PROPOSED COMMERICAL DEVELOPMENT
AT 89 GEORGE STREET PARRAMATTA

PARRAMATTA CITY CENTRE LEP 2007 COMPLIANCE TABLE

LEP 2007 CONTROL	ASSESSMENT/COMMENTS	COMPLIANCE YES/NO
Cl 9 SEPPs & REPs This clause lists the SEPPs & REPs which don't apply to LEP 2007	SEPP No. 1 in relation to development standards does not apply. Any variation to development standards is considered under Clause 24 of LEP 2007	N/A
Cl 10 Land use Zones The site is within a Business Zone – B3 Commercial Core	B3 Zone primarily intended for a wide range of retail, business, office and support land uses which serve the needs of the local and wider community. It is the highest density zone in the City Centre. Business premises, offices, retail premises and food and drink premises and the like are permissible. Residential development other than serviced apartments, hotels and tourist accommodation is not permitted.	YES
Cl 21 Height of buildings Maximum height defined on Height Map and for subject land is 120 metres. Height subject to a site being capable of accommodating taller height and have regard to heritage sites, historic views, shadow & amenity.	The proposed building has a height significantly less than 120 metres, and therefore complies with Clause 21. The building has 13 levels (including a ground floor café and foyer) and four basement levels. Excluding the rooftop plant level, the building extends to a maximum height of 54.75 metres above ground level. Lift overruns and roof top plant extend up to a height of 58.5 metres, screened by a roof feature (to RL 65).	YES
Cl 21A Architectural roof features Subject to performance controls (no extra shadow, not for advertising etc) may exceed height limits. Building signage, and services e.g. plant, lift motor rooms, fire stairs) roof features may exceed height limit if integrated into the design of the roof feature.	A 4.5 metre high roof top feature extends above level 12 to screen rooftop plant, fire stairs and lift overruns. These facilities are integrated into the design of the roof. As Perth House and the open space around Perth House will not be further developed, the roof of the proposed building will have a strong visual presence as viewed from George St. Accordingly particular emphasis is placed on providing a strong iconic roof feature. A detailed description of this feature is contained in the Architectural Design Report attached at **Appendix B**.	YES

Cl 22 Floor space ratio B3 Zone allows an FSR of up to 10:1 depending on site area. A formula applies whereby maximum FSR equals 6:1 plus 4 times (the site area minus 1,000 then divided by 1500). For a site of 1,354m2 an FSR of up to 6.944:1 applies.	Based on a site area of 1,354m2, Clause 22 limits maximum FSR on the site to 6.944:1. An FSR of 8.543:1 is proposed. A variation to maximum permitted FSR is considered reasonable in the circumstances. Adjoining sites are in fragmented ownership due to strata titling effectively making it impossible to amalgamate the site with adjoining land to take advantage of increased FSR available for larger sites. The development will provide a 5 green star A Grade office building and includes a significant area of public space at ground level. A reduced FSR would render the project unviable due to the higher construction costs attributable to building on a narrow site and the more onerous requirements for a achieving a 5 green star rating. Reduced FSR would also result in a reduction in building height to the extent that the building would not be compatible with the planned building height and scale anticipated for future development in the commercial core. The overall maximum permitted FSR of 10:1 in the Commercial Core is not exceeded, with proposed FSR being some 15% less than 10:1. Justification for variation of maximum FSR is considered in more detail in Section 6.1.4.1 of the EA Report.	NO (Council has advised that a submission to increase maximum FSR in relation to site area under Cl 24 cannot be dealt with as FSR more than 10% over the permitted maximum FSR is in Council's opinion excluded from Cl 24 by Cl 22B
Cl 22A Minimum building street frontage A minimum building street frontage of 20m applies, unless the physical constraints of the site or adjoining sites do not make it possible to achieve a 20m frontage & objectives of Cl22A are achieved (Subclause 3).	The site has a frontage of 18.2 metres, some 9% less than the required 20m standard. It is not possible to consolidate the site with all or part of adjoining properties to create a 20m frontage. Land to the west contains a heritage item, land to the east contains a substantial strata titled office building in multiple ownership. Due to the site circumstances a variation to the minimum building street frontage of 20 m under Clause 22A(3) is considered reasonable. The subject land is similar in form to a corner allotment with a long elevation open to view adjoining the Perth House site. This ensures a suitable balance of horizontal & vertical proportions. There is also good separation to vehicular access points on neighbouring properties and a workable car park layout is achieved in the basement levels and a functional floor plate provided. Justification for variation of the minimum building street frontage is considered in more detail in Section 6.1.4.2 of the EA Report.	YES (Subject to approval to vary minimum frontage requested under Cl. 22A(3) due to site circumstances)
Cl 22B Design Excellence Development must exhibit design excellence in relation to matters listed in Cl22B(3).	Proposed design exhibits excellence in relation to architectural design, materials, detailing, building type and location, form and external appearance. The proposal will improve quality and amenity of public domain, maintain view corridors and not adversely impact on sun access plane controls.	YES

Development proposals over $1,000,00 on key sites and buildings greater than 55m or 13 storeys (or both) in height must be subject to a Design Competition (unless exempted by the Director General NSW Planning). Height is measured from ground level and attics, mezzanines, and space that only contains a lift shaft, stairway or meter room are not counted in the calculation of number of storeys.	It is a suitable development of the site, with appropriate uses and the design considers heritage, archaeological and streetscape constraints. The proposal achieves appropriate bulk, massing, modulation, street frontage heights and building separation. Shadow, wind and reflectivity are acceptable and ESD principles have been applied in the design. Provision is made for appropriate pedestrian/vehicle circulation and improvements to the public domain. A suitable relationship is provided to Perth House, including enhanced pedestrian access to the rear of Perth House and framing/enclosure of the open space at the rear of Perth House. The building is limited to a height of 13 storeys and does not exceed a height of 55 metres on the basis the roof top plant and lift overruns are integrated into a rooftop architectural feature and are therefore not included in the calculation of building height. Accordingly a design competition is not required on the basis of building scale or height. Council is of the opinion that a design competition is required where FSR exceeds the maximum permitted and that the relevant FSR standard is the one applying to a site of 1,354m2 (i.e. 6.944:1) rather than the overall 10:1 maximum FSR permitted in the B3 Zone. As the proposal achieves the objectives of design excellence and the building is of modest scale and height it is considered that a design competition is not necessary or appropriate in this case. The intent of the design competition clause is essentially that only major buildings would be subject of such a competition. Justification waiving the need for a design competition is considered in more detail in Section 6.1.4.3 of the EA Report.	(Exemption is sought from the requirement to participate in a Design Competition on the basis that discretion is allowed with respect to the 55m height control for the roof top plant level and associated roof top architectural screening feature and on the basis that Cl 4(b) in relation to storeys is interpreted to apply only to buildings over 13 storeys).
Cl 22C Car Parking Car parking must be provided on-site at the rate of 1 car space per 100m2 of commercial GFA and 1 car space per 30m2 of shop GFA and 1 car space per 10m2 of restaurant GFA. Any reduction in parking is only permitted if Council is satisfied that car parking will be adequately provided for elsewhere.	Council has advised that car parking requirements of the Table to Cl 22C should be interpreted as a maximum rather than a minimum. The preferred option has a total GFA of 11,567m2. The ground floor café is intended to service the needs of CBD workers and visitors and would therefore not attractive specific car trips and associated car parking demand. Assuming car parking calculation based on total GFA using the commercial floor space calculation of 1 space per 100m2, a total of 116 car spaces are required. If some café patronage arises from a separate trip (i.e. not comprising workers and visitors within the CBD) a maximum parking requirement of 120 car spaces could be anticipated. A total of 63 car spaces are proposed within 4 basement levels. Given that the Parramatta CBD is well serviced by public transport and the desirability of discouraging private motor vehicle use, it is considered that reduced parking provision of around 50% is a desirable outcome, consistent with current planning practice for major CBDs.	NO (Variation required on the basis that parking requirements are a maximum and that 50% plus of parking on-site is reasonable)

	Justification for allowing reduced on-site car parking provision is considered in more detail in Section 6.1.4.4 of the EA Report.	
Cl 22D Building Separation Separation distance between towers and neighbouring buildings shall not be less than provided for in the City Centre DCP	The City Centre DCP requires that buildings on the site be built to the street frontage and comply with Street Frontage profile Type G. This requires that a building be built to the street frontage to a height of not less than 20m and not more than 24m. Building height above this level must be setback a minimum of 8m from the street. The lower levels of buildings up to 36 metres must be built to the site boundaries (or alternatively setback at least 6m). From 36m to 54m a minimum average side setback of 6m applies increasing to an average of 9m above 54m. Where a continuous front building alignment to the street is required as is the case for the subject land, a nil setback to side boundaries applies below a height of 36 metres.. Due to the narrowness of the site, the proposal to establish a walkway along the western boundary of adjoining land at No. 91 George St., and the relationship of the site to Perth House and open space around Perth House, a variation to the building separation controls is considered appropriate. This is discussed in more detail in Section 2.4 of the DCP Compliance Table and in Section 6.1.5.4 of the EA Report.	NO (some variations in setbacks are sought due to site constraints (narrow lot width) and heritage issues)
Cl 22E Ecologically sustainable development Whole of building approach to ESD issues such as greenhouse gas reduction, energy efficiency, natural ventilation, orientation, passive solar design, day lighting, waste minimisation, water conservation/re-use, reduced car dependence, adaptive re-use etc.	The proposal demonstrates excellent performance in relation to the identified ESD issues and achieves a 5 green star rating.	YES

Cl 22G Objectives for development Within Parramatta City Centre Special Areas. In considering a DA for land in or adjoining a Special Area identified in the City Centre DCP, the consent authority must have regard to the objectives for the Special Area.	The subject land is located within the Commercial Core Special Area. This area is intended to be the commercial hub of the Parramatta City Centre. The proposal complies with the objectives for the Commercial Core Special Area in that it achieves high quality architecture and urban design and provides for appropriate pedestrian amenity, building articulation to the street and suitable building setbacks.	YES
Cl 24 Exceptions to Development Standards Variation to development standards allowed under Cl 24 where compliance is unreasonable or unnecessary and there are sufficient environmental planning grounds to justify contravening the standard. Standards expressly excluded from SEPP 1 are excluded from Cl 24. Any approval to a variation must have the concurrence of the Director-General NSW Planning. Issues of public benefit are specifically identified as a reason for supporting a variation.	Council has indicated that in its opinion Clause 24 cannot be used to allow a variation to FSR of more than 10% above the maximum permitted. If the proposal was submitted as a development application to Council, approval of the development would require the concurrence of the Director-General for the increased FSR. Council has not raised any merit issues with respect to the proposed FSR. It is essentially a matter of "technical" non-compliance. The FSR variation is discussed under Clause 22 of the LEP. Development of the site is dependent on flexible application of FSR controls relating to site area, due to the circumstances applying to the subject land. The proposal does not exceed the maximum permitted 10:1 FSR in the Commercial Core Zone. Development of the site as proposed demonstrates a number of public benefits such as removal an existing inappropriate development and improved public domain and enhanced pedestrian access to the rear of Perth House and building height more compatible with future tall buildings envisaged in the new planning controls.	NOT APPLICABLE for projects submitted for determination under Part 3A of the EPA Act. However the variations sought to development standards are consistent with the objectives of Cl 24, in that the characteristics of the site and the design outcome proposed warrant a flexible application of relevant development standards to permit the requested variations.
Cl 29D Ground floor development on land zoned B3 Commercial Core The ground floor of any development in Zone B3 must have active street frontages and is to have active use (e.g. business premises, restaurant, hotel, retail etc) except for frontage required for lobbies, vehicular access and access for fire services.	An active ground floor frontage is proposed, including a colonnade to enhance pedestrian amenity and a cafe.	YES

Cl 33A Development on flood prone land Development on flood prone land must be designed so as to maintain the existing flood regime and not increase flood impacts including on adjoining lands or increase flood risk.	Almost one third of the site is flood prone, primarily a narrow strip along most of the eastern side and fronting the site. Flooding is of a local nature from overland flows in George Street. No flooding of the site occurs from the Parramatta River. The design of the proposal appropriately manages local flooding without adverse impact on neighbouring properties in accordance with the requirements of Cl33A.	YES
Cl 33B Acid sulphate soils An acid sulphate soils management plan must be prepared and implemented where acid sulphate soils may be disturbed.	The front two thirds of the site is identified as having acid sulphate soils. Acid sulfate soils are likely to be encountered at depths below 4 metres. An Acid Sulfate Soils Management Plan will be prepared prior to issue of the Construction Certificate and acid sulfate will be managed in accordance with that Plan when the site is excavated.	YES (subject to preparation of an Acid Sulphate Soils Management Plan)
Cl 34 Preservation of trees or vegetation A tree preservation order applies.	There are no significant trees on the site and it is possible to retain the existing Olive Tree adjoining the western site boundary, subject to appropriate tree protection measures and suitable care during excavation and construction (see Arborist Report attached at **Appendix X**). Shrubs and 1 small tree on the eastern boundary within No. 91 George Street, are not identified as being of any significance. A street tree to Council's specifications will be planted in the George Street footpath, fronting the proposed ground floor café.	YES
Cl 35 Heritage conservation Cl 35 sets out requirements in relation to development on sites containing heritage items or within conservation areas and for development within the vicinity of a heritage item. Clause 35(4)(a) applies to development in the vicinity of a heritage item and requires that a heritage impact statement be provided	The subject land adjoins Perth House, which is identified as a heritage item. The proposal is designed with appropriate regard to Perth House by adopting a front setback and colonnade that allows views through to Perth House from the east and enhances the eastern curtilage to Perth House. The western facade of the building provides a built edge to open space around Perth House and includes a building setback adjacent to the Perth House building at the lower levels of the proposed building. A Heritage Impact Statement, attached as **Appendix K**, indicates that the proposal will not adversely impact on the heritage value of Perth House and its curtilage and stables including the significant Fig Tree to the west of Perth House.	YES (the proposed development includes an H.I.S.)

	The proponent is agreeable to a consent condition which requires work to be stopped if any items of European or Aboriginal archaeological or cultural significance are encountered during demolition, excavation or construction, and such items if found, appropriately dealt with. An Aboriginal Cultural Heritage Impact Assessment is attached at **Appendix L**.	
Cl 35A Historic view corridors Impacts of a proposal on historic view corridors must be considered.	Views towards Parramatta Park along George Street are identified as an important view corridor. The proposed development will not encroach into this existing view corridor.	YES

PROPOSED COMMERICAL DEVELOPMENT
AT 89 GEORGE STREET PARRAMATTA

PARRAMATTA CITY CENTRE DCP 2007 COMPLIANCE TABLE

DCP 2007 CONTROL	ASSESSMENT/COMMENTS	COMPLIANCE YES/NO
SECTION 2 **Building Form**		
2.1 Street alignment & setbacks A continuous built edge to the street alignment is required for the building (subject to compliance with street frontage heights and setbacks above 20m/24m prescribed in Clause 2.2 below)	The front elevation of the building is setback 4 metres to George St. to a height of up to 25.13 metres. This setback is provided so as to align the building with adjoining heritage item Perth House and with the existing office building to east (No. 89 George St). The ground floor cafe (to a height of 6 metres) and Level 1 above are setback 4 metres in the form of a 9.48 metre high colonnade to provide a view line through to Perth House. Levels 2 to 5 are also setback 4 metres from the street to maintain a transition between the 6m front setback of No. 91 George St and the 4 metre front setback of Perth House. A continuous built edge to the street alignment does not exist and is unlikely to exist on the adjoining properties to the east and west, therefore it is not desirable to require development on No. 89 George Street to be constructed to the street alignment. The appropriateness of the proposed front building setback up to level 5 is discussed in more detail in the Heritage Impact Report (attached at **Appendix K**) and Section 6.1.5.1 of the EA Report.	NO (setbacks to George Street sought due to site circumstances – and front setback of the adjoining buildings, including the Perth House heritage item)
2.2 Street frontage heights Street frontage type G applies (8m front setback above 24m Built to street alignment for a minimum height of 20m and maximum height of 24m)	A front building setback of 7.38 metres is proposed for the portion of the building above 25.13 metres. A variation as outlined above in Clause 2.1 for the front setback of the building above and below 24m is requested due to site circumstances and the front setback of adjoining buildings, including the front alignment of the adjoining heritage building, Perth House. A minor reduction of 620mm to the front setback above 25 metres is considered reasonable given the modest height of the building (55m) compared to the maximum allowable (120m) and the desirable provision of a 4 metre front setback below 25 metres, where no setback would usually be required. The requested variation to street frontage heights is discussed in more detail in Section 6.1.5.2 of the EA Report.	NO (above 24m) (minor variation of 620mm) NO (below 24m) (variation of 4m)

2.3 Building depth & bulk Preferred floor plate is 1200m2 with a maximum depth of 20m. Office floor space no more than 10m from natural light	Due to the site's long narrow shape and its orientation to Perth House and the open area around Perth House the site exhibits the characteristics of a corner lot, with a presentation to both George Street and Perth House. Accordingly a "block" form building (rather than tower and podium) is proposed, with building depth functionally measured east-west, rather than north south. On this basis maximum building depth is 18 metres and is less that the maximum 20m permitted. A maximum floor plate of less than 1,200m2 is proposed. Proposed glazing to the southern 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 on each floor level. This results from the requirement to provide a masonry wall on the common boundary with the adjoining office building at the rear of Perth House, up to the height of the neighbouring building. Building depth, bulk and access to natural light is discussed in more detail in Section 6.1.5.3 of the EA Report.	YES (On the basis that building depth is measured east-west) NO (minor variation sought for 10m maximum distance to natural light)
2.4 Building separation Below 36m zero side and rear setback is permitted Above 36m a minimum 6m side and rear setback applies Above 54m a minimum 9m side setback applies	Due to the narrowness of the site and its location adjoining a heritage item (Perth House) and a proposed public pedestrian access, variations to building separation controls are required. The following side and rear building setbacks are proposed; *Below 36m* *Proposed* *Required* Rear; 2.1m Zero (proposal aligns with rear of No. 85 George St.) Western Side; Zero Zero Eastern Side; Zero to 1m Zero *Above 36m* *Proposed* *Required* Rear; 2.1m 6m Western Side; 0.5m 6m Eastern Side; mostly 1.0m 6m *Above 36m* *Proposed* *Required* Rear; 2.1m 9m Western Side; 0.5m 9m Eastern Side; mostly 1.0m 9m	NO (variation is required due to narrowness of the site, the modest height of the building and the nature of development on adjoining properties to the east and west)

	The narrowness of the site makes it impossible to provide 6m side setbacks above a height of 36m (or at lower levels). A 1 metre side setback to the eastern side boundary, apart from the rear portion of the building, is proposed in order to provide for fire egress, facilitate light penetration to the side windows of the adjoining office building and the planned future public pedestrian access to be located on the western side of 91 George St. Future development of the required pedestrian access over No. 91 will ensure adequate building separation between buildings on No's 91 and 89 George Street. Due to the open envelope required around Perth House any further development on the Perth House site would be confined to the rear third of the site within the footprint of the existing office building. A tower building on this site could be suitably developed with a 3 metre side setback. There is no urban design or architectural benefit in providing additional side setback to the western side boundary above a building height of 36 metres. The western elevation is designed to frame the open space area around Perth House and includes architectural treatment to create visual interest to the western façade. The proposed building extends only marginally above 54 metres, therefore architecturally it is not considered appropriate to provide increased side and rear setback for only 1 floor level and the roof feature. Side and rear setbacks above 54 metres should therefore be the same as for the portion of the building below 54 metres and above 36 metres. The rooftop level above 55 metres comprises lift overrun and plant screened by a roof feature. Due to the narrowness of the site it is not possible to provide 9m side setbacks for the rooftop level. A 2.1m rear setback is considered to be sufficient for a building of the modest height proposed, given that buildings up to 120m high are permitted on the site. Building separation is discussed in more detail in Section 6.1.5.4 of the EA Report.	
2.5 Mixed use buildings	No residential uses proposed therefore Section 2.5 Mixed Use Building controls do not apply.	N/A
2.6 Deep soil zones Some deep soil planting encouraged (minimum 6m dimension) in courtyards, atria and boundary setbacks.	No deep soil area proposed, as basement levels will extend across the width and length of the site.	Not an essential requirement in the commercial core area.

2.7 Landscape design Planting provided in accessible outdoor spaces & irrigated with recycled water	Due to the provision of basement car parking deep soil landscaped areas cannot be provided (apart from a street tree fronting the proposed café) A 4.5m x 1.2m planter box with 600mm soil depth adequate for small shrubs and ground covers, is proposed fronting the seating area of the café. This planter will be provided with appropriate landscaping comprising small shrubs and ground covers, which can be irrigated with recycled water.	YES
2.8 Planting on structures Adequate soil depth, drainage and suitable plant types. Irrigated with recycled water.	Soil depth of at least 800mm is provided within planted areas and provision made for drainage and irrigation with recycled water.	YES
2.9 Sun access to public spaces Solar access to public spaces. Compliance with sun access planes to Civic Place, Lancer Barracks & Jubilee Park	Proposal will not overshadow public spaces or impact on the identified sun access planes. There is no shadow to Perth House between the lunchtime and afternoon hours. There is relatively minor shadowing of portions of the school playground and school buildings to the south, as detailed in the shadow diagrams.	YES
SECTION 3.0 **Pedestrian Amenity**		
3.1 Permeability Pedestrian links provided in accordance with Figure 3.1	Figure 3.1 of the DCP shows a new north-south pedestrian link with a minimum width of 3 metres required on the western side of 91 George Street adjoining No. 89 George St. The proposed development does not adversely impact on the proposed pedestrian link over 91 George St. The proposed 1 metre side setback along the common side boundary with the existing office building at No. 91 George Street will facilitate pedestrian access in the interim without the need to demolish the existing office building at No. 91.	YES
3.2 Active street frontages & address Active street frontage required (eg shops, cafes, offices)	The ground floor level includes active uses (such as a café and foyer), colonnades and glazing to both the George Street frontage and the proposed pedestrian access extending south alongside Perth House to the building's entry foyer.	YES

3.3 Front fences	No front fences are proposed therefore Section 2.5 Front Fence controls do not apply.	N/A
3.4 Safety & Security Provide a safe & secure environment (passive surveillance, avoid blind corners & concealment opportunities, lighting, clear lines of sight, security etc)	The ground floor level provides excellent passive surveillance to the entry foyer and to George Street and Perth House, including open space around Perth House. No concealed spaces are provided and a view line from street level to the rear of 91 George Street is provided. A Safety by Design issues are considered in Section 6.3.5 of the Environmental Assessment Report.	YES
3.5 Awnings Continuous awnings provided where required in Figure 3.3	The site is not located on a street frontage that requires continuous awnings. No awnings are proposed therefore Section 3.5 Awning controls do not apply. The overhang of the building above ground floor level to George Street and the western side boundary provides weather protection for pedestrians in the form of a colonnade.	N/A
3.6 Vehicle footpath crossings Additional vehicular entries not permitted. One access point permitted (single width preferred) 5.4 m maximum width for double crossing. 4m wide roller door opening.	No additional vehicular crossings are proposed. A double width driveway access (maximum width 5.8m at the front boundary) is proposed on the eastern side of the site. A double width driveway entry is necessary to avoid vehicle queuing into George Street. The 4 m wide roller shutter entry to the basement car park is setback 12.5 metres from the street frontage so that vehicles awaiting entry will not obstruct traffic in George Street. Vehicle entry and exit will be controlled by traffic signals. Driveway width can be narrowed to 5.4 m over the footpath if this is considered essential.	YES
3.7 Pedestrian overpasses & underpasses	No pedestrian overpasses or underpasses are proposed or required therefore Section 3.7 Pedestrian Overpass/Underpass controls do not apply.	N/A
3.8 Building exteriors Adjoining buildings, particularly heritage buildings to be considered in design of buildings, materials & finishes, setbacks, façade proportions & appropriate alignment & street frontage heights.	Building exteriors including materials, colours and finishes have been carefully chosen to achieve a distinctive building form that takes advantage of the vista to the site across Perth House. Street setbacks are design to facilitate views of Perth House from George Street looking west. Building finishes, setbacks, alignments and facades are discussed in more detail in the Urban Design Report and the Heritage Impact Report . A schedule of building finishes, materials and colours is attached at **Appendix Z.** A sample board of materials, finishes and colours is also provided.	YES

3.9 Advertising & signage High quality graphic design, integrated into building design and compatible with streetscape character, compliance with design controls in Section 3.	No advertising or signage is proposed in this DA. Advertising & signage will be the subject of a separate future DA therefore the Section 3.9 Advertising & Signage controls do not apply. A separate development application will be lodged for fit out, occupation and use of the proposed ground floor café. This application will include details of café signage.	N/A
3.10 Public artworks Provide high quality artworks in publicly accessible locations, near main entrances & street frontages & lobbies	Opportunities for including public art within the foyer and public space on the site are potentially available. This could be further explored with Council and addressed by way of an appropriately worded consent condition.	CAN COMPLY (subject to consultation with the Council)
3.11 Views & view Corridors Views as identified in Appendix 2 are to be protected. Frame view corridors between buildings.	George Street is identified as an historic view corridor to Parramatta Gatehouse and trees. The proposal maintains this view corridor looking west up George Street and importantly allows a view corridor from the east to Perth House.	YES
3.12 Courtyards & Squares Squares permitted within the historic alignment of George St. as forecourts. Squares are to be spatially defined with at least 3 built edges and a depth to width ratio of not more than 3:1 and be at least 12m wide.	A small forecourt is provided to George Street aligning with adjoining Perth House. This forecourt is not intended to serve the purpose of a public square, but rather is designed to provide a view corridor to Perth House from George St. The proposed building will provide a third built edge to the "square" behind Perth House and incorporates a colonnade along the western side of the building that not only provides pedestrian access to the building foyer, but also enhances pedestrian access to the rear of Perth House. Existing pedestrian access to the rear of Perth House must be shared with vehicular access to the office building at the rear of Perth House.	YES

SECTION 4 **Access, parking &** **Servicing**		
4.1 Pedestrian access & Mobility Main building entry points clearly visible from primary street frontage and have direct access without unnecessary barriers & include disabled access with continuous path of travel from public road as well as unimpeded internal access. Provide durable slip resistant materials.	The proposed colonnade on the western side of the building provides a clear and direct barrier free access to the building entry which fronts onto open space at the rear of Perth House. Suitable disabled access is included and finishes to pedestrian areas and access will comprise slip resistant materials.	YES
4.2 Vehicular driveways & manoeuvring areas Driveways off lanes & secondary streets where possible. Be at least 10m clear of any intersection & clear of drainage pits, power poles, street trees etc. Designed to minimise impact on street and be integrated into the building design. Vehicles must enter & leave in a forward direction. Driveways must be clearly separated by at least 3m from pedestrian access.	The site does not have a laneway or secondary street frontage. The only vehicular access to the site is via George Street. This driveway will be the location of the new driveway and is located more than 80 metres from the nearest intersection and is well separated from driveways on adjoining properties and the primary pedestrian access to the site, which is located on the western side of the property, alongside Perth House. Car parking and a loading bay are provided within the basement car park, which allows cars to enter and leave the site in a forward direction. The design includes a vehicular turntable to permit trucks up to 7.5 metres in length to access the site without the need for reversing. A Traffic Report is attached at **Appendix M** and confirms that driveways and vehicular access arrangements comply with the relevant Australian Standards.	YES

Driveway widths/grades, ramps, parking spaces, vehicle crossings etc comply with relevant Australian Standards. Maximum ramp grade is 20%.		
4.3 On-site parking Car parking to be in basements located within the building footprint & designed in accordance with Australian Standards. Ventilation vents integrated into building design. 1%-2% of parking to be for disabled parking. An area equivalent to at least 1 car space to be for motor cycle parking and at least 1 car space area equivalent (per 100 car spaces or part thereof) for bicycle parking and a nearby change/shower facility for cyclists. Car parking is for building occupants only.	1 car space required per 100m2 of commercial GFA, 1 car space per 30m2 of shop GFA & 1 car space per 10m2 of restaurant GFA. A total of 112 car spaces is required for a GFA of 11,567m2 of commercial floor space. Four basement parking levels are proposed which will accommodate a total of 63 car spaces, including 2 disabled car spaces. Car parking is reserved for building occupants only. As the café is designed to service CBD workers and visitors, rather than generate new vehicle trips, it is considered that floor space within the café area should be assessed as commercial floor space in terms of calculating parking demand. Given the soundly based strategy of focussing on use of public transport in major commercial centres such as Parramatta that are well served by public transport, it is considered that a reduced parking provision should apply in order to encourage employees within the building to utilise public transport. Council has indicated that it supports a reduction of up to 50% in the specified number of off-street car spaces due to the availability of public transport and its desire to reduce car trips to the City Centre. Council advises parking requirements are maximum rather than minimum. The basement car park includes a motor cycle parking area on Basement Level 2 and bicycle parking area on Basement Level 1.	YES (on the basis that car parking requirements in the LEP and DCP are expressed as a maximum rather than minimum provision)
4.4 Site facilities & services Provide mail boxes in one accessible location. Suitable location of communication structures, air conditioners & service vents. Provision of waste	A loading dock is provided in Basement Level 1. A diagram is included with the development application demonstrating that a truck and waste collection vehicle can enter and leave the site in a forward direction – this plan demonstrates sufficient height clearance and turning (utilising a turntable) can be provided.	YES (Subject to trucks being limited to a maximum length of 7.5m)

storage facility screened from view & away from noise sensitive uses and provided with suitable access for collection vehicles. Provide a service dock for trucks up to 12300mm in length and 3500mm in width. Sufficient height to accommodate a waste collection vehicle. Design circulation & access in accordance with AS 2890.1	The waste service area will not create any noise nuisance to public areas or office accommodation. Due to the narrowness of the site it is not possible to accommodate trucks exceeding 7.5m in length. Arrangements will be in place to limit the size of trucks servicing the site. Mail boxes are to be provided in the building lobby. Building plant and services are to be accommodated in suitably designed plant room facilities in the basement and roof top plant rooms. An electricity substation is included within the ground floor level of the building. Access and circulation is designed in accordance with AS 2890	
SECTION 5 **Environmental Management**		
5.1 Energy efficiency & conservation Target heating/cooling Insulate hot water systems Install water saving devices Optimise natural light Provide an Energy Efficiency Report demonstrating at least 4 star rating (under Australian Building Greenhouse Rating Scheme or equivalent)	A major objective of the proposal is to provide a building with a 5 green star energy efficiency rating. An Environmental Report demonstrating that energy efficiency standards can be achieved is attached at **Appendix R.**	YES
5.2 Integrated water cycle management Water fixtures 3 stars or better (WELS Scheme) Appliances 3 stars or better (WELS Scheme)	All water fixtures and appliances will achieve at least a 3 star rating. The design includes stormwater capture and re-use. A Stormwater Concept Design is included at **Appendix H**	YES

Water sensitive urban design including stormwater capture & reuse and water quality management. Water efficient plantings including irrigation using stormwater reuse. Submit a Site Stormwater Management Plan.		
5.3 Reflectivity Avoid highly reflective exterior finishes. No glare nuisance created. Visible light reflectivity shall not exceed 20%. A Reflectivity Report shall be submitted.	Highly reflective exterior finishes are avoided and the building will not create a glare nuisance, nor will light reflectivity exceed 20%. An appropriately worded consent condition can be imposed requiring that visible light reflectivity shall not exceed 20% and a Reflectivity Report be submitted prior to issue of Construction Certificate.	YES
5.4 Wind mitigation A Wind Effects Report shall be submitted for all buildings greater than 32m in height. Wind tunnel test results to be provided for all buildings over 50m in height. Maximum wind speed in retail streets 10m/second, 13m/second on major pedestrian streets, parks and public spaces, and 16m/second on all other streets. Avoid strong wind downdrafts and consider public safety & comfort at ground level.	A wind assessment report and recommendations is included at **Appendix Q.** Given this assessment and the relatively modest height of the building (55 metres), a wind tunnel test is not considered necessary.	YES

5.5 Waste & recycling A Waste Management Plan prepared by a specialist waste consultant must be submitted. Best practice recycling/reuse of construction & demolition materials and use of sustainable building materials. Handling & storage of waste (including location), procedures for waste management (organic, putrescible, glass, containers, general waste etc) to accord with the DCP.	The design of Basement Level 1 includes a storage area for waste recycling. Demolition materials will be recycled where possible. A Waste Management Plan is attached at **Appendix S.**	YES
5.6 Land contamination Potential land contamination to be considered and contamination risk assessment undertaken.	A Preliminary Contamination Assessment Report is attached at **Appendix N.** The site will be excavated for basement car parking and any contaminated material removed and managed in accordance with the requirements of the Contaminated Land Management Act.	YES
5.7 Soil management An Erosion & Sediment Control Plan is to be provided.	An Erosion and Sediment Control Plan is attached at **Appendix P**.	YES
5.8 Flood plain risk management Impact of flooding to be considered & managed. Adequate freeboard provided and no increase in flood levels off site. Comply with NSW Floodplain Development Manual (2005)	The site is not impacted by flooding from the Parramatta River. The frontage of the site and a narrow strip along the eastern side of the site are affected by local flooding from George Street. The ground floor level provides 500mm freeboard above the existing 1:100 year flood level. The driveway to the basement car park has been designed to prevent flood waters entering the basement levels.	YES

6. Residential development controls	No residential development is proposed	NOT APPLICABLE
7. Controls for Special Areas *7.1 Controls for heritage*	Clause (m) of Section 7.1 relates to development in the vicinity of heritage items. The proposed development adjoins a heritage item – Perth House. Clause (m) provides guidelines designed to minimise impact on adjoining heritage items. A Heritage Impact Report is attached at **Appendix K.** This Report identifies the heritage values of Perth House and its significance. The proposal provides a front setback and western side setback (at the lower levels) designed to provide views to Perth House. The Heritage Impact Report confirms that proposed massing, design and materials are compatible with the maintenance of the heritage values and significance of Perth House.	YES
7. Controls for Special Areas *7.2 Special Area Controls – Commercial Core*	Section 7.3 sets out controls for special areas. the subject land is located within the Commercial Core Special Area, which is defined as the commercial hub of the city centre. The DCP identifies the Commercial Core as being *"developed as an intense and vibrant area for a range of service and knowledge based businesses. World class architecture and urban design will be a distinguishing feature of the core. Pedestrian amenity and connections through the core will be enhanced by articulated street frontages, appropriate building setbacks and strengthening of the laneway network through the core."* The proposed building exhibits high quality architecture and urban design and will significantly enhance the streetscape of George Street, within the Commercial Core. Pedestrian amenity is optimised, appropriate building articulation to the street and suitable building setbacks provided. There is no impact on the existing and desired laneway network and the design recognises the potential for a future north-south pedestrian access identified on the land to the east of the site.	YES