

# Planning Report

S75W Application

**330 Church Street, Parramatta**

Add retail mezzanine

6 January 2015

**PREPARED BY**

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**Annexure 1: Approved Plans**

**Annexure 2: Proposed Plans**

# 1 Introduction

This Planning Report relates to a Section 75W Application seeking consent from Department of Planning and Infrastructure to amend Major Project Application MP 10\_0171.

The subject Section 75W Application seeks to add retail mezzanine.

This Report:

- describes the site and its surrounding area,
- details the nature of the proposed development, and
- undertakes an assessment of any likely impacts arising from the proposal.

The conclusion is reached that the proposal is acceptable with regard to all relevant planning issues.

## 2 Site and Surroundings

### 2.1 Site Description

The site is located at 330 Church Street, Parramatta. The land area of the subject site has been increased since MP10\_0171 was originally approved. The original site was 6,759 sqm in area and comprised Lot 2 & 3 in DP 788637 and Lot 101 in DP 1031459. The new site area is 7,483 sqm, which incorporates an additional 720 sqm parcel of land.

**Figure 1** shows the general location of the subject site and **Figure 2** shows the approximate extent of the amended subject site area described above.

The site is currently under construction in accordance with MP10\_0171 – see Section 3.1 below.

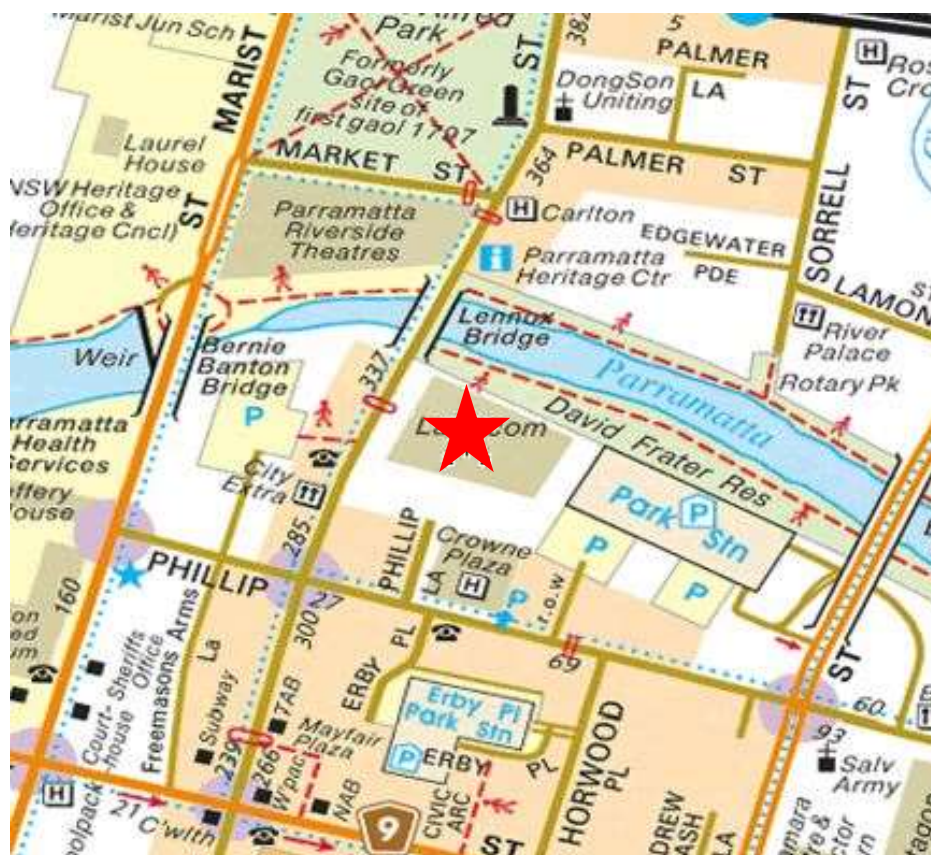


Figure 1: Location of subject site (marked with star)



**Figure 2: Aerial views of site showing approximate boundary location**

## 2.2 Surrounding Development

The site is located within the Parramatta Central Business District. It is within close proximity to the Riverside Theatre and within a reasonable walking distance to the Ferry Wharf and Parramatta Transport Interchange.

To the north of the site are the Parramatta River and the historic Lennox Bridge. Across the river are predominantly residential apartments set back from the water's edge. While there are grassed banks on both sides of the river, street furniture and public domain works are at a minimum.

To the immediate south of the site is the Crown Plaza Hotel which takes access off Philip Street. To the immediate east of the site is the Council owned car park, referred to as the David Fraser car park.

To the west of the site is Church Street which has a number of shop fronts and outdoor dining areas, providing a unique strip of active frontages. Uses typically include restaurants, cafes, repair shops and professional service providers.

Pedestrian access to the site is via public stairs from Church Street/Lennox Bridge or via Philip Street between the Parkroyal Hotel and the AGC House. Vehicular access to the site is from Philip Street via the laneway. Refer to images overleaf for details of the surrounding land uses.

**Figures 3 to 7** show the existing built form that surrounds the subject site.



**Figure 3: Parkroyal Hotel, which occupies the site to the south**



**Figure 4: Parramatta River along the northern frontage of the site**



**Figure 5: Stairs from Parramatta River frontage to Church Street**



Figure 6: Existing buildings fronting the western side of Church Street – to the west of the site



Figure 7: Existing buildings fronting the eastern side of Church Street - to the south of the site

## 3 Proposed Modifications

### 3.1 Existing Consent

On 19 October 2012, the Department of Planning issued its consent (MP10\_0171) for “*demolition of existing structures on site and construction of a mixed use building (residential/retail/serviced apartments), basement with 597 car parking spaces, public domain works and installation of utility services.*”

The approval has been subsequently amended under MOD4. **Annexure 1** contains a copy of approved plans.

### 3.2 Proposed Amendments

It is proposed to add a mezzanine level to Retail 01 space. The mezzanine will have a total area of 377 sqm. It will be accessed from stairs within the retail tenancy and will provide connection to the amenities at the mezzanine level.

MOD4 approved a new gross floor area of 59,526.5 sqm. The proposal seeks to increase the gross floor area to 59,903 sqm. This is consistent with existing Condition A1 of the MP approval that allows for a maximum gross floor area of 61,711 sqm.

The proposed amendments are shown on the plans at **Annexure 2**.

### 3.3 Proposed Conditions

#### 3.3.1 Condition A2

It is proposed to amend Condition A2 to reference the submitted amended drawings.

## 4 Planning Assessment

This section undertakes an assessment of the proposal under relevant issues of consideration.

### 4.1 Environmental Planning Instruments

#### 4.1.1 Parramatta City Centre Local Environmental Plan 2007

Part 2 of the Parramatta City Centre Local Environmental Plan 2007 (LEP) identifies that the subject site is zoned B4 Mixed Use. The proposal is permitted in the zone subject to consent from the Council.

There are no other clauses of the LEP that are particularly relevant in the assessment of the proposal.

### 4.2 Draft Environmental Planning Instruments

Parramatta Council has exhibited a Planning Proposal to integrate the existing Parramatta City Centre Local Environmental Plan 2007 with the Parramatta Local Environmental Plan 2011. The proposal is not inconsistent with the provisions of the Planning Proposal.

### 4.3 Development Control Plans

#### 4.3.1 Parramatta City Centre Development Control Plan 2007

Parramatta City Centre Development Control Plan 2007 applies to the subject site. However, none of its provisions are relevant in the assessment of the proposal.

### 4.4 Likely Impacts

There are no adverse impacts that will arise from the proposal. Rather, the proposal will provide greater flexibility and range in potential uses for the retail space.

MOD4 approved a new gross floor area of 59,526.5 sqm. The proposal seeks to increase the gross floor area to 59,903 sqm. This is consistent with existing Condition A1 of the MP approval that allows for a maximum gross floor area of 61,711 sqm.

## 5 Conclusion

The subject Section 75W Application seeks to add retail mezzanine.

It is considered that the proposal provides an appropriate response to the planned development of the site and will assist in the orderly and economic development of the land.

The proposal satisfies assessment of all relevant issues and all relevant provisions of the applicable planning controls.

It is therefore submitted that the Minister grant approval to the Section 75W Application and amend the Major Project approval in the manner requested.

## **Annexure 1: Approved Plans**

# RIVERFRONT APARTMENTS

330 CHURCH STREET, PARRAMATTA  
FOR MERITON APARTMENTS



01 PLAN - LOCATION PLAN  
APPROX. 1:5000



NSW GOVERNMENT  
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

## DRAWING SCHEDULE

NUMBER	TITLE	DATE	SCALE
A_000	COVER SHEET / LOCATION PLAN	10/07/14	NTS
A_001	SITE ANALYSIS + CONTEXT PLAN	14/11/14	1:1000
A_096	GA PLAN - PARKING LEVEL 3		1:200 @ A1
A_097	GA PLAN - PARKING LEVEL 2		1:200 @ A1
A_098	GA PLAN - PARKING LEVEL 1		1:200 @ A1
A_100	GA PLAN - LEVEL 00 DETAIL		1:200 @ A1
A_100.1	GA PLAN - LEVEL 00 MEZZANINE		1:200 @ A1
A_101	GA PLAN - LEVEL 01 PODIUM		1:200 @ A1
A_102	GA PLAN - LEVEL 02 PODIUM		1:200 @ A1
A_103	GA PLAN - LEVEL 03 PODIUM		1:200 @ A1
A_104	GA PLAN - LEVEL 04 PODIUM ROOF		1:200 @ A1
A_105	GA PLAN - TYPICAL TOWER LOWER		1:200 @ A1
A_106	GA PLAN - TYPICAL TOWER MIDDLE		1:200 @ A1
A_107	GA PLAN - TYPICAL TOWER UPPER		1:200 @ A1
A_148	APARTMENT PLAN - LEVEL 4		1:100 @ A1
A_148.2	APARTMENT PLAN - LEVEL 5		1:100 @ A1
A_149	APARTMENT PLAN - LEVELS 6-16		1:100 @ A1
A_149.1	APARTMENT PLAN - LEVELS 17-22		1:100 @ A1
A_149.2	APARTMENT PLAN - LEVELS 23		1:100 @ A1
A_149.3	APARTMENT PLAN - LEVELS 24-27		1:100 @ A1
A_150	APARTMENT PLAN - LEVELS 28-30		1:100 @ A1
A_151	APARTMENT PLAN - LEVEL 31		1:100 @ A1
A_152	APARTMENT PLAN - LEVELS 32-33		1:100 @ A1
A_153	APARTMENT PLAN - LEVEL 34-53		1:100 @ A1
A_154	APARTMENT PLAN - LEVEL 54		1:100 @ A1
A_155	APARTMENT PLAN - LEVELS 55 (Roof)		1:100 @ A1
A_156	APARTMENT PLANS - PODIUM LEVELS 1-3		1:100 @ A1
A_157	APARTMENT PLANS - PODIUM LEVELS 1-3		1:100 @ A1
A_158	APARTMENT PLAN - LEVELS 24-34		1:100 @ A1 - DELETED
A_159	APARTMENT PLAN - LEVEL 35		1:100 @ A1 - DELETED
A_160	APARTMENT PLAN - LEVEL 36		1:100 @ A1 - DELETED
A_161	APARTMENT PLAN - PODIUM TERRACES		1:100 @ A1 - DELETED
A_200	SITE SECTIONS		1:200 @ A1
A_300	SITE ELEVATIONS - COMPILED		1:500 @ A1
A_350	PODIUM - ELEVATIONS NORTH + WEST		1:200 @ A1
A_351	PODIUM - ELEVATIONS SOUTH + EAST		1:200 @ A1
A_352	EAST TOWER - ELEVATIONS NORTH + EAST		1:200 @ A1
A_353	EAST TOWER - ELEVATIONS SOUTH + WEST		1:200 @ A1
A_354	WEST TOWER - ELEVATIONS NORTH + EAST		1:200 @ A1
A_355	WEST TOWER - ELEVATIONS SOUTH + WEST		1:200 @ A1
A_400	DETAILED ELEVATIONS - PODIUM		1:200 @ A1
A_401	DETAILED ELEVATIONS - PODIUM		1:200 @ A1
A_402	DETAILED ELEVATIONS - PODIUM		1:200 @ A1 - DELETED
A_403	DETAILED ELEVATIONS - PODIUM		1:200 @ A1
A_404	DETAILED ELEVATIONS - PODIUM		1:200 @ A1
A_405	DETAILED ELEVATIONS - EAST TOWER		1:50 @ A1
A_406	DETAILED ELEVATIONS - EAST TOWER		1:50 @ A1
A_407	DETAILED ELEVATIONS - EAST TOWER		1:50 @ A1
A_408	DETAILED ELEVATIONS - WEST TOWER		1:50 @ A1
A_409	DETAILED ELEVATIONS - WEST TOWER		1:50 @ A1
A_410	DETAILED ELEVATIONS - WEST TOWER		1:50 @ A1
A_411	DETAILED ELEVATIONS - SIGNAGE		1:100 @ A1
A_501	SHADOW DIAGRAMS - WINTER 9.00AM		1:2000 @ A1
A_502	SHADOW DIAGRAMS - WINTER 12.00PM		1:2000 @ A1
A_503	SHADOW DIAGRAMS - WINTER 3.00PM		1:2000 @ A1
A_504	SHADOW DIAGRAMS - EQUINOX		1:2000 @ A1
A_505	SHADOW DIAGRAMS - SUMMER		1:2000 @ A1
A_550	DIAGRAM - GFA AREAS		1:2000 @ A1
A_650	ADAPTABLE PLAN SCHEDULES		1:100 @ A1
A_801	COLOUR AND MATERIALS BOARD		N/A @ A1

## PROJECT DATA

SITE AREA: 6763 SQM  
+ land area bonus 720 SQM

## APARTMENT MIX

TYPE	PODIUM	E TOWER	W TOWER	TOTAL
STUDIO	0	0%	0	0%
1 BED	24	80%	219	84%
1 BED + ST	0	0%	0	0%
2 BED	6	20%	28	11%
3 BED	0	0%	14	5%
TOTAL	30		261	

## PARKING SCHEDULE

LEVEL	RESIDENT PARKING	ACCESSIBLE PARKING	RETAIL/ VISITORS PARKING	TOTAL
PODIUM LEVEL 3	63 (8A)	4 (8A)	0	67 (8A)
PODIUM LEVEL 2	69 (8A)	4 (8A)	0	73 (8A)
PODIUM LEVEL 1	81 (8A)	5 (8A)	0	86 (8A)
PARKING LEVEL 1	31	1	79	111
PARKING LEVEL 2	103	13	0	116
PARKING LEVEL 3	103	13	0	116
PARKING LEVEL 4	108	12	0	120
TOTAL	538	52	79	669

## STORAGE SCHEDULE

LEVEL	STORAGE NO.	STORAGE (m3)
PODIUM LEVEL 3	37	195
PODIUM LEVEL 2	56	295
PODIUM LEVEL 1	44	220
PARKING LEVEL 1	59	295
PARKING LEVEL 2	79	395
PARKING LEVEL 3	108	530
PARKING LEVEL 4	90	300
TOTAL	441	2205

## GFA TABLE - REFER TO A660 FOR GFA DIAGRAM

LEVEL	WEST TOWER	EAST TOWER	NO. FLOORS	TOTAL
34-53	610.9		20	1221.8
32-33	609.3		2	1218.6
31	609.3		1	609.3
28-30	609.3	663.2	3	3817.5
24-27	696.2	663.2	4	5437.6
17-23	696.2	649.8	7	9422
5-16	696.2	649.8	12	16152
4	2088.0		1	2088.0
03	1514.2		1	1514.2
02	1514.2		1	1514.2
01	1514.2		1	1514.2
00 MEZZ	1034.6		1	1034.6
00	2984.3		1	2984.3
SITE AREA - 6763SQM + 720SQM BONUS				59526.5
TOTAL GFA				7.94

<b>DRAWING PREPARED FOR:</b>  MERITON APARTMENTS LEVEL 11, MERITON TOWER 528 KENT STREET, SYDNEY BY TONY CARO ARCHITECTURE PTY LTD LEVEL 1, 2 GLEN ST MILBORNS POINT NSW 2061 SYDNEY AUSTRALIA T 95549100 F 95549133 WWW.TONYCAROARCHITECTURE.COM.AU	<b>ISSUE REGISTER</b> <table border="1"> <tr><th>No.</th><th>Date</th><th>Issue</th></tr> <tr><td>17</td><td>24/7/14</td><td>Revised after Application</td></tr> <tr><td>18</td><td>17/8/14</td><td>Revisions to Contract</td></tr> <tr><td>19</td><td>8/9/14</td><td>27th Application</td></tr> <tr><td>20</td><td>8/9/14</td><td>27th Application</td></tr> <tr><td>21</td><td>20/9/14</td><td>Amended 27th Application</td></tr> <tr><td>22</td><td>20/9/14</td><td>Amended 27th Application</td></tr> <tr><td>23</td><td>20/9/14</td><td>Amended 27th Application</td></tr> <tr><td>24</td><td>18/10/14</td><td>Amended 27th Application</td></tr> <tr><td>25</td><td>18/10/14</td><td>Amended 27th Application</td></tr> <tr><td>26</td><td>18/10/14</td><td>Amended 27th Application</td></tr> <tr><td>27</td><td>27/11/14</td><td>Amended 27th Application</td></tr> </table>	No.	Date	Issue	17	24/7/14	Revised after Application	18	17/8/14	Revisions to Contract	19	8/9/14	27th Application	20	8/9/14	27th Application	21	20/9/14	Amended 27th Application	22	20/9/14	Amended 27th Application	23	20/9/14	Amended 27th Application	24	18/10/14	Amended 27th Application	25	18/10/14	Amended 27th Application	26	18/10/14	Amended 27th Application	27	27/11/14	Amended 27th Application	<b>REVISION REGISTER</b> <table border="1"> <tr><th>No.</th><th>Date</th><th>Issue</th></tr> <tr><td>1</td><td>24/7/14</td><td>Revisions to Contract</td></tr> <tr><td>2</td><td>17/8/14</td><td>Revisions to Contract</td></tr> <tr><td>3</td><td>8/9/14</td><td>27th Application</td></tr> <tr><td>4</td><td>8/9/14</td><td>27th Application</td></tr> <tr><td>5</td><td>20/9/14</td><td>Amended 27th Application</td></tr> <tr><td>6</td><td>20/9/14</td><td>Amended 27th Application</td></tr> <tr><td>7</td><td>20/9/14</td><td>Amended 27th Application</td></tr> <tr><td>8</td><td>18/10/14</td><td>Amended 27th Application</td></tr> <tr><td>9</td><td>18/10/14</td><td>Amended 27th Application</td></tr> <tr><td>10</td><td>18/10/14</td><td>Amended 27th Application</td></tr> <tr><td>11</td><td>27/11/14</td><td>Amended 27th Application</td></tr> </table>	No.	Date	Issue	1	24/7/14	Revisions to Contract	2	17/8/14	Revisions to Contract	3	8/9/14	27th Application	4	8/9/14	27th Application	5	20/9/14	Amended 27th Application	6	20/9/14	Amended 27th Application	7	20/9/14	Amended 27th Application	8	18/10/14	Amended 27th Application	9	18/10/14	Amended 27th Application	10	18/10/14	Amended 27th Application	11	27/11/14	Amended 27th Application	<b>LEGEND</b> LANDSCAPE: GUY STURT & ASSOC GUY STURT 6211 3744 guy@sturtassociates.com.au STRUCTURAL: BONACCI GROUP TINI HOMER 8247 8400 tino@bonaccigroup.com HYDRAULIC: TBA TBA TBA TRAFFIC: TTPA ROSS METTLE 0416 186 656 ttpa@tpp.com.au	<b>GENERAL NOTES</b> DO NOT SCALE OFF THIS DRAWING. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSIONS ON SITE AND RESOLVE ANY DISCREPANCIES BEFORE PROCEEDING. COPYRIGHT OF THIS DRAWING AND THE DESIGNS EXECUTED REMAIN THE PROPERTY OF TONY CARO ARCHITECTURE. BUILDER TO EXAMINE SITE AND VERIFY SITE CONDITIONS PRIOR TO COMMENCING WORK. BUILDER TO CONFIRM BUILDING SETOUT PRIOR TO COMMENCING WORK. ALL ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION WITH OTHER ARCHITECTURAL DETAILS, SCHEDULES AND SPECIFICATIONS. ALL ARCHITECTURAL DRAWINGS AND DOCUMENTS TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS. BUILDER TO ALLOW FOR DEFLECTION TO ALL SLABS AS REQUIRED TO STRUCTURAL ENGINEERS SPECIFICATION. CAD DOCUMENTS ARE ISSUED FOR INFORMATION ONLY. CHANGES ARE NOT TO BE MADE TO ANY DOCUMENTATION WITHOUT THE ARCHITECT'S WRITTEN APPROVAL. TCA TAKES NO RESPONSIBILITY FOR THE ELECTRONIC TRANSMISSION, DIMENSIONS OR ACCURACY OF THESE DRAWINGS. CEILING LEVEL AT NOMINATED DISTANCE FROM FINISHED FLOOR LEVEL FOR ALL EXTERNAL LEVELS REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.	<b>KEY PLAN / GENERAL INFO</b>  REFERENCE SCALE 1:1000 0 1 2 3 4 5	<b>PROJECT</b> RIVERFRONT APARTMENTS 330 CHURCH STREET PARRAMATTA NSW DRAWING NAME: Cover DRAWING NUMBER: A000	SCALE: 1:5000 DATE: MAR 2011 DRAWN BY: JF CHECKED BY: I APPROVED BY: TC SHEET: 17	STATUS: PRELIMINARY
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NSW GOVERNMENT  
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. 4 granted on the 14/11/14

in respect to MP. 10-0171

Signed AWaban

Sheet No. 8 of 50

AREA SHOWN HATCHED TO BE DEDICATED TO COUNCIL  
(1068SQM)  
2  
DP 788637



NB. ALL RL'S SHOWN OUTSIDE  
BOUNDARY ARE EXISTING.  
REFER TO SURVEY FOR  
FURTHER LEVELS

NB. ALL RL'S SHOWN OUTSIDE  
BOUNDARY ARE EXISTING.  
REFER TO SURVEY FOR  
FURTHER LEVELS

WALL CONSTRUCTION TO  
ALLOW FOR FUTURE OPENINGS  
TO PROPOSED LANEWAY

01 PLAN - LEVEL 00 (RETAIL)  
1:200 @ AT

GENERAL LEGEND  
- ALL ARCHITECTURAL DRAWINGS AND DOCUMENTS TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS AND REPORTS  
- FOR ALL EXTERNAL LEVELS REFER LANDSCAPE DRAWINGS.  
- USE FIGURE DIMENSIONS ONLY - DO NOT SCALE FROM DRAWINGS. IF UNSURE, CONFIRM DIMENSION WITH ARCHITECT PRIOR TO PROCEEDING.  
- COPYRIGHT TONY CARO ARCHITECTURE  
- DIGITAL FILES ARE ISSUED FOR INFORMATION ONLY. CHANGES MUST NOT BE MADE TO DOCUMENTS WITHOUT ARCHITECT'S CONSENT

LEGEND - EXTERNAL FINISHES  
AVB ALUMINUM VERTICAL BLADE - VARYING DEPTHS (300, 450, 600mm)  
ALS ALUMINUM SLIDING SCREENS  
BLG BALUSTRADE - GLASS  
BLC BALUSTRADE - CONCRETE WITH PAINTED FINISH OR SIMILAR  
BLM BALUSTRADE - METAL  
G-1 GLAZING TYPE 1 - CLEAR  
G-2 GLAZING TYPE 2 - TRANSLUCENT GLASS, COLOUR TBA  
G-3 GLAZING TYPE 3 - OPAQUE FILM APPLIED, COLOUR TBA

PC-1 PRECAST CONCRETE SPANREL PANELS WITH PENETRATING PAINT FINISH OR SIMILAR  
PC-2 SMOOTH PRECAST CONCRETE WITH PAINTED FINISH (LIGHT) OR SIMILAR  
PC-3 SMOOTH PRECAST CONCRETE WITH PAINTED FINISH (DARK) OR SIMILAR  
PFC PAINTED FC CLADDING  
PFS PERFORATED METAL SCREEN

DRAWING PREPARED FOR  
**MERITON**  
MERITON APARTMENTS  
LEVEL 11, MERITON TOWER  
525 KENT STREET, SYDNEY  
BY  
TONY CARO ARCHITECTURE PTY LTD  
LEVEL 1, 2 GLEN ST MILBONS POINT  
NSW 2061 SYDNEY AUSTRALIA  
T 9549100 F 9549133  
WWW.TONYCAROARCHITECTURE.COM.AU

NO	DATE	REVISION
6	3/7/14	For Discussion with Council
5	2/7/14	Amended 4/10/ Application
4	5/6/14	Amended 4/10/ Application
3	1/6/14	Amended 4/10/ Application
2	1/2/14	Amended 4/10/ Application
1	28/1/14	Amended 4/10/ Application

NO	DATE	REVISION
01	0	28/1/14 For Discussion with Council
02	0	28/1/14 Revised 4/10/ Application
03	0	2/2/14 Revised 4/10/ Application
04	0	19/2/14 Revised 4/10/ Application
05	0	12/3/14 Revised 4/10/ Application
06	0	28/1/14 Revised 4/10/ Application

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NO	DATE	REVISION
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02	0	28/1/14 Revised 4/10/ Application
03	0	2/2/14 Revised 4/10/ Application
04	0	19/2/14 Revised 4/10/ Application
05	0	12/3/14 Revised 4/10/ Application
06	0	28/1/14 Revised 4/10/ Application

NO	DATE	REVISION
01	0	28/1/14 For Discussion with Council
02	0	28/1/14 Revised 4/10/ Application
03	0	2/2/14 Revised 4/10/ Application
04	0	19/2/14 Revised 4/10/ Application
05	0	12/3/14 Revised 4/10/ Application
06	0	28/1/14 Revised 4/10/ Application

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TC  
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## **Annexure 2: Proposed Plans**



