



**MAJOR PROJECT
ENVIRONMENTAL ASSESSMENT
UNDER PART 3A OF THE EPA ACT 1979**

**PROPOSED COMMERCIAL BUILDING
89 GEORGE STREET, PARRAMATTA**



**Prepared for
Webb Property Investments Pty Ltd**

**By
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TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	1
1. INTRODUCTION.....	3
1.1 Background	3
1.2 Project Vision	4
1.3 Project objectives.....	4
2. PROPONENT AND CONSULTANT TEAM	5
3. SITE AND LOCALITY ANALYSIS	6
3.1 Regional context	6
3.2 Local context - Parramatta CBD.....	7
3.3 The site.....	9
Site Analysis	11
4. THE PROPOSAL.....	11
4.1 Project Overview	11
4.2 Proposed use and floor space.....	12
4.3 Built form	12
4.4 Vehicle and pedestrian access, circulation and parking	13
4.4.1 Vehicular Access and Loading.....	13
4.4.2 Pedestrian Access.....	14
4.4.3 Car and Bicycle Parking	14
4.5 Public domain	14
5. DIRECTOR GENERAL'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS	15
6. ASSESSMENT OF KEY ISSUES.....	18
6.1 Consistency with relevant Environmental Planning Instruments, policies and guidelines	20
6.1.1 Objects of the EPA Act.....	20
6.1.2 Sydney Metropolitan Strategy.....	21
6.1.3 Draft West Central Subregional Strategy.....	22
6.1.4 Parramatta City Centre Local Environmental Plan 2007.....	23
6.1.5 Parramatta City Centre Development Control Plan 2007.....	30
6.1.6 State and Regional Environmental Planning Policies.....	34
6.2 Built Form.....	36
6.2.1 Built Form in the context of existing development in the locality.....	36
6.2.2 Built Form in the context of likely future development in the locality.....	37
6.2.3 View Analysis.....	38
6.3 Urban Design/Public Domain	38
6.3.1 Façade	39
6.3.2 Massing, Setbacks and Building Articulation	40
6.3.3 Colours, Materials and Finishes.....	42
6.3.4 Landscaping and Trees	43
6.3.5 Safety by Design	45
6.3.6 Public Domain.....	45

6.4	Environmental and Residential Amenity	48
6.4.1	<i>Solar Access</i>	48
6.4.2	<i>Acoustic and Visual Privacy</i>	49
6.4.3	<i>View Impact</i>	50
6.4.4	<i>Wind Impact</i>	50
6.5	Transport and Accessibility (Construction and Operational).....	51
6.5.1	<i>Traffic and Accessibility Study</i>	51
6.5.2	<i>Traffic Generation</i>	51
6.5.3	<i>Road and Intersection Capacity</i>	52
6.5.4	<i>Vehicular Access, Servicing and Loading Facilities</i>	52
6.5.5	<i>Car Parking</i>	52
6.5.6	<i>Bicycle Facilities</i>	52
6.5.7	<i>Pedestrian and Bicycle Linkages</i>	52
6.5.8	<i>Public Transport</i>	53
6.6	Ecologically Sustainable Development (ESD).....	53
6.6.1	<i>ESD Principles – Design Stage</i>	53
6.6.2	<i>ESD Principles – Construction Stage</i>	54
6.6.3	<i>ESD Principles – Operational Phase</i>	54
6.6.4	<i>Energy Efficiency and Green Star Rating</i>	55
6.7	Contributions.....	55
6.8	Heritage.....	56
6.8.1	<i>Heritage Impact Statement in Relation to “Perth House and Stables”</i>	56
6.8.2	<i>Aboriginal Cultural Heritage Impact</i>	57
6.9	Contamination/Acid Sulphate Soils.....	59
6.9.1	<i>Contamination</i>	59
6.9.2	<i>Acid Sulphate Soils</i>	59
6.10	Drainage and Flooding.....	60
6.10.1	<i>Flooding and Drainage</i>	60
6.10.2	<i>Groundwater</i>	60
6.10.3	<i>Stormwater Management and Water Sensitive Design</i>	60
6.10.4	<i>Stormwater Concept Design</i>	61
6.11	Utilities.....	61
6.11.1	<i>Water and Sewerage Services</i>	61
6.11.2	<i>Electricity Capacity and Supply</i>	62
6.11.3	<i>Gas Supply</i>	62
6.11.4	<i>Telecommunications Services</i>	62
6.12	Staging.....	62
6.13	Draft Statement of Commitments.....	62
6.14	Consultation	64
6.14.1	<i>Consultation with Parramatta City Council</i>	64
6.14.2	<i>Consultation with the NSW Department of Planning</i>	65
6.14.3	<i>Community Consultation</i>	65
7.	CONCLUSIONS	66

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APPENDICES

Appendix A	Site Survey Plan (2006) prepared by Matthew Freeburn Land, Engineering and Mining Survey
Appendix B	Site Analysis Report and Plans prepared by Dickson Rothschild
Appendix C	Urban Design Report including Locality/Context Plans and Diagrams prepared by Dickson Rothschild
Appendix D	Architectural Design Report and Architectural Drawings prepared by Woods Bagot
Appendix E	Shadow Diagrams prepared by Woods Bagot
Appendix F	Landscaping Concept Plan prepared by Woods Bagot
Appendix G	View Analysis prepared by Dickson Rothschild
Appendix H	Hydraulic Infrastructure Report and Stormwater Concept Plan prepared by WSP Lincolne Scott
Appendix I	Preliminary Geotechnical Review prepared by Enstruct Group P/L
Appendix J	LEP & DCP Compliance Tables prepared by Ingham Planning P/L
Appendix K	Heritage Impact Report prepared by Noel Bell Ridley Smith
Appendix L	Aboriginal Cultural Heritage Impact Assessment prepared by Dominic Steel Consulting Archaeology.
Appendix M	Traffic, Accessibility and Transport Report prepared by Varga Traffic
Appendix N	Preliminary Contamination and Acid Sulphate Soils Assessments prepared by SMEC Testing Services Pty Ltd
Appendix O	Construction Management Plan prepared by Portfolio Projects
Appendix P	Erosion and Sediment Control prepared by WSP Lincolne Scott
Appendix Q	Wind Assessment Report prepared by Vipac Engineers & Scientists Ltd.
Appendix R	Environmental DA Report (Environmentally Sustainable Design and Energy Efficiency) prepared by Advanced Environmental
Appendix S	Waste Management Plan prepared by Portfolio Projects
Appendix T	Statement of Compliance by Ingham Planning P/L – Environmental Assessment Report
Appendix U	Quantity Surveyor's Certificate of Cost
Appendix V	Authority Services Availability Report prepared by WSP Lincolne Scott
Appendix X	Aboricultural Impact Assessment report prepared by Mark Hartley of The Arborist Network
Appendix Y	Acoustic Impact Assessment for DA Submission prepared by Vipac Engineers & Scientists Ltd.
Appendix Z	Schedule of Materials and Finishes prepared by Woods Bagot
Appendix ZA	Safety by Design Assessment prepared by Ingham Planning P/L

EXECUTIVE SUMMARY

This Environmental Assessment Report accompanies an application under Part 3A of the Environmental Assessment Act 1979 for development of a 13 storey A Grade 5 Green Star rated commercial office building at 89 George Street, Parramatta. This development proposal has been declared a Major Project (MP 09_0128), by the Minister for Planning.

The proposed commercial building is located in the commercial core of the Parramatta Central Business District (CBD) and will provide much needed additional high quality office space in a precinct of the CBD specifically earmarked for new high-rise commercial development in the recently gazetted Parramatta City Centre LEP 2007 (LEP 2007). The building will comprise the following components:

- 13 storey commercial building with ground floor café and foyer
- 11,567m² GFA of commercial floor space including ground floor café & foyer
- 4 levels of basement car parking for 63 car spaces plus bicycle, motorcycle parking, loading dock and support facilities.
- Colonnade to George St and the western side boundary to provide enhanced pedestrian access and improved view lines to the adjoining heritage item "Perth House"

The development site is relatively narrow (18.25 metres) and of modest area (1,354m²) in the context of the Parramatta CBD. The existence of a school to the rear and strata titled office buildings to the east and west of the site has prevented amalgamation of 89 George Street with adjoining land to provide a larger site capable of taking advantage of the maximum floor space ratio (FSR) of 10:1 available in the commercial core area of the Parramatta CBD. The proposed FSR of 8.543:1, whilst somewhat higher than the maximum FSR of 6.944:1 for sites of 1,354m², is some 15% less than the 10:1 maximum allowable in the commercial core and allows viable development of the site, with a building form and height more compatible with that envisaged under the new planning controls introduced under LEP 2007.

Apart from a variation to the maximum FSR for sites of less than 2,500m² and a more flexible application of side setback controls for the upper portion of the building, due to the narrow width of the site, the proposal generally complies with the applicable LEP and DCP planning controls. Clause 22 of LEP 2007 requires an architectural design competition for buildings greater than 13 storeys or 55 metres (or both) in height, or for buildings seeking additional FSR above the maximum permitted. Whilst proposed FSR exceeds that permitted for sites of less than 2,500m², proposed FSR is almost 15% less than the maximum 10:1 permitted in the commercial core area. In addition the scale and height of the building (13 storeys and 55 metres) is modest and generally consistent with a building scale and height that would not require a design competition. In the circumstances it is considered that a design competition would be neither appropriate, nor result in any substantive improvement to the design outcome.

Building design has appropriate regard to the narrow configuration of the site and includes attractive facades to building elevations that are readily visible from George Street, Macquarie Street and the Perth House precinct. The only substantial area of blank wall is confined to the eastern side of the services core, in a side elevation location that is not readily seen from the public domain.

The proposed development has been carefully designed to minimise environmental impacts on adjoining and nearby properties, having regard to the high-density commercial context of the site and locality.

No residential properties are located adjoining or in close proximity to the site and existing residential amenity is maintained. There will be no unreasonable reduction of aural and visual privacy or views and outlook from adjoining and nearby properties.

The eastern side setback of the front northern portion of the building provides adequate light penetration to 91 George Street and maintains views and solar access to the west facing windows in the northern front portion of this building. Increased mid-winter shadow is relatively minor and predominantly confined to the school playground areas that will continue to receive at least 3 hours mid-winter sunlight over the majority of playground space.

The proposal maintains and enhances the heritage value of Perth House, adjoining the site, to the west. The setting of Perth House is improved by opening up vistas to this building along George Street from east to west and screening the rear car park decks and large blank wall portion of No. 91 George Street from view from Perth House. An important public benefit of the proposed development is an improved public domain to George Street and the eastern side of Perth House by providing a widened footpath to George Street and a colonnaded pedestrian access from George Street, south to the courtyard at the rear of Perth House.

The project will result in a number of positive outcomes for the Parramatta CBD and the wider community including:

- A prestige office building of design excellence that will assist in addressing the current under-supply of modern high quality office floor space in Parramatta;
- Improved public domain in George Street and the curtilage of Perth House, including enhanced pedestrian access;
- Creation of construction jobs and upon completion, floor space capable of accommodating an additional 500-600 jobs in the Parramatta CBD;
- Substantial new investment in the commercial core of the Parramatta CBD and enhancement in built form in the locality;

The Environmental Assessment suitably addresses the assessment criteria prescribed in the Director General's Requirements, and demonstrates that the proposed development will have no unreasonable or significant adverse impact on the environment. There are many positive impacts of the development including enhanced built form and public domain in the locality and improvements to the setting of Perth House. The proposal also contributes positively to maintaining Parramatta's role in the Sydney Metropolitan Strategy as the primary business centre within Western Sydney.

This Environmental Assessment prepared by Ingham Planning Pty Ltd, includes input from relevant specialist consultants, on behalf of the proponent, Webb Property Investments Pty Ltd. The accuracy of the information contain in this report is to the best of our knowledge not false or misleading. The information and comments in this report have been based on information and facts that were correct at the time of preparation of this report in May 2010.

Nick Juradowitch
Director
Ingham Planning Pty Ltd

1. INTRODUCTION

This Environmental Assessment Report is provided in support of an application for a Major Project under Part 3A of the Environmental Planning and Assessment Act 1979 (EPA Act) and seeks approval for construction of a 13 storey commercial office building and 4 levels basement parking at 89 George Street, Parramatta.

Section 1 of the Environmental Assessment Report outlines the background to the project and the project vision and objectives. The balance of the Report contains the following sections:

Section 2 identifies the proponent and the project consultant team;

Section 3 provides a description and analysis of the site, context and locality;

Section 4 provides a detailed description of the project including built form, vehicular and pedestrian access, parking and the public domain;

Section 5 outlines the Director General's environmental assessment requirements that must be addressed in the Environmental Assessment Report and includes a list of supporting plans and documentation;

Section 6 includes an assessment of key issues including matters such as environmental planning instruments, policies and guidelines; built form; urban design/public domain; environmental and residential amenity; transport and accessibility; ecologically sustainable development; developer contributions; heritage; contamination and acid sulphate soils; drainage and flooding; utilities; and a draft statement of commitments.

1.1 Background

The existing premises at 89 George Street, Parramatta have been used for automotive repairs and dry cleaning since the 1960's. The proponent, Webb Property Investments Pty Limited purchased the property in June 2003 with a view to redeveloping the site for a prestige A Grade office building with a minimum 5 green star rating, to address the need for environmentally sustainable premium office space in the Parramatta CBD.

Preliminary design work on the project commenced in early 2005 and initial concept drawings prepared by Woods Bagot architects submitted to Parramatta Council in September 2005. Initial development plans were prepared under the former Parramatta Regional Environmental Plan and were the subject of extensive consultation with Parramatta City Council during 2005 and 2006.

In the later part of 2006 the NSW State Government in consultation with Parramatta City Council, commenced preparation of new planning controls for the City Centre of Parramatta. These new planning controls were intended to facilitate development in the Parramatta City Centre, commensurate with its identified role in the Sydney Metropolitan Strategy as a Regional City within the Sydney Metropolitan Region. Proposed changes included increased floor space ratios and building heights for land within the commercial core of the Parramatta CBD.

After gazettal of Parramatta City Centre LEP 2007 in December 2007, revised plans were prepared for 89 George Street that reflected the built form intent of the new planning controls for the Parramatta CBD.

The 2008 revised plans are generally consistent with current plans now submitted under Part 3A of the EPA Act and were the subject of detailed consideration by Parramatta City Council in August/September 2008.

Following a Pre-DA Lodgement Meeting with Parramatta Council on 10th September 2009 Council provided feedback to the proponent in relation to the proposed development of 89 George Street, Parramatta. Council indicated general support for the proposed design, commenting “the design of the building as a tall, slender block building with a modulated façade and 10 metre high public colonnade responds positively to the constraints of the site, its context and expected future form of the city. The building will open up views to the heritage item from the street and provides an appropriate frame for this building.”

Whilst the proposed development, with a Floor Space Ratio (FSR) of 8.543:1 complies with the maximum 10:1 FSR applicable in the B3 Commercial Zone that applies to the site, the provisions of Clause 22 of the Parramatta City Centre LEP 2007 prescribe reduced FSR for sites of less than 2,500m², such as is the case with 89 George Street, Parramatta. Consolidation of the site with adjoining land is not possible, as adjoining sites comprise large strata office buildings, a heritage building (Perth House) and Arthur Phillip High School.

The subject land is a strategic site within the commercial core of the Parramatta CBD and adjoins an important heritage item. The Parramatta CBD is a regionally significant commercial centre and the project has a capital investment value (CIV) of more than \$67 million. Accordingly the development has been recognised as a major project of regional significance under Part 3A of the EPA Act, which at the time specified a minimum CIV of \$50 million.

1.2 Project Vision

The proposed development provides a prestige high quality contemporary and environmentally sustainable office building responsive to site constraints and setting. The building will provide A Grade quality commercial floor space and achieve a 5 GreenStar rating. The proposal is designed to provide for a significant civic presence, reinforce the current sense of place in the George Street setting around Perth House and provide an improved public domain.

The proposal achieves a strong urban response by addressing both the street frontage and the neighbouring Perth House and its associated public square and includes a number of important architectural and urban design outcomes that contribute to the urban quality of the precinct. These outcomes include enhanced view lines to Perth House, improved public domain and pedestrian circulation, high quality building finishes and attractive contemporary building facades and colonnades.

1.3 Project objectives

Project objectives are summarised as follows;

- Develop a high quality commercial building that provides A grade quality floor space in an energy efficient, sustainable 5 GreenStar building, with suitable floor plate configurations that meet the “higher end” office market in Parramatta;
 - Achieve a building height and form compatible with more recent development and planned future commercial development in the Parramatta CBD core area;
-

-
- Maintain the heritage significance of Perth House and enhance George Street view lines to this adjoining heritage listed building;
 - Encourage pedestrian permeability to the courtyard and outdoor dining area at the rear of Perth House through the provision of a 9.5 metre high colonnade;
 - Provide an active street frontage to George Street that also includes a significant entry statement creating a strong sense of arrival and presence;
 - Address the highly visible western façade by including architectural features, modulation and screening to provide an attractive backdrop to Perth House and mitigate the effects of afternoon summer sun;
 - Optimise energy efficiency and ecological sustainability;
 - Encourage use of public transport by limiting the amount of off street parking provided.

2. PROPONENT AND CONSULTANT TEAM

The Project Proponent is Webb Property Investments whose owner, Mr. Steve Webb has been involved in a number of development projects in Parramatta over a period of more than 20 years. The Project Designer is Mr. Robert Cahill of Woods Bagot, one of Sydney's leading architectural firms. The consultant team assisting the proponent and the project architect is as follows:

- * *Portfolio Projects – Project Management, Waste Management & Construction Management*
 - * *Dickson Rothschild – Urban Design*
 - * *Ingham Planning P/L – Environmental Assessment & Statutory Planning*
 - * *Noel Bell Ridley Smith – Heritage Conservation*
 - * *Varga Traffic – Traffic, Transport & Parking*
 - * *Advanced Environmental – Ecological Sustainable Design & Energy Efficiency*
 - * *WSP Lincolne Scott – Infrastructure Services, Stormwater Design, Sediment & Erosion Control*
 - * *SMEC Testing Services – Land Contamination & Acid Sulfate Soils*
 - * *The Arborist Network – Aboricultural Impact*
 - * *Vipac – Acoustic and Wind Impact Assessment*
 - * *Dominic Steele Consulting Archaeology - Aboriginal Cultural heritage*
 - * *Enstruct Group P/L – Structural Engineers*
-

3. SITE AND LOCALITY ANALYSIS

The subject land is located in George Street, within the commercial core precinct of the Parramatta Central Business District (CBD). The Parramatta CBD is identified as a Regional City in the Sydney Metropolitan Strategy – City of Cities and has been earmarked for significant high-density development in the recently gazetted Parramatta City Centre LEP 2007 that provides for new buildings up to 120 metres in height.

The following discussion addresses the site’s regional and local context and site characteristics.

3.1 Regional context

The development site is located within the commercial core of the Parramatta Central Business District, the primary business and retail centre for the Western Sydney Region with a workforce of some 45,000. Parramatta is centrally located within the Sydney Metropolitan Region, some 21 kilometres northwest of the Sydney CBD and serves a population catchment of more than 2 million people in western Sydney. The location of Parramatta CBD and the site within the metropolitan area is shown in Map 1, below.

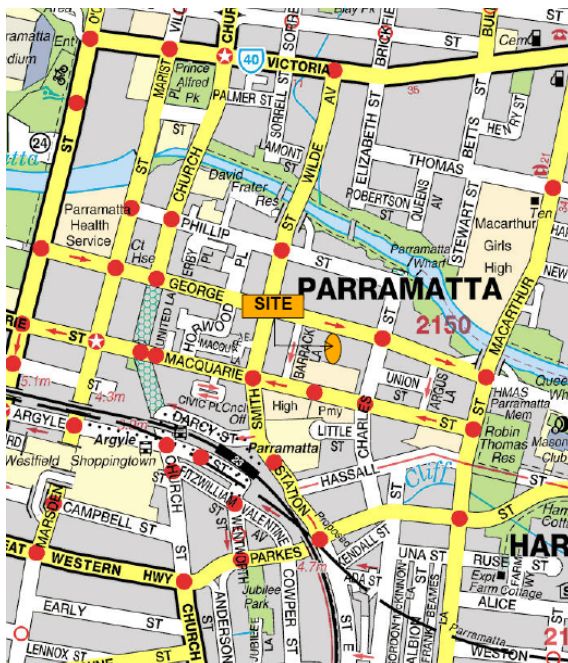
MAP No. 1 - SITE LOCATION WITHIN THE SYDNEY METROPOLITAN REGION



The Parramatta CBD is identified as a Regional City in the Sydney Metropolitan Strategy and is recognised as a transport and employment hub for western Sydney. Parramatta CBD is targeted to accommodate significant employment growth, with its workforce to increase by at least one third to 60,000 by 2031. The recently gazetted Parramatta City Centre LEP 2007 introduces significant increases in building heights and densities in the core area of the Parramatta CBD in order to facilitate a major increase in commercial floor space to accommodate the planned increase of 15,000 jobs.

3.2 Local context - Parramatta CBD

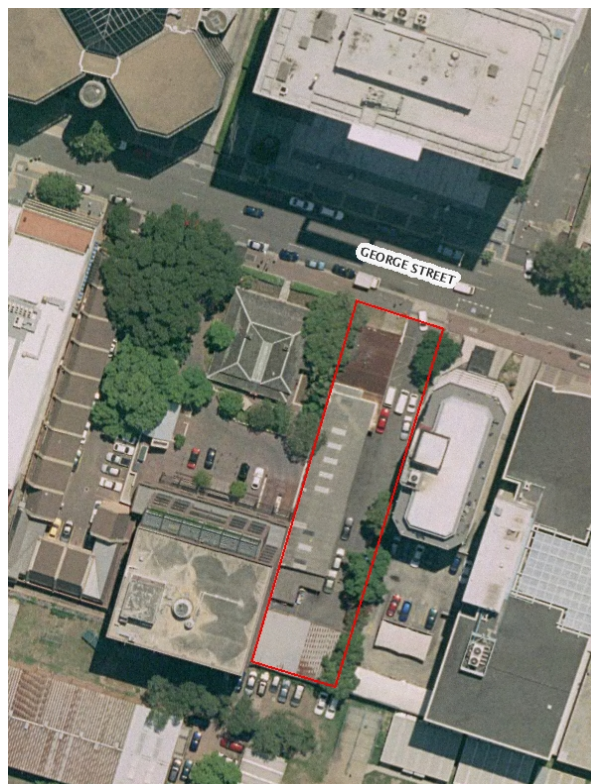
MAP No. 2 SITE LOCATION



The subject land is centrally located within the commercial core precinct of the Parramatta CBD, on the southern side of George Street, between Smith Street and Charles Street. This precinct is designed to accommodate the majority of planned future CBD office employment in high-rise towers of 20 to 25 storeys. The site is strategically located close to the Parramatta Ferry Wharf within easy walking distance of Parramatta Railway Station and Bus Interchange, located approximately 400 metres southwest of the site. The location of the site within the Parramatta CBD is shown at left in Map 2.

DIAGRAM No. 1 – AERIAL VIEW OF SITE AND LOCALITY

The local context of the site at 89 George Street, is characterised by a mix of land uses, building forms and building heights in the locality bounded by Phillip Street, Charles Street, Smith Street and Macquarie Street. The aerial photograph shown at right identifies the site (edged in red) and surrounding locality. The site is located within the eastern sector of the Commercial Core Precinct of the Parramatta CBD. The aerial photograph shows the adjoining medium rise office tower at 91 George Street (to the east) and the existing office tower and heritage building (Perth House) on 87 George Street, located on the western side of the site.



Development adjoining the site is described as follows:

- * *To the west, adjoining the front half of the development site is a heritage listed single storey 19th century residential style building known as Perth House, now used a café with a landscaped rear courtyard. To the south of this courtyard, in the same strata plan (85-87 George Street), is a 1990's 8 storey commercial office building.*
- * *To the east, at No. 91 George Street is a 1980's 6-7 storey strata office building, with a multi-deck car park at the rear.*
- * *To the south of the site, at the rear, fronting Macquarie Street are the playgrounds and school buildings of Arthur Phillip High School.*
- * *To the north of the site, on the opposite side of George Street, large modern office towers of 10 to 12 storeys.*

The photographs below show views of existing development in George Street, adjoining and near the site.

Photo 1 South side of George Street looking east



Photo 2 North side of George Street looking west



Photo 3 Subject land & adjoining Perth House site



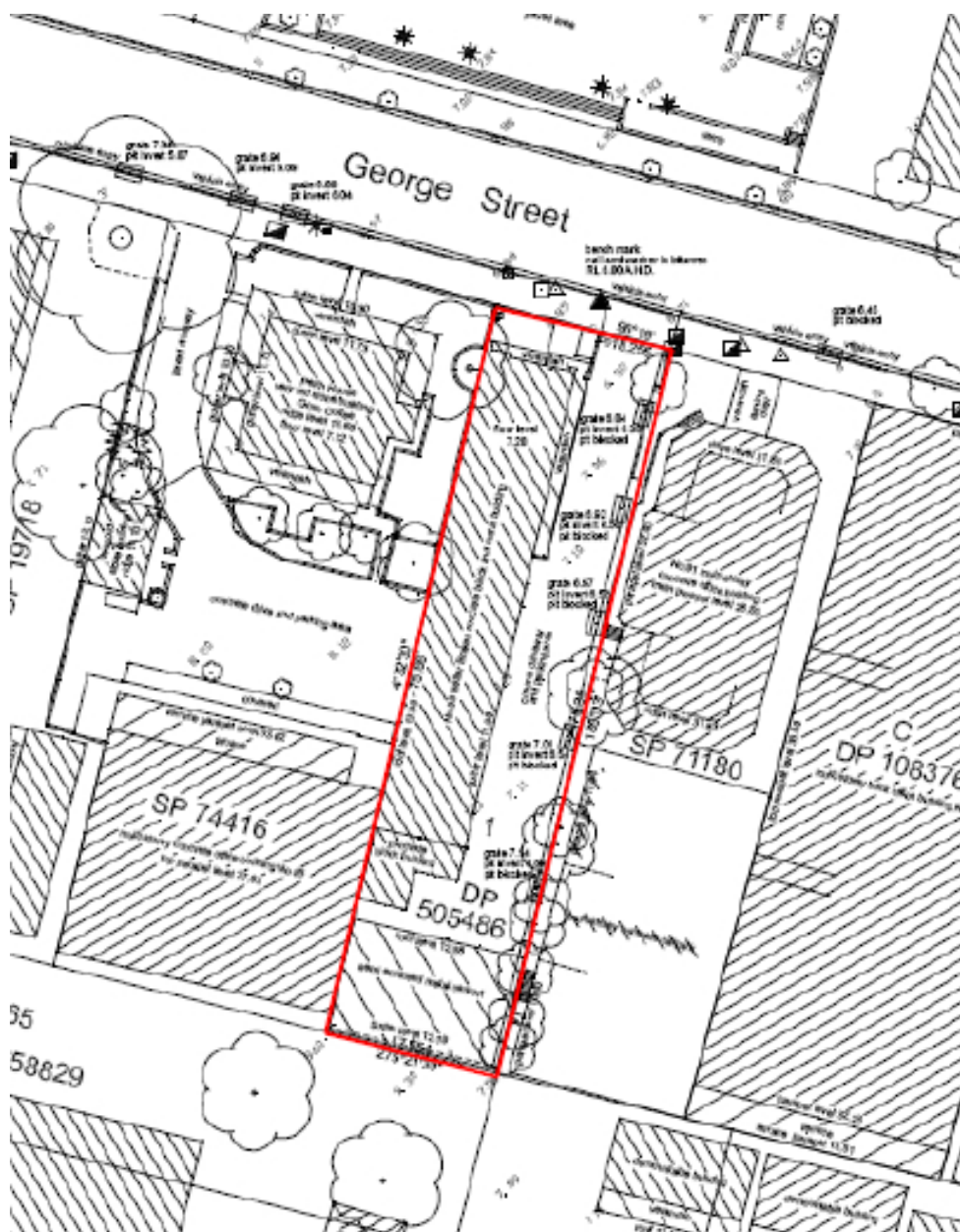
Photo 4 Subject land & adjoining 91 George Street



3.3 The site

The site at 89 George Street, Parramatta is identified as Lot 1 in DP 505486 and is rectangular in shape with an area of 1,354m². The site has a frontage of 18.25 metres to George, with a depth of between 75.58 and 75.75 metres. The subject land is level with an RL of approximately 7.5 metres AHD. The site is generally level, with a gentle slope of 3.7% from the southwest corner at the rear (RL 9.6) to the northeast corner at the George Street frontage (RL 6.7). A survey plan of the site is shown below.

PLAN No. 1 – SURVEY PLAN OF SITE & ADJOINING PROPERTIES



There is no vegetation on the site. The canopy of an existing olive tree located on the George Street frontage of adjoining land to the west on the Perth House site, overhangs a limited portion of the northwest corner of the site. There is one relatively small tree within the adjoining property to the east at No. 91 George Street, near the front boundary of this property, on the common boundary with No. 89 George Street. There are also some shrubs located alongside this common boundary on the western side of the rear parking deck to No. 91 George Street. There are two trees within the high school property to the rear of the site, however the canopy of these trees is located well clear of the rear boundary of No. 89 George Street.

Existing development comprises a single storey industrial style building on the western side of the site extending almost the full length of the allotment. This building is used for automotive repairs and a dry cleaning business. A concrete vehicular access driveway and parking area extends south to north across the eastern side of the site, adjoining the property No. 91 George Street.

Photo 5 View of Site looking south-west from George Street



The northern portion of the site, along the George Street frontage is subject to local flooding associated with overland stormwater flow. The site is not subject to flooding from the nearby Parramatta River. The front portion of the site is identified as containing acid sulphate soils. The site is not subject to bushfire, landslip or subsidence.

There is some potential for land contamination associated with the existing use of the site as an automotive repair business. Any land contamination would however be removed from the site as a consequence of proposed site excavation for basement car parking.

Site Analysis

A Site Analysis Report and plans are attached at **Appendix B**. This Report provides a detailed assessment and analysis of the site including constraints and opportunities, adjoining development, access, topography, drainage and environmental and amenity influences such as noise sources, prevailing winds, aspect, solar access, shadows and views. The Site Analysis Report identifies how the proposed design responds to the site, particularly its narrow configuration and location adjoining a heritage item.

The site analysis indicates the following site features and issues that impact on and inform the design process:

- * *Strategic location within the commercial core area of Parramatta CBD;*
- * *Readily accessible to public transport and the arterial road system;*
- * *Locality has varied architecture, subdivision pattern and built form height, setbacks, scale and style;*
- * *The character of the area is commercial comprising predominantly medium rise office buildings;*
- * *Adjoining sites to the east and west are developed with strata titled 6-8 storey office buildings, effectively precluding site amalgamation – the site is effectively an infill site;*
- * *The site adjoins an important heritage item (Perth House) to the west;*
- * *The school site to the south is likely to be redeveloped in the future;*
- * *No significant public open space exists in close proximity to the site;*
- * *George Street is an east-west view corridor to Old Government House;*
- * *The site has a long narrow configuration, extending south from the George Street frontage;*
- * *The site is of level topography and does not contain any significant vegetation;*
- * *Large trees are located near the site on the western and eastern sides of Perth House;*
- * *The site has an existing vehicular access to George Street, located on the eastern side of the site – there is no frontage to any other public road;*
- * *The site frontage enjoys a northerly aspect;*
- * *Adjoining buildings to the west and east are setback from George Street;*
- * *The existing building on the site is of a semi-industrial form, incompatible with existing and desired future character;*

4. THE PROPOSAL

The following discussion provides a description of the proposed development, including an overview of the project, details of proposed use and floor space, built form and the public domain.

4.1 Project Overview

Approval is sought for construction of a 13 storey commercial office building, with 4 basement car parking levels. The building will extend to a maximum height of 55 metres (including roof plant but excluding architectural roof features) above existing ground level. The building adopts a rectangular block building form, setback a minimum of 4 metres from George Street. A total gross floor area of 11,567m² is proposed, comprising 12 levels of office floor space and ground floor level foyer and a café/restaurant (café fitout and use subject to a separate application).

4.2 Proposed use and floor space

The proposed building will have a gross floor area (GFA) of 11,567m² comprising 12 levels of office floor space and a ground floor café/restaurant, together with 4 basement parking levels. The following table summarises the proposed uses, activities, levels and gross floor area for each floor level of the building.

TABLE 1 – PROPOSED USE, FACILITIES, LEVELS & GROSS FLOOR AREA BY FLOOR LEVEL

FLOOR LEVEL	RL	PROPOSED USE/FACILITIES	GROSS FLOOR AREA (GFA) m ²
Basement L4	-4.60	Car parking (20 car spaces) driveways, ramps, lifts, stairs, plant rooms.	Excluded from GFA calculations
Basement L3	-1.60	Car parking (20 car spaces) driveways, ramps, lifts, stairs, rainwater tank, plant rooms.	Excluded from GFA calculations
Basement L2	1.40	Car parking (18 car spaces), motorcycle parking (10 spaces) driveways, ramps, lifts, stairs, plant rooms	Excluded from GFA calculations
Basement L1	4.40	Car parking (5 car spaces) driveways, ramps, lifts, stairs, loading bay, garbage storage, bike parking/storage (for in excess of 40 bikes), on-site detention tanks, electricity sub-station, grease arrestor, plant rooms.	Excluded from GFA calculations
Ground Floor Level	7.50	Café/restaurant, foyer, security room, reception, toilets, shower, switch room, plant room, stairs, lifts, fire control room, loading dock, vehicle ramp and turntable, driveway entry.	399m ²
Level 1	13.50	Office space, toilets/shower, services, lifts, stairs.	918m ²
Level 2	17.25	Office space, toilets/shower, services, lifts, stairs	968m ²
Level 3	21.00	Office space, toilets/shower, services, lifts, stairs.	892m ²
Level 4	24.75	Office space, toilets/shower, services, lifts, stairs	928m ²
Level 5	28.50	Office space, toilets/shower, services, lifts, stairs	930m ²
Level 6	32.25	Office space, toilets/shower, services, lifts, stairs	926m ²
Level 7	36.00	Office space, toilets/shower, services, lifts, stairs	965m ²
Level 8	39.75	Office space, toilets/shower, services, lifts, stairs	913m ²
Level 9	43.50	Office space, toilets/shower, services, lifts, stairs	926m ²
Level 10	47.25	Office space, toilets/shower, services, lifts, stairs	913m ²
Level 11	51.00	Office space, toilets/shower, services, lifts, stairs	926m ²
Level 12	54.75	Office space, toilets/shower, services, lifts, stairs	913m ²
Roof top	58.50	Plant rooms, lift overrun, stair access	Excluded from GFA calculations
Roof Apex	65.00	Architectural rooftop framing feature	Excluded from GFA calculations

4.3 Built form

The elongated, narrow rectangular nature of the site dictates a slab block style building form in order to provide useable office floor plates and reasonable construction efficiency. Building height of 13 storeys is consistent with more recent office development in the locality and will offer a reasonable level of compatibility with future taller buildings permitted under the recently introduced planning controls.

The taller portion of the proposed building, above Level 5 is stepped back a minimum of 7.38 metres from George Street to moderate visual bulk as viewed from street level. The ground floor level and the first floor level above to a height of approximately 9.5 metres, are setback 4 metres from George Street and include glazed walls to allow views through to Perth House from George Street and a more attractive pedestrian environment at street level.

A café/restaurant and associated indoor and outdoor seating provides an active frontage to George Street and the pedestrian access to the foyer entry, behind Perth House.

The design of the building is contemporary in form and responds to site and locality context to create a strong identifiable and defined building character. The architect's design response (see **Appendix D**) has been formulated by focussing on four key generative ideas:

Valuing Heritage – by responding to Perth House in its form, dedicated public areas, materiality and view lines;

Enhance Open Space – by providing an active and attractive fourth edge to a square around Perth House, including a substantial colonnade access from George Street;

High Quality Workplace – by constructing A grade office space in a building that achieves a 5 star Green Building Code of Australia rating, minimises energy consumption and optimises access to natural light;

Relationship to City – by recognising the prominent location of the site and addressing the broader urban context to create a distinctive façade treatment and built form accentuating height, consistent with the site's city centre location;

The driveway entry (and associated security roller shutter) into the building is setback from the front wall of the building to minimise its presence in the streetscape and provide space for a car enter onto the site without blocking the footpath in George Street.

The form of the building is influenced by the need to provide an office floor plate in the vicinity of 930m², sufficient for larger tenants and which also allows for flexibility to subdivide into 2 or 3 tenancies, together with circulation space.

4.4 Vehicle and pedestrian access, circulation and parking

4.4.1 Vehicular Access and Loading

A 5.8 metre wide two-way vehicular driveway is proposed from George Street, located 3.5 metres from the eastern side boundary. The roller shutter entry is setback a minimum of 8 metres from George Street to allow cars to enter the site without obstructing vehicular and pedestrian traffic in George Street.

A truck/van loading dock is proposed at ground level within the building on the eastern side of the access driveway. This dock is capable of accommodating trucks up to 7 metres in length and includes a turntable so that vehicles can enter and leave the dock in a forward direction.

Vehicular access to the basement levels is provided by way a 3.5 metre wide (one-way) ramp from ground level. The access aisles below ground level are at least 6 metres wide to provide for two-way traffic movement. North-south access ramps are one-way due to the narrowness of the site. One-way sections are limited to short distances of not more than 10 metres. For the most part ramps do not exceed a gradient of 1:8, apart from the ramp down to Basement Level 1 and 2 short ramp lengths within the eastern side ramps to the basement levels.

The southern end of Basement Level 1 contains space for parking a service, courier or garbage collection vehicle alongside the garbage storage room and substation.

4.4.2 Pedestrian Access

Pedestrian access is located on the western side of the site, well separated from the vehicular access. This 4 metre wide colonnaded pedestrian access (gradient 1:20) extends from George Street, for a distance of 40 metres to the south to the building's generously sized entry foyer, located adjacent to the outdoor courtyard at the rear of Perth House. The pedestrian access provides an alternative "vehicular free" pedestrian access to the courtyard at the rear of Perth House and to the existing office building at 85 George Street, behind Perth House.

The provision of a 4 metre front building setback at the ground and lower levels of the building to enhance westerly views along George Street to Perth House, allows for a doubling in the width of footpath space to George Street. There is potential to introduce landscaping into the George Street frontage, fronting the ground floor café.

The ground floor level to a height of 6 metres is setback 1 metre from the eastern boundary of the site to allow for service and emergency access along the eastern boundary. This setback area can in the future be included within a planned north-south pedestrian connection between George Street and Macquarie Street that is identified within the western side of 91 George Street, in the Parramatta City Centre DCP.

4.4.2 Car and Bicycle Parking

A total of 63 car spaces are proposed on 4 basement levels, including 5 car spaces for visitors on basement Level 1. The number of car spaces is limited in order to encourage use of public transport and take advantage of the accessibility of Parramatta to public transport. A high level of bicycle parking is proposed, with bicycle storage rooms provided on Basement Level 1 with racks capable of accommodating more than 40 bicycles. 10 motorcycle spaces are proposed on Basement Level 2.

4.5 Public domain

The public domain adjoining the site comprises the George Street footpath fronting the site. The adjoining property to the east contains a small paved forecourt, whilst the property to the west (Perth House) contains a landscaped forecourt and rear courtyard. These spaces though privately owned, are accessible to the public and could be considered to be part of the public domain.

The colonnaded area proposed along the frontage and western elevation of the proposed development will be accessible to the public and forms an extension to the existing public domain. Public domain enhancements in the proposed development include a "double height" pedestrian colonnade along the frontage and the western elevation, extending south to the building lobby entrance. The colonnade includes sandstone paving and provides for a wider pedestrian space to George Street, as well as an attractive interface to Perth House, improving accessibility to the existing courtyard behind Perth House.

The forecourt of the development includes pedestrian circulation space, a paved area for outdoor seating and a planter. The forecourt, colonnade and building lobby provide an opportunity to include suitable public art. A public art strategy would be formulated in consultation with Council. Public domain is considered in Section 6.3.6 and in the Appendices dealing with Site Analysis and Urban Design.

5. DIRECTOR GENERAL’S ENVIRONMENTAL ASSESSMENT REQUIREMENTS

The following table provides the Director General’s Environmental Assessment Requirements and a reference as to where they are addressed in the report.

Director General’s Requirements		
Key Issues	Director General’s Requirements	Reference
1. <i>Relevant EPI’s policies and Guidelines to be Addressed</i>	<i>Planning provisions applying to site, including</i>	<i>Section 6.1.1</i>
	<ul style="list-style-type: none"> • <i>Objects of the EP&A Act;</i> 	
	<ul style="list-style-type: none"> • <i>Sydney Metropolitan Strategy;</i> 	<i>Section 6.1.2</i>
	<ul style="list-style-type: none"> • <i>Draft West Central Subregional Strategy;</i> 	<i>Section 6.1.3</i>
	<ul style="list-style-type: none"> • <i>Parramatta City Centre Local Environmental Plan 2007; and</i> 	<i>Section 6.1.4</i>
	<ul style="list-style-type: none"> • <i>Nature and extent of any non-compliance with relevant environmental planning instruments (including City Centre Development Control Plan 2007), plans and guidelines and justification for any non-compliance.</i> 	<i>Section 6.1.7</i>
2. <i>Built Form</i>	<i>The EA shall address the height, bulk and scale of the proposed development within the context of the locality. In particular, detailed envelope / height and contextual studies should be undertaken to ensure the proposal integrates with the local environment. The EA shall also provide a view analysis to and from the site from key vantage points</i>	<i>Section 6.2 and Appendix C</i>
3. <i>Urban Design / Public Domain</i>	<p><i>The EA shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/ finishes, landscaping, safety by design and public domain.</i></p> <p><i>The EA shall also address the requirement for a design competition, under the Parramatta City Centre Local Environmental Plan 2007 given the overall height and FSR of the proposal.</i></p>	<i>Section 6.3 and Appendix C</i>
4. <i>Environmental and Residential Amenity</i>	<i>The EA must address solar access (of the site and of adjoining properties including school, measures to mitigate any impacts), acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity.</i>	<i>Section 6.4 and Appendices E, G and Q</i>
5. <i>Transport and Accessibility (Construction and Operational)</i>	<p><i>The EA shall provide a Traffic and Accessibility Study prepared in accordance with the RTA’s Guide to Traffic Generating Developments, considering traffic generation, any required road / intersection upgrades, access, loading dock(s), car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages, an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling), and also identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project. (Note: The EA shall provide a clear plan illustrating the location and extent of any road/intersection upgrade.)</i></p> <p><i>The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. (Note: the Department supports reduced car parking rates in areas well-served by public transport).</i></p>	<i>Section 6.5 and Appendix M</i>
6. <i>Ecologically Sustainable Development (ESD)</i>	<i>The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operation phases of the development. The EA must maximise Green Star Energy Efficiency rating for the proposal.</i>	<i>Section 6.6 and Appendix R</i>

Director General's Requirements		
Key Issues	Director General's Requirements	Reference
7. Contributions	The EA shall address the provision of public benefit, services and infrastructure having regard to Council's Section 94 Contributions Plan, or provide details of a Planning Agreement, providing appropriate developer contributions, in consultation with Council.	Section 6.7
8. Heritage	The EA shall provide a Heritage Impact Statement prepared by a qualified Heritage Consultant in accordance with the NSW Heritage Office publication 'Statement of Heritage Impact' and 'Draft Guidelines For Aboriginal Cultural Heritage Assessment and Community Consultation 2005'. In particular, the Heritage Impact Statement should address the impact of the proposal upon the significance of the adjoining "Perth House and Stables" and whether the proposal complies with any related policies contained in the Conservation Management Plan.	Section 6.8 and Appendices K and L
9. Contamination / Acid Sulphate Soils	The EA is to demonstrate that the site is suitable for the proposed use in accordance with SEPP 55 – Remediation of Land. The EA shall also identify the presence and extent of Acid Sulphate Soils on the site. The EA shall address the need for an Acid Sulphate Management Plan.	Section 6.9 and Appendix N
10. Drainage	The EA shall address drainage / groundwater / flooding issues associated with the development / site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Urban Design measures.	Section 6.10 and Appendix H
11. Utilities	In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities staging of infrastructure works.	Section 6.11 and Appendix V
12. Staging	The EA must include details regarding the staging of the proposed development (if proposed).	Section 6.12
13. Statement of Commitments	The EA must include a draft Statement of Commitment detailing measures for environmental management, mitigation measures and monitoring for the project.	Section 6.13
14. Consultation	Undertake an appropriate and justified level of consultation in accordance with the Department's Major Project Community Consultation Guidelines October 2007.	Section 6.14

Plans and Documents to Accompany the Application		
<i>General</i>	<i>The EA must include</i>	<i>Provided on Page 1 of the Report</i>
	1. <i>An Executive Summary</i>	
	2. <i>A thorough site analysis including site plans, aerial photographs and a description of the existing and surrounding environment.</i>	<i>Sections 1, 2 and 3.</i>
	3. <i>A thorough description of the proposed development.</i>	<i>Section 4 and plans</i>
	4. <i>An assessment of the key issues specified above and a table outlining how these key issues have been addressed.</i>	<i>Section 6</i>
	5. <i>An assessment of the potential impacts of the project and a draft Statement of Commitments, outlining environmental management, mitigation and monitoring measures to be implemented to minimise any potential impacts of the project.</i>	<i>Section 6</i>
	6. <i>The plans and Documents outlined below.</i>	<i>Appendix D</i>
	7. <i>A signed statement from the author of the Environmental Assessment certifying that the information contained in the report is neither false or misleading.</i>	<i>Appendix T</i>
	8. <i>A Quantity Surveyor's Certificate of Cost to verify the capital investment value of the project (in accordance with the definition contained in the Major Projects SEPP).</i>	<i>Appendix U</i>
	10. <i>A conclusion justifying the project, taking into consideration the environmental impacts of the proposal, the suitability of the site, and whether or not the project is in the public interest.</i>	<i>Section 7</i>
<i>Plans and Documents</i>	<i>The following plans, architectural drawings, diagrams and relevant documentation shall be submitted.</i>	
	<ul style="list-style-type: none"> • <i>Existing site survey plan</i> • <i>Site analysis plan</i> • <i>A locality/context plan</i> • <i>Architectural Drawings (including existing buildings, floor plans, sections and elevations, external building materials and colours, fenestrations, balconies and other features, accessibility requirements (BCA & DDA), heights & levels (AHD), changes to levels (excavation/filling)</i> • <i>Landscape Plans</i> • <i>Shadow Diagrams</i> • <i>Stormwater Concept Plan</i> • <i>Erosion and Sediment Control Plan</i> • <i>Geotechnical Report</i> • <i>View Analysis</i> 	<i>See Appendices</i>

6. ASSESSMENT OF KEY ISSUES

Section 6 of this Environmental Assessment provides an assessment of the project in relation to the key issues identified in the Director General’s Requirements. Relevant supporting specialist reports are identified in relation to the issues and included as Appendices. The following table provides a summary of how the key issues have been addressed in the proposed development.

TABLE 2 – SUMMARY OF KEY ISSUES

KEY ISSUE	COMMENTS
1. <i>Relevant EPI’s policies and Guidelines</i>	<p>Section 6.1 of the EA report provides an assessment of the proposal against relevant Local Environmental Plans, Development Control Plans, planning policies, strategies and guidelines. The proposal accords with planning strategies and policies for the commercial core area of the Parramatta CBD.</p> <p>Apart from a variation to the maximum FSR for sites of less than 2,500m² and a more flexible application of side setback controls for the upper portion of the building, due to the narrow width of the site, the proposal generally complies with the applicable LEP and DCP planning controls. An architectural design competition is not considered necessary, as the building is of modest scale and height, substantially within the height limits that trigger a design competition.</p>
2. <i>Built Form</i>	<p>The design of the building is contemporary in form and responds to site and locality context to create a strong identifiable and defined building character. The elongated, narrow rectangular nature of the site dictates a slab block style building form in order to provide useable office floor plates and reasonable construction efficiency. Building height of 13 storeys is consistent with more recent office development in the locality and offers a reasonable level of compatibility with future taller buildings permitted under the recently introduced planning controls.</p> <p>The taller portion of the proposed building, above Level 5 is stepped back a minimum of 7.38 metres from George Street to moderate visual bulk as viewed from street level. The 6 metre high ground floor level and first floor level above are setback 4 metres from George Street and include glazed walls to allow views through to Perth House from George Street and a more attractive pedestrian environment at street level. An active street frontage is assisted, by providing a ground floor café.</p>
3. <i>Urban Design / Public Domain</i>	<p>Urban design and public domain issues are addressed in Section 6.3 of the EA Report. Building facades to George Street and Perth House incorporate articulation and architectural treatments that contribute to visual interest from the primary viewing points. A widened footpath to George Street, inclusion of a ground floor café and colonnaded pedestrian access (with clearance above ground level of 9.48 metres) adjoining the eastern side of Perth House enhance the public domain, pedestrian access and the amenity of the courtyard around Perth House.</p>
4. <i>Environmental and Residential Amenity</i>	<p>There are no residential properties adjoining or in close proximity (i.e. within 100 metres) of the site and there will be no adverse impact on residential amenity such as aural and visual privacy, views and outlook, or solar access. Environmental amenity in the locality will not be adversely impacted to any significant extent. There will be a minor increase in mid-winter shadowing, primarily to the school playgrounds to the south, however these playgrounds will continue to receive 3 hours mid-winter solar access between 9am and 3pm.</p>
5. <i>Transport and Accessibility (Construction and Operational)</i>	<p>The site is well served by public transport, including regular and frequent rail, bus and ferry services within easy walking distance of the site. A total of 63 off-street car spaces will be provided in 3 basement levels, together with loading/unloading facilities, motorcycle parking and more than 40 bicycle parking spaces. A signalised one-way vehicular driveway is proposed off George Street in a similar location to the existing driveway.</p>

	<p>Sufficient space is provided to allow an entering vehicle to park on-site at the driveway entry, if a vehicle is exiting the basement car park at the same time.</p> <p>Council's parking requirements are designed to set maximum parking provision, in this case 120 car spaces for the proposed development, in order to encourage use of public transport and reduce car dependency. Proposed off-street parking (63 car spaces) accords with this planning principle and is considered satisfactory for the proposed development.</p> <p>Traffic generation during the commuter peak periods is anticipated to be in the order of 51 vehicle trips per hour, some 20 vehicle trips per hour more than existing traffic generation during the peak hour. Nett increase in peak hour traffic generation is within the capacity of the existing road system in the Parramatta CBD.</p>
6. <i>Ecologically Sustainable Development (ESD)</i>	<p>The building has been designed to achieve a 5 Star Green Building rating and accord with ESD principles. Energy efficiency and ESD initiatives include features such as shading elements to the facades, optimal natural light penetration, chilled beams, energy efficient light fittings, monitoring of electrical consumption and water use, low water use fittings, water re-use systems, minimising car dependency, energy efficient electrical and air conditioning systems, and waste recycling.</p>
7. <i>Contributions</i>	<p>A S94A contribution equivalent to 3% of the project development cost is payable to Parramatta City Council prior to the issue of a Construction Certificate.</p>
8. <i>Heritage</i>	<p>The site comprises a single storey dry-cleaning business and car service workshop from the post World War Two period that has no intrinsic heritage value. The land or buildings is not identified on any heritage list and the site not identified as an archaeological management unit of moderate or high archaeological potential in the Parramatta Historic Archaeological Management Study.</p> <p>The principal heritage issue related to the site is the impact of any development on Perth House & Stables, adjacent at 85 George Street. The 1840s Perth House sandstone cottage and stables are listed both as a Heritage Item on the Parramatta City Centre Local Environmental Plan 2007 and on the State Heritage Register.</p> <p>The proposed commercial development is in close proximity to Perth House but the height, form, scale, setback and materials have been arrived at in a way that mitigates adverse impact. It opens new views to the heritage item, provides for an improved setting and retains elements of significance. The new building has been designed having appropriate regard to the Conservation Management Plan for Perth House and is considered to provide an enhanced curtilage and setting for Perth House.</p>
9. <i>Contamination / Acid Sulphate Soils</i>	<p>There is likely to be some soil contamination on the site arising from the current use of the land for automotive repairs. A detailed land contamination assessment will be completed prior to issue of Construction Certificate and the site remediated as part of the site excavation works, prior to building construction commencing.</p> <p>The front northern portion of the site is likely to contain acid sulfate soils at depths below 4 metres. An Acid Sulfate Soils Management Plan will be prepared prior to issue of Construction Certificate and acid sulfate soils managed in accordance with this Management Plan as part of site excavation works, prior to building construction commencing.</p>
10. <i>Drainage</i>	<p>The project includes stormwater collection and re-use. A drainage detention tank will be provided to control stormwater discharge. Stormwater will be directed from this tank to the Council's stormwater drainage system in George Street. A Stormwater Concept Design is included in Appendix H</p>

	The front portion of the site is subject to minor local flooding. This flooding arises from overland flow and is not caused by flooding from the Parramatta River. The 1:100 year flood level adjacent to the site in George Street is 7.0 metres (AHD). The ground floor level (7.5 metres AHD) is provided with a minimum 500mm freeboard above this flood level. The driveway entry to the basement car park is also ramped up to 7.5 metres AHD to prevent entry of floodwaters.
11. <i>Utilities</i>	All necessary urban services are available to the site, including reticulated water and sewerage services, telephone and communication, drainage, gas and electricity., and can be upgraded where required.
12. <i>Staging</i>	There will be no staging of the proposed development. The proposed building will be completed for occupation in one stage. A separate DA will be submitted for fitout and occupation of the ground floor café.
13. <i>Statement of Commitments</i>	A Draft Statement of Commitments is included at Section 6.13 of this Environmental Assessment Report. This Draft Statement addresses issues such as the Building Code of Australia (BCA), relevant Australian Standards, demolition, excavation, pedestrian access during construction, accessibility, construction hours, construction management and ecologically sustainable development (ESD).
14. <i>Consultation</i>	Consultation has been undertaken with Parramatta City Council and the NSW Department of Planning prior to finalisation of the project design and preparation of this Environmental Assessment Report. Community consultation will be undertaken by the NSW Department of Planning in accordance with the statutory requirements for projects submitted under Part 3A by way of public exhibition of the proposed development.

6.1 Consistency with relevant Environmental Planning Instruments, policies and guidelines

The EA must address the relevant Environmental Planning Instruments (EPI’s), policies, guidelines and planning provisions applying to the site including the following:

- * *Objects of the Environmental Planning and Assessment Act 1979 (EPA Act);*
- * *Sydney Metropolitan Strategy;*
- * *Draft West Central Subregional Strategy;*
- * *Parramatta City Centre Local Environmental Plan 2007; and*
- * *Nature and extent of any non-compliance with relevant environmental planning instruments (including City Centre Development Control Plan 2007), plans and guidelines and justification for non-compliance.*

6.1.1 Objects of the EPA Act

The following table provides an assessment of the proposed development against the objects of the EPA Act as detailed in clause 5 of EPA Act.

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 - OBJECTS

EPA ACT OBJECTS	ASSESSMENT
<i>1. Encourage the proper management, development, and conservation of natural and artificial resources, including agricultural land, natural areas, forests, minerals, water, cities, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment.</i>	<i>Existing development on the site is not compatible with the desired future character of the locality and with the heritage qualities of the adjoining Perth House. The proposed development will enhance the social and economic welfare of the community and a better environment by providing high quality development of a height, scale and land use anticipated for development in the City Centre LEP commercial core of the Parramatta CBD.</i>

<p>2. Encourage the promotion and co-ordination of the orderly and economic use and development of land.</p>	<p>The site is currently significantly under-utilised having regard to the development yields and built form permitted by the planning controls applying to the site and the locality. The planning controls for smaller sites such as the subject land, are designed as an incentive to consolidate smaller development sites into larger parcels in order to optimise development potential i.e. achieve a FSR of 10:1.</p> <p>In the case of 89 George Street it is not possible to consolidate the site with any adjoining properties, hence the site consolidation incentive is not particularly relevant to the subject land. The substantial FSR penalties applying for smaller sites effectively prevent redevelopment of the subject land for commercial offices. Flexibility of the FSR controls for smaller sites will in this case promote the orderly and economic use and development of the site at a height and density more compatible with the planning controls for the Commercial Core area.</p>
<p>3. Encourage the protection, provision and co-ordination of communication and utility service.</p>	<p>The site is located within a major central business district that has a high level of communication and utility services that can readily be augmented where necessary, to accommodate the proposed development.</p>
<p>4. Encourage the provision of land for public purposes.</p>	<p>The subject land comprises a private development site however a generous area of public domain is proposed including a widened George Street footpath and separate public pedestrian access to the courtyard at the rear of Perth House.</p>
<p>5. Encourage the provision and co-ordination of community services and facilities.</p>	<p>The proposed development is not for the purpose of a community facility or service, therefore this objective is not particularly relevant. The proposal will not reduce or overtax existing community services and facilities. An improved public domain and provision of an additional café/restaurant outlet in the commercial core area enhances the public amenity of the locality.</p>
<p>6. Encourage the protection of the environment, including the protection and conservation of native animals and plants, including threatened species, populations and ecological communities and their habitats.</p>	<p>The site is located within a highly urbanised central city location and contains no vegetation or habitat suitable for flora and fauna. The proposal will have no adverse impact on any threatened species, populations, ecological communities or habitat. The proposed front setback and colonnade facilitates retention of the tree canopy of the fig tree on the neighbouring site to the west.</p>
<p>7. Encourage ecologically sustainable development.</p>	<p>The proposed development has been designed in accordance with ESD principles and will achieve a 5 Star Green rating that will minimise energy consumption and greenhouse gas emissions.</p>
<p>8. Promote the sharing of responsibility for environmental planning between the different levels of government in the State.</p>	<p>Consultation has occurred with Parramatta City Council and the Part 3A assessment process provides for input from the Council as the local planning authority.</p>
<p>9. Provide increased opportunity for public involvement and participation in environmental planning and assessment.</p>	<p>The proposed development will be publicly notified in accordance with the requirements of Part 3A of the EPA Act and an opportunity for public submissions provided during the notification period.</p>

6.1.2 Sydney Metropolitan Strategy

Sydney’s Metropolitan Strategy – City of Cities, released in December 2005 and currently under review, sets out a framework for the future planning and development of Sydney’s metropolitan area. The Strategy addresses 7 planning issues – economy and employment, centres and corridors, housing, transport, environmental resources, parks and public places, and implementation and governance.

The metropolitan strategies relating to economy and development, centres and corridors, and transport are relevant to the proposed development.

Economy and Development

The Parramatta CBD is identified as a strategic centre for jobs growth and employment and is one of a small number of such centres that the Metropolitan Strategy targets for accommodating significant additional employment over the next 20 years. The proposed development will provide an A Grade quality office building capable of accommodating an additional 500 plus jobs in the Parramatta CBD, the primary Regional City for Western Sydney, an that is area targeted in the Strategy for the provision of an additional 230,000 jobs by 2031.

Centres and Corridors

The Metro Strategy seeks to encourage the development of identified centres and increase the share of jobs going to centres in rapidly growing areas of Western and South West Sydney. The Parramatta CBD is identified as a Regional City and is the primary centre for Western Sydney. The development of an A grade office tower in the Parramatta CBD commercial core in an area well served by public transport is closely aligned with the Sydney Metro Strategy in relation to encouraging development in centres that are well-served by public transport.

Transport

Improved transport, particularly public transport is a primary objective of the Sydney Metro Strategy. The Strategy seeks to optimise accessibility to centres and encourage development in centres well served by public transport. The Parramatta CBD is recognised as a transport hub and enjoys excellent access by public transport including bus, rail and ferry. The subject land is located within easy walking distance of the Parramatta bus/rail interchange and the Parramatta to Circular Quay ferry service. The proposed development will result in increased jobs close to public transport services offering an opportunity for improving viability and patronage of public transport and reducing the percentage of journey to work trips undertaken by private motor vehicle.

6.1.3 Draft West Central Subregional Strategy

The Draft West Central Subregional Strategy (December 2007) and other Subregional Strategies support and implement the Sydney Metro Strategy for the various subregions of Sydney, by providing more detailed planning strategies at a subregional level to guide preparation of local environmental plans and assessment of development proposals. Parramatta is located in the West Central Subregion.

Parramatta is identified as the second CBD of Sydney with the status of a Regional City in the West Central Subregion and economic hub and gateway to Western Sydney. The Draft Strategy seeks to concentrate activities in identified centres, particular strategic centres such as the Parramatta CBD. Increased building heights and floor space ratios introduced by Parramatta City Centre LEP 2007 are intended to allow higher density commercial development in the CBD so that sufficient floor space is available for the anticipated growth in employment. Additional commercial floor space within the Parramatta CBD will support existing and proposed public transport infrastructure, further consolidating the CBD's role as a commercial and transport hub.

The proposed development will contribute positively to Parramatta CBD's role as a major business centre that is projected in the Strategy to provide at least 18,000 additional jobs within the CBD by 2031. More than 300,000m² of office and retail space will be required to accommodate this projected growth in employment. Approximately 100,000m² of commercial/retail floor space is anticipated for development in Council's Civic Centre Precinct development. This leaves approximately 200,000m² to be developed elsewhere in the CBD. The proposed development represents approximately 5% of the additional floor space that is to be developed outside the Civic Centre Precinct. The proposed development is consistent with the Draft West Central Subregion Strategy.

6.1.4 Parramatta City Centre Local Environmental Plan 2007

Parramatta City Centre Local Environmental Plan 2007 (PCCLEP 2007) was gazetted on 21st December 2007 in response to the need to accommodate increased floor space in the Parramatta CBD and aims to "promote the economic revitalisation of the Parramatta city centre and "promote it as a pre-eminent centre in the Greater Metropolitan Region." The LEP seeks to facilitate development of building design excellence, promote employment, enhance public transport, conserve natural and cultural heritage and natural and man-made resources. The proposed development is consistent with the aims of PCCLEP 2007.

The subject land is located within Zone B3 Commercial Core and is surrounded on all sides by similarly zoned land. The B3 Zone is intended to provide for a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community. The B3 Zone is not intended to provide for residential development. Residential accommodation for short stay occupancy such as hotels, tourist accommodation and serviced apartments are permissible, however long stay occupancy residential accommodation such as residential flat buildings, townhouses and dwellings are prohibited in the B3 Zone. The proposed development comprises offices and a café/restaurant. Offices and food and drink premises are permitted in the B3 Zone with development consent.

PCCLEP 2007 contains a range of development controls relating to matters such as building height, floor space ratios, design excellence, car parking, building separation, signage, sun access, tree preservation and heritage. A Compliance Table outlining the nature of the relevant LEP development controls and the extent that the proposed development complies with these controls is attached at **Appendix J**. The following discussion addresses areas of LEP non-compliance, including LEP matters specifically identified by Parramatta City Council.

6.1.4.1 *Clause 22 Floor Space Ratio Control for Sites of Less Than 2,500m²*

Clause 22 sets out controls in relation to maximum floor space. The objectives of the floor space ratio controls are as follows:

- (a) *to ensure a degree of equity in relation to development potential for sites of different sizes and for sites located in different parts of the Parramatta City Centre;*
 - (b) *to ensure that proposals for new buildings are assessed with due regard to the design excellence and built form provisions of this Plan;*
 - (c) *to provide sufficient floor space for high quality development for the foreseeable future;*
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- (d) *to regulate the density of development and generation of vehicular and pedestrian traffic;*
 - (e) *to encourage increased building height and site amalgamation at key locations.*

A maximum floor space ratio (FSR) of 10:1 applies in the commercial core area of the CBD within which the subject land is located. Given that buildings are permitted to a height of 120 metres, a maximum FSR of 10:1 is relatively modest and it is therefore not surprising that there has been little if any new office development since the new planning controls came into force.

Clause 22(3) imposes a reduced FSR for sites of less than 2,500m² in accordance with a formula set out in the Table to Clause 22(3). The maximum FSR for the subject land is prescribed as $(6 + 4X):1$, where X is the area of the site minus 1,000 then divided by 1,500. The subject land has an area of 1,354m² and based on the above formula, an FSR maximum yield of 6.944:1 applies. This equates to a gross floor area of 9402m² for the site. The proposal seeks approval for a gross floor area of 11,567m², which equates to an FSR of 8.543:1. Whilst proposed FSR is almost 15% less than the maximum 10:1 permitted within the Commercial Core zone, it is approximately 20% greater than is permitted for a site of 1,354m².

The primary purpose for specifying reduced maximum FSR on sites of less than 2,500m² is to encourage smaller sites to be amalgamated with adjoining land to provide sites of at least 2,500m² capable of accommodating the height, bulk and scale of buildings preferred for the Parramatta CBD.

The above objective is soundly based and the principle of site amalgamation of smaller sites should be encouraged wherever possible. In the case of the subject land, inclusion of an additional 1,646m² of land from an adjoining site would increase floor space yield from 6.944:1 (9,402m²) to 10:1 (13,540m²), equating to 44% more floor space.

Increasing floor space yield by 44% (or 4,138m²) is a significant incentive for site amalgamation however in the case of the subject land, such site amalgamation is not possible. Amalgamation of the site with either 85-87 George Street to the west, or the adjoining site to the east at 91 George Street, would provide an opportunity to increase the area of the development site to at least 2,500m² however, neither of these options are feasible.

Both properties to the east or west of 89 George Street comprise large strata titled commercial buildings and the purchase of either of these sites would require unanimous agreement of a multitude of owners of strata allotments. Agreement of all landowners is unlikely, or at best would require years of negotiations and purchase costs above market rates to encourage landowner agreement. Given that Perth House is a heritage item and the existing office buildings to the west and east of the site are substantial in size and unlikely to be demolished, there is in any case no practical benefit in terms of future urban form, for amalgamating the site with either of the properties to the east or west, in order to achieve a site area of more than 2,500m².

Land to the south of the site forms part of Arthur Phillip High School, a large site fronting Macquarie Street, extending east from Barrack Lane. That portion of the school site adjoining the rear boundary of 89 George Street is used for teacher parking and a school building. Excision of 1,646m² from the school site would effectively split the school into 2 parcels and prejudice future redevelopment options for the school's property. Excision of a portion of land from the High School property is unlikely to be agreed to by Arthur Phillip High School and would not be consistent with the optimal form of future redevelopment of the school site.

In the situation where it is not possible to achieve site amalgamation, it is considered that the floor space ratio controls applying to sites of less than 2,500m² should be applied more flexibly. The focus should be on the appropriateness of built form outcome, rather than on numerical compliance with a development standard that is intended to apply to situations where site amalgamation is possible. Strict enforcement of the FSR standard would result in the loss of 3 levels of floor space, rendering the development unviable and creating a building of a height that would be incompatible with the 15 to 20 storey building height envisaged in the planning controls for the Commercial Core area of the CBD.

6.1.4.2 *Clause 22A Minimum Building Street Frontage*

Clause 22A requires that a site have at least one street frontage of 20 metres in the B3 Commercial Core Zone, the B4 Mixed Use Zone and the B5 Business Development Zone. The subject land has one street frontage, being to George Street and this frontage has a width of 18.25 metres, some 1.75 metres less than the required minimum of 20 metres.

Sub-clause 22A(3) allows a consent authority to approve development on a site with a frontage of less than 20 metres if:

- * *it is satisfied that due to physical constraints of the site or adjoining sites it is not possible for the building to be erected with at least one street frontage of 20 metres or more, and*
- * *has taken into account the objectives of this clause.*

As outlined in discussion of Clause 22 relating to floor space ratios, it is not possible to amalgamate the site with adjoining land. Therefore it is not possible to provide a wider street frontage to the site. The objectives of the minimum street frontage development standard are as follows:

- * *to ensure that, visually, buildings have an appropriate overall horizontal proportion compared to their vertical proportions,*
- * *to ensure that vehicular access is reasonably spaced and separated along roads and lanes,*
- * *to provide appropriate dimensions for the design of car parking levels,*
- * *to encourage larger development of commercial office, business, residential and mixed use buildings provided for under this Plan.*

The proposed development will have a horizontal to vertical proportion of 1:3.014. A complying width of 20 metres would result in a horizontal to vertical proportion of 1:2.75 for a building with a height of 55 metres as proposed. The “verticality” of the proposed development is less than 10% above the maximum “verticality” proportion envisaged under Clause 22A for a building 55 metres in height, a difference that would not be readily discernable within the streetscape. By way of comparison, the building height controls would allow a building of up to 120 metres provided site area is at least 2,500m² and frontage is not less than 20 metres. This results in a horizontal to vertical proportion of 1.6, almost double that proposed for 89 George Street. Even on a wider allotment, say 30 metres, horizontal to vertical proportion would be at 1:4, and still be well in excess of the proposal for 89 George Street. The proposal will have a satisfactory horizontal proportion compared to its vertical proportion.

The proposed vehicular entrance will not dominate the street-front elevation of the building. The vehicular entrance is setback some 8 metres from the George Street kerb and is well separated from vehicular entries to the adjoining properties. The driveway to 85-87 George Street is located at least 25 metres to the west of the proposed vehicular entry to 89 George Street and the driveway to 91 George Street is located almost 20 metres to the east. A concentration of driveway entries will not occur.

The relatively narrow width of the subject land has constrained the amount of potential car parking on each basement level. However, after allowing for the lift, access and services core, even a complying 20 metre site width would not have enabled a double row of car spaces at right angles to the internal driveways. Provision of a maximum potential number of car spaces on each parking level is not essential, due to the proximity of the site to high quality frequent public transport services. The number of car spaces has been intentionally limited to encourage use of public transport by employees of businesses that will occupy the building.

As noted in discussion under Clause 22 dealing with floor space ratios, some concession on the maximum floor space ratio for smaller sites is sought in order to achieve a larger building with adequate floor plates and sufficient building height to ensure reasonable compatibility with the taller buildings provided for by the increased FSR's permitted in the Parramatta City Centre LEP. The western elevation to the Perth House site has been treated as a second building façade as the majority of the western elevation will be visible from George Street due to the low scale of the single storey Perth House heritage item. This relatively large western elevation gives the building a strong presence in the streetscape, notwithstanding the site's narrow road frontage. The proposed development is considered to satisfy the objectives of Clause 22A in relation to street-front width, notwithstanding a minor 1.75 metre (8.75%) numerical non-compliance.

6.1.4.3 *Clause 22B Design Excellence*

Clause 22B requires that consent not be granted to a development involving construction of a new building or external alterations to an existing building unless in the opinion of the consent authority the proposed development exhibits design excellence. Design excellence is not defined, however subclause 22B(3) does list a range of matters that a consent authority must have regard to when determining whether a proposal exhibits design excellence. These matters are detailed as follows:

- * *whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,*
 - * *whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,*
 - * *whether the proposed development detrimentally impacts on view corridors,*
 - * *whether the proposed development detrimentally impacts on land protected by a sun access corridor established for that land in the City Centre DCP,*
 - * *how the proposed development addresses the following matters:*
 - (i) *the suitability of the land for development,*
 - (ii) *existing and proposed uses and use mix,*
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- (iii) *heritage and archaeological issues and streetscape constraints,*
 - (iv) *the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,*
 - (v) *bulk, massing and modulation of buildings,*
 - (vi) *street frontage heights,*
 - (vii) *environmental impacts such as sustainable design, overshadowing, wind and reflectivity,*
 - (viii) *the principles of ecologically sustainable development,*
 - (ix) *pedestrian, cycle, vehicular and service access, circulation and pedestrian permeability,*
 - (x) *the impact on, and any proposed improvements to the public domain,*
 - (xi) *any relevant special character area statement in the City Centre DCP.*

The above listed matters are addressed in the relevant sections of this Environmental Assessment Report. A high standard of architectural design, materials and detailing is proposed. Parramatta City Council has previously expressed support for the architectural design solution proposed. A high quality presentation is proposed to the northern and western elevations of the building, being the elevations visible from George Street and the public domain. The eastern elevation is effectively screened by existing buildings to the east of the site and the southern relatively narrow elevation may be expected to be screened by future medium to high rise development likely to occur on the Arthur Phillip High School site to the rear.

The general appearance, quality and amenity of the public domain on the site and in the adjoining area east of Perth House, is relatively poor. The proposed development will significantly improve the appearance, quality and amenity of the public domain including improving the relationship of development to the eastern interface with Perth House. An increased area of public domain will be available and attractive paving and suitable landscaping included at street level. Accessibility to the rear courtyard of Perth House and the office building to the rear will be improved.

The proposal will have no adverse impact on existing view corridors. View corridors looking west along George Street are enhanced, by creating a westerly view corridor to Perth House at street level. The view corridor east down George Street will also be improved by screening an existing somewhat unattractive large blank wall comprising a substantial proportion of the western elevation of the existing office building at 91 George Street.

The proposed building will not detrimentally impact on any sun access plane control in the City Centre DCP. The extent of additional shadow is minimal in the context of a high-rise city centre environment. There will be no increase in shadowing of the public domain.

The matters outlined in subclause 22B(e) are specifically addressed elsewhere in this Environmental Assessment Report. The proposed building has been designed in recognition of the constraints and opportunities of the site and its context. Proposed use (12 levels of offices and a ground floor restaurant) are appropriate for the site and its zoning.

The height of the building is limited to approximately 55 metres (excluding architectural roof features) and it could not be described as a tower building. It is compatible in height with existing and likely future buildings in the locality. The proposed office building and adjoining office buildings could best be described as medium rise buildings, having regard to the 120 metre building height limit that applies to the locality. Adequate building separation is provided to adjoining buildings having regard to context. These buildings are unlikely to be demolished and sites redeveloped in the foreseeable future. There is potential for high-rise towers to be developed in the future on the Arthur Phillip High School site to the rear. This site is large with ample depth to provide future building separation for taller tower elements above 55 metres in height.

The proposed development has appropriate bulk, massing, modulation and street frontage heights within the site's context, both existing and future. The design incorporates measures to minimise reflectivity and will not increase wind impacts in the locality. The design includes sustainability measures and accords with ecologically sustainable development principles. Design and location of pedestrian and vehicular access is appropriate and there will be enhanced pedestrian permeability. There are no DCP special character statements relevant to the subject site.

The proposed development suitability addresses the design excellence criteria specified in subclause 22B(3) of the City Centre LEP.

Subclause 22B(4) requires that a design competition be held where a proposed development comprises a building "that is, or will be, greater than 55 metres or 13 storeys (or both) in height." The proposed building will have 13 storeys and the height of the roof of the 13th storey is less than 55 metres, therefore it is considered that the height of the building does not trigger the design competition requirement. Parramatta City Council interprets this subclause to trigger a design competition if the building height is greater than 55 metres or the number of storeys is 13 or greater. We interpret the word "greater" in this subclause to apply to both building height (55 metres) and the number of storeys (13).

The LEP defines a "storey" as "a space within a building that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but does not include: (a) a space that contains only a lift shaft, stairway or meter room, or (b) a mezzanine, or (c) an attic." The plant room level above the 13th storey does not exceed a height of 55 metres, but does contain some components of plant in excess of the lift shaft, stairway and meter room. If this plant room level is deemed to be a storey, then the building could be considered to have 14 storeys, notwithstanding that the top floor level is for building services only. This is not considered sufficient justification to trigger a design competition.

Subclause 22B(5) allows a design competition to be dispensed with if the Director-General of the NSW Department of Planning certifies in writing, that the development is one for which an architectural design competition is not required. In the circumstances, namely that the 14th "storey" is effectively a plant room level only and does not exceed a height of 55 metres, coupled with the high quality of building design proposed, it is considered reasonable that the Director-General should certify that a design competition is not required.

Subclause 22B(6) states that a “consent authority may grant consent to the erection or alteration of a building to which this clause applies that has a floor space ratio of up to 10 per cent greater than that allowed by clause 22 or a height of up to 10 percent greater than that allowed by clause 21, but only if:

- (a) *the design of the building or alteration is the result of an architectural design competition, and*
- (b) *the concurrence of the Director-General has been obtained to the development application.”*

The underlying intent of the design competition provisions is to optimize potential design outcomes for major buildings by requiring a design competition. The development controls applying to the Commercial Core Zone provide for buildings up to 120 metres in height, with an FSR of up to 10:1, both of which may be increased to 132 metres and 11:1 in the event of a design competition. The building proposed for 89 George Street could not be considered a major building in this context. It has a height less than half the maximum height permitted and proposed FSR of 8.5:1 is 15% less than 10:1 and more than 20% less than the potential maximum of 11:1 that can be achieved using a design competition.

The proposed development of 89 George Street has been the subject of an intensive and lengthy design process, with a design solution carefully devised to respond to the narrow configuration of the site, its relationship to Perth House and its presentation in the George Street streetscape. Independent urban design analysis prepared by Dickson Rothschild, a well respected urban design and architectural practice, informs the architect’s design response. Further urban design input has occurred as the building design evolved.

The project architects Woods Bagot, are experienced in the design of large office buildings and are recognised as designers who produce high quality architectural outcomes. Parramatta City Council has acknowledged that the design of the building is an appropriate response to the site’s existing and future context.

As noted above, subclause 22B(5) allows the Director-General to exempt the proposed development from the need to be the subject of a design competition. The proposed development is not a major building in the context of the height and scale of development envisaged in the development controls for the locality. Proposed FSR and building height and scale is significantly less than the maximum allowed in the Commercial Core Zone and the design achieves design excellence expectations. It is considered reasonable in the circumstances that the Director-General certify that a design competition is not necessary for the floor space and building height proposed.

6.1.4.4 *Clause 22C Car Parking*

Clause 22C sets out requirements in relation to off-street parking and the manner in which off-street parking is to be considered in terms of calculating gross floor area. Areas of car parking at or above ground level are to be included in the calculation of gross floor area. No car parking at or above ground level is proposed. Car parking provided below ground level is to be included in the calculation of gross floor space if such car parking exceeds the number of car spaces required under clause 22C. The number of car spaces proposed does not exceed the number of spaces required under clause 22C.

The table to clause 22C sets out parking requirements for a range of land uses in the Parramatta City Centre. The proposed building will contain a commercial office gross floor area (including ground floor entry foyer) of 11,567m² and a restaurant gross floor area (indoor on the ground floor level) of 100m². Parking is required at the rate of 1 car space per 100m² of commercial floor space (115 spaces) and 1 car space for each 10m² of restaurant floor space (10 car spaces). Basement car parking is proposed for 63 car spaces, equivalent to 50% of the parking requirements specified in clause 22C.

Consultation with Parramatta City Council indicates that the number of car spaces specified under clause 22C is to be treated as a maximum, rather than minimum. This accords with current planning practice that seeks to optimise use of public transport and reduce reliance on private motor vehicles for the journey to work. Given the excellent quality and frequency of public transport services to the Parramatta CBD, within easy walking distance of the site, it is considered that the number of car spaces proposed is sufficient to meet reasonable parking demand.

A reasonable number of off-street car spaces is necessary to ensure that the building complies with the objective of achieving A grade quality office space. In this instance as a minimum, off-street parking is required for senior staff. The proposed building is anticipated to accommodate approximately 450 - 500 "white collar" staff of which at least 10 to 15 percent are likely to be senior level staff. 63 off-street car spaces would be sufficient to meet this demand.

In addition to the ready availability of public transport, consideration of off street parking provision should also take account of servicing the needs of other transport modes such as motorcycles and bicycles. These modes are far superior to private motor vehicles in terms of environmental sustainability and congestion impacts. A generous provision of 10 motorcycle parking spaces and more than 40 bicycle spaces are proposed.

It is considered that the proposed development meets the off-street parking objectives of clause 22C of the City Centre LEP, having regard to the ready availability of nearby public transport services and the desirability of minimising use of private motor vehicles for the journey to work to major commercial centres.

6.1.4.5 *Clause 22D Building Separation*

Clause 22D relates to building separation and requires separation distances between neighbouring buildings and between separate towers or other raised parts of the same building, not be not less than as provided for in the City Centre DCP. The delegation of building separation controls to the DCP, rather than their inclusion in the LEP, suggest that these controls may be applied with a greater degree of flexibility, depending on site circumstances.

The requested variations to building separation controls are identified and considered in discussion of development controls applicable under the City Centre DCP, as detailed in Section 6.1.5 of this Environmental Assessment Report.

6.1.5 Parramatta City Centre Development Control Plan 2007

Parramatta City Centre Development Control Plan 2007 (PCCDCP 2007) is designed to provide more detailed planning provisions to support the PCCLEP 2007 in order to contribute to the growth and character of Parramatta and protect and enhance the public domain. The subject land is located within the Commercial Core are of the DCP, the boundaries of which coincide with the B3 Commercial Core Zone of the LEP.

The PCCDCP 2007 sets out a range of development controls in relation to matters such as building form, pedestrian amenity, access and parking, environmental management, residential development and special areas. A Compliance Table summarising the nature of the relevant DCP development controls and the extent that the proposed development complies with these controls is attached at **Appendix J**. The proposed development complies with development controls in the City Centre DCP, apart from building separation, street frontage heights and street alignment. The following discussion addresses the issues of street alignment, street frontage heights and building separation.

6.1.5.1 *Street Alignment and Street Setbacks*

Clause 2.1 and Figure 2.1 of the City Centre DCP require that new buildings on the southern side of George Street (apart from Perth House) between Smith Street and Charles Street be constructed to the front boundary, with a continuous built edge to the street alignment. This control is to be read in conjunction with the street frontage heights that require an increased front setback for the taller elements of the building.

The purpose of the front setback control (nil setback) is to reinforce the spatial definition of streets and contribute to the public domain by strengthening the visual character and continuity of street facades. It is also argued that consistent ground level build-to-lines can increase pedestrian activity.

The proposed development provides a 4 metre front setback to George Street for the ground floor level and for Levels 1 to 7 up to a height of 25.13 metres. Above Level 7 front setback is increased to 7.38 metres, marginally less than the 8 metre setback required for the street frontage types in clause 2.2 and Table 2.2 of the DCP.

It is possible to design the ground floor and Levels 1 to 7 so that the building is constructed to the front street alignment by deleting the proposed 4 metre front setback for this component of the building. If this is considered essential, a consent condition could be imposed requiring deletion of the 4 metre front setback and associated modification of the plans. This outcome whilst yielding greater floor space and/or potentially an increased rear building setback, is not however considered desirable, given the front setbacks of adjoining development on either side of the site and the advantages of opening a westerly vista to Perth House.

The adjoining office building to the east at No. 91 George Street is setback 6 metres from George Street. This 7 storey strata title office building is unlikely to be demolished in the foreseeable future. Perth House adjoining to the west exhibits a similar setback to George Street. This building of high heritage significance is unlikely to be demolished. Bringing the proposed building for 89 George Street forward to the street-front boundary would disrupt the front building setback established by No's 85-87 and No. 91 George Street. The proposed 4 metre front setback opens views towards Perth House from George Street, east of Perth House, particularly from the southern side footpath.

Given the unique established front setback and heritage circumstances applying to the properties 85-91 George Street, it is considered that provision of a 4 metre front building setback for the lower half of the proposed building is an appropriate design response and a superior streetscape and heritage outcome compared to providing a nil front setback as envisaged in the street alignment controls of the DCP.

6.1.5.2 *Street Frontage Heights*

Clause 2.2 and Figures 2.2 and 2.9 of the City Centre DCP set out requirements in relation to street frontage heights. In the case of the subject land "Street frontage type G" applies. This street frontage type requires a nil front setback up to a height of 20 metres minimum and 24 metres maximum, with a front setback minimum of 8 metres above a height of 20 to 24 metres. The objectives of the street frontage height controls are to achieve well-framed streets with appropriate street-width to building-height ratios providing a sense of enclosure to the street and contribute to the city's character.

The proposed development provides for a 4 metre front setback to a height of 25.13 metres, increasing to a front setback of 7.38 metres above this height. The issue of street front setback for the lower portion of the building is considered in discussion under "Street Alignment and Street Setbacks" in Section 6.1.5.1 above. As noted in this discussion a 4 metre front setback rather than a nil front setback is considered to be a better urban design outcome than provision of a nil front setback for the lower portion of the building.

Given that the lower portion of the building is providing a greater front setback than required and the balance of the building will only extend to a height of 55 metres, a minor relaxation of 620mm in the minimum 8 metre front setback above 25 metres is considered reasonable.

There is a sufficient stepping back to clearly delineate the upper portion of the building and the overall average front setback (more than 5.5 metres) exceeds the average front setback of a fully complying front setback, averaged over the total height of the building (4.1 metres). The upper portion of the building, with a 7.38 metre front setback will not exhibit an overbearing relationship to George Street or to adjoining development. The planning controls allow for buildings up to 120 metres in height. Buildings of this scale would need a front setback of at least 8 metres to avoid appearing overbearing in the streetscape. An 8 metre front setback is of far less significance for a building that extends to a height of only 55 metres.

In the circumstances and given the modest height of the proposed building and the provision of a front setback below 36 metres, the proposed street frontage heights/setbacks are considered appropriate and consistent with the objectives of this development standard.

6.1.5.3 *Building Depth and Bulk*

Clause 2.3 of the City Centre DCP sets out requirements in relation to the size of floor plates to allow for good internal amenity, access to natural light and ventilation and mitigation of potential adverse affects that tall and bulky buildings may have on the public domain.

The controls require that buildings with large floor plates must be expressed as separate building elements of not more than 1,200m² and have horizontal dimensions of any building façade of not more than 60 metres. The largest floor plate being Level 5, is approximately 1,100m². The building façade to George Street has a horizontal dimension of less than 18 metres. The eastern and western side elevations have a maximum length of between 65 and 69 metres however these are side rather than front elevations and are screened in part of adjoining commercial buildings.

The depth of office space, measured east west is within the range of 14 to 16.5 metres and overall building depth not in excess of 18 metres, generally consistent with the preferred 20 metre building depth identified in the DCP.

Proposed glazing to the southern and northern elevations and a portion of the eastern and western elevations ensures that more than 95% of office space is within 10 metres of a window providing access to natural light. A limited area of approximately 50m² of office space on Levels 1 to 8 will be located between 10 and 14 metres from natural light, extending west from the southern fire stairs and lifts of each of these floor levels.

The minor encroachment of up to 4 metres in the 10 metre distance standard to natural light results from the requirement to provide a masonry wall on the common boundary to the building to the east and provide a lift/stair core along most of the length of the eastern elevation. Introducing a light well on the western side of the building, towards the rear, would compromise the architecture of the building, significantly increase building costs and adversely impact on floor plates already limited by the narrow width of the site.

Given the minimal area of floor space in excess of 10 metres from natural light, the adverse architectural and cost impacts of introducing a light well and the limited benefits of such light well, some flexibility in the applications of the 10 metres distance to natural light is considered reasonable in the circumstances.

6.1.5.4 *Building Separation*

Clause 2.4 and Figure 2.12 of the City Centre DCP set out requirements in relation to building separation for the majority of the City Centre area including the subject land. Building separation standards are designed to achieve adequate natural ventilation, daylight access, view sharing and privacy.

Figure 2.12 of the DCP requires that the lower levels of a building (up to a height of 36 metres) be built to the side and rear boundaries. The proposed development substantially complies with this requirement. The western elevation is effectively built to the western side boundary apart from the 3 storey 9.48 metre high colonnade at ground level. The purpose of this colonnade is to provide pedestrian access to the main entry to the building and open up views, light and air to the eastern side of Perth House. This provides a better outcome compared to building the ground floor out to the western boundary.

The ground floor level provides a 1 metre side setback to the eastern side boundary to provide for a fire egress. Above ground floor level, just over 40% of the building is built to the eastern side boundary, with the balance of the eastern side elevation setback up to 1 metre from the side boundary to increase light and ventilation to the neighbouring office building at No. 91 George Street, particularly to the west facing windows of this building located near the George Street frontage. This is considered to be a better outcome for 91 George Street, compared to building the whole eastern side elevation to a height of 36 metres, to the eastern boundary of the site.

The rear elevation of the building is proposed to be setback 2.1 metres from the southern rear boundary to align with the rear setback of the adjoining office building at the rear of Perth House. This is considered to be a visually superior outcome compared to building through to the rear boundary and creating the appearance of the proposed building jutting out behind the adjoining office building at No. 85-87 George Street. If the proposed rear alignment is not supported, a consent condition could be imposed requiring the lower portion of the building to a height of approximately 36 metres to be constructed to the rear boundary.

Figure 2.12 requires a 6 metre side and rear setback for that part of the building with a height of between 36 metres and 54 metres; and 9 metres for the building above 54 metres, extending to a height of 72 metres.

Concessions are sought on side and rear boundary setbacks for that portion of the building above 36 metres due to the narrowness of the site and the existing built form context. A western side setback of 500mm above 36 metres and an eastern side setback of 1 metre for the majority of the eastern elevation above 36 metres, is proposed.

Provision of a 6 metre side setback above 36 metres would leave less than 7 metres width for floor levels above Level 8 (i.e. Levels 9 to 12). Strict application of this side setback standard would prevent construction of a building of more than 9 storeys and render the development unviable. A 9 storey building would also be significantly lower than the 15 to 25 storey building heights anticipated for the locality in the LEP development controls.

Given the context of development to the west, namely the single storey Perth House heritage building and an 8 storey office building to the rear, built to the side boundary, it is not considered necessary to provide a side setback to the western elevation. A 500mm western side setback above 36 metres provides for some level of articulation to this elevation and is considered adequate given the narrowness of the site, the modest height of the building (55 metres) and the existence of an open courtyard behind Perth House. Increasing the side setback for the upper portion of the building above 36 metres would not offer any material benefit to the building's relationship with Perth House. This is defined more at the lower levels of the building where a generous side setback is provided up to a height of 9.48 metres.

Given that the adjoining office building at No. 91 George Street does not exceed 36 metres in height and contains a car parking structure at the rear, coupled with the fact that the site is unlikely to be redeveloped in the foreseeable future, it is not considered necessary to provide a 6 metre setback to the eastern side boundary above 36 metres. An office tower development on the rear half of 91 George Street will have to be setback from the common side boundary in order to accommodate planned future north-south pedestrian access identified in the City Centre DCP for the western side of 91 George Street.

There is a possibility of a future tower building being erected on the school site to the rear, however stepping the proposed building for 89 George Street back a further 4 metres from the rear boundary to achieve a 6 metre rear setback above 36 metres is not considered necessary, particularly given the large size of the school site and the likelihood that towers on this site would provide a substantial setback to the northern boundary in order to optimise access to natural light and sun.

Increasing rear setback above 36 metres would necessitate a reduced front setback in order to maintain an adequate floor plate size. A small step in the rear upper portion of the building would also be somewhat visually discordant given that the western elevation will become an important element in the George Street streetscape view, west of Perth House.

6.1.6 State and Regional Environmental Planning Policies

6.1.6.1 *State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)*

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) makes remediation permissible across the State, defines when consent is required, requires all remediation to comply with standards and seeks to ensure that land is investigated if contamination is suspected. The Policy states that land must not be developed if it is unsuitable for a proposed use because it is contaminated. If the land is unsuitable, then remediation must take place before the land is developed.

The proposed development does not involve a “contamination” sensitive land use such as residential, a child care centre or the like. The site has not been used for industrial purposes. The site has been used for automotive repair purposes for a number of years, hence there could be some generally minor surface or near surface contamination potential from oils and the like.

The whole of the site will be excavated to a depth of at least 12 metres. Any potentially contaminated material is likely to have a low level of contamination and can be managed in accordance with the guidelines and controls for managing contaminated material from excavation.

A suitably worded consent condition can be imposed requiring that any contaminated material encountered on site be managed in accordance with the Contaminated Land Management Act 1997 and the contaminated land planning guidelines.

6.1.6.2 State Environmental Planning Policy (Major Development) 2005 (SEPP 2005)

State Environmental Planning Policy (Major Development) 2005 (SEPP 2005) establishes a mechanism for identifying major projects that are deemed to State or regional significance. Such projects are assessed and determined under the provisions of Part 3A of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979).

At the time the proposal was submitted to the NSW Department of Planning in May 2009 for consideration as a major project, the development cost threshold for major commercial projects was \$50,000,000. The proposed development has a development cost of \$67,170,000 and the site is strategically located within a business centre of State and Regional significance. The Department of Planning formally advised under Section 6 of SEPP 2005, of acceptance of the proposed development as a Major Project in July 2009.

This Environmental Assessment Report has been prepared in accordance with the Director-General’s requirements as outlined by the Department of Planning in its correspondence dated 14th September 2009. A summary of the Director General’s requirements is included in Section 5 of this Environmental Assessment Report. The proposed development must be assessed against the criteria and issues identified in the Director General’s requirements and subsequently determined by the Minister for Planning in accordance with Division 2 of Part 3A of the EP&A Act 1979.

6.1.6.3 Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005

Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005 (SREP 2005) applies to land that falls within the catchment of Sydney Harbour, as identified in SREP 2005. Whilst the land drains into Sydney Harbour via the Parramatta River, it is located outside the boundaries of SREP 2005. The aims of SREP 2005 are as follows:

- (a) *to ensure that the catchment, foreshores, waterways and islands of Sydney Harbour are recognised, protected, enhanced and maintained:*
 - (i) *as an outstanding natural asset, and*
 - (ii) *as a public asset of national and heritage significance, for existing and future generations,*
- (b) *to ensure a healthy, sustainable environment on land and water,*
- (c) *to achieve a high quality and ecologically sustainable urban environment,*
- (d) *to ensure a prosperous working harbour and an effective transport corridor,*
- (e) *to encourage a culturally rich and vibrant place for people,*
- (f) *to ensure accessibility to and along Sydney Harbour and its foreshores,*

-
- (g) to ensure the protection, maintenance and rehabilitation of watercourses, wetlands, riparian lands, remnant vegetation and ecological connectivity,
 - (h) to provide a consolidated, simplified and updated legislative framework for future planning.

The above aims are supported by a range of planning principles as detailed in clauses 13, 14 and 15 of the SREP. The proposed development is consistent with the relevant aims and planning principles of SREP 2005.

The proposed development will be connected to Sydney water's reticulated sewerage and water supply system and the development also includes rainwater re-use and storage of stormwater. There will be no increase in site runoff compared to existing flows and there is likely to be some reduction in site runoff due to proposed rainwater harvesting.

Stormwater is to be managed so that there is no opportunity to create polluted discharge into the Parramatta River. The front portion of the site is identified as likely to contain acid sulphate soils. These soils will be excavated and managed so as to prevent any discharge of acid sulphate contamination into the Parramatta River.

The subject land is located more than 200 metres from the Parramatta River and an adjoining riverside park. The site is not located within the Foreshores and Waterways Area Map of SREP 2005. The proposal will not impact on accessibility to and along the Parramatta River and its foreshores or the scenic qualities of this area.

6.2 Built Form

The Environmental Assessment (EA) is required to address the height, bulk and scale of the proposed development within the context of the locality. In particular, detailed envelope/height and contextual studies should be undertaken to ensure the proposal integrates with the local environment. The EA shall also provide a view analysis to and from the site from key vantage points.

The proposed built form in the context of existing development in the locality is considered in Section 6.2.1 below. The development controls for the locality anticipate a significant increase in development density and building heights in the locality. Built form in the context of likely future development in the locality is considered in Section 6.2.2. View analysis is considered in Section 6.2.3

6.2.1 Built Form in the context of existing development in the locality

The proposed built form will be compatible with existing commercial built form in the locality in terms of height, bulk and scale and character.

George Street is in the heart of what Council recognises as the Commercial Core of Parramatta in Parramatta City Centre DCP 2007.

The urban form of George Street is best described as irregular. The streetscape is characterised by a discontinuous array of building setbacks, heights, architectural styles and scales.

A historical lack of architectural and urban design consistency has inhibited the evolution of a unifying sense of place found in other central business districts in the greater Sydney metropolitan area.

This disjointed appearance does, however, present opportunities for the introduction of buildings with strong urban design elements to positively affect the standard of urban form and public realm.

School grounds adjoin the southern boundary of the site north of Macquarie Street. The school includes an assortment of single-storey school buildings bordering playing fields as well as a surface car park). These structures are either temporary structures or in relatively poor condition and highly susceptible to change.

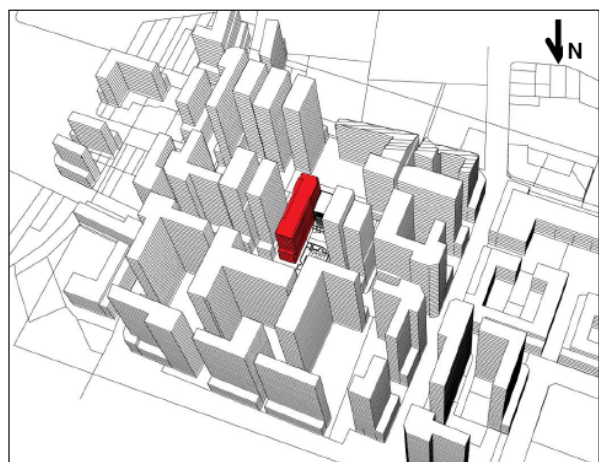
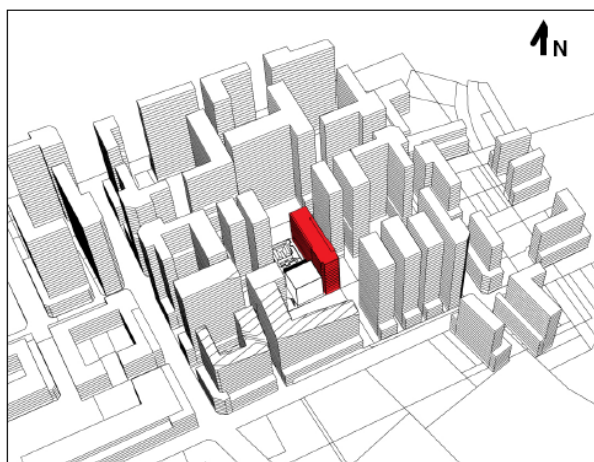
The historical allotment pattern of long, narrow blocks to both street frontages is still evident, particularly on the southern side of George Street. Notwithstanding the potential for urban design improvement, this pattern of subdivision has left relatively isolated, single lots (infill sites) adjacent to larger, consolidated sites already developed for commercial and related purposes. The opportunities, therefore, for ‘grand scale’ revitalisation of the George Street urban form are limited.

6.2.2 Built Form in the context of likely future development in the locality

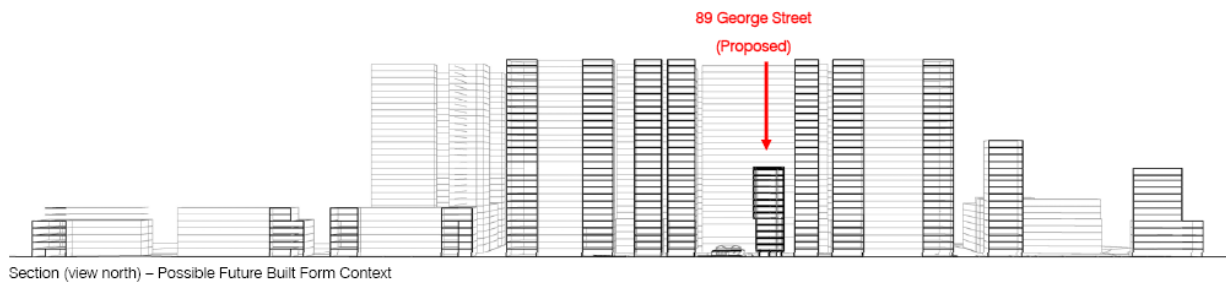
The recently introduced new planning controls envisage a significant increase in the scale and height of new development and provide for new buildings to extend to a height of up to 120 metres at a floor space ratio of 10:1.

The proposed height and bulk of 89 George Street is clearly in keeping with any future redevelopment of nearby sites in accordance with these controls. In fact, the building height proposed at 89 George Street is substantially less than that which may be achieved on adjoining allotments. This is evident in the figures, below.

The proposed development at 89 George Street is likely to be lower and of less bulk than future buildings, particularly considering the built form controls applicable to the sites on the northern side of George Street. This is clearly evident in the section diagram (view north) provided on the following page.



Axonometric Diagrams – Maximum possible building height



The design anticipates the future urban form of Parramatta City Centre while maintaining a sympathetic relationship with Perth House, thus being of a lower height and smaller FSR than that permitted by the applicable development controls and guidelines.

The school grounds adjoining 89 George Street to the south are highly susceptible to change and could either be sold by the school for commercial development or could be retained for educational purposes and undergo redevelopment in the form of a ‘vertical’ school which would be in keeping with the desired future character of Parramatta’s commercial core, provide sufficient floor space to keep pace with the education needs of an expanding local population, and allow the retention of important open space for school recreation.

6.2.3 View Analysis

A View Analysis of the proposed development as viewed from key vantage points is attached at **Appendix G**. The proposed development presents appropriate built form, bulk, scale and height within the existing built form context and in the likely future high-rise development context envisaged by the recently introduced planning controls for the Commercial Core.

The proposed building will not intrude into the streetscape or skyline of George Street and provides suitable “enclosure” to the courtyard at the rear of Perth House. This western side elevation is open to view from George Street and is presented as a second façade to the building.

In the short to medium term the building will be noticeable when viewed from Macquarie Street, north across the school grounds. The southern elevation avoids blank expanses of wall to ensure a satisfactory visual outcome, as viewed from Macquarie Street. In the longer term it is reasonable to expect that the school site will be redeveloped with substantial new buildings that will effectively screen the proposed development from Macquarie Street and Barrack Lane.

The Parramatta City Centre DCP places priority on identified strategic view corridors. The east-west view corridor along George Street is identified as a significant view corridor. The proposed development will not impact on this existing viewing corridor and will enhance the westerly view along George Street to Perth House. For further discussion regarding the impact on views refer to the commentary provided below in Section 6.3 relating to massing, setbacks and building articulation.

6.3 Urban Design/Public Domain

The Environmental Assessment shall address the design quality with specific consideration of the façade, massing, setbacks, building articulation, use of appropriate colours, materials/finishes, landscaping, safety by design and public domain.

Urban Design and public domain issues are addressed in the Urban Design Report prepared by Dickson Rothschild, attached at **Appendix C**. The following discussion provides a summary of the project’s urban design response to the issues of building façade, massing, setbacks, articulation, colours, materials, finishes, landscaping and safety.

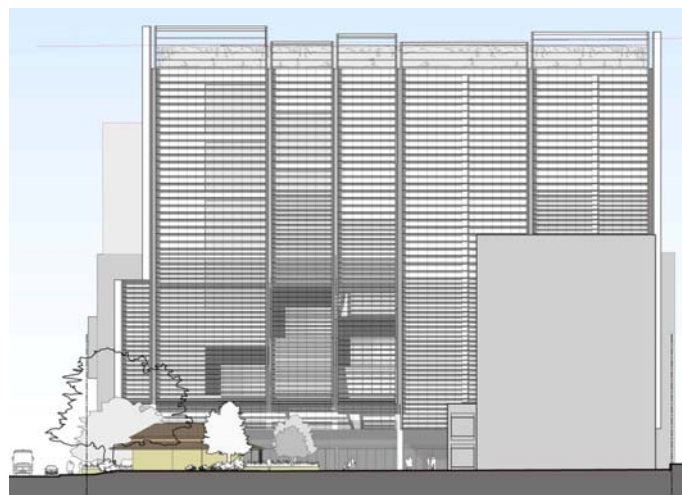
6.3.1 Façade

The ‘Veil’

The facade treatment is described by the architect as a ‘veil’. The veil works to control the design complexities of the site and to maintain an appropriate focus on Perth House and the immediate surrounds and courtyard.

The veil is a facade louvre system that has been introduced to provide unified articulation to the new building while not distracting from the heritage integrity of Perth House. The approach is also intended as a subtle control of scale while protecting the facades from solar heat gain.

The three-tiered approach to the building design is reflected in the application of this ‘veil’ approach. The lower portion of the building presents a denser and consistent spacing of the shading louvres. This provides the visual ‘anchor’ to the building, while the upper tiers are designed with a less dense application of the shading louvre devices. The figure adjacent provides an illustration of the intended western elevation. This provides a clear indication of the application of louvres with a manipulation of both the perceived articulation and bulk of the structure through the varying the density of louvre use.



West Elevation (Source - Woods Bagot drawing A3001/P9)



View northeast from rear courtyard of Perth House looking towards the proposed western 9.5m high colonnade and articulated western elevation.

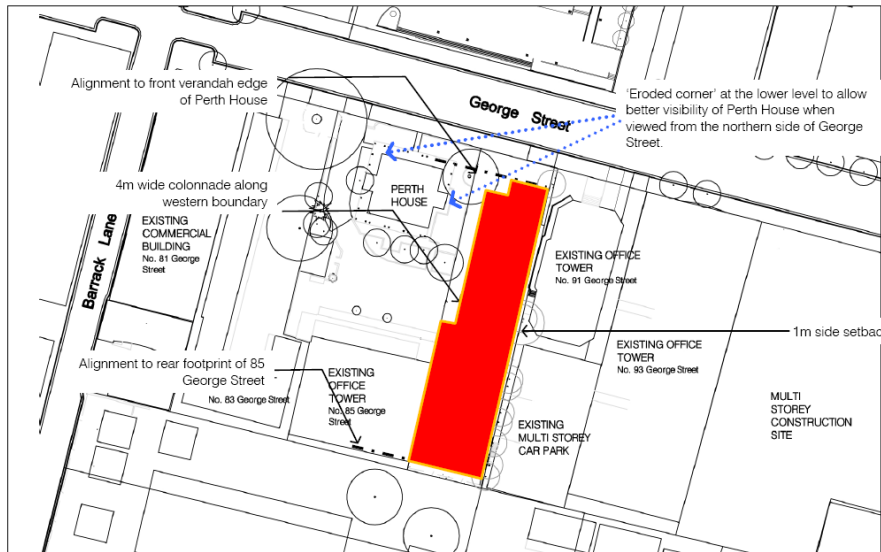
Image source: Woods Bagot

6.3.2 Massing, Setbacks and Building Articulation

Ground Floor

For discussion refer to the public domain commentary in Section 6.3.6 provided below.

Level 1

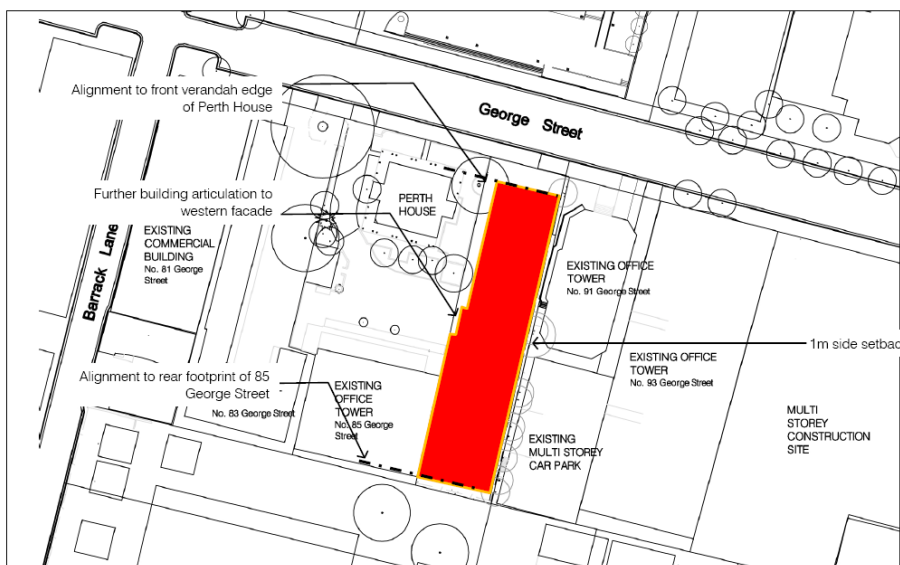


Level 1 Treatment

The ground level generous building setback to the western elevation is continued at Level 1. The inclusion of an 'eroded corner' element to the north-western corner of the new building is intended to maintain strong view lines to Perth House from the northern side of George Street.

Level 3 (Levels 2-5 Typical)

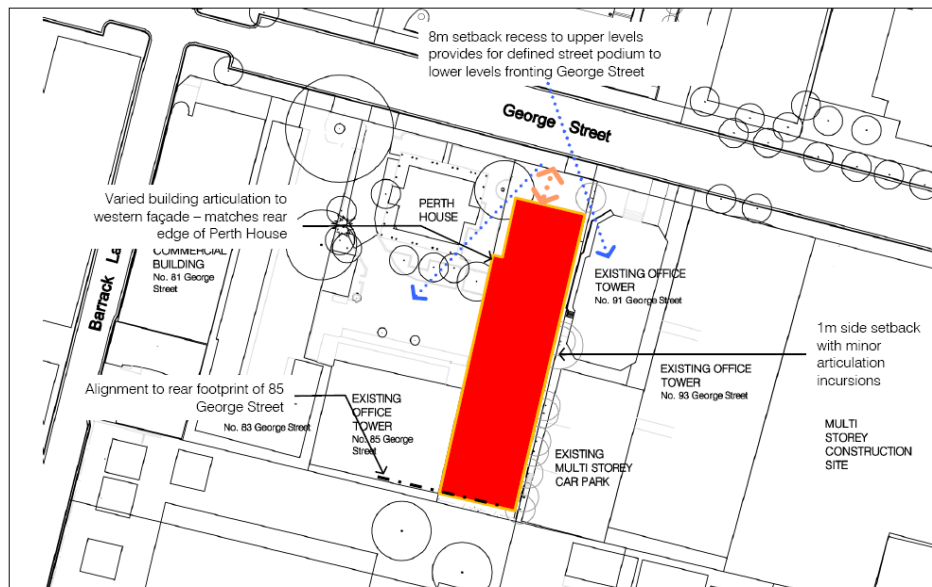
While there is less setback to the western boundary at these levels there is greater façade articulation. More 'stepping' of the setback to the western boundary is provided thereby increasing the visual interest to the elevation. There is also a continuation of the 'street podium' style setback to the northern (George Street) elevation, mirroring the established setback of the front verandah to Perth House.



Level 3 Treatment

Level 8 (Levels 6-13 Typical)

At these levels there is further alteration of the extent of articulation to the western façade. The upper levels of the building will partially overhang the lower, adding to the visual interest both within the building and from the public realm.



Level 8 Treatment

The George Street (northern) setback has been recessed 7.38m from the street alignment. This extended setback creates the appearance of a 'podium' style to the lower levels of the building.

Northern Elevation

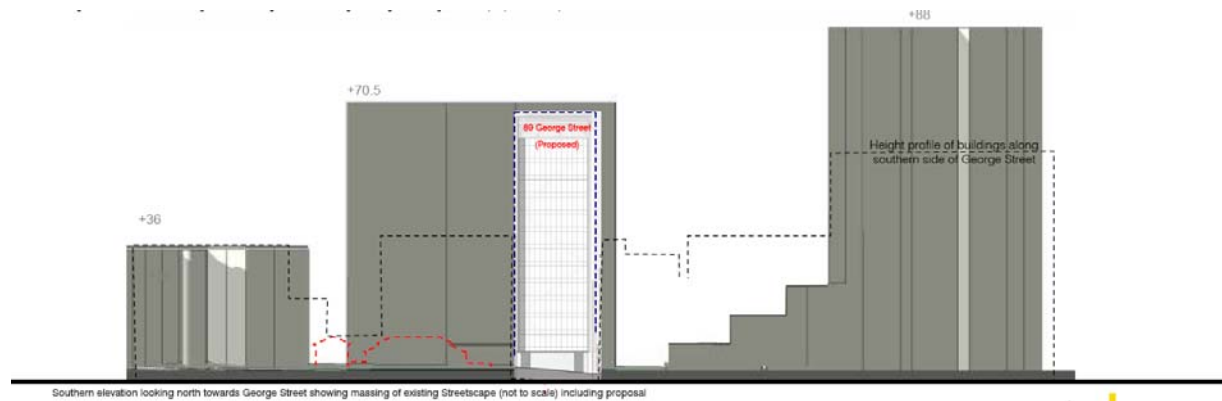
As can be seen in the figure below a discernable effort has been made in the architectural design to complement the podium scale of existing buildings to 85, 91 and 93 George Street through the inclusion of distinct articulated elements to the northern elevation of the proposed building. While avoiding a direct 'copying' of the existing building heights either side of the site, the proposal loosely mimics the general scale of existing buildings to its podium level.



Proposed northern elevation (looking south from George Street) showing massing of existing streetscape (not to scale)

Southern Elevation

The southern elevations clearly indicate the proposed development is in keeping with the scale and height of surrounding development. The proposal will not overwhelm the existing landmark elements nor will it detract from the established skyline to the northern frontage of George Street.



6.3.3 Colours, Materials and Finishes

A schedule of materials, finishes and colours is attached at **Appendix Z**. Proposed finishes include white powder coated aluminium louvres, painted steel framing and transparent glazing. The “veil” screen element includes timber finishes used in the lower louvres, with white powder coated louvres above. Planting on the roof and voids provides a green element to the building.

Ground level includes smooth and rough cut sandstone paving and facing, weathered steel and stained timber within the lobby, colonnade and landscaped areas.





6.3.4 Landscaping and Trees

Opportunities for landscaping at ground level are limited due to the need to provide for pedestrian circulation. A planter is proposed at ground level in the front setback to the proposed café. There is potential to provide a suitable street tree in the George Street footpath, west of the driveway entrance, in accordance with Council's requirements with respect to street tree species.

Given its location in the commercial core on a key central Parramatta site, the development is designed to highlight the strong urban nature of the commercial core. Extensive areas of deep soil zones do not, therefore, exist. Instead, the design focuses on providing an effective and attractive built form response to the George Street public domain as well as the adjacent heritage item. Extensive landscaping in this setting, therefore, is inconsistent with both the design intent and Council's vision.

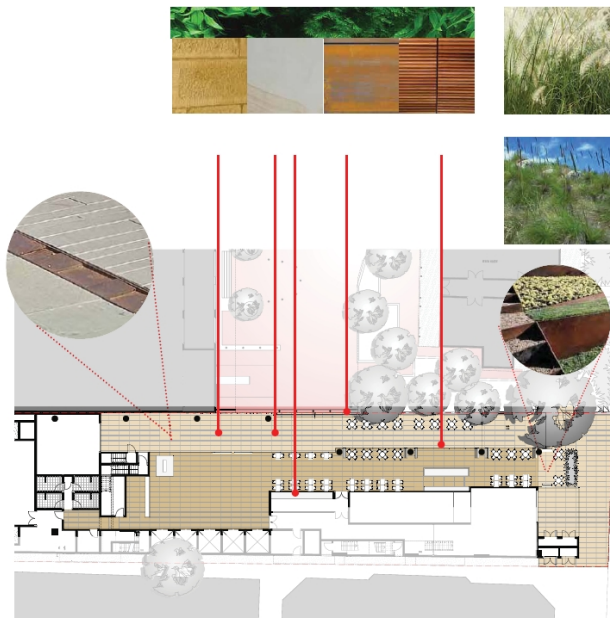
The upper level office areas have voids and 2 storey atrium spaces to provide daylight and break out spaces for building occupants. Suitable trees (e.g. frangipani, bamboos, ruffled latan palms) planted in appropriately sized large pots and connected to an irrigation system are proposed in void/atrium spaces. A "green wall" painting feature is also proposed for the roof and will include a variety of plants such as Sedums within irrigated planter boxes. A landscaping plan will be prepared in conjunction with the Construction Certificate plans.

There are no existing trees on the site. The only tree of any material streetscape value near the site's boundaries is an Olive tree located in the northeast corner of front setback to Perth House, adjoining the common boundary with 89 George Street. This tree has some streetscape value and makes a positive contribution to Perth House. An arborist's report addressing this tree and identifying suitable protection measures is attached at **Appendix X**.

The existing building at 89 George Street has constrained the eastward growth of the Olive tree and it is likely that at least 75% of the root system will be located within the Perth House site. Therefore it is feasible to retain the Olive tree in suitable condition, despite loss of tree roots extending into 89 George Street, subject to appropriate care during construction and construction design that minimises root loss. The arborist also considers it is feasible to transplant the tree from the site and return the tree upon completion of construction works. Another option would be to provide a new tree appropriate to the heritage setting of Perth House.

Ground Level

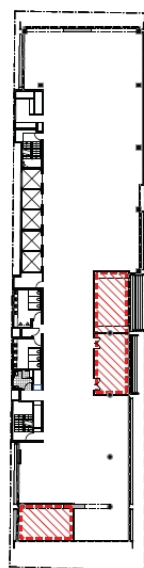
The proposed material and landscape qualities at Ground Level strives to create a seamless visual integration with the newly created square around Perth House responding with natural, warm and tactile materials.



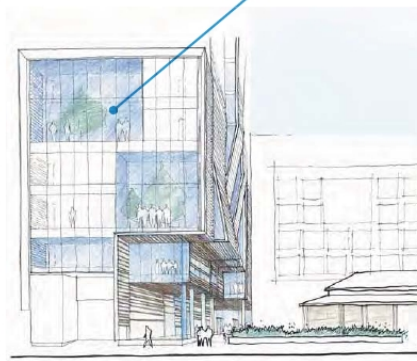
The ground floor contains a small parcel of soft landscaping to the north boundary. It is envisaged that the planting in this location will accentuate the entry point and consist of feature low shrubs to a height of maximum 800mm and soil depth of 600mm to 800mm. Although currently undetermined an indicative species could be a Pennisetum or a native Australian grass species.

Upper Level Voids & Atrium

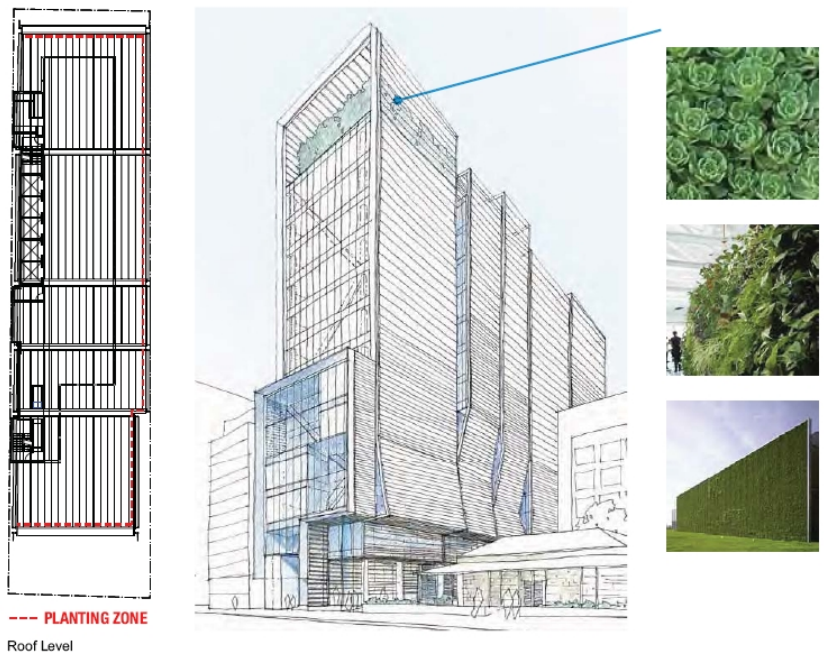
The upper level office areas have voids and two storey atrium spaces to provide daylight and break out spaces for the people occupying the building. It is envisaged that the trees will be planted in large pots and will be connected to an irrigation system. The pots will be used accordingly to suit the species selected. Although the current species have not been determined indicative species could be frangipani, bamboo, cycas and/or ruffled latan palms.



PLANTING ZONE
Typical Office Level



Roof Level



It is also proposed to provide a visual planted area on the roof of 89 George Street to highlight the roof feature area. The proposed “green wall” will consist of a variety of plants suitable for the application and will be connected to an irrigation system. Although the species are yet to be determined a range of Sedum plants in a variety of sizes and textures are proposed.

6.3.5 Safety by Design

The proposed development has been designed in accordance with safety by design principles. A Safety by Design assessment is attached at **Appendix ZA**. The proposal offers a high level of public surveillance to the public domain and the building entry is readily visible from George Street and the plaza behind Perth House. Excellent sight lines are provided and concealed spaces avoided. The foyer and external areas at ground level enjoy a high level of natural light and will also be provided with lighting to enhance safety at night.

The development includes an active street frontage comprising a café/restaurant that provides surveillance of the street frontage and colonnaded pedestrian access to the foyer entry. Entry to individual floor levels is anticipated to be controlled by an access card. Access to the basement would be similarly controlled. Specific security measures (eg security cameras, alarms and the like) will be prepared in consultation with future tenants.

6.3.6 Public Domain

Relationship to Perth House

The site is located immediately to the east of Perth House, a State listed heritage item. Perth House, built around 1841, was the home of local politician George Oakes (member for Parramatta of the first Legislative Council of NSW), and became a private school in the late 1880s.

Perth House is set within an open plaza-type setting with the forecourt of 85 George Street to the south and a reasonably wide curtilage to both the east and west. The western edge of 89 George Street fronts the eastern setback to Perth House. Refer to the figure below for a diagrammatic representation.

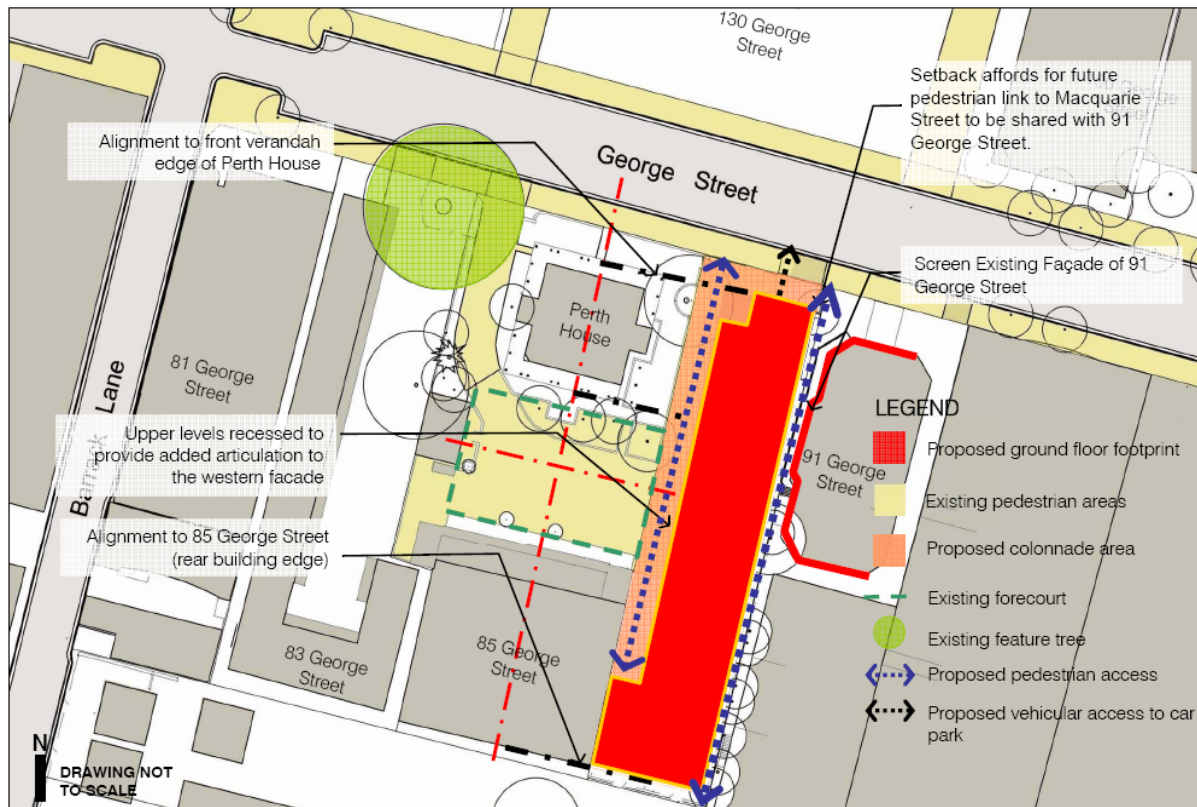
A raised plaza is located at the street frontage to 130 George Street, directly opposite the Perth House street frontage. A significant fig tree is located to the north west of Perth House. This tree acts as a local landmark for greater George Street. The grounds of Perth House are dominated by the less than complimentary western façade of 91 George Street. No significant public open space exists within close proximity to the site, along the eastern half of George Street.

The design and intended finishes of the colonnade respond to Perth House in terms of materials, aesthetics and scale. 89 George Street is designed to provide a generous setback to its western elevation intended to emphasize the significance of Perth House and maintain the urban design integrity of this heritage item.

The building incorporates a 9.5 metre high pedestrian colonnade along the common boundary to Perth House. This public / private interface will provide an appropriately scaled civic edge to the heritage item and its courtyard setting. The pedestrianised colonnade area is to include active ground level uses such as a cafe. Coupled with specific lighting treatments this western elevation will create a setting that is both safe and attractive to visitors.

The higher elements of the western elevation of the new building will provide a discrete, screened backdrop to the heritage item as well as integrate with the surrounding, broader streetscape.

George Street Frontage



The proposed built form acts as a legible 'corner' to the street wall at its western boundary as the 'eroded corner' at the lower level allows better visibility of Perth House. Vehicular access to on-site underground parking is well removed from Perth House.

Relationship to 91 George Street

The proposed built form will screen the blank western façade of 91 George Street thereby improving the general appearance of the streetscape.

A 1m setback to site boundary contributes to future pedestrian link from George Street to Macquarie Street as envisioned by the City Centre DCP. This link would be shared with 91 George Street subject to future redevelopment of 91 George Street and extension of link through school grounds directly to the south of 89 and 91 George Streets.

Additional Architectural Elements

Rooftop features have been included in the design to provide a way finding / skyline element when viewed from vantage points across the Parramatta CBD. At night the building is intended to act as a ‘screened lantern’ providing increased visual interest to the streetscape. Discrete upper level roof lighting will attractively mark the building in the Parramatta night skyline. The roof top level also includes planting. Additional diagrams and design information relating to the architectural roof features are contained in the Architectural Design Report at **Appendix D**.

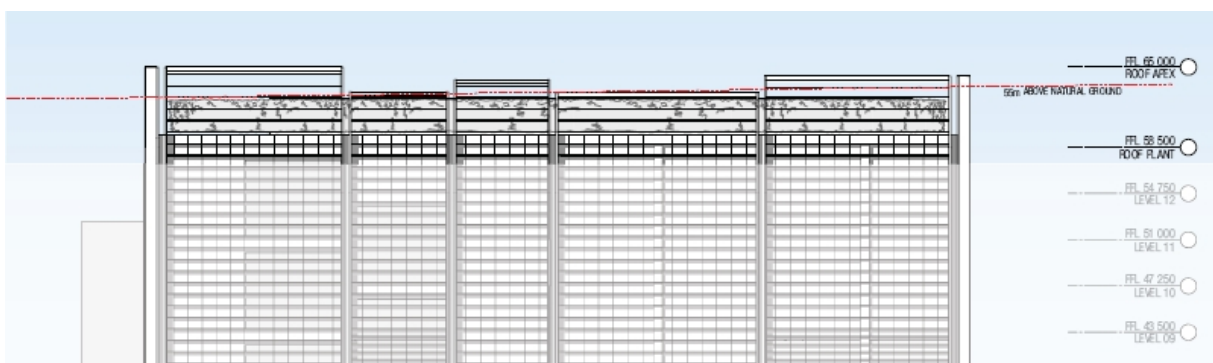
The following photo views and elevations demonstrate how the city skyline is enhanced by providing an articulated iconic roof feature incorporating varying heights, roof top vegetation and louvres. The roof level design creates a visually lighter and permeable expression of the upper levels. Variation in height assists in a visual breakdown of the long western façade. The George Street “corner” volume is the tallest portion of the building, defining the street alignment and its corner like context.



View from George Street



View from Barrack Lane



6.4 Environmental and Residential Amenity

The EA must address solar access (of the site and adjoining properties including the school and measures to mitigate any impacts), acoustic privacy, visual privacy, view loss and wind impacts and achieve a high level of environmental and residential amenity.

6.4.1 Solar Access

Shadow diagrams for the mid-winter solstice for the proposed development are attached at **Appendix E**. Additional mid-winter shadow is predominantly confined to the school property, to the south of the development site. The extent of additional shadow is relatively modest due to the narrow east-west width of the building. There will be no increased shadowing of any residential property or public domain, apart from a limited portion of the footpath and roadway of Macquarie Street.

From 9am until just after 10am on 21st June, shadows from existing buildings extend virtually over the whole of the school campus on the northern side of Macquarie Street, extending in part across Macquarie Street over a portion of the school campus on the southern side of Macquarie Street. The proposed development will generate some additional shadow to a limited portion of the Macquarie Street roadway and footpath and a 30 metre wide portion of the front façade of the existing school building on the southern side of Macquarie Street, east of Barrack Lane.

After 10.00am the length and width of additional shadow continues to reduce. By 10.45am there is no shadowing of the school building on the southern side of Macquarie Street. Additional shadow is limited to a relatively narrow band over the roofs of existing school buildings and a parking area on the northern side of Macquarie Street and the Macquarie Street road pavement and the northern footpath of this street.

After 11am additional shadow is confined to the grassed school playground area on the northern side of Macquarie Street and the concrete decked parking area at the rear of No. 91 George Street. Additional shadowing of the school playground moves in an easterly direction across the playground so that by 3pm there is virtually no shadowing of the school playground. A substantial area within the southern half of the school playground remains free of shadow.

Given the location of the site within a high rise commercial area, no increase shadow to any significant public domain area, and the generally short term or limited extent of shadow generated to the school buildings and playground, it is considered that the extent of additional shadow created by the proposed development is acceptable in the circumstances.

The proposed development will achieve a satisfactory level of solar access and a good level of natural light, due to the orientation of the site, its relatively narrow width and extensive glazing to the northern, western and southern facades. Proposed sun control screens on the western façade limit the entry of hot afternoon summer sun into the building

Most of the northern third of the building will receive solar access of more than 4 hours in mid-winter. The western façade and adjoining office space will receive between 1.5 and 3 hours solar access in mid-winter. Only the southeast corner of the building will receive limited direct sunlight, however proposed glazing in the rear southern wall will ensure adequate natural light to this area.

6.4.2 Acoustic and Visual Privacy

6.4.2.1 *Acoustic Privacy/Amenity*

There are no residential buildings adjoining or in close proximity of the site. The only noise sensitive land use that is close to the site is classrooms located within the High School on the southern side of the site. All plant and equipment and other potential noise sources within the building will include appropriate noise attenuation measures to ensure that noise emissions are within the relevant standards and will not adversely impact on the amenity of the locality.

An Acoustic Impact Assessment report has been prepared by Vipac Engineers & Scientists Ltd for the proposed development. A copy of this Report attached at **Appendix Y**. This Report assesses the proposed development in terms of the impacts of external noise intrusion, mainly traffic noise, into the development and noise emission from the proposed development to any affected neighbours.

The acoustic assessment indicates that as a result of traffic noise it will be necessary to provide acoustic glazing to all external glazed areas of the building. Appropriate specifications for acoustic glazing are provided in Appendix B of the Acoustic Report. This issue can be addressed by imposition of an appropriately worded consent condition.

The acoustic assessment identified potential noise emissions from the proposed building arising from the operation of plant and equipment, including air conditioning/ventilation systems.

Vipac Engineers & Scientists Ltd recommends that at the Construction Certificate stage, detailed assessment of mechanical plant and equipment noise be undertaken, together with the implementation of appropriate ameliorative measures to control noise emissions within the relevant standards. This issue can be addressed by imposition of an appropriately worded consent condition.

Typical noise amelioration measures include provision of acoustic enclosures, locating plant and equipment away from noise sensitive areas, shielding extraction ventilation outlets and avoiding direct "line of sight" between the nearest receiver and all major plant equipment and extraction systems.

6.4.2.2 *Visual Privacy/Amenity*

There are no residential buildings near the site and no opportunities will be created for overlooking of any residential properties. Glazed areas facing north, have an outlook towards commercial office buildings located on the opposite, northern side of George Street. Separation distance of some 30 metres minimum, together with window tinting, ensures that an adequate level of privacy is maintained to commercial office buildings to the north.

The east elevation of the building is predominantly of masonry construction. East facing windows at the rear of the building overlook the car park of No. 91 George Street and classroom roofs and playground within the High School located to the south and southeast of the site. South facing windows will also overlook the roofs of school buildings and playground areas. The east and south facing rear windows include tinting and angled screens to minimise overlooking. The rear car park at 91 George Street is not a privacy sensitive area.

Overlooking of the playground areas of the High School from an office building is not considered to be an unacceptable privacy impact, particularly as the playgrounds front Macquarie Street, with full public views of the playgrounds available from this street.

East facing windows at the front of the proposed building have potential to allow views to and from the nearby west facing windows of No. 91 George Street. East facing windows in the front portion of the proposed building at 89 George Street include tinting and angled screens to minimise privacy impacts. Given the limited separation distance of less than 3 metres it would be appropriate to require provision of blinds or similar privacy measures to the east facing windows in the front portion of the proposed building.

West facing windows overlook the public areas around Perth House. Passive surveillance of these areas is considered to be a positive feature. Views back to the north facing windows of the office building at the rear of Perth House are at an oblique angle and would therefore result in minimal loss of privacy to this building.

6.4.3 View Impact

The proposed development will not impact on views from any residential properties. There will be some reduction in southerly views from office buildings located on the northern side of George Street and properties to the south of the site in Macquarie Street, due to replacing the existing 6 metre high building with a 13 storey office building.

The proposed setback of the building from George Street and the eastern side boundary enable northerly views from the corner and the northernmost western side windows of No. 91 George Street to be maintained. Given the CBD high-rise commercial context of the site and its locality, some view loss from nearby commercial office buildings is not considered unreasonable.

The Parramatta City Centre DCP places priority on identified strategic view corridors. The east-west view corridor along George Street is identified as a significant view corridor. The proposed development will not impact on this existing viewing corridor and will enhance the westerly view along George Street to Perth House.

6.4.4 Wind Impact

A preliminary Wind Impact Assessment Report based on a “desktop” assessment, prepared by Vipac Engineers & Scientists is attached at **Appendix Q**. This Report considers exposure of the proposed development to wind, regional wind climate, geometry and orientation of the proposed development, interaction of flows with adjacent developments and assessment criteria, determined by the intended use of the public areas affected by wind flows generated or augmented by the proposed development.

The preliminary wind assessment assumes that the site of the proposed Development is within Terrain Category 3 for all approaching wind directions and utilises recorded mean and gust wind speeds in the Sydney area over the last 30 years. The assessment indicates that the development is relatively exposed to strong north-easterly and north-westerly winds of Sydney’s wind climate, which could result in high ground level wind speeds on the George Street side of the development.

The preliminary wind assessment notes that the proposed development incorporates a number of wind mitigating features, such as discontinuous tower facades and building setbacks.

The authors of the Wind Report do not expect that the proposed development will generate any wind conditions in excess of the recommended comfort criteria for safety, walking and standing as outlined in Section 2.5 of their report.

Vipac Engineers & Scientists consider that the proposed development will not present a significant change in wind conditions in most of the adjacent ground level areas. They do predict that wind conditions could be close to or in excess of the recommended criteria for sitting near outdoor sitting areas and therefore recommend that in the event that excessive wind conditions are experienced in the outdoor sitting locations in the walkway on the western side of the proposed ground floor café, retractable awnings be provided to this area of the building. This issue can be addressed by a suitably worded consent condition.

6.5 Transport and Accessibility (Construction and Operational)

The EA shall provide a Traffic and Accessibility Study prepared in accordance with the RTA's Guide to Traffic Generating Developments, considering traffic generation, any required road/intersection upgrades, access, loading docks, car parking arrangements, measures to promote public transport usage and pedestrian and bicycle linkages, an assessment of the implications of the proposed development for non-car travel modes (including public transport, walking and cycling), and also identify measures to mitigate potential impacts for pedestrians and cyclists during the construction stage of the project. (Note: The EA shall provide a clear plan illustrating the location and extent of any intersection upgrades.

The EA must demonstrate the provision of sufficient on-site car parking for the proposal having regard to local planning controls and RTA guidelines. (Note: the NSW Department of Planning supports reduced car parking rates in areas well-served by public transport).

6.5.1 Traffic and Accessibility Study

A Traffic Assessment Report which reviews the traffic, transport accessibility and parking implications of the proposed development has been prepared by Varga Traffic Planning Pty Ltd and is reproduced in **Appendix M**. The report notes that the site is very well served by public transport, being located in close proximity to Parramatta Railway Station and the adjacent bus/rail interchange. The site is also located in close proximity to a number of bicycle and shared pedestrian paths. The ready availability of an extensive range of public transport services and alternate transport modes such as cycling, plus the limited provision of basement car parking suggests that the proposed development is likely to result in reduced private car usage, and will encourage cycling, walking and increased use of public transport services such as train, bus or ferry.

6.5.2 Traffic Generation

The Traffic Report notes that the reduced car parking provisions incorporated in the development proposal is likely to result in a corresponding reduction in the level of vehicular traffic activity generated by the proposed development. Taking into account the reduced parking provision, application of the traffic generation rates nominated in the RTA's *Guide to Traffic Generating Developments* on a pro-rata basis indicates that the proposed development is likely to generate in the order of 51 vehicle trips per hour during commuter peak periods. By comparison, surveys indicate that the existing uses of the site generated approximately 20 vehicles trips per hour during commuter peak periods, indicating that the proposed development is likely to result in a *nett increase* in peak hour traffic generation of 31 vehicles per hour.

6.5.3 Road and Intersection Capacity

A before/after capacity analysis indicates that the projected increase in traffic flows of 31 vph during peak periods is not expected to have any appreciable effects on the operational performance of the adjacent road network. In particular, the analysis confirms that no road/intersection upgrades will be required.

6.5.4 Vehicular Access, Servicing and Loading Facilities

Vehicular access to the site is to be provided via a single two-way driveway which is to be located in approximately the same position as the existing driveway which currently provides vehicular access to the site.

The proposed development is expected to be serviced by a variety of light commercial vehicles such as utilities, white vans and the like, and small trucks up to and including 6.4m long SRV trucks. The loading dock is to be located towards the front of the building, on the ground floor level with a truck turntable, such that service vehicles will be able to enter and exit the site whilst travelling in a forward direction at all times.

6.5.5 Car Parking

The Traffic Report notes that application of the parking requirements specified in the local planning controls to the proposed development yields a *maximum* permissible off-street parking provision of approximately 125 parking spaces. The proposed development makes provision for a total of 63 off-street car parking spaces and is therefore consistent with the local planning control requirements.

6.5.6 Bicycle Facilities

The bicycle parking requirements applicable to the development proposal specified in Council's *Development Control Plan 2005 - Bicycle Parking* in the following terms:

Commercial Premises

1 bicycle space per 20 motor vehicle spaces

Application of the above bicycle parking rates to the 63 motor vehicle spaces provided in the development proposal yields a bicycle parking requirement of 3 spaces. The proposed development makes provision for more than 40 bicycle parking spaces in a dedicated bicycle parking area to be located on Basement Level 1. The proposed bicycle parking facilities comfortably satisfy Council's requirements.

6.5.7 Pedestrian and Bicycle Linkages

The subject site is located in close proximity to a number of cycleways and shared pedestrian paths. These include the Parramatta to Liverpool cycleway, which is 17km long. The accessibility of these paths and cycleways will reduce reliance on private car usage and will encourage greater use of alternate transport modes.

6.5.8 Public Transport

There is an extensive range of public transport services available at the nearby Parramatta bus rail interchange, approximately 580m walk from the site. Rail services are provided by 3 separate train lines - the Blue Mountains Line, the Western Line and the Cumberland Line, with service frequencies ranging from 1 peak hour service every 20-30 minutes on the Blue Mountains Line to 1 peak hour service approximately every 5-10 minutes on the Western Line.

An extensive range of bus services is also available at the Parramatta bus rail interchange. These bus services are provided by Hills Bus, Veolia Transport, Sydney Buses, Hopkinsons Transport and Westbus.

Ferry services are also available within a short walking distance of the site. The Parramatta to Circular Quay Rivercat service operates from a ferry wharf located approximately 340 metres walk from the subject site.

6.6 **Ecologically Sustainable Development (ESD)**

The EA shall detail how the development will incorporate ESD principles in the design, construction and ongoing operational phases of the development. The EA must maximise Green Star Energy Efficiency rating for the proposal.

Advanced Environmental have prepared an overview report of the environmentally sustainable design (ESD) goals for the proposed development. A copy of this overview report is attached at **Appendix R**. It is proposed that the building will achieve a 5 Green Star rating through the implementation of initiatives that will:

- * *Minimise energy consumption through smart façade design, efficient air conditioning systems, efficient lighting design and good management of building systems;*
- * *Minimise its water consumption through water recycling and efficient fittings;*
- * *Reduce materials consumption and focus on using low-emission materials;*
- * *Provide healthier, more comfortable internal conditions of the building occupants.*

Key proposed ESD initiatives for the building include a Chilled Beam HVAC System, efficient T5 Lighting System design, energy monitoring, efficient fittings, water recycling, environmentally sustainable and low emission building materials, good risk management, good building planning and best practice construction. The Green Star assessment indicates the building will achieve an overall Green Star weighted score of 66, sufficient to achieve a 5 Green Star rating.

6.6.1 ESD Principles – Design Stage

Appropriate consideration of ESD initiatives in the design stage of the building is critical for optimising energy and water efficiency and providing a good indoor environment quality. Principles to be employed during the design stages is shown in the table on the following page:

ESD Principles - Design Stage

Building form and orientation for passive design	Controlling solar gain through the use of shading elements on the façade
	Allowing good indirect daylight penetration through narrow floor plates
	Promoting efficient system selection. Only if the passive design of the building maintains cooling loads below a certain level can an efficient chilled beams system be employed. This involves initiatives such as shading, orientation, glazing selection
Mechanical Design	Selection and design of the chilled beam system and selection of efficient plant components
Electrical Design	Selection of light fittings to reduce energy consumption
	Design of lighting system to enable efficient controls
	Design of electrical system to enable monitoring of electrical consumption and water use in the building
Hydraulic Design	Efficient fixtures and fittings specification will reduce potable water consumption
	Design of water reuse systems to further reduce potable water consumption
	Design of efficient monitoring and metering of water to find leaks and unnecessary uses
Transport	Promotion of alternative forms of transport by providing bike parking and showering facilities, preferred parking for fuel efficient vehicles and proximity to public transport through site selection

6.6.2 ESD Principles – Construction Stage

During the construction stage there will be a number of ESD principles that will be employed to reduce materials consumption, improve the indoor environment quality of the finished building and ensure efficient operation of the systems. These principles are summarised in the table below:

ESD Principles - Construction Stage

Commissioning	Comprehensive pre-commissioning, commissioning and quality monitoring will be carried out to ensure efficient operation of building hydraulic, electrical and mechanical systems
Waste Management	An EMP will be prepared for the site and 80% of all construction waste will be reused or recycled
Waste selection	Materials installed in the building during construction will be low VOC, low ODP and low emission formaldehyde to improve the indoor air quality of the finished building
	Industrial waste product will replace some of the Portland Cement in all concrete mixes and recycled aggregate will be used to reduce materials consumption
	60% of steel will have a recycled content of 50% or greater to reduce materials consumption
	PVC use will be reduced by 30%

6.6.3 ESD Principles – Operational Phase

The operational stage of the building is when the design and construction initiatives will be actioned to achieve reductions in resource consumption and improvements in indoor environment quality. The initiatives for the operational phase at 89 George Street are summarised in the following table.

ESD Principles - Operational Phase

Building Turning	After project handover all building systems will be tuned and monitored monthly to ensure proper running and operation
Building Users Guide	A building users guide will be provided to the building operator and the occupants to explain the correct management of the building

Improved ventilation	Ventilation rates are increased 100% above the minimum requirement of the standard to improve indoor air quality of the occupied building. The mechanical system is designed to provide good air change effectiveness throughout the entire floor plate and only 100% outdoor air will be provided to ensure good air quality
Lighting	High frequency ballasts included in the electrical design to reduce eye strain on the occupants. Dimmer switching on perimeter lights linked to daylight sensors will reduce energy consumption by lighting when sufficient daylight is available
Reduced energy consumption	Efficient operation of the air conditioning and electrical systems will lead to reduced energy consumption compared to the current average. The building aims to achieve a Green Star energy rating equivalent to a 5 Star NABERS energy rating
	Electrical sub-metering will enable detailed monitoring of all energy consumption to assist efficient operation
	Lighting power density is reduced to minimise energy consumption
Recycling Waste	A dedicated recycling waste storage area is provided to facilitate ease of recycling during the operational stages of the building

6.6.4 Energy Efficiency and Green Star Rating

Energy efficiency and green star rating are considered in detail in the Environmental DA Report prepared by Advanced Environmental, attached at **Appendix R**. The proposed building will achieve a 5 Green Star rating. The building optimises access to natural light to reduce dependency on artificial lighting and includes a system of louvres to moderate the impact of summer sun to the large western elevation.

Design initiatives such as chilled beam construction, energy efficient plant and equipment, low water use appliances, water recycling, energy consumption monitoring and a high level of natural ventilation assist in minimising energy consumption and water use.

The Parramatta City Centre DCP requires that development “*optimise thermal performance, thermal comfort and daylighting will contribute to the energy efficiency of the building, provide increased amenity to occupants and reduce greenhouse emissions and, with them, the cost of supplying electricity.*” The proposal has been designed to reduce the extent of mechanical cooling and heating required and minimise energy consumption and greenhouse gas emission.

The City centre DCP requires that non-residential buildings include water saving devices (at least 3 Star Water Efficiency), reduce reliance on artificial lighting, comply with BCA energy efficiency provisions and achieve at least 4 stars under the Australian Building Greenhouse Rating Scheme or equivalent. The proposed development will achieve or exceed these requirements.

6.7 Contributions

The EA shall address the provision of public benefit, services and infrastructure having regard to Council’s Section 94 Contribution Plan, or provide details of a Planning Agreement, providing developer contributions, in consultation with Council.

The Parramatta City Centre Section 94A Contributions Plan applies to the central business district (CBD) of Parramatta, including the subject land. This S94A Plan prescribes that a monetary contribution equivalent to 3% of the project development cost be paid as a developer contribution to Council, prior to the issue of a Construction Certificate. Based on an assessed Capital Investment Value of \$67,170,000 a S94A levy of \$2,015,100 is payable to Parramatta City Council.

6.8 Heritage

The EA shall provide a Heritage Impact Statement prepared by a qualified Heritage Consultant in accordance with the NSW Heritage Office publication 'Statements of Heritage Impact' and 'Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation 2005'. In particular, the Heritage Impact Statement should address the impact of the proposal upon the significance of the adjoining "Perth House and Stables" and whether the proposal complies with any related policies contained in the Conservation Management Plan.

6.8.1 Heritage Impact Statement in Relation to "Perth House and Stables"

There are no items of heritage significance on the development site and the site is not located within a conservation area. The site adjoins an item of heritage significance, known as Perth House, located on the neighbouring property to the west, at 85-87 George Street. A Heritage Impact Assessment of the proposed development on the Perth House building, curtilage, stables and Conservation Management Plan has been prepared by heritage consultants, Noel Bell Ridley Smith. A copy of this Assessment Report is attached at **Appendix K**.

The site comprises a single storey dry-cleaning business and car service workshop from the post World War Two period which has little intrinsic heritage value. The land is not listed on any heritage list and is not identified as an archaeological management unit of moderate or high archaeological potential in the Parramatta Historic Archaeological Management Study.

The principal heritage issue related to the site is the impact of any development on Perth House & Stables adjacent at 85 George Street. The 1840s sandstone cottage and stables are listed both as a Heritage Item on the Parramatta City Centre Local Environmental Plan 2007 and on the State Heritage Register.

Two conservation plans exist for Perth House – Howard Tanner & Associates' 1988 conservation plan and Conybeare Morrison and Partners' 2004 conservation management plan. In the Statement of Heritage Impact shown at **Appendix K** the impacts are set out in detailed and assessed against the conservation policies for Perth House and Stables, the Parramatta City Centre Local Environment Plan 2007, Development Control Plan 2007 Conservation Criteria and against the NSW Heritage Branch questions for assessing heritage impact for development near heritage items. (Archaeological and Indigenous Cultural Heritage Impacts are set out at **Appendix L**.)

Howard Tanner's conservation plan does not provide specific policies related to development outside the site of Perth House and Stables but does give an 'analysis and review' of the then designs for the office block subsequently constructed to the rear of Perth House. It provides for the retention of the fig and wild olive tree and supplementary planting to fringe Perth House. Conybeare Morrison + Partners' November 2004 conservation management plan, under the section 'Curtilage: Boundary and Setting', recommends that:

...Heights of any proposed buildings in close proximity to Perth House and Stables should not diminish the heritage item. The height, form, scale and setback limits for development within the heritage boundaries or adjacent buffer areas (sic).

Perth House and Stables has been dwarfed by the 7-storey Office Tower, designed by Jackson Teece Chesterman Willis & Partners and located to the south of the site. The cement rendered and painted building forms an imposing backdrop to the building.

This level of development should not create a precedent for further development either on the site or one (sic) the adjoining properties.

The existing Morton (sic) Bay figs assist in screening some of the development and reinforce a domestic scale. Care should be taken to ensure the longevity of these mature plantings. (Conybeare Morrison, page 44)

Despite highlighting the need to manage the impact of new developments within the setting of Perth House, the curtilage remains undefined in that document and may be assumed to be the lot boundary. The backdrop building to Perth House was constructed in 1991 and had been seen as an acceptable design solution by the authors of all earlier impact assessments and the conservation plan and the consent authority. The subsequent development of the Parramatta City Centre LEP 2007 with resultant height and density provisions was drawn in light not only of the heritage items within the area but also of the significant views and vistas within the city centre.

Although the Conybeare Morrison plan mentions the Moreton Bay fig tree to the west of the Perth House and Stable site, it does not mention the African or Wild olive tree on the eastern part of the Perth House site or afford it specific measures for retention and conservation. Brian McDonald's 1987 heritage impact assessment identifies the olive tree as a significant item (p 2. & p.8). Howard Tanner's 1989 conservation plan also identifies the olive tree as significant (p. 29).

Specific measures have been identified in an Arborist's Report to retain and conserve the tree during and after construction. Refer Mark Hartley's (The Arborist Network) 'Arboricultural Impact Assessment Report' for details of impacts of the proposal on the Wild Olive Tree and the mitigating measures proposed.

The proposed commercial development is in close proximity to Perth House but the height, form, scale, setback and materials have been arrived at in a way which mitigates adverse impact. It opens new views to the heritage item, provides for an improved setting and retains elements of significance.

The Statement of Heritage Impact at **Appendix K** finds that the proposed development has a minor and acceptable impact on Perth House and Stables.

6.8.2 Aboriginal Cultural Heritage Impact

The subject site comprises developed land, originally developed with a residence in the 19th Century and subsequently developed for commercial purposes. There are no items of aboriginal cultural value evident on the site, although given the location of the site in Parramatta, within the 'Parramatta Sand Sheet' and its proximity to the Parramatta River, items of aboriginal cultural value are likely to be encountered during site excavation works.

Issues in relation to aboriginal cultural heritage issues and impacts arising from the proposed development are addressed in the Aboriginal Cultural Heritage Impact Assessment prepared by Dominic Steele Consulting Archaeology. A copy of this Assessment Report is attached at **Appendix L**. This assessment makes the following observations:

- * No previously documented Aboriginal archaeological sites or 'objects' are known to occur within the boundaries of the subject site;
-

- * The entire property is currently covered by hard surfaces and no natural soil profiles are presently visible.
- * It is highly likely that deposits associated with the 'Parramatta Sand Sheet' remain sealed beneath the footprint of the site. The potential, nature, depth and precise levels of integrity cannot however be fully evaluated at this time.
- * Significant Aboriginal archaeological deposits have previously been identified to survive in the 'Parramatta Sand Sheet' close to 89 George Street. It is likely that as yet undocumented Aboriginal archaeological features and deposits remain buried beneath the hard surfaces that cover the site.
- * Available historical land-use information suggests the 89 George Street site is likely to display lesser levels of impact associated with past phases of occupation and use of the property compared with a number of adjacent blocks that have revealed Aboriginal archaeological evidence.
- * The extent and depth of excavation will have a significant impact upon subsurface profiles across the site and by inference, upon the potential Aboriginal archaeological resource.

As noted above, the Aboriginal Cultural Heritage Impact Evaluation considers that the proposed development at 89 George Street is likely to impact upon the potential Aboriginal archaeological and cultural heritage values of the place and accordingly includes a number of management recommendations to address this potential impact. These management recommendations can be addressed by way of imposition of appropriately worded consent conditions, and are summarised as follows:

- * *Recognition of the legal requirements and statutory protection provided to Aboriginal 'objects' and 'places.'*
 - * *Consideration of the views and advice that has been provided by the Aboriginal community groups to date that has been involved in the current site assessment and reporting process.*
 - * *A program of geotechnical investigation be undertaken at 89 George Street at the earliest opportunity and be completed well in advance of any redevelopment works on the site;*
 - * *Subject to the findings of the recommended geotechnical investigations, a program of archaeological test excavation be undertaken at 89 George Street at the earliest opportunity and be completed well in advance of any redevelopment works on the site;*
 - * *An initial borehole program to identify potential land surfaces with subsequent targeted archaeological test excavation and sampling of such deposits to guide subsequent management requirements such as the need for further salvage excavation and/or archaeological monitoring of subsequent bulk earthworks;*
 - * *The potential archaeological resource is registered as a Potential Archaeological Deposit (PAD) with DECCW AHIMS Sites Register.*
-

6.9 Contamination/Acid Sulphate Soils

The EA is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55 – Remediation of Land. The EA shall also identify the presence and extent of Acid Sulphate Soils on the site. The EA shall address the need for an Acid Sulphate Soils Management Plan.

SMEC Testing Services Pty Ltd has prepared a preliminary Contamination and Acid Sulfate Soils Assessment for the project. A copy of this Assessment is attached at Appendix N. The findings of this Assessment are summarised in Sections 6.9.1 and 6.9.2, below.

6.9.1 Contamination

SMEC Testing indicate that there is potential for site contamination based on a preliminary assessment of the current site use (see **Appendix N**). SMEC Testing recommends that a detailed sampling and testing programme be undertaken to determine whether any heavy metal, hydrocarbon, pesticide or phenol residues are present on the site. Should contamination be evident appropriate remediation will be necessary, with contaminated material removed and disposed of in accordance with prescribed procedures. Subject to this requirement, which can be addressed by a suitable consent condition, the site would be suitable for the proposed commercial use.

SMEC Testing advise that some fibro is present in the existing building. SMEC Testing advises that all asbestos present must be removed by a licensed contractor and all asbestos waste removed to a licensed waste disposal facility. Management, removal and disposal of asbestos can be addressed by a suitable consent condition.

6.9.2 Acid Sulphate Soils

SMEC Testing advise that acid sulfate soils may be present on the site below a depth of 4 metres. Excavation for the basement car park is proposed to depths in excess of 4 metres, therefore there is potential to disturb acid sulfate soils. Excavation for the project is likely to require some dewatering, which has the potential to impact on nearby acid sulfate soils.

SMEC Test recommend that a detailed acid sulfate soils assessment be undertaken (see **Appendix N**). This will require drilling, sampling and testing carried out at the same time as the geotechnical investigation. In the likely event that acid sulfate soils are present, an Acid Sulfate Soils Management Plan will be required. Such a Plan is likely to include a requirement for removal of acid sulfate soils and their disposal at Kurnell or treatment with lime prior to their disposal at other locations.

Consent conditions can be imposed requiring a detailed acid sulfate soils assessment and preparation of an Acid Sulfate Soils Management Plan.

6.10 Drainage and Flooding

The EA shall address drainage/groundwater/flooding issues associated with the development/site, including stormwater, drainage infrastructure and incorporation of Water Sensitive Design measures.

6.10.1 Flooding and Drainage

The northern front portion site is subject to some minor flooding from overland flow during major rainfall events. This flooding arises from overland flow and is not caused by flooding from the Parramatta River.

The Upper Parramatta River Catchment Trust advise that the 1:100 flood level adjacent to the site in George Street is 7 metres AHD. The ground floor level of the building (7.5 metres AHD) is designed to provide 500mm freeboard above the flood level. The driveway entry to the basement is also ramped up to 7.5 metres AHD to prevent entry of flood water to the basement car park.

The project incorporates stormwater re-use and detention. Excess stormwater is to be directed to a detention tank in the basement and discharged into Parramatta Council's drainage system in George Street. This is further discussed in Section 6.10.4. A Stormwater Concept Design is included at Appendix H.

6.10.2 Groundwater

Douglas and Partners (Structural Engineers) have undertaken a desk top study to determine the likely subsoil profile, based on detailed investigations of adjacent sites. It may be expected that the water table will be relatively close to the surface and management of groundwater will need to be addressed as part of the excavation of the site.

The proposed basement will be a combination of secant pile wall and waterproofed lower basement section. The secant wall system maintains the integrity of the water table in the locality and operates as a retaining system over the existing basement side walls of adjoining buildings as the secant wall is constructed before basement excavation commences.

The secant wall system has been successfully deployed on other projects in the Parramatta area and prevents any significant inflow of water into the site, both during construction and in service. This ensures the integrity of the development and any adjacent properties and alleviates the need for any underpinning of adjacent properties.

A detailed geotechnical and groundwater investigation will be undertaken as part of the preparation of construction plans. A Geotechnical Report will be submitted to the Certifier prior to issue of the Construction Certificate.

6.10.3 Stormwater Management and Water Sensitive Design

There are no natural watercourses on or near the site. There is some overland flow of stormwater during flood events in the front northern portion of the site. This is addressed in Section 6.10.1

Rainwater from “clean water” catchment areas, such as the roof and balconies, will be directed to the stormwater system via a rainwater reclamation tank for on-site water reuse, with surplus water discharged into an on-site detention tank. Collected rainwater will be recycled for toilet/urinal flushing, watering of landscaped areas and for cleaning and wash down purposes.

6.10.4 Stormwater Concept Design

The existing site comprises buildings and sealed driveways. The proposed building will not result in increased runoff from the site. Net discharge of stormwater will be reduced by the provision of rainwater storage for on-site reuse. As noted above rainwater from “clean water” catchment areas, such as the roof and balconies, will be directed to the stormwater system via a rainwater reclamation tank for on-site water reuse, with surplus water discharged into an on-site detention tank.

Stormwater discharge flows from the site will be reduced during rainfall events as a result of the provision of a stormwater detention tank on the site. The design and sizing of this tank will be included in the detailed stormwater design prepared for the Construction Certificate. Stormwater from the detention tank will be discharged into Parramatta City Council’s existing 600mm stormwater main in George Street, via proposed 225mm and 300mm diameter stormwater pipes from the site. A 1200mm diameter manhole is also included in the design.

A stormwater concept plan prepared by WSP LincolneScott is attached at **Appendix H**. Stormwater design provides for a 12m³ on-site detention tank in basement car park Level 2 and a 40m³ rainwater storage tank in basement car park Level 3. Rainwater harvesting includes water treatment and filtration to provide non-potable water supply for toilet flushing.

6.11 Utilities

In consultation with relevant agencies, address the existing capacity and requirements of the development for the provision of utilities including staging of infrastructure works.

An Authority Services Availability Report is attached at **Appendix V**. This Report confirms that all necessary urban services are available to the site and have adequate capacity to accommodate the development, subject to provision of an electrical substation on the site and introduction of a planned new West Parramatta Zone Substation. A suitable consent condition can be imposed requiring connection of services to the site in accordance with service authority requirements.

6.11.1 Water and Sewerage Services

Reticulated water and sewerage services are provided to the site by Sydney Water. There is an existing 225mm water main in the George Street frontage of the site. An existing 225mm Sydney Water sewer main traverses the site from Charles Street westward along the adjacent properties in George Street. This sewer main will need to be adjusted/diverted where it traverses the site. Such adjustment/diversion will be designed and implemented in consultation with Sydney Water.

Water and sewer levies will be payable to Sydney Water at Construction Certificate stage for augmentation of water and sewer infrastructure. A Section 73 Notice of requirements will be lodged with Sydney Water in relation to water and sewerage infrastructure, once development consent has been issued.

6.11.2 Electricity Capacity and Supply

Preliminary consultation with Integral Energy has been undertaken in relation to electricity supply. Currently there is insufficient power supply reticulating down George Street from the current Zone Substation. Integral Energy is currently upgrading electrical infrastructure and existing power supply constraints will be addressed when the new West Parramatta Zone Substation comes on line.

An electrical substation for the site containing a 1x1MVA transformer is proposed in the building's basement. When development consent is issued, an application will be lodged with Integral Energy to provide a High Voltage Feeder Supply to the site from the nearest Zone Substation with available capacity.

6.11.3 Gas Supply

The development site has frontage to a 110mm low pressure natural gas main in George Street owned by Jemena. Arrangements will be made with the gas supplier to provide a gas connection to the site from this existing gas main after development consent is issued. No gas main amplifications or extensions are required.

6.11.4 Telecommunications Services

Telecommunication services are available adjoining the site in George Street. AAPIT, Optus and Verizon currently have fibre optic cables in George Street. Telstra have both copper and fibre optic cables in George Street.

Arrangements will be made for connection of telecommunications services to the site with the relevant service providers after development consent is issued.

6.12 Staging

The proposed development will not proceed in stages, therefore a staging plan is not required. In addition to construction of the building, the Application seeks approval for use of Levels 1 to 12 for commercial offices. A separate Development Application will be submitted for fitout and use of the proposed ground floor café/restaurant.

6.13 Draft Statement of Commitments

The EA must include a draft Statement of Commitments detailing measures for environmental management, mitigation measures and monitoring of the project.

The following table identifies the relevant environmental management issues, the Proponent's commitment, the Approval Authority (where applicable) and the timing of the commitment. Matters addressed include compliance with the BCA and Australian Standards, demolition and excavation works, construction management including pedestrian and vehicular access during construction, accessibility compliance (BCA, Australian Standards and Disability Discrimination Act), ESD commitments, noise mitigation, lighting, wind mitigation, developer contributions, utilities, safety and security.

TABLE 3 – DRAFT STATEMENT OF COMMITMENTS

ISSUE	COMMITMENT	APPROVAL AUTHORITY (where applicable)	TIMING
Building Code of Australia & Australian Standards	The building is designed to meet all relevant requirements of the BCA & Australian Standards	PCA	Prior to issue of Construction Certificate
Demolition	Demolition work will comply with the requirements of AS2601:2001 in relation to Demolition of Structures. A work plan required by AS260.1:2001 will be accompanied by a written statement from a suitably qualified person that demolition works in the work plan comply with the safety requirements of the relevant Standards.	PCA	Prior to issue of Construction Certificate
Geotechnical	Geotechnical assessment, including bore hole sampling, will be undertaken and a detailed Geotechnical Report for the site prepared prior to engineering design.	PCA	Prior to issue of Construction Certificate
Excavation	A detailed Excavation Management Plan addressing excavation methodology and processes, including means of ensuring land stability of the site and adjoining land, protection of adjoining properties and natural drainage patterns and relocation of sewer will be prepared as an Appendix to the Construction Management Plan.	PCA	Prior to issue of Construction Certificate
Pedestrian access during construction	Pedestrian access along the George Street footpath (southern side) will be retained during construction.	Council	During Construction
Accessibility	The proposed development will be designed & constructed to comply with the relevant Australian Standards, the BCA & the intent of the Disability Discrimination Act with respect to access.	PCA	Prior to issue of Construction Certificate
Public domain works	A public domain plan will be prepared in consultation with Parramatta City Council for public domain improvements, including driveway crossings, street trees, footpath improvements and the like, prior to issue of a Construction Certificate. A bond will be provided in relation to works in the public domain and any damage rectified prior to occupation of the building.	Council	Public Domain Plan finalised and approved prior to issue of Construction Certificate. Public domain works and rectification of any damage to public infrastructure completed prior to building occupation.
Construction hours	Construction hours will be limited to between 7am and 6pm Monday to Friday and 8am to 5pm Saturdays.	Council	During Construction
Construction Management	A Construction Management Plan and Sediment and Erosion Control Plan have been prepared and are attached at Appendix O and Appendix P. Construction will be undertaken in accordance with these plans.	PCA	Prior to issue of Construction Certificate and during construction for work activity on the site.

ISSUE	COMMITMENT	APPROVAL AUTHORITY (where applicable)	TIMING
Ecologically Sustainable Development	<p>The proposed development will achieve a 5 Green Star Office design rating and a minimum 5 Star NABERS rating.</p> <p>Prior to commencement of building construction an ESD strategy will be provided outlining measures to be incorporated into the building and its design to achieve the desired ratings. Aspects to be addressed include plant efficiency, natural ventilation, integrated building management, stormwater harvesting and re-use, façade thermal performance, façade shading, energy use monitoring, water use monitoring, management of air-conditioning.</p>	PCA	Prior to construction commencing.

6.14 Consultation

An appropriate and justified level of consultation is to be undertaken in accordance with the NSW Planning Department’s Major Community Consultation Guidelines October 2007.

6.14.1 Consultation with Parramatta City Council

Initial consultation with Parramatta City Council in relation to development options for the subject land commenced in 2004 and a presentation of a design concept made to Council’s Design Panel in February 2005. A meeting was subsequently held with Council’s Manager of Development Services in May 2005. The main planning issue identified at the time was the restrictive building envelope that applied to the site under the Parramatta Regional Environmental Plan (PREP) and appropriate interface to the adjoining heritage item, Perth House. The building envelope prescribed a 2 storey building for the length of the site, with a small floor plate tower element at the rear. This restrictive building envelope effectively prevented redevelopment of the subject land.

Following further urban design and heritage input in 2006, a decision was made to seek an amendment of the building envelope applying to the site. The small floor plate tower element in the PREP was not practical either in terms of construction or meeting occupant requirements. In September 2006 the proponent submitted a request to Council for amendment of the PREP planning controls applying to the subject land. A meeting with Council’s Design Review Panel was held shortly thereafter on 19th September 2006. At this meeting it was confirmed that new planning controls were proposed for the Parramatta City Centre.

Following the September 2006 Meeting with Council’s Design Panel, design work on the project at 89 George Street, Parramatta was put on hold pending release of the proposed new planning controls for the Parramatta City Centre. The new City centre Draft LEP and DCP were exhibited in January/February 2007 and proposed removal of building envelope controls and introduction of much higher floor space ratios for land in the commercial core of the City Centre. These new planning controls created an opportunity to development an office tower at 89 George Street that was feasible to build and provided floor plates of adequate size.

The Draft City Centre LEP and DCP were adopted by Council in July 2007 and the design team for 89 George Street subsequently proceeded to finalise design plans generally in accordance with the anticipated new planning controls, subject to a more flexible application of the minimum lot width requirements and the floor space ratio controls on the basis that it is not feasible to amalgamate the site with any adjoining properties.

A meeting with Council officers was subsequently held in September 2007 to discuss revised plans responding to the new draft planning controls. The Council officers expressed support for the new plans for the site and advised that if height exceeded 54.9 metres above ground level the design competition clause would become applicable. Council further advised that a Development Application should not be submitted until after the Draft City Centre LEP is gazetted.

Further design development work for the project was suspended pending gazettal of the new City Centre LEP. The Parramatta City Centre LEP was gazetted on 12th December 2007. Development plans for 89 George Street, Parramatta were reworked during the first half of 2008 and final draft plans completed in August 2008 for a Pre-lodgement meeting with Parramatta City Council. This Pre-lodgement meeting was held with Council on 10th September 2008 and in October 2008 Council provided notes of the meeting.

Whilst the Council in Pre-lodgement meeting Notes dated 1/10/08 expressed generally support for the proposed development and the design proposed, the Council advised that it did not have the power to approve a development that exceeded the floor space ratio (FSR) controls by more than 10%. As a consequence consultation commenced with the NSW Department of Planning with a view to pursuing approval through the major projects process.

6.14.2 Consultation with the NSW Department of Planning

Initial consultation with the NSW Department of Planning's Urban Assessments team occurred in February 2009 where a project briefing was provided and planning issues discussed. Following feedback from the NSW Department of Planning a Section 6 request and supporting information was lodged with the NSW Department of Planning in May 2009 seeking a declaration of the proposed development as a Part 3A Major Project.

In June 2009 the Director General, as the Minister's delegate, declared the proposed development as a Major Project and offered the proponent an opportunity to apply for Director General's requirements. In July 2009 the proponent submitted an application for Director General's requirements. The Director General's requirements were subsequently issued in September 2009.

A Draft Environmental Assessment prepared in accordance with the Director General's requirements was submitted to the NSW Department of Planning for consideration in March 2010 and feedback on the Draft provided to the proponent in April 2010.

6.14.3 Community Consultation

The proposed development will be publicly exhibited and adjoining owners notified of the proposal in accordance with the requirements of the NSW Department of Planning for exhibition and notification of Part 3A Major Projects. The project has been carefully designed to minimise impacts on adjoining and nearby properties.

7. CONCLUSIONS

The subject land at 89 George Street, Parramatta is an infill site strategically located within the commercial core area of the Parramatta CBD, an area identified for major high-rise office development in the Parramatta City Centre LEP 2007. The proposed 13 storey commercial building achieves design excellence and will provide much needed A Grade 5 Green Star office space for the City of Parramatta, the primary commercial centre for Western Sydney.

The proposed building is of contemporary design and includes high quality building finishes. A high quality public domain and sympathetic relationship to the adjoining heritage item, Perth House is achieved. Views to Perth House will be enhanced, pedestrian access improved and an active street frontage incorporating a café/restaurant provided. Building design has been guided by ecologically sustainable development principles and responds to the site's context, particularly its relatively narrow allotment width.

The development is consistent with the planning and development objectives for the locality and generally accords with the applicable development controls. Some flexibility is sought with respect to building setbacks due to constrained lot width, the need to provide workable floor plates and the need to enhance the setting of Perth House and suitably address the courtyard to the rear of Perth House.

Development sites with areas of less than 2,500m² are penalised in the LEP with respect to the maximum permitted floor space ratio (FSR), as an encouragement for site amalgamation of smaller sites, however in this case site amalgamation is not feasible. Proposed FSR of 8.543:1 exceeds the maximum of 6.944:1 applying to a site with an area of 1,345m², however proposed FSR is some 15% less than the maximum 10:1 FSR permitted in the B3 Commercial Core. Zone. Reducing the number of floor levels would be counterproductive in terms of achieving a building height compatible with the high-rise towers envisaged in the Commercial Core.

Suitable vehicular access into the building from George Street is setback from the building frontage so that its impact on the streetscape is minimised. By limiting the extent of on-site car parking within proposed basement levels, the proposal ensures that the majority of staff and visitors will utilise nearby bus, rail and ferry public transport infrastructure that provides frequent regular services to the Parramatta CBD.

The proposed development will have minimal impact on the natural environment or amenity of the area. No residential properties or areas of public domain will experience any increase in shadowing. Important view corridors are maintained. The proposal will have positive social and economic impacts, particularly in terms of accommodating planned employment growth for the Parramatta CBD.

Having regard to the planning objectives for the area, the context of the site, including its constraints and opportunities, and the design qualities of the building, it is considered that the proposed development is a suitable development of the site. The project is in the public interest and will make a positive contribution to the environment, economy and architecture of the Parramatta CBD. Our assessment of the proposal indicates that it is worthy of approval as a Major Project under Part 3A of the Environmental Planning and Assessment Act.
