

Planning Report

S75W Application

330 Church Street, Parramatta

Changes to metal louvres on the elevations of the towers

7 April 2015

PREPARED BY

Meriton Property Services Pty Ltd
ABN 69 115 511 281

Karimbla Constructions Services (NSW) Pty Ltd
ABN 67 152 212 809

Level 11 Meriton Tower
528 Kent Street, Sydney NSW 2000

Tel (02) 9287 2888
Fax (02) 9287 2835

meriton.com.au



Contents

1	Introduction	1
2	Site and Surroundings.....	2
2.1	Site Description	2
2.2	Surrounding Development.....	3
3	Proposed Modifications	7
3.1	Existing Consent	7
3.2	Proposed Amendments.....	7
3.3	Proposed Conditions and Statement of Commitments	7
4	Planning Assessment.....	10
4.1	Environmental Planning Instruments	10
4.1.1	Parramatta City Centre Local Environmental Plan 2007	10
4.2	Draft / Proposed Planning Controls.....	11
4.3	Development Control Plans.....	11
4.3.1	Parramatta Development Control Plan 2011	11
4.4	Likely Impacts.....	11
5	Conclusion.....	12

Annexure 1: Approved Plans

Annexure 2: Proposed Plans

Annexure 3: Photomontages

Annexure 4: Amended Conditions

Annexure 5: Planning Controls Assessment Tables

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 make changes to the metal louvres on the elevations of both towers.

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.

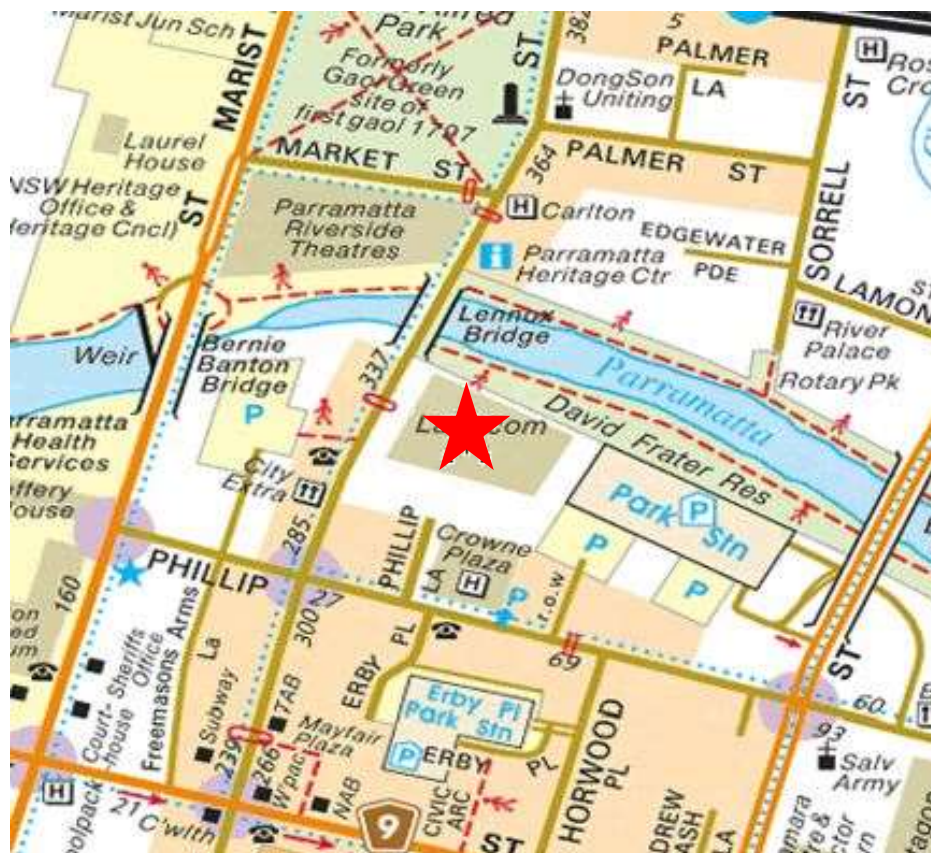


Figure 1: Location of subject site (marked with star)



Figure 2: Aerial views of site showing approximate boundary location (as at 21 November 2014)

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

The proposal involves making changes to the metal louvres on the elevations of both towers in the approved development. The proposed changes are shown on the amended architectural plans at **Annexure 2** and the amended photomontages at **Annexure 3**.

The changes involve removal of approximately half of the approved louvres/blades, and the remaining blades will be reduced slightly in depth. The extent of change in the appearance of the buildings is evident from comparing the approved elevations (**Figure 8**) and the proposed amended elevations (**Figure 9**).

The louvres/blades, as approved, have several problems and are considered inappropriate for the development. The main problems pertain to maintenance and internal amenity.

The louvres/blades do not perform any environmental function, which has been confirmed by Meriton’s BASIX consultant and Section J, BCA, consultant. The proposed changes will not have any adverse impact on the environmental performance of either building.

The louvres/blades will require an extensive and extremely costly scheduled maintenance program to keep them clean. Particulate present in the air will stain the louvres over time, which will involve ongoing maintenance to keep them clean.

The louvres/blades, as approved, will also have a dramatic impact on the extent of views from the apartments. The selected removal of the louvres/blades from view-lines will offer better amenity to the residents by improving views from the residential and serviced apartments accommodated in the towers. As shown in **Figure10** on the following page, the blades restrict views that could otherwise be enjoyed more thoroughly and extensively.

3.3 Proposed Conditions and Statement of Commitments

The proposed changes to the development will require the following changes to conditions:

- Condition A2: amend to reference submitted plans.
- Condition B19: amend to incorporate the proposed changes.
- Condition B20: amend to incorporate the proposed changes.

Details of the proposed amended condition are included at **Annexure 4**.



Figure 8: Approved elevations



Figure 9: Proposed elevations

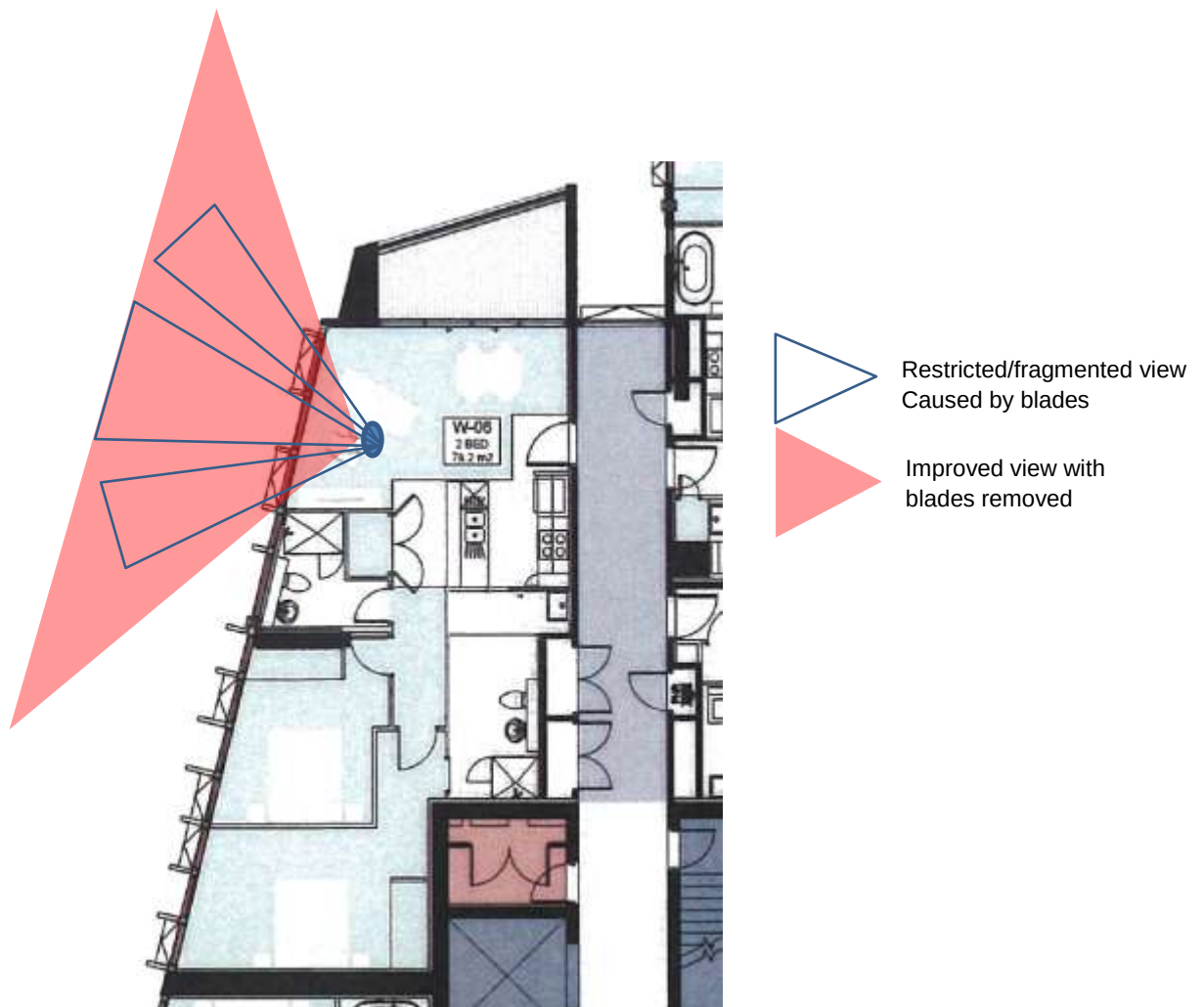


Figure 10: Extract from approved west tower level 28-30, showing the extent to which the louvres/blades restrict views

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

Zoning and Objectives

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.

The objectives of the Mixed Use zone are as follows:

- *To provide a mixture of compatible land uses.*
- *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,*
 - *cultural and entertainment facilities that cater for a range of arts and cultural activity, including events, festivals, markets and outdoor dining,*
 - *tourism, leisure and recreation facilities,*
 - *social, education and health services,*
 - *high density residential development.*
- *To protect and enhance the unique qualities and character of special areas within the Parramatta city centre.*

The proposal is not inconsistent with any of the above objectives.

Ecologically Sustainable Development

Clause 22E requires consideration of matters relation to ecologically sustainable development.

Meriton's BASIX consultant and Section J, BCA, consultant have both confirmed that the proposed changes to the approved louvres/blades will not have any adverse impact on the environmental performance of either building. Accordingly, the proposal satisfies the requirements of clause 22E of the LEP.

Objectives for Development within Parramatta City Centre Special Areas

Clause 22G of the LEP contains provisions relating to Special Areas. The clause states as follows:

The consent authority, in considering a development application for land in or adjoining a Special Area identified in the City Centre Development Control Plan, must have regard to the objectives for the Special Area set out in that Plan.

The subject site is covered by the River Foreshore Special Area. A full assessment of the proposal under the relevant provisions of those Special Areas is contained in the assessment table at **Annexure 4**. The assessment concludes that the proposal will be consistent with the vision and planning intent of these Special Areas.

Accordingly, the proposal satisfies the requirements of clause 22G(2) of the LEP.

4.2 Draft / Proposed Planning Controls

There are no draft controls that are particularly relevant in the assessment of the proposed amendments.

4.3 Development Control Plans

4.3.1 Parramatta Development Control Plan 2011

The Parramatta Development Control Plan 2011 applies to the subject site and the proposed development. The DCP replaces the former Parramatta City Centre Development Control Plan 2007.

Annexure 4 contains a table that undertakes an assessment of the amended proposal under the relevant provisions of the DCP. The assessment demonstrates that the proposal generally complies with the relevant provisions of the DCP.

4.4 Likely Impacts

The proposed changes to the louvres will not have any adverse impacts. The environmental performance of the buildings will not be adversely affected, and the architectural integrity of the buildings will not be compromised. The buildings will retain the overall presentation of the buildings that won the design competition.

The proposal will result in buildings that have a better outcome in terms of maintenance. Any improved situation in terms of overall operation and maintenance of buildings is within the public interest.

5 Conclusion

The subject Section 75W Application seeks to make changes to the metal louvres on the elevations of both towers.

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

Annexure 2: Proposed Plans

Annexure 3: Photomontages

Annexure 4: Amended Conditions

Annexure 5: Planning Controls Assessment Tables