

Request for Minister's Declaration and Preliminary Assessment

**45-47 Macquarie Street and 134-140 Marsden Street,
Parramatta**

Mixed Use Development

Submitted to
Department of Planning
On Behalf of Crown International Holdings Group

September 2009 ■ 09389

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Bates Smart Architects and Joshua International Architects
- B** Survey Plan
Stutchbury Jacques Pty Ltd
- C** Preliminary Quantity Surveyor's Report
Newton Fisher and Associates

1.0 Introduction

This request to the Minister for Planning (the Minister), and Preliminary Environmental Assessment Report (PEAR), has been prepared on behalf of the applicant, Crown International Holdings Group (Crown), by JBA Urban Planning Consultants Pty Ltd

It seeks the Minister's declaration under clause 6 of *State Environmental Planning Policy (Major Development) 2005* (the Major Development SEPP) that the proposed development of a mixed use development at 45-47 Macquarie Street and 134 -140 Marsden Street, Parramatta otherwise known as 45 Macquarie Street (the site) is of a kind described in Schedule 1 (Classes of development) of the Major Development SEPP, and therefore, is a 'major development' to be determined under Part 3A of the *Environmental Planning & Assessment Act 1979* (the EP&A Act).

Should the Minister form the necessary opinion, a Project Application will be submitted to the Department of Planning (the Department) for the proposal. This PEAR has been prepared to assist the Director General in determining the level and scope of the environmental assessment requirement for the proposed Project Application.

This PEAR is based on preliminary architectural plans prepared by Bates Smart Architects and Joshua International Architects (JIA) (**Appendix A**) and includes the following information relevant to the proposal:

- a background to the proposal;
- site description;
- a description of the project;
- existing planning provisions applying to the site;
- identification of the environmental issues associated with the project; and
- a list of other approvals required.

1.1 Background

Previous Development Approvals

On 1 March 2005, Parramatta City Council (Council) granted consent to Development Application (DA) 1918/2003 for the demolition of an existing structure on the site and construction of a nine storey mixed use building containing 137 residential units, 5,370sqm of commercial office space and 1,295sqm of retail space above three levels of basement car parking and strata subdivision.

An excavation permit (2004/S140/068) and a modification of the original permit (2005/S144/014) were approved by the Heritage Council on 2 February 2005 and 5 August 2005 respectively. Archaeological investigations were carried out on the site between May and August 2005, which lead to two discoveries on the site:

- A convict hut with wheelwrights forger and workshop adjacent to the hut; and
- A sandstone cellar belonging to the Wheatsheaf Hotel of 1801 -1808 which is likely to be the earliest surviving evidence for a hotel in Parramatta.

Following this discovery, the former Heritage Office (now the Heritage Branch of the Department) requested that the owners consider an opportunity for in situ conservation of the significant finds. It was evident that the development approved by DA1918/2003 did not provide the opportunity for in situ conservation.

Investigations were undertaken to consider development options for the site that would accommodate in situ conservation.

An Interim Heritage Order (IHO) No 101 under Section 24 of the *Heritage Act 1977* (the Heritage Act) was gazetted on 22 March 2006. The IHO lapsed in March 2007 and a State Heritage Register listing has not been progressed for the site.

At the same time, an order under Section 129 of the Heritage Act was gazetted which stated as follows:

‘for the purposes of assessing Development Applications which make provision for the in situ conservation of archaeological ‘relics’ within the subject land, that the following clauses in the Sydney Regional Environmental Plan No 28 – Parramatta, should not apply:

- (i) Clause 26 and specifically*
- (ii) Clauses 26(2), height of buildings not to exceed the maximum height shown on the City Centre Map; and*
- (iii) Clause 27, and specifically*
- (iv) Clause 27(2), floor space ratio not to exceed the maximum FSR shown in the City Centre Map’.*

On the basis of these orders, DA470/2006 was approved by Council on 11 September 2006 for the construction of a mixed use retail and commercial development comprising four and a half levels of basement parking, ground level retail with public piazza, archaeological interpretation zone and through site link, six level commercial podium link, sixteen level commercial tower, heritage interpretation space and strata subdivision.

The approval limited the FSR and maximum height of the development on the site to a FSR of 7.49:1 and RL67.5. This was subsequently modified through Section 96 application on 15 October 2008, which amended the approval to permit a maximum FSR of 8.44:1 and a maximum height of RL75.3 for the development on the site. A perspective of the previous approval for the site is provided at **Figure 1** below.



Figure 1 – Perspective of the previous approval for commercial development on the site (DA470/2006)

Discussions with the Heritage Branch

Crown purchased the site in July 2009 and does not seek to pursue the existing active consents for the site. It initiated discussions with the Heritage Branch to investigate opportunities to use heritage incentives to assist with the in situ conservation of the heritage items on the site as part of the proposed Project Application. The intention is to preserve the archaeological relics, provide a highly sophisticated heritage interpretation museum-quality display for the artefacts, with adequate public access and a public domain with active retail uses. The heritage display area is to be a public space which will actively encourage viewing and interaction. Heritage conservation incentives will be sought (similar to those approved for DA470/2006) to permit an exceedance of the FSR and height controls that apply to the site under City Centre LEP.

Discussions with the Department

On 4 August 2009, Crown (together with their project architects and JBA) met with the Department of Planning. The proposal to develop a mixed use/residential development on the site, which exceeds the FSR and height controls was discussed with the Department.

Clause 22B of City Centre LEP requires the commissioning of a design competition for developments with a height of more than 55 metres. The proposal to request a waiver of this requirement in lieu of a peer review of the proposed architectural design by a selected panel of experts was discussed at the meeting and was followed up by a subsequent letter to the Department on 5 August 2009. It is understood that this waiver has been granted.

2.0 The Site

The subject site is located at 45-47 Macquarie Street and is also known as 134-140 Marsden Street. The site has three frontages - 54 metres to Macquarie Street to the north; 64 metres to Hunter Street to the south; and 84 metres to Marsden Street to the east. The site has staggered western boundary of 75 metres in total adjoining commercial buildings to the west. It has a total site area of 4,879sqm. The site is legally described as Lot 1 in DP 61073, Lots A, B and C in DP 82967, Lots 1 and 2 in DP 213184, Lot 1 in DP 539968, and Lots 101, 102 and 103 in DP785428. A survey plans is attached at **Appendix B**.

The Marsden Street frontage of the site is the subject of 3.6 metre-wide road widening in accordance with clause 29 of the *Parramatta City centre Local Environmental Plan 2007* (City Centre LEP) and the associated Land Reservation Acquisition Map.

A site location plan is provided at **Figure 2** below.



Figure 2 – Locality Plan

A carpark extends across most of the site, with the archaeological relics located in the northern portion of the site and protected by metal sheds.

Immediately adjoining the site to the west (northern portion) is a commercial building above a multi-level carpark with another commercial building adjoining the site's western boundary at its southern section.

Parramatta Rail Station is located approximately 400 metres to the south of the site. The locality in which the site is located is predominantly commercial with Westfield Shopping centre located approximately 100 metres to the south of the site and a number of government offices located predominantly to the north of the site. Parramatta Park is located approximately 100 metres to the west of the site.

The site provides a backdrop (when viewed from St John's Park) to the State heritage-listed St John's Pro-Cathedral which is pictures at **Figure 6** below.

Photographs of the site and surrounds are provided at **Figures 3 to 6** below.



Figure 3 – View of the corner of Macquarie and Marsden Streets



Figure 4 – Part of the archaeological heritage items on the site enclosed in a protective shed



Figure 5 – Commercial building opposite the site on the north side of Macquarie Street



Figure 6 – St John's Pro-Cathedral

3.0 Project Description

The detailed design of the proposal will be designed by Bates Smart Architects and Joshua International Architects in accordance with the Peer Review process agreed to by the Department. The development parameters have been identified at this stage by Bates Smart and are described in the Section.

The proposed development is for a mixed use development consisting of four levels of basement carpark and a four-storey podium (accommodating above-ground carparking, retail, commercial and residential space) with a twenty-storey residential tower above.

The proposal's podium design allows for active uses at the site's frontages with carparking and services located at the rear and screened from public view. The interpretive heritage display at the ground floor frontage to Macquarie Street has been incorporated into the project to ensure in situ conservation of the archaeological heritage items on the site.

Vehicle access to the carpark will be provided off Hunter Street.

A level by level description of the proposal is provided in **Table 1** below:

Table 1 – Level-by-level description of proposed development

Level	Proposed
Basement levels 1 to 4	94 car parking spaces per level (376 basement parking spaces in total); and - Plant room space and lift access
Ground level	- Interpretive heritage display to preserve archaeological heritage items in the north-west corner of site (at the Macquarie Street frontage) with double-volume ceiling height above; 1,410sqm gross floor area (GFA) of retail space across three tenancies, one fronting Macquarie Street to the west of the heritage display and two fronting Marsden Street; - Loading dock and garbage store at rear; and - Vehicle access off Hunter Street.
Level 1	- Void over heritage display below; 1,576sqm GFA of commercial office space predominantly fronting Marsden and Hunter Street; and - Carparking for 33 vehicle and bicycle storage at rear.
Levels 2 and 3	14 residential units at the street frontage perimeter; and - Storage space and a carpark for 26 vehicles at the rear.
Level 4	13 residential units at the street frontage perimeter; and - Pool and other communal residential facilities at the rear.
Levels 5 - 9	18 residential units in L-shaped footprint.
Levels 10 - 20	16 residential units in rectangular footprint.
Levels 21 - 23	9 residential units located over the northern portion of the tower footprint.
Level 24	3 residential units at the northern façade of the tower

Level	Proposed
	footprint.

Preliminary envelope architectural drawings for the project are included at **Appendix A**.

3.1 Project Overview

The key development statistics for the project are summarised in **Table 2** below:

Table 2 – Key development statistics for the project

Key Development Statistic	Details
Gross floor area (GFA)	1,410sqm retail GFA 1,576sqm commercial GFA 38,283sqm residential GFA 41,269sqm total GFA
Floor space ratio (FSR)	8.42:1
Building height	- RL 90.3 - Approximately 79.8m to the Hunter Street ground level, 81.8m to the Macquarie Street ground level.
Unit mix	86 one-bed units (23%) 204 two-bed units (74%) 46 three-bed units (6%) Total – 336 units
Carparking	377 basement carparking spaces 99 above-ground carparking spaces Total – 476 carparking spaces

3.2 Capital Investment Value

The proposed mixed use development will have a capital investment value (CIV) of \$145 million. A preliminary quantity surveyor's (QS) report is included at **Appendix C** which verifies this CIV.

3.3 Major Development SEPP

Item 13 in Schedule 1 (Part 3A – Classes of Development) of the Major Development SEPP identifies development for 'residential, commercial or retail projects' with a capital investment value of more than \$100 million as development to which Part 3A of the EPA Act applies. The proposed development is for new residential development with ground floor retail uses. The total CIV for the project will exceed \$100 million.

3.4 Minister's Declaration

As the proposal is a type of project identified in Item 13 of schedule of the Major Development SEPP, it is requested that the Minister issue a declaration in accordance with Clause 6 of the SEPP that the proposal is a major development and type of project to which Part 3A of the EP& A Act applies. This will allow the proponent to proceed with the lodgement of a Project Application for the site based on the Director General environmental assessment requirements.

4.0 Relevant Planning Instruments and Controls

4.1 Overview of Relevant Planning Instruments, Development Control Plans and Local Policy Documents

The following planning environmental planning instruments (EPIs), development control plans (DCPs) and policy documents are of key relevance to the proposed development:

- *State Environmental Planning Policy 55- Remediation of Land* (SEPP 55);
- *State Environmental Planning Policy 65 – Design Quality of Residential Flat Development* (SEPP 65) and the associated Residential Flat Design Code (RFDC);
- *State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004* (SEPP BASIX);
- *State Environmental Planning Policy (Infrastructure) 2007* (SEPP Infrastructure);
- *Parramatta City Centre Local Environmental Plan 2007* (City Centre LEP);
- *Parramatta City Centre Development Control Plan 2007* (City Centre DCP);
- *Parramatta City Centre Vision* (City Centre Vision); and
- *Parramatta City Centre Civic Improvement Plan* (Civic Improvement Plan).

4.2 Existing Zoning Provisions and Key Development Controls

The zoning and other key relevant provisions of relevant EPIs, DCPs and policy documents are set out in **Table 3** below.

Table 3 – Key existing zoning provisions

Instrument/DCP/Policy	Provision
SEPP 55	The consent authority is required to consider whether the land on which development is proposed is likely to be contaminated, and if so, whether appropriate remediation will take place to ensure the land is suitable for development.
SEPP 65 and RFDC	All new residential flat building (RFB) developments are required to demonstrate consistency with the ten design principles in SEPP 65 and must be accompanied by a Design Verification Statement. General consistency with the Rules of Thumb in the RFDC must also be demonstrated.
SEPP BASIX	All new residential development must be accompanied by a BASIX certificate which demonstrates compliance with the energy and water saving targets of SEPP BASIX.
SEPP Infrastructure	RFB developments with 75 or more dwellings with access to a classified road, or a road that connects to a classified road, are required to be referred to the RTA for comment. Where no access to a classified road (or a road that connects to a classified road) is proposed, referral to the RTA is required where 300 or more dwellings are proposed.

Instrument/DCP/Policy Provision	
City Centre LEP	
Zoning	The site is located within Zone B4 Mixed Use. Residential, retail and commercial development is permitted with consent in the zone. The key objectives of the zone are as follows: ■ to integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling; ■ to create opportunities to improve the public domain and pedestrian links within the Mixed Use Zone. ■ To support the higher order Commercial Core Zone while providing for the daily commercial needs of the locality, including: - commercial and retail development, - high density residential development.
Maximum FSR	A maximum FSR of 6:1 applies to the site (a 10% FSR exceedence is permitted subject to compliance with the Design Competition provisions of the LEP)
Height	A maximum building height of 54m applies to the site (a 10% height exceedence is permitted subject to compliance with the Design Competition provisions of the LEP)
Design Excellence	A design competition is required for new buildings over 55m in height.
Min street frontage	New development in Zone B4 Mixed Use must be located on a site with at least one street with a minimum frontage of 20m.
Building separation	Buildings must be erected so that the separation distance: (a) from neighbouring buildings, and (b) between separate towers or other separate raised parts of the same building, is not less than that provided for in the City Centre DCP.
Minimum carparking rates	Commercial – 1 space per 100 sqm GFA Shops – 1 space per 30 sqm GFA Multi Dwelling Housing – 1 space per dwelling + 1 visitor space per 5 dwellings
Ecologically sustainable development (ESD)	Before granting consent for development for the purposes of a building, the consent authority must have regard to the principles of ecologically sustainable development as they relate to the proposed development based on a “whole of building” approach.
Heritage	Notwithstanding the presence of relics and archaeology, the site is not identified as a heritage item in the City Centre LEP. The IHO issued 22 March 2006 has now expired. However, the heritage provisions of the LEP will be considered as a guide in relation for the proposal and a heritage impact assessment will be submitted with the Project Application.
Classified roads	Consent must not be granted to the development of land that has a frontage to a classified road unless it is satisfied that: ■ vehicular access to the site is provided from another road; and ■ the safety, efficiency and ongoing operation of the classified road will not be adversely affected.

Instrument/DCP/Policy	Provision
Development on flood prone land	Part of the site is identified as flood prone land. In determining a proposal for development on the site, the consent authority is required to take the following into consideration: (a) the impact of that development on: (i) flood behaviour, including the flood peak at any point upstream or downstream of the site of the development, and (ii) the flow of floodwater on adjoining lands, and (iii) the flood hazard or risk of flood damage to property and persons, and (iv) erosion, siltation or destruction of riparian vegetation in the area, and (v) the water table on any adjoining land, and (vi) riverbank stability, and (vii) the safety in time of flood of the site of the development and of any buildings or works intended to be erected or carried out, and (viii) the hydraulic capacity of flood prone land in the locality, and (ix) the provision of emergency equipment, personnel, welfare facilities or other resources that might be needed for an evacuation resulting from flooding, and (x) the risk to life and personal safety of any emergency service and rescue personnel who might be involved in any such evacuation, and (xi) the cumulative impact of further development on flooding, and (xii) the potential for pollution during flooding, and (b) the impact that flooding will have on the proposed development, including the flood liability of access to the site of the proposed development, and (c) the provisions of any floodplain management plan adopted by the Council that applies to the land.
City Centre DCP	
Building setbacks	A continuous built edge to the street alignment is required for Marsden, Hunter and Macquarie Streets.
Street frontage height – Marsden Street	A street frontage height of between 26m and 30m with a setback of 8m or greater above the street frontage height is required.
Street frontage height – Macquarie and Hunter Streets	A street frontage height of between 18m and 22m with an average setback of 8m and a maximum setback of 10m above the street frontage height is required.
Min ceiling heights in mixed use development	Min 3.6m at ground floor and min 2.7m above ground level
Deep soil zones for mixed use development	Min 15% of site are to be deep soil
Active street frontages	Active street frontages required along Macquarie and Marsden Streets and outdoor dining encouraged on Hunter Street and corner of Hunter and Marsden Streets.
Vehicle entries	Additional vehicle entries are not permitted along Marsden Street and for part of Macquarie and Hunter Streets. Additional vehicle entries only permitted on Lot 1 in DP 539968 and Lot 101 in DP785428 ie the westernmost allotments on the site fronting Macquarie and Hunter Streets.

Instrument/DCP/Policy	Provision
Design of vehicle entries	- Single lane crossing with a maximum width of 2.7m over footpath preferred. - Double lane crossing permitted in some circumstances with maximum width of 5.4m
Access, parking & servicing	Accessible parking 1-2% of spaces to be provided as accessible parking Bicycle parking 1 bicycle space per 100 vehicle spaces - For commercial/retail development employing 20 people or more change and shower facilities to be provided. Residential development - Parking to be provided below ground or integrated into the design of the development; - Stack parking of up to 2 car spaces is permitted where spaces are attached to the same strata allotment
Unit mix	- Studio and one-bedroom apartments must not be greater than 25% and not less than 10% of total mix - Two-bedroom apartments must not be more than 75% of total mix - Three bedroom apartments must not be less than 10% of total mix 10% of units to capable of adaption for elderly or disabled resident.
Controls for heritage area	Provides general design and conservation criteria for site's accommodating a heritage item
Environmental management	Provides controls in relation to: - Energy efficiency and contamination - Integrated water cycle management - Reflectivity - Wind mitigation - Waste and recycling - Land contamination - Soil management - Flood plain risk management
Civic Improvement Plan	Outlines the Public Domain and Special City Centre projects proposed for the Parramatta City Centre and applies a development contribution levy of 3% of the development cost in accordance with Section 94A of the EP&A Act.

5.0 Preliminary Assessment

It is requested that the Director General issue the requirements for an environmental assessment to accompany the lodgement of a Project Application for the proposed development.

The requirements will identify the key issues to be addressed, the level of assessment required in relation to these issues and any other requirements in accordance with the environmental assessment guidelines.

The information below has been prepared to assist the Director-General in identifying the general requirements and key environmental issues associated with the project.

5.1 Compliance with Statutory Plans

Table 4 – Compliance with existing zoning provisions and controls

Instrument/DCP/Policy	Provision
SEPP 55	Preliminary site testing was conducted by Douglas Partners on the site in 2005. The tests found that the level of chemical contaminants on the site was generally very low. Some small exceedences of chemical screening criteria were identified in some samples, particularly in the north-eastern portion of the site. A preliminary site investigation report will be submitted with the Project Application.
SEPP 65 and RFDC	The proposed residential component of the development has been carefully designed to ensure that compliance with the ten design principles of SEPP 65 Rules of Thumb in the RFDC can be achieved. A Design Verification Statement will be submitted with the Project Application.
SEPP BASIX	The proposed residential component of the development is capable of complying with the energy and water saving targets of SEPP BASIX. A BASIX certificate will be submitted with the Project Application.
SEPP Infrastructure	The proposal will be referred to the RTA in accordance with the requirements of SEPP Infrastructure.
City Centre LEP	
Zoning	The proposed residential, retail and commercial uses on the site are permissible uses in the Mixed Use zone, and the proposal will be consistent with the key zone objectives as it will: ▪ integrate a mix of office, residential and retail uses in a single development that is easily accessible by public transport; and ▪ will support the Commercial Core Zone by providing appropriate commercial, retail and residential uses.
Maximum FSR	The proposal will exceed the maximum permissible FSR on the site. A concession to allow for an exceedence of the maximum FSR will be sought as part of the Project Application on the basis of the significant public good that will be achieved through the in situ conservation works. Notably, the proposed FSR of 8.42:1 is below the FSR approved for DA470/2006.
Height	The proposal will exceed the maximum height limit by approximately 25m.

Instrument/DCP/Policy	Provision
	A concession to allow for an exceedence of the maximum height control will be sought as part of the Project Application on the basis of the significant public good that will be achieved through the in situ conservation works. The FSR and height exceedence will also provide an offset for the additional excavation and construction costs associated with the in situ retention of the heritage items on the site as well as loss of valuable ground floor retail space in this location.
Design Excellence	It is understood that the Director-General has granted a project-specific waiver from the design excellence requirements of the City Centre LEP based on the alternative Peer Review process put forward in the meeting with the Department on 4 august 2009 and followed up by a letter on 5 August 2009.
Min street frontage	The proposed development meets the minimum street frontage requirements.
Minimum Carparking	The following carparking is required for the proposed development based on the preliminary architectural plans: - Commercial – 16 spaces - Retail – 47 spaces - Residential – 336 resident spaces + 67 visitor spaces Total required = 466 spaces The proposed development will provide a total of 476 carspaces which is just above that required under the City Centre LEP. This is consistent with Council controls.
ESD	An ESD report will be submitted with the Project Application which will detail ESD mechanisms that will be incorporated into the proposed development to achieve ESD objectives. This report will supplement the BASIX certificate.
Heritage	A heritage impact assessment will be submitted with the Project Application which will consider the heritage provisions of the LEP.
Classified roads	Macquarie Street is understood to be a classified road. Vehicle access to the site will be provided from Hunter Street, which is not a classified road, and there will be no impact on the safety, efficiency and ongoing operation of Macquarie Street as a result of the proposal.
Development on flood prone land	A flood report will be submitted with the environmental assessment which will consider the proposal against the relevant flooding provision of the City Centre LEP.
City Centre DCP	
Building setbacks	The proposed development will generally provide a continuous built edge to the street alignment along Hunter and Macquarie Streets (apart from the special treatment proposed for the heritage display). A setback to the building alignment along Marsden Street is proposed to accommodate the proposed road widening.
Street frontage height – Marsden Street	A street frontage height of approximately 16m is proposed at the Marsden Street frontage. Above this street frontage height, the residential tower will be generally set back by 15m to the building line and between 3m and 12 m to balconies/terraces.

Instrument/DCP/Policy	Provision
	This is generally consistent with the intent of the DCP street frontage height control.
Street frontage height – Macquarie and Hunter Streets	A street frontage height of approximately 10m will be provided to Macquarie Street above which the residential component of the development will be generally setback by approximately 10m to the balconies and approximately 12m to the building line. A street frontage height of approximately 8m will be provided to Hunter Street above which a set back to the building line of the residential development will be approximately 2.7m.
Min ceiling heights in mixed use development	The proposed development will be consistent with the minimum ceiling height controls.
Deep soil zones for mixed use development	The heritage display area is approximately equivalent to 25% of the site, and will be maintained as undeveloped area in lieu of the deep soil landscaping requirement.
Active street frontages	Active street frontages will be encouraged along Macquarie and Marsden Streets through the provision of ground floor retail tenancies. A large retail tenancy will be provided at the corner of Hunter and Marsden Street which will be suitable for outdoor dining.
Vehicle entries	The new vehicle entries will be provided off Hunter Street on Lot 101 in DP785428 (the westernmost allotment) on which new vehicle entries are permitted.
Design of vehicle entries	Two double-lane vehicle accesses will be provided off Hunter Street which will be slightly larger than the maximum vehicle entry requirements to allow for truck access.
Access, parking & servicing	Accessible parking 1-2% of spaces will be provided as accessible parking Bicycle parking Bicycle parking is proposed on level 1 and will be provided in accordance with the DCP requirements. Residential development The provision of basement parking and integration of above ground parking into the development is consistent with the design requirements for residential development.
Unit mix	■ The proposal will be consistent with the unit mix requirements of the City Centre DCP apart from those for three bedroom apartments which will comprise 6% of the total unit mix. This unit mix is considered appropriate in the city centre location. ■ More than 10% of units will be capable of adaption for elderly or disabled resident.
Controls for heritage area	A heritage report will be submitted with the Project Application which will consider the heritage provisions of the ESD.
Environmental management	Environmental management controls will be addressed in the ESD report that will accompany the Project Application.
Civic Improvement Plan	A development contribution levy of 3% of the development cost will be provided in accordance with this requirement.

5.2 Approvals and Permits

In the absence of the provisions of Part 3A of the EP&A Act, a development involving works on a site that accommodates a State-listed heritage item would ordinarily required approvals and permits under the Heritage Act 1977. However, the 'heritage items' on the site are not listed on the State heritage register and are not the subject of an IHO. However, given the significance of the heritage items on the site, consultation with the Heritage Branch will be an integral part of the design development on the site.

5.3 Key Environmental Impacts

This section is intended to deal with the key issues associated with the proposed development.

The key environmental considerations associated with the proposed development are as follows:

- Site suitability
- Transport and access
- Geology and soils
- Flood management and water quality management
- Cultural heritage and archaeology
- Employment generating uses and economic development
- Streetscape and public domain
- Built form and visual impact
- Internal amenity
- Environmental sustainability
- Metro West line

Site suitability

The site is a currently undeveloped, large block of land in the Parramatta city centre that has been identified for mixed use development. The proposal will provide for high design quality mixed use development with active retail uses at the ground floor. In addition, the development of the site will allow for the heritage items on the site to be preserved and displayed for the benefit of the public. The site is located in close proximity to public transport and a range of services and retail facilities and is suitable for the proposed development.

Transport and access

The site is located within walking distance of Parramatta Station and will be accessible by a range of public transport services. Vehicle access to on-site parking will be provided from Hunter Street. A traffic and parking assessment will be submitted with the Project Application.

Geology and soils

Jeffery and Katauskas Pty Ltd prepared a geotech report dated June 2006 for the previously-approved mixed use development (DA470/2006) on the site. The report found that part of the previously-approved basement would be below the ground-water line and made a number of recommendations in this regard. A geotech report will be submitted with the Project Application.

Flood management and water quality management

A small portion of the site is identified as flood prone. The flood prone land includes part of Lot 1 in DP539968, Lot 1 in DP61073, Lot 1 in DP213184, Lot 1 in DP 953138, and Lots A and B in DP82967. A flood report will be submitted with the Project Application and water quality management will be addressed as part of the environmental assessment.

Cultural heritage and archaeology

The in situ preservation of the archaeological heritage items on the site, as well as their integration into the building's design has been an important aspect of the project's design development and will be the subject of continued discussions with the Heritage Branch. A heritage impact assessment will be submitted with the environmental assessment.

Employment generating uses and economic development

The proposal will accommodate the development of a vacant site in the Parramatta city centre that has been vacant for a long time. The proposed mixed use development includes a range of retail, commercial and residential uses will have a positive economic impact in the locality.

Streetscape and public domain

The proposal will provide active retail tenancies at the Macquarie and Marsden Street frontages consistent with Council's City Centre DCP controls. Vehicle access will be provided at the Hunter Street frontage where is it preferred. The interpretive heritage display at the Macquarie Street frontage will further enhance the development's integration with the public domain and activation of the streetscape.

Built form and visual impact

The proposed design with a podium and tower above is generally consistent with the built form in the surrounding area. The proposal is also generally consistent with the built form controls in the City Centre LEP and DCP. Although the permitted building height and FSR controls for the site will be exceeded, the proposal will not be out-of-scale with other high-density development in the locality.

Internal amenity

The proposed residential component of the development has been designed to ensure that a height level of internal amenity is maintained in the units and in communal areas. Appropriate sunlight access and ventilation will be provided to the units and communal open space. An assessment of the proposal against the provisions of SEPP 65 and the RFDC will be provided with the environmental assessment.

Environmental sustainability

An ESD report will be submitted with the proposal demonstrating ESD initiatives that will be incorporated into the building's design.

Metro West Line

The concept plan for the Metro West line indicates that the proposed line will travel under the site. Consideration to this proposed location will need to be taken into account for excavation and construction on the site.

6.0 Conclusion

The information contained in this preliminary assessment is to assist the Director General in determining the level and scope of any requirements for an environmental assessment to accompany the lodgement of a Project Application under Part 3A of the EP&A Act.

This report also provided the necessary information to enable the Minister to issue a declaration of the proposal as a major development (to be assessed under Part 3A of the EP&A Act) in accordance with clause 6 of the Major Development SEPP.

Having regard to the above and in accordance with provisions in Part 3A of the EP&A Act, it is requested that the Minister issue her declaration, and the Director General issue the environmental assessment requirements for the Project Application.