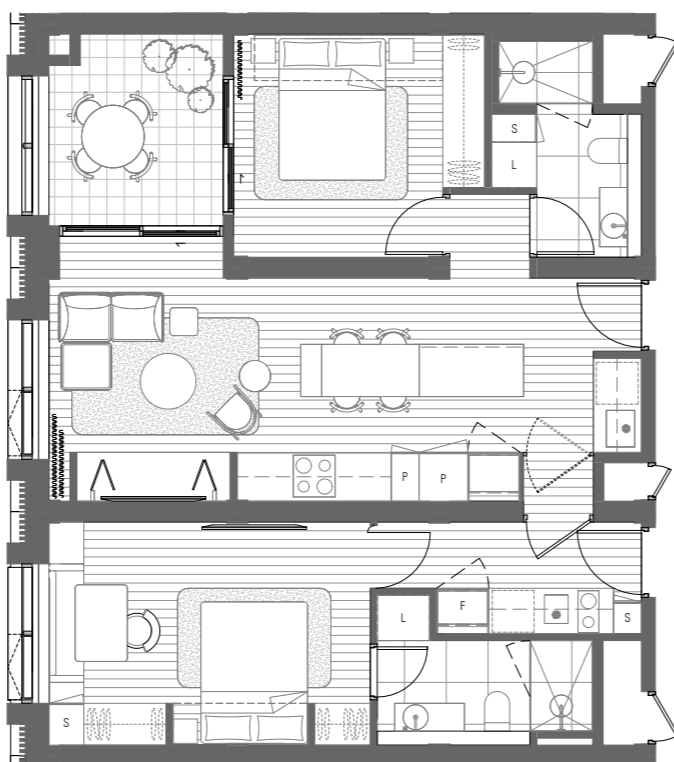
DPHI - 3
COP - 15
COP - 17

2 BED TYPE 02 LAYOUT

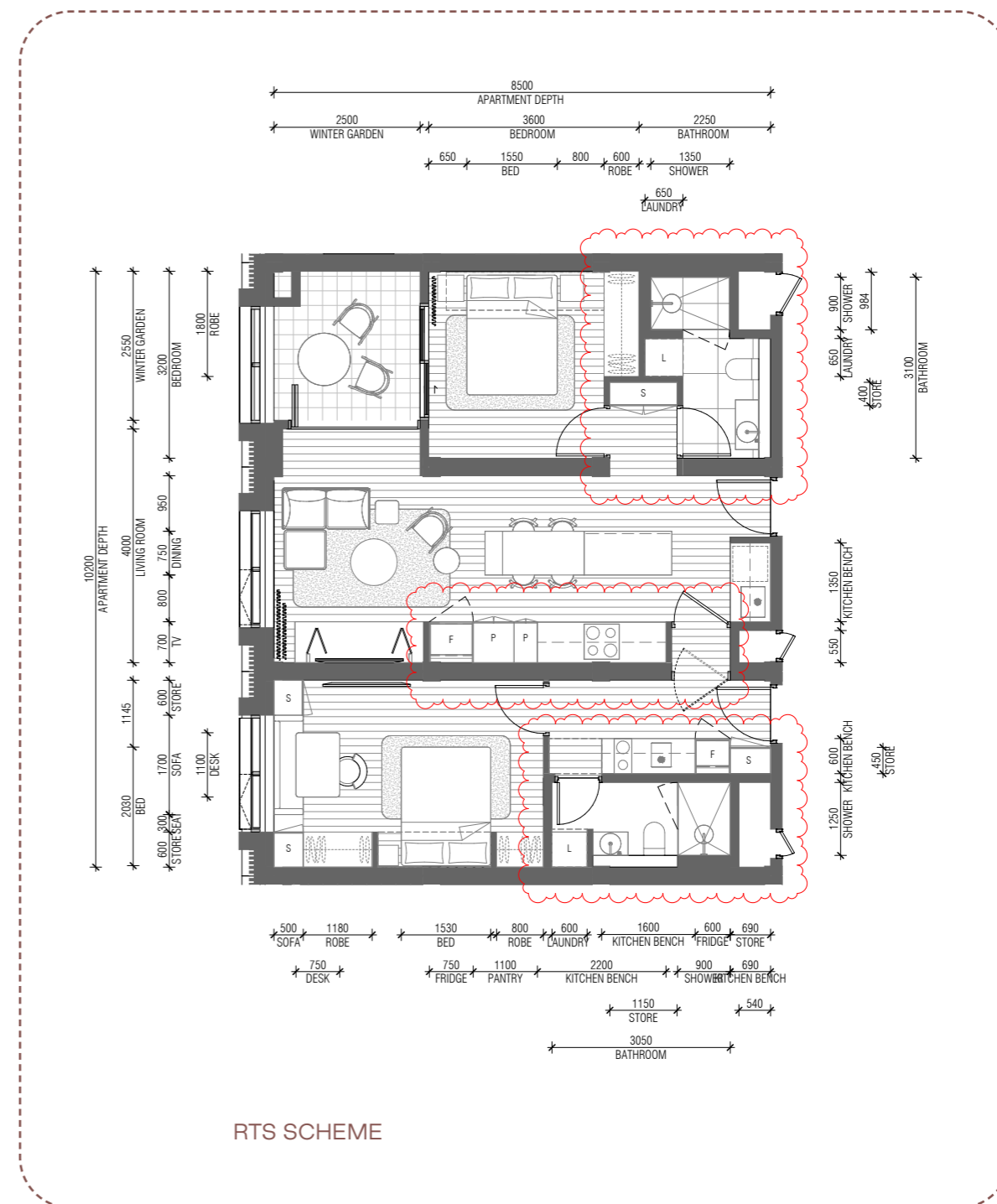
The typical two-bedroom dual key apartments have been further refined to improve spatial clarity and internal amenity. The studio component has been reconfigured to provide clearer separation between the living/sleeping area and the kitchen and bathroom zones, resulting in improved privacy and functionality.

The principal living areas have been adjusted to achieve a **4.0 metre living room width**, improving furniture layout flexibility and circulation. Internal planning has also been reviewed to rationalise movement paths and enhance spatial efficiency.

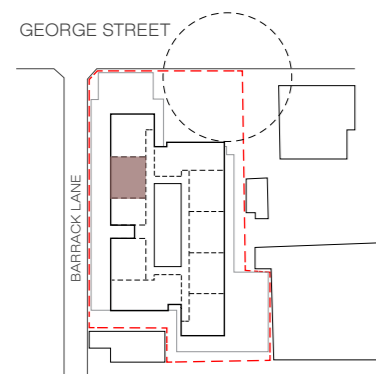
Additional storage has been incorporated within the units to improve usability and long-term practicality. Updated furnished plans demonstrate the revised layouts and confirm functional performance using standard furniture dimensions.



SSDA SCHEME



RTS SCHEME



DESIGN RESPONSE

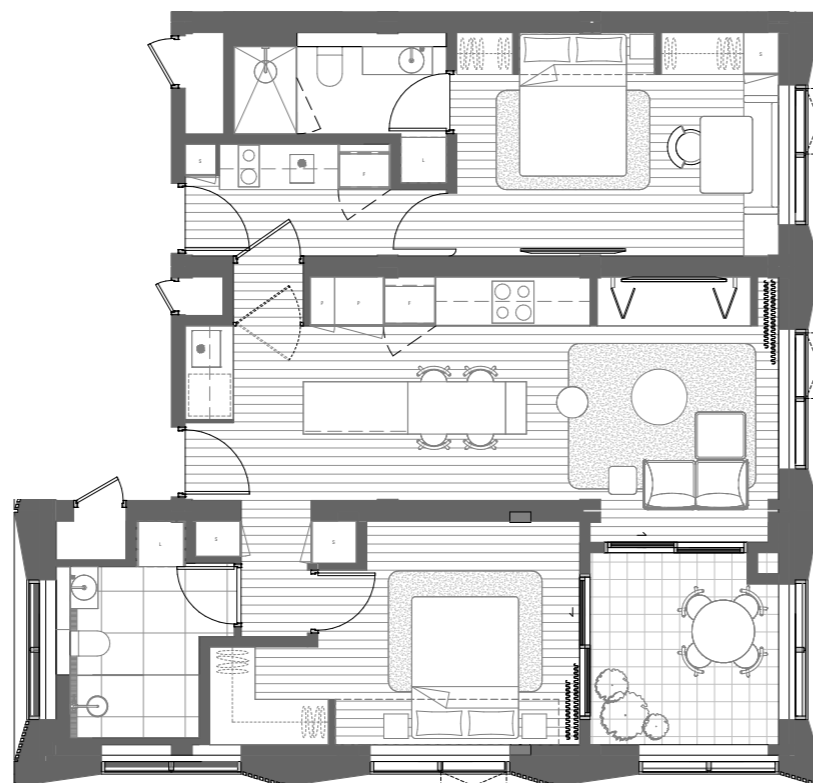
2.2 APARTMENT LAYOUT

DPHI - 3
COP - 15
COP - 17

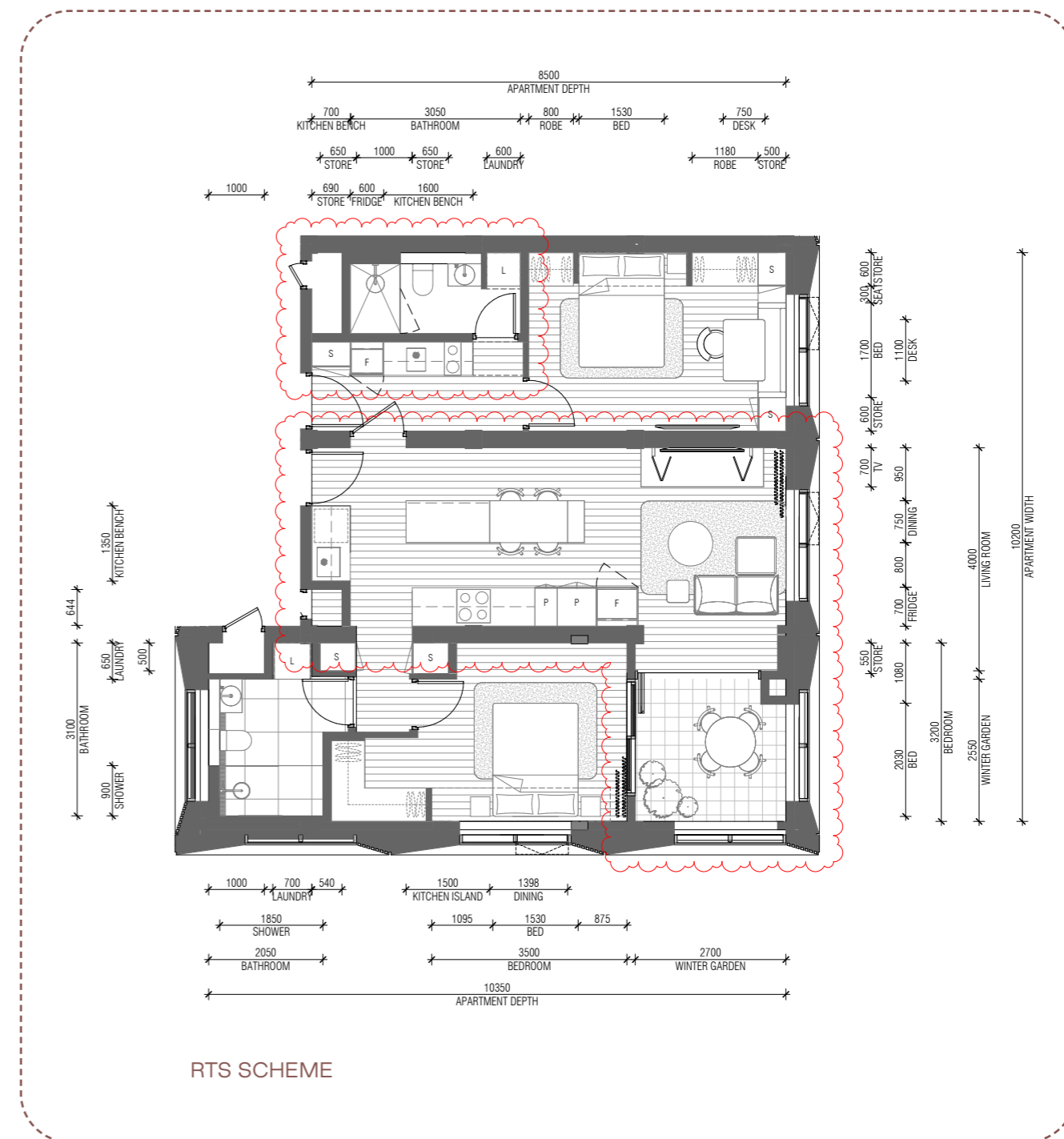
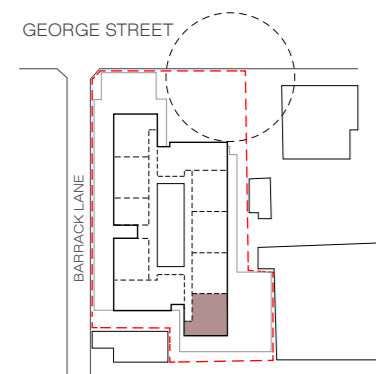
2 BED TYPE 03 LAYOUT

The south-eastern two-bedroom apartments have been reviewed and amended to improve internal spatial performance. Revisions have focused on increasing the width of the living areas to enhance functionality and furniture flexibility.

Updated furnished plans demonstrate the revised dimensions and confirm the usability of the spaces using standard furniture layouts.



SSDA SCHEME



RTS SCHEME

DESIGN RESPONSE

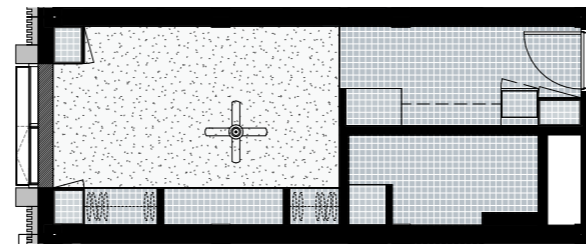
2.2 APARTMENT LAYOUT

DPHI - 3
COP - 15
COP - 17

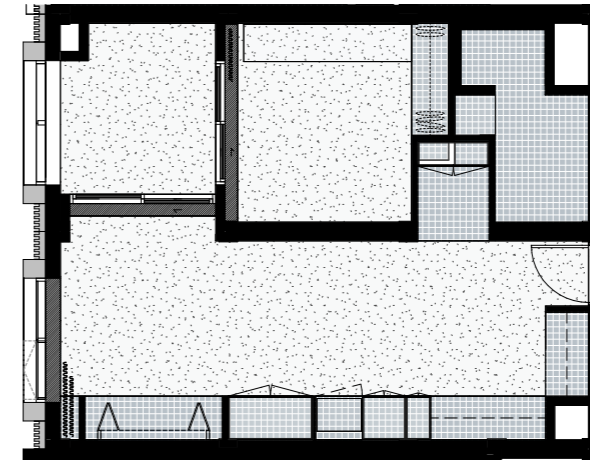
CEILING HEIGHT

The proposed development provides compliant ceiling heights across all residential levels. Primary living areas achieve a minimum clear ceiling height of 2.7 metres, while bathrooms, kitchens and other non-habitable spaces achieve 2.4 metres.

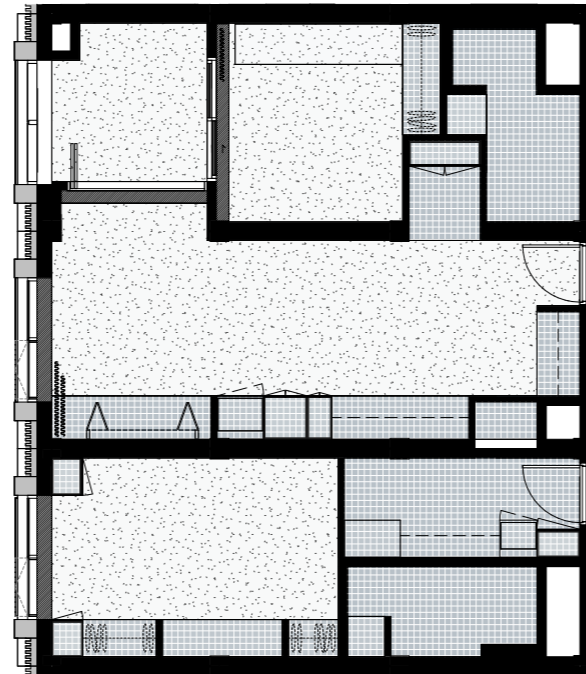
These dimensions are consistent with applicable residential design standards and support appropriate internal amenity and spatial quality.



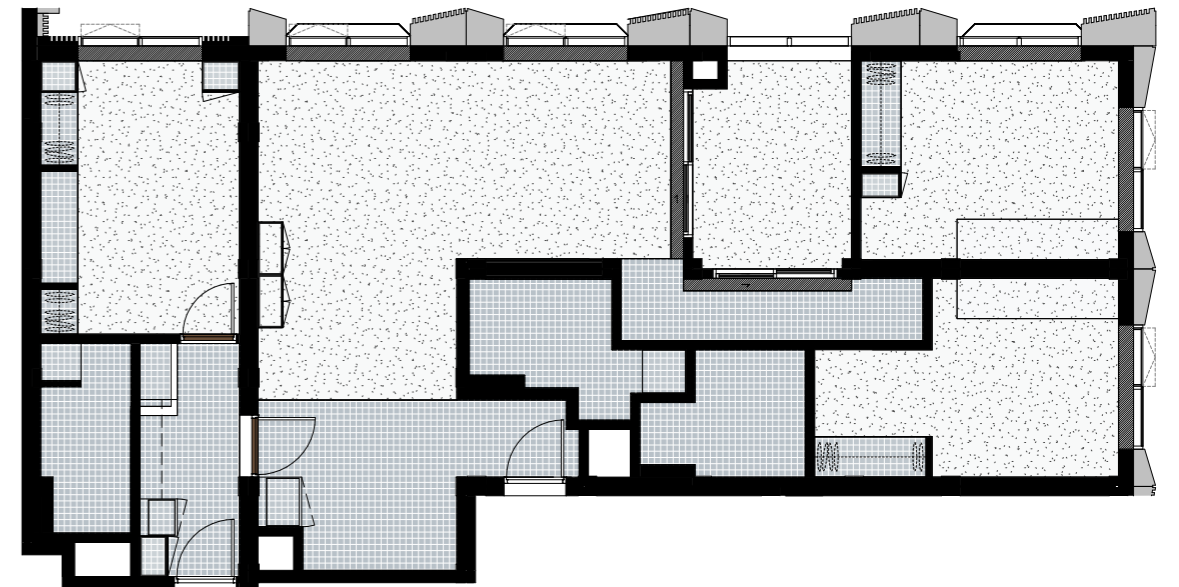
RTS STUDIO REFLECTED CEILING PLAN



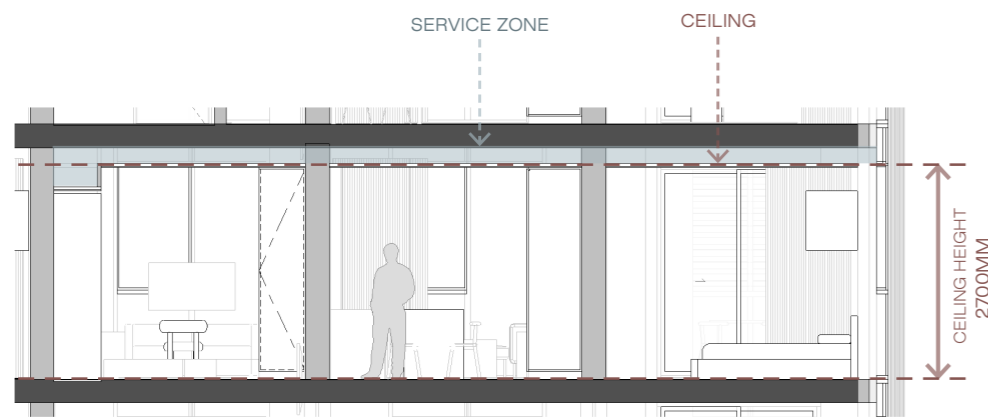
RTS 1 BED REFLECTED CEILING PLAN






RTS 2 BED REFLECTED CEILING PLAN



RTS 3 BED REFLECTED CEILING PLAN



RTS APARTMENT SECTION WITH CEILING HEIGHT

-  2700MM CEILING HEIGHT
-  2600 PELMET ZONE
-  2400 CEILING HEIGHT

DESIGN RESPONSE

2.2 APARTMENT LAYOUT

DPHI – 3
COP – 15
COP – 17

STUDIO STORAGE

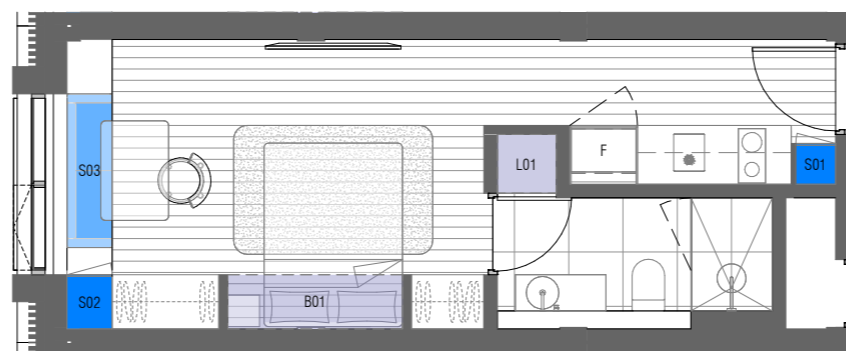
The floor plans have been further developed to increase internal storage provision across all apartment types. The revised layouts incorporate additional storage within each dwelling to improve functionality and day-to-day usability.

The storage diagrams demonstrate consistency with the ADG internal storage requirements and identify supplementary storage areas provided within the apartments that fall outside the formal ADG definition. Collectively, the proposal delivers a level of storage that exceeds minimum requirements and supports long-term residential occupation.

Additional resident storage cages are provided within the podium car parking levels, supplementing in-apartment storage.

- SSDA ADG Storage provided – 1.14m³
- RTS ADG Storage Provided – 2.40m³
- SSDA Total in apartment storage provided – 2.49m³
- RTS Total in apartment Storage Provided – 4.21m³ (+1.72m³)

SSDA SCHEME

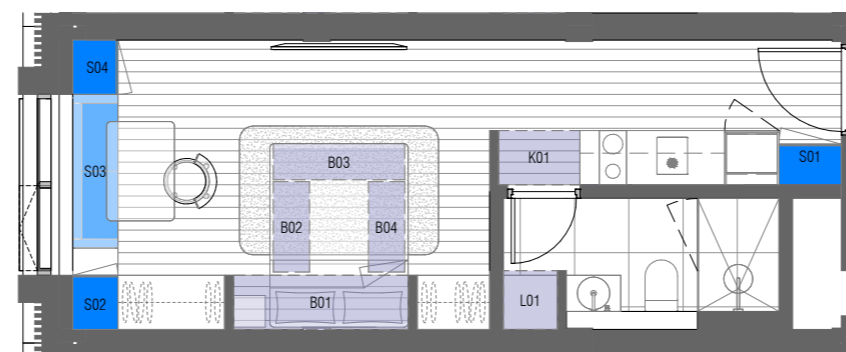


STORAGE (LIVING SPACE)						
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT	
S01	STORE	0.48 m ³	440	450	2400	
S02	STORE	0.72 m ³	500	600	2400	
S03	SOFA STORE	0.21 m ³	1700	500	250	
TOTAL: 3		1.41 m ³				

STORAGE (KITCHEN / BATHROOM / LAUNDRY / BEDROOM)						
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT	
B01	OVERHEAD STORE	0.87 m ³	1930	600	750	
L01	OVERHEAD STORE	0.21 m ³	650	650	500	
TOTAL: 2		1.08 m ³				

STORAGE (TOTAL)			
PROVIDED STORAGE VOLUME	PROVIDED ADG STORAGE	50% ADG REQUIRED STORAGE	
2.49 m ³	1.41 m ³	2.00 m ³	

RTS SCHEME



STORAGE (LIVING SPACE)						
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT	
S01	STORE	0.75 m ³	690	450	2400	
S02	STORE	0.72 m ³	500	600	2400	
S03	SOFA STORE	0.21 m ³	1700	500	250	
S04	STORE	0.72 m ³	600	500	2400	
TOTAL: 4		2.40 m ³				

STORAGE (KITCHEN / BATHROOM / LAUNDRY / BEDROOM)						
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT	
B01	OVERHEAD STORE	0.87 m ³	1930	600	750	
B02	UNDER BED STORAGE	0.10 m ³	1000	400	250	
B03	UNDER BED STORAGE	0.15 m ³	1450	400	250	
B04	UNDER BED STORAGE	0.10 m ³	1000	400	250	
K01	KITCHEN OVERHEAD STORE	0.41 m ³	900	600	750	
L01	LAUNDRY OVERHEAD STORE	0.20 m ³	600	650	500	
TOTAL: 6		1.81 m ³				

STORAGE (TOTAL)			
PROVIDED STORAGE VOLUME	PROVIDED ADG STORAGE	50% ADG REQUIRED STORAGE	
4.21 m ³	2.40 m ³	2.00 m ³	

- STORAGE – LIVING SPACE
- STORAGE – KITCHEN, BATHROOM, LAUNDRY, BEDROOM

DESIGN RESPONSE

2.2 APARTMENT LAYOUT

DPHI - 3
COP - 15
COP - 17

1 BED STORAGE

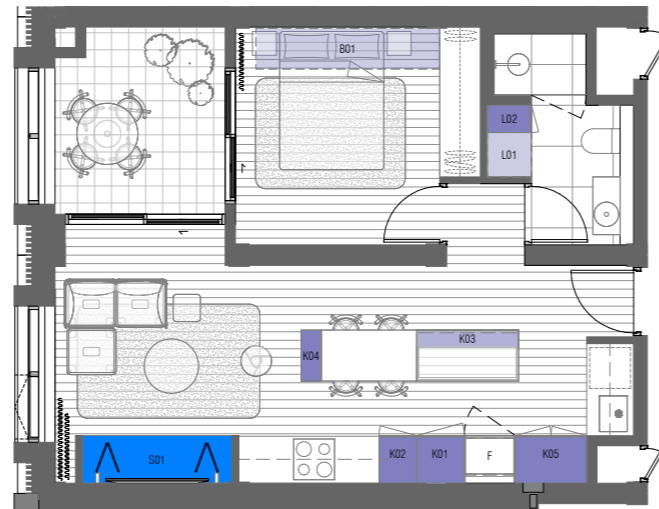
The floor plans have been further developed to increase internal storage provision across all apartment types. The revised layouts incorporate additional storage within each dwelling to improve functionality and day-to-day usability.

The storage diagrams demonstrate compliance with the ADG internal storage requirements and identify supplementary storage areas provided within the apartments that fall outside the formal ADG definition. Collectively, the proposal delivers a level of storage that exceeds minimum requirements and supports long-term residential occupation.

SSDA ADG Storage provided - 1.39m³
RTS ADG Storage Provided - 4.77m³

SSDA Total in apartment storage provided - 7.86m³
RTS Total in apartment Storage Provided - 8.65m³ (+0.79m³)

SSDA SCHEME

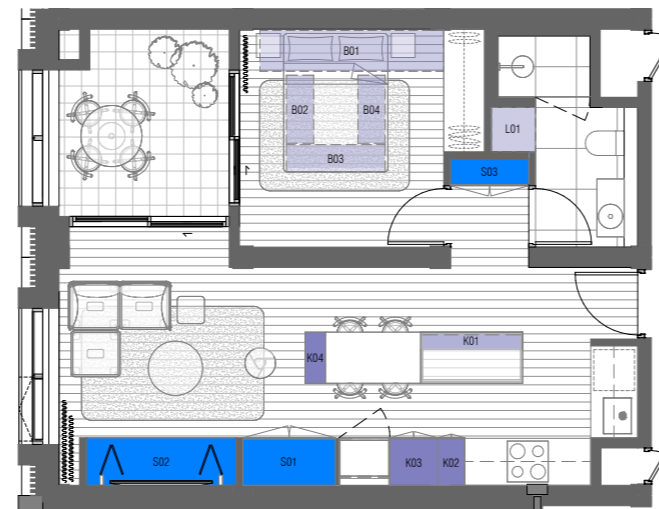


STORAGE (LIVING SPACE)					
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT
S01	TV CABINET	1.39 m ³	2200	700	900
TOTAL: 1		1.39 m ³			

STORAGE (KITCHEN / BATHROOM / LAUNDRY / BEDROOM)					
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT
B01	OVERHEAD STORE	1.22 m ³	2700	600	750
K01	PANTRY	1.13 m ³	700	700	2400
K02	PANTRY	1.13 m ³	550	700	2400
K03	KITCHEN ISLAND STORAGE	0.19 m ³	1500	250	500
K04	DINING STORAGE	0.20 m ³	300	750	900
K05	PANTRY	1.76 m ³	1050	700	2400
L01	OVERHEAD STORE	0.21 m ³	650	650	500
L02	STORE	0.62 m ³	400	650	2400
TOTAL: 8		6.47 m ³			

STORAGE (TOTAL)		
PROVIDED STORAGE VOLUME	PROVIDED ADG STORAGE	50% ADG REQUIRED STORAGE
7.86 m ³	1.39 m ³	3.00 m ³

RTS SCHEME



STORAGE (LIVING SPACE)					
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT
S01	STORE	2.28 m ³	1360	700	2400
S02	TV CABINET	1.39 m ³	2200	700	900
S03	STORE	1.10 m ³	1150	400	2400
TOTAL: 3		4.77 m ³			

STORAGE (KITCHEN / BATHROOM / LAUNDRY / BEDROOM)					
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT
B01	OVERHEAD STORE	1.22 m ³	2700	600	750
K01	KITCHEN ISLAND	0.19 m ³	1500	250	500
K02	PANTRY	0.67 m ³	400	700	2400
K03	PANTRY	1.18 m ³	700	700	2400
K04	DINING STORAGE	0.20 m ³	300	750	900
L01	LAUNDRY OVERHEAD STORE	0.21 m ³	650	650	500
TOTAL: 6		3.66 m ³			

STORAGE (TOTAL)		
PROVIDED STORAGE VOLUME	PROVIDED ADG STORAGE	50% ADG REQUIRED STORAGE
8.65 m ³	4.77 m ³	3.00 m ³

- STORAGE - LIVING SPACE
- STORAGE - KITCHEN, BATHROOM, LAUNDRY, BEDROOM

DESIGN RESPONSE

2.2 APARTMENT LAYOUT

DPHI - 3
COP - 15
COP - 17

2 BED TYPE 01 STORAGE

The floor plans have been further developed to increase internal storage provision across all apartment types. The revised layouts incorporate additional storage within each dwelling to improve functionality and day-to-day usability.

The storage diagrams demonstrate compliance with the ADG internal storage requirements and identify supplementary storage areas provided within the apartments that fall outside the formal ADG definition. Collectively, the proposal delivers a level of storage that exceeds minimum requirements and supports long-term residential occupation.

- SSDA ADG Storage provided - 4.51m³
- RTS ADG Storage Provided - 3.98m³
- SSDA Total in apartment storage provided - 13.14m³
- RTS Total in apartment Storage Provided - 16.78m³ (+3.58m³)

SSDA SCHEME



STORAGE (LIVING SPACE)					
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT
	TV CABINET	1.39 m ³	2200	700	900
S01	STORE	0.48 m ³	440	450	2400
S02	STORE	0.72 m ³	500	600	2400
S03	SOFA STORE	0.21 m ³	1700	500	250
S05	STORE	0.94 m ³	600	650	2400
S06	STORE	0.78 m ³	500	650	2400
TOTAL: 6		4.51 m ³			

STORAGE (KITCHEN / BATHROOM / LAUNDRY / BEDROOM)					
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT
B01	OVERHEAD STORE	0.87 m ³	1930	600	750
B02	OVERHEAD STORE	1.56 m ³	3200	650	750
K01	PANTRY	1.13 m ³	350	700	2400
K02	PANTRY	1.13 m ³	700	700	2400
K03	KITCHEN ISLAND STORAGE	0.19 m ³	1500	250	500
K04	DINING STORAGE	0.20 m ³	300	750	900
L01	OVERHEAD STORE	0.21 m ³	650	650	500
L02	OVERHEAD STORE	0.21 m ³	650	650	500
TOTAL: 8		5.51 m ³			

STORAGE (TOTAL)		
PROVIDED STORAGE VOLUME	PROVIDED ADG STORAGE	50% ADG REQUIRED STORAGE
13.14 m ³	4.51 m ³	4.00 m ³

RTS SCHEME



STORAGE (LIVING SPACE)					
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT
S01	TV CABINET	1.45 m ³	2300	700	900
S02	STORE	1.30 m ³	900	600	2400
S03	STORE	1.30 m ³	900	600	2400
TOTAL: 3		4.04 m ³			

STORAGE (KITCHEN / BATHROOM / LAUNDRY / BEDROOM)					
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT
B01	BEDROOM OVERHEAD STORE	0.75 m ³	1530	650	750
B02	UNDER BED STORAGE	0.10 m ³	1000	400	250
B03	UNDER BED STORAGE	0.15 m ³	1450	400	250
B04	UNDER BED STORAGE	0.10 m ³	1000	400	250
B05	BEDROOM OVERHEAD STORE	1.32 m ³	2700	650	750
B06	UNDER BED STORAGE	0.10 m ³	1000	400	250
B07	UNDER BED STORAGE	0.15 m ³	1450	400	250
B08	UNDER BED STORAGE	0.10 m ³	1000	400	250
K01	STORE	0.67 m ³	400	700	2400
K02	PANTRY	1.18 m ³	700	700	2400
K03	KITCHEN ISLAND	0.19 m ³	1500	250	500
K04	DINING STORAGE	0.20 m ³	300	750	900
K05	PANTRY	1.78 m ³	1060	700	2400
L01	LAUNDRY OVERHEAD STORE	0.21 m ³	650	650	500
TOTAL: 14		6.98 m ³			

STORAGE (TOTAL)		
PROVIDED STORAGE VOLUME	PROVIDED ADG STORAGE	50% ADG REQUIRED STORAGE
16.78 m ³	4.04 m ³	4.00 m ³

- STORAGE - LIVING SPACE
- STORAGE - KITCHEN, BATHROOM, LAUNDRY, BEDROOM

DESIGN RESPONSE

2.2 APARTMENT LAYOUT

DPHI - 3
COP - 15
COP - 17

2 BED TYPE 02 STORAGE

The floor plans have been further developed to increase internal storage provision across all apartment types. The revised layouts incorporate additional storage within each dwelling to improve functionality and day-to-day usability.

The storage diagrams demonstrate compliance with the ADG internal storage requirements and identify supplementary storage areas provided within the apartments that fall outside the formal ADG definition. Collectively, the proposal delivers a level of storage that exceeds minimum requirements and supports long-term residential occupation.

- SSDA ADG Storage provided - 2.75m³
- RTS ADG Storage Provided - 4.89m³
- SSDA Total in apartment storage provided - 8.67m³
- RTS Total in apartment Storage Provided - 11.02m³ (+2.35m³)

- STORAGE - LIVING SPACE
- STORAGE - KITCHEN, BATHROOM, LAUNDRY, BEDROOM

SSDA SCHEME



STORAGE (LIVING SPACE)					
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT
S01	STORE	0.43 m ³	400	450	2400
S02	STORE	0.72 m ³	500	600	2400
S03	SOFA STORE	0.21 m ³	1700	500	250
S04	TV CABINET	1.39 m ³	2200	700	900
TOTAL: 4		2.75 m ³			

STORAGE (KITCHEN / BATHROOM / LAUNDRY / BEDROOM)					
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT
B01	OVERHEAD STORE	0.87 m ³	1930	600	750
B02	OVERHEAD STORE	1.32 m ³	2700	650	750
K01	PANTRY	1.13 m ³	700	700	2400
K02	PANTRY	1.13 m ³	400	700	2400
K03	KITCHEN ISLAND STORAGE	0.19 m ³	1500	250	500
K04	DINING STORAGE	0.20 m ³	300	750	900
L01	OVERHEAD STORE	0.24 m ³	750	650	500
L02	OVERHEAD STORE	0.21 m ³	650	650	500
L03	STORE	0.62 m ³	400	650	2400
TOTAL: 9		5.92 m ³			

STORAGE (TOTAL)		
PROVIDED STORAGE VOLUME	PROVIDED ADG STORAGE	50% ADG REQUIRED STORAGE
8.67 m ³	2.75 m ³	4.00 m ³

RTS SCHEME



STORAGE (LIVING SPACE)					
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT
S01	STORE	1.10 m ³	1150	400	2400
S02	TV CABINET	1.39 m ³	2200	700	900
S03	STORE	0.72 m ³	600	500	2400
S04	SOFA STORE	0.21 m ³	1700	500	250
S05	STORE	0.72 m ³	500	600	2400
S06	STORE	0.75 m ³	690	450	2400
TOTAL: 6		4.89 m ³			

STORAGE (KITCHEN / BATHROOM / LAUNDRY / BEDROOM)					
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT
B01	BEDROOM OVERHEAD STORE	1.32 m ³	2700	650	750
B02	UNDER BED STORAGE	0.15 m ³	1450	400	250
B03	UNDER BED STORAGE	0.10 m ³	1000	400	250
B04	UNDER BED STORAGE	0.10 m ³	1000	400	250
B05	OVERHEAD STORE	0.87 m ³	1930	600	750
B06	UNDER BED STORAGE	0.10 m ³	1000	400	250
B07	UNDER BED STORAGE	0.15 m ³	1450	400	250
B08	UNDER BED STORAGE	0.10 m ³	1000	400	250
K01	PANTRY	0.67 m ³	400	700	2400
K02	PANTRY	1.18 m ³	700	700	2400
K03	KITCHEN ISLAND	0.19 m ³	1500	250	500
K04	DINING STORAGE	0.20 m ³	300	750	900
K05	KITCHEN OVERHEAD STORE	0.41 m ³	900	600	750
L01	LAUNDRY OVERHEAD STORE	0.21 m ³	650	650	500
L02	LAUNDRY OVERHEAD STORE	0.20 m ³	600	650	500
TOTAL: 15		5.92 m ³			

STORAGE (TOTAL)		
PROVIDED STORAGE VOLUME	PROVIDED ADG STORAGE	50% ADG REQUIRED STORAGE
11.02 m ³	4.89 m ³	4.00 m ³

DESIGN RESPONSE

2.2 APARTMENT LAYOUT

DPHI – 3
COP – 15
COP – 17

2 BED TYPE 03 STORAGE

The floor plans have been further developed to increase internal storage provision across all apartment types. The revised layouts incorporate additional storage within each dwelling to improve functionality and day-to-day usability.

The storage diagrams demonstrate compliance with the ADG internal storage requirements and identify supplementary storage areas provided within the apartments that fall outside the formal ADG definition. Collectively, the proposal delivers a level of storage that exceeds minimum requirements and supports long-term residential occupation.

RTS ADG Storage Provided – 5.42m³

RTS Total in apartment Storage Provided – 11.47m³

RTS SCHEME



STORAGE (LIVING SPACE)					
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT
S01	STORE	0.75 m ³	690	450	2400
S02	STORE	0.72 m ³	500	600	2400
S03	SOFA STORE	0.21 m ³	1700	500	250
S04	STORE	0.72 m ³	600	500	2400
S05	TV CABINET	1.39 m ³	2200	700	900
S06	STORE	0.78 m ³	500	650	2400
S07	STORE	0.86 m ³	550	650	2400
TOTAL: 7		5.42 m ³			

STORAGE (KITCHEN / BATHROOM / LAUNDRY / BEDROOM)					
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT
B01	OVERHEAD STORE	0.87 m ³	1930	600	750
B02	UNDER BED STORAGE	0.10 m ³	1000	400	250
B03	UNDER BED STORAGE	0.15 m ³	1450	400	250
B04	UNDER BED STORAGE	0.10 m ³	1000	400	250
B05	OVERHEAD STORE	1.44 m ³	3200	600	750
B06	UNDER BED STORAGE	0.10 m ³	1000	400	250
B07	UNDER BED STORAGE	0.15 m ³	1450	400	250
B08	UNDER BED STORAGE	0.10 m ³	1000	400	250
K01	PANTRY	0.67 m ³	400	700	2400
K02	PANTRY	1.18 m ³	700	700	2400
K03	KITCHEN ISLAND	0.19 m ³	1500	250	500
K04	DINING STORAGE	0.20 m ³	300	750	900
K05	KITCHEN OVERHEAD STORE	0.41 m ³	900	600	750
L01	LAUNDRY OVERHEAD STORE	0.20 m ³	600	650	500
L02	LAUNDRY OVERHEAD STORE	0.21 m ³	650	650	500
TOTAL: 15		6.05 m ³			

STORAGE (TOTAL)		
PROVIDED STORAGE VOLUME	PROVIDED ADG STORAGE	50% ADG REQUIRED STORAGE
11.47 m ³	5.42 m ³	4.00 m ³

- STORAGE – LIVING SPACE
- STORAGE – KITCHEN, BATHROOM, LAUNDRY, BEDROOM

DESIGN RESPONSE

2.2 APARTMENT LAYOUT

DPHI - 3
COP - 15
COP - 17

3 BED STORAGE

The floor plans have been further developed to increase internal storage provision across all apartment types. The revised layouts incorporate additional storage within each dwelling to improve functionality and day-to-day usability.

The storage diagrams demonstrate compliance with the ADG internal storage requirements and identify supplementary storage areas provided within the apartments that fall outside the formal ADG definition. Collectively, the proposal delivers a level of storage that exceeds minimum requirements and supports long-term residential occupation.

SSDA ADG Storage provided - 3.37m³
RTS ADG Storage Provided - 5.14m³

SSDA Total in apartment storage provided - 10.44m³
RTS Total in apartment Storage Provided - 10.58m³ (+0.14m³)

- STORAGE - LIVING SPACE
- STORAGE - KITCHEN, BATHROOM, LAUNDRY, BEDROOM

SSDA SCHEME

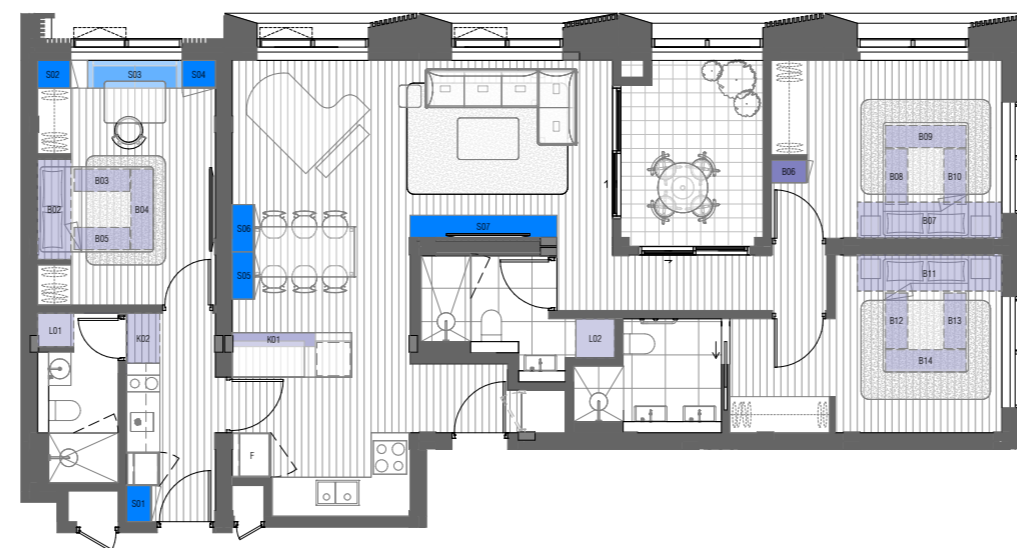


STORAGE (LIVING SPACE)						
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT	
S01	STORE	0.48 m ³	440	450	2400	
S02	STORE	0.72 m ³	500	600	2400	
S03	SOFA STORE	0.25 m ³	2000	500	250	
S04	STORE	0.97 m ³	900	400	2700	
S05	TV CABINET	0.95 m ³	2645	400	900	
TOTAL: 5		3.37 m ³				

STORAGE (KITCHEN / BATHROOM / LAUNDRY / BEDROOM)						
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT	
B01	OVERHEAD STORE	0.81 m ³	1800	600	750	
B02	BED STORE	0.23 m ³	760	500	600	
B03	OVERHEAD STORE	1.27 m ³	2600	650	750	
B04	OVERHEAD STORE	1.27 m ³	2600	650	750	
B05	STORE	0.62 m ³	400	650	2400	
K01	KITCHEN ISLAND STORAGE	0.19 m ³	1500	250	500	
L01	OVERHEAD STORE	0.21 m ³	650	650	500	
L02	OVERHEAD STORE	0.25 m ³	700	700	500	
TOTAL: 8		4.84 m ³				

STORAGE (TOTAL)			
PROVIDED STORAGE VOLUME	PROVIDED ADG STORAGE	50% ADG REQUIRED STORAGE	
10.44 m ³	3.37 m ³	5.00 m ³	

RTS SCHEME



STORAGE (LIVING SPACE)						
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT	
S01	STORE	0.70 m ³	650	450	2400	
S02	STORE	0.72 m ³	500	600	2400	
S03	SOFA STORE	0.21 m ³	1700	500	250	
S04	STORE	0.72 m ³	600	500	2400	
S05	STORE	0.92 m ³	850	400	2700	
S06	STORE	0.92 m ³	850	400	2700	
S07	TV CABINET	0.95 m ³	2645	400	900	
TOTAL: 7		5.14 m ³				

STORAGE (KITCHEN / BATHROOM / LAUNDRY / BEDROOM)						
CODE	TYPE	VOLUME	WIDTH	DEPTH	HEIGHT	
B02	OVERHEAD STORE	0.81 m ³	1800	600	750	
B03	UNDER BED STORAGE	0.10 m ³	1000	400	250	
B04	UNDER BED STORAGE	0.15 m ³	1450	400	250	
B05	UNDER BED STORAGE	0.10 m ³	1000	400	250	
B06	STORE	0.62 m ³	400	650	2400	
B07	OVERHEAD STORE	1.27 m ³	2600	650	750	
B08	UNDER BED STORAGE	0.10 m ³	1000	400	250	
B09	UNDER BED STORAGE	0.15 m ³	1450	400	250	
B10	UNDER BED STORAGE	0.10 m ³	1000	400	250	
B11	OVERHEAD STORE	1.27 m ³	2600	650	750	
B12	UNDER BED STORAGE	0.10 m ³	1000	400	250	
B13	UNDER BED STORAGE	0.10 m ³	1000	400	250	
B14	UNDER BED STORAGE	0.15 m ³	1450	400	250	
K01	KITCHEN ISLAND	0.19 m ³	1500	250	500	
L02	LAUNDRY OVERHEAD STORE	0.25 m ³	700	700	500	
TOTAL: 15		5.44 m ³				

STORAGE (TOTAL)			
PROVIDED STORAGE VOLUME	PROVIDED ADG STORAGE	50% ADG REQUIRED STORAGE	
10.58 m ³	5.14 m ³	5.00 m ³	

DESIGN RESPONSE

2.3 AMENITIES - GROUND FLOOR

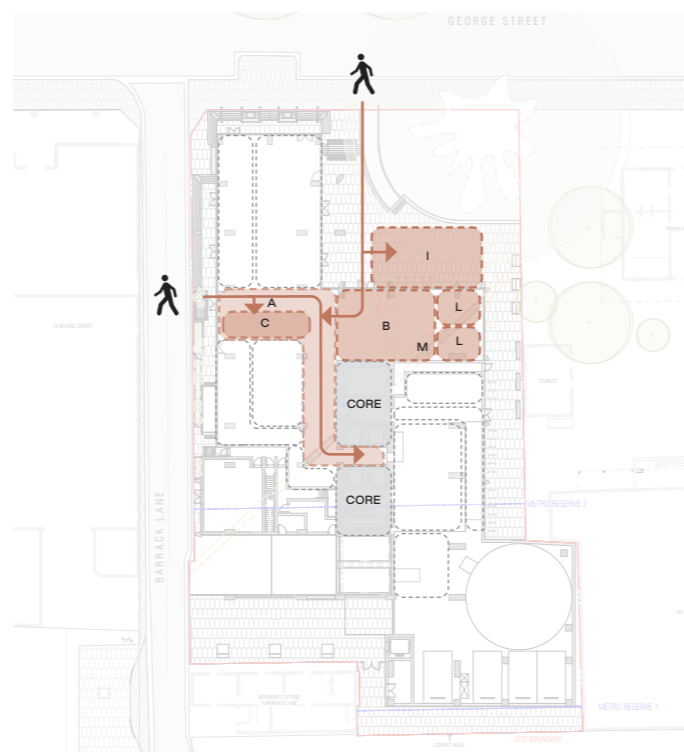
DPHI - 6

Ground floor amenity and functional planning have been further refined to improve clarity of movement, operational efficiency and interface with the public domain.

The diagrams illustrate key journey mappings, adjacencies, sightlines and retail frontages. They demonstrate resident and visitor access from **George Street and Barrack Lane**, including arrival sequences, lobby entry, waiting areas and lift access.

Building management and operational requirements have also been rationalised. The diagrams identify the adjacency of concierge, building management offices, mail and parcel facilities, and back-of-house functions to ensure efficient day-to-day operation while maintaining a clear and legible public interface.

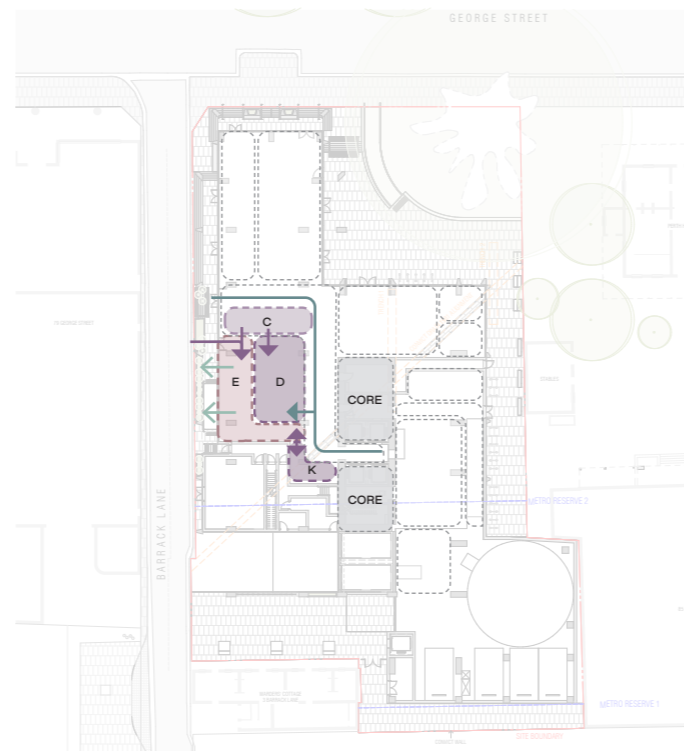
- A LOBBY
- B LOBBY SEATING AREA
- C CONCIERGE / RECEPTION
- D MAIL AND PARCEL ROOM
- E LEASING + BUILDING MANAGEMENT OFFICE, BOH, STAFF AMENITIES
- F PRIMARY RETAIL
- G SECONDARY RETAIL
- I OUTDOOR RESIDENT & VISITOR SEATING
- K PUBLIC AMENITIES
- L PRIVATE MEETING ROOMS
- M VENDING MACHINES



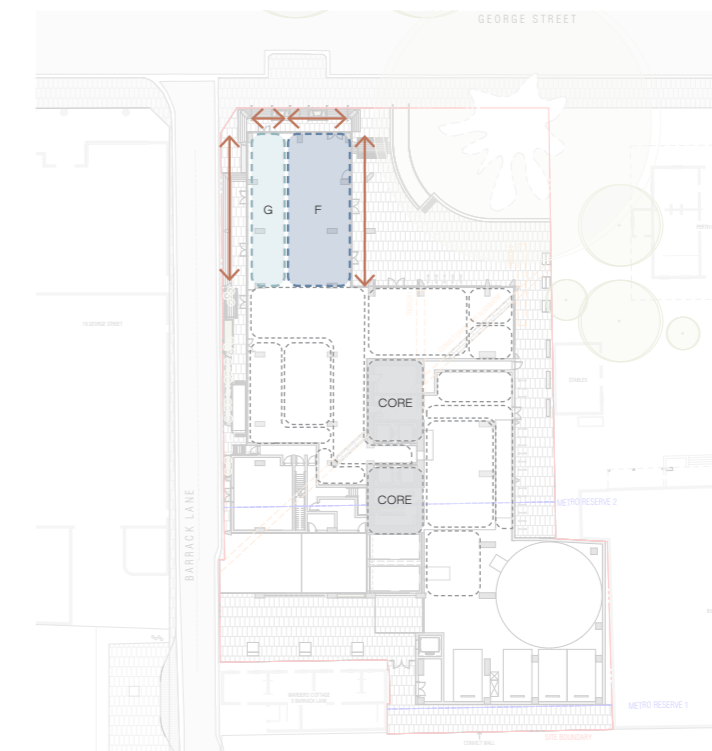
RESIDENTS JOURNEY



VISITORS JOURNEY



BUILDING MANAGEMENT + OPERATIONS



RETAIL FRONTAGE

DESIGN RESPONSE

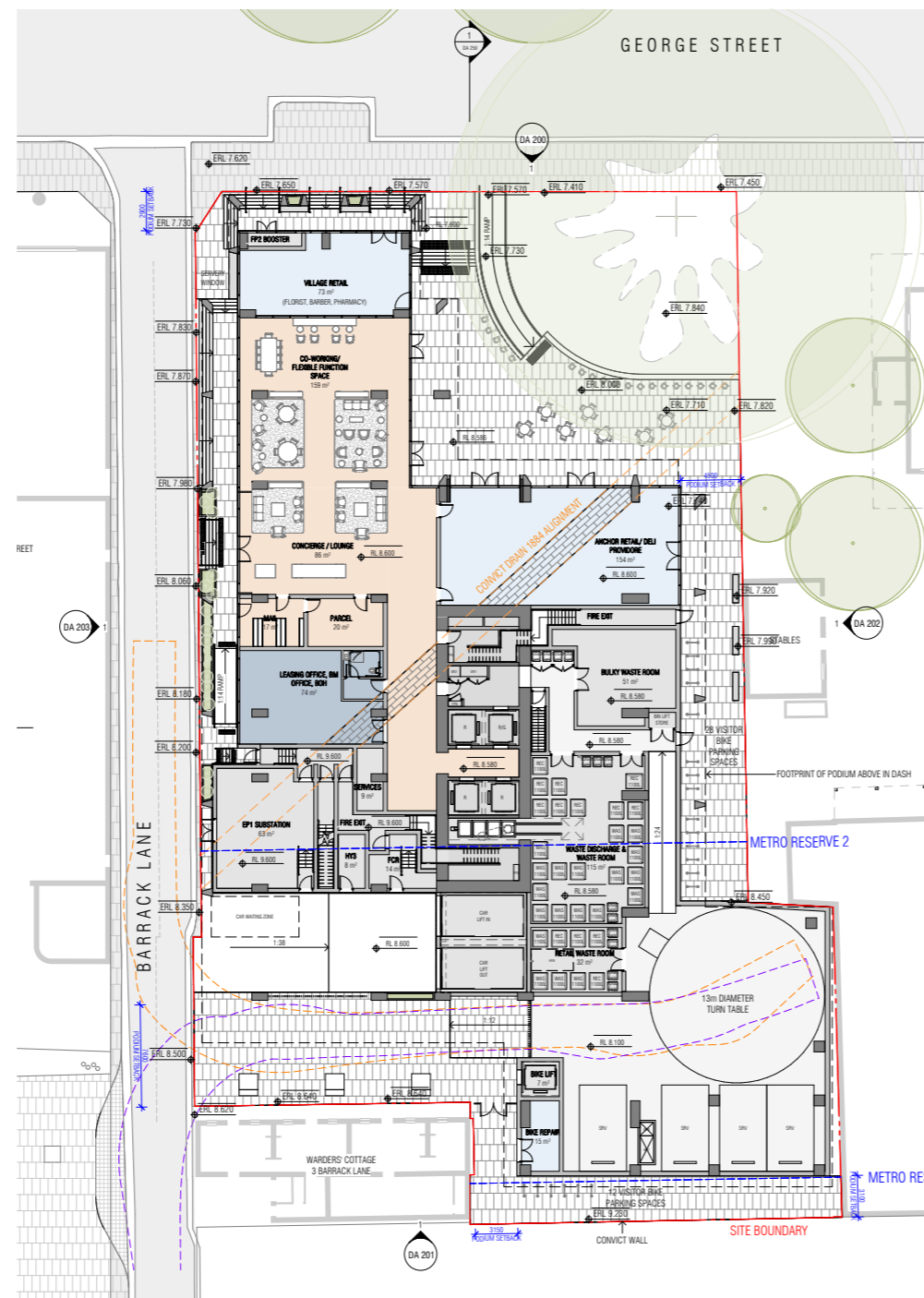
2.3 AMENITIES - GROUND FLOOR

DPHI - 6

The developed ground floor plans illustrate the spatial configuration of building operations, including the residential lobby, concierge, mail and parcel facilities. The mail room has been sized to accommodate the required number of mailboxes for over 600 units, with dedicated parcel storage areas designed to manage anticipated delivery volumes.

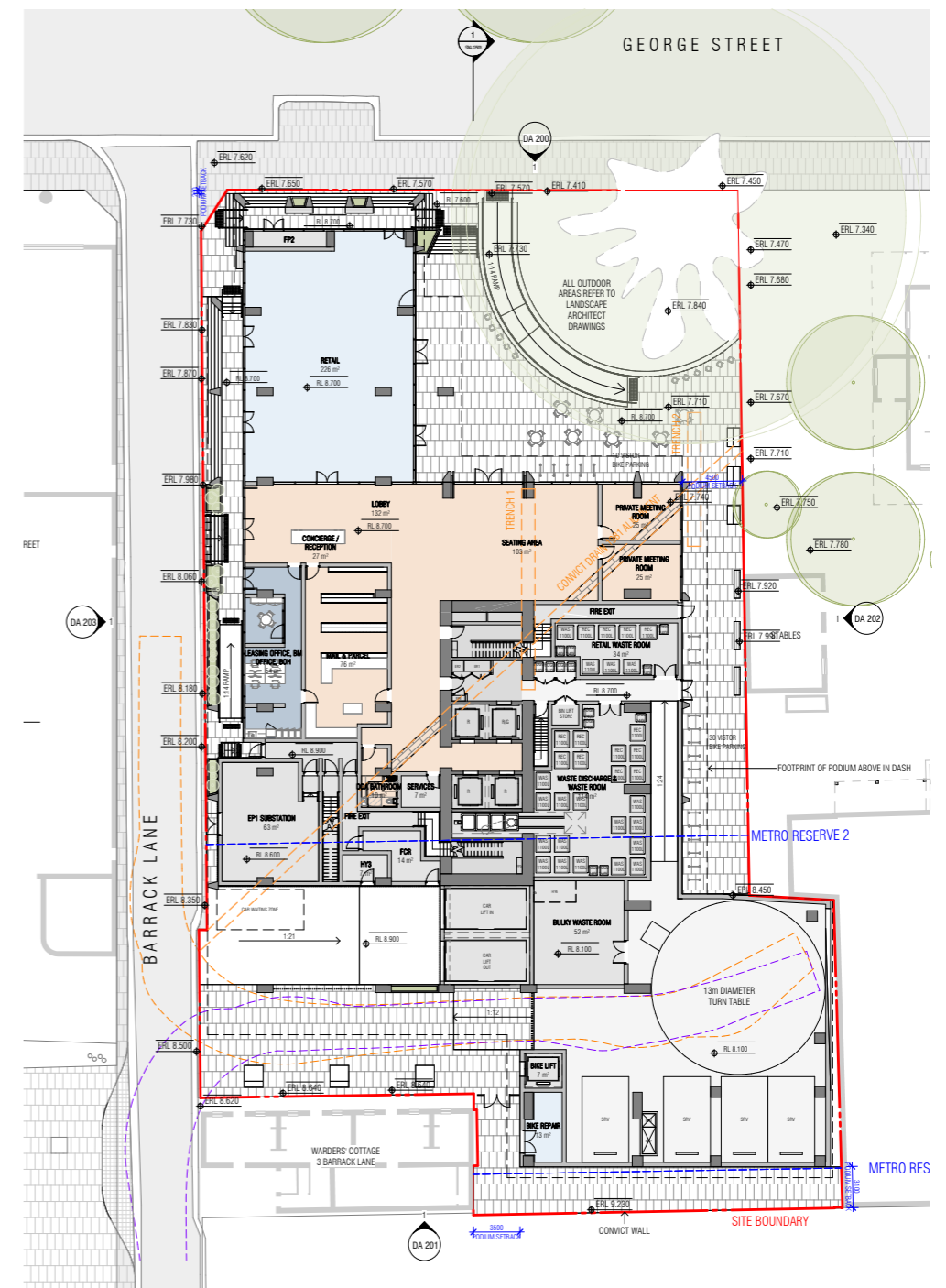
The plans also identify the location of retail tenancies and resident private meeting room areas, demonstrating how active frontages and internal working spaces are integrated within the ground plane layout. The retail space allow further adaptation in both size and configuration, enabling a flexible tenancy arrangement that can respond to evolving operational and market requirements.

SSDA SCHEME



GROUND FLOOR AMENITIES

RTS SCHEME



DESIGN RESPONSE

2.3 AMENITIES - LEVEL 03

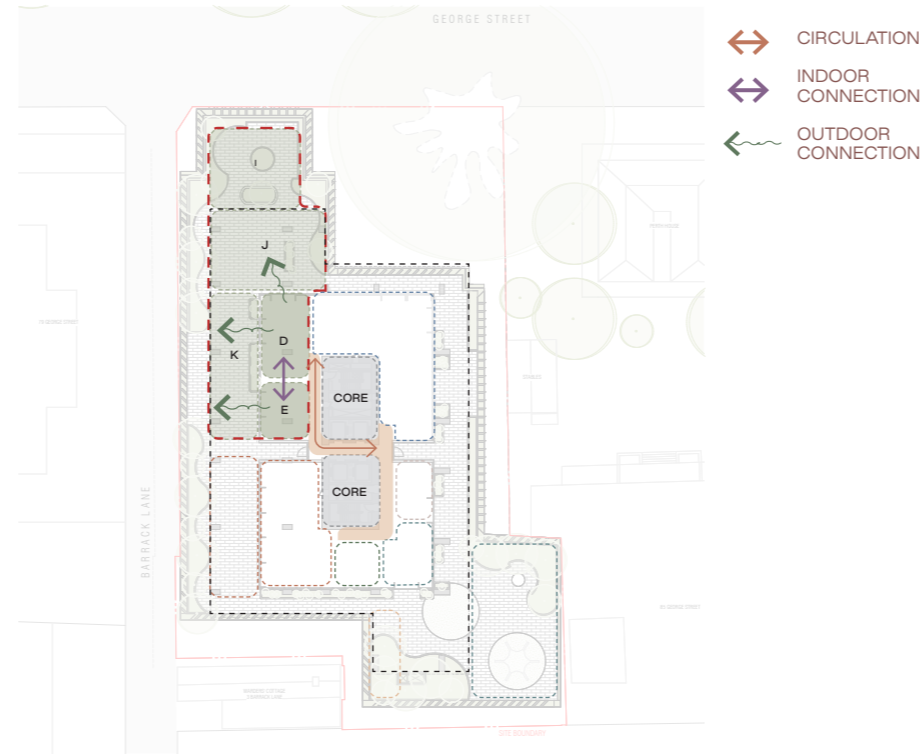
DPHI - 6

Level 03 has been further developed to clearly define the resident amenity offering, informed by market research and operational requirements. The primary demand identified was for co-working and gym facilities, and these uses anchor the amenity floor.

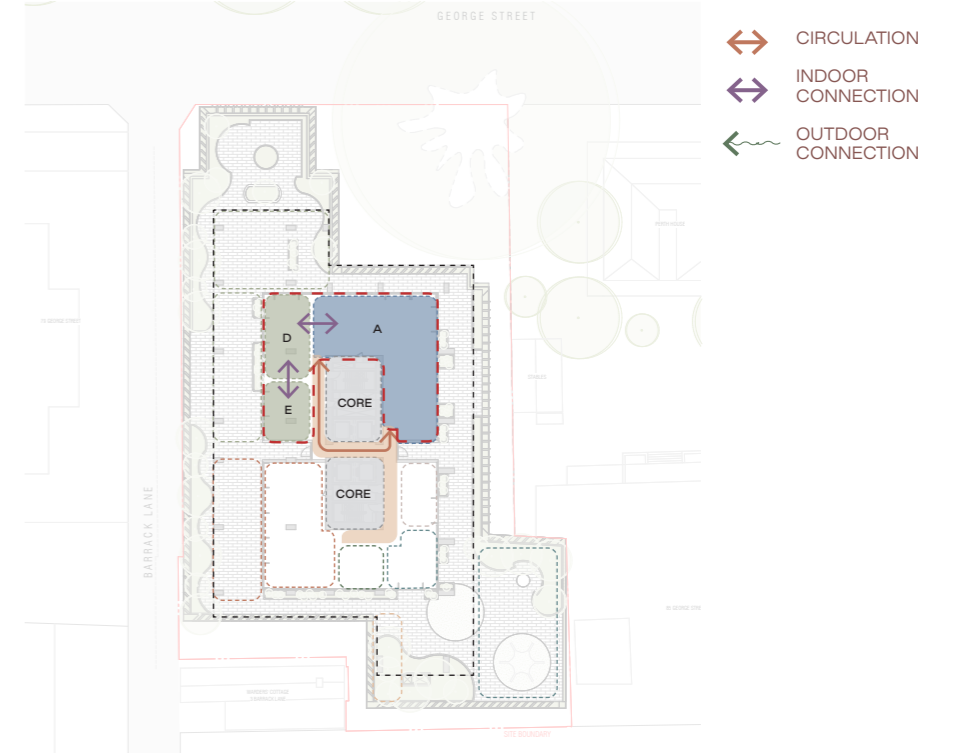
Additional spaces include indoor and outdoor lounge areas, private dining rooms, family and children's rooms, and dedicated pet amenities. The diagrams illustrate the spatial relationships between these areas and their connection to adjoining terraces, demonstrating how internal and external spaces operate cohesively.

Amenities have been co-located to allow flexibility, enabling rooms to be combined for larger events or programmed activities. The lounge areas function as extensions of residents' private open space, providing a range of settings including internal, covered outdoor and fully open-air terraces with integrated BBQ facilities.

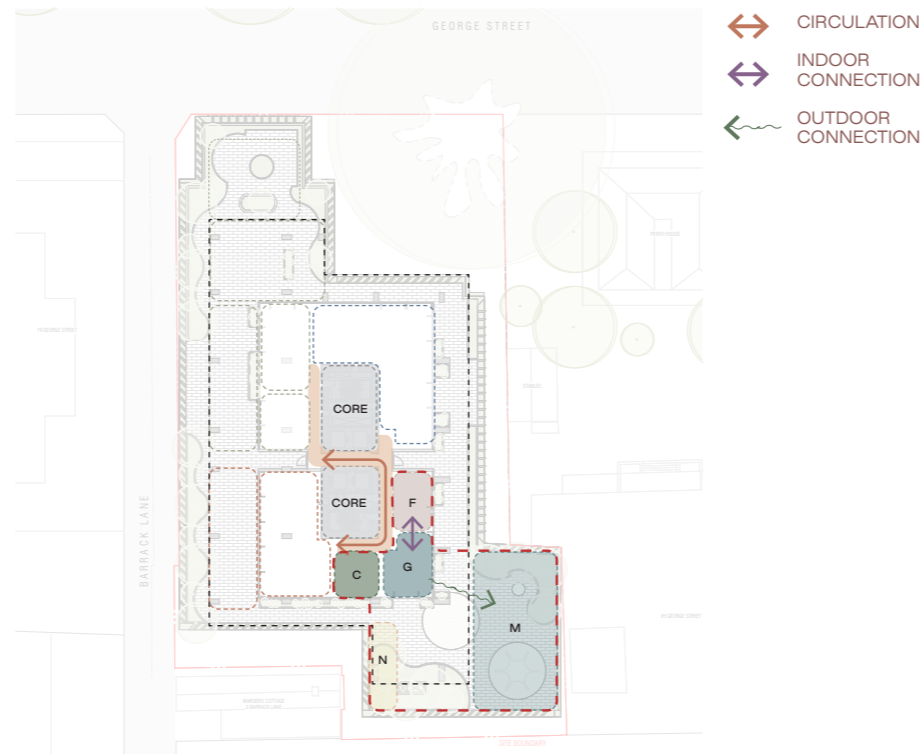
- A CO-WORKING + WFH
- B GYM / FITNESS
- C CHANGE/BATHROOM
- D RESIDENT LOUNGE/CLUB
- E PRIVATE DINING ROOM & KITCHEN
- F CINEMA/GAMES
- G KIDS/FAMILY SPACE
- I OUTDOOR LOUNGE AREA
- J UNDERCOVER LOUNGE AREA
- K UNDERCOVER BBQ AREA
- L UNDERCOVER GYM/FITNESS AREA
- M OUTDOOR KIDS/FAMILY AREA
- N PETS AMENITIES



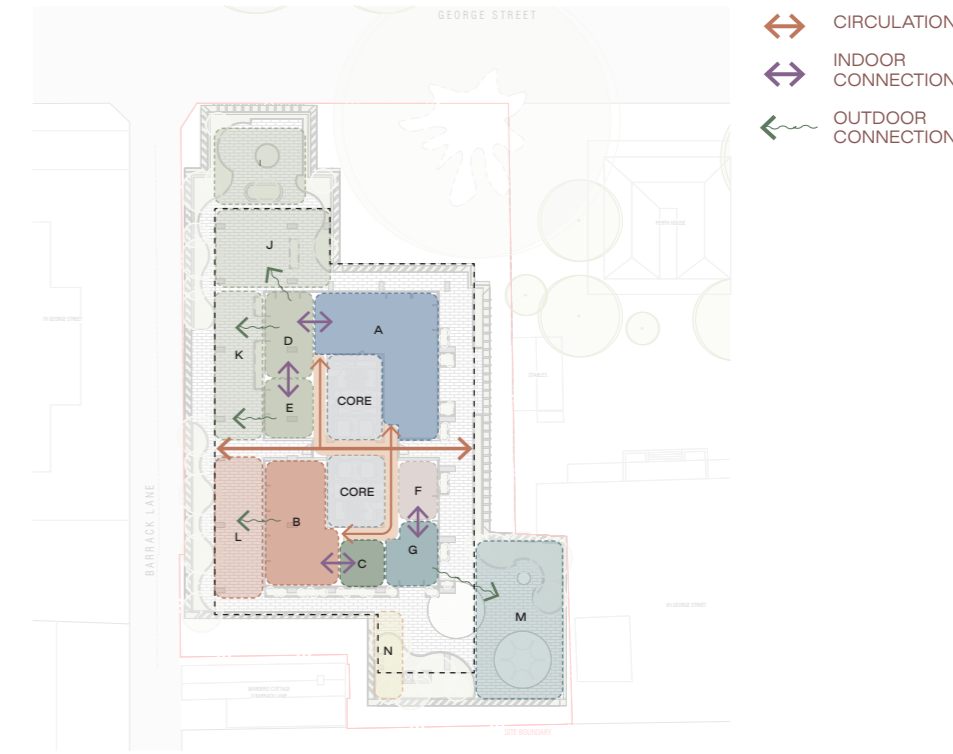
RESIDENT EVENTS



CORPORATE EVENTS



FAMILY EVENTS



LEVEL 03 AMENITIES

DESIGN RESPONSE

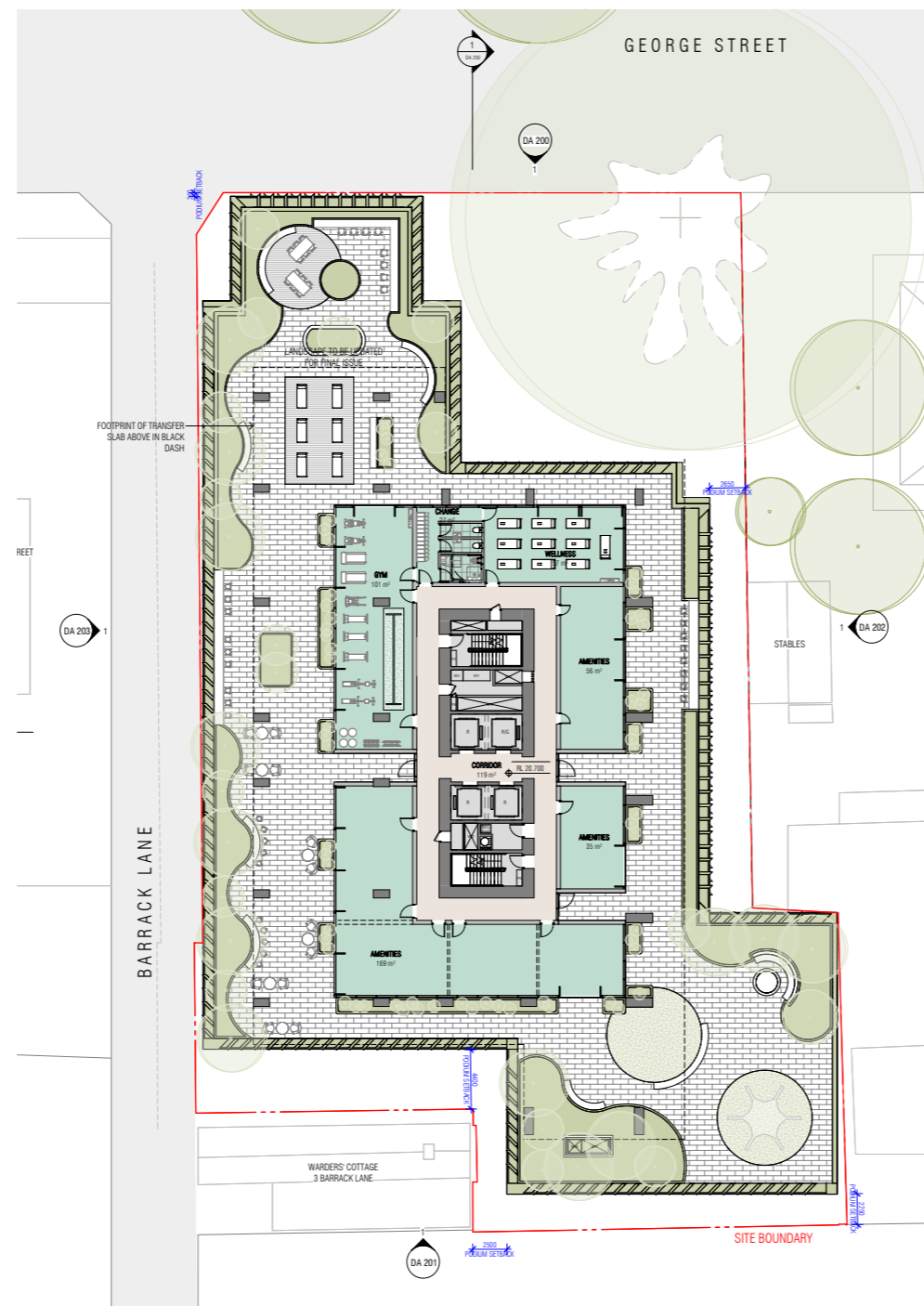
2.3 AMENITIES - LEVEL 03

DPHI - 6

The Level 03 floor plan demonstrates the spatial organisation of the amenity zones and their relationship to the adjoining outdoor areas. The layout clearly illustrates how internal spaces connect to terraces to support flexible use and functional adjacency.

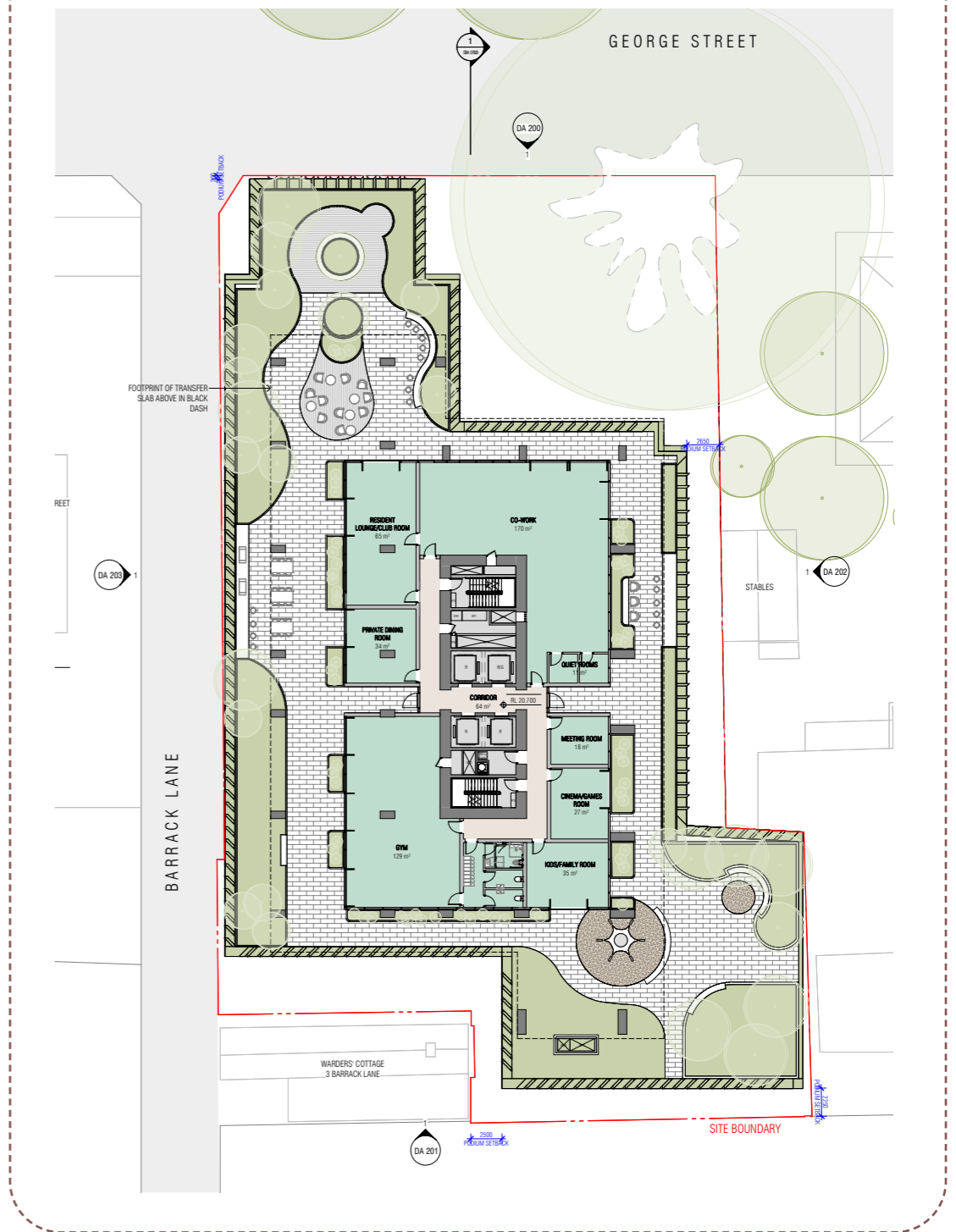
The landscape design has been revised in response to the updated layouts, ensuring alignment between built form, planting zones and outdoor amenity areas.

SSDA SCHEME



LEVEL 03 AMENITIES

RTS SCHEME



DESIGN RESPONSE

2.4 VISUAL PRIVACY

DPHI - 7

The proposed tower achieves glazing-to-glazing separation distances that exceed the 24 metre habitable façade separation recommended under the ADG. The primary Arthur Phillip High School buildings are located approximately 76 metres from the development.

A smaller two-storey amenity building is positioned approximately 26 metres

and 19 metres from the proposal at its closest points. The northern façade of this structure is predominantly blank, further limiting opportunities for direct overlooking.

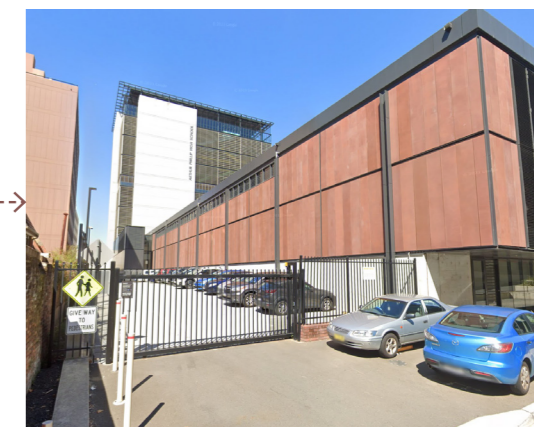
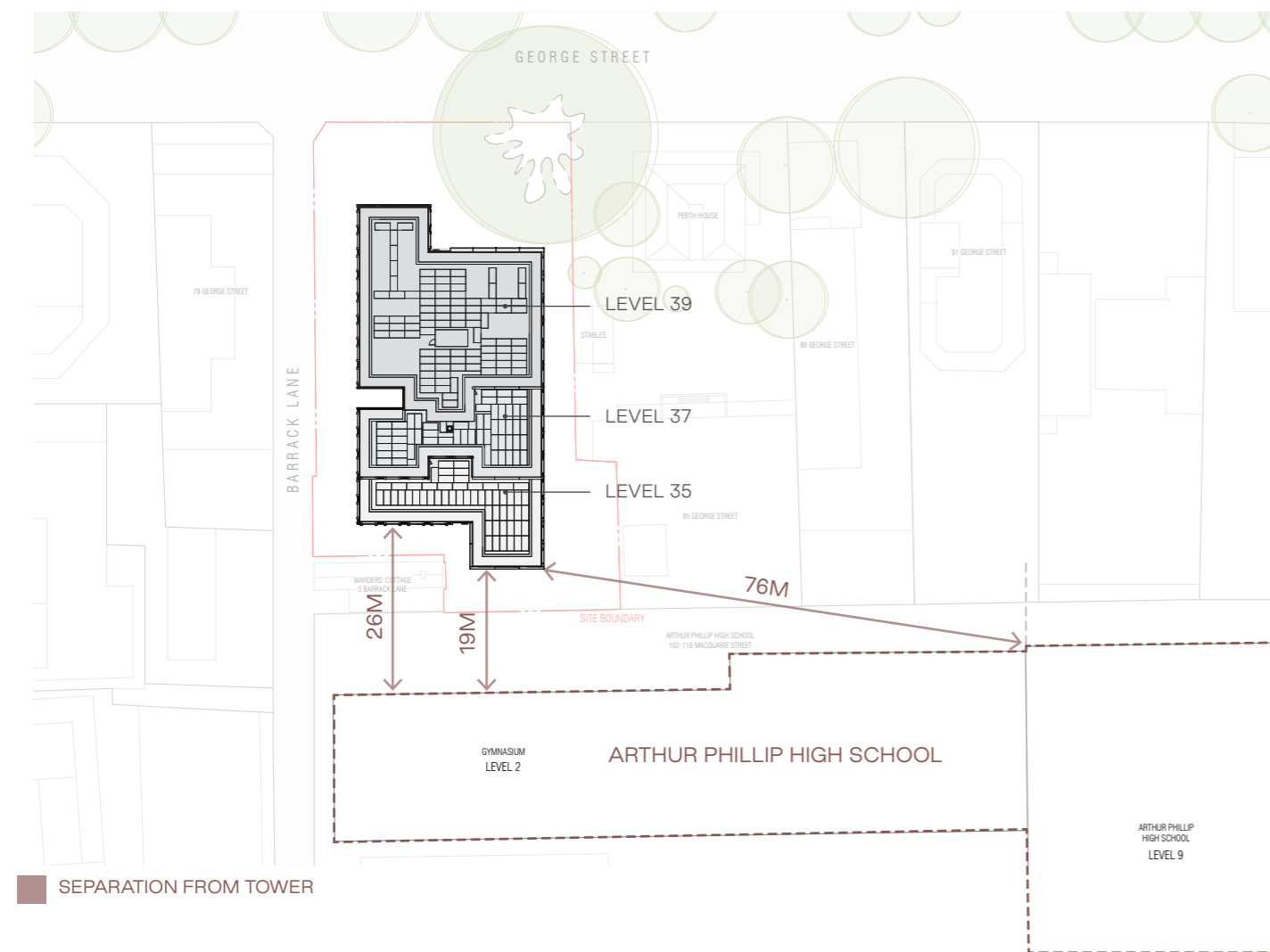
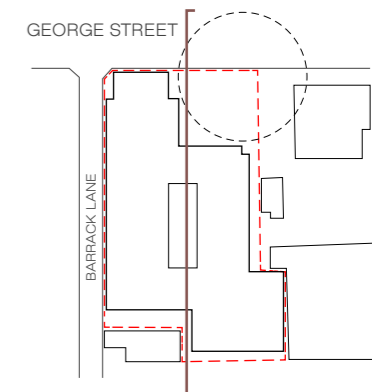
Importantly, the site is located within the Parramatta CBD, a high-density urban context characterised by multiple tall buildings with substantial areas of

glazing in proximity to one another. In this setting, the proposal's separation distances are consistent with established CBD conditions.

Given the significant horizontal separation, the vertical scale of the tower, and the distance to active school areas, any views toward the school would be long-range and oblique

in nature. At this scale, individual students would not be clearly visible, and the proposal does not give rise to unreasonable privacy impacts.

The accompanying diagrams and sectional studies further demonstrate the spatial relationship between the school and the proposed development.



NORTH FACE OF APHS GYMNASIUM

DESIGN RESPONSE

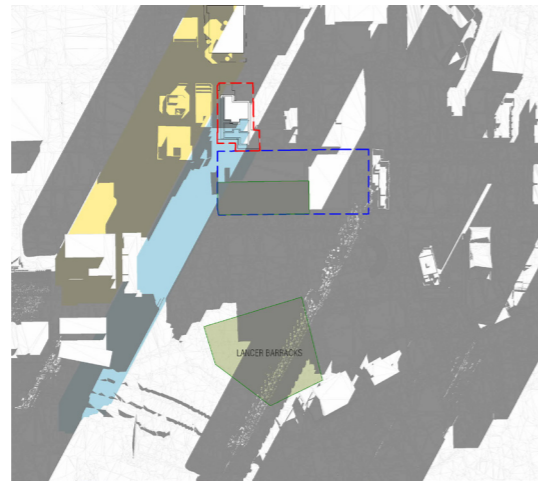
2.5 OVERSHADOWING

DPHI – 8
DoE – 4
DoE – 8

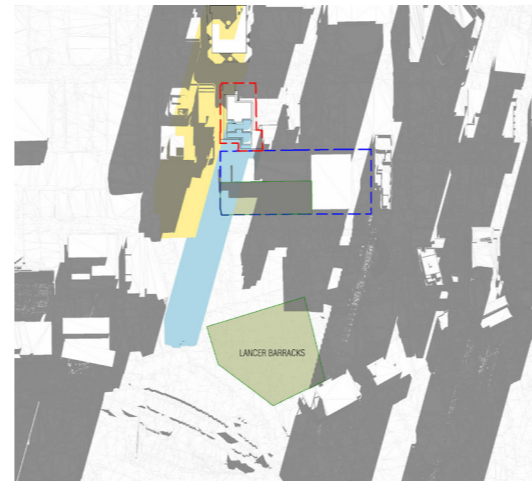
Detailed analysis of overshadowing to Arthur Phillip High School has been undertaken and is demonstrated in the accompanying shadow diagrams. The assessment identifies key recess periods for the school as 10:00–10:30am, 11:45am–12:15pm and 1:30–1:50pm.

The diagrams illustrate shadow impacts from both the proposed development and the approved 110 George Street development. Shadows attributable to the subject proposal are identified in blue for clarity.

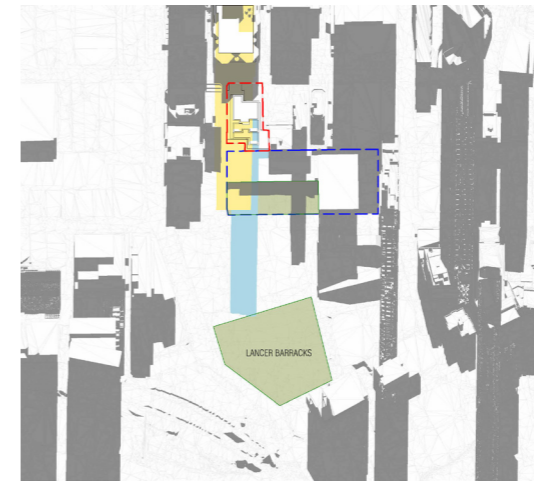
Given the established CBD context and the presence of surrounding tall buildings, the additional shadow impact generated by the proposal is limited and not considered significant.



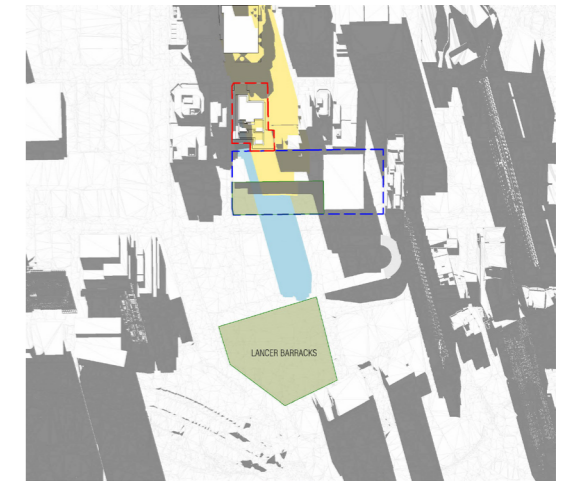
9:00 WINTER SOLSTICE 21/06



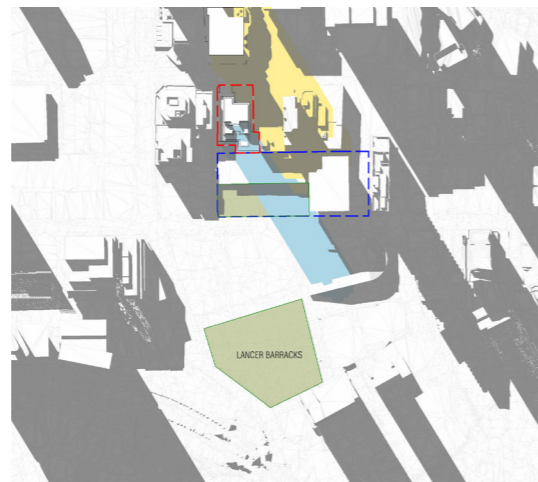
10:00 WINTER SOLSTICE 21/06
RECESS 10:00 – 10:30AM



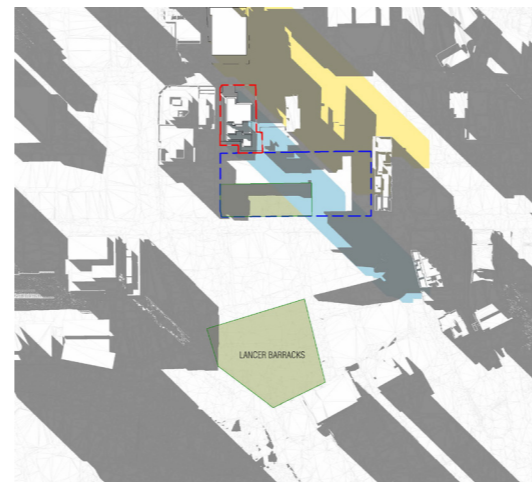
11:00 WINTER SOLSTICE 21/06



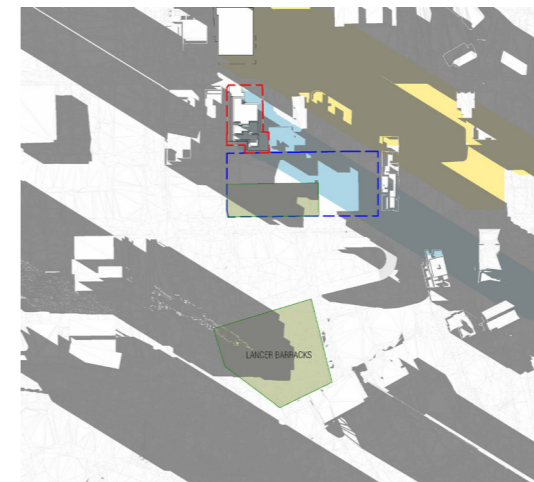
12:00 WINTER SOLSTICE 21/06
RECESS 11:45AM – 12:15PM



13:00 WINTER SOLSTICE 21/06
RECESS 13:30 – 13:50PM
END OF SCHOOL DAY 13:30PM
EVERY WEDNESDAY



14:00 WINTER SOLSTICE 21/06



15:00 WINTER SOLSTICE 21/06

- EXISTING SHADOWS
- 81-83 GEORGE STREET PROPOSAL SHADOW
- APPROVED 110 GEORGE STREET PROPOSAL SHADOW
- OPEN SPACE

DESIGN RESPONSE

2.6 HERITAGE

DPHI – 20
HNSW – 6

In consultation with **Heritage NSW**, the interface with **The Stables** has been refined to strengthen its relationship to the heritage item. The façade column line has been pulled back to align with the glazing line, increasing the setback from The Stables and reducing the visual prominence of structural elements at ground level. This adjustment improves the spatial separation and enhances the overall interface.

The link adjacent to The Stables is activated with resident bicycle parking, ensuring regular movement and passive surveillance. The backdrop also provides an opportunity for integrated public art or interpretive elements, contributing to activation while acknowledging the heritage context.



SSSA SCHEME – VIEW OF PROPOSAL'S CONNECTION TO THE STABLES



RTS SCHEME – VIEW OF PROPOSAL'S CONNECTION TO THE STABLES

DESIGN RESPONSE
2.6 HERITAGE

DPHI - 20
HNSW - 6



RTS SCHEME - VIEW OF EASTERN FACADE CONNECTION TO THE STABLES

DESIGN RESPONSE

2.7 SETBACKS

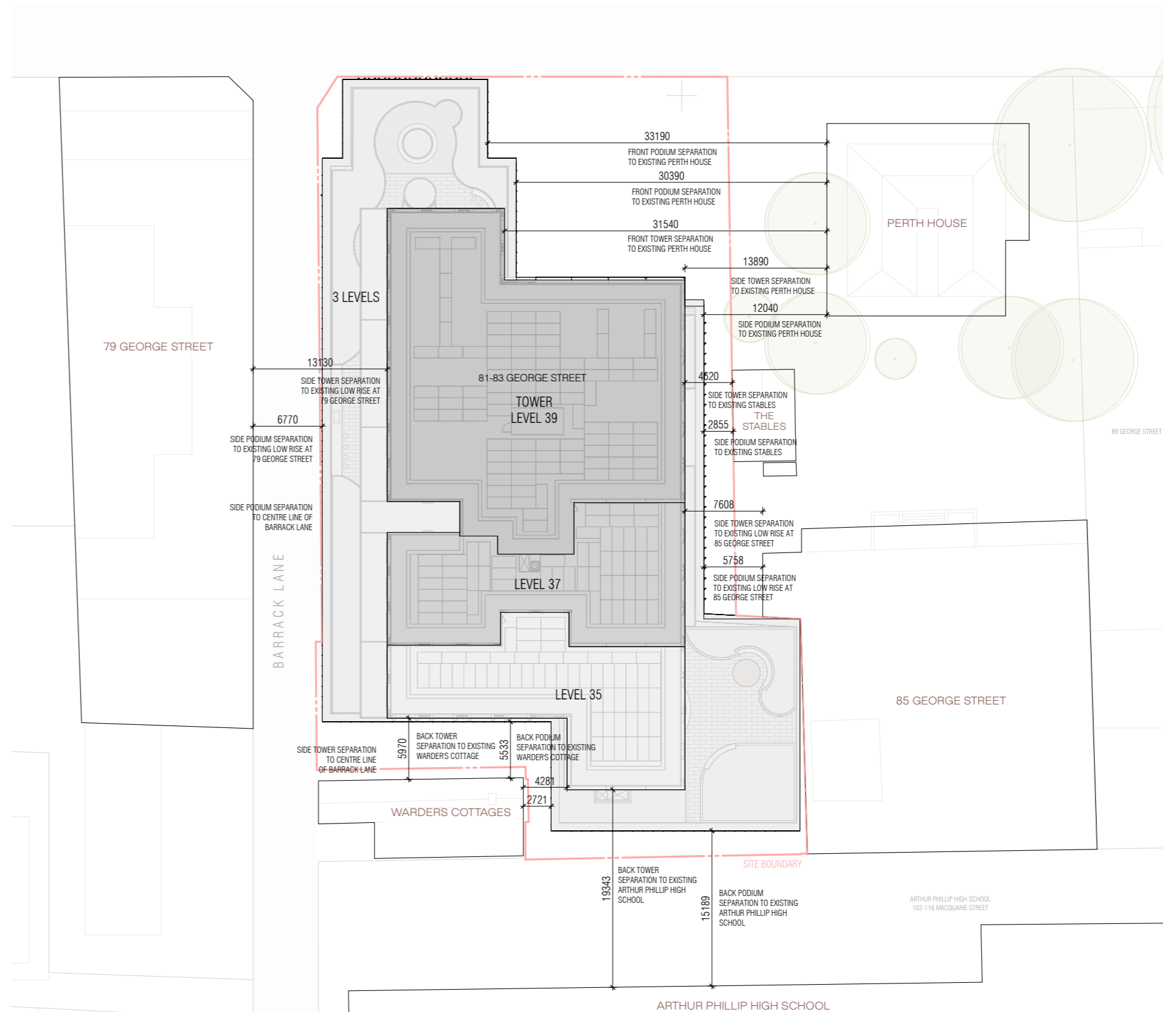
COP - 21
DoE-7

The diagram illustrates the roof plan, identifying setbacks to adjoining properties and nearby heritage items. These dimensions demonstrate the spatial separation achieved and confirm the proposal's relationship to the surrounding built form and heritage context.

To the south, the tower provides a separation of 26m and 19m to the two storey gym building, which exceeds the separation distances recommended under the ADG. To the east, the existing building at 85 George Street presents a largely blank western façade, with the proposal providing separation distances ranging from 7.6 m to 11.5 m to the furthest point of the building. A separation of 13.3 m is maintained to the 9 storey building at 79 George Street.

Given the established and emerging CBD context and the configuration of surrounding development, the proposal provides appropriate setbacks and separation from neighbouring buildings.

BUILDING	SEPARATION FROM PROPOSAL	
	PODIUM	TOWER
Perth House	12.05 m	13.9 m
The Stables	2.8 m	4.6 m
Warders Cottages	5.95 m	5.55 m
Arthur Phillip High School	15.2 m	19.35 m
85 George Street	5.75 m	7.6 m
79 George Street	6.75 m	13.15 m



BUILDING SEPARATION

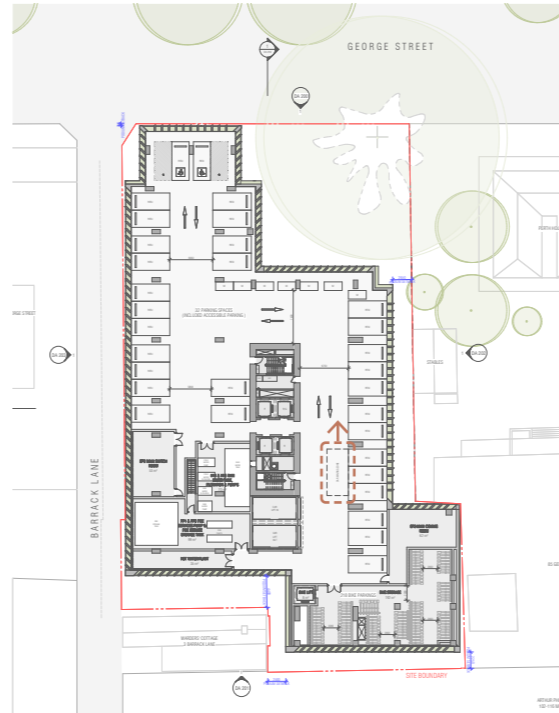
DESIGN RESPONSE
2.9 TRAFFIC

COP - 35

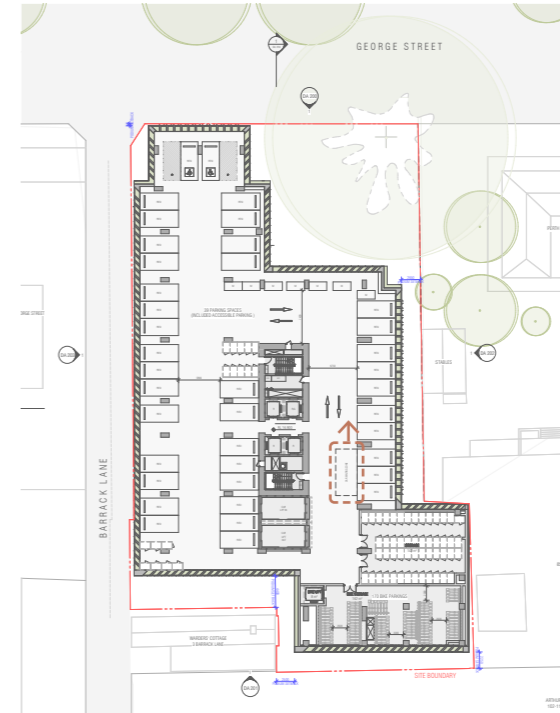
The parking levels have been revised to incorporate updated waiting areas to improve vehicle circulation and operational efficiency. These adjustments have been coordinated with and verified by the project traffic engineers.

As a result, the layout now provides compliant queuing capacity in accordance with the relevant Code of Practice requirements identified within the Traffic Impact Assessment.

SSDA SCHEME

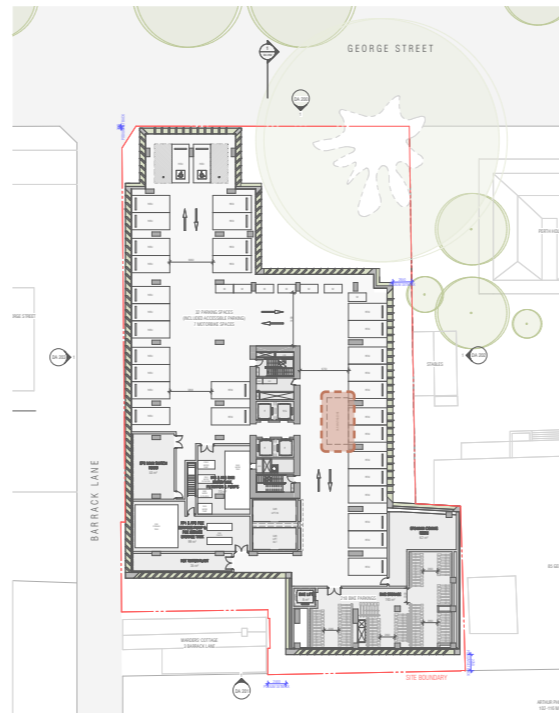


SSDA LEVEL 1 PARKING

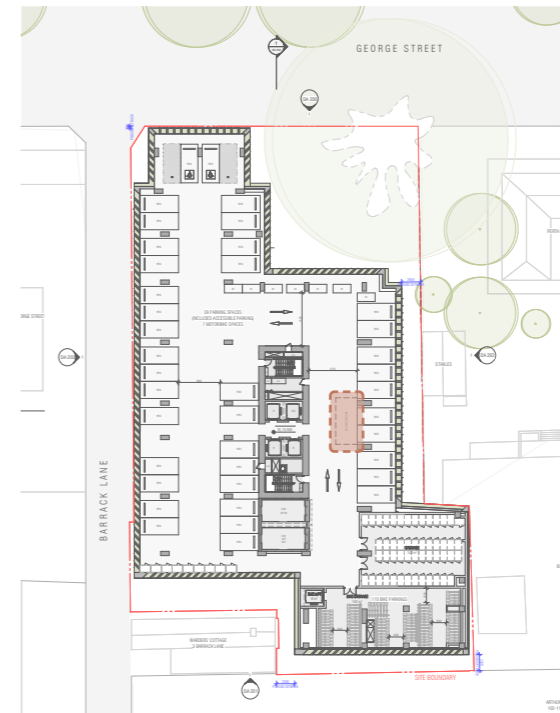


SSDA LEVEL 2 PARKING



RTS SCHEME



RTS LEVEL 1 PARKING
 CAR WAITING ZONE MOVES UP



RTS LEVEL 2 PARKING
 CAR WAITING ZONE MOVES UP

-  RTS CAR WAITING ZONE
-  SSDA CAR WAITING ZONE

DESIGN RESPONSE

2.10 LANDSCAPING

COP - 52
COP - 53
COP - 54

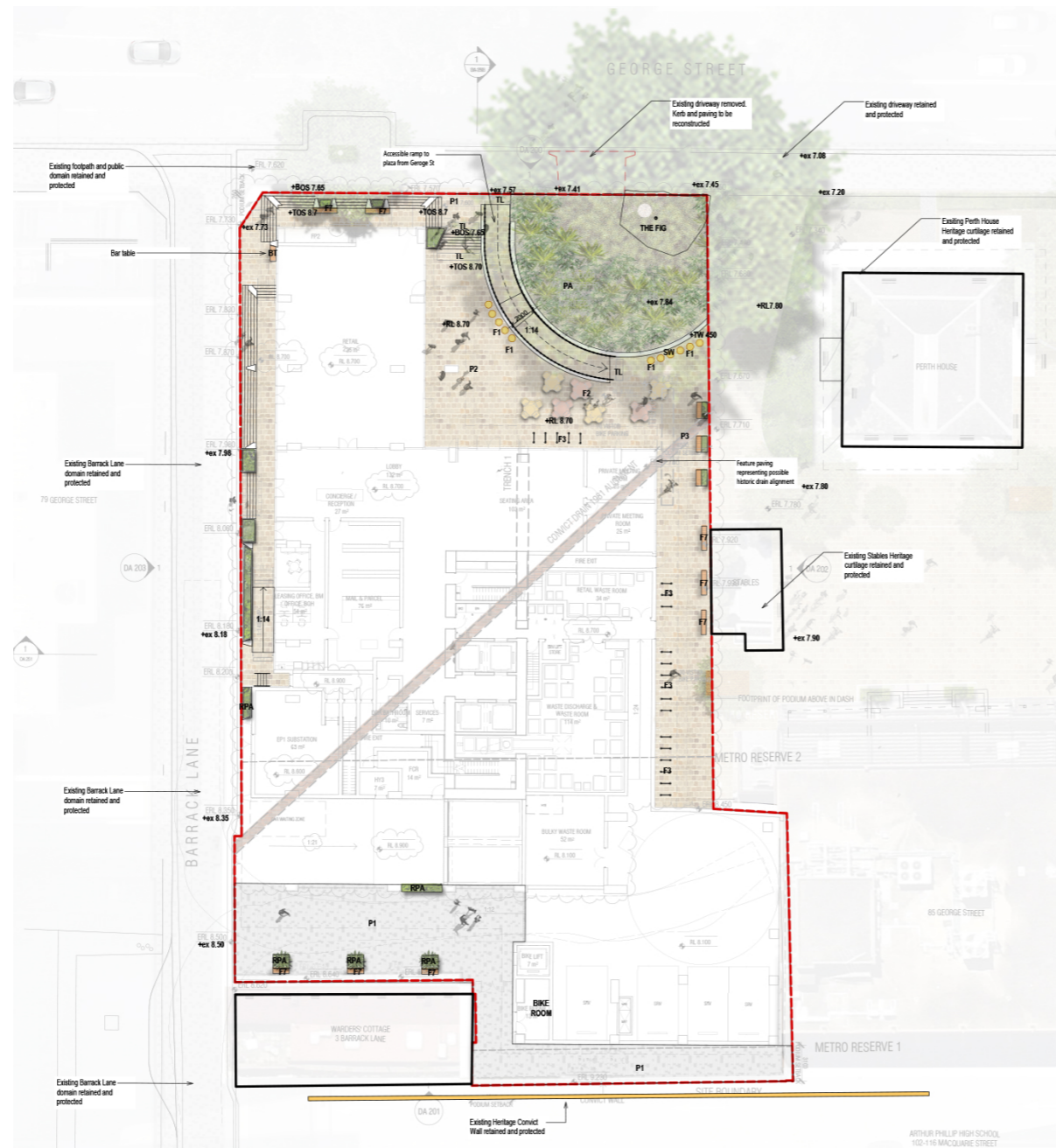
GROUND FLOOR

The ground plane is defined by the central historic fig tree and feature paving, creating areas for gathering, seating, and quiet reflection. The following plan provides a glimpse into the character and atmosphere of the plaza, helping to communicate how the space may look and feel.

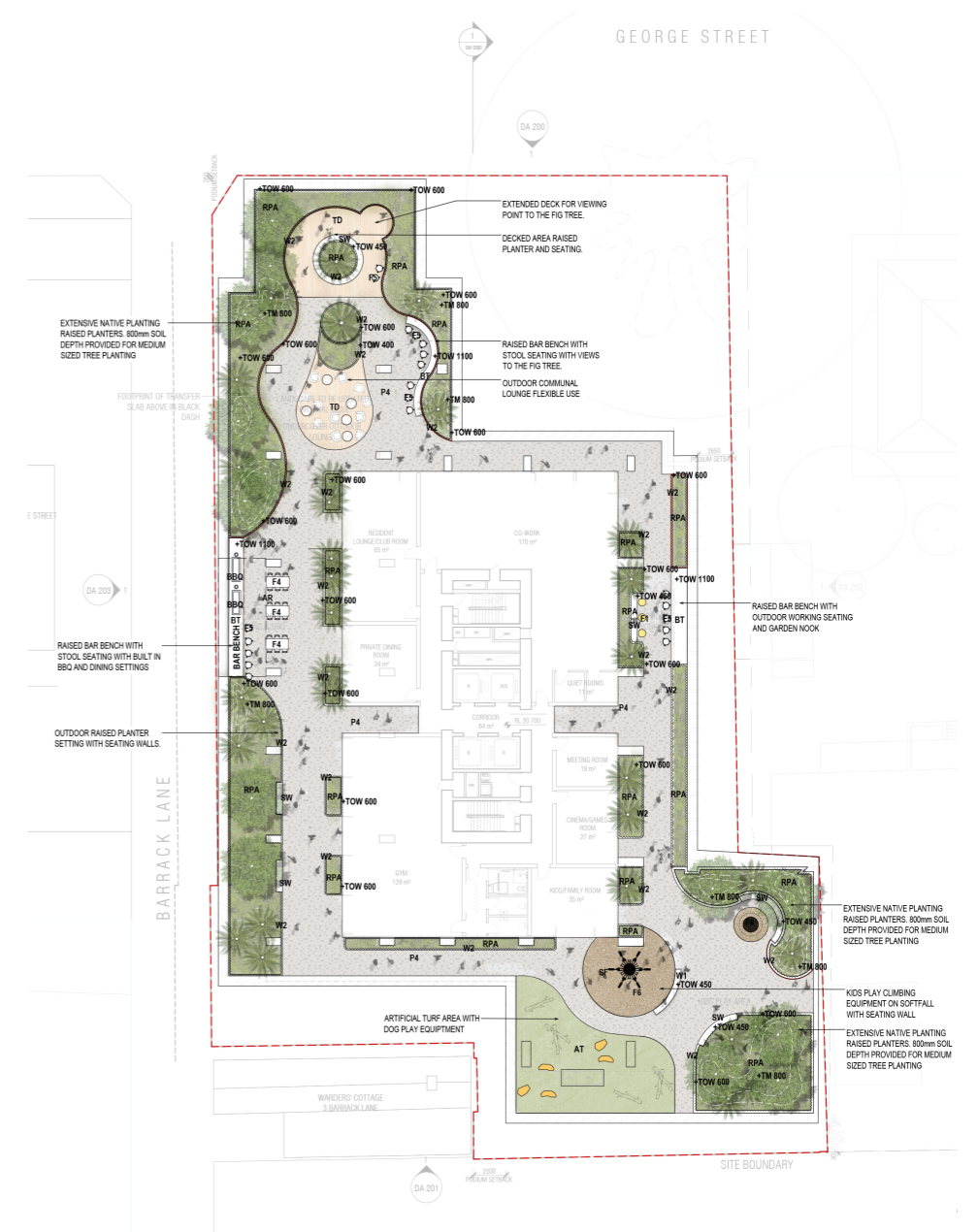
LEVEL 03

The podium level is defined by a mix of raised garden nooks, lounge seating, and active zones, creating spaces for socialising, relaxation, and play. The following plan provides a glimpse into the character and atmosphere of the space, conveying how it may look and feel.

Refer to Landscape Report by Land + Form for more details.



GROUND FLOOR LANDSCAPING PLAN



LEVEL 03 LANDSCAPING PLAN

DESIGN RESPONSE

2.11 RENDERED PERSPECTIVES

COP - 18



SSDA RENDERED PERSPECTIVE - VIEW FROM GEORGE STREET



RTS RENDERED PERSPECTIVE - VIEW FROM GEORGE STREET

DESIGN RESPONSE
2.11 RENDERED PERSPECTIVES

COP - 18



SSDA RENDERED PERSPECTIVE - PODIUM VIEW FROM GEORGE STREET



RTS RENDERED PERSPECTIVE - PODIUM VIEW FROM GEORGE STREET

