PROPOSED COMMERICAL DEVELOPMENT
AT 89 GEORGE STREET PARRAMATTA

PARRAMATTA CITY CENTRE DCP 2007 COMPLIANCE TABLE

DCP 2007 CONTROL	ASSESSMENT/COMMENTS	COMPLIANCE YES/NO
SECTION 2 **Building Form**		
2.1 Street alignment & setbacks A continuous built edge to the street alignment is required for the building (subject to compliance with street frontage heights and setbacks above 20m/24m prescribed in Clause 2.2 below)	The front elevation of the building is setback between 4.0 metres and 5metres to a height of up to 23.65 metres. This setback is provided so as to align the building with adjoining heritage item Perth House and with existing office building to east (No. 89 George St). The ground floor level to a height of 6 metres is setback 4 metres in the form of a colonnade to provide a view line through to Perth House. Levels 1 to 5 are setback 5 metres from the street as a transition between the 6m front setback of No. 89 and Perth House. The appropriateness of the proposed front building setback up to level 5 is discussed in more detail in the Heritage Impact Report. See also Section 3.8.	NO (Variation required due to site circumstances – and front setback of the adjoining buildings)
2.2 Street frontage heights Street frontage type G applies (8m front setback above 24m Built to street alignment for a minimum height of 20m and maximum height of 24m)	A front building setback of 8 metres is proposed for the portion of the building above 24 metres. A variation as outlined above in Clause 2.1 for the front setback of the building below 24m is requested due to site circumstances and the front setback of adjoining buildings.	(above 24 m) YES (below 24m) NO

2.3 Building depth & bulk Preferred floor plate is 1200m2 with a maximum depth of 20m. Office floor space no more than 10m from natural light	Due to the site's long narrow shape and its orientation to Perth House and the open area around Perth House the site exhibits the characteristics of a corner lot, with a presentation to both George Street and Perth House. Accordingly a "block" form building (rather than tower and podium) is proposed, with building depth functionally measured east-west, rather than north south. On this basis maximum building depth is 18 metres and is less that the maximum 20m permitted. A maximum floor plate of less than 1,200m2 is proposed. Due to site constraints, a limited area of office space will be located up to 14 metres from natural light, adjoining the lift/amenities core. This equates to 210m2 per floor on the lower levels and 140m2 per floor on upper levels	YES (On the basis that building depth is measured east-west) NO (minor variation sought for 10m maximum distance to natural light)
2.4 Building separation Below 36m zero side and rear setback is permitted Above 36m a minimum 6m side and rear setback applies Above 54m a minimum 9m side setback applies	Due to the narrowness of the site and its location adjoining a heritage item (Perth House) and a proposed public pedestrian access, variations to building separation controls are required. The following side and rear building setbacks are proposed; *Below 36m Proposed Required* Rear; 2100 Zero Western Side; 2000 Zero Eastern Side; 1000 Zero *Above 36m Proposed Required* Rear; 2100 6m Western Side; 500 6m Eastern Side; 1000 6m The narrowness of the site makes it impossible to provide 6m side setbacks above a height of 36m (or at lower levels). A 1 metre side setback to the eastern side boundary, apart from the rear portion of the building, is proposed in order to provide for fire egress, facilitate light penetration to the side windows of the adjoining office building and the planned future public pedestrian access to be located on the western side of 91 George St. Future development of the required pedestrian access over No. 91 will ensure adequate building separation between buildings on No's 91 and 89 George Street. Due to the open envelope required around Perth House any further	NO (variation is required due to narrowness of the site and the nature of development on adjoining properties to the east and west)

	development on the Perth House site would be confined to the rear third of the site within the footprint of the existing office building. A tower building on this site could be suitably developed with a 3 metre side setback to 85-87 George Street. There is no urban design or architectural benefit in providing additional side setback to the western side boundary above a building height of 36 metres. The western elevation is designed to frame the open space area around Perth House and includes architectural treatment to create visual interest to the western façade. The proposed 13 levels of office space do not extend above 55 metres in height. The rooftop level above 55 metres comprises lift overrun and plant screened by a roof feature. Due to the narrowness of the site it is not possible to provide 9m side setbacks for the rooftop level.	
2.5 Mixed use buildings	No residential uses proposed therefore Section 2.5 Mixed Use Building controls do not apply.	N/A
2.6 Deep soil zones Some deep soil planting encouraged (minimum 6m dimension) in courtyards, atria and boundary setbacks	No deep soil area proposed	Not an essential requirement
2.7 Landscape design Planting provided in accessible outdoor spaces & irrigated with recycled water	Suitable landscaping will be included at ground floor level and above Level 5 fronting George St. Note – landscaping plan required	CAN COMPLY
2.8 Planting on structures Adequate soil depth, drainage and suitable plant types. Irrigated with recycled water	Soil depth of at least 800 mm is provided within planted areas and provision made for drainage and irrigation with recycled water. Note – details required on landscaping plan	CAN COMPLY

2.9 Sun access to public spaces Solar access to public spaces. Compliance with sun access planes to Civic Place, Lancer Barracks & Jubilee Park	Proposal will not overshadow public spaces or impact on the identified sun access planes. There is no shadow to Perth House between the lunchtime and afternoon hours.	YES
SECTION 3.0 **Pedestrian Amenity**		
3.1 Permeability Pedestrian links provided in accordance with Figure 3.1	Figure 3.1 shows a new north-south pedestrian link with a minimum width of 3 metres required on the western side of 91 George Street adjoining No. 89 George St. The proposed development does not adversely impact on the proposed pedestrian link over 91 George St. The proposed 1 metre side setback adjoining the existing office building at No. 91 George Street will facilitate pedestrian access without the need to demolish the existing office building at No. 91.	YES
3.2 Active street frontages & address Active street frontage required (eg shops, cafes, offices)	The ground floor level includes active uses (such as a café and foyer), colonnades and glazing to both the George Street frontage and the proposed pedestrian access extending south alongside Perth House to the building's entry foyer.	YES
3.3 Front fences	No front fences are proposed therefore Section 2.5 Front Fence controls do not apply.	N/A
3.4 Safety & Security Provide a safe & secure environment (passive surveillance, avoid blind corners & concealment opportunities, lighting, clear lines of sight, security etc)	The ground floor level provides excellent passive surveillance to the entry foyer and to George Street and Perth House, including open space around Perth House. No concealed spaces are provided and a view line from street level to the rear of 91 George Street is provided. A Safety by Design Assessment report will be submitted with the development application.	CAN COMPLY

Safety by Design assessment to be submitted		
3.5 Awnings Continuous awnings provided where required in Figure 3.3	The site is not located on a street frontage which requires continuous awnings. No awnings are proposed therefore Section 3.5 Awning controls do not apply. The overhang of the building above ground floor level to George Street and the western side boundary provides weather protection for pedestrians in the form of a colonnade.	N/A
3.6 Vehicle footpath crossings Additional vehicular entries not permitted. One access point permitted (2.7m for single crossing with 4m wide roller door opening)	No additional vehicular crossings are proposed. A single width driveway access (maximum width 2.7m at the footpath crossing) is proposed on the eastern side of the site. The roller shutter entry to the basement car park is setback 13 metres from the street frontage so that vehicles awaiting entry will not obstruct traffic in George Street. Vehicle entry and exit will be controlled by traffic signals.	YES
3.7 Pedestrian overpasses & underpasses	No pedestrian overpasses or underpasses are proposed or required therefore Section 3.7 Pedestrian Overpass/Underpass controls do not apply.	N/A
3.8 Building exteriors Adjoining buildings, particularly heritage buildings to be considered in design of buildings, materials & finishes, setbacks, façade proportions & appropriate alignment & street frontage heights	Building exteriors including materials, colours and finishes have been carefully chosen to achieve a distinctive building form that takes advantage of the vista to the site across Perth House. Street setbacks are design to facilitate views of Perth House from George Street looking west. Building finishes, setbacks, alignments and facades are discussed in more detail in the Urban Design Report and Heritage Impact Report	YES
3.9 Advertising & signage High quality graphic design, integrated into building design and compatible with streetscape character, compliance with design controls in Section 3.	No advertising or signage is proposed in this DA. Advertising & signage will be the subject of a separate future DA therefore the Section 3.9 Advertising & Signage controls do not apply.	N/A

3.10 Public artworks Provide high quality artworks in publicly accessible locations, near main entrances & street frontages & lobbies	Opportunities for including public art within the foyer and public space on the site will be included in the development application in consultation with Council.	CAN COMPLY
3.11 Views & view Corridors Views as identified in Appendix 2 are to be protected. Frame view corridors between buildings.	George Street is identified as an historic view corridor to Parramatta Gatehouse and trees. The proposal maintains this view corridor looking west up George Street and importantly allows a view corridor from the east to Perth House.	YES
3.12 Courtyards & Squares Squares permitted within the historic alignment of George St. as forecourts. Squares are to be spatially defined with at least 3 built edges and a depth to width ratio of not more than 3:1 and be at least 12m wide.	A small forecourt is provided to George Street aligning with adjoining Perth House. This forecourt is not intended to serve the purpose of a public square but rather is designed to provide a view corridor to Perth House from George St. The proposed building will provide a third built edge to the "square" behind Perth House and incorporates a colonnade along the western side of the building that not only provides pedestrian access to the building foyer, but also enhances pedestrian access to the rear of Perth House. Existing pedestrian access to the rear of Perth House must be shared with vehicular access to the office building at the rear of Perth House.	YES

SECTION 4 **Access, parking &** **Servicing**		
4.1 Pedestrian access & Mobility Main building entry points clearly visible from primary street frontage and have direct access without unnecessary barriers & include disabled access with continuous path of travel from public road as well as unimpeded internal access. Provide durable slip resistant materials.	The proposed colonnade on the western side of the building provides a clear and direct barrier free access to the building entry which fronts onto open space at the rear of Perth House. Suitable disabled access is included and finishes to pedestrian areas and access will comprise slip resistant materials.	YES
4.2 Vehicular driveways & manoeuvring areas Driveways off lanes & secondary streets where possible. Be at least 10m clear of any intersection & clear of drainage pits, power poles, street trees etc. Designed to minimise impact on street and be integrated into the building design. Vehicles must enter & leave in a forward direction & driveways must be clearly separated from pedestrian access (by at least	The site does not have a laneway or secondary street frontage. The only vehicular access to the site is via George Street. This driveway is located more than 80 metres from the nearest intersection and is well separated from driveways on adjoining properties and the primary pedestrian access to the site which is located on the western side of the property, alongside Perth House. Car parking and a loading bay are provided within the basement car park which allows cars to enter and leave the site in a forward direction. The design includes a vehicular turntable to permit trucks up to 7.5 metres in length to access the site without the need for reversing. A Traffic Report will be submitted with the development application confirming that driveways and vehicular access arrangements comply with the relevant Australian Standards.	YES

3m). Driveway widths/grades, ramps, parking spaces, vehicle crossings etc comply with relevant Australian Standards. Maximum ramp grade is 20%.		
4.3 On-site parking Car parking to be in basements located within the building footprint & designed in accordance with Australian Standards. Ventilation vents integrated into building design. 1%-2% of parking to be for disabled parking. An area equivalent to at least 1 car space to be for motor cycle parking and at least 1 car space area equivalent (per 100 car spaces or part thereof) for bicycle parking and a nearby change/shower facility for cyclists. Car parking is for building occupants only.	1 car space required per 100m2 of commercial GFA, 1 car space per 30m2 of shop GFA & 1 car space per 10m2 of restaurant GFA. A total of 116 car spaces is required for a GFA of 12,499m2 of commercial floor space. Four basement parking levels are proposed which will accommodate a total of 66 car spaces, including 2 disabled car spaces. Car parking is reserved for building occupants only. Given the soundly based strategy of focussing on use of public transport in major commercial centres such as Parramatta that are well served by public transport, it is considered that a reduced parking provision should apply in order to encourage employees within the building to utilise public transport. Council has indicated that it supports a reduction of up to 50% in the required number of off-street car spaces due to the availability of public transport and its desire to reduce car trips to the City Centre. The basement car park includes a motor cycle parking area on Basement Level 2 and bicycle parking area on Basement Level 1.	CAN COMPLY (Subject to agreement to a reduced number of off-street car spaces)
4.4 Site facilities & services Provide mail boxes in 1 accessible location. Suitable location of communication	A loading dock is provided in Basement Level 1. A diagram is included with the development application demonstrating that a truck and waste collection vehicle can enter and leave the site in a forward direction – this plan demonstrates sufficient height clearance and turning (utilising a	YES (Subject to trucks being limited to a maximum

structures, air conditioners & service vents. Provision of waste storage facility screened from view & away from noise sensitive uses and provided with suitable access for collection vehicles. Provide a service dock for trucks up to 12300mm in length and 3500mm in width. Sufficient height to accommodate a waste collection vehicle. Design circulation & access in accordance with AS 2890.1	turntable) can be provided. The waste service area will not create any noise nuisance to public areas or office accommodation. Due to the narrowness of the site it is not possible to accommodate trucks exceeding 7.5m in length. Arrangements will be in place to limit the size of trucks servicing the site. Mail boxes are provided in the building lobby. Building plant and services are accommodating in suitably design plant room facilities in basement and roof top plant rooms. An electricity substation is included in the ground floor level. Access and circulation is designed in accordance with AS 2890	length of 7.5m)
SECTION 5 **Environmental Management**		
5.1 Energy efficiency & conservation Target heating/cooling Insulate hot water systems Install water saving devices Optimise natural light Provide an Energy Efficiency Report demonstrating at least 4 star rating (under Australian Building Greenhouse Rating Scheme or equivalent)	A major objective of the proposal is to provide a building with a 5 star energy efficiency rating. An Energy Efficiency Report demonstrating achievement of this standard is to be submitted with the development application.	YES
5.2 Integrated water cycle management		

Water fixtures 3 stars or better (WELS Scheme) Appliances 3 stars or better (WELS Scheme) Water sensitive urban design including stormwater capture & reuse and water quality management. Water efficient plantings including irrigation using stormwater reuse. Submit a Site Stormwater Management Plan.	All water fixtures and appliances will achieve at least a 3 star rating. The design includes stormwater capture and re-use. A Stormwater Management Plan is to be submitted with the development application.	YES
5.3 Reflectivity Avoid highly reflective exterior finishes. No glare nuisance created. Visible light reflectivity shall not exceed 20%. A Reflectivity Report shall be submitted.	Highly reflective exterior finishes are avoided and the building will not create a glare nuisance, nor will light reflectivity exceed 20%. A Reflectivity Report is to be submitted with the development application.	YES
5.4 Wind mitigation A Wind Effects Report shall be submitted for all buildings greater than 32m in height. Wind tunnel test results to be provided for all buildings over 50m in height. Maximum wind speed in retail streets 10m/second,	A Wind Effects report including wind tunnel test results will be submitted with the development application.	YES

13m/second on major pedestrian streets, parks and public spaces, and 16m/second on all other streets. Avoid strong wind downdrafts and consider public safety & comfort at ground level.		
5.5 Waste & recycling A Waste Management Plan prepared by a specialist waste consultant must be submitted. Best practice recycling/reuse of construction & demolition materials and use of sustainable building materials. Handling & storage of waste (including location), procedures for waste management (organic, putrescible, glass, containers, general waste etc) to accord with the DCP.	The design of Basement Level 1 includes a storage area for waste recycling. Demolition materials will be recycled where possible. A Waste Management Plan will be submitted with the development application.	YES
5.6 Land contamination Potential land contamination to be considered and contamination risk assessment undertaken.	A Land Contamination Assessment Report will be submitted with the development application.	YES
5.7 Soil management An Erosion & Sediment Control Plan is to be provided.	An Erosion and Sediment Control Plan will be submitted with the development application.	YES

5.8 Flood plain risk management Impact of flooding to be considered & managed. Adequate freeboard provided and no increase in flood levels off site. Comply with NSW Floodplain Development Manual (2005)	The site is not impacted by flooding from the Parramatta River. The frontage of the site and a narrow strip along the eastern side of the site are affected by local flooding from George Street. The ground floor level provides 500mm freeboard above the existing 1:100 year flood level. The driveway to the basement car park has been designed to prevent flood waters entering the basement levels. A Flood Report will be submitted with the development application.	YES