

**PROPOSED COMMERCIAL DEVELOPMENT
AT 89 GEORGE STREET PARRAMATTA**

PARRAMATTA CITY CENTRE LEP 2007 COMPLIANCE TABLE

LEP 2007 CONTROL	ASSESSMENT/COMMENTS	COMPLIANCE YES/NO
<p>CI 9 SEPPs & REPs This clause list the SEPPs & REPs which don't apply to LEP 2007</p>	<p>SEPP No. 1 in relation to development standards does not apply. Any variation to development standards is considered under Clause 24 of LEP 2007</p>	<p>N/A</p>
<p>CI 10 Land use Zones The site is within a Business Zone – B3 Commercial Core</p>	<p>B3 Zone primarily intended for a wide range of retail, business, office and support land uses which serve the needs of the local and wider community. It is the highest density zone in the City Centre. Business premises, offices, retail premises and food and drink premises and the like are permissible. Residential development other than serviced apartments, hotels and tourist accommodation are not permitted.</p>	<p>YES</p>
<p>CI 21 Height of buildings Maximum height defined on Height Map and for subject land is 120 metres. Height subject to a site being capable of accommodating taller height and have regard to heritage sites, historic views, shadow & amenity.</p>	<p>The proposed building will have a height significantly less than 120 metres and therefore complies with Clause 21. Excluding the rooftop plant level, the building extends to a maximum height of 50.5 metres above ground level. Lift overruns and roof top plat extend up to a height of 56.2 metres, screened by a roof feature.</p>	<p>YES</p>
<p>CI 21A Architectural roof features Subject to performance controls (no extra shadow, not for advertising etc) may exceed height limits. Building signage, and services e.g. plant, lift motor rooms, fire stairs) roof features may exceed height limit if integrated into the design of the roof feature.</p>	<p>A roof top feature of variable height extends up to 6.5m above level 13 to screen rooftop plant, fire stairs and lift overruns. These facilities are integrated into the design of the roof. As Perth House and the open space around Perth House will not be further developed, the roof of the proposed building will have a strong visual presence as viewed from George St. Accordingly particular emphasis is placed on providing a strong iconic roof feature.</p>	<p>YES</p>

<p>CI 22 Floor space ratio B3 Zone allows an FSR of up to 10:1 depending on site area. Formula applies FSR equals 6:1 plus 4 times (the site area minus 1,000 then divided by 1500). For a site of 1,354m² an FSR of up to 6.944:1 applies.</p>	<p>Based on a site area of 1,354m², Clause 22 limits maximum FSR on the site to 6.944:1. An FSR of 8.8:1 is proposed. A variation to maximum permitted FSR is considered reasonable in the circumstances. Adjoining sites are in fragmented ownership due to strata titling effectively making it impossible to amalgamate the site with adjoining land to take advantage of increased FSR available for larger sites.</p> <p>The development will provide a 5 star quality office building and includes a significant area of public space at ground level. A reduced FSR would render the project unviable due to the higher construction costs attributable to building on a narrow site and the more onerous requirements for a achieving a 5 star rating. Reduced FSR would also result in a reduction in building height to the extent that the building would not be compatible with the planned building height and scale anticipated for future development in the commercial core. The overall maximum permitted FSR of 10:1 in the Commercial Core is not exceeded.</p>	<p>NO</p> <p>(A submission to increase maximum FSR in relation to site area under CI 24 will form part of the submitted SEE</p>
<p>CI 22A Minimum building street frontage A minimum building street frontage of 20m applies, unless the physical constraints of the site or adjoining sites do not make it possible to achieve a 20m frontage & objectives of CI22A are achieved (Subclause 3).</p>	<p>The site has a frontage of 18.2 metres, approximately 10% less than the required 20m standard. It is not possible to consolidate the site with all or part of adjoining properties to create a 20m frontage. Land to the west contains a heritage item, land to the east contains a substantial strata titled office building in multiple ownership.</p> <p>Due to the site circumstances a variation to the minimum building street frontage of 20 m under Clause 22A(3) is considered reasonable. The subject land is similar in form to a corner allotment with a long elevation open to view adjoining the Perth House site. This ensures a suitable balance of horizontal & vertical proportions. There is also good separation to vehicular access points on neighbouring properties and a workable car park layout is achieved in the basement levels and a functional floor plate provided.</p>	<p>YES</p> <p>(Subject to Council approval to vary minimum frontage requested under Cl. 22A(3) due to site circumstances)</p>
<p>CI 22B Design Excellence Development must exhibit design excellence in relation to matters listed in CI22B(3). Development proposals over \$1 million on key sites and buildings greater than 55m or 13 storeys (or both) in height must be subject to a Design Competition (unless exempted by the Director General NSW Planning).</p>	<p>Proposed design exhibits excellence in relation to architectural design, materials, detailing, building type and location, form and external appearance. The proposal will improve quality and amenity of public domain, maintain view corridors and not adversely impact on sun access plane controls. It is a suitable development of the site, with appropriate uses and the design considers heritage, archaeological and streetscape constraints. The proposal achieves appropriate bulk, massing, modulation, street frontage heights and building</p>	<p>YES</p> <p>(on the basis that discretion is allowed with respect to the</p>

<p>Height is measured from ground level and attics, mezzanines, and space that only contains a lift shaft, stairway or meter room are not counted in the calculation of number of storeys.</p>	<p>separation. Shadow, wind and reflectivity are acceptable and ESD principles have been applied in the design. Provision is made for appropriate pedestrian/vehicle circulation and improvements to the public domain. A suitable relationship is provided to Perth House, including enhanced pedestrian access to the rear of Perth House and framing/enclosure of the open space at the rear of Perth House.</p> <p>The building is limited to a height of 13 storeys and does not exceed a height of 55 metres on the basis the roof top plant and lift overruns are integrated into a rooftop architectural feature and are therefore not included in the calculation of building height. Accordingly a design competition is not required.</p>	<p>55m height control for the roof top plant level and associated roof top architectural screening feature)</p>
<p>CI 22C Car Parking Car parking must be provided on-site at the rate of 1 car space per 100m² of commercial GFA and 1 car space per 30m² of shop GFA and 1 car space per 10m² of restaurant GFA. Any reduction in parking is only permitted if Council is satisfied that car parking will be adequately provided for elsewhere.</p>	<p>Council has advised that car parking requirements of the Table to CI 22C should be interpreted as a maximum rather than a minimum. The preferred option has a total GFA of 11,915m². Assuming this is commercial floor space, a total of 120 car spaces are required. A total of 63 car spaces are proposed within 4 basement levels. Given that the Parramatta CBD is well serviced by public transport and the desirability of discouraging private motor vehicle use, it is considered that reduced parking provision of around 50% is a desirable outcome, consistent with current planning practice for major CBDs. It should also be noted that 75 bicycles spaces are to be provided to further discourage private vehicle use.</p>	<p>NO (Variation required from Council on the basis that parking requirements are a maximum and that 50% plus of parking on-site is reasonable)</p>
<p>CI 22D Building Separation Separation distance between towers and neighbouring buildings shall not be less than provided for in the City Centre DCP</p>	<p>The City Centre DCP requires that buildings on the site be built to the street frontage and comply with Street Frontage profile Type G. This requires that a building be built to the street frontage to a height of not less than 20m and not more than 24m. Building height above this level must be setback a minimum of 8m from the street.</p> <p>The lower levels of buildings up to 36 metres must be built to the site boundaries (or alternatively setback at least 6m). From 36m to 54m a minimum average setback of 6m applies increasing to an average of 9m above 54m. Where a continuous front building alignment to the street is required as is the case for the subject land, a nil setback to side boundaries applies.</p>	<p>NO (some variations in setbacks are to be sought due to site constraints and heritage issues)</p>

	Due to the narrowness of the site, the proposal to establish a walkway along the western boundary of adjoining land at No. 91 George St., and the relationship of the site to Perth House and open space around Perth House, a variation to the building separation controls is considered appropriate. This is discussed in more detail in Section 2.4 of the DCP Compliance Table.	
<p>CI 22E Ecologically sustainable development Whole of building approach to ESD issues such as greenhouse gas reduction, energy efficiency, natural ventilation, orientation, passive solar design, day lighting, waste minimisation, water conservation/re-use, reduced car dependence, adaptive re-use etc.</p>	The proposal demonstrates excellent performance in relation to the identified ESD issues and achieves a 5 star rating.	YES
<p>CI 24 Exceptions to Development Standards Variation to development standards allowed under CI 24 where compliance is unreasonable or unnecessary and there are sufficient environmental planning grounds to justify contravening the standard. Standards expressly excluded from SEPP 1 are excluded from CI 24. Any approval to a variation must have the concurrence of the Director-General NSW Planning. Issues of public benefit are specifically identified as a reason for supporting a variation.</p>	<p>A submission under Clause 24 is included in Appendix A of the Statement of Environmental Effects with respect to maximum FSR, building separation and boundary setbacks. Accordingly approval of the development will require the concurrence of the Director-General.</p> <p>The primary variation sought relates to FSR as discussed under Clause 22 of the LEP. Development of the site is dependent on flexible application of FSR controls relating to site area, due to the circumstances applying to the subject land. The proposal does not exceed the maximum permitted 10:1 FSR in the Commercial Core Zone. Development of the site as proposed demonstrates a number of public benefits such as removal an existing inappropriate development and improved public domain and enhanced pedestrian access to the rear of Perth House.</p>	<p>A submission under Clause 24 is to be included in the submitted Statement of Environmental Effects.</p> <p>Achieving the proposed FSR will require a submission under CI 24 and the concurrence of the Director-General.</p>

<p>CI 29D Ground floor development on land zoned B3 Commercial Core The ground floor of any development in Zone B3 must have active street frontages and is to have active use (e.g. business premises, restaurant, hotel, retail etc) except for frontage required for lobbies, vehicular access and access for fire services.</p>	<p>An active ground floor frontage is proposed, including a colonnade to enhance pedestrian amenity.</p>	<p>YES</p>
<p>CI 33A Development on flood prone land Development on flood prone land must be designed so as to maintain the existing flood regime and not increase flood impacts including on adjoining lands or increase flood risk.</p>	<p>Almost one third of the site is flood prone, primarily a narrow strip along most of the eastern side and fronting the site. Flooding is of a local nature from George Street. No flooding of the site occurs from the Parramatta River. The design of the proposal appropriately manages local flooding without adverse impact on neighbouring properties in accordance with the requirements of CI33A. A Flood Report is submitted separately with the development application.</p>	<p>YES</p>
<p>CI 33B Acid sulphate soils An acid sulphate soils management plan must be prepared and implemented where acid sulphate soils may be disturbed.</p>	<p>The front two thirds of the site is identified as having acid sulphate soils. The extent of acid sulphate soils has been investigated and an Acid Sulphate Soils Management Plan submitted separately with the development application.</p>	<p>YES (subject to preparation of an Acid Sulphate Soils Management Plan)</p>
<p>CI 34 Preservation of trees or vegetation A tree preservation order applies.</p>	<p>There are no significant trees on the site.</p>	<p>YES</p>

<p>CI 35 Heritage conservation CI 35 sets out requirements in relation to development on sites containing heritage items or within conservation areas and for development within the vicinity of a heritage item. Clause 35(4)(a) applies to development in the vicinity of a heritage item and requires that a heritage impact statement be provided</p>	<p>The subject land adjoins Perth House which is a heritage item. The proposal has had regard to Perth House by adopting a front setback and colonnade which allows views through to Perth House from the east. The western edge of the building provides a built edge to open space around Perth House and includes a building setback adjacent to the Perth House building. The development application is accompanied by a heritage Impact Statement which indicates that the proposal will not adversely impact on the heritage value of Perth House and its curtilage including the Fig tree to the west of Perth House. The proponent is agreeable to a consent condition which requires work to be stopped if any items of archaeological significance are encountered during demolition, excavation or construction</p>	<p>YES (subject to submission of an H.I.S.)</p>
<p>CI 35A Historic view corridors Impacts of a proposal on historic view corridors must be considered.</p>	<p>Views towards Parramatta Park along along George Street are identified as an important view corridor. The proposed development will not encroach into this existing view corridor.</p>	<p>YES</p>