PARRAMATTA CITY COUNCIL

ADDITIONAL INFORMATION FORM

Disclaimer: The information provided by you on this form will be used by Parramatta City Council or its agents to process this application. Once collected by Council, the information can be accessed by you in accordance with Council's Access to Information Policy and Privacy Management Plan or in special circumstances, where Commonwealth legislation requires or where you give permission for third party access.

PART 1 - Property & Applicant Details

1. Property details

Address — unit: — house: 89

street: George street

suburb: Parramatta postcode: 2150

Application reference # e.g. DA, CC, SC, CD ,etc: NCA / 3 /2010 e.g. DA/900/2010

2. Applicant details

Full name/company and contact person

family name (or company & ABN): Dutton Developments

full given names:

OR company contact person: Nic Webb

Postal address: 3a Seaford cct

suburb: Kellyville Ridge postcode: 2155

Contact details

home phone: — mobile: 0401 790054

office phone — fax:

email: nic.webb@gmail.com date: 10/2/11

PART 2 – Additional Documentation Details

3. Indicate document type and number

Please tick (✓)

Plan / drawing	✓	Linen plan	
Number of copies:	3	Number of copies:	
Positive Covenant (Form 13RPA)		Restriction on use of land (Form 13PC)	
88B Instrument		Surveyors Certificate	
Subdividers Certificate		Other (please indicate below)	✓
		CD	

DA ENQUIRY and tracking

You can log onto www.parracity.nsw.gov.au/development to track the progress of an application lodged after 30 June 2005. The information you supply on this form and any related documentation will be publicly available on this Council website.

OFFICE USE ONLY

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PART 3 - Digital Requirements

4. Digital requirements

As of 1st July 2010, all additional information must be accompanied by a digital data disc i.e. CD-ROM, DVD-ROM containing **all documentation** (including written documents). This is to assist Council in record keeping and processing.

Applications without a digital data disc will not be accepted.

File format requirements:

- The files must be in PDF format

One PDF file should contain all plans and drawings (excluding internal residential floor plans) i.e. site plan, elevation plan, landscape plan, stormwater, survey etc in the same single file.

Each additional accompanying document requires a separate PDF file e.g. application form, statement of environmental effects, heritage report, and internal residential floor plans, etc each in separate files.

- Standard documents are not required to be above 400 dpi resolution whether they are single page or multipage documents and must not exceed 500MB in size.
- Please contact Council's Senior Records Officers on 9806 5000 if your document exceeds 500MB.

File name requirements:

Files named as follows: **Document Type - Property Address**

Architectural Plans - 30 Darcy Street Parramatta.pdf
Application Form - 30 Darcy Street Parramatta.pdf
Statement of Environmental Effects - 30 Darcy Street Parramatta.pdf
Waste Management Plan - 30 Darcy Street Parramatta.pdf
Internal Residential Floor Plans - 30 Darcy Street Parramatta.pd

For the full list of mandatory naming conventions see:
www.parracity.nsw.gov.au/development/development_process/prepare__and__lodge

Part 4 - Subdivision Documentation Notes (If Relevant)

Description	Notes
Original Parchment Plan	**IMPORTANT:** Parchment Plan is only required when Subdivision Certificate is subsequently lodged with the Land & Parcel Information (LPI). Original Parchment Plan is not required when a nominated surveyor will electronically lodge the Subdivision Certificate.
Original Deposited Plan Administration Sheet	Do not crease.
A3 Copy of original **Subdivision** / Strata Plan.	Do not crease.
A4 size copy of Subdivision / Strata Plan	Do not crease.
Copy of all utilities Certificates i.e. water, electricity and telecommunications	• Sydney Water S73 Certificate • Integral Energy Certificate • Telstra Certificate
Original 88B Instrument	Do not crease.
Copy of 88B Instrument	Do not crease.

APPENDIX A

HERITAGE

APPENDIX A

HERITAGE

4 February 2011

The General Manager
Parramatta City Council
PO Box 32
PARRAMATTA NSW 2124

Attention: Mr Brad Delapierre

Dear Sir,

RE: PROPOSED COMMERCIAL OFFICE BUILDING AT 89 GEORGE STREET, PARRAMATTA - MAJOR PROJECT APPLICATION 09-0128 SUPPLEMENTARY ASSESSMENT OF HERITAGE IMPACT AND RESPONSE TO SUBMISSIONS

We have provided heritage advice to the proponent of this project since 2006 and prepared the Statement of Heritage Impact within the Environmental Assessment of the Project Application.

In response to exhibition of the project application, three agency submissions and six public submissions were received by the Department of Planning. One agency submission related to heritage impacts – that from the Heritage Branch. As you are aware, your Council generally concurred with the submission of the Heritage Council. Six public submissions were received, four of which had heritage issues including visual impacts on setting, physical impacts on fabric and the olive tree. Those submissions are set out below.

- Mr Andrew Strachan of Superior Group Facilities Pty Ltd, owner of certain lots at 85 George Street
  Objects to the project as it would, among other things, adversely impact the streetscape around Perth House and trees at 89 (85?) George Street. Mr Strachan's views seem largely to be covered by the submission made by the strata managing agent and consultants on behalf of the owners of SP74416 (see below and attached).

- Ms Jennifer Fry of Ermington
  Ms Fry would like the proposal to further acknowledge the heritage Perth House and notes that (Perth) 'house has withstood the test of time and the current design of the building needs to ensure it does not impact on the heritage curtilage of Perth House. A reasonable land clearance from the building would suffice in achieving this.' Our assessment is that the proposal in its current form sufficiently acknowledges the lot curtilage of Perth House's setting and provides an appropriate interface and reasonable setback at lower levels to achieve this. Further information in this regard is set out in response to Tanner Architects' objection on behalf of the Owners of SP74416 (see below and attached) and in our presentation to the Heritage Branch (attached).

- Strataplus Pty Ltd and consultants on behalf of The Owners of SP74416 at 85 George Street
  Strataplus, as strata managing agent on behalf of the owners, objects to the project based on town planning, heritage impacts and tree impacts supported by consultant reports by Planning Directions Pty Ltd, Tanner Architects and Tree Wise Men respectively. (See attached.)

Level 3, 4 Glen Street, Milsons Point NSW 2061 Australia
T: 61 2 9922 2344 F: 61 2 9922 1308 E:architects@nbrsap.com.au W: www.nbrsap.com.au
DIRECTORS Ridley Smith reg. No 2268 + Graham Thorburn reg. No 5706 + Robert Staas + Geoffrey Deane reg. No 3766 + Garry Hoddinett reg. No 5286 + Andrew Duffin reg. No 5602
GENERAL MANAGER Graham Nicholas SENIOR ASSOCIATES John Baker + Barry Flack + Vicki Van Dijk ASSOCIATES Jon West + Rod Drayton + Trevor Eveleigh
NOEL BELL RIDLEY SMITH & PARTNERS PTY LIMITED ABN 16 002 247565

- Javeh Holdings Pty Ltd owner of certain lots in Strataplan 74416 at 85 George Street
  Objection to the project supported by consultant reports submitted by owners at large of SP74416 (see above and attached).

The heritage issues within the public submissions are summarized in Tanner Architect's report to which we have responded in an attachment to this letter.

Heritage Branch Submission

Following review of the submissions received by the Department of Planning, further consultation was carried out with both Parramatta City Council and Heritage Branch officers and with the Heritage Council itself. NBRS+Partners met with your officers and officers of the Heritage Branch at Council on 11 November 2010 and subsequently with the Heritage Council on 1 December 2010 at the Heritage Branch.

At the 11 November 2010 meeting, an undertaking was given to ensure that basement excavation would not adversely impact on the Olive tree and it was demonstrated by the proponent that reasonable views of Perth House would be maintained along George Street.

Whilst the Heritage Branch would not specifically state the minimum front setback to George Street for the tower portion of the building, it is evident from the discussions that the taller portion of the building should be setback at least behind the rear wall of Perth House and possibly a little further to the south.

It is apparent that the Heritage Branch did not have a clear understanding of the design plans and the site circumstances. Following the briefing, the Heritage Branch conceded that views at street level along George Street to Perth House would be adequately maintained, but they retained concerns about the height of the western elevation of the building adjacent to the Perth House building. It is apparent that the Heritage Branch preferred a 2 to 3 storey height adjacent to Perth House, with a taller tower building on the rear portion of the site. Such a design is not feasible as the resulting floor plates are in adequate in area and the construction of such a narrow tower has significant structural design challenges.

At the meeting with the Heritage Branch at their Parramatta office on 1 December 2010, a detailed design briefing of the project was presented to the Heritage Branch. This resulted in the Heritage Branch obtaining a better and more detailed understanding of the constraints of the site, commercial requirements and the features and details of the proposed design. (Refer attached notes for NBRS+Partners presentation.)

Following the December briefing of the Heritage Branch, the Heritage Branch revised its stance with regard to the proposed development. The Heritage Branch has now resolved as follows:

> "That subject to the Olive tree being suitably protected during construction (and excavation not having any substantive impact on the tree's root system), the applicant should resubmit amended designs to the western and northern elevations that respond more appropriately to the heritage setting and character of Perth House. The elevations should present a calmer and simpler visual backdrop to Perth House."

It is evident that the Heritage Branch, after considering our response to the Heritage Branch's submission and information provided at the December briefing, no longer seeks major changes to the building envelope or design, such as significantly lower the front half of the proposed building. Therefore it is the proponent's position that a significant redesign of the proposal in its current form is neither appropriate nor necessary.

The Olive Tree

While it has been demonstrated that the olive tree is relatively recent in age and has no substantial heritage significance to the historic setting of Perth House, it provides a frame for the building that mirrors the large Fig tree to the west and gives it a smaller pedestrian scale that could be retained. Its age suggests it may be a remnant of a domestic scale garden of the post World War Two period. Investigations of the site have indicated that the development can be carried out without substantial impact on the tree. Indeed once its eastern edge is freed by removal of the existing building it will have space to grow its canopy more fully than at present.

We have included the notes and images which accompanied our presentation to the Heritage Council of 1 December 2010 in an attachment. Also attached is a more detailed response to the submissions received the heritage issues of which are substantially covered by the consultant reports of Tanner Architects and Tree Wise Men.

We reiterate our view that the proposed development at 89 George Street, Parramatta has acceptable heritage impacts on the adjacent heritage item known as Perth House. We acknowledge potential risks to the adjacent heritage item and other elements could be managed within the framework of the Construction Management Plan necessary to realising the development. Further, the desire noted by the Heritage Council to amend the western elevation to be calmer and simpler could be achieved in the design development process prior to construction. Both these issues could be effected by way of conditions of development consent.

Yours sincerely,
NBRS+PARTNERS

Robert Staas
Director – Heritage Consultant

cc.

Attachments: Presentation to the Heritage Council – 1 December 2010
Response to Submissions

ATTACHMENT ONE
PRESENTATION TO HERITAGE BRANCH – 1 DECEMBER 2010

GEORGE STREET PARRAMATTA

The proposal for development adjoining Perth House in Parramatta represents an isolated heritage item, not an historic context such as the examples illustrated in the publication 'Design in Context' referred to by the Heritage Branch. The planning regime for the Parramatta CBD is indicative of the desired future character of the city centre as a major CBD urban landscape. This involves tall buildings occupying suitably zoned development sites as they become available in the vicinity of a smaller number of retained heritage structures which continue to evolve to have altered visual and physical contexts.

The evolving context of a city such as Parramatta inevitably involves some visual complexity mirroring that which has taken place in the other large cities of Australia and indeed the world. This can be seen from the examples illustrated below which represent recent developments in the City of Sydney. Such developments are not isolated but represent a substantial portion of the late 20th century and 21st century urban fabric of Australian cities.

Notwithstanding the apparent conflicts that arise with proximity of development of differing styles and scale, the design of the proposed development adjoining Perth House has taken considerable care to ensure that at a pedestrian level, the visual prominence of Perth House has been maintained in a landscaped setting that distinguishes it in the streetscape of George Street.

The stepping back of the street facade and the use of a large volume glazed atrium on the western edge of the adjoining site allowing the Colonial building to be appreciated as a three dimensional object, a public view which it never had in the 19th century when it was adjoined by taller terrace style buildings once located to the west on the front building alignment.

A detailed analysis of the available views to the building by pedestrians in George Street has been carried out and indicates that the current application provides an enhanced setting to the building over the existing context.

PROPOSED DEVELOPMENT 89 GEORGE STREET PARRAMATTA
RESPONSE TO HERITAGE OFFICE CONGERNS

The context of Perth House as a surviving remnant of the 19th century character of Parramatta has changed dramatically not only in the second half of the 20th century through evolving changes to the surrounding development patterns (Existing Urban Form) but by the adoption of statutory planning policies for the future development of the area created by the Parramatta City Centre LEP 2007 (Desired Future Character)

The objective for Heights of Buildings in the LEP was determined by The Department of Planning having regard for heritage sites and their settings, their views and their visual interconnections. The Department provided height planes for some sites but not in relation to Perth House because of its existing relationships to overshadowing development.

The Heritage Office has noted concerns regarding impact on Perth House in relation to.

- Bulk and scale
- Impact on views to Perth House along George Street
- Impact of construction on the adjoining tree on the Perth House site

Bulk & Scale

In relation to bulk and scale, the development is substantially in compliance with the LEP. The permissible height of 120 metres is substantially more than the proposed height of 57.5metres. The heritage Office has a concern regarding the provisions of the LEP however they are the adopted controls for the site and are accepted by the Parramatta Council.

The proposed setback of the building from the street boundary has been designed to increase the visibility of Perth House. The LEP requires new buildings on George Street to be built to the street boundary for the first24 metres in height. This area of non compliance is a direct response to the setting of Perth House.

The requirement for setback above 24 metre height in the LEP is 8 metres and the proposal substantially addresses that requirement with a setback of 7.38 metres. The non compliance does not add to the height or the bulk of the building.

The design's response to Perth House includes the additional setback to George Street and the two storey void along the western facade that increases the visual curtilage of the item.

The western side of the new development is well set back from the boundary to Perth House with a 10m high colonnade providing significant opportunity for extension of the curtilage about Perth House.

The ground floor foyer to the new building which forms an integral part of the colonnade includes extensive use of structural glazing to increase transparency and views to Perth House. The lower sections of the new building include extensive use of natural sandstone and timber which emulates the character and construction of Perth House.

The height and building form in relation to the heritage item is a considered approach which seeks to limit adverse impact and increase visibility to the item while achieving a viable development potential for the site.

Views to Perth House

The consultants carried out an extensive visual assessment of the area and in particular the pedestrian views to and from Perth House from the public domain. The kinetic nature of views to a Heritage Item in an urban context is the way in which it is experienced by the public and there are no identified static views of significance to the subject site.

Views from the east and west on both sides of George Street were examined to determine the impact if any of the proposal on the visibility of the item and its immediate setting. This indicated that views to the site would be enhanced by the proposed building form.

- From the east the building has low visibility due to the existing development and landscaping of the heritage item. The proposal does not have any further impact on these views and has been designed to maintain and enhance its visibility.
- From the west the site is already backdropped by substantial development and is read at street level within its own landscape setting created by the Fig Tree and the olive trees on either side. The proposal will be a neutral background to the existing landscaped setting of the item in these views.
- From the north the heritage item is backdropped by the development to the rear.
  From the south in the courtyard the building is read against a number of higher developments that surround it.

It should be noted that the item is a remnant element of a different period of development in

Parramatta and that no form of development that seeks to meet the desired future character envisaged by the Local Environmental Plan controls would result in any substantially different outcome for this site.

The evolving context of a city such as Parramatta inevitably involves some visual complexity that mirrors that which has taken place in the other large cities of Australia and indeed the world. The situation is no different to many other examples of development in the vicinity of significant heritage items and in this regard the example of Governor Phillip Tower and the terraces in Phillip Street are cited as an example where such relationships have been considered acceptable in heritage terms. Other examples in the Sydney CBD are the Westin Hotel which backdrops the GPO clocktower and the Erskine Street Terraces which adjoin the Westpac Development.

Perth House represents an isolated heritage item and not an historic context as such. The guidelines of the Heritage Office guidelines for 'Design in Context' are not necessarily relevant to the situation as the context has been dramatically changed and is in a state of transition. The proposed development is not an infill building in a historic context it represents the dominant development character of the city centre in which the heritage item is now set.

Notwithstanding the apparent conflicts that arise with proximity of development of differing styles and scale, the design of the proposed development adjoining Perth House has taken considerable care to ensure that at a pedestrian level, the visual prominence of Perth House in its established landscape setting has been maintained and enhanced so that it is distinguishable within the changing streetscape.

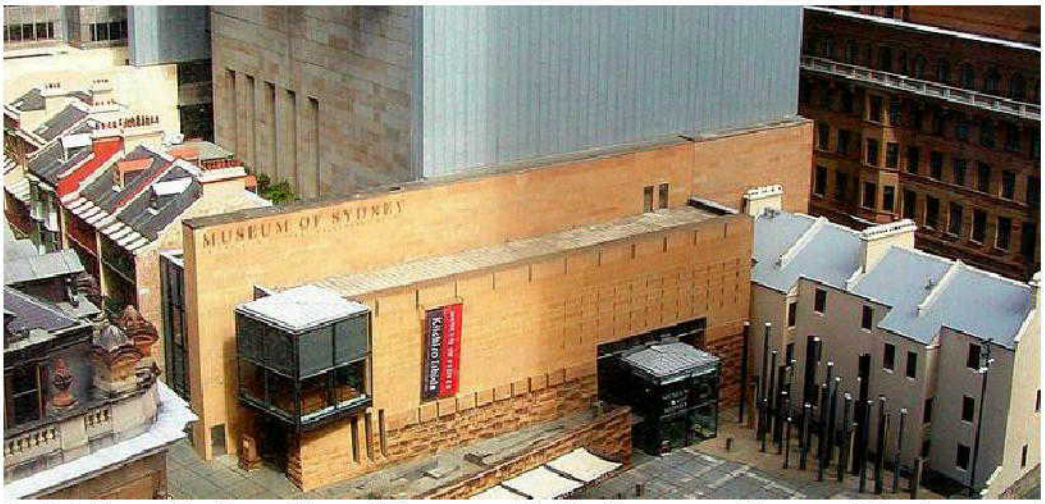
The stepping back of the street facade and the use of a large volume transparent atrium treatment on the western edge of the site allows the Colonial building to be appreciated as a three dimensional object. This is a public appreciation that it did not have in the 19th century when it was adjoined by taller terrace style buildings that obscured the side of the building from the street.

The Olive Tree

While it has been demonstrated that the olive tree is relatively recent in age and has no substantial heritage significance to the historic setting of Perth House, it provides a frame for the building that mirrors the large Fig tree to the west and gives it a smaller pedestrian scale that could be retained. Its age suggests it may be a remnant of a domestic scale garden of the post World War Two period. Investigations of the site have indicated that the development can be carried out without substantial impact on the tree. Indeed once its eastern edge is freed by removal of the existing building it will have space to grow its canopy more fully than at present.

Conclusion

The development of this site has involved substantial consultation with professionals and public bodies over a period of some three years. The applicants have gone out of their way to ensure that the setting and appreciation of Perth House within the altered surroundings created by development is appropriate for its level of significance. We consider that the assessments undertaken have not been sufficiently understood or considered by the Heritage office and that the recommendation for refusal is not warranted by the design.



Aerial view of juxtaposition of Governor Phillip Tower and the surviving terraces in Phillip Street

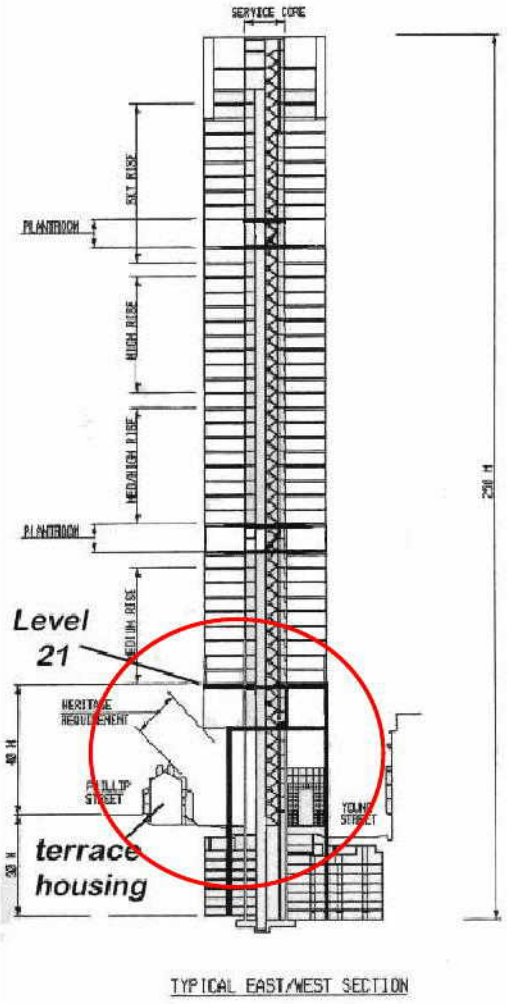


Diagram showing separation of Victorian Terraces in Phillip Street to Governor Phillip Tower.

Residential tower Harrington Street adjoining St Patricks Church.

Erskine Street Terraces and new Westpac Building in Clarence Street

The Westin Hotel Martin Place backdropping the clocktower of the GPO and in the immediate vicinity of the Cenotaph.

ATTACHMENT ONE - RESPONSE TO PUBLIC SUBMISSIONS

As set out in our cover letter, the principal objection to the project on heritage grounds separate from the Agency submission of the Heritage Branch is comprised within a report by Tanner Architects'. That report, commissioned by The Owners SP74416, claims certain potential heritage impacts have not been assessed in our Statement of Heritage Impact. These include:

- The piling method on the boundary of 85 George Street, the potential need for the use of earth anchors and potential impacts on the archaeological resource and structure of Perth House;
- Diversion of sewer pipe extending across 85 and 89 George Street and potential impacts on the archaeological resource;
- Construction works and potential impacts upon 1821 convict barracks wall immediately to the south of the development site;

We had anticipated that the above archaeological issues would be captured in an archaeological impact assessment to accompany a Section 140 application once an archaeological assessment, geotechnical report and construction management plan were available and before construction. An archaeological impact assessment had not been a requirement within the Director-General's Requirements for the Project Application and its Environmental Assessment. We had overlooked Part3A clause 75U(1)(c) of the Environmental Planning and Assessment Act 1979 which removes the requirement for an excavation permit under clause 139 of the Heritage Act 1977 for an approved project.

The Heritage Branch submission has indicated that a Section 140 application for a section 139 excavation permit is not required to be submitted as a Part 3A application. However clause 75U(1)(c) does not prevent the management of archaeological impacts prior to the approval of a project under Part3A of the Environmental Planning & Assessment Act. The management of these issues can be dealt with by condition prior to construction. The Heritage Branch has requested in relation to potential archaeological impacts that the following consent condition be included:

> *"Where archaeological relics are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Branch must be notified in writing in accordance with Section 146 of the Heritage Act, 1977."*

The proponent has no objections to the above requirement being included as a condition of consent.

Other concerns raised by Tanner Architects regarding heritage issues are identified and addressed in the following table.

Tanner Architects Issue	Proponent's Response
The scale of the building would overwhelm the single storey domestic character of Perth House and the wild Olive Tree – a key aspect of its significance;	The comments by tanner Architects, although confirming the adjacent Perth House is a heritage item of both State and local significance, assume the original function of Perth House as a residence, presupposes residential/similar scale construction is necessary at adjacent properties to provide an acceptable scale. Circumstances have changed since the nineteenth century to the effect that Perth House is now located within a major commercial precinct with planning planning controls now in place supporting a commensurate scale of development suitable for an emerging regional CBD. The proposed building and virtually all buildings in the immediate locality are of considerably larger scale than Perth House. However, the proposed building has carefully setback at its western boundary to allow Perth House to rest within the surrounding space created. A significant influence on the perception of scale is the fact that pedestrians at street level have a restricted core of vision to that which is about them. The clear and excellent example of this phenomenon is the development of the Governor Macquarie building at the Phillip Street Sydney address, where Victorian terraces are abutted by a multi-storey commercial building. Perth House is now and will remain as having larger scale commercial buildings as close neighbours and within sight. The question is how this is handled rather than denying its presence. The architectural form, the setbacks of the proposed building provided, allow for the required spatial separation of the heritage item to surrounding development. The proposal accepts the significant contribution of both the Moreton Bay Fig and adjacent Olive tree to frame Perth House and also control views to surrounding development including and in particular the proposed building at 89 George Street. The proposed materials and finishes to the facades to 89 George Street reflect appropriate and accepted selection of a quality commercial building. Indeed it is suggested that it would be inappropriate to clad the upper levels of the building in material akin to a 19th century building. Materials and finishes, including timber and sandstone, at ground level, have however been chosen to empathise with the like materials used in the construction of Perth House. This is appropriate that materials and finishes at ground level reflect the palette of Perth house. It is argued that a soft neutral palette is indeed a sympathetic backdrop to Perth House and that a degree of juxtaposition is a positive to allowing Perth House to feature.
The scale of the building would be significantly greater than Perth House making it contrary to the development controls within the Parramatta DCP 2007 – in particular Section 7.0 of the DCP relating to scale, siting, architectural form, materials and finishes, curtilage, infill and development in the vicinity of Heritage Items	The context of Perth House as a surviving remnant of 19th century character of Parramatta has changed dramatically, not only in the second half of the 20th century through evolving changes to the surrounding development patterns (Existing Urban Form) but by the adoption of statutory planning controls and policies for the future development of the area created by the Parramatta City Centre LEP 2007 (Desired Future Character). The objective for Heights of Buildings in the LEP was determined by the Department of planning having regard for heritage sites and their settings, their views and their visual connections. The department provided height planes for some sites but not in relation to Perth House, because of its existing relationships to overshadowing development. Comment in the Tanner submission regarding sight lines from 89 George Street to the rear of Perth House are available to occupants within any number of the surrounding buildings and are a consequence and outcome of the development of the City of Parramatta as a high rise CBD.
The building is inconsistent	The proposed building is of a larger scale than Perth House. However, as the

Tanner Architects Issue	Proponent's Response
with the Heritage Branch Department of Planning Guidelines – *Design in Context: Guidelines for Infill in the Historic Environment*	proposed building is not an infill, but rather a part of the overall development of the Parramatta CBD which has allowed for a remnant Perth House, to remain within a changed environment. Were this site or any other nearby site considered an infill site, then the Parramatta City Centre LEP 2007 would have provided for appropriate controls to restrict development about Perth House for an extensive distance. The Tanner submission argues that the development should be considered in the light of Design in Context: Guidelines for Infill in the Historic Environment. This document has been developed on the basis that new projects are the infill in an essentially historic environment. The situation at George Street is that new development is located within a modern day CBD adjacent to one heritage remnant, worthy of protection, but not in itself providing a Historic Environment as contemplated in the Design in Context Guidelines.
Excavation in the basement car park and possible need for earth anchors has high potential to impact on the health of the significant Wild Olive tree, which makes a substantial contribution to the immediate setting of Perth House and to the streetscape and adversely impact on other trees along the common boundary. Consideration has not been given to the potential impacts on the Olive tree of extending paving on 89 George Street, in the vicinity of the Olive tree.	Excavation and construction are to be undertaken in a manner that will have no significant adverse impact on the long term health and survival of the subject Olive tree (see discussion under Council's Issue 3 and discussion of the submission by Tree Wise Men). Earth anchors will not be located near the Olive tree. There will be no significant impact on other trees within Perth House near the common side boundary. The area identified for paving near the Olive tree is currently occupied by a building. Paving would have less impact on the Olive tree than the existing building. Both the proponent's and the objector's tree experts have not identified this proposed paving as having any adverse impact on the Olive tree.
Relocation of the sewer pipe extending across 89 George Street may require relocation also within 85 George Street, with potential to adversely impact on the heritage items on 85 George Street.	We have assumed that construction activities that impact upon heritage and archaeological issues would be captured in a heritage/archaeological impact assessment to accompany a Section 140 application, once an archaeological assessment, geotechnical report and construction management plan were available before construction. The Statement of heritage Impact has been based on the architectural drawings forming a part of the application to the Department of Planning. The Heritage Branch correspondence has indicated that a Section 140 application is not required to be submitted as part of a Part 3A Application. The management of these issues can be dealt with by consent condition, prior to construction.
Construction works and excavation, including vibration and movement of machinery may affect the structural integrity and fabric of the 1821 convict barracks wall immediately south of the development site.	The above comments in relation to relocation of the sewer pipe are applicable to potential impacts of construction and excavation activity. The management of these issues can be dealt with by consent condition.

Tanner Architects suggest that the heritage impacts of the proposal may be partially mitigated by making the following amendments:

(i) *Additional setback to the new building so that views to Perth House from George Street are not unduly impacted;*

(ii) *Reduction in the height of the new building at the George Street frontage where it is adjacent to Perth House and stepping the building height upwards towards the rear so as not to unduly impact on the setting of Perth House;*

(iii) *Increased transparency to the front portion of the building so that the Perth House can be viewed through the building; and*

(iv) *Further setback to the building and its basement from Perth House so that adjacent trees are not unduly impacted.*

The proposed design steps back the lower levels of the building from George Street so as to open up views to Perth House from George Street. These views are currently obstructed by the existing building on the site and were originally obstructed by terrace dwellings that were originally located on 89 George Street, close to the street frontage.

Relocating floor space above 2nd floor level in the front portion of the site to the rear portion of the site in a tall tower form is not practically feasible for structural, economic and marketability reasons. Net leasable floor plates in this option are reduced to less than 400m2, significantly less than the minimum 800m2 to 900m2 required by major office tenants.

The proposed building is not an infill development within a heritage area. Perth House is an isolated heritage site located within the context of the central core of a high rise CBD where building heights of up to 120 metres are envisaged. In this context built form as proposed maintains a satisfactory relationship to Perth House.

4 February 2011

The General Manager
Parramatta City Council
PO Box 32
PARRAMATTA NSW 2124

Attention: Mr Brad Delapierre

Dear Sir,

RE: PROPOSED COMMERCIAL OFFICE BUILDING AT 89 GEORGE STREET, PARRAMATTA - MAJOR PROJECT APPLICATION 09-0128 SUPPLEMENTARY ASSESSMENT OF HERITAGE IMPACT AND RESPONSE TO SUBMISSIONS

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  Strataplus, as strata managing agent on behalf of the owners, objects to the project based on town planning, heritage impacts and tree impacts supported by consultant reports by Planning Directions Pty Ltd, Tanner Architects and Tree Wise Men respectively. (See attached.)

Level 3, 4 Glen Street, Milsons Point NSW 2061 Australia
T: 61 2 9922 2344 F: 61 2 9922 1308 E: architects@nbrsap.com.au W: www.nbrsap.com.au
DIRECTORS Ridley Smith reg. No 2268 + Graham Thorburn reg. No 5706 + Robert Staas + Geoffrey Deane reg. No 3766 + Garry Hoddinett reg. No 5286 + Andrew Duffin reg. No 5602
GENERAL MANAGER Graham Nicholas SENIOR ASSOCIATES John Baker + Barry Flack + Vicki Van Dijk ASSOCIATES Jon West + Rod Drayton + Trevor Eveleigh
NOEL BELL RIDLEY SMITH & PARTNERS PTY LIMITED ABN 16 002 247565

- Javeh Holdings Pty Ltd owner of certain lots in Strataplan 74416 at 85 George Street
  Objection to the project supported by consultant reports submitted by owners at large of SP74416 (see above and attached).

The heritage issues within the public submissions are summarized in Tanner Architect's report to which we have responded in an attachment to this letter.

Heritage Branch Submission

Following review of the submissions received by the Department of Planning, further consultation was carried out with both Parramatta City Council and Heritage Branch officers and with the Heritage Council itself. NBRS+Partners met with your officers and officers of the Heritage Branch at Council on 11 November 2010 and subsequently with the Heritage Council on 1 December 2010 at the Heritage Branch.

At the 11 November 2010 meeting, an undertaking was given to ensure that basement excavation would not adversely impact on the Olive tree and it was demonstrated by the proponent that reasonable views of Perth House would be maintained along George Street.

Whilst the Heritage Branch would not specifically state the minimum front setback to George Street for the tower portion of the building, it is evident from the discussions that the taller portion of the building should be setback at least behind the rear wall of Perth House and possibly a little further to the south.

It is apparent that the Heritage Branch did not have a clear understanding of the design plans and the site circumstances. Following the briefing, the Heritage Branch conceded that views at street level along George Street to Perth House would be adequately maintained, but they retained concerns about the height of the western elevation of the building adjacent to the Perth House building. It is apparent that the Heritage Branch preferred a 2 to 3 storey height adjacent to Perth House, with a taller tower building on the rear portion of the site. Such a design is not feasible as the resulting floor plates are in adequate in area and the construction of such a narrow tower has significant structural design challenges.

At the meeting with the Heritage Branch at their Parramatta office on 1 December 2010, a detailed design briefing of the project was presented to the Heritage Branch. This resulted in the Heritage Branch obtaining a better and more detailed understanding of the constraints of the site, commercial requirements and the features and details of the proposed design. (Refer attached notes for NBRS+Partners presentation.)

Following the December briefing of the Heritage Branch, the Heritage Branch revised its stance with regard to the proposed development. The Heritage Branch has now resolved as follows:

> "That subject to the Olive tree being suitably protected during construction (and excavation not having any substantive impact on the tree's root system), the applicant should resubmit amended designs to the western and northern elevations that respond more appropriately to the heritage setting and character of Perth House. The elevations should present a calmer and simpler visual backdrop to Perth House."

It is evident that the Heritage Branch, after considering our response to the Heritage Branch's submission and information provided at the December briefing, no longer seeks major changes to the building envelope or design, such as significantly lower the front half of the proposed building. Therefore it is the proponent's position that a significant redesign of the proposal in its current form is neither appropriate nor necessary.

The Olive Tree

While it has been demonstrated that the olive tree is relatively recent in age and has no substantial heritage significance to the historic setting of Perth House, it provides a frame for the building that mirrors the large Fig tree to the west and gives it a smaller pedestrian scale that could be retained. Its age suggests it may be a remnant of a domestic scale garden of the post World War Two period. Investigations of the site have indicated that the development can be carried out without substantial impact on the tree. Indeed once its eastern edge is freed by removal of the existing building it will have space to grow its canopy more fully than at present.

We have included the notes and images which accompanied our presentation to the Heritage Council of 1 December 2010 in an attachment. Also attached is a more detailed response to the submissions received the heritage issues of which are substantially covered by the consultant reports of Tanner Architects and Tree Wise Men.

We reiterate our view that the proposed development at 89 George Street, Parramatta has acceptable heritage impacts on the adjacent heritage item known as Perth House. We acknowledge potential risks to the adjacent heritage item and other elements could be managed within the framework of the Construction Management Plan necessary to realising the development. Further, the desire noted by the Heritage Council to amend the western elevation to be calmer and simpler could be achieved in the design development process prior to construction. Both these issues could be effected by way of conditions of development consent.

Yours sincerely,
NBRS+PARTNERS

Robert Staas
Director – Heritage Consultant

cc.

Attachments: Presentation to the Heritage Council – 1 December 2010
Response to Submissions

ATTACHMENT ONE
PRESENTATION TO HERITAGE BRANCH – 1 DECEMBER 2010

GEORGE STREET PARRAMATTA

The proposal for development adjoining Perth House in Parramatta represents an isolated heritage item, not an historic context such as the examples illustrated in the publication 'Design in Context' referred to by the Heritage Branch. The planning regime for the Parramatta CBD is indicative of the desired future character of the city centre as a major CBD urban landscape. This involves tall buildings occupying suitably zoned development sites as they become available in the vicinity of a smaller number of retained heritage structures which continue to evolve to have altered visual and physical contexts.

The evolving context of a city such as Parramatta inevitably involves some visual complexity mirroring that which has taken place in the other large cities of Australia and indeed the world. This can be seen from the examples illustrated below which represent recent developments in the City of Sydney. Such developments are not isolated but represent a substantial portion of the late 20th century and 21st century urban fabric of Australian cities.

Notwithstanding the apparent conflicts that arise with proximity of development of differing styles and scale, the design of the proposed development adjoining Perth House has taken considerable care to ensure that at a pedestrian level, the visual prominence of Perth House has been maintained in a landscaped setting that distinguishes it in the streetscape of George Street.

The stepping back of the street facade and the use of a large volume glazed atrium on the western edge of the adjoining site allowing the Colonial building to be appreciated as a three dimensional object, a public view which it never had in the 19th century when it was adjoined by taller terrace style buildings once located to the west on the front building alignment.

A detailed analysis of the available views to the building by pedestrians in George Street has been carried out and indicates that the current application provides an enhanced setting to the building over the existing context.

PROPOSED DEVELOPMENT 89 GEORGE STREET PARRAMATTA
RESPONSE TO HERITAGE OFFICE CONGERNS

The context of Perth House as a surviving remnant of the 19th century character of Parramatta has changed dramatically not only in the second half of the 20th century through evolving changes to the surrounding development patterns (Existing Urban Form) but by the adoption of statutory planning policies for the future development of the area created by the Parramatta City Centre LEP 2007 (Desired Future Character)

The objective for Heights of Buildings in the LEP was determined by The Department of Planning having regard for heritage sites and their settings, their views and their visual interconnections. The Department provided height planes for some sites but not in relation to Perth House because of its existing relationships to overshadowing development.

The Heritage Office has noted concerns regarding impact on Perth House in relation to.

- Bulk and scale
- Impact on views to Perth House along George Street
- Impact of construction on the adjoining tree on the Perth House site

Bulk & Scale

In relation to bulk and scale, the development is substantially in compliance with the LEP. The permissible height of 120 metres is substantially more than the proposed height of 57.5metres. The heritage Office has a concern regarding the provisions of the LEP however they are the adopted controls for the site and are accepted by the Parramatta Council.

The proposed setback of the building from the street boundary has been designed to increase the visibility of Perth House. The LEP requires new buildings on George Street to be built to the street boundary for the first24 metres in height. This area of non compliance is a direct response to the setting of Perth House.

The requirement for setback above 24 metre height in the LEP is 8 metres and the proposal substantially addresses that requirement with a setback of 7.38 metres. The non compliance does not add to the height or the bulk of the building.

The design's response to Perth House includes the additional setback to George Street and the two storey void along the western facade that increases the visual curtilage of the item.

The western side of the new development is well set back from the boundary to Perth House with a 10m high colonnade providing significant opportunity for extension of the curtilage about Perth House.

The ground floor foyer to the new building which forms an integral part of the colonnade includes extensive use of structural glazing to increase transparency and views to Perth House. The lower sections of the new building include extensive use of natural sandstone and timber which emulates the character and construction of Perth House.

The height and building form in relation to the heritage item is a considered approach which seeks to limit adverse impact and increase visibility to the item while achieving a viable development potential for the site.

Views to Perth House

The consultants carried out an extensive visual assessment of the area and in particular the pedestrian views to and from Perth House from the public domain. The kinetic nature of views to a Heritage Item in an urban context is the way in which it is experienced by the public and there are no identified static views of significance to the subject site.

Views from the east and west on both sides of George Street were examined to determine the impact if any of the proposal on the visibility of the item and its immediate setting. This indicated that views to the site would be enhanced by the proposed building form.

- From the east the building has low visibility due to the existing development and landscaping of the heritage item. The proposal does not have any further impact on these views and has been designed to maintain and enhance its visibility.
- From the west the site is already backdropped by substantial development and is read at street level within its own landscape setting created by the Fig Tree and the olive trees on either side. The proposal will be a neutral background to the existing landscaped setting of the item in these views.
- From the north the heritage item is backdropped by the development to the rear.
  From the south in the courtyard the building is read against a number of higher developments that surround it.

It should be noted that the item is a remnant element of a different period of development in

Parramatta and that no form of development that seeks to meet the desired future character envisaged by the Local Environmental Plan controls would result in any substantially different outcome for this site.

The evolving context of a city such as Parramatta inevitably involves some visual complexity that mirrors that which has taken place in the other large cities of Australia and indeed the world. The situation is no different to many other examples of development in the vicinity of significant heritage items and in this regard the example of Governor Phillip Tower and the terraces in Phillip Street are cited as an example where such relationships have been considered acceptable in heritage terms. Other examples in the Sydney CBD are the Westin Hotel which backdrops the GPO clocktower and the Erskine Street Terraces which adjoin the Westpac Development.

Perth House represents an isolated heritage item and not an historic context as such. The guidelines of the Heritage Office guidelines for 'Design in Context' are not necessarily relevant to the situation as the context has been dramatically changed and is in a state of transition. The proposed development is not an infill building in a historic context it represents the dominant development character of the city centre in which the heritage item is now set.

Notwithstanding the apparent conflicts that arise with proximity of development of differing styles and scale, the design of the proposed development adjoining Perth House has taken considerable care to ensure that at a pedestrian level, the visual prominence of Perth House in its established landscape setting has been maintained and enhanced so that it is distinguishable within the changing streetscape.

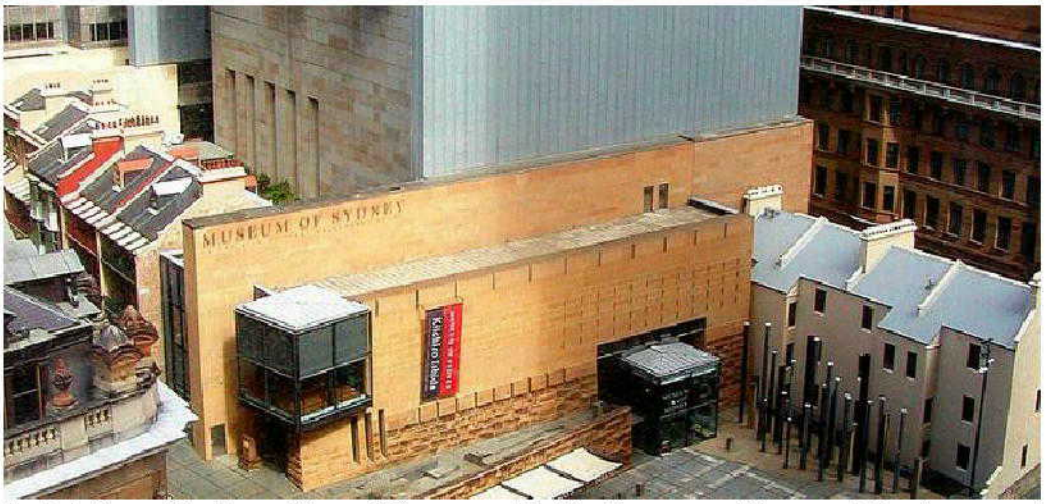
The stepping back of the street facade and the use of a large volume transparent atrium treatment on the western edge of the site allows the Colonial building to be appreciated as a three dimensional object. This is a public appreciation that it did not have in the 19th century when it was adjoined by taller terrace style buildings that obscured the side of the building from the street.

The Olive Tree

While it has been demonstrated that the olive tree is relatively recent in age and has no substantial heritage significance to the historic setting of Perth House, it provides a frame for the building that mirrors the large Fig tree to the west and gives it a smaller pedestrian scale that could be retained. Its age suggests it may be a remnant of a domestic scale garden of the post World War Two period. Investigations of the site have indicated that the development can be carried out without substantial impact on the tree. Indeed once its eastern edge is freed by removal of the existing building it will have space to grow its canopy more fully than at present.

Conclusion

The development of this site has involved substantial consultation with professionals and public bodies over a period of some three years. The applicants have gone out of their way to ensure that the setting and appreciation of Perth House within the altered surroundings created by development is appropriate for its level of significance. We consider that the assessments undertaken have not been sufficiently understood or considered by the Heritage office and that the recommendation for refusal is not warranted by the design.



Aerial view of juxtaposition of Governor Phillip Tower and the surviving terraces in Phillip Street

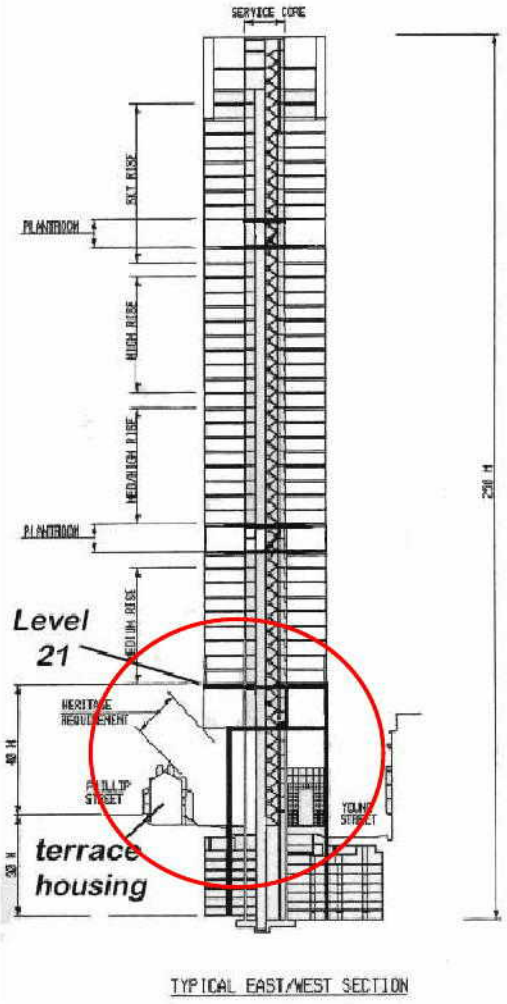


Diagram showing separation of Victorian Terraces in Phillip Street to Governor Phillip Tower.

Residential tower Harrington Street adjoining St Patricks Church.

Erskine Street Terraces and new Westpac Building in Clarence Street

The Westin Hotel Martin Place backdropping the clocktower of the GPO and in the immediate vicinity of the Cenotaph.

ATTACHMENT ONE - RESPONSE TO PUBLIC SUBMISSIONS

As set out in our cover letter, the principal objection to the project on heritage grounds separate from the Agency submission of the Heritage Branch is comprised within a report by Tanner Architects'. That report, commissioned by The Owners SP74416, claims certain potential heritage impacts have not been assessed in our Statement of Heritage Impact. These include:

- The piling method on the boundary of 85 George Street, the potential need for the use of earth anchors and potential impacts on the archaeological resource and structure of Perth House;
- Diversion of sewer pipe extending across 85 and 89 George Street and potential impacts on the archaeological resource;
- Construction works and potential impacts upon 1821 convict barracks wall immediately to the south of the development site;

We had anticipated that the above archaeological issues would be captured in an archaeological impact assessment to accompany a Section 140 application once an archaeological assessment, geotechnical report and construction management plan were available and before construction. An archaeological impact assessment had not been a requirement within the Director-General's Requirements for the Project Application and its Environmental Assessment. We had overlooked Part3A clause 75U(1)(c) of the Environmental Planning and Assessment Act 1979 which removes the requirement for an excavation permit under clause 139 of the Heritage Act 1977 for an approved project.

The Heritage Branch submission has indicated that a Section 140 application for a section 139 excavation permit is not required to be submitted as a Part 3A application. However clause 75U(1)(c) does not prevent the management of archaeological impacts prior to the approval of a project under Part3A of the Environmental Planning & Assessment Act. The management of these issues can be dealt with by condition prior to construction. The Heritage Branch has requested in relation to potential archaeological impacts that the following consent condition be included:

> *"Where archaeological relics are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Branch must be notified in writing in accordance with Section 146 of the Heritage Act, 1977."*

The proponent has no objections to the above requirement being included as a condition of consent.

Other concerns raised by Tanner Architects regarding heritage issues are identified and addressed in the following table.

Tanner Architects Issue	Proponent's Response
The scale of the building would overwhelm the single storey domestic character of Perth House and the wild Olive Tree – a key aspect of its significance;	The comments by tanner Architects, although confirming the adjacent Perth House is a heritage item of both State and local significance, assume the original function of Perth House as a residence, presupposes residential/similar scale construction is necessary at adjacent properties to provide an acceptable scale. Circumstances have changed since the nineteenth century to the effect that Perth House is now located within a major commercial precinct with planning planning controls now in place supporting a commensurate scale of development suitable for an emerging regional CBD. The proposed building and virtually all buildings in the immediate locality are of considerably larger scale than Perth House. However, the proposed building has carefully setback at its western boundary to allow Perth House to rest within the surrounding space created. A significant influence on the perception of scale is the fact that pedestrians at street level have a restricted core of vision to that which is about them. The clear and excellent example of this phenomenon is the development of the Governor Macquarie building at the Phillip Street Sydney address, where Victorian terraces are abutted by a multi-storey commercial building. Perth House is now and will remain as having larger scale commercial buildings as close neighbours and within sight. The question is how this is handled rather than denying its presence. The architectural form, the setbacks of the proposed building provided, allow for the required spatial separation of the heritage item to surrounding development. The proposal accepts the significant contribution of both the Moreton Bay Fig and adjacent Olive tree to frame Perth House and also control views to surrounding development including and in particular the proposed building at 89 George Street. The proposed materials and finishes to the facades to 89 George Street reflect appropriate and accepted selection of a quality commercial building. Indeed it is suggested that it would be inappropriate to clad the upper levels of the building in material akin to a 19th century building. Materials and finishes, including timber and sandstone, at ground level, have however been chosen to empathise with the like materials used in the construction of Perth House. This is appropriate that materials and finishes at ground level reflect the palette of Perth house. It is argued that a soft neutral palette is indeed a sympathetic backdrop to Perth House and that a degree of juxtaposition is a positive to allowing Perth House to feature.
The scale of the building would be significantly greater than Perth House making it contrary to the development controls within the Parramatta DCP 2007 – in particular Section 7.0 of the DCP relating to scale, siting, architectural form, materials and finishes, curtilage, infill and development in the vicinity of Heritage Items	The context of Perth House as a surviving remnant of 19th century character of Parramatta has changed dramatically, not only in the second half of the 20th century through evolving changes to the surrounding development patterns (Existing Urban Form) but by the adoption of statutory planning controls and policies for the future development of the area created by the Parramatta City Centre LEP 2007 (Desired Future Character). The objective for Heights of Buildings in the LEP was determined by the Department of planning having regard for heritage sites and their settings, their views and their visual connections. The department provided height planes for some sites but not in relation to Perth House, because of its existing relationships to overshadowing development. Comment in the Tanner submission regarding sight lines from 89 George Street to the rear of Perth House are available to occupants within any number of the surrounding buildings and are a consequence and outcome of the development of the City of Parramatta as a high rise CBD.
The building is inconsistent	The proposed building is of a larger scale than Perth House. However, as the

Tanner Architects Issue	Proponent's Response
with the Heritage Branch Department of Planning Guidelines – *Design in Context: Guidelines for Infill in the Historic Environment*	proposed building is not an infill, but rather a part of the overall development of the Parramatta CBD which has allowed for a remnant Perth House, to remain within a changed environment. Were this site or any other nearby site considered an infill site, then the Parramatta City Centre LEP 2007 would have provided for appropriate controls to restrict development about Perth House for an extensive distance. The Tanner submission argues that the development should be considered in the light of Design in Context: Guidelines for Infill in the Historic Environment. This document has been developed on the basis that new projects are the infill in an essentially historic environment. The situation at George Street is that new development is located within a modern day CBD adjacent to one heritage remnant, worthy of protection, but not in itself providing a Historic Environment as contemplated in the Design in Context Guidelines.
Excavation in the basement car park and possible need for earth anchors has high potential to impact on the health of the significant Wild Olive tree, which makes a substantial contribution to the immediate setting of Perth House and to the streetscape and adversely impact on other trees along the common boundary. Consideration has not been given to the potential impacts on the Olive tree of extending paving on 89 George Street, in the vicinity of the Olive tree.	Excavation and construction are to be undertaken in a manner that will have no significant adverse impact on the long term health and survival of the subject Olive tree (see discussion under Council's Issue 3 and discussion of the submission by Tree Wise Men). Earth anchors will not be located near the Olive tree. There will be no significant impact on other trees within Perth House near the common side boundary. The area identified for paving near the Olive tree is currently occupied by a building. Paving would have less impact on the Olive tree than the existing building. Both the proponent's and the objector's tree experts have not identified this proposed paving as having any adverse impact on the Olive tree.
Relocation of the sewer pipe extending across 89 George Street may require relocation also within 85 George Street, with potential to adversely impact on the heritage items on 85 George Street.	We have assumed that construction activities that impact upon heritage and archaeological issues would be captured in a heritage/archaeological impact assessment to accompany a Section 140 application, once an archaeological assessment, geotechnical report and construction management plan were available before construction. The Statement of heritage Impact has been based on the architectural drawings forming a part of the application to the Department of Planning. The Heritage Branch correspondence has indicated that a Section 140 application is not required to be submitted as part of a Part 3A Application. The management of these issues can be dealt with by consent condition, prior to construction.
Construction works and excavation, including vibration and movement of machinery may affect the structural integrity and fabric of the 1821 convict barracks wall immediately south of the development site.	The above comments in relation to relocation of the sewer pipe are applicable to potential impacts of construction and excavation activity. The management of these issues can be dealt with by consent condition.

Tanner Architects suggest that the heritage impacts of the proposal may be partially mitigated by making the following amendments:

(i) *Additional setback to the new building so that views to Perth House from George Street are not unduly impacted;*

(ii) *Reduction in the height of the new building at the George Street frontage where it is adjacent to Perth House and stepping the building height upwards towards the rear so as not to unduly impact on the setting of Perth House;*

(iii) *Increased transparency to the front portion of the building so that the Perth House can be viewed through the building; and*

(iv) *Further setback to the building and its basement from Perth House so that adjacent trees are not unduly impacted.*

The proposed design steps back the lower levels of the building from George Street so as to open up views to Perth House from George Street. These views are currently obstructed by the existing building on the site and were originally obstructed by terrace dwellings that were originally located on 89 George Street, close to the street frontage.

Relocating floor space above 2nd floor level in the front portion of the site to the rear portion of the site in a tall tower form is not practically feasible for structural, economic and marketability reasons. Net leasable floor plates in this option are reduced to less than 400m2, significantly less than the minimum 800m2 to 900m2 required by major office tenants.

The proposed building is not an infill development within a heritage area. Perth House is an isolated heritage site located within the context of the central core of a high rise CBD where building heights of up to 120 metres are envisaged. In this context built form as proposed maintains a satisfactory relationship to Perth House.

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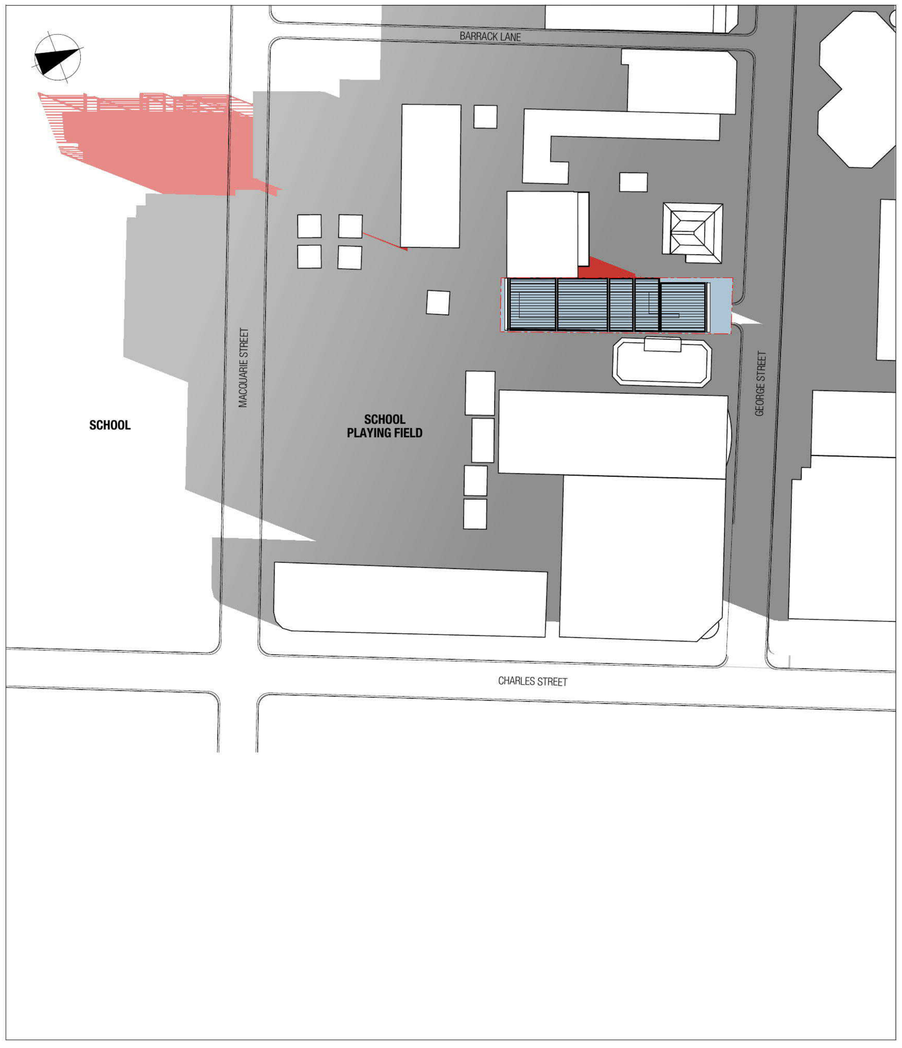

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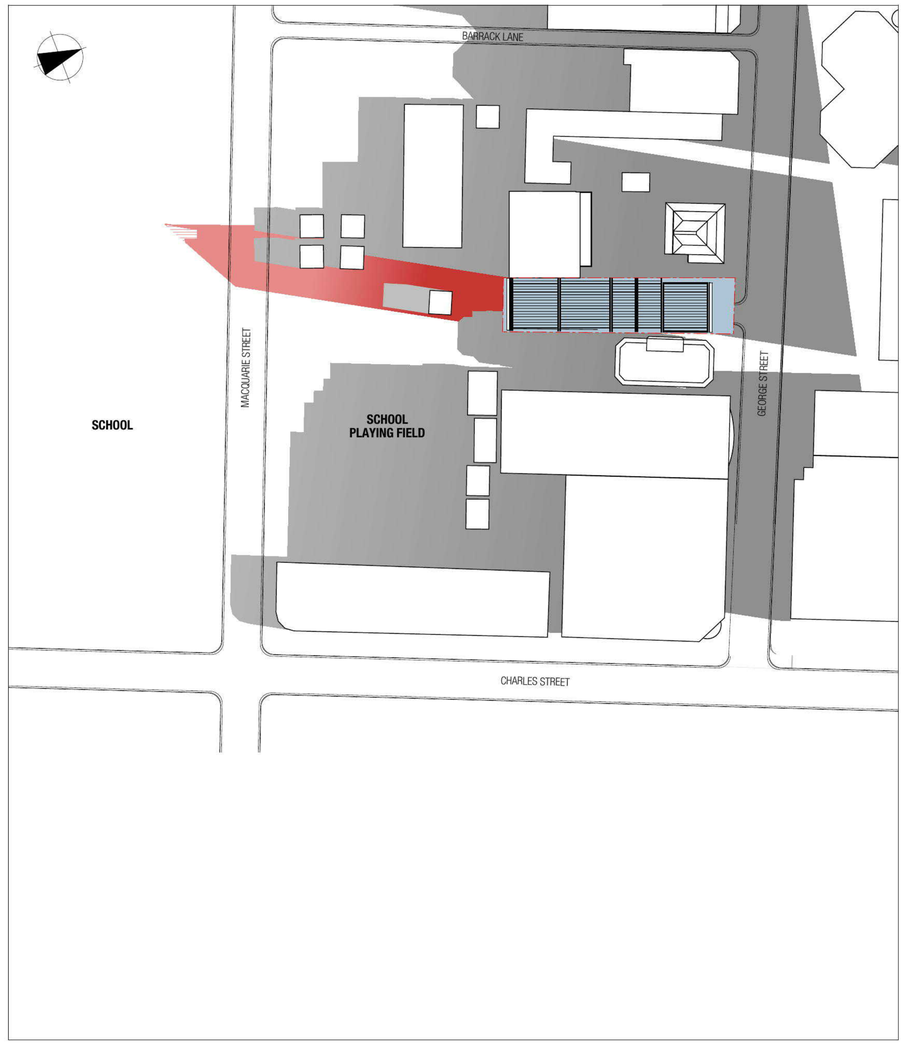

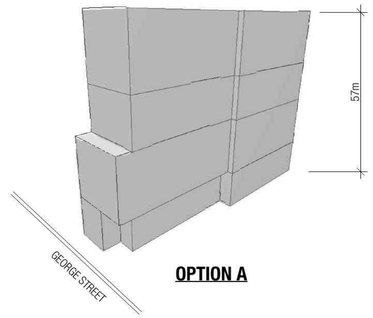

OPTION A

LEGEND

SHADOW OF EXISTING BUILDINGS

SHADOW OF PROPOSED BUILDING

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SHADOW DIAGRAMS - WINTER SOLSTICE 9:00 AM - 10:00 AM

OPTION A: PROPOSAL

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Date generated **2-02-11**

Scale **NTS**

Drawing number **A4200**

Revision **A**

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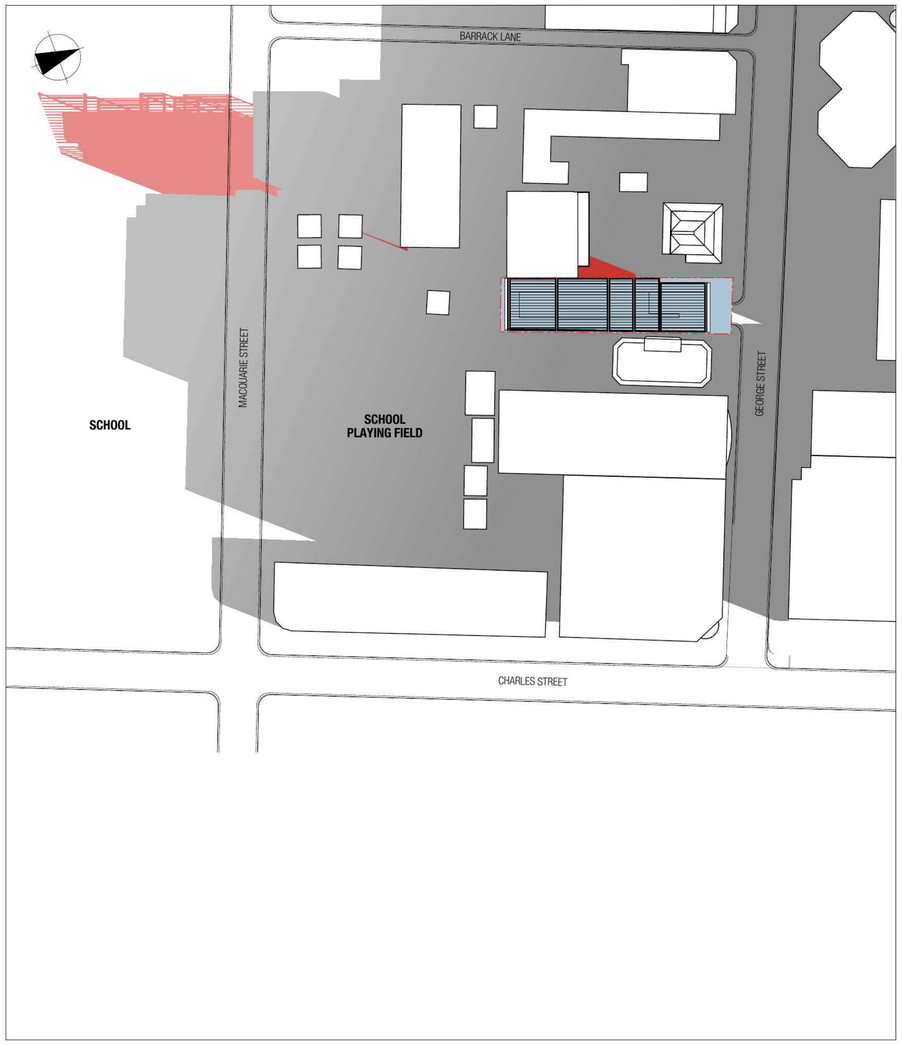

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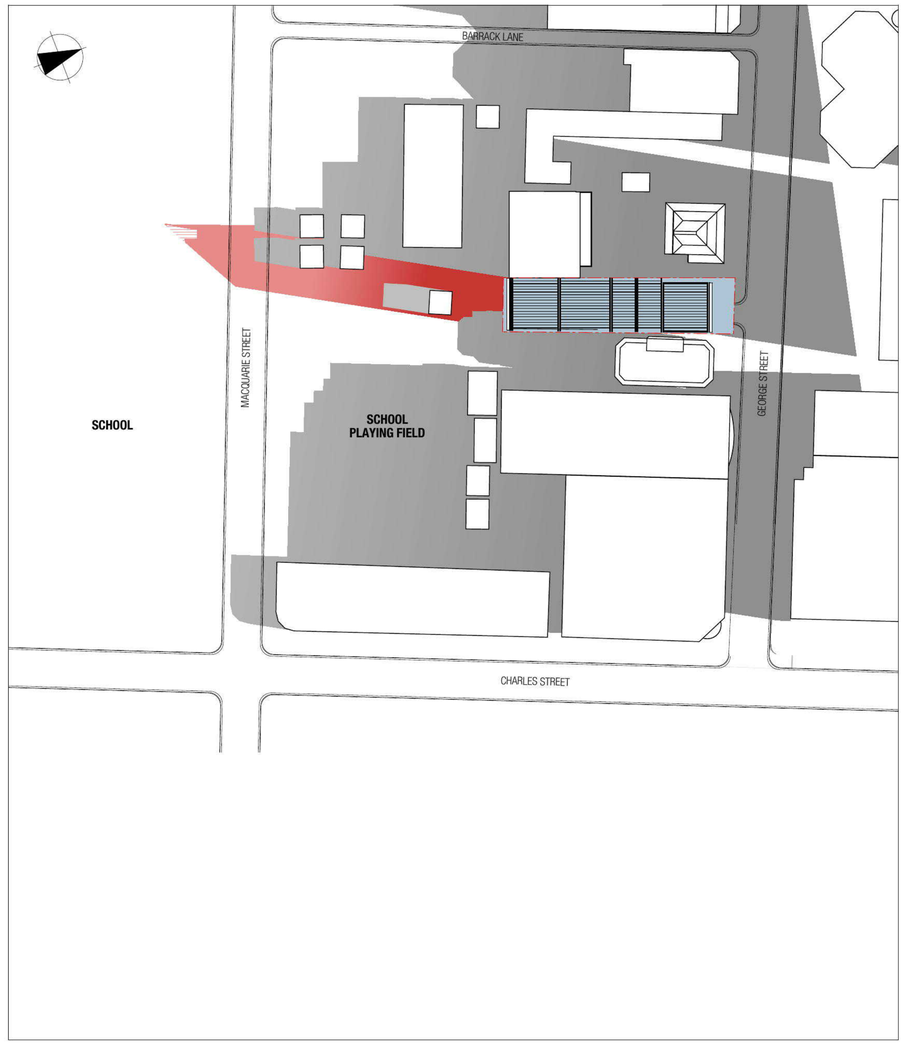

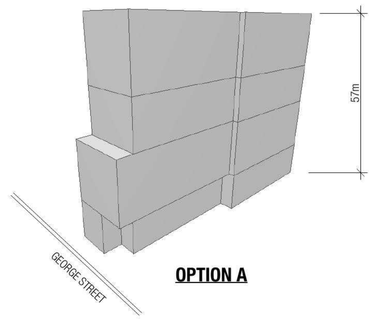

OPTION A

LEGEND

SHADOW OF EXISTING BUILDINGS

SHADOW OF PROPOSED BUILDING

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SHADOW DIAGRAMS - WINTER SOLSTICE 9:00 AM - 10:00 AM

OPTION A: PROPOSAL

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Drawing number	Revision	
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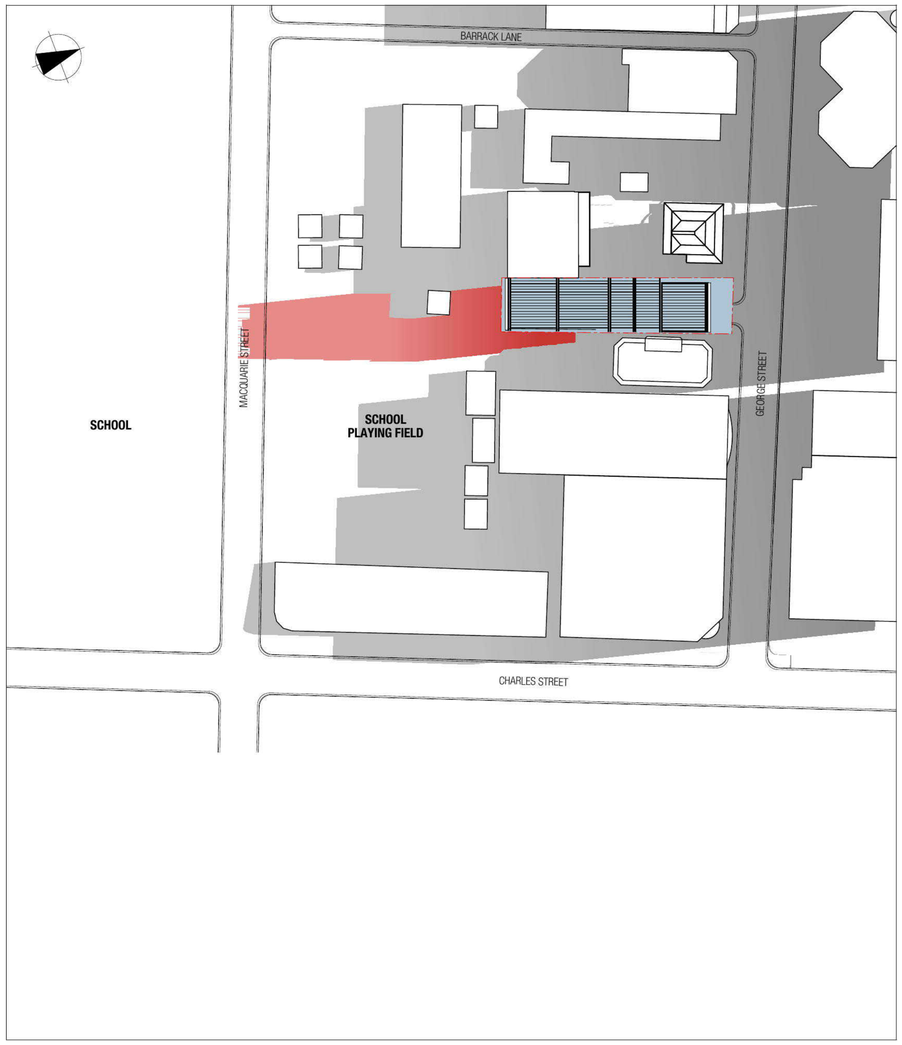

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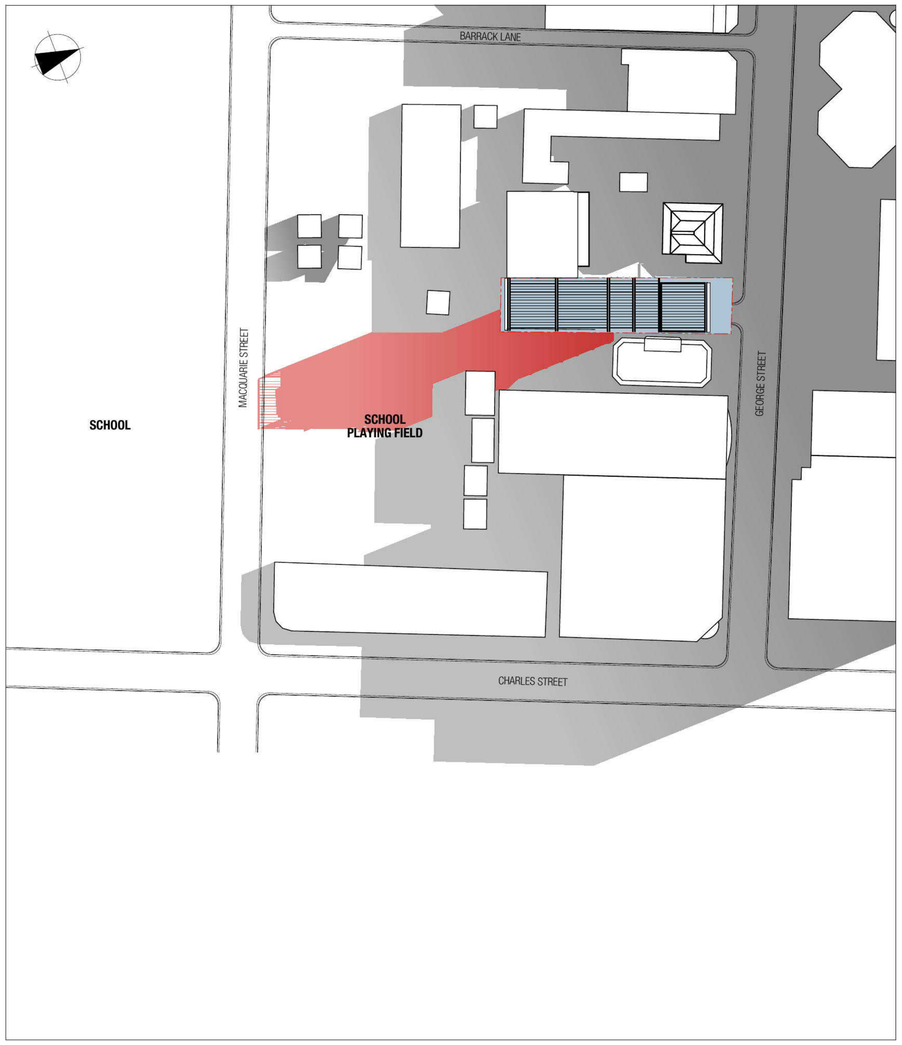

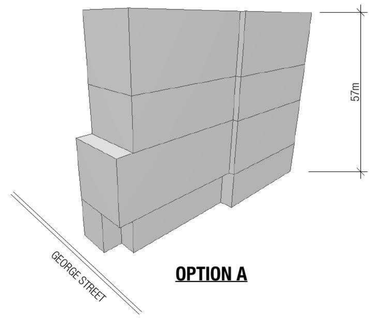

OPTION A

LEGEND

SHADOW OF EXISTING BUILDINGS

SHADOW OF PROPOSED BUILDING

WOODS BAGOT

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OPTION A: PROPOSAL

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Drawing number	Revision	
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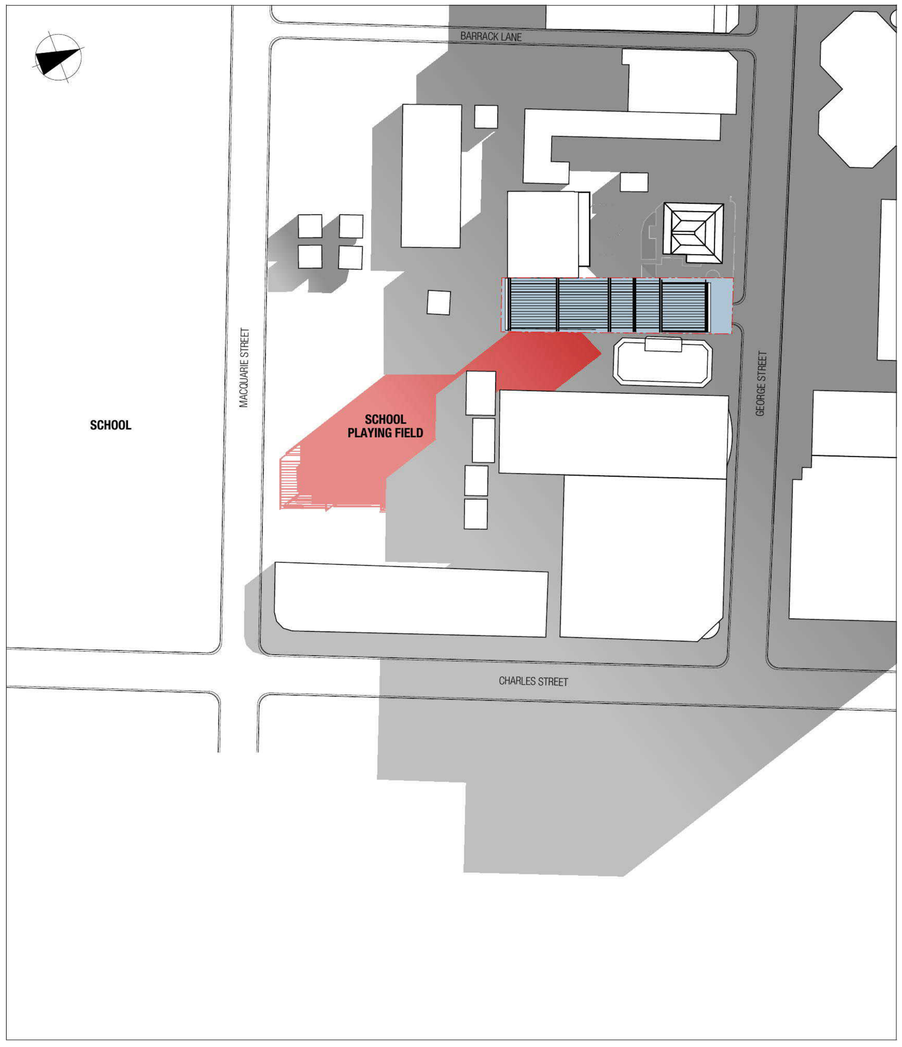

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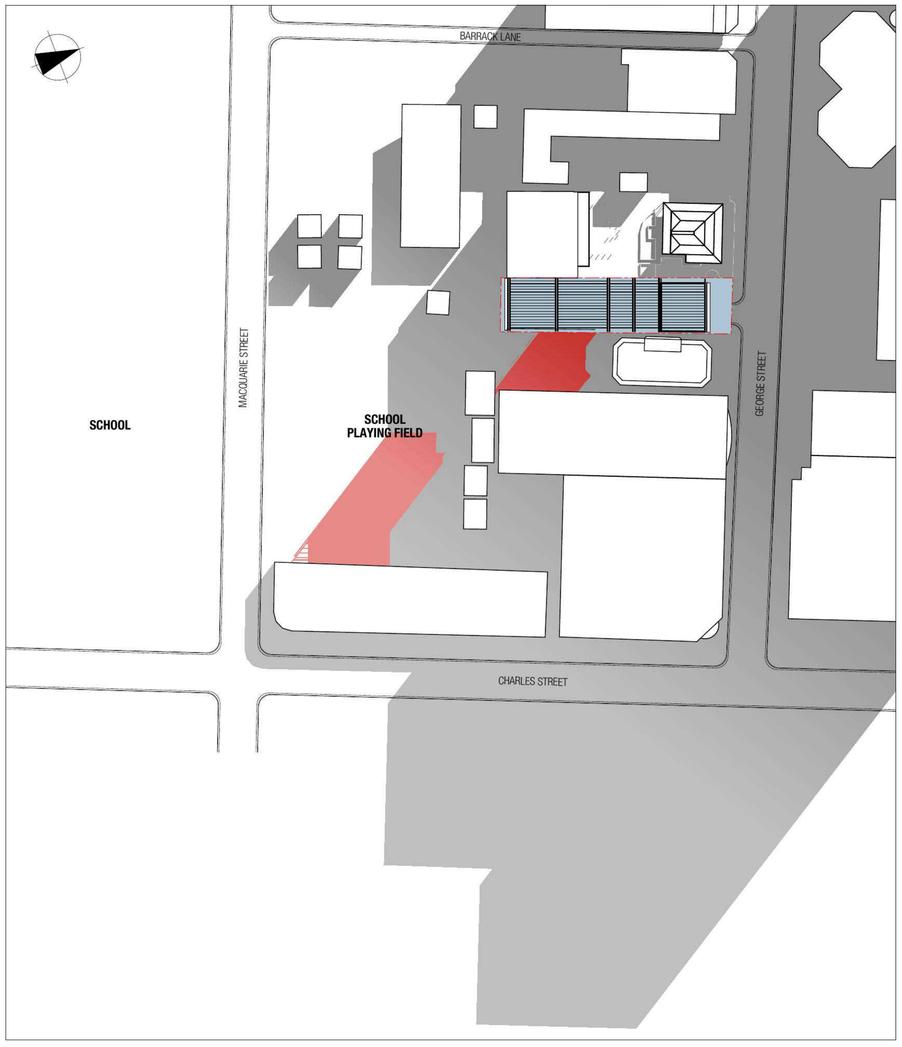

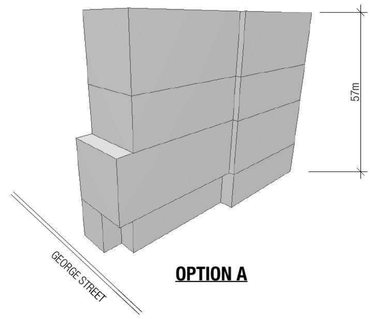

OPTION A

LEGEND

- SHADOW OF EXISTING BUILDINGS
- SHADOW OF PROPOSED BUILDING

WOODS BAGOT™

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OPTION A: PROPOSAL

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Drawing number	Revision	
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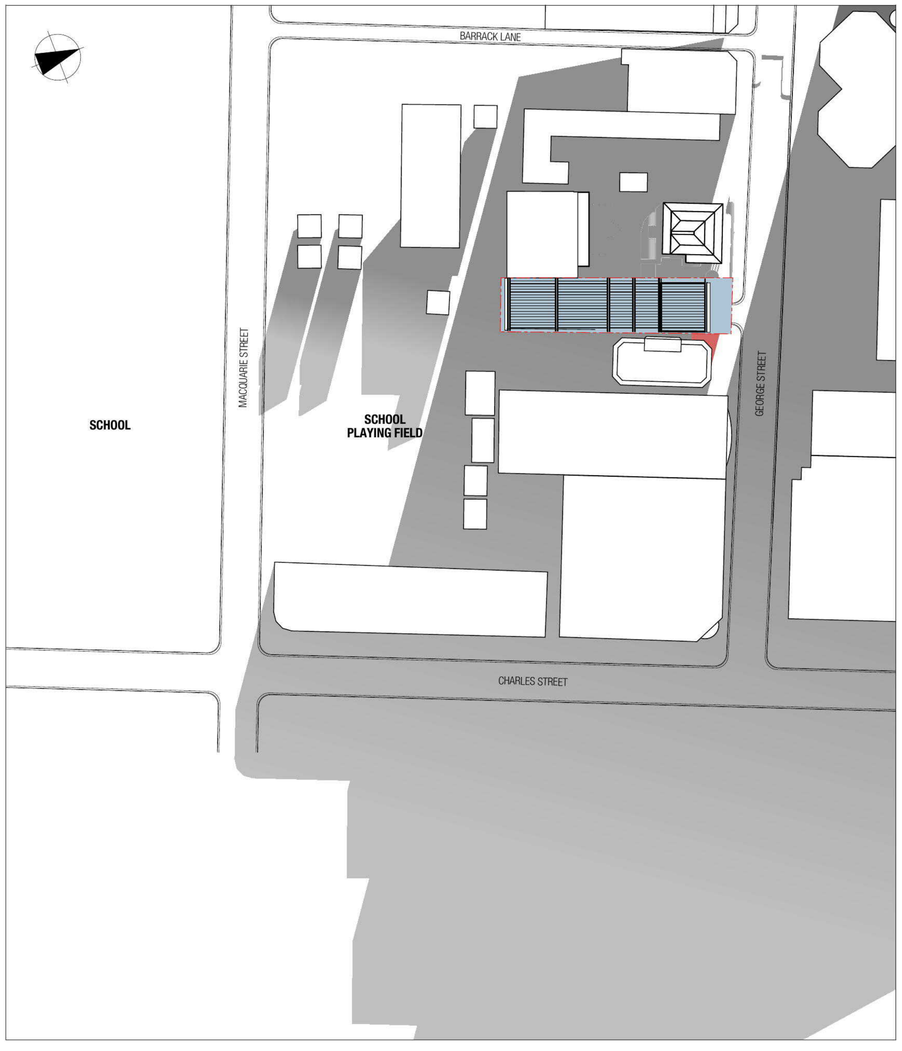
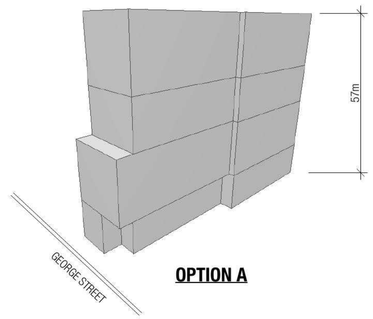
JUNE 21ST 16:00





OPTION A

LEGEND

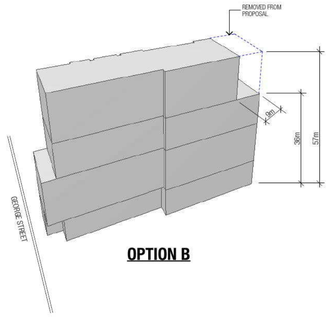
- SHADOW OF EXISTING BUILDINGS
- SHADOW OF PROPOSED BUILDING

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SHADOW DIAGRAMS - WINTER SOLSTICE 15:00 & 16:00

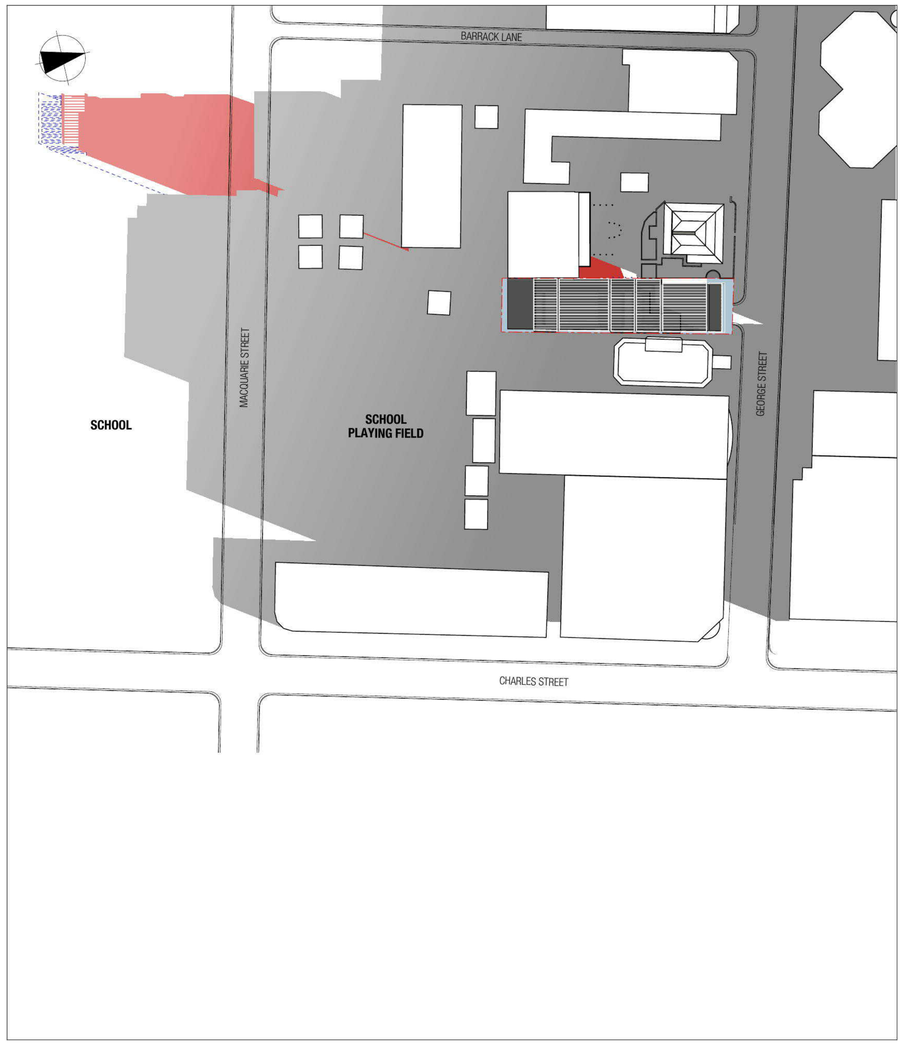
OPTION A: PROPOSAL

Project number	Date generated	Scale
2-20-1342	**2-02-11**	**NTS**
Drawing number	Revision	
A4203	**A**	

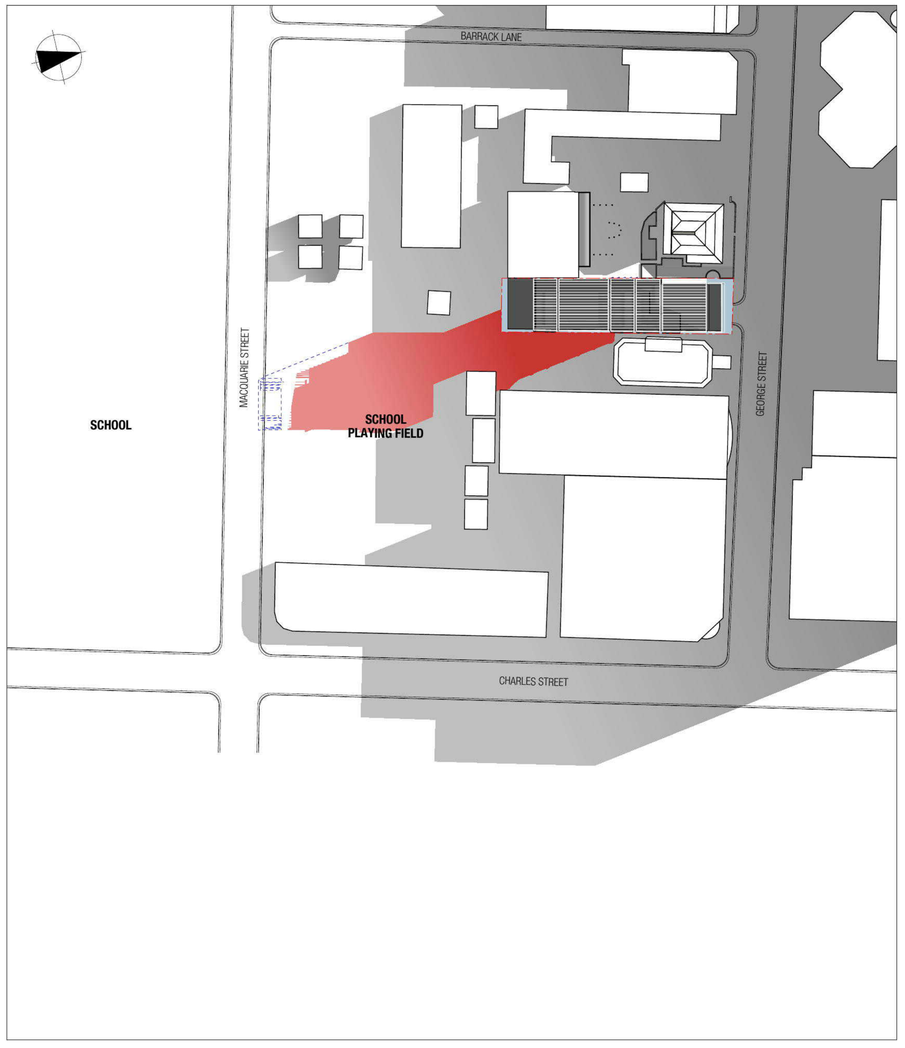


OPTION B

JUNE 21ST 9:00



JUNE 21ST 12:00



LEGEND

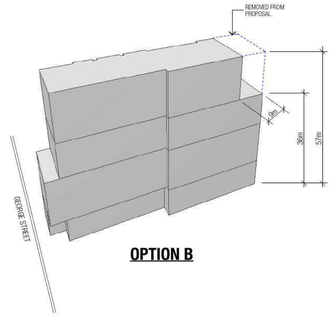
- SHADOW OF EXISTING BUILDINGS
- SHADOW OF ALTERNATIVE BUILDING FORM (OPTION 2)
- SHADOW OF PROPOSED BUILDING

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SHADOW DIAGRAMS - WINTER SOLSTICE 9:00 & 12:00

OPTION B: 55m HEIGHT WITH 9M SETBACK

Project number	Date generated	Scale
2-20-1342	**2-02-11**	**NTS**
Drawing number	Revision	
A4300	**B**	



OPTION B

JUNE 21ST 15:00

LEGEND

- SHADOW OF EXISTING BUILDINGS
- SHADOW OF ALTERNATIVE BUILDING FORM (OPTION 2)
- SHADOW OF PREVIOUS SCHEME

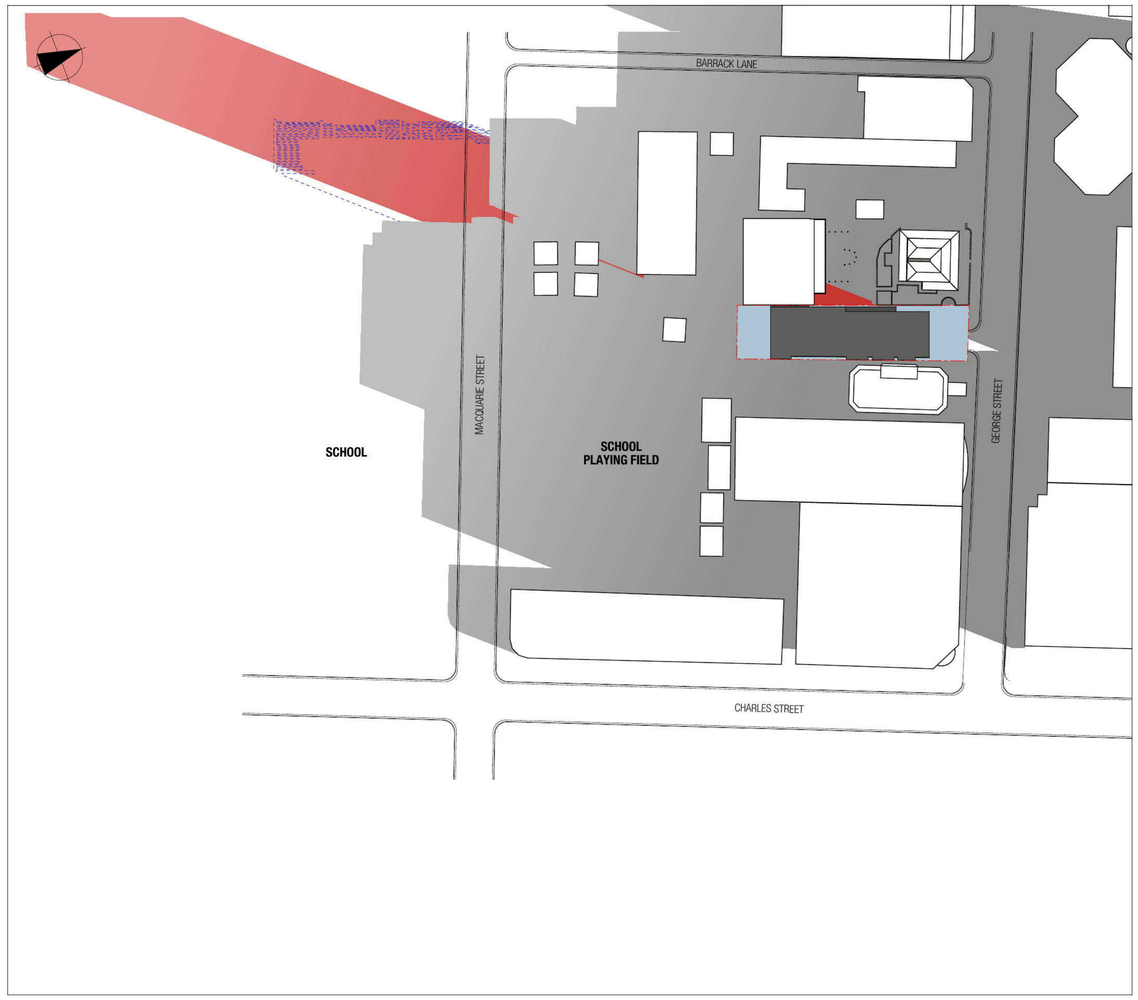
WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SHADOW DIAGRAMS - WINTER SOLSTICE 15:00

OPTION B: 55m HEIGHT WITH 9M SETBACK

Project number	Date generated	Scale
2-20-1342	**2-02-11**	**NTS**
Drawing number	Revision	
A4301	**B**	

JUNE 21ST 9:00



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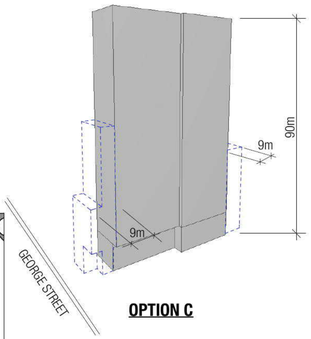


OPTION C

LEGEND

- SHADOW OF EXISTING BUILDINGS
- SHADOW OF ALTERNATIVE BUILDING FORM (OPTION 3)
- SHADOW OF PROPOSED BUILDING

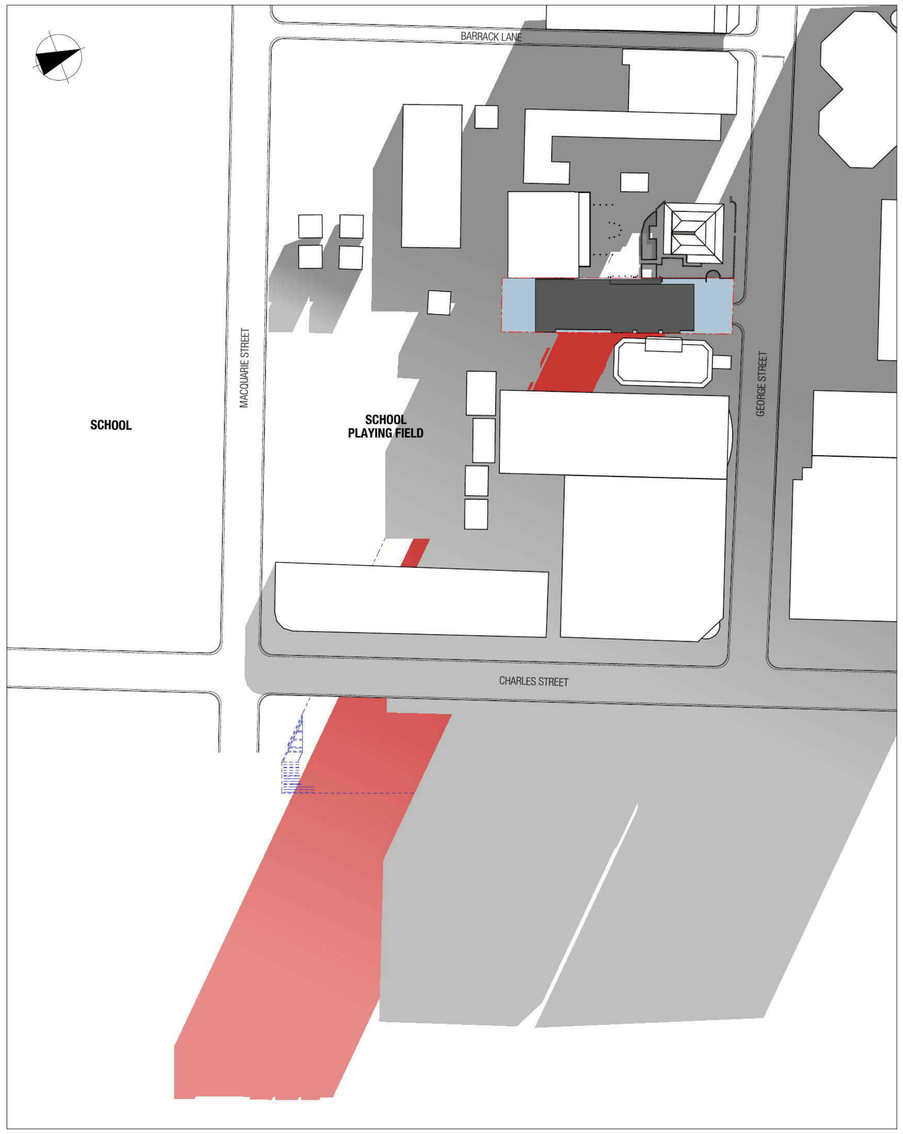
WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SHADOW DIAGRAMS - WINTER SOLSTICE 9:00 & 12:00

OPTION C: 90m TOWER

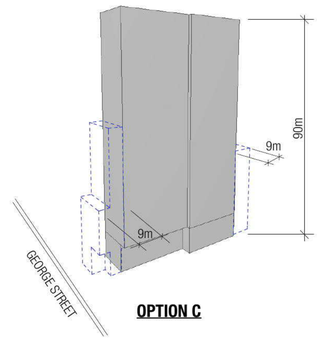
Project number	Date generated	Scale
2-20-1342	**2-02-11**	**NTS**
Drawing number	Revision	
A4400	**B**	

JUNE 21ST 15:00



LEGEND

- SHADOW OF EXISTING BUILDINGS
- SHADOW OF ALTERNATIVE BUILDING FORM (OPTION 3)
- SHADOW OF PROPOSED BUILDING



OPTION C

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SHADOW DIAGRAMS - WINTER SOLSTICE 15:00

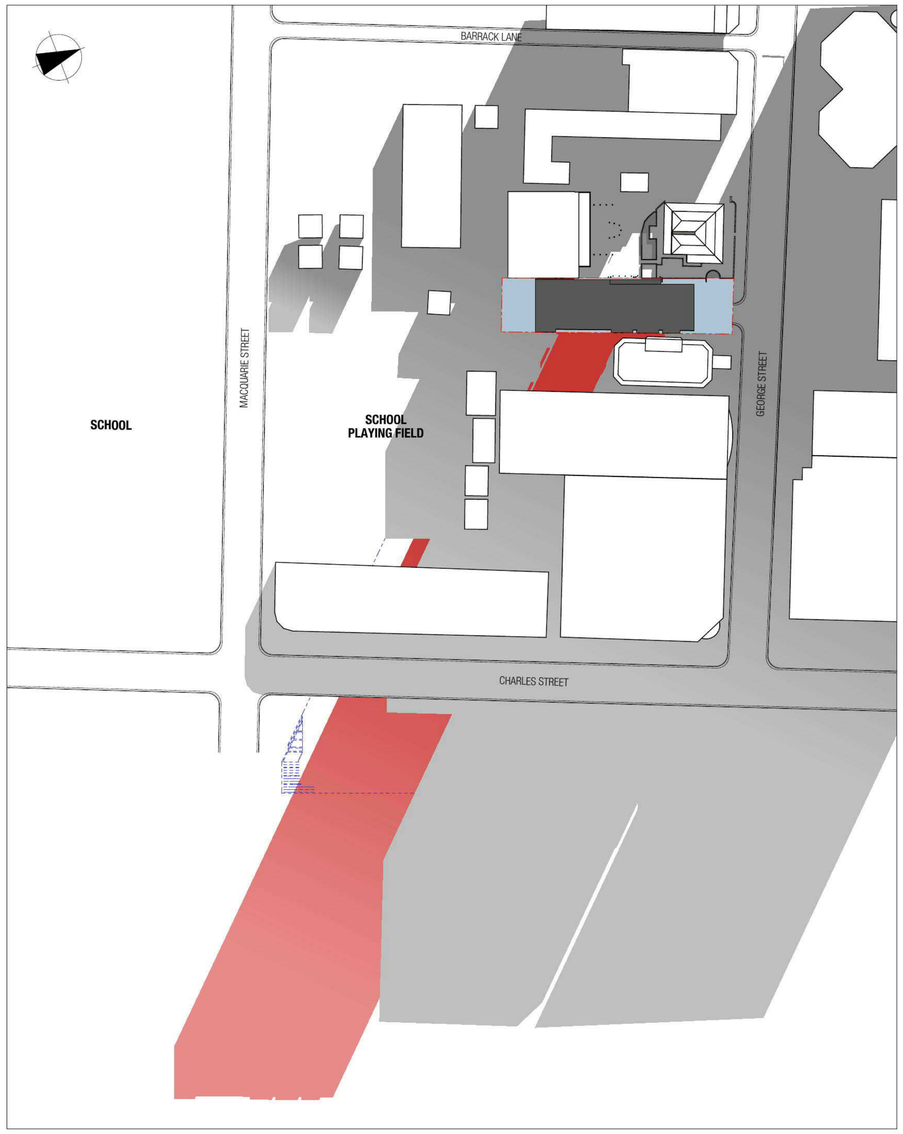
OPTION C: 90m TOWER

Project number	Date generated	Scale
2-20-1342	**2-02-11**	**NTS**
Drawing number	Revision	
A4401	**B**	

APPENDIX B

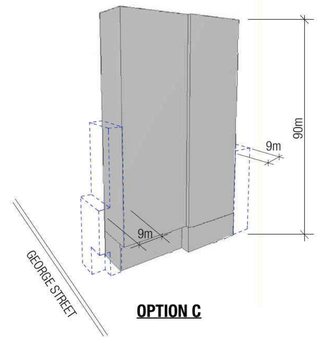
SHADOWS

JUNE 21ST 15:00



LEGEND

- SHADOW OF EXISTING BUILDINGS
- SHADOW OF ALTERNATIVE BUILDING FORM (OPTION 3)
- SHADOW OF PROPOSED BUILDING



OPTION C

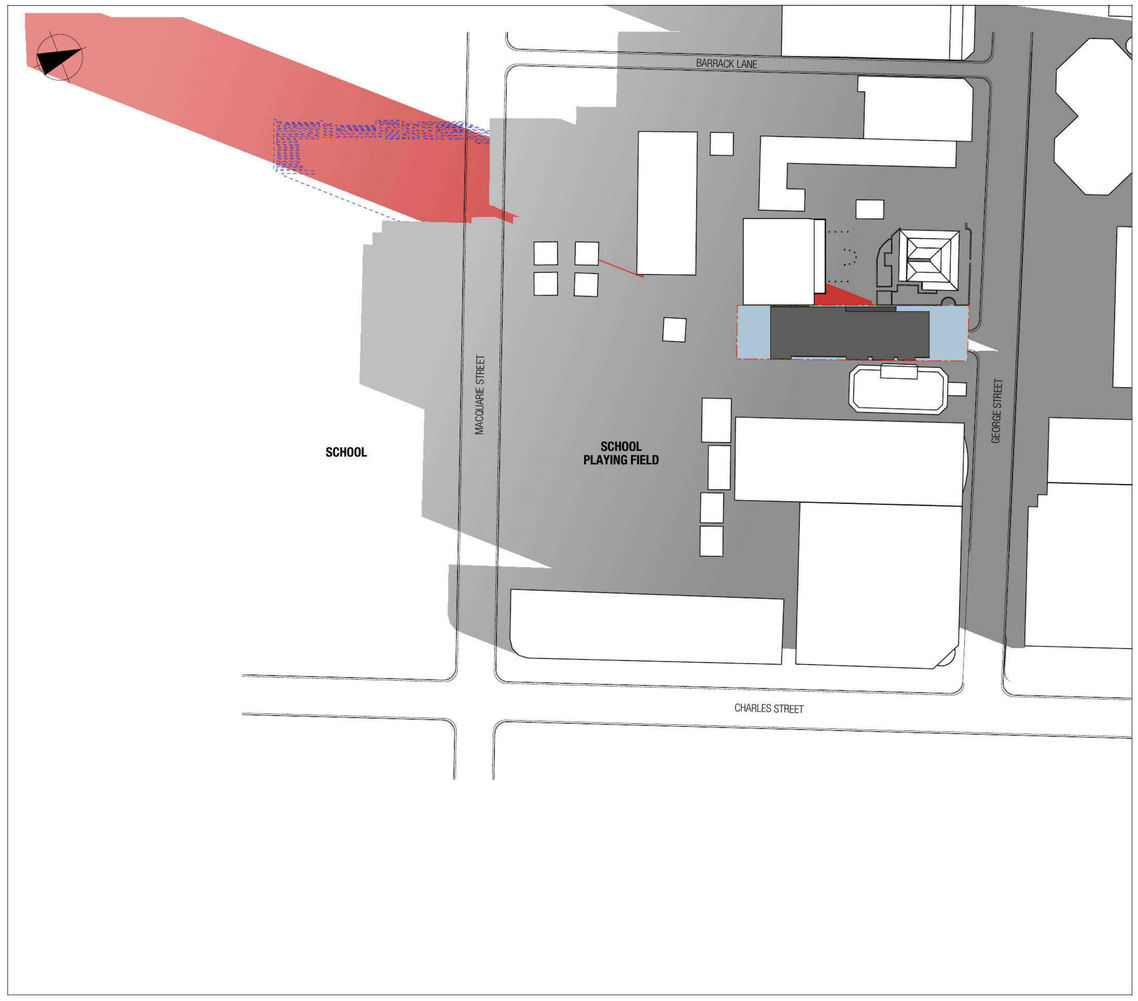
WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SHADOW DIAGRAMS - WINTER SOLSTICE 15:00

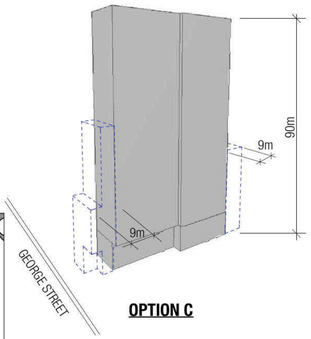
OPTION C: 90m TOWER

Project number	Date generated	Scale
2-20-1342	**2-02-11**	**NTS**
Drawing number	Revision	
A4401	**B**	

JUNE 21ST 9:00



JUNE 21ST 12:00



OPTION C

LEGEND

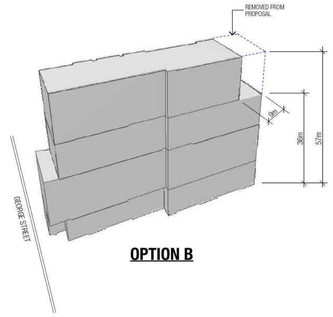
- SHADOW OF EXISTING BUILDINGS
- SHADOW OF ALTERNATIVE BUILDING FORM (OPTION 3)
- SHADOW OF PROPOSED BUILDING

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SHADOW DIAGRAMS - WINTER SOLSTICE 9:00 & 12:00

OPTION C: 90m TOWER

Project number	Date generated	Scale
2-20-1342	**2-02-11**	**NTS**
Drawing number	Revision	
A4400	**B**	



OPTION B

JUNE 21ST 15:00

LEGEND

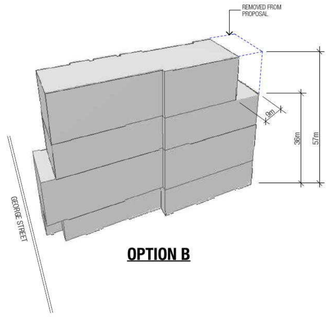
- SHADOW OF EXISTING BUILDINGS
- SHADOW OF ALTERNATIVE BUILDING FORM (OPTION 2)
- SHADOW OF PREVIOUS SCHEME

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SHADOW DIAGRAMS - WINTER SOLSTICE 15:00

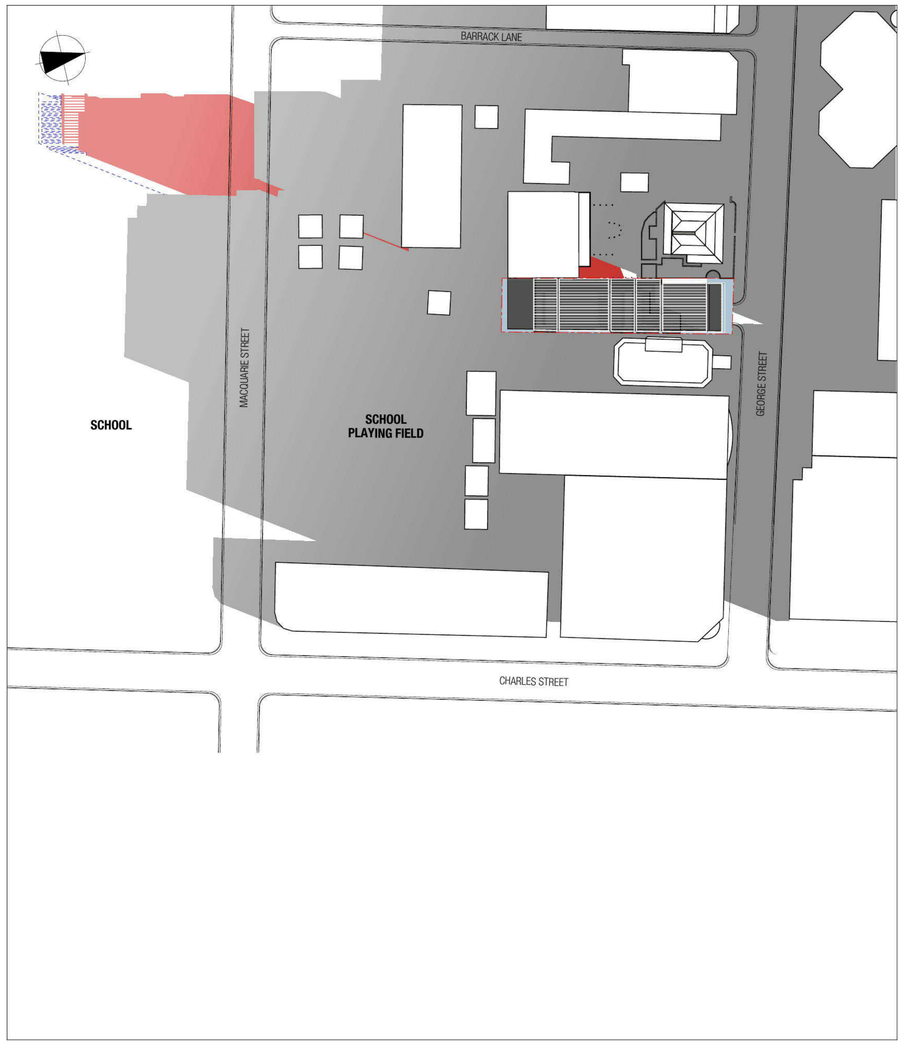
OPTION B: 55m HEIGHT WITH 9M SETBACK

Project number	Date generated	Scale
2-20-1342	**2-02-11**	**NTS**
Drawing number	Revision	
A4301	**B**	

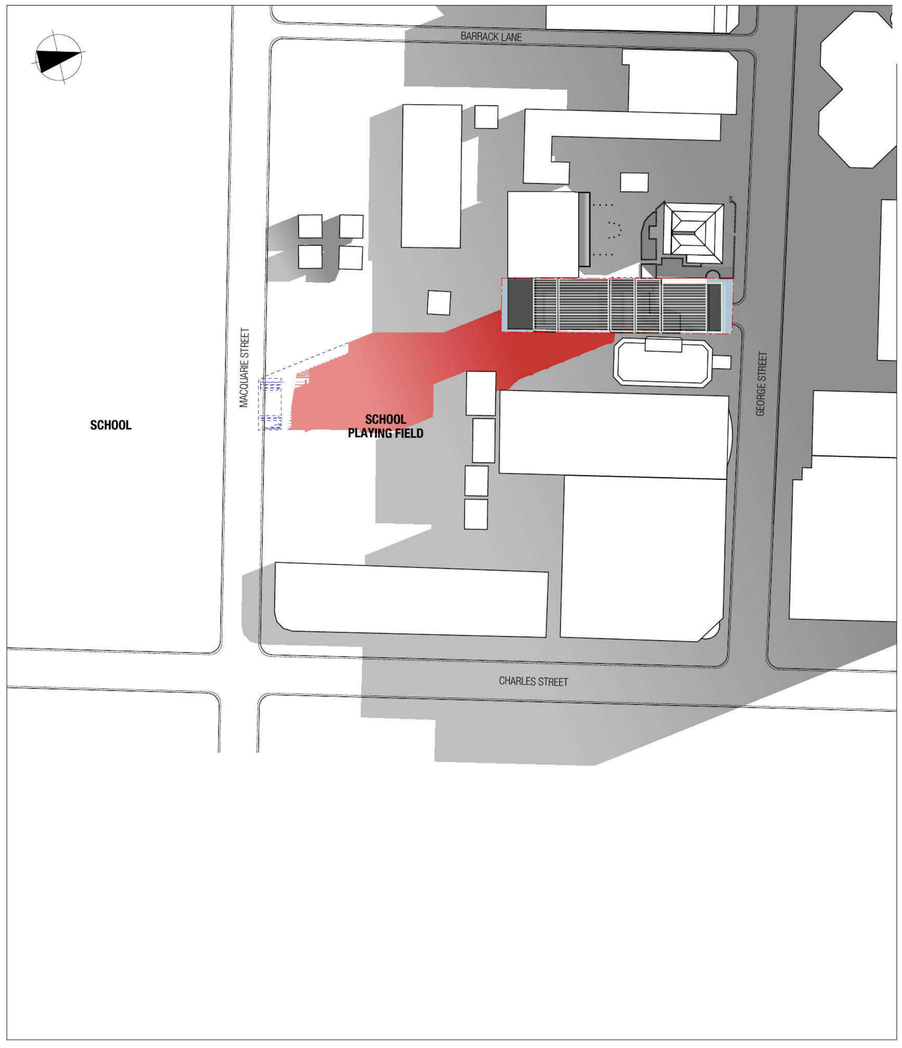


OPTION B

JUNE 21ST 9:00



JUNE 21ST 12:00



LEGEND

- SHADOW OF EXISTING BUILDINGS
- SHADOW OF ALTERNATIVE BUILDING FORM (OPTION 2)
- SHADOW OF PROPOSED BUILDING

WOODS BAGOT™

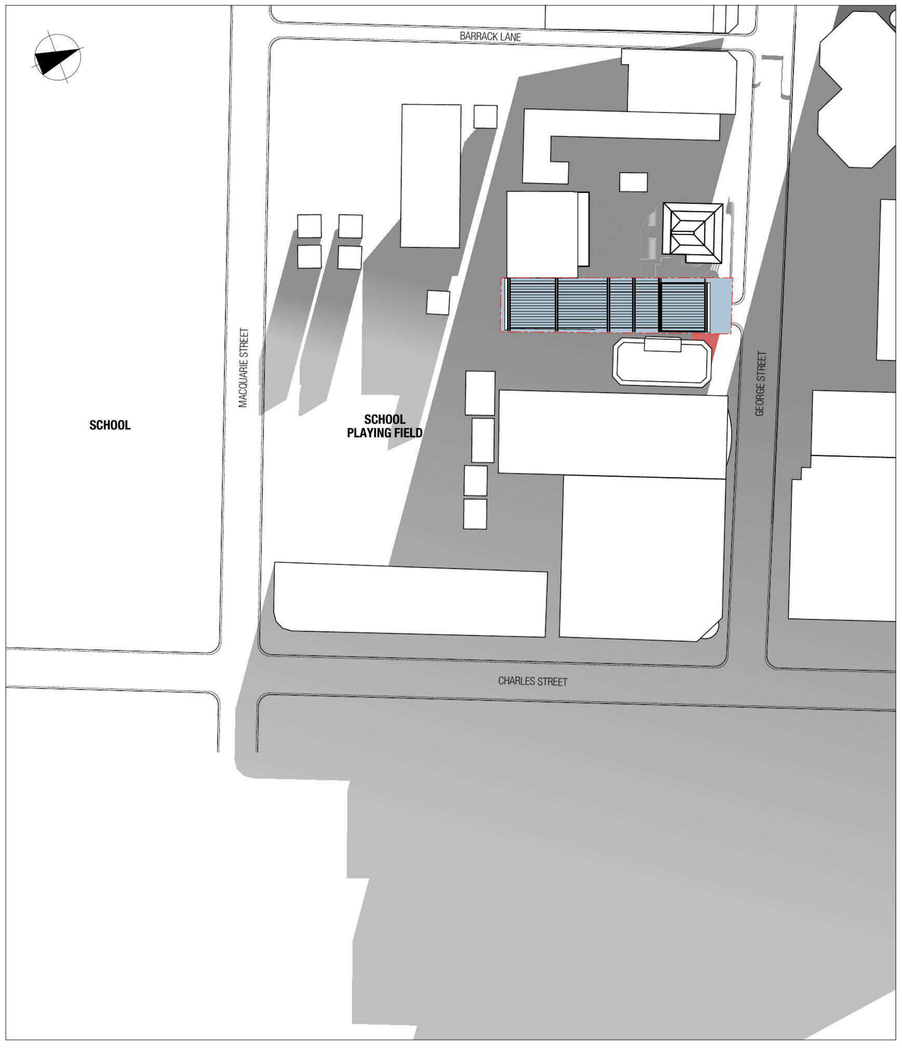
DUXTON DEVELOPMENTS 89 GEORGE STREET SHADOW DIAGRAMS - WINTER SOLSTICE 9:00 & 12:00

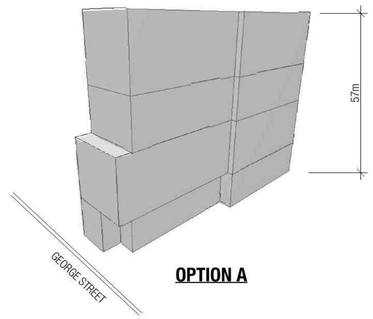
OPTION B: 55m HEIGHT WITH 9M SETBACK

Project number	Date generated	Scale
2-20-1342	**2-02-11**	**NTS**
Drawing number	Revision	
A4300	**B**	

JUNE 21ST 15:00

JUNE 21ST 16:00





OPTION A

LEGEND

SHADOW OF EXISTING BUILDINGS

SHADOW OF PROPOSED BUILDING

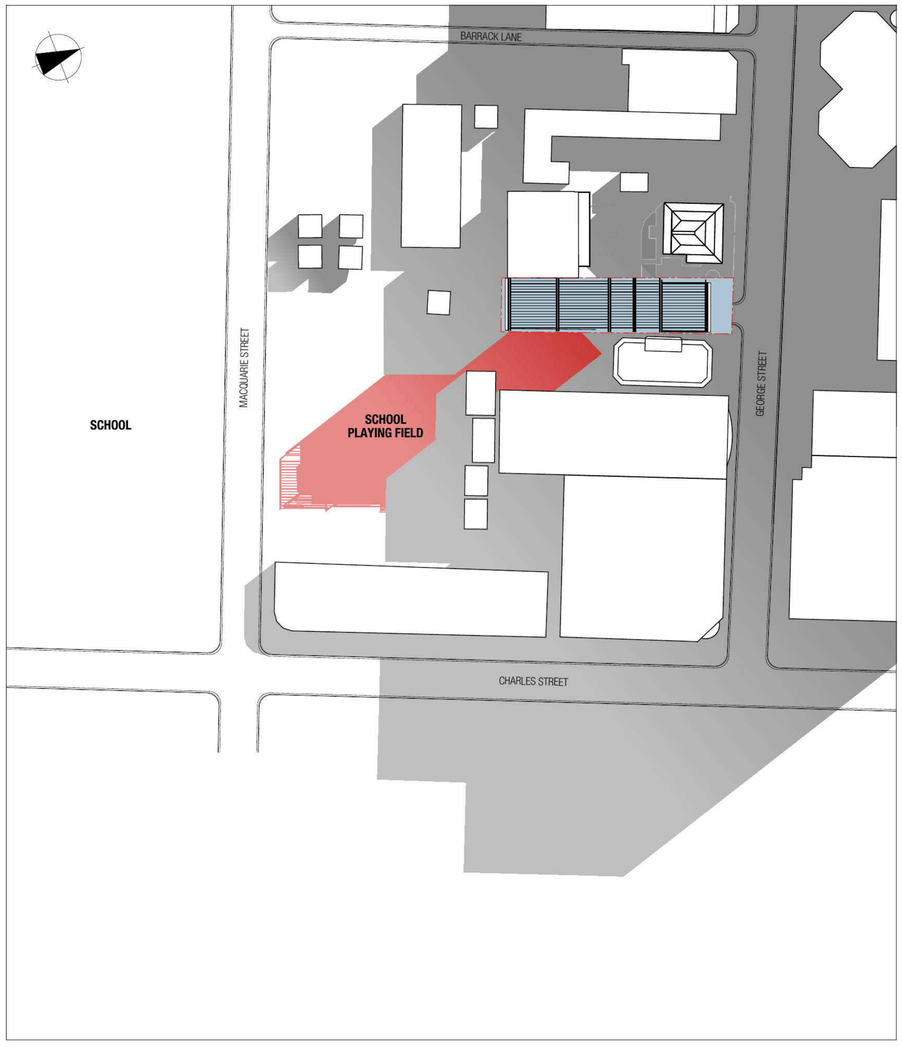
WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SHADOW DIAGRAMS - WINTER SOLSTICE 15:00 & 16:00

OPTION A: PROPOSAL

Project number **2-20-1342**
Date generated **2-02-11**
Scale **NTS**
Drawing number **A4203**
Revision **A**

JUNE 21ST 13:00



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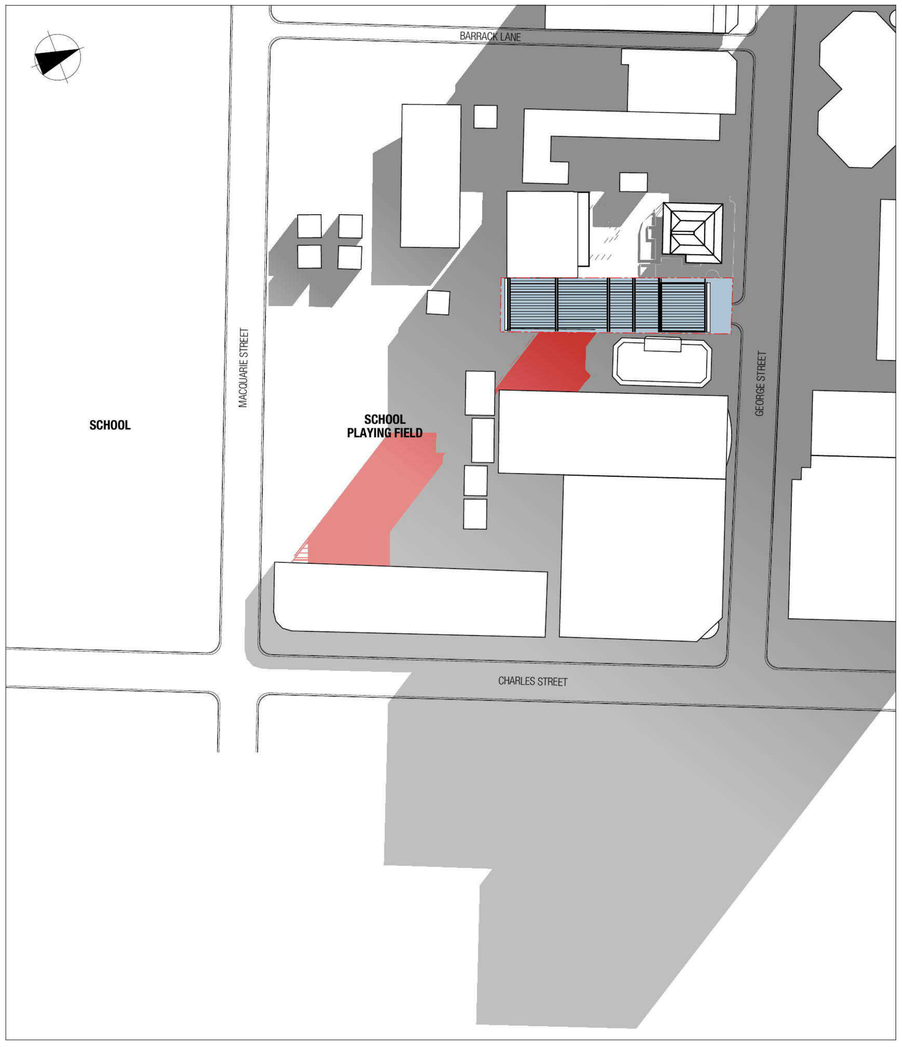
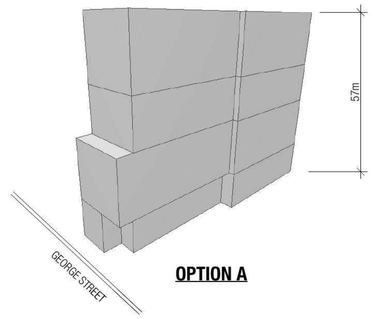




OPTION A

LEGEND

- SHADOW OF EXISTING BUILDINGS
- SHADOW OF PROPOSED BUILDING

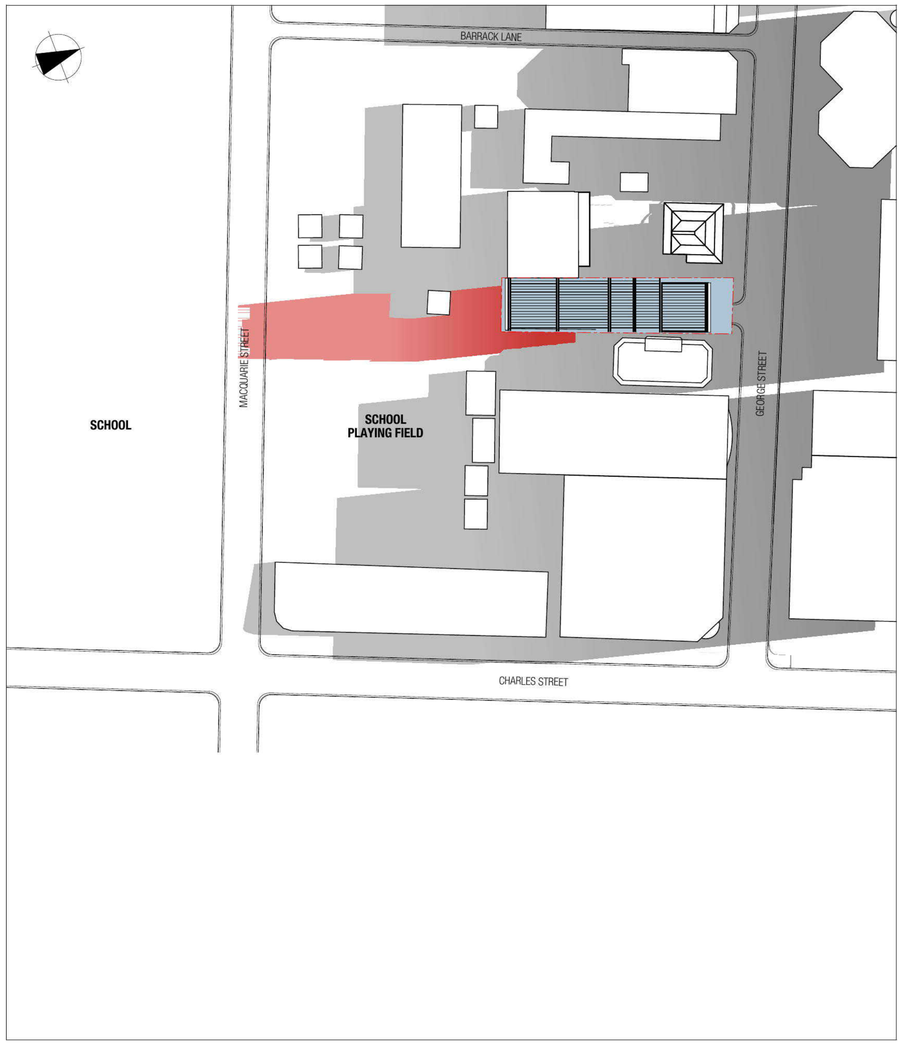
WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SHADOW DIAGRAMS - WINTER SOLSTICE 13:00 PM - 14:00 PM

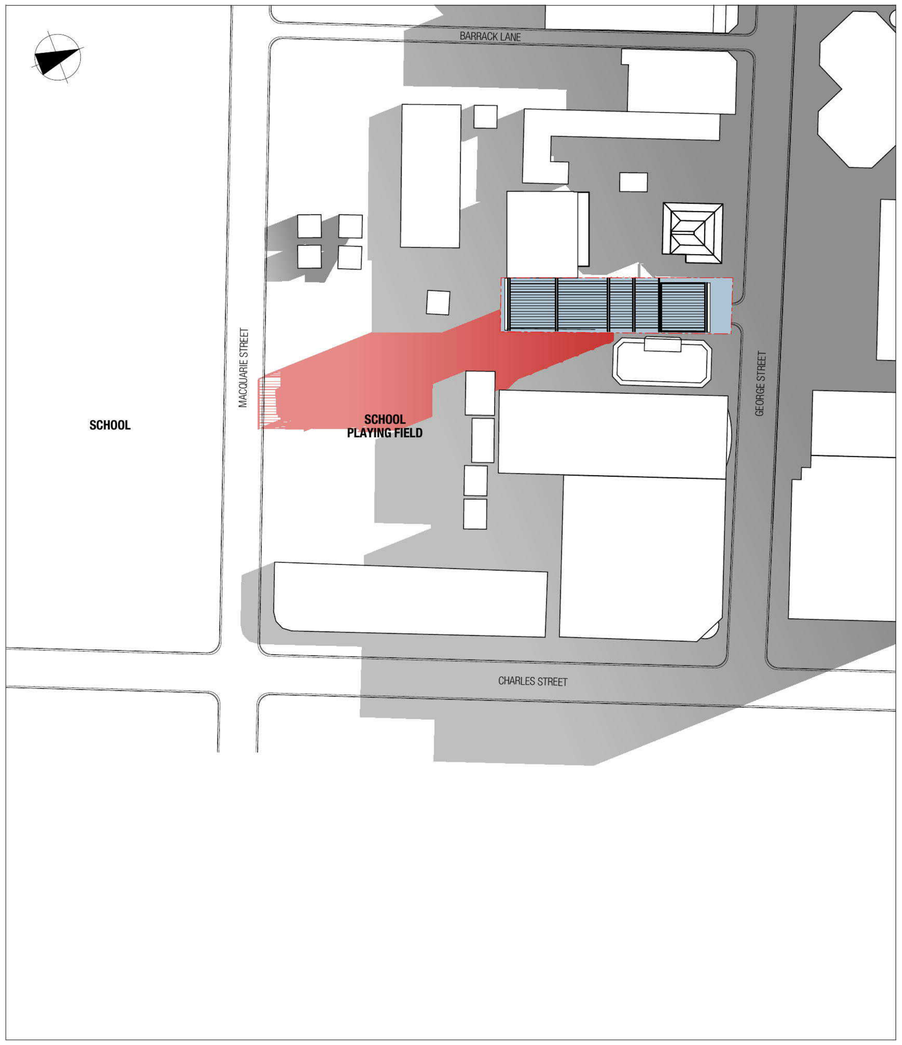
OPTION A: PROPOSAL

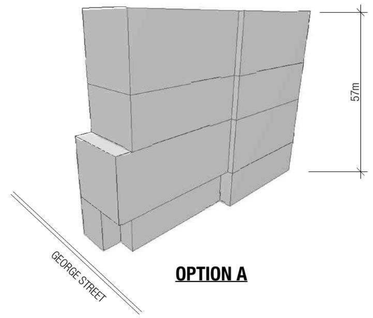
Project number	Date generated	Scale
2-20-1342	**2-02-11**	**NTS**
Drawing number	Revision	
A4202	**A**	

JUNE 21ST 11:00



JUNE 21ST 12:00





OPTION A

LEGEND

SHADOW OF EXISTING BUILDINGS

SHADOW OF PROPOSED BUILDING

DUXTON DEVELOPMENTS 89 GEORGE STREET SHADOW DIAGRAMS - WINTER SOLSTICE 11:00 AM - 12:00 PM

OPTION A: PROPOSAL

Project number	Date generated	Scale
2-20-1342	**2-02-11**	**NTS**
Drawing number	Revision	
A4201	**A**	

APPENDIX C

ARBORIST

Arborist Network

58 South Creek Road
Shanes Park NSW 2747
Phone: (02) 9835 1234 Fax: (02) 9835 1238
Email: reports@arboristnetwork.com.au

Ray Robertson,

Ray,

As discussed on the phone today, we are able to organise a Ground Penetrating Radar (GPR) test to map roots. A GPR root map and report is likely to be in the order of $1,200 - $1,800.

GPR does not produce a picture such as you might see on television programs, it simply shows a difference in the reflection of the signal, usually along a single line formed as the transmitter / sensor unit moves along the ground. As a result, the existing building and the size of the equipment has the potential to result in a shadow 200-300mm wide adjacent to the wall, which would significantly affect the root mapping exercise. In addition, the distance from the wall will restrict multiple passes required to establish trends in underground objects and this may influence the GPRs ability to distinguish roots from any other items in the ground.

The ideal time to undertake root mapping is when the adjacent building has been demolished. At this stage roots running adjacent to the existing wall may be visually apparent, otherwise, the ideal area to map would be the area beneath the footing of the recently removed building. Depending on a number of factors root mapping may be better performed at that time by hand or using an air knife.

Once root mapping has been performed the information need to be interpreted. There is no commonly accepted or recognised method for interpretation of the information produced by root mapping. As has already been pointed out this species is highly tolerant of root damage and the severing of a root of 100mm in diameter or more is unlikely to have any observable impact on the tree if appropriate care is provided to the tree.

Ray Robertson

From: Mark Hartley [mark@arboristnetwork.com.au]
Sent: Thursday, 7 October 2010 12:34 PM
To: portfolioprojects@bigpond.com
Cc: Admin
Subject: Olive tree

Ray,

What is the issue and what is it exactly that you want me to do? I read the email by Castor and that supports my Arboricultural Impact Assessment Report other than that he wants me to adopt a SRZ rather than a CRZ which are not the same thing and which is NOT mandated in the Australian Standard and is no relevance to the end result. The council seems to have decided independently to require the basement to be setback to the SRZ. It would be good if the council could provide their rationale for this request if you wish for me to respond especcially given that Castor and I seem to be in agreement.

Mark

Original Message ----
From: Ray Robertson
To: Robert Staas ; Don Wallace ; Nigel Dickson ; Robert Varga ; Ross Clarke ; Adam Dyson ; Jessica Hartley ; Jessica Hartley
Cc: Nick Juradowitch ; Dominic Steele
Sent: Wednesday, October 06, 2010 5:18 PM
Subject: FW: NCA/3/2010 - Part 3A Application for 89 George Street, Parramatta

Dear All,

Please find enclosed (email 1 of 2) being correspondence from Parramatta City Council with regard to our clients Part 3A Application for a commercial office building over 89 George St Parramatta. Email No 2 (issued separately) relates to the response from the Department of Planning over the Public Submissions and other responses.

Please review those elements of the Council response that relate to your area of expertise. When undertaking your review please be advised our client has advised he is NOT prepared to entertain any redesign to the building to accommodate the comments regarding building setbacks, sight lines to Perth House, the redesign of the basement to accommodate the Olive Tree, Streetscape matters etc, etc. Minor adjustments for the driveway, traffic management systems, ramps, parking & bicycle spaces etc can be accommodated.

Nick Juradowitch (Town Planner) is on annual leave until the Thursday 14 October and as such your availability to attend a review meeting & provide comment as to our formal response (strategy) should coincide with Nicks availability for which I'd suggest we target 10.30AM Tuesday 19 October at Woods Bagot's office York St Sydney. Your initial response & advice as to your availability would be appreciated ASAP.

Regards

Stuart Denney

From: Peter Castor [peterc@treewisemen.com.au]
Sent: Tuesday, 24 August 2010 7:30 PM
To: Stuart Denney
Subject: 89 George Street Parramatta - Impacts on Olive Tree at 85 George Street

Stuart,

Below is a synopsis of the key arboricultural issues associated with the proposed development at 89 George Street and the retention of the Olive Tree located in the northeastern corner of 85 George Street.

The Tree.
The tree is an exotic species, Olive Tree, *Olea europaea*. It is likely to be 50-60 years of age however historical records may confirm a more accurate planting date. The tree is in good vigour and condition. The canopy spread was measured as 9m North, 8m South, 7m West and 4m East. The trunk diameter (@1.4m a.g) was 923mm (Tree Protection Zone (TPZ) radius 11.0m). Trunk diameter above the root buttress (@0.5m a.g) was 940mm (Structural Root Zone (SRZ) radius 3.3m). Tree height was 11m. It has been previously pruned back to the boundary over the roof of the existing Better Brakes, single storey facility at 89 George St. There were several pruning wounds 100-150mm in diameter to a height of 8m a.g. The last pruning appeared to be >5 years ago with regrowth 2-3m to the east. The tree has survived the construction of the concrete block wall of the Better Brakes building at the common boundary between the two properties. The top of the footing for this wall was located at 300mm below mulch level at 85 George Street. The depth of this footing is unknown but is likely to 500-600mm. Most of the roots (particularly the feeder roots) will have been confined by this existing wall on the boundary. Roots may be found at greater depths in this locality (Blacktown Soil Landscape) depending upon the level of previous soil disturbance.

No detail survey has been supplied or reviewed. The centre of trunk of the tree was measured at 1.3m from the eastern boundary, 6.9m from the northern boundary, 3.8m from the verandah footing and 6.3m from the Perth House building proper.

There were several existing hydraulic services observed within the canopy spread of the tree. The tree has survived the installation of these services which are likely to be associated with the 1980s office tower to the south of Perth House. There was a semicircular dwarf wall at an offset of 1.5m from centre of trunk.

This specimen did not appear to have produced any viable seed (olives). It may be a select sterile variety. There were no observed seedlings growing in the mulch layer adjacent the tree which is common for Wild (African) Olive, *Olea europaea var Africana.*

Olive Trees are hardy, drought tolerant, long-lived trees. They are tolerant of a moderate amount of crown pruning and root pruning. The timber is extremely dense and live limb drop is rare.

The only other significant vegetation adjacent the Olive Tree was a boundary planting of numerous 5-6m tall, Giant Bird of Paradise, *Strelitzia nicolai.*

The proposed development.
The proposed development is described in supplied Wood Bagot architecturals, concept Materiality and Landscape drawings, NBRS + Partners Heritage Report and the Dept of Planning Major Projects (MP 09-0128) web listing. An Arboricultural Impact Assessment Report prepared by Mark Hartley has also been reviewed.

Section CC (A3102/P9) shows 4 levels of Basement carparking virtually to the western boundary (piling width is likely to take up the indicated shaded zone) in line with the Olive tree. The method of piling at the western boundary is not known. It is likely all the crown overhang will need to be pruned back to the boundary to allow for piling machinery. Section CC does not show the Olive Tree. The building setback from the boundary is 4m (to Level 2) and 2m (from Levels 2-5). There is space for regrowth back to the east to the 4m spread that currently exists over the proposed Ground Floor and Level 1 areas.

Earth anchors associated with the piling works may be required beneath the tree and beneath 85 George Street. Given the cross sectional area of these anchors no likely impact is expected on tree health or longevity. Where possible pile centres should be varied to allow for the centre of trunk of the Olive Tree. Accurate survey of the tree trunk centre needs to be undertaken if it does not appeared on the detail survey. The Ground Floor GFA plan

NO Anchors

(A2230/P9) shows the semi-circular dwarf wall adjacent the Olive tree. Although the Ground Floor paving is matching existing ground lines the Basement beneath is to the western boundary as shown on Section CC (A3102/P9).

There are inconsistencies within the drawings in that some show the Olive Tree (A3001/P9, A2216/P9, whilst other drawings (A3102/P9, A3104/P9) do not. This needs to corrected to avoid confusion regarding tree retention.

The Arboricultural Impact Assessment Report by Mark Hartley.
The transplanting discussion should be disregarded. If the Olive Tree was to be transplanted off-site the canopy would need to be drastically pruned (a trunk transplant) to allow for the transportation thus destroying the amenity value of the tree.

The current proposal will require pruning of the roots (if they have grown under the existing footing) and canopy at the common boundary. Given the tree's current good vigour and condition it should survive the construction if appropriate tree protection measures are implemented.

It is unclear what construction works *"that may be required to be performed from the Perth House side of the property."* (Executive Summary, page 4). Earth anchors as part of the piling works are likely to be required in the vicinity of the tree. Allowance should be made for trunk centre with the placement and depth of the earth anchors. Anchors should be as as deep as possible and as far as possible from the tree centre.

Although the piling works are proposed to the boundary at approximately 1.3m from trunk centre within the SRZ of 3.3m it is likely the roots have been previously cut and now partially confined by the existing boundary wall.

Roots Cut

All reference to the Critical Root Zone (CRZ) should be replaced by Structural Root Zone (SRZ) as described in AS4970:2009, *Protection of Trees on Development Sites*. The SRZ of 3.3m for the subject Olive Tree is less than the CRZ of 4.6m.

The Tree Protection Plan (Recommendations) described at page 17 and 18 of the Mark Hartley report should be implemented to ensure the survival of the tree. Specific construction-stage Hold Points should additionally be established (condition of development consent) requiring the Project Arborist and the PCA to certify that the tree protection measures have been implemented.

Recommend Mark Hartley Report Adopted

The Tree Protection Plan (Appendix 1) should be amended to show the key tree protection recommendations. The Tree Protection Plan (drawing) should be incorporated into the Construction Management Plan.

If the Generic Tree Protection Guidelines (Appendix 2) are to be used the following amendments should be made: Primary Root Zone (PRZ) should be changed to Tree Protection Zone (TPZ) and Critical Root Zone (CRZ) should be changed to Structural Root Zone (SRZ) as per AS4970:2009.

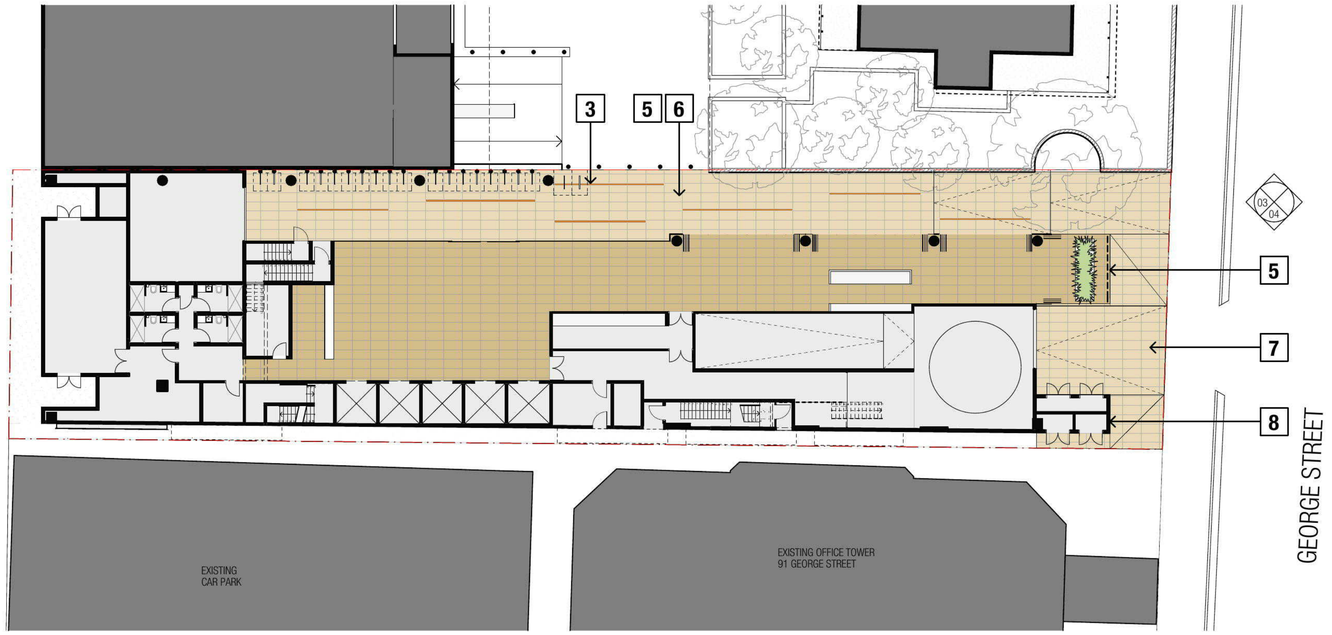
Conclusion.
I am of the opinion that if appropriate tree protection measures are implemented the Olive Tree will survive the proposed development (Revision P9, architecturals by Woods Bagot).

If there are any queries please contact.

Regards,
Peter Castor

Tree Wise Men of Australia Pty Ltd
84 Fuller Street
Collaroy Plateau NSW 2097

Telephone: 61 2 99815219
Facsimile: 61 2 9971 0881
Email: treewise@treewisemen.com.au
Web: www.treewisemen.com.au
ABN: 15 002 982 247



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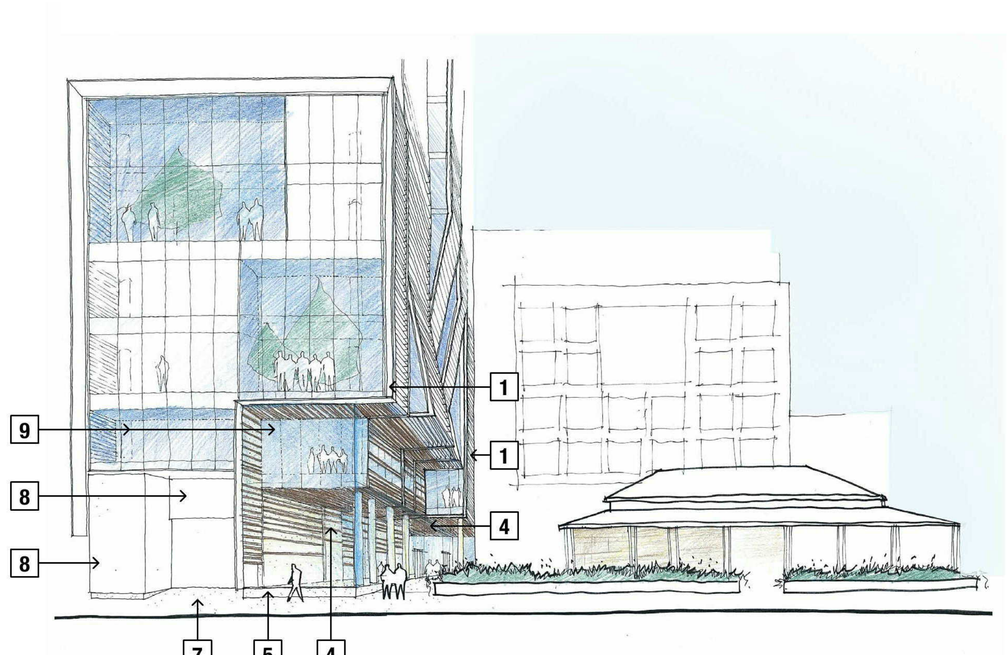
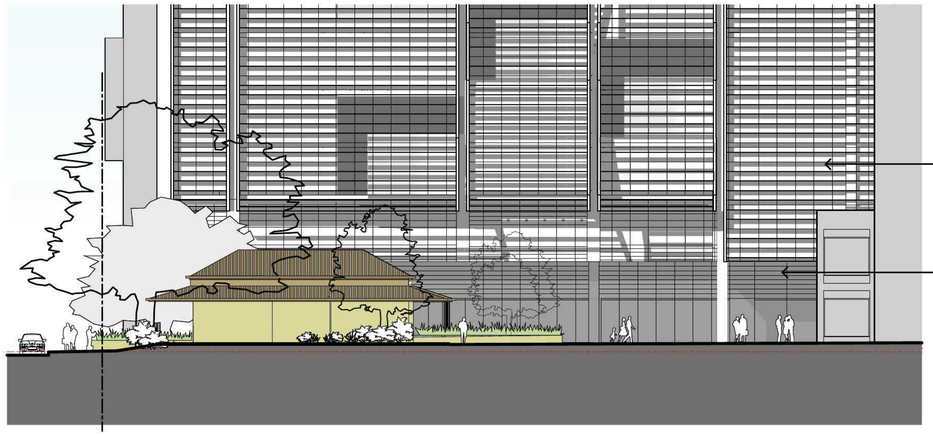


02 PERSPECTIVE VIEW



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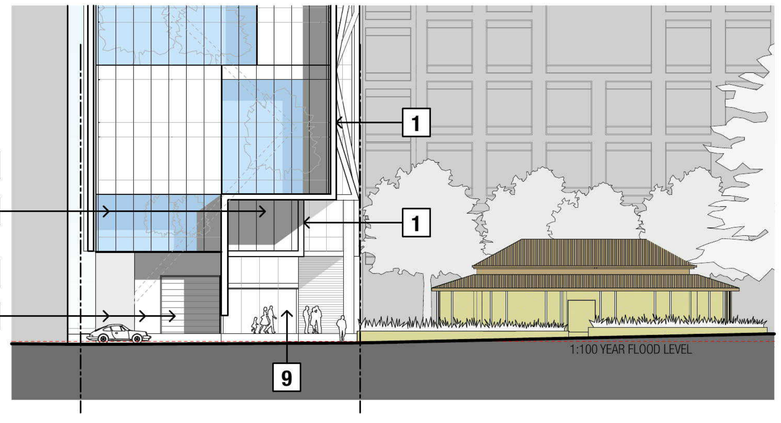


04 NORTH ELEVATION
SCALE 1:200

FINISHES KEY

1. WHITE POWDERCOAT
2. WHITE COLOURBACK GLASS
3. CORTEN STEEL
4. BLACKUTT TIMBER
5. SANDSTONE - SMOOTH
6. SANDSTONE - ROUGH
7. CONCRETE PAVING TO MATCH SANDSTONE
8. DARK GREY PANEL (ALPOLIC)
9. CLEAR GLASS

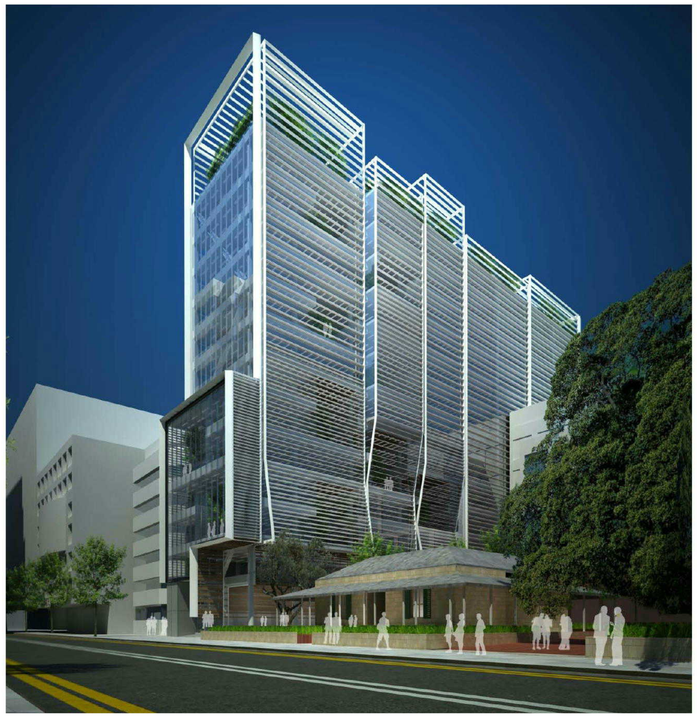
WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SKETCHES - STREETSCAPE

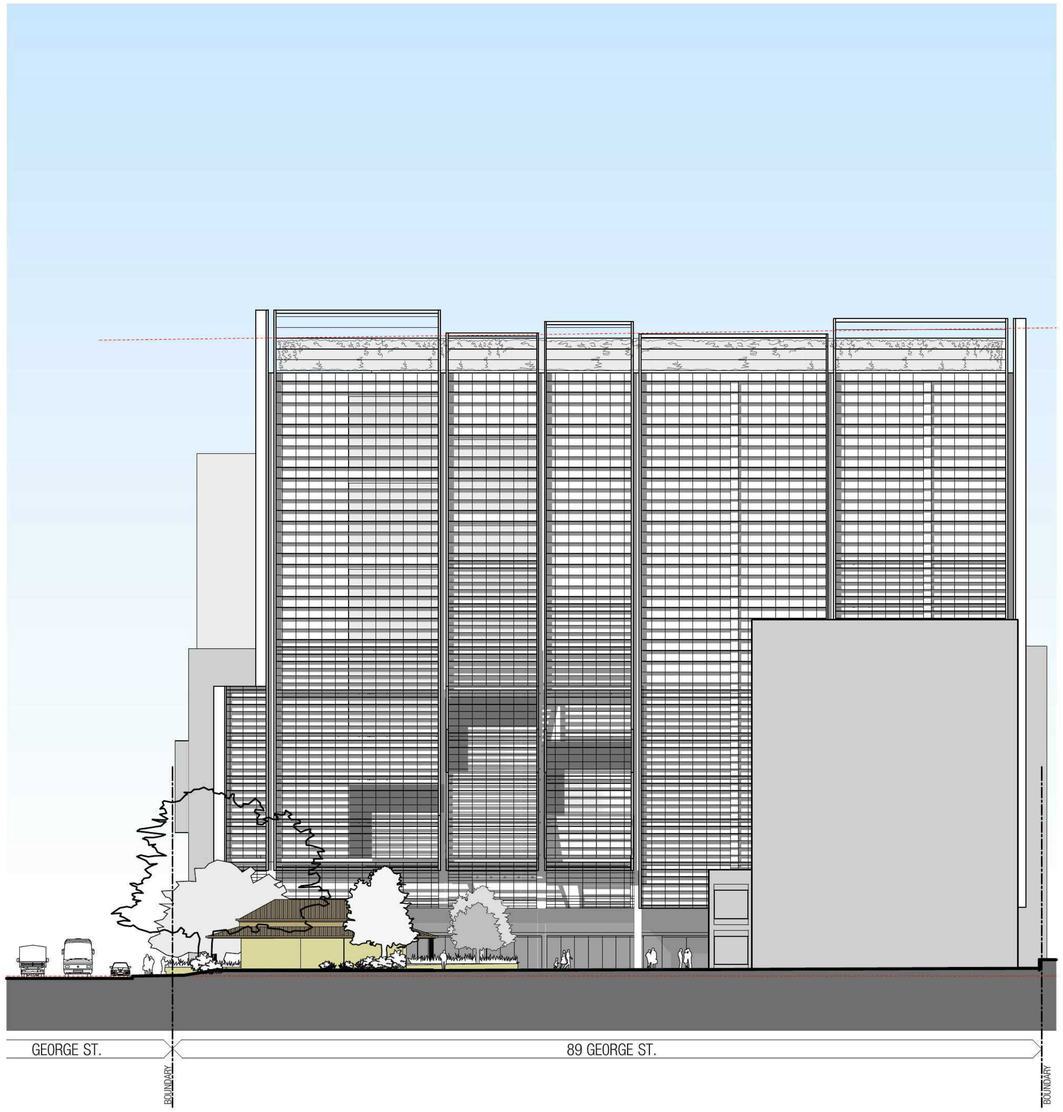
Project number **2-20-1342**
Date generated **2-02-11**
Scale **1:200 @ A1**
Drawing number **SK1100**
Revision **A**

APPENDIX D

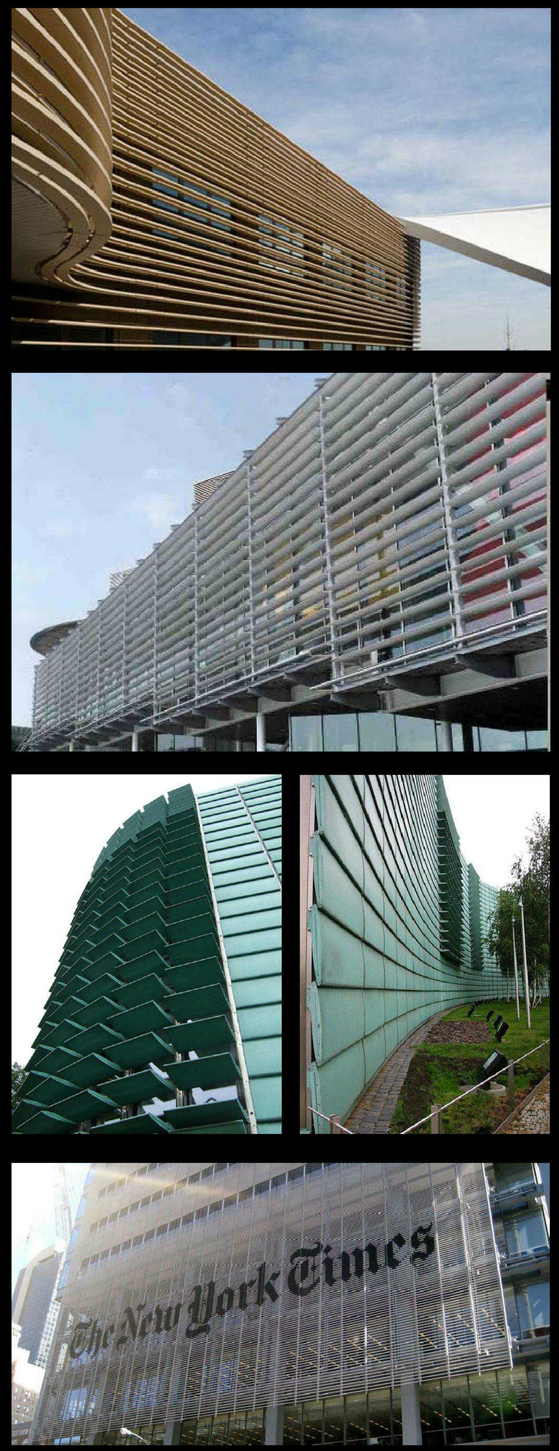
GROUND PLANE



PERSPECTIVE RENDER



01 west elevation



PRECEDENT IMAGES INDICATING POSSIBLE DIRECTION

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SKETCHES - ESD

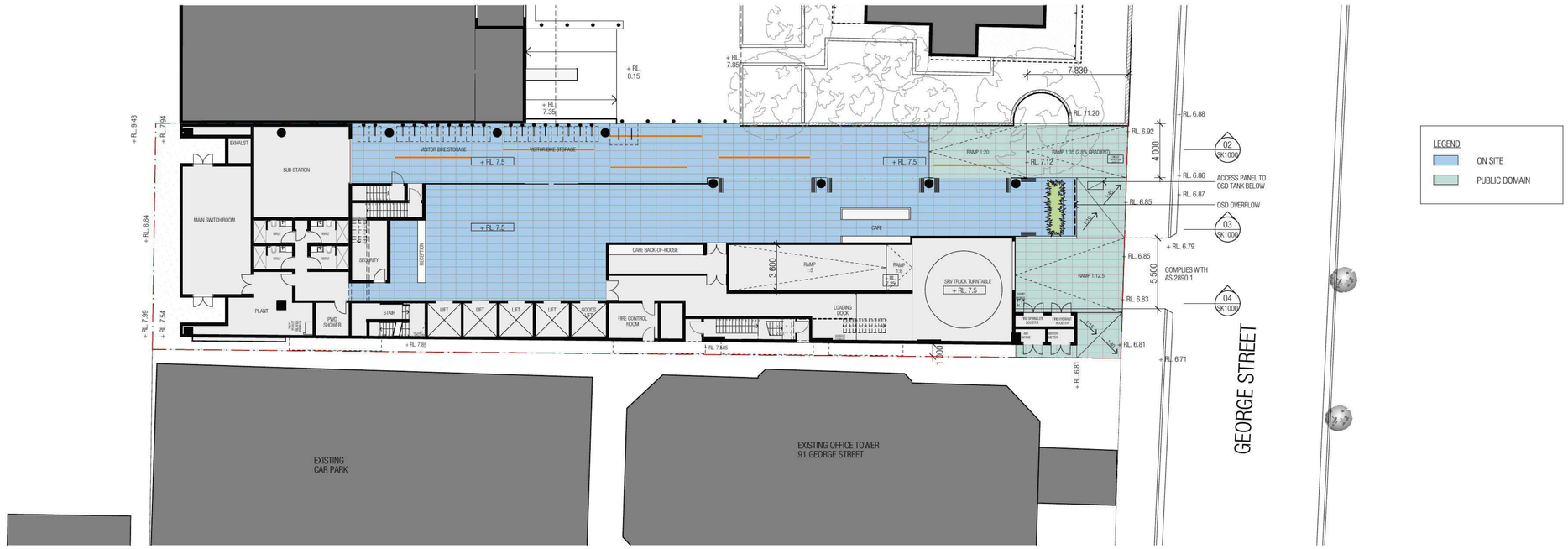
Project number	Date generated	Scale
2-20-1342	**2-02-11**	**NTS**
Drawing number	Revision	
SK1110	**A**	

APPENDIX E

LOUVRE SYSTEM

APPENDIX F

PUBLIC DOMAIN



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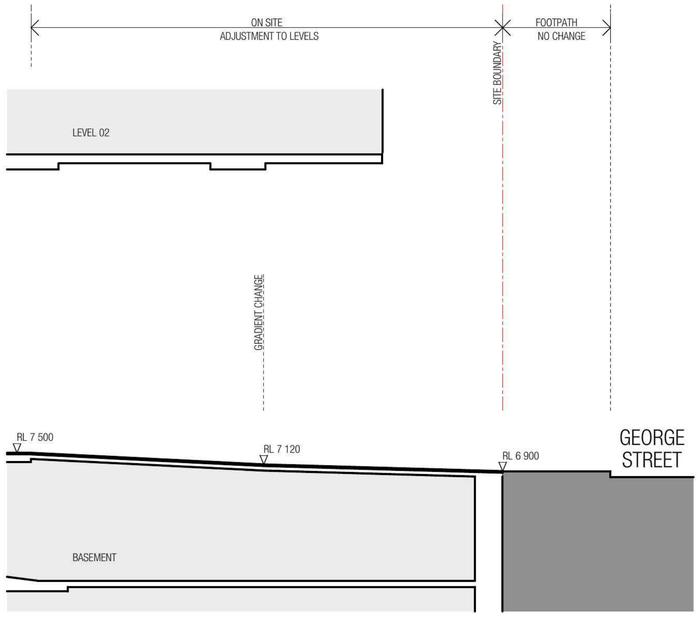
SCALE 1:200

40 BICYCLES



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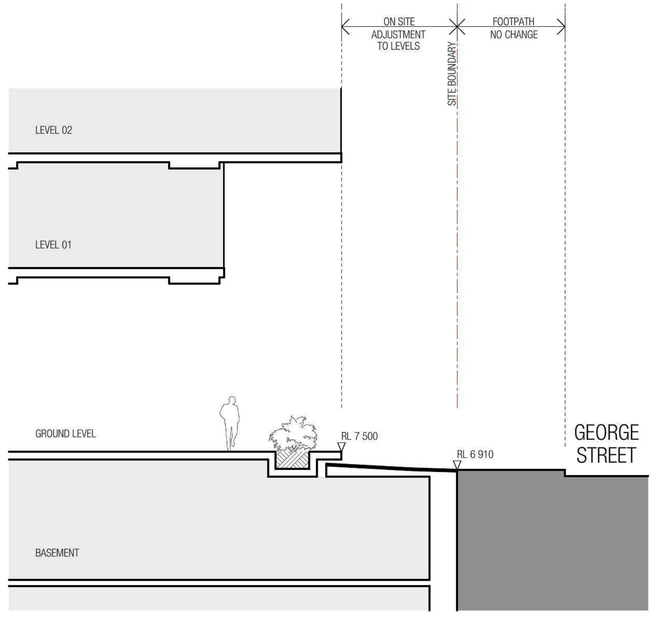

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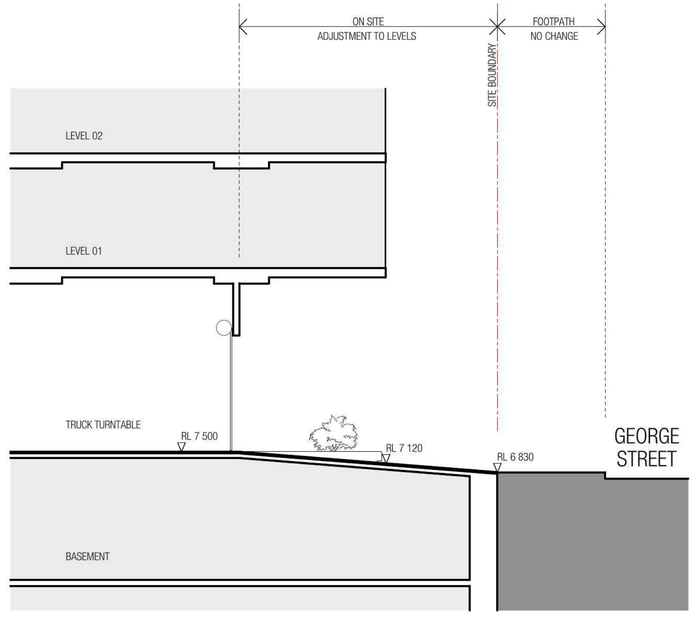

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WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SKETCHES - PUBLIC DOMAIN

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Drawing number	Revision	
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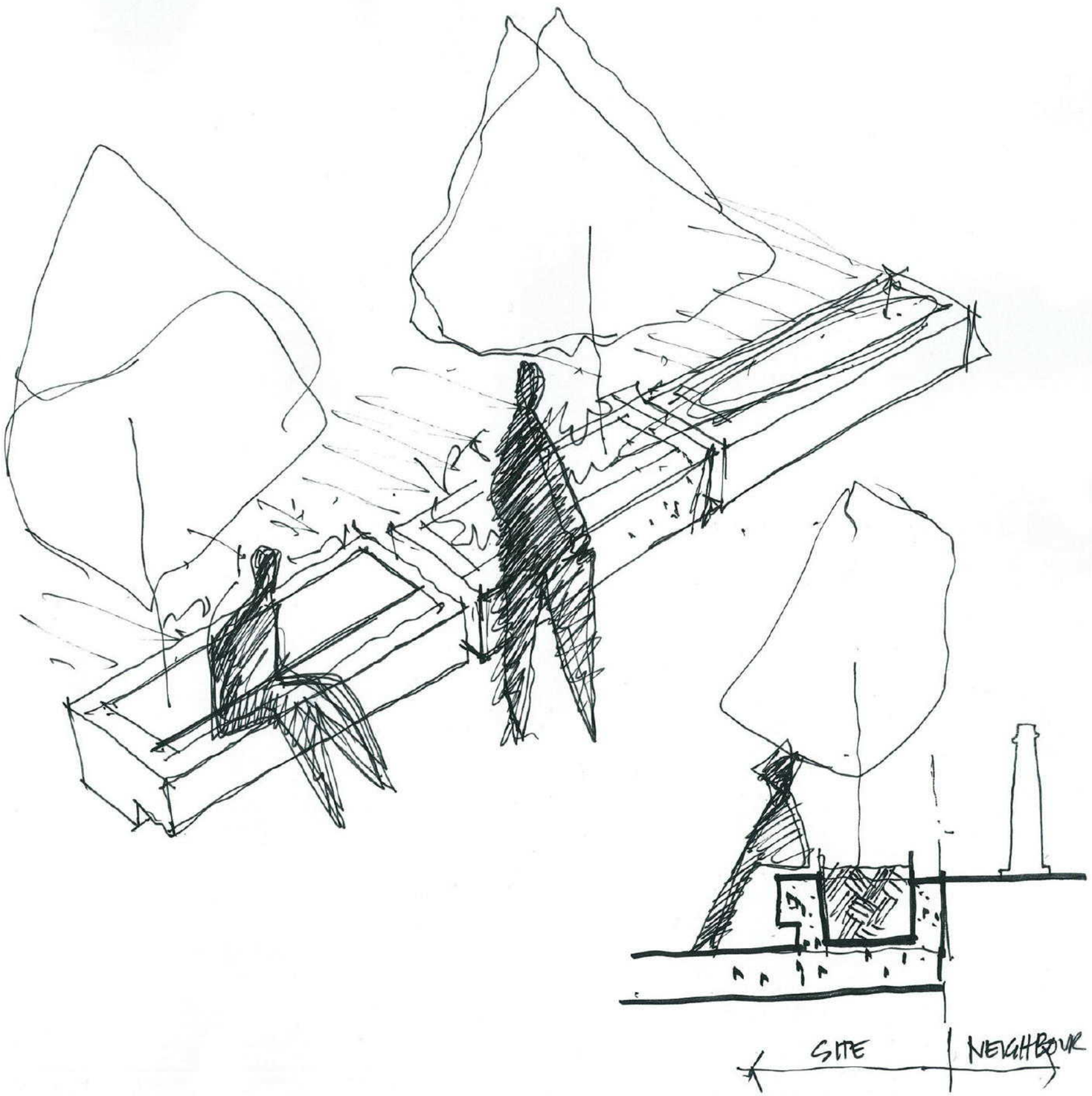

WOODS BAGOT

DUXTON DEVELOPMENTS 89 GEORGE STREET SKETCHES - POSSIBLE PLANTER BOX BARRIERS AT BOUNDARY

Project number	Date generated	Scale
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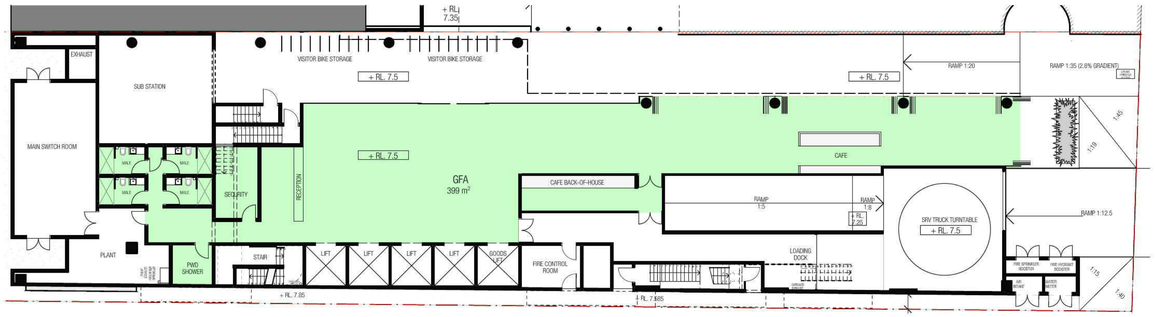
Drawing number	Revision	
SK1005	**A**	

APPENDIX G

GFA CALCULATIONS



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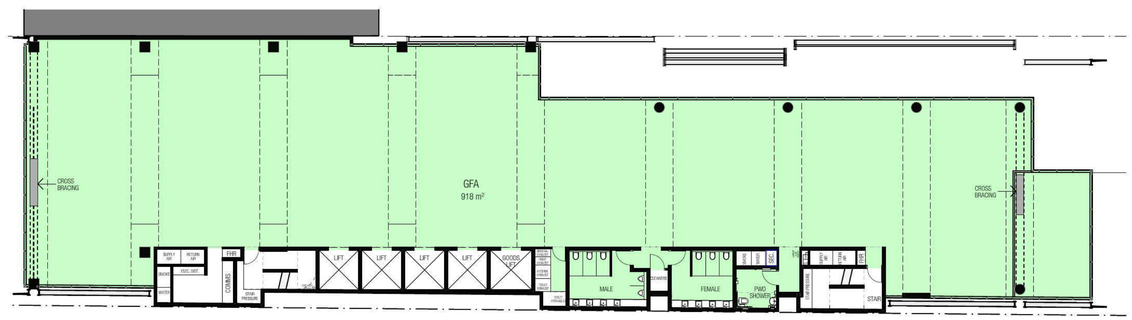

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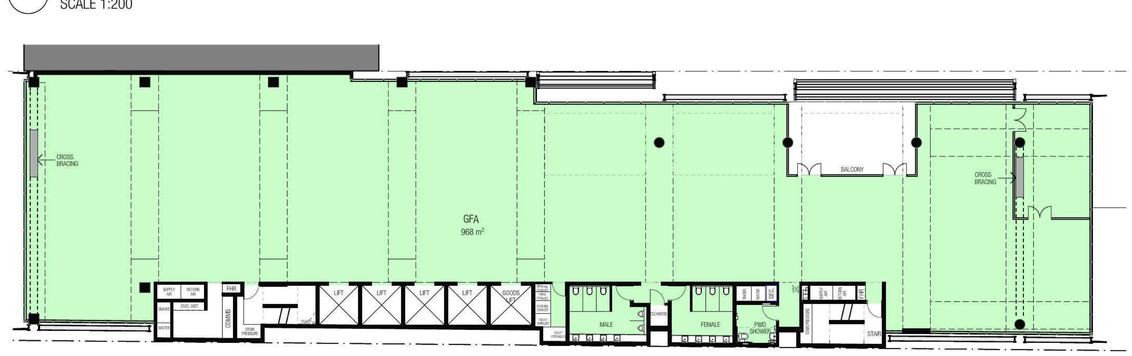

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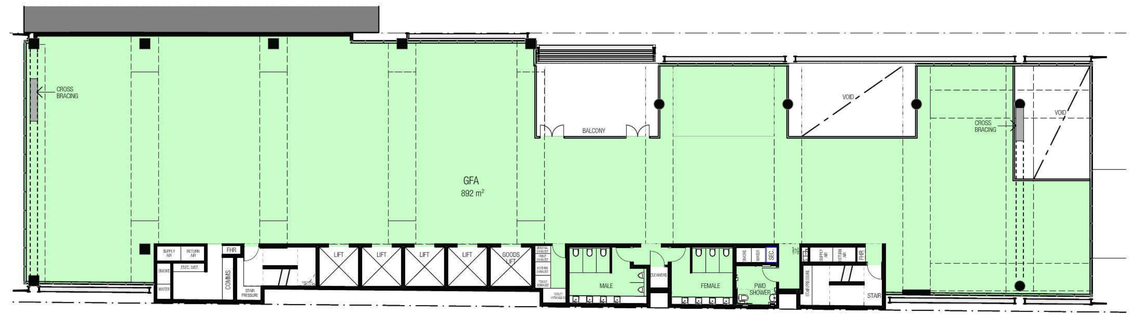

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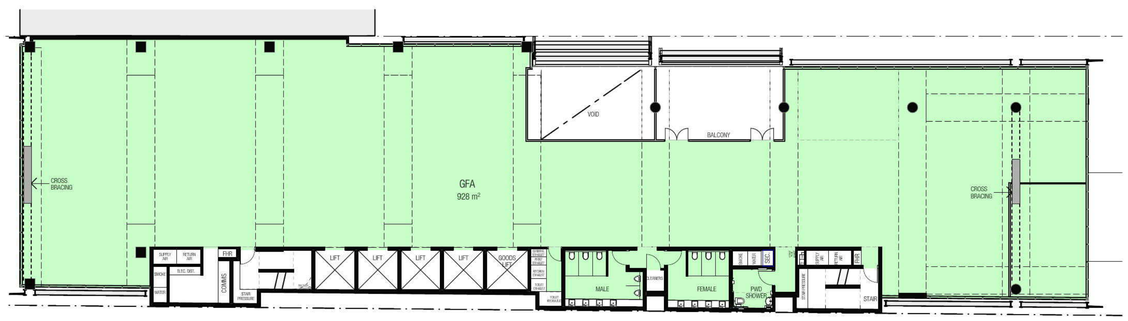

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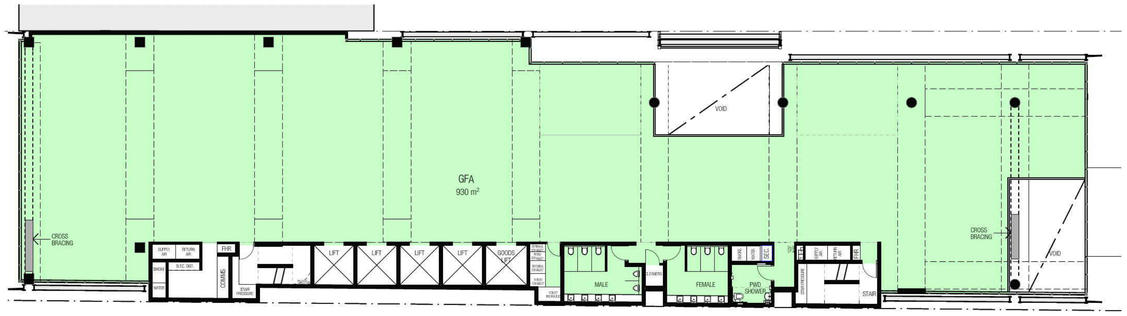

06 PLAN - LEVEL 05 GFA
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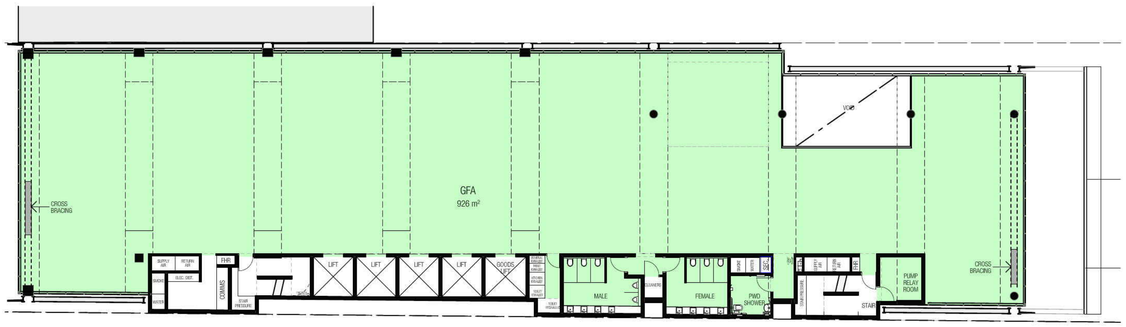

07 PLAN - LEVEL 06
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LEGEND:

GROSS FLOOR AREA IS DEFINED AS THE SUM OF THE FLOOR AREA OF EACH STOREY MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, EXCLUDING:
- AREAS FOR VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS
- BASEMENTS
- STORAGE
- CARPARKING AND VEHICULAR ACCESS, LOADING AREAS AND ACCESS TO THEM, GARBAGE AND SERVICES
- PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES AND DUCTING
- VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR A STOREY ABOVE

GFA:	11517 m2
FSR:	8.5 : 1

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - GROUND - LEVEL 6 GFA

Project number	Date generated	Scale
2-20-1342	**24-01-11**	**1:200 @ A1**
Drawing number	Revision	
A2230	**P10**	

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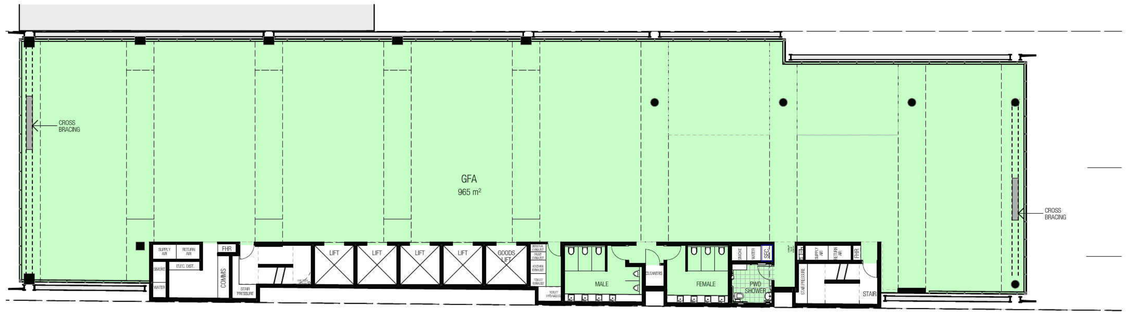
- BASEMENTS
- STORAGE
- CARPARKING AND VEHICULAR ACCESS, LOADING AREAS AND ACCESS TO THEM, GARBAGE AND SERVICES
- PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES AND DUCTING
- VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR A STOREY ABOVE

GFA: 11517 m2
FSR: 8.5 : 1



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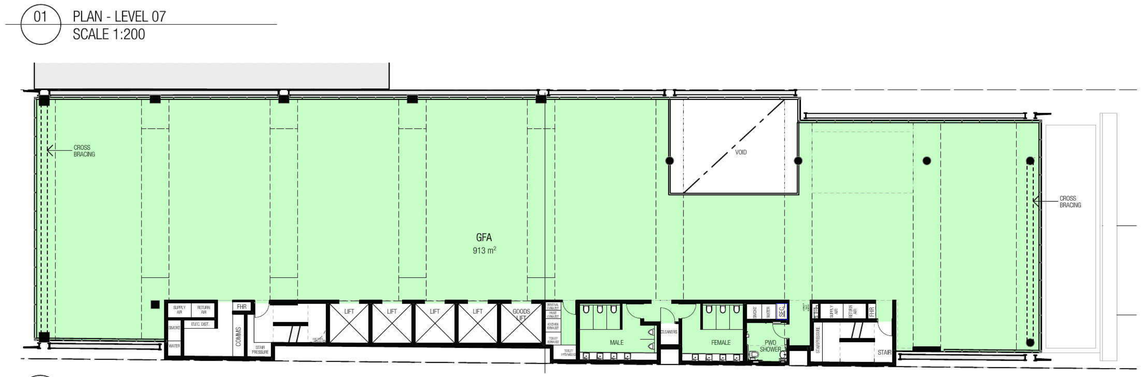

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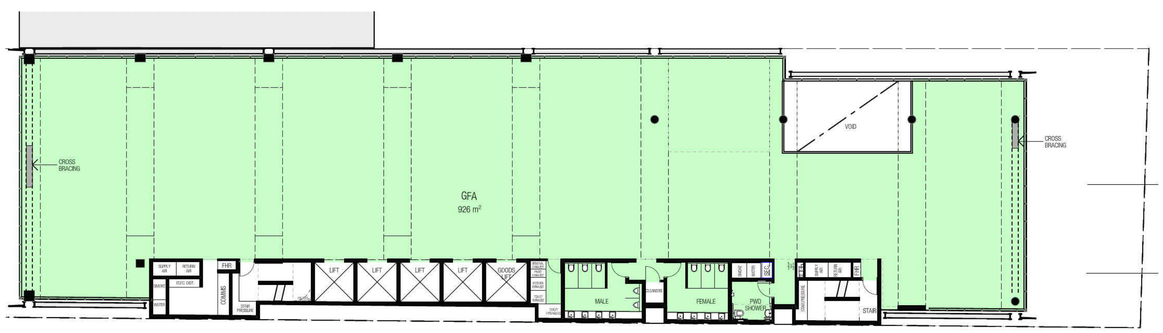

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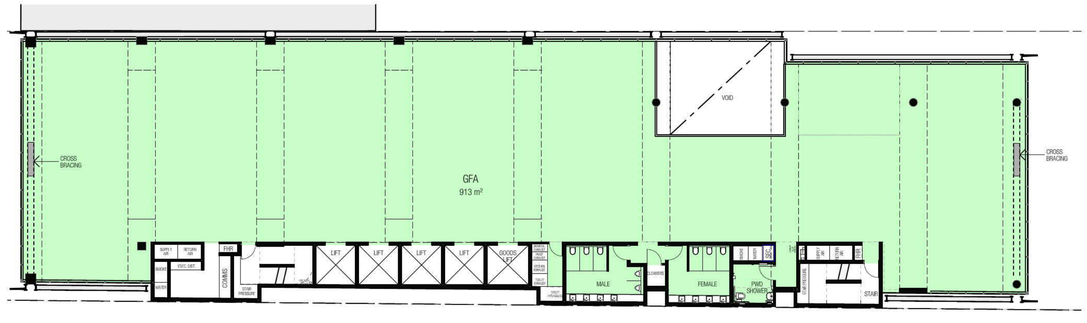

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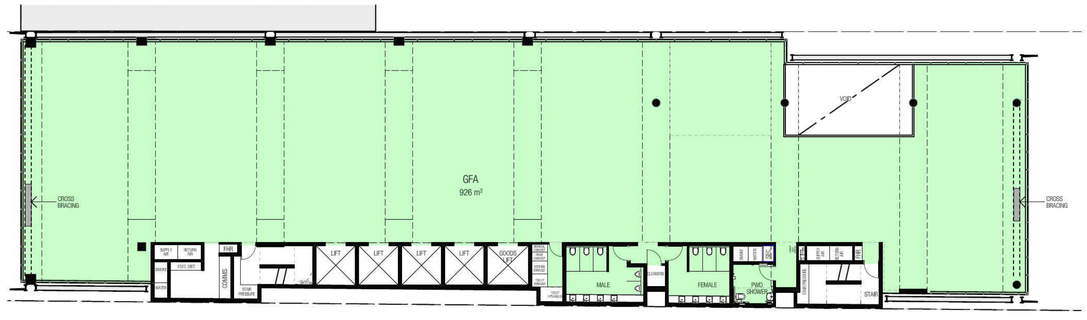

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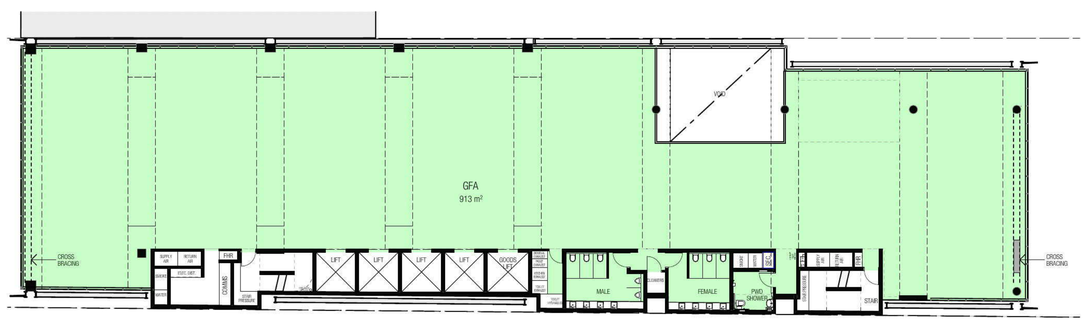

06 PLAN - LEVEL 12 GFA
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WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 7-12 GFA

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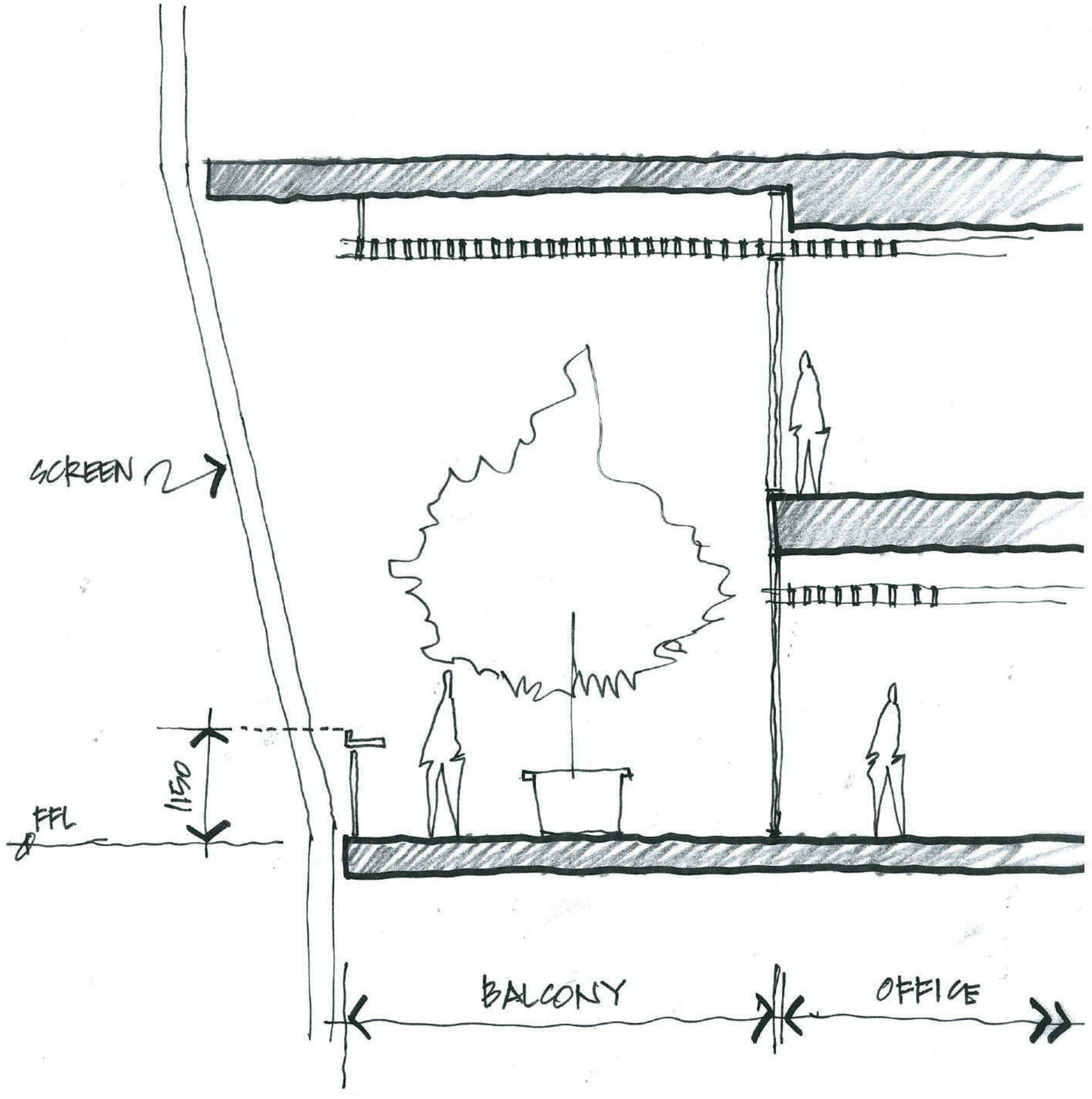

WOODS BAGOT

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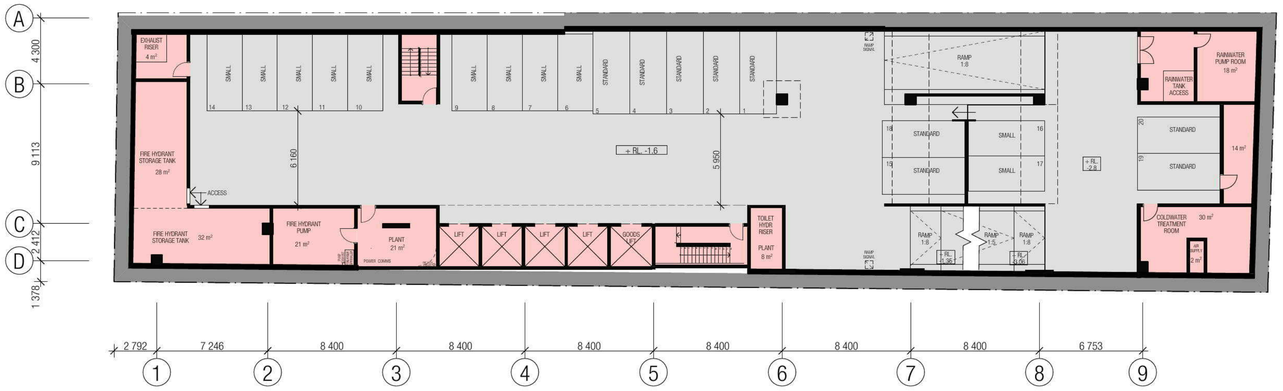
Drawing number	Revision	
SK1300	**P1**	

APPENDIX H

BALCONY BALUSTRADES

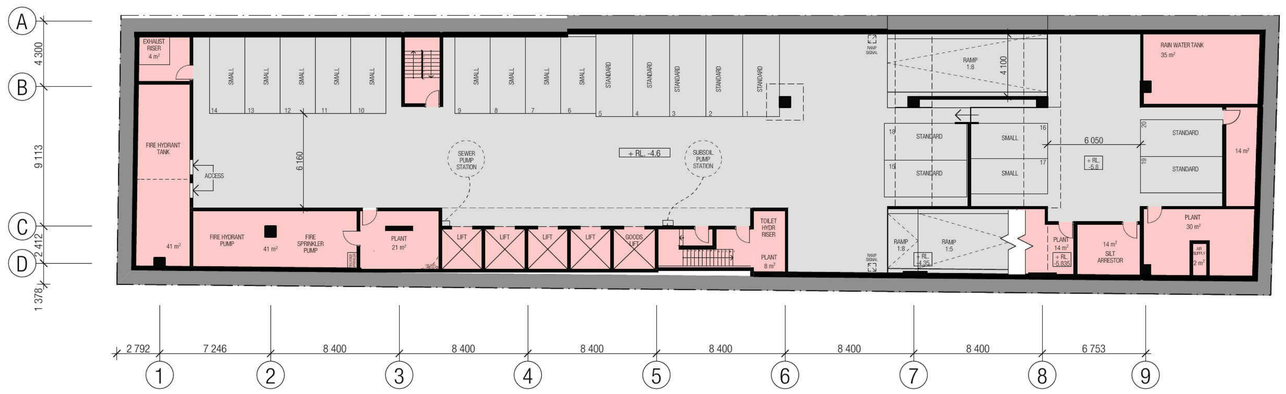
APPENDIX I

CAR PARK DESIGN



01 PLAN - BASEMENT 3
SCALE 1:200

20 CARS



02 PLAN - BASEMENT 4
SCALE 1:200

20 CARS

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - BASEMENT 3 & 4

Project number	Date generated	Scale
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Drawing number	Revision	
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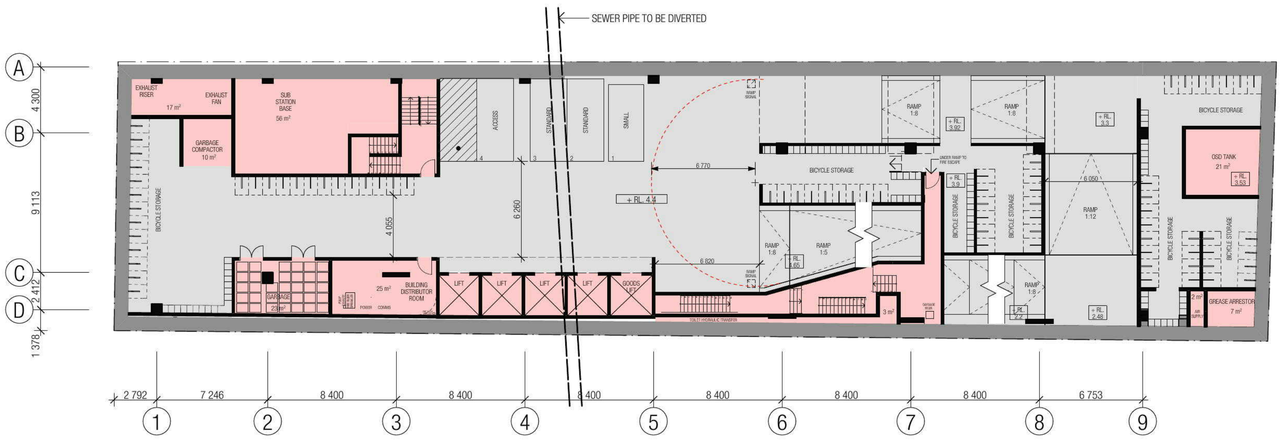

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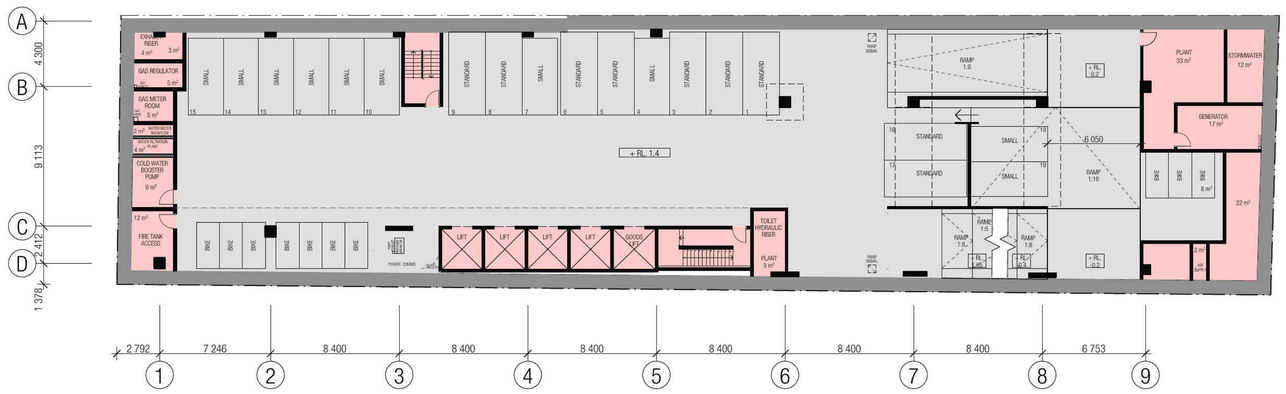
SCALE 1:200

4 CARS 150 BICYCLES



02 PLAN - BASEMENT 2
SCALE 1:200

19 CARS

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - BASEMENT 1 & 2

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Drawing number	Revision	
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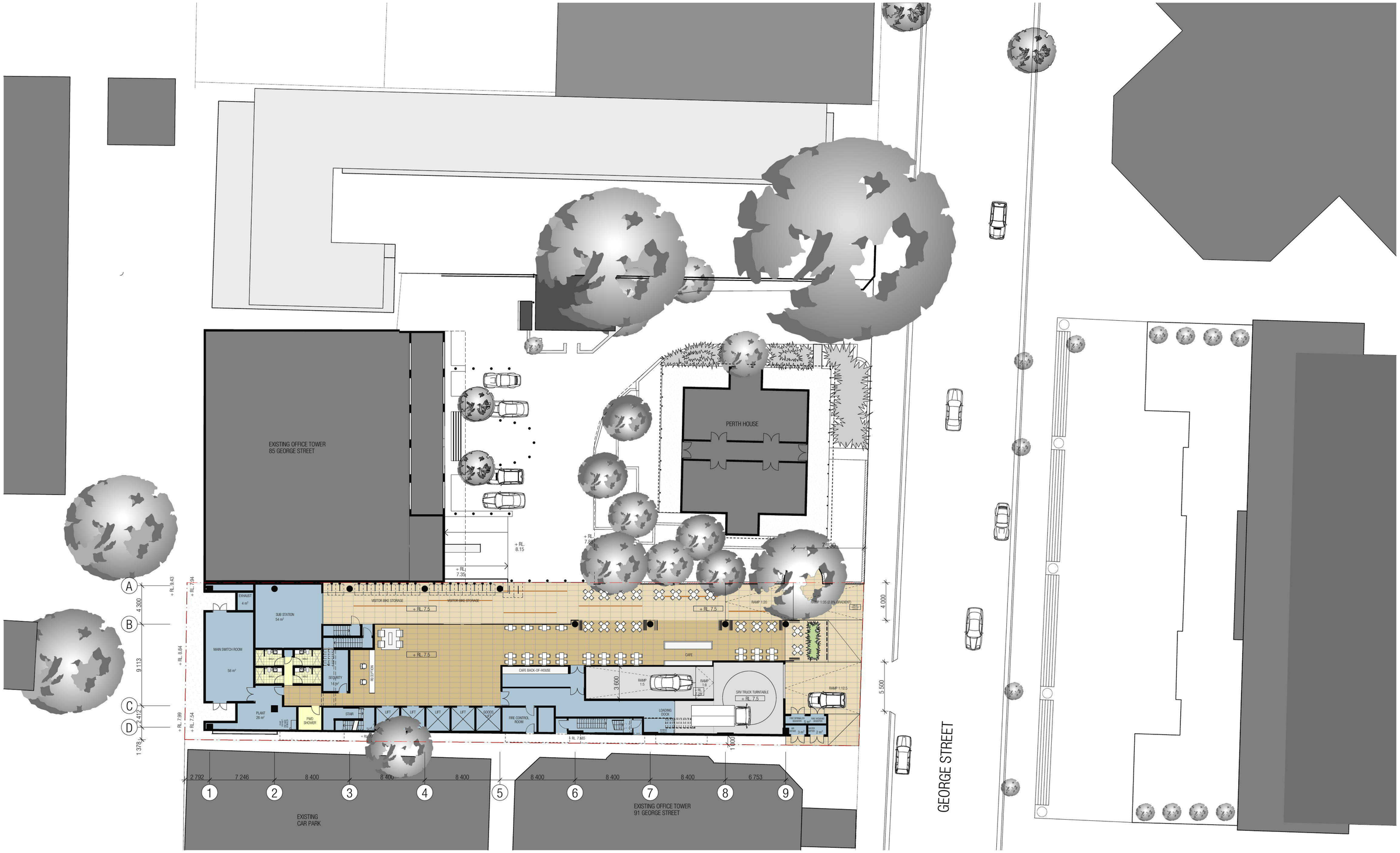


WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - GROUND FLOOR

Project number	Date generated	Scale
2-20-1342	**7-02-11**	**1:200 @ A1**
Drawing number	Revision	
A2202	**P9**	

APPENDIX J

TRAFFIC

VARGA TRAFFIC PLANNING Pty Ltd
Transport, Traffic and Parking Consultants
ACN 071 762 537 ABN 88 071 762 537

7 February 2011
Ref 09205

Portfolio Projects
PO Box 281
ST CLAIR NSW 2759

Attn: Mr Ray Robertson
portfolioprojects@bigpond.com

Dear Ray,

PROPOSED COMMERCIAL OFFICE BUILDING'S GROUND FLOOR CAFÉ
89 GEORGE STREET, PARRAMATTA
SERVICING ARRANGEMENTS

I refer to your recent enquiries concerning the loading facilities for the proposed development.

Deliveries to the proposed café are expected to comprise 2 to 3 deliveries per day, and will usually be completed prior to 7:30am. These deliveries will be undertaken using light commercial vehicles such as "white vans" and the like. Vehicles of this type are typically smaller than a standard car, and could be accommodated in conventional parking spaces if the loading dock is occupied.

Deliveries to the office component of the building are expected to be minimal, typically less than 5 deliveries per day. These deliveries will typically comprise office stationary or similar, and will be undertaken by small SRV trucks (6.4m long) or light commercial vehicles such as" white vans" and the like.

The duration of most deliveries will be very brief, and will often be undertaken using a regular on-street parking space, particularly if the loading dock is already occupied.

Observations undertaken in the immediate vicinity of the site have found that kerbside parking tends to be readily available in this section of George Street, in the immediate vicinity of the site.

Garbage collections will be undertaken by small garbage trucks based on the 6.4m long SRV rigid truck (eg; as used by Sydney City Council, Ku-ring-gai Council etc.). It is understood that these garbage collections will be undertaken in the early hours of the morning, when the building is unattended.

Please do not hesitate to contact me on telephone 9904 3224 should you have any enquiries.

Yours sincerely

Robert Varga
Director
Varga Traffic Planning Pty Ltd

Proposed Commercial Office Development

89 George Street, Parramatta

TRAFFIC AND PARKING ASSESSMENT REPORT

28 January 2010

Ref 09205

VARGA TRAFFIC PLANNING Pty Ltd
Transport, Traffic and Parking Consultants

Suite 6, 20 Young Street, Neutral Bay NSW 2089 - PO Box 1868, Neutral Bay NSW 2089
Ph: 9904 3224 Fax: 9904 3228, Email: varga@vtp.net.au

TABLE OF CONTENTS

LIST OF ILLUSTRATIONS

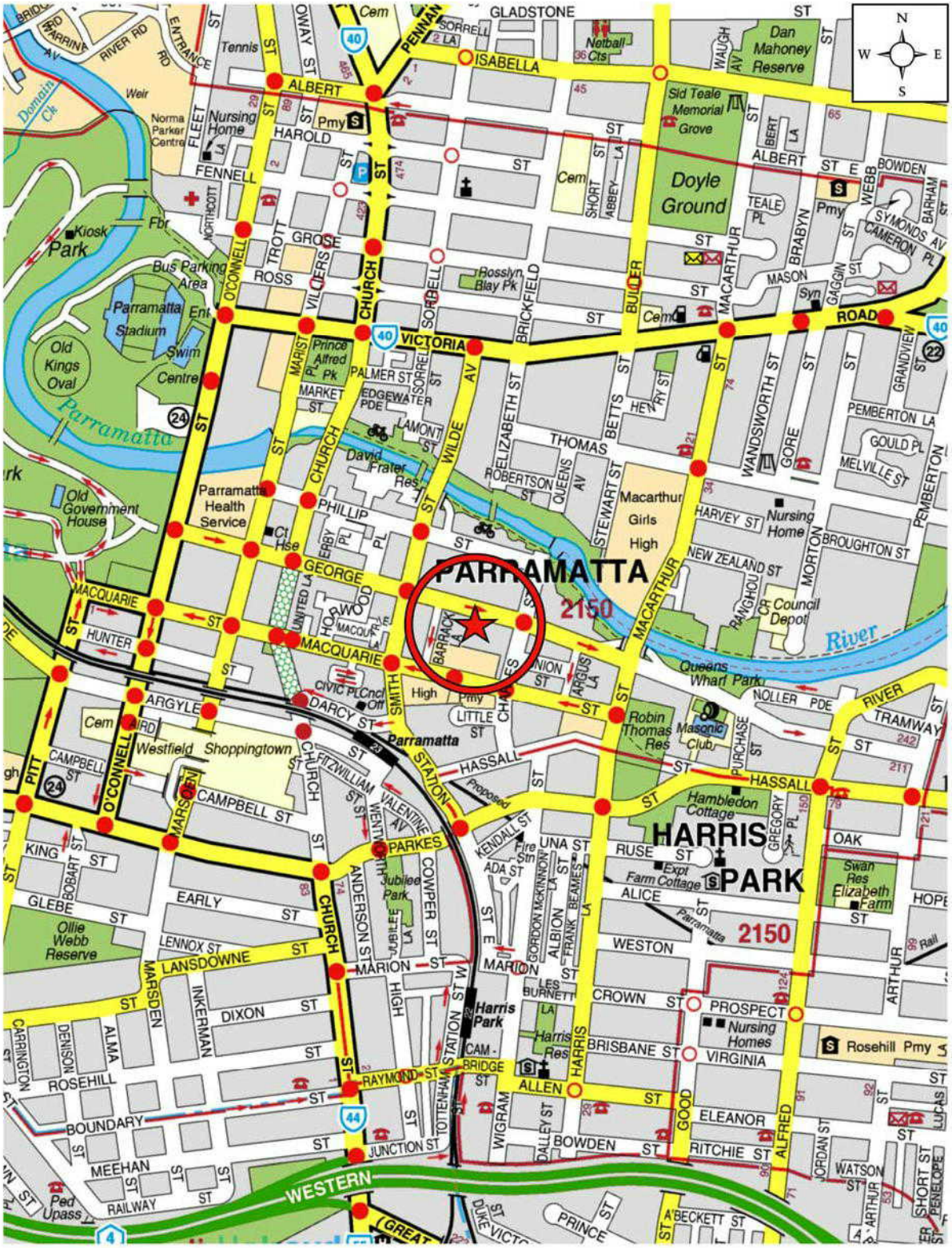
1. INTRODUCTION

This report has been prepared to accompany a Development Application to Parramatta City Council for a commercial office development proposal to be located at 89 George Street, Parramatta (Figures 1 and 2).

The proposed development will involve the demolition of the existing building on the site to facilitate the construction of a new high-rise commercial office development, with carparking to be provided in a multi-level basement carparking area in accordance with Council's requirements.

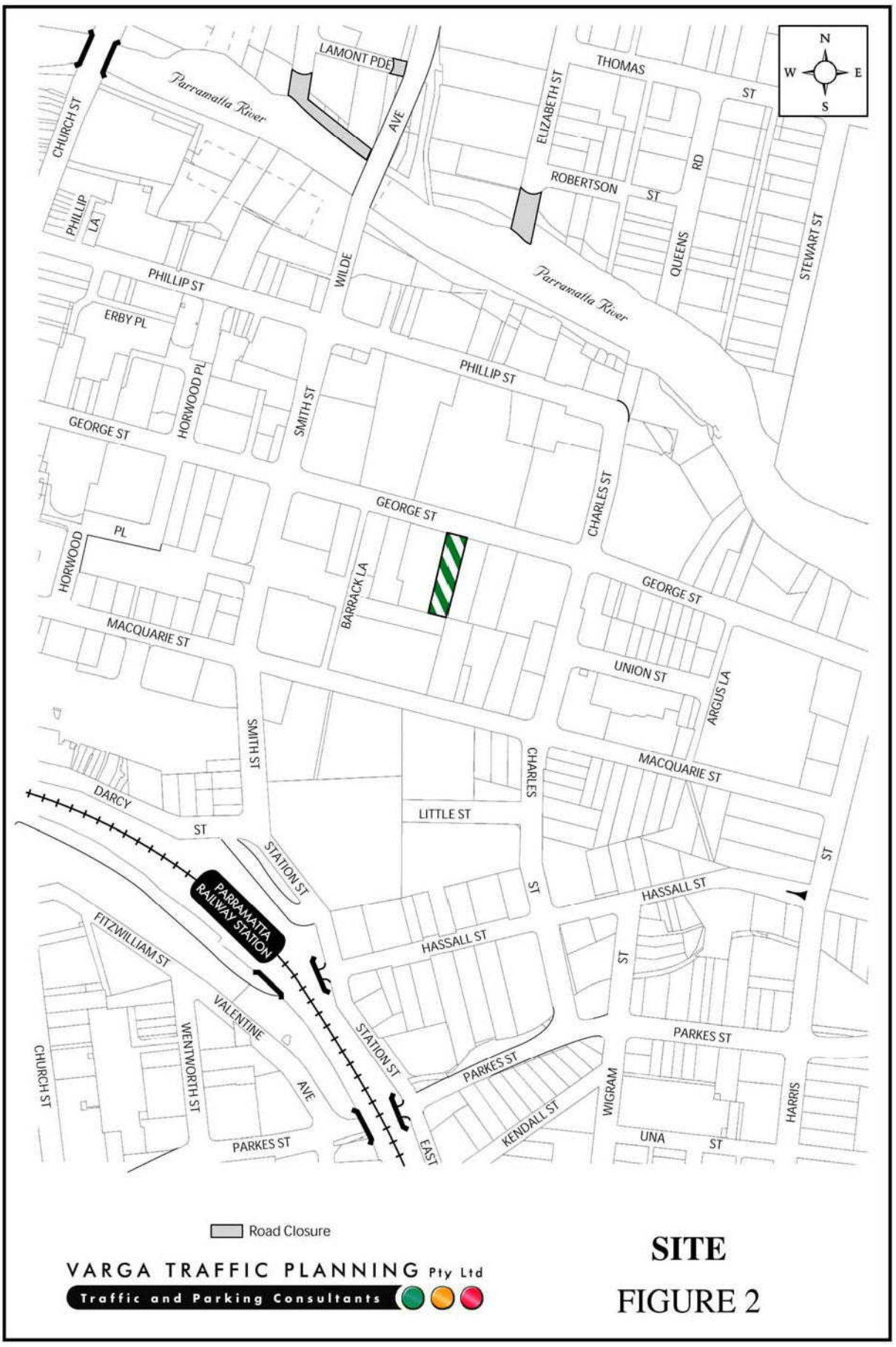
The purpose of this report is to assess the traffic and parking implications of the development proposal and to that end this report:

- describes the site and provides details of the development proposal
- reviews the road network in the vicinity of the site, and the traffic conditions on that road network
- estimates the traffic generation potential of the development proposal, and assigns that traffic generation to the road network serving the site
- assesses the traffic implications of the development proposal in terms of road network capacity
- review the geometric design features of the proposed basement carparking facilities for compliance with the relevant codes and standards
- assesses the adequacy and suitability of the quantum of off-street carparking provided on the site.



VARGA TRAFFIC PLANNING Pty Ltd
Transport, Traffic and Parking Consultants

LOCATION
FIGURE 1


N
W
E
S
LAMONT PDE
Parramatta River
CHURCH ST
PHILLIP LA
PHILLIP ST
ERBY PL
HORWOOD PL
SMITH ST
GEORGE ST
HORWOOD PL
MACQUARIE ST
WILDE AVE
ELIZABETH ST
THOMAS ST
ROBERTSON ST
QUEENS RD
STEWART ST
CHARLES ST
BARRACK LA
UNION ST
ARGUS LA
LITTLE ST
DARCY ST
STATION ST
PARRAMATTA RAILWAY STATION
FITZWILLIAM ST
VALENTINE AVE
WENTWORTH ST
CHURCH ST
PARKES ST
HASSALL ST
KENDALL ST
WIGRAM ST
HARRIS ST
UNA ST
EAST ST
Road Closure
VARGA TRAFFIC PLANNING Pty Ltd
Traffic and Parking Consultants
SITE
FIGURE 2

2. PROPOSED DEVELOPMENT

Site

The subject site is located on the southern side of George Street, in between Barrack Lane and Charles Street. The site has a street frontage approximately 18m in length to George Street and occupies an area of approximately 1,353m^2.

The subject site is currently occupied by a single-storey industrial building containing a *Better Brakes* franchise and a small drycleaners.

Off-street parking is currently provided for approximately 20 cars in an informal arrangement with vehicular access via a single two-way driveway located towards the eastern end of the George Street frontage.

Proposed Development

The proposed development will involve the demolition of the existing industrial building on the site to facilitate the construction of a new commercial office building. The proposed new office building will have an ancillary café located on the ground floor level which will cater for the needs of local employees, mostly from within the building.

The proposed new office building will have a floor area of 11,567m^2 GFA as follows:

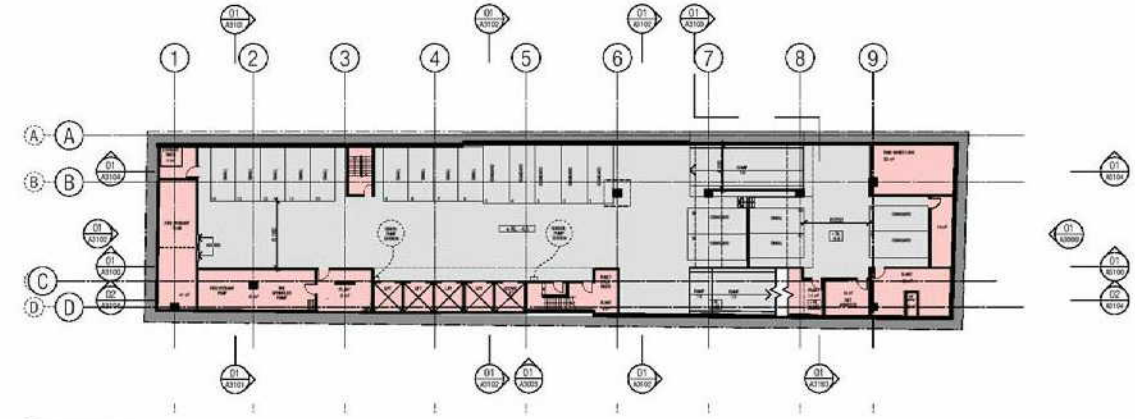
Commercial Office:	11,168m^2 GFA
Ancillary Café:	399m^2 GFA
TOTAL FLOOR AREA:	**11,567m^2 GFA**

Off-street carparking is proposed for a total of 63 cars in a four-level basement carparking area in accordance with Council's requirements. Vehicular access to the carparking facilities is to be provided via the existing two-way driveway located in George Street which is to be upgraded and widened.

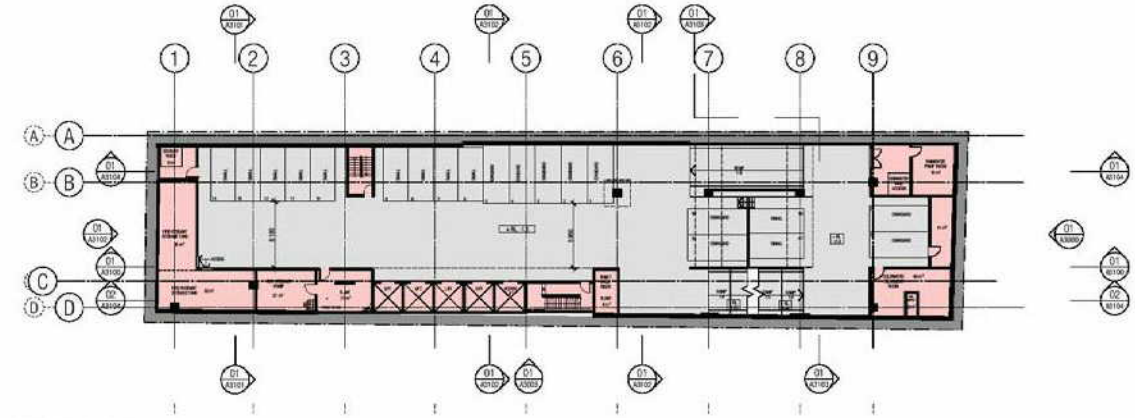
The proposed new office building is to be serviced by a variety of light commercial vehicles such as utilities, white vans and the like, and small trucks up to and including 6.4m long SRV

trucks. The loading dock is to be located towards the front of the building on the ground floor level with a truck turntable, allowing the service vehicles to enter and depart the site in a forward direction at all times.

Plans of the proposed development have been prepared by *Woods Bagot* and are reproduced in the following pages.



01 PLAN - BASEMENT 4
SCALE 1:200

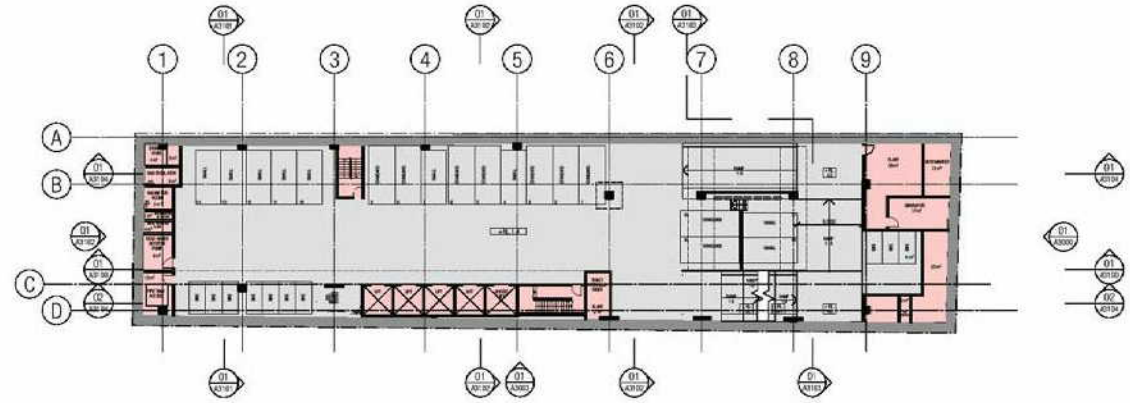


01 PLAN - BASEMENT 3
SCALE 1:200

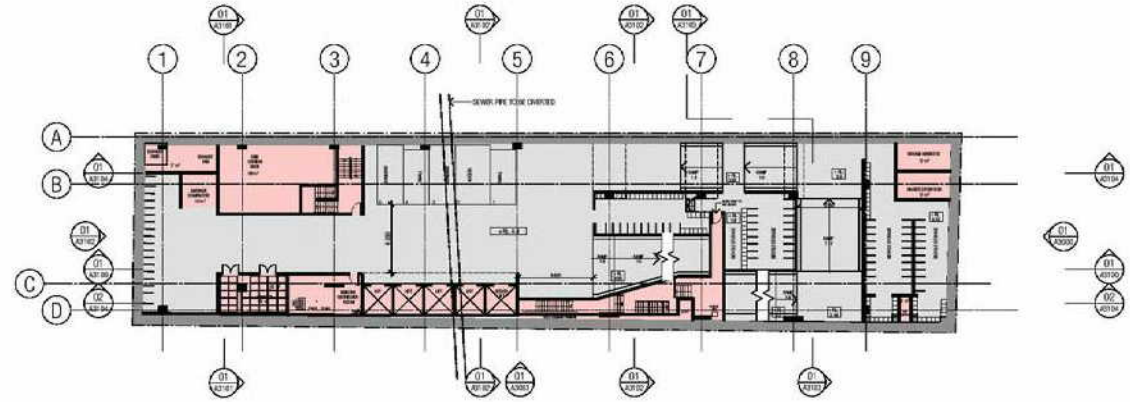
WOODS BAGOT

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - BASEMENT 4 & 3

Project number	Date generated	Scale
2-20-1342	19-08-08	1:200 @ A1
Drawing number	Revision	
A2200	P9	



01 PLAN - BASEMENT 2
SCALE 1:200



01 PLAN - BASEMENT 1
SCALE 1:200

WOODS BAGOT

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - BASEMENT 2 & 1

Project number	Date generated	Scale
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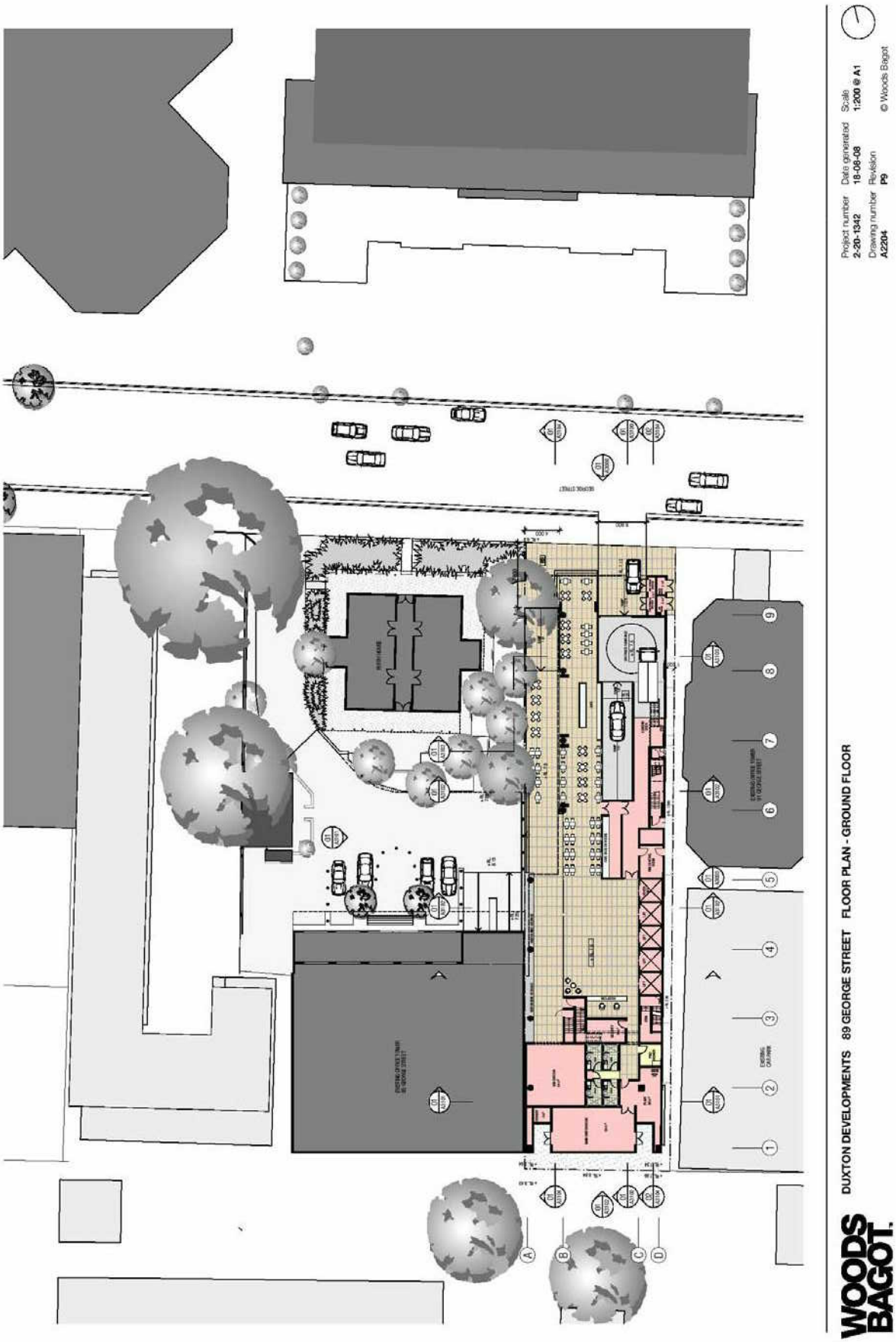
Drawing number	Revision	
A2201	P9	

VARGA TRAFFIC PLANNING PTY LTD


DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - GROUND FLOOR
WOODS BAGOT
Project number 2-20-1342
Date generated 18-08-08
Scale 1:200 @ A1
Drawing number A2204
Revision P9
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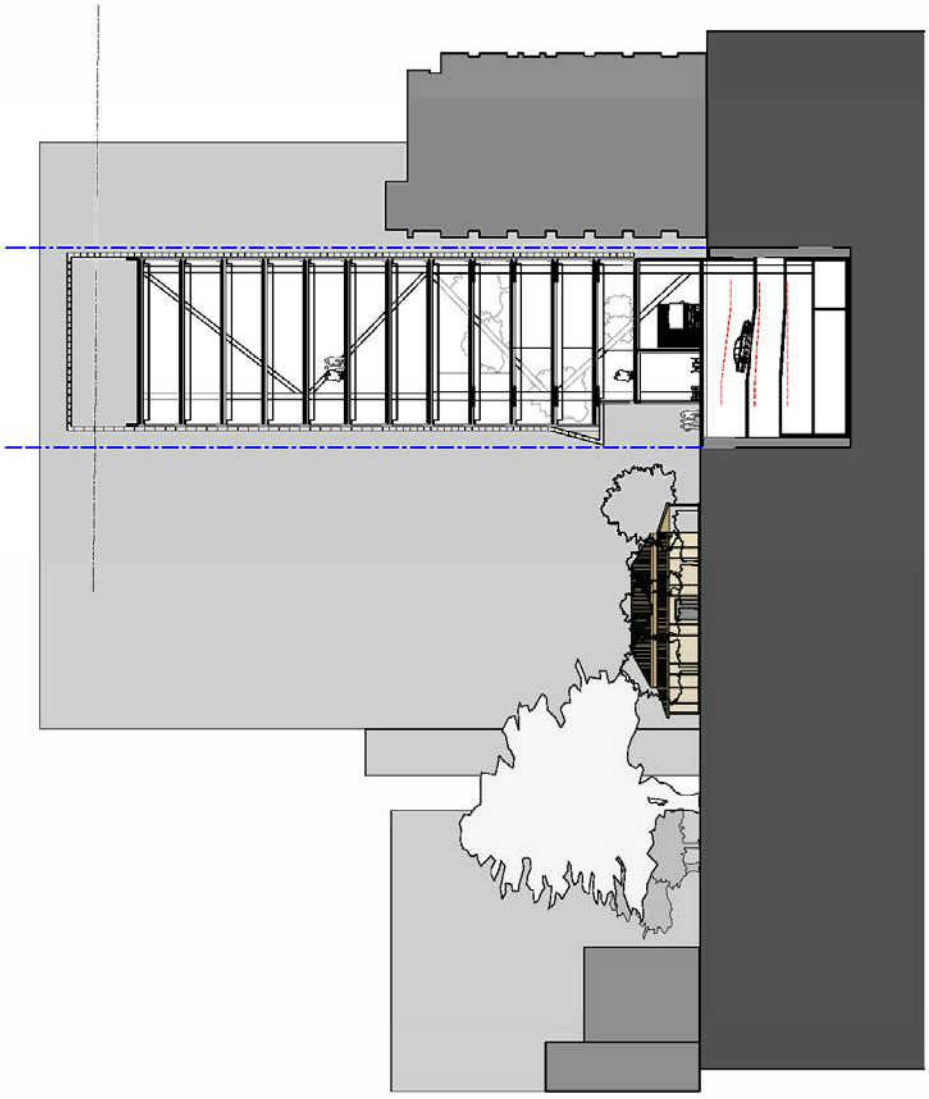
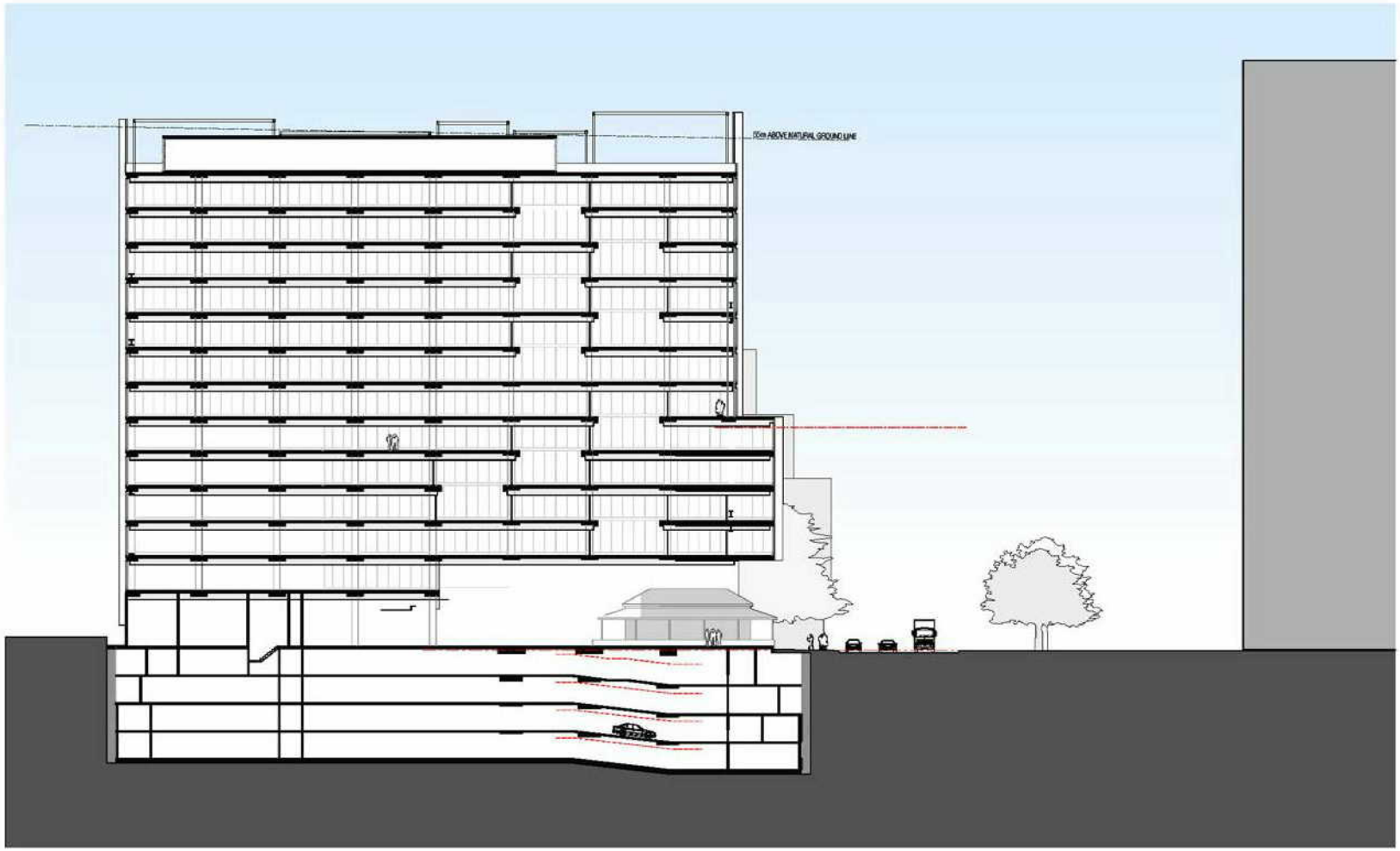


WOODS BAGOT

DUXTON DEVELOPMENTS 89 GEORGE STREET SECTION - SECTION DD

Project number 2-20-1342
Date generated 18-08-08
Scale 1:200 @ A1
Drawing number A3103
Revision P7



WOODS BAGOT

DUXTON DEVELOPMENTS 89 GEORGE STREET SECTION - SECTION EE

Project number	Date generated	Scale
2-20-1342	18-08-08	1:200 @ A1
Drawing number	Revision	
A3104	P7	

3. TRAFFIC ASSESSMENT

Road Hierarchy

The road hierarchy allocated to the road network in the vicinity of the site by the Roads and Traffic Authority is illustrated on Figure 3.

Victoria Road and the M4 Motorway are classified by the RTA as *State Roads* and provide the key east-west road links in the area, linking Parramatta to Rozelle and the Blue Mountains to Concord respectively. They typically carry 3 traffic lanes in each direction in the vicinity of the site, with opposing traffic flows separated by a centre median island.

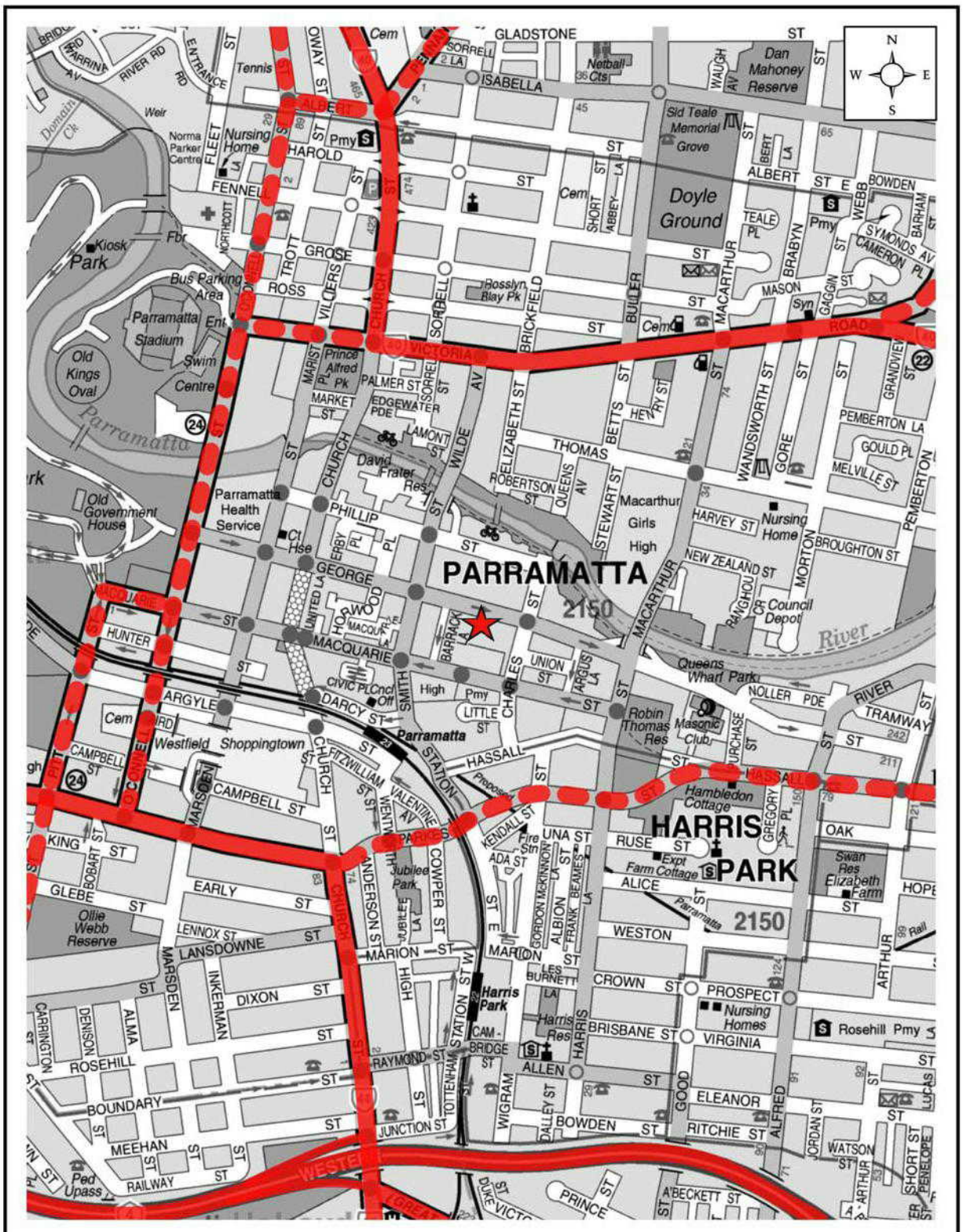
Church Street (south of Parkes Street and north of Victoria Road) is also classified by the RTA as a *State Road* and provides the key north-south road link in the area, linking the M4 Motorway to James Ruse Drive. It typically carries 2-3 traffic lanes in each direction in the vicinity of the site with turning bays provided at key locations.

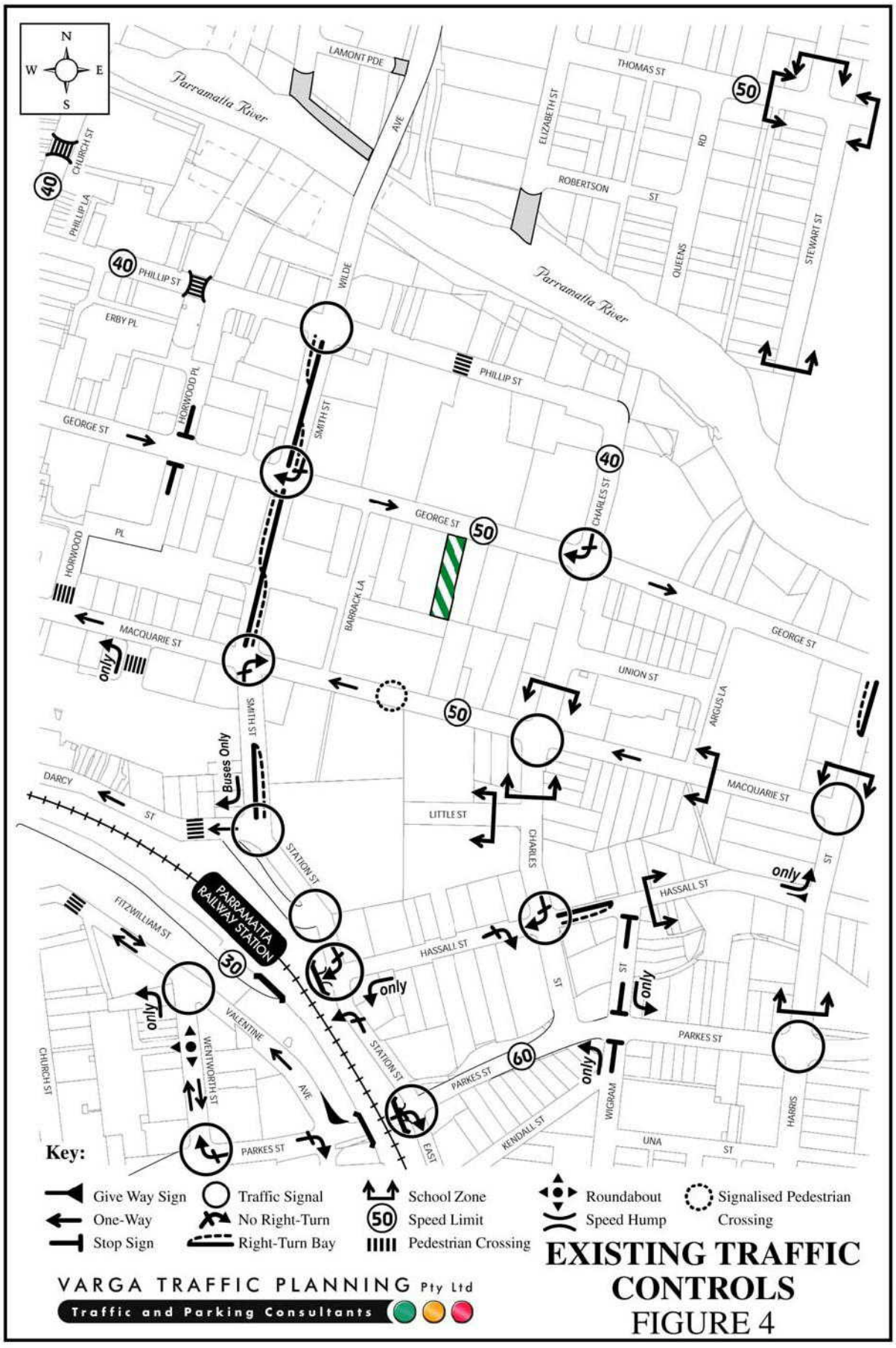
George Street is a local, unclassified, one-way eastbound road which is primarily used to provide vehicular and pedestrian access to frontage properties. Kerbside parking is generally permitted on both sides of the road.

Existing Traffic Controls

The existing traffic controls which apply to the road network in the vicinity of the site are illustrated on Figure 4. Key features of those traffic controls are:

- a 40 km/h SPEED LIMIT which applies to Charles Street and Phillip Street
- a 50 km/h SPEED LIMIT which applies to George Street, Macquarie Street
- TRAFFIC SIGNALS in George Street where it intersects with Smith Street and also Charles Street
- a ONE-WAY eastbound restriction in George Street.


PARRAMATTA
2150
HARRIS PARK
Key:
State Road
Regional Road
VARGA TRAFFIC PLANNING Pty Ltd
Transport, Traffic and Parking Consultants
ROAD HIERARCHY
FIGURE 3


N
W
E
S
Parramatta River
LAMONT PDE
AVE
THOMAS ST
ELIZABETH ST
RD
ROBERTSON
ST
QUEENS
STEWART ST
CHURCH ST
PHILLIP LA
40
PHILLIP ST
WILDE
ERBY PL
HORWOOD PL
SMITH ST
GEORGE ST
CHARLES ST
50
HORWOOD
PL
BARRACK LA
MACQUARIE ST
only
UNION ST
ARGUS LA
Buses Only
DARCY
ST
LITTLE ST
CHARLES
STATION ST
PARRAMATTA RAILWAY STATION
FITZWILLIAM ST
30
HASSALL ST
VALENTINE
AVE
WENTWORTH ST
CHURCH ST
PARKES ST
60
KENDALL ST
EAST
WIGRAM
UNA
HARRIS
Key:
Give Way Sign
One-Way
Stop Sign
Traffic Signal
No Right-Turn
Right-Turn Bay
School Zone
Speed Limit
Pedestrian Crossing
Roundabout
Speed Hump
Signalised Pedestrian Crossing
VARGA TRAFFIC PLANNING Pty Ltd
Traffic and Parking Consultants
EXISTING TRAFFIC CONTROLS
FIGURE 4

Existing Traffic Conditions

An indication of the existing traffic conditions on the road network in the vicinity of the site is provided by peak period traffic surveys undertaken as part of this traffic study. The traffic surveys were undertaken in George Street where it intersects with the existing site access driveway on Tuesday 24th June, 2008. The results of the traffic surveys are reproduced in full in Appendix A and reveal that:

- one-way eastbound traffic flows in George Street are typically in the order of 530 vehicles per hour (vph) during the *morning* peak period, increasing to 700 vph during the *afternoon* peak period

- two-way traffic flows in/out of the existing site are typically in the order of 20 vph during the *morning* peak period (ie. 18 trips IN & 2 trips OUT), and 17 vph during the *afternoon* peak period (ie. 1 trip IN & 16 trips OUT).

Alternate Transport Options

The proposed office building is fortunate to be located in an area where there is an extensive variety of alternate transport options available such as train, bus, ferry, cycling and walking, as detailed below.

Public Transport

Parramatta Railway Station is located between Station Street and Argyle Street, approximately 580m south from the proposed office building (ie. a 7 to 8min walk). The Railway Station is a major railway interchange which services three train lines – The Blue Mountains Line, the Western Line and the Cumberland Line.

The Cumberland Line operates Monday to Friday only and offers two morning services and three afternoon services between Campbelltown and Blacktown. The Blue Mountains Line operates 7 days per week between Lithgow and Central, with generally one service per hour during off-peak periods, increasing to one service every 20-30min during peak periods. The Western Line operates 7 days per week between Emu Plains/Richmond and North Sydney/

North Shore, with generally one service approximately every 15min during off-peak periods, increasing to one service approximately every 5-10min during peak periods.

A major bus interchange is also located at Parramatta Railway Station which, as previously mentioned, is approximately 580m south from the proposed office building (ie. a 7 to 8min walk).

Bus stops are also located on both sides of Smith Street, approximately 170m west of the site (ie. a 2 to 2½min walk). The Smith Street bus stops are serviced by most of the buses routes proceeding to the Parramatta Railway Station services from the north and north-east of the CBD.

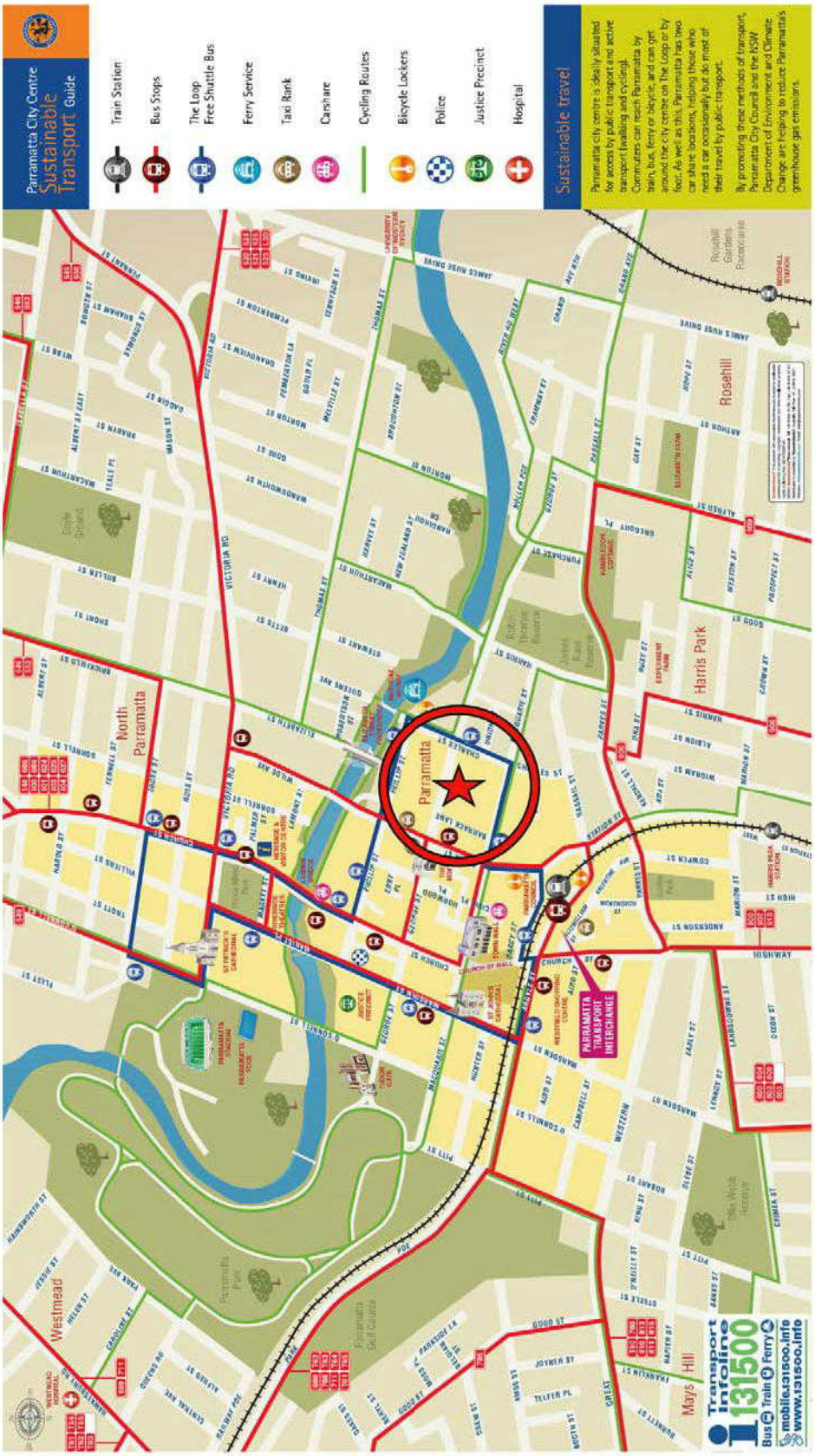
In addition to the extensive range of train and bus services available in the Parramatta area, the Parramatta Rivercat Ferry service provides *express-only* services every hour between Circular Quay and Parramatta, 7 days per week. The Parramatta wharf is located at the northern end of Charles Street, approximately 340m from the proposed office building (ie. 4 to 4 ½min walk).

The primary bus routes serving the Parramatta CBD are summarised on Figure 5. More detailed information on individual bus routes accessing the Parramatta CBD are reproduced in Appendix B.

Also shown on Figure 5 is the route of a free shuttle bus loop around the CBD, the location of the Parramatta Rivercat Ferry Wharf, and various cycling routes (see below) serving the Parramatta CBD.

Bicycle and Pedestrian Routes

There are a number of cycleways and shared pedestrian paths providing convenient access into and out of the Parramatta CBD for those employees who do not wish to drive or use public transport, and who live relatively near the CBD. Studies have shown that in Sydney, over 50% of trips are less than 5km.



SUMMARY OF ALTERNATE TRANSPORT OPTIONS

FIGURE 5

The longest cycleway into and out of the Parramatta CBD is the 17km long Parramatta to Liverpool *Rail Trail*. Other cycleways include the *Parramatta Valley Cycleway* which starts at Morrisan Bay Park in Ryde and heads west along dedicated bike paths, quiet streets and the river foreshore onto the Parramatta CBD. There is also the shared pedestrian and cycle path out to Rouse Hill, adjacent to Old Windsor Road.

A 3km radius from the proposed office building includes such suburbs as Holroyd, Harris Park, Westmead and North Parramatta. At an average walking pace of say, 5km/h, an employee of the proposed office building could walk the 3km distance in 36min.

The Federal Government has recently committed to $1.5million funding to assist in upgrading Parramatta cycleways, including the Parramatta to Blacktown cycleway.

Projected Traffic Generation

An indication of the traffic generation potential of the development proposal is provided by reference to the Roads and Traffic Authority's publication *Guide to Traffic Generating Developments, Section 3 - Landuse Traffic Generation (October 2002).*

The RTA *Guidelines* are based on extensive surveys of a wide range of land uses and nominates the following traffic generation rates which are applicable to the development proposal:

> **Commercial Premises**
> 2.0 peak hour vehicle trips per 100m^2 GFA

Application of the above traffic generation rates to the total floor area of 11,567m^2 of commercial office space and ancillary café as outlined in the development proposal yields a traffic generation potential of approximately 231 vehicle trips per hour during commuter peak periods.

However, it must be emphasised that, in practice, the traffic generation potential of proposed development is likely to be considerably *less* than is suggested by the RTA *Guidelines* because:

- the traffic generation rates nominated in the RTA Guidelines assume that parking is provided on an *unrestrained* basis. Where the provision of parking is *"constrained"* or reduced, it is reasonable to assume that the peak hour traffic generation potential of the site would also be reduced

- in this instance, the parking to be provided on the site in accordance with Council's Parking Code requirements equates to approximately 22% of the rates suggested by the RTA *Guidelines*

- in addition, it is noted that the site is ideally located in close proximity to Parramatta Railway Station, the bus/rail interchange and cycling and shared pedestrian paths to facilitate the public and alternate transport needs of the commercial office employees.

Accordingly, on a pro-rata basis the traffic generation potential of the proposed development is expected to be in the order of 51 peak hour vehicle trips when the *"constrained"* or reduced parking provision is taken into account.

That projected future level of traffic activity should however, be offset or *discounted* by the volume of traffic which could reasonably be expected to be generated by the existing uses of the site, in order to determine the *nett increase (or decrease)* in traffic flows expected to occur as a consequence of the development proposal.

The traffic survey results undertaken at the existing site indicate a traffic generation rate of approximately 20 peak hour vehicle trips.

Accordingly, it is likely that the proposed development will result in an *increase* in the level of traffic activity generated by the site of approximately 31 vph as set out below:

Projected Nett Increase in Peak Hour Traffic Activity
as a consequence of the development proposal

Projected Future Traffic Flows:	51 vehicle trips
Existing Traffic Flows:	20 vehicle trips
NETT INCREASE IN TRAFFIC FLOWS:	**31 vehicle trips**

That projected increase in traffic activity as a consequence of the development proposal is minimal and will clearly not have any unacceptable traffic implications in terms of road network capacity, as is demonstrated by the following section of this report.

Traffic Implications - Road Network Capacity

The traffic implications of development proposals primarily concern the effects that any *additional* traffic flows may have on the operational performance of the nearby road network. Those effects can be assessed using the INTANAL program which is widely used by the RTA and many LGA's for this purpose. Criteria for evaluating the results of INTANAL analysis are reproduced in the following pages.

The results of the INTANAL analysis of the George Street & Site Access Driveway intersection are summarised on Table 3.1 below, revealing that:

- the George Street & Site Access Driveway intersection currently operates at *Level of Service "A"* under the existing traffic demands with total average vehicle delays in the order of 4 seconds/vehicle

- under the projected future traffic demands expected to be generated by the development proposal, the George Street & Site Access Driveway intersection will continue to operate at *Level of Service "A"*, with increases in average vehicle delays of ***less than*** 1 second/vehicle.

In the circumstances, it is clear that the proposed development will not have any unacceptable traffic implications in terms of road network capacity. In particular it is noted that no road/intersection upgrades will be required.

TABLE 3.1 - RESULTS OF INTANAL ANALYSIS OF GEORGE STREET & SITE ACCESS DRIVEWAY					
Key Indicators		**Existing Traffic Demand**		**Projected Development Traffic Demand**	
		AM	**PM**	**AM**	**PM**
Level of Service		A	A	A	A
Degree of Saturation		0.00	0.01	0.01	0.05
Average Vehicle Delay (secs/veh)					
George Street (west)	T	0.0	0.0	0.0	3.7
	R	3.7	3.7	3.7	0.0
Site Access Driveway (south)	R	4.2	4.3	4.2	4.4
TOTAL AVERAGE VEHICLE DELAY		**3.7**	**4.2**	**3.8**	**4.3**
		GEO_ACCX		GEO_ACCP	

Construction Traffic Management

Construction activities are expected to be undertaken over a duration of approximately 18 months and will involve between 3 and 20 staff as set out below. Working hours are proposed from 7:00am to 5:00pm Monday-Friday and 8:00am-12 noon on Saturday, subject to DA consent conditions. No work is to be carried out on Sundays or Public Holidays.

CONSTRUCTION PROGRAM – DURATION AND STAFFING LEVELS			
Stage	**Work**	**Duration**	**Number of Staff**
1	Demolition	2 weeks	3 - 8
2	Excavation	4 weeks	3 - 8
3	Construction	16 months	3 - 20

During construction of the proposed office building, a hoarding is to be installed along the site frontage incorporating overhead protection for pedestrians and cyclists.

Works Zone

A Works Zone is proposed to be installed along the southern side of George Street between the existing site access driveway and the western boundary of the site. The Works Zone is proposed to facilitate unloading of deliveries to the site during construction, and is not intended to be used by construction employees' private vehicles.

Loading/Unnloading

All materials being delivered to the site will be unloaded either within the site or using the abovementioned Works Zone which is to be installed directly in front of the site.

Construction Truck Routes

All heavy vehicles involved in the demolition, excavation and construction of the proposed development will approach the site via the classified RTA road network and then either George Street or Smith Street when approaching the site. Upon departure, all heavy vehicles will return to the classified RTA road network via either Macarthur Street or Harris Street and Parkes Street.

Traffic Controllers

It is proposed to utilise the services of an authorised traffic controller during the demolition and excavation phases of the project. The key responsibilities of the *authorised traffic controller* will include:

- to ensure the safety of pedestrian movements along the footpath where it crosses the driveway to be used by demolition or excavation vehicles, and

- to control the safe movement of demolition/excavation vehicles when departing the site. The *authorised traffic controller* should wait for a suitable and safe gap in the passing traffic flows in George Street before allowing heavy vehicles to exit the site.

Criteria for Interpreting Results of Intanal Analysis

1. *Level of Service (LOS)*

LOS	Traffic Signals and Roundabouts	Give Way and Stop Signs
'A'	Good operation.	Good operation.
'B'	Good with acceptable delays and spare capacity.	Acceptable delays and spare capacity.
'C'	Satisfactory.	Satisfactory but accident study required.
'D'	Operating near capacity.	Near capacity and accident study required.
'E'	At capacity; at signals incidents will cause excessive delays. Roundabouts require other control mode.	At capacity and requires other control mode.
'F'	Unsatisfactory and requires additional capacity.	Unsatisfactory and requires other control mode.

2. *Average Vehicle Delay (AVD)*

The AVD provides a measure of the operational performance of an intersection as indicated on the table below which relates AVD to LOS. The AVD's listed in the table should be taken as a guide only as longer delays could be tolerated in some locations (ie inner city conditions) and on some roads (ie minor side street intersecting with a major arterial route).

Level of Service	Average Delay per Vehicle (secs/veh)	Traffic Signals, Roundabout	Give Way and Stop Signs
A	less than 14	Good operation.	Good operation.
B	15 to 28	Good with acceptable delays and spare capacity.	Acceptable delays and spare capacity.
C	29 to 42	Satisfactory.	Satisfactory but accident study required.
D	43 to 56	Operating near capacity.	Near capacity and accident study required.
E	57 to 70	At capacity; at signals incidents will cause excessive delays. Roundabouts require other control mode.	At capacity and requires other control mode.

3. *Degree of Saturation (DS)*

The DS is another measure of the operational performance of individual intersections.

For intersections controlled by traffic signals[1] both queue length and delay increase rapidly as DS approaches 1, and it is usual to attempt to keep DS to less than 0.9. Values of DS in the order of 0.7 generally represent satisfactory intersection operation. When DS exceeds 0.9 queues can be anticipated.

For intersections controlled by a roundabout or GIVE WAY or STOP signs, satisfactory intersection operation is indicated by a DS of 0.8 or less.

[1] *The values of DS for intersections under traffic signal control are only valid for cycle length of 120 secs.*

4. PARKING IMPLICATIONS

Existing Kerbside Parking Restrictions

The existing kerbside parking restrictions which apply to the road network in the vicinity of the site are illustrated on Figure 6 and comprise:

- NO STOPPING restrictions in George Street in the vicinity of the Smith Street and also Charles Street intersections
- NO STOPPING restrictions in George Street along the site's vehicular access driveway
- sections of ½ HOUR / 4 HOUR TICKET PARKING along both sides of George Street
- sections of 1 HOUR / 4 HOUR TICKET PARKING along both sides of George Street including along the site frontage
- BUS ZONES located at various locations in George Street, Smith Street and Phillip Street.

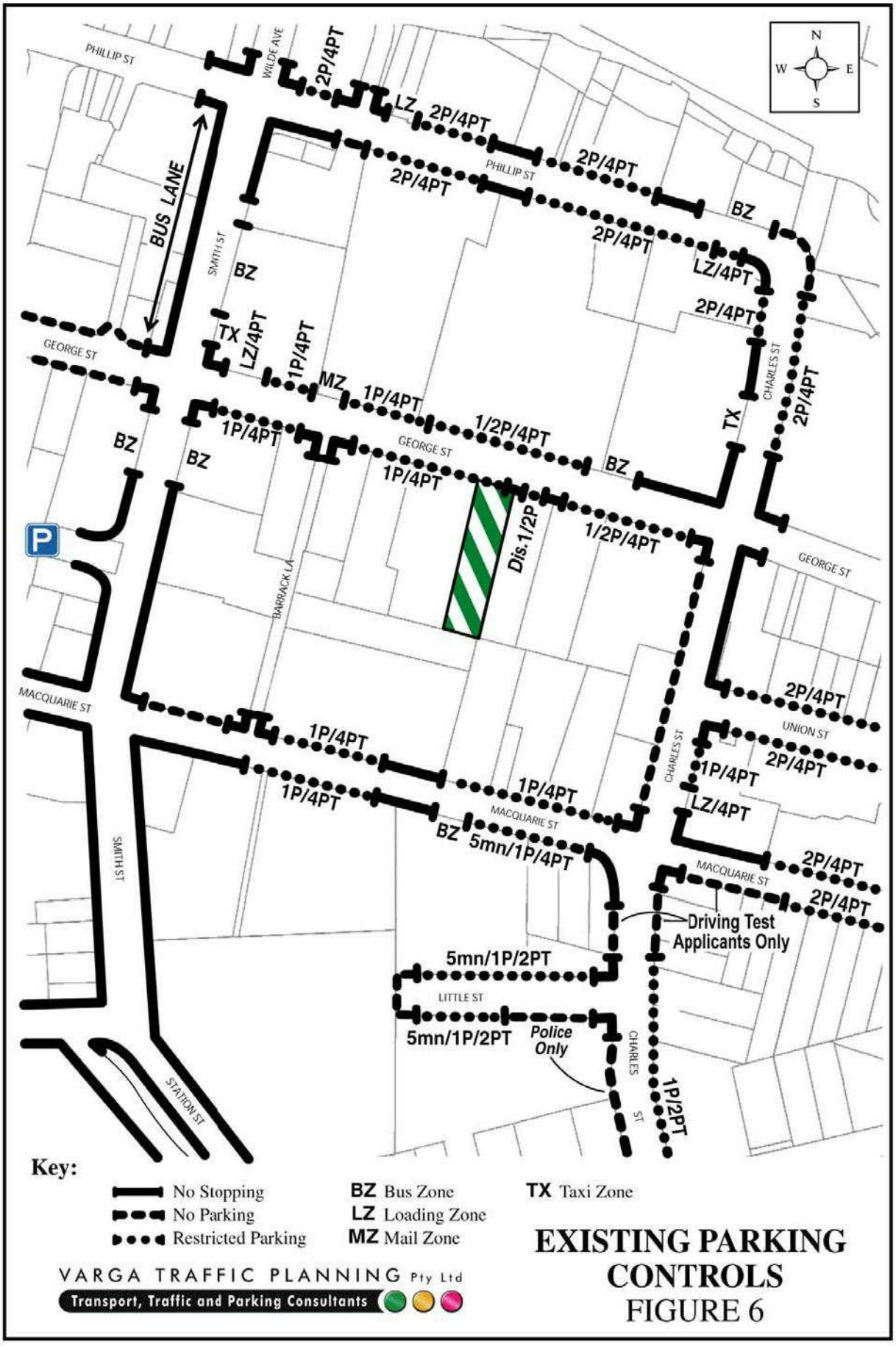
Off-Street Parking Provisions

The off-street parking rates applicable to the development proposal are specified in the NSW Government's *Sydney Regional Environmental Plan No. 28 – Parramatta – Division 3, Car Parking* document in the following terms:

Commercial Premises
10 car spaces per 1,000m^2 GFA (Maximum)

Shops
1 space per 30m^2 GFA

The above parking rates specify the *maximum* number of off-street carparking spaces which may be provided on the site. Application of the above parking rates to the proposed development proposal yields a *maximum* permissible off-street parking provision of approximately 120 parking spaces.


PHILLIP ST
WILDE AVE
2P/4PT
LZ
2P/4PT
2P/4PT
PHILLIP ST
2P/4PT
BZ
2P/4PT
LZ/4PT
2P/4PT
BUS LANE
SMITH ST
BZ
TX
LZ/4PT
1P/4PT
MZ
1P/4PT
1/2P/4PT
BZ
TX
CHARLES ST
2P/4PT
GEORGE ST
BZ
BZ
1P/4PT
GEORGE ST
1P/4PT
Dis.1/2P
1/2P/4PT
GEORGE ST
BARRACK LA
MACQUARIE ST
2P/4PT
UNION ST
2P/4PT
1P/4PT
1P/4PT
1P/4PT
CHARLES ST
LZ/4PT
MACQUARIE ST
BZ 5mn/1P/4PT
2P/4PT
MACQUARIE ST
2P/4PT
Driving Test
Applicants Only
SMITH ST
5mn/1P/2PT
LITTLE ST
5mn/1P/2PT
Police
Only
CHARLES ST
1P/2PT
STATION ST
N
W
E
S
Key:
No Stopping
No Parking
Restricted Parking
BZ Bus Zone
LZ Loading Zone
MZ Mail Zone
TX Taxi Zone
VARGA TRAFFIC PLANNING Pty Ltd
Transport, Traffic and Parking Consultants
EXISTING PARKING CONTROLS
FIGURE 6

The above requirements are satisfied by the proposed provision of 63 off-street carparking spaces and 10 motorcycle spaces in a four-level basement carparking area.

The geometric design layout of the proposed vehicular access and carparking facilities have been designed to comply with the relevant requirements specified in the Standards Australia publication *Parking Facilities Part 1 - Off-Street Carparking AS2890.1* in respect of parking bay dimensions, ramp and aisle widths and overhead clearances.

Loading/Servicing Provisions

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

The geometric design layout of the proposed carparking facilities have been designed to comply with the relevant requirements specified in the Standards Australia publication *Parking Facilities Part 2 - Off-Street Commercial Vehicle Facilities AS2890.2* in respect of loading dock dimensions and service area requirements for SRV trucks.

Bicycle Parking Provisions

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

> **Commercial Premises**
> 1 bicycle space per 20 motor vehicle spaces

Application of the above bicycle parking rates to the 63 motor vehicle spaces provided as outlined in the development proposal yields a bicycle parking requirement of 3 spaces. The above requirements are satisfied by the proposed provision of 75 bicycle parking spaces in a bicycle parking area located on basement level 1.

In summary, the proposed parking, servicing and bicycle facilities satisfy the relevant requirements specified in NSW Government Legislation, Council's Code and the Australian Standards and it is therefore concluded that the proposed development will not have any unacceptable parking, servicing and bicycle implications.

APPENDIX A

TRAFFIC SURVEY DATA

R.O.A.R. DATA

Reliable, Original & Authentic Results

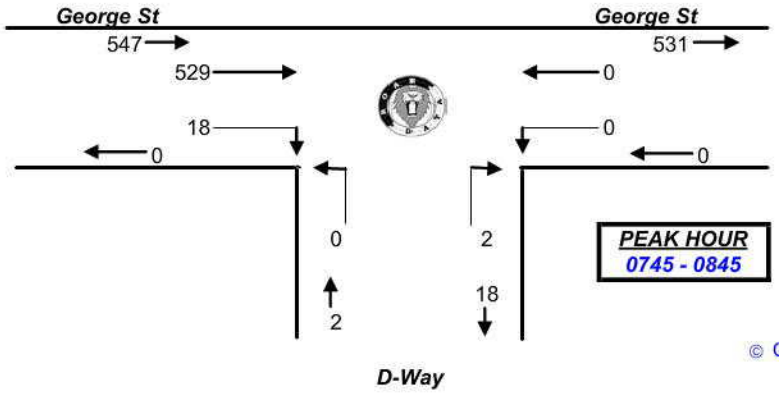
Ph.88196847, Fax 88196849, Mob.0418-239019

Client : Varga Traffic Planning
Job No/Name : 2316 PARAMATTA 89 George St
Day/Date : Tuesday 24th June 08

All Vehicles

Time Per	WEST George St R	WEST George St T	SOUTH D-Way L	SOUTH D-Way R	EAST George St T	EAST George St L	TOTAL
0630 - 0645	0	43		0			43
0645 - 0700	1	66		0			67
0700 - 0715	0	63		0			63
0715 - 0730	1	98		0			99
0730 - 0745	0	123		0			123
0745 - 0800	8	141		1			150
0800 - 0815	5	138		0			143
0815 - 0830	3	117		1			121
0830 - 0845	2	133		0			135
0845 - 0900	2	126		0			128
0900 - 0915	1	89		1			91
0915 - 0930	2	100		0			102
Period End	**25**	**1237**	**0**	**3**	**0**	**0**	**1265**

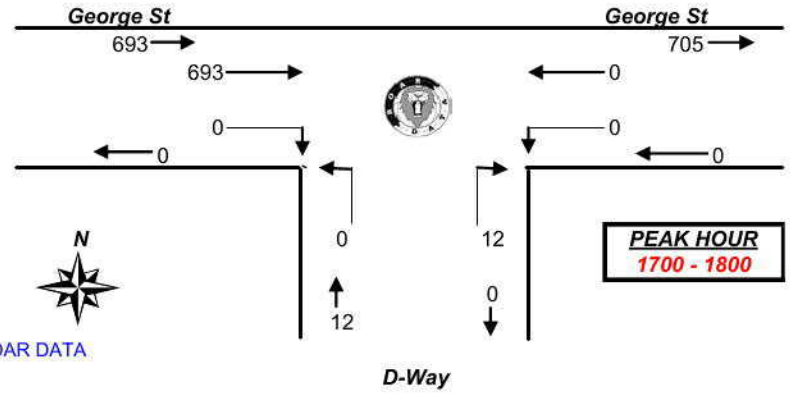
Peak Per	WEST George St R	WEST George St T	SOUTH D-Way L	SOUTH D-Way R	EAST George St T	EAST George St L	TOTAL
0630 - 0730	2	270	0	0	0	0	272
0645 - 0745	2	350	0	0	0	0	352
0700 - 0800	9	425	0	1	0	0	435
0715 - 0815	14	500	0	1	0	0	515
0730 - 0830	16	519	0	2	0	0	537
0745 - 0845	18	529	0	2	0	0	549
0800 - 0900	12	514	0	1	0	0	527
0815 - 0915	8	465	0	2	0	0	475
0830 - 0930	7	448	0	1	0	0	456
PEAK HR	**18**	**529**	**0**	**2**	**0**	**0**	**549**



All Vehicles

Time Per	WEST George St R	WEST George St T	SOUTH D-Way L	SOUTH D-Way R	EAST George St T	EAST George St L	TOTAL
1530 - 1545	0	122		0			122
1545 - 1600	2	100		2			104
1600 - 1615	0	134		1			135
1615 - 1630	0	106		2			108
1630 - 1645	1	147		1			149
1645 - 1700	1	155		4			160
1700 - 1715	0	189		6			195
1715 - 1730	0	154		3			157
1730 - 1745	0	174		3			177
1745 - 1800	0	176		0			176
1800 - 1815	0	151		0			151
1815 - 1830	0	106		0			106
Period End	**4**	**1714**	**0**	**22**	**0**	**0**	**1740**

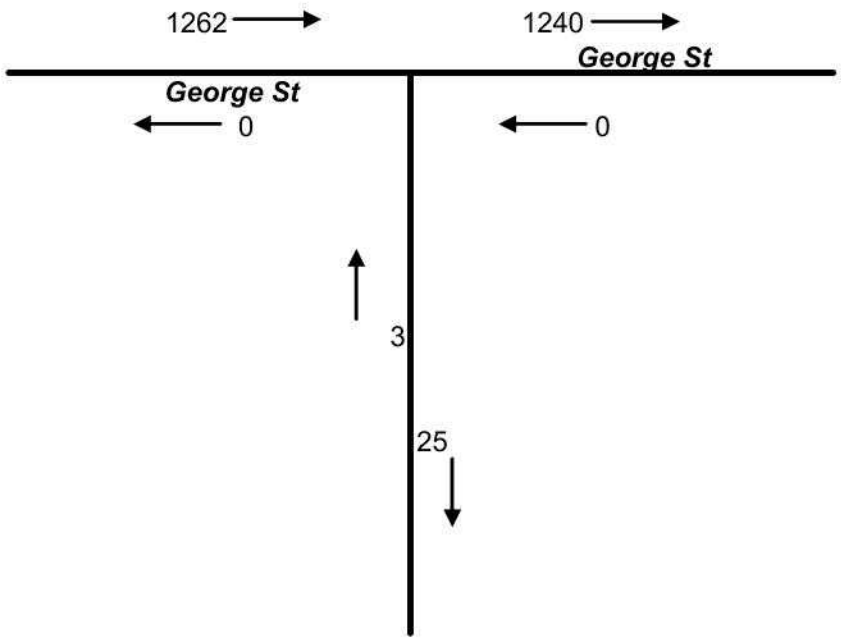
Peak Per	WEST George St R	WEST George St T	SOUTH D-Way L	SOUTH D-Way R	EAST George St T	EAST George St L	TOTAL
1530 - 1630	2	462	0	5	0	0	469
1545 - 1645	3	487	0	6	0	0	496
1600 - 1700	2	542	0	8	0	0	552
1615 - 1715	2	597	0	13	0	0	612
1630 - 1730	2	645	0	14	0	0	661
1645 - 1745	1	672	0	16	0	0	689
1700 - 1800	0	693	0	12	0	0	705
1715 - 1815	0	655	0	6	0	0	661
1730 - 1830	0	607	0	3	0	0	610
PEAK HR	**0**	**693**	**0**	**12**	**0**	**0**	**705**

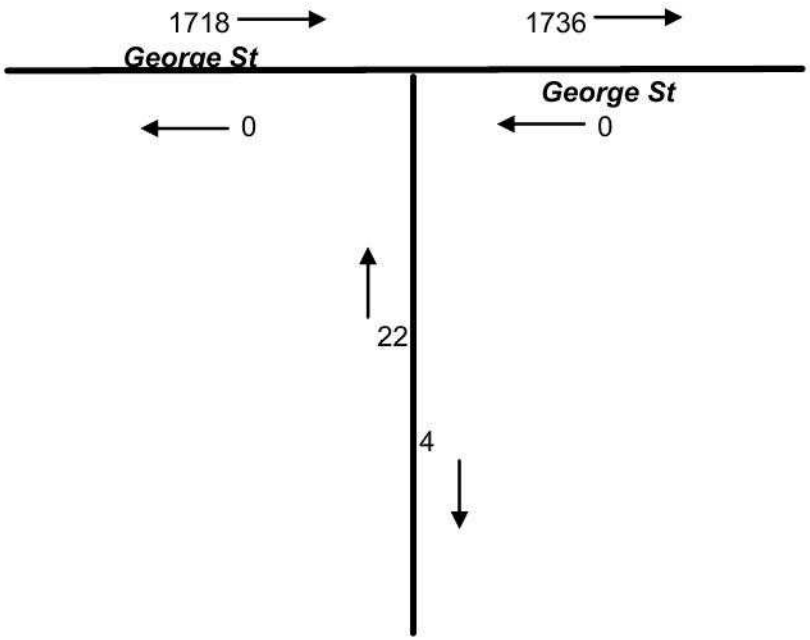


R.O.A.R DATA
Reliable, Original & Authentic Results
Ph.88196847, Fax 88196849, Mob.0418-239019

Client : Varga Traffic Planning
Job No/Name : 2316 PARAMATTA 89 George St
Day/Date : Tuesday 24th June 08

TOTAL VOLUMES FOR COUNT PERIOD



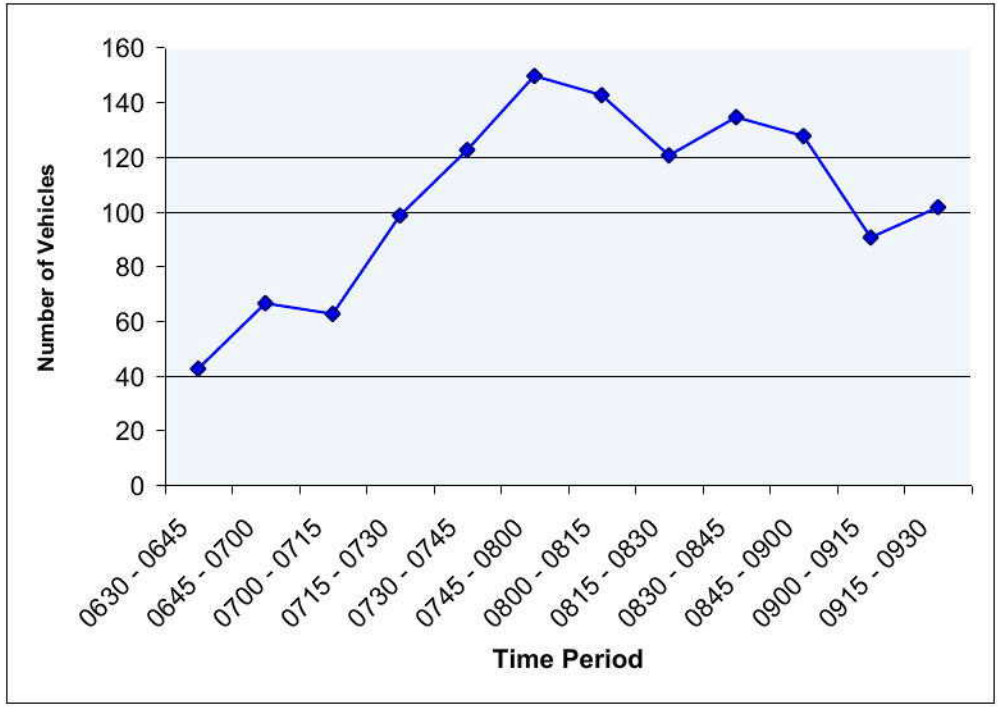


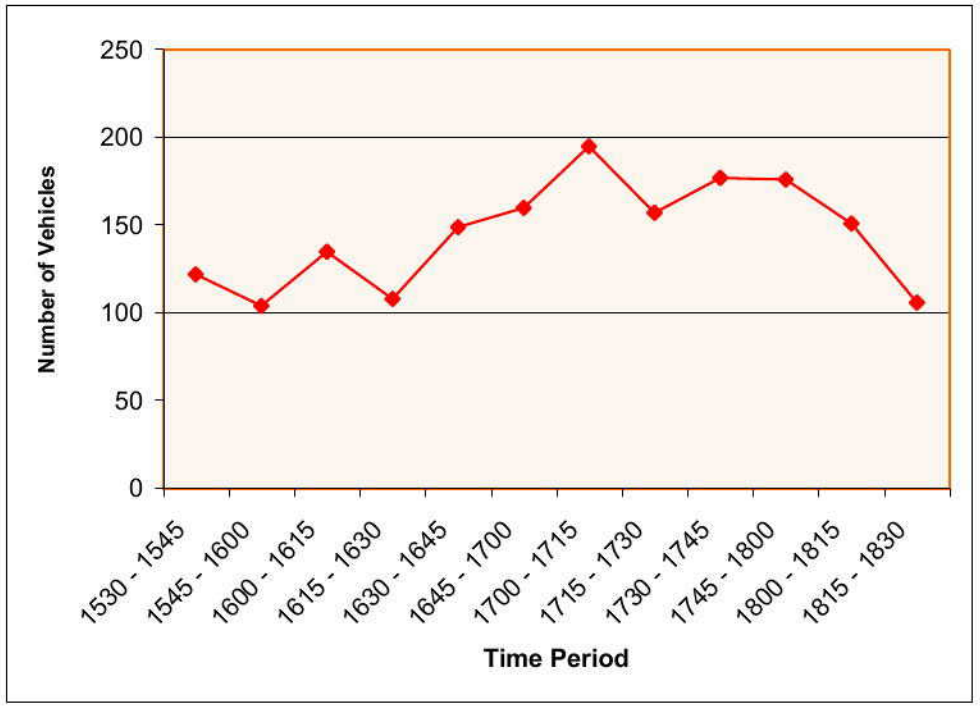
R.O.A.R DATA
Reliable, Original & Authentic Results
Ph.88196847, Fax 88196849, Mob.0418-239019

Client : Varga Traffic Planning
Job No/Name : 2316 PARAMATTA 89 George St
Day/Date : Tuesday 24th June 08

AM ***PM***

George St & Driveway



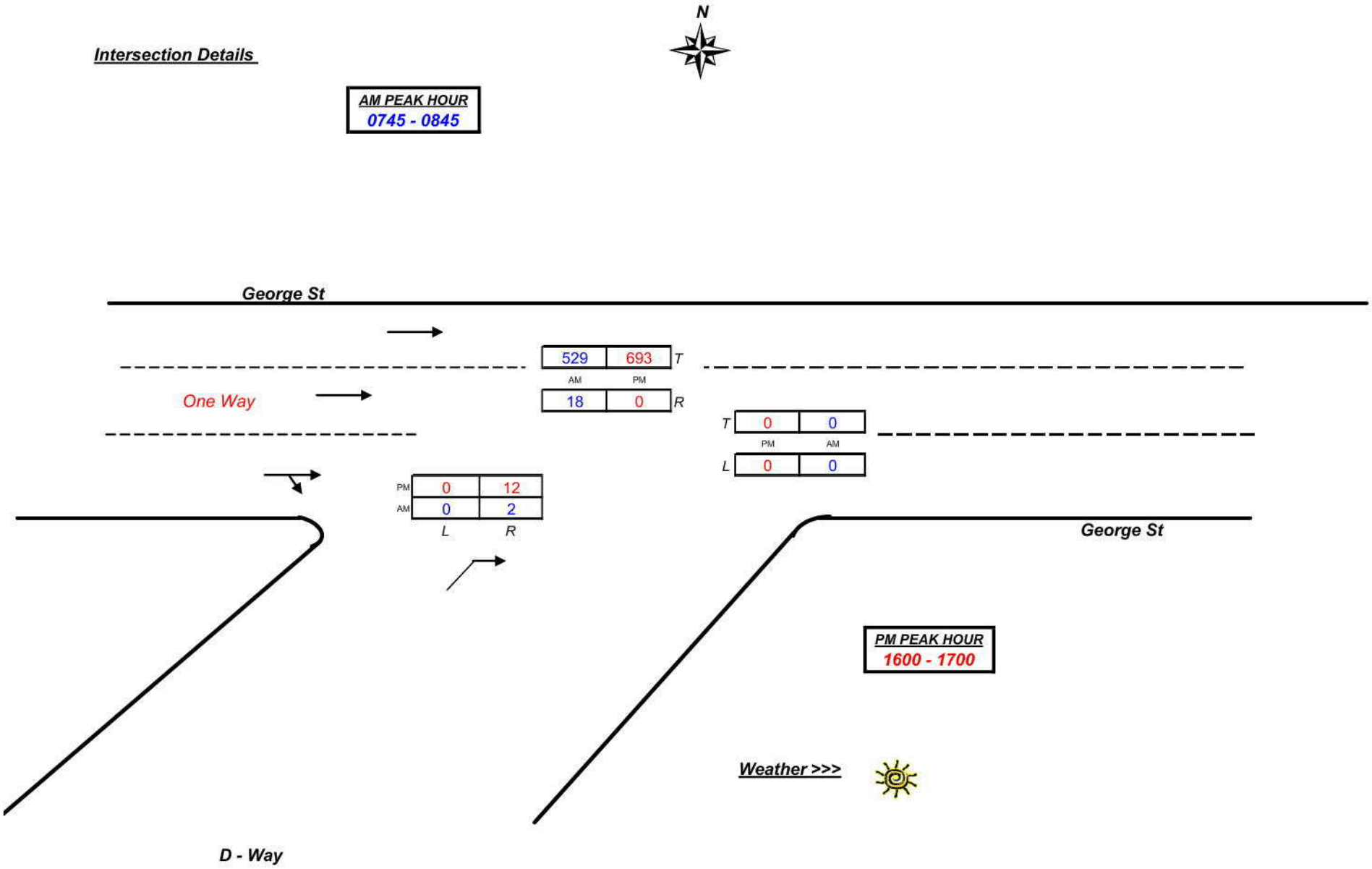


R.O.A.R. DATA
Reliable, Original & Authentic Results
Ph.88196847, Fax 88196849, Mob.0418-239019

Client : Varga Traffic Planning
Job No/Name : 2316 PARAMATTA 89 George St
Day/Date : Tuesday 24th June 08

Intersection Details

AM PEAK HOUR
0745 - 0845



PM PEAK HOUR
1600 - 1700

Weather >>>

APPENDIX B

INDIVIDUAL BUS ROUTES ACCESSING PARRAMATTA CBD

Hills District
Bus Guide

Effective from:
11 May 2009

hillsbus

Glenorie
Arcadia
Berrilee
Castle Hill Local Area
Kenthurst
Galston
Continues to Windsor
Rouse Hill
Continues to Riverstone
Annangrove
Dural
Round Corner
Hornsby
Waitara
Normanhurst
Thornleigh
Glenhaven
Cherrybrook
Continues to Riverstone via Schofields
Kellyville
Stanhope Gardens
Continues to Glendenning
Acacia Gardens
Parklea
Castle Hill
Pennant Hills
Continues to Hornsby. (See insert for more information)
Glenwood
Bella Vista
Kings Langley
Kings Park
Baulkham Hills
West Pennant Hills
Beecroft
Cheltenham
Epping
Blacktown
Lalor Park
North Rocks
Carlingford
Winston Hills
Seven Hills
Northmead
North Parramatta
Mobbs Hill
Old Toongabbie
Toongabbie
Telopea
Oatlands
Westmead
Wentworthville
Pendle Hill
Prospect
Girraween
Parramatta
Harris Park
Mays Hill
Continues to Cabramatta via Greystanes and Fairfield
Continues to Macquarie Centre
Parramatta Local Area
Blacktown Local Area

Map Legend
Train station · Train line · Hospital · School · Dural Transfer Point
Shopping centre · University/TAFE · Occasional journey · Bus Route number · 0m 500m 1km · N

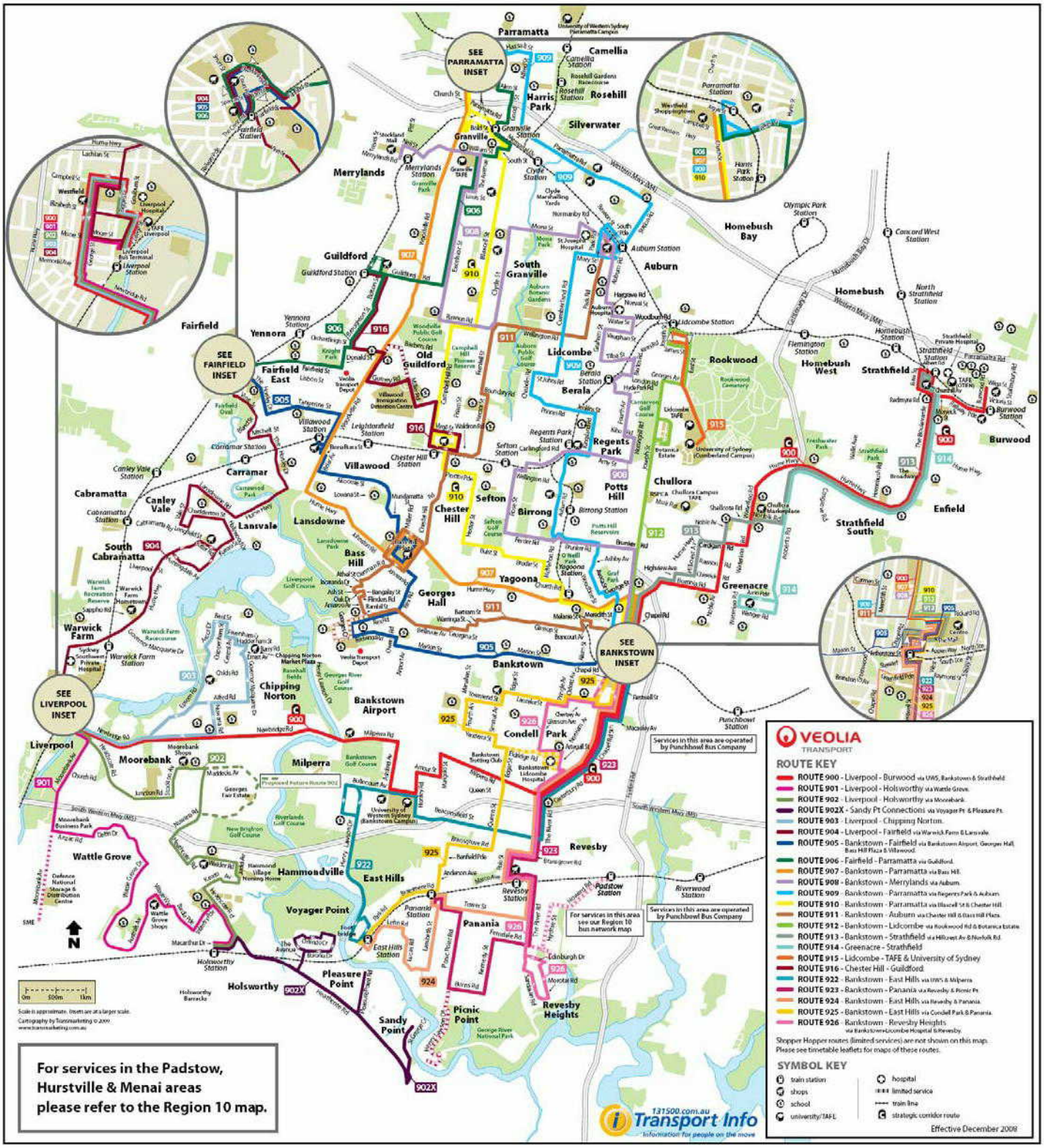
Epping to Lane Cove Area
North Epping
Epping
Marsfield
Eastwood
Macquarie Park
East Ryde
Chatswood West
Chatswood
Willoughby
Artarmon
Lane Cove West
Lane Cove
Crows Nest
Osborne Park
Northwood
Greenwich
Wollstonecraft

North Sydney/CBD Area
Artarmon
St Leonards
Cammeray
Osborne Park
Crows Nest
North Sydney
Milsons Point
Wynyard
Sydney CBD

VEOLIA TRANSPORT

Regional bus network

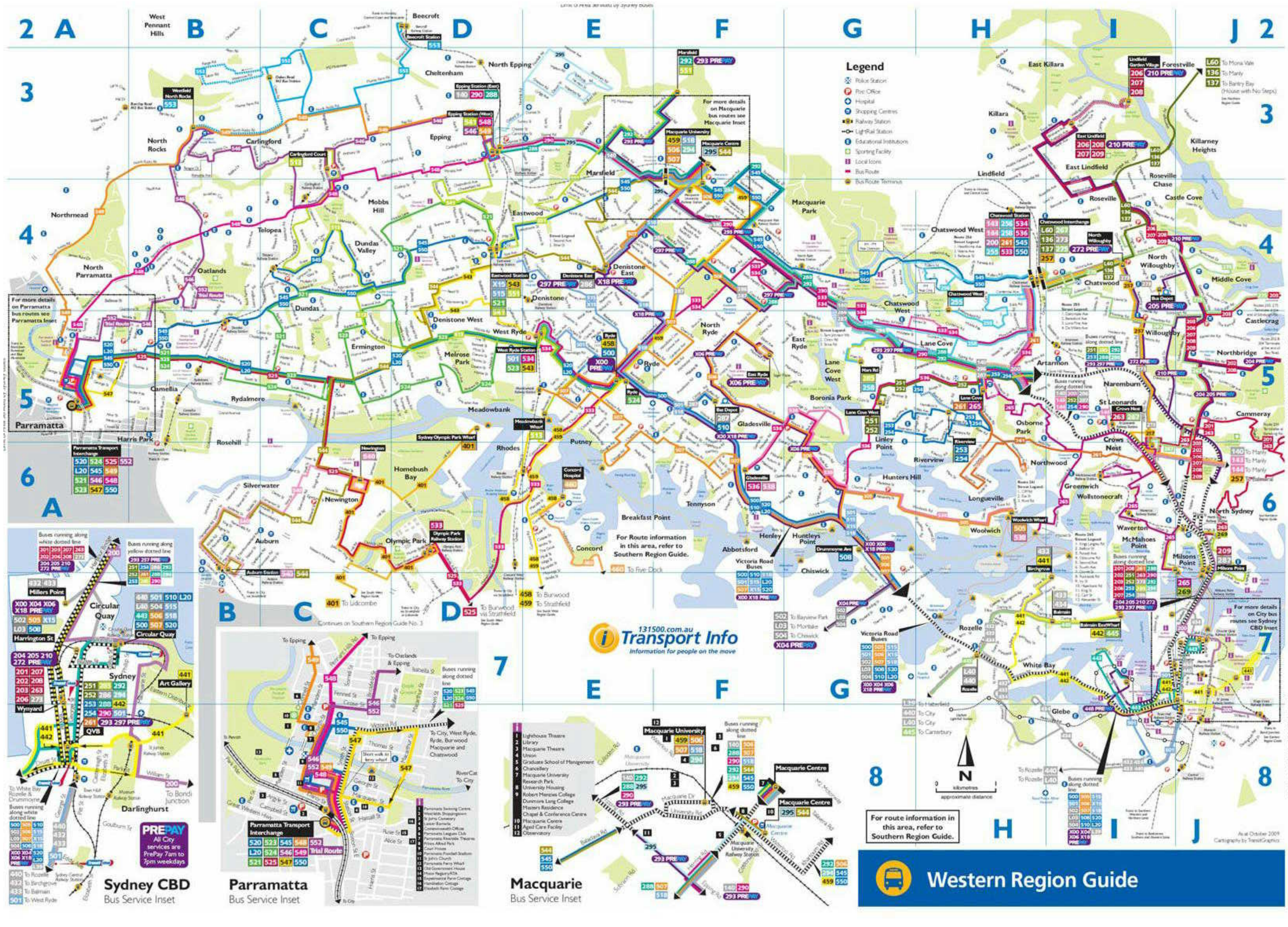
Region 13



Phone: 8700 0555

www.veoliatransportnsw.com.au

VEOLIA TRANSPORT

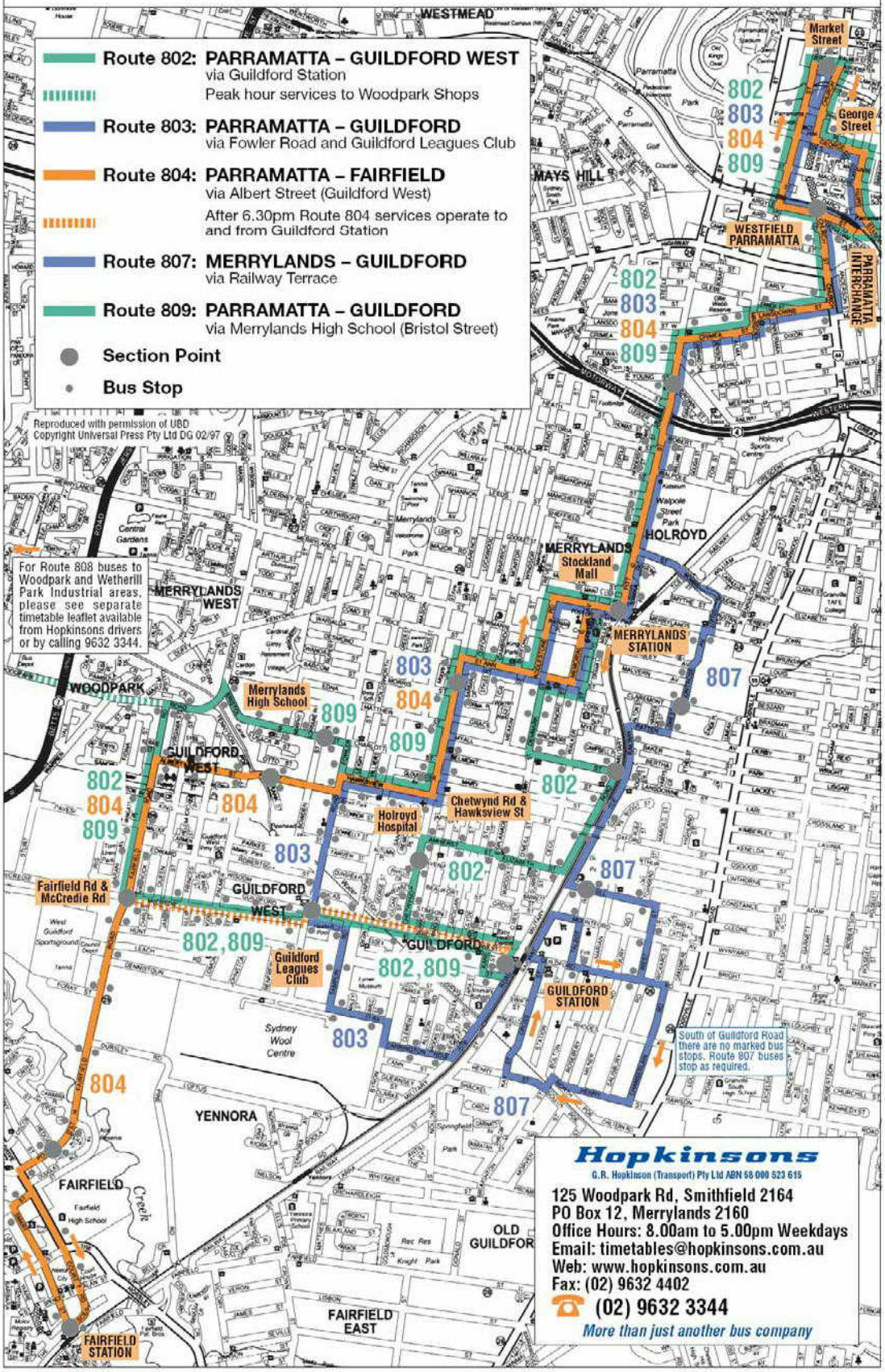


Western Region Guide
Legend
131500.com.au Transport Info
Information for people on the move
For route information in this area, refer to Southern Region Guide.
For more details on Macquarie bus routes see Macquarie Inset
For more details on Parramatta bus routes see Parramatta Inset
For more details on City bus routes see Sydney CBD Inset
Sydney CBD
Bus Service Inset
Parramatta
Bus Service Inset
Macquarie
Bus Service Inset
PREPAY
All City services are PrePay 7am to 7pm weekdays
Continues on Southern Region Guide No. 3
As at October 2009

Hopkinsons

MetroBus Network Map

PARRAMATTA – MERRYLANDS – GUILDFORD – FAIRFIELD



Hopkinsons

G.R. Hopkinson (Transport) Pty Ltd ABN 58 000 523 615

125 Woodpark Rd, Smithfield 2164
PO Box 12, Merrylands 2160
Office Hours: 8.00am to 5.00pm Weekdays
Email: timetables@hopkinsons.com.au
Web: www.hopkinsons.com.au
Fax: (02) 9632 4402
(02) 9632 3344

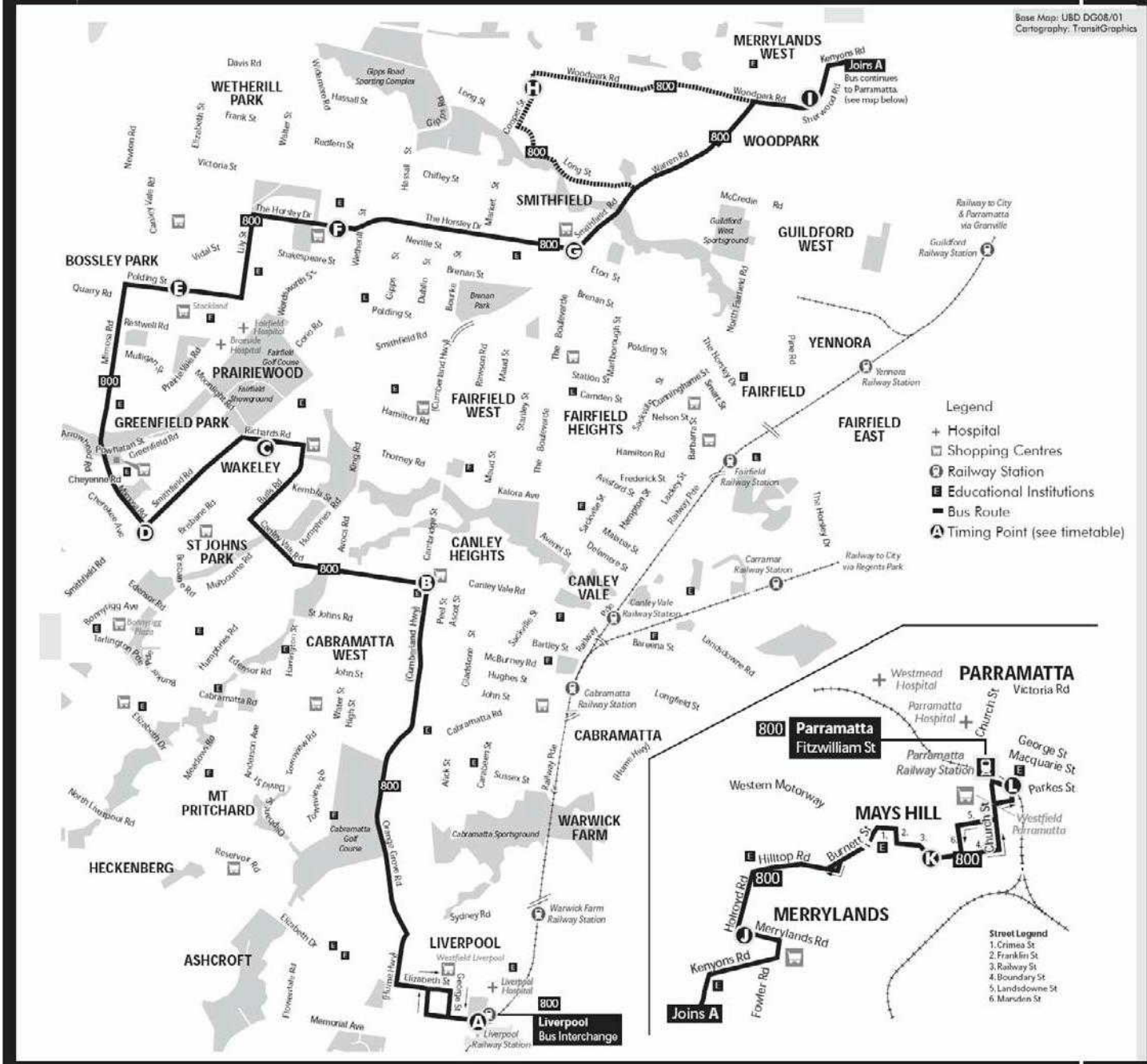
More than just another bus company

Bus Route Map

800

Liverpool to Parramatta via Canley Heights, St Johns Park, Wakeley, Greenfield Park, Bossley Park, Smithfield, Woodpark, Merrylands West and Mays Hill.

westbus



Route 810 Bus Route Map

westbus

Route 811/813/815 Bus Route Map

westbus

Legend

- Bus Route
- Railway Line
- Section Point
- 811 Bus Route Number
- Educational Institution
- Shopping Centre
- Hospital
- N

Base Map: UBD DG08/01

Section Point Legend

Bus Route 811

- 01 Merrylands Station
- 02 Merrylands Rd & Ruth St
- 03 Merrylands Rd & Ringrose Ave
- 04 Jonathan St & Virgil St
- 05 Whalans Rd & Kippax St
- 06 Pemulwuy Shops
- 07 Beresford Rd & Old Prospect Rd
- 08 Ringrose Ave & Old Prospect Rd
- 09 Allen St & Richmond St
- 10 Coleman St & Great Western Hwy
- 11 Houison St & Great Western Hwy
- 12 Parramatta Station

Section Point Legend

Bus Route 813

- 01 Merrylands Station
- 02 Merrylands Rd & Ruth St
- 03 Merrylands Rd & Ringrose Ave
- 04 Daffodil St & Tulip St
- 05 Dahlia St & Hibiscus St
- 06 Gipps Rd & Munro St
- 07 Kippax St & Whalans Rd
- 08 Pemulwuy Shops
- 09 Beresford Rd & Old Prospect Rd
- 10 Ringrose Ave & Old Prospect Rd
- 11 Allen St & Richmond St
- 12 Coleman St & Great Western Hwy
- 13 Houison St & Great Western Hwy
- 14 Parramatta Station

Section Point Legend

Bus Route 815

- 01 Merrylands Station
- 02 Merrylands Rd & Ruth St
- 03 Merrylands Rd & Ringrose Ave
- 04 Macquarie Rd (West of Bayfield Rd)
- 05 Alpha Rd & Macquarie Rd
- 06 Kippax St & Whalans Rd
- 07 Pemulwuy Shops
- 08 Beresford Rd & Old Prospect Rd
- 09 Ringrose Ave & Old Prospect Rd
- 10 Allen St & Richmond St
- 11 Coleman St & Great Western Hwy
- 12 Houison St & Great Western Hwy
- 13 Parramatta Station

WSP Lincolne Scott Pty Ltd
ABN 47 005 113 468

Level 1 41 McLaren Street
PO Box 6245 North Sydney
New South Wales 2060 Australia

T. 61 2 8907 0900
F. 61 2 9957 4127
sydney@wsplincolnescott.com
wsplincolnescott.com

Monday, 7th February 2011

Mr Adrian Heranadez
Associate
Woods Bagot
PO Box N19
Grosvenor Place
NSW
Sydney NSW 1220
Australia

89 George Street
Parramatta

Dear Adrian

Floodplain Risk Management Policy

We confirm the following Hydraulic services report provides our evaluation on the impact of the overflow run off from the OSD during a storm event.

Should you require any further details, please contact our office.

Regards

Jeffrey Potkins
Senior Hydraulic Engineer

FLOODPLAIN MATRIX

ENGINEERS REPORT – OSD Overflow

SITE - 89 George Street Parramatta

HYDRAULIC SERVICES

OSD Overflow at ground level

The site is located along George Street with the public pavement and road running adjacent to the boundary and frontage of the proposed development. On-Site Storm water Detention shall be provided to help protect the existing infrastructure from surcharging.

It is proposed that the catchment area from the proposed development including roofs and balconies shall be directed to the internal stormwater system via the rainwater reclamation tank for on-site recycling, before conveyed to the OSD tank and final discharge to the council drainage network, this shall be via a regulated and controlled flow to the stormwater drainage system located in George Street.

Overflow to George street

It is proposed that the overflow serving the OSD tank shall be discharged via a lateral opening approximately 4.500 metres long, from our assessment we conclude the depth during a 100 year storm event with the flowing water over this length will be in the order of 3.5mm deep this would be a gentle flow over the external sealed paving at George street

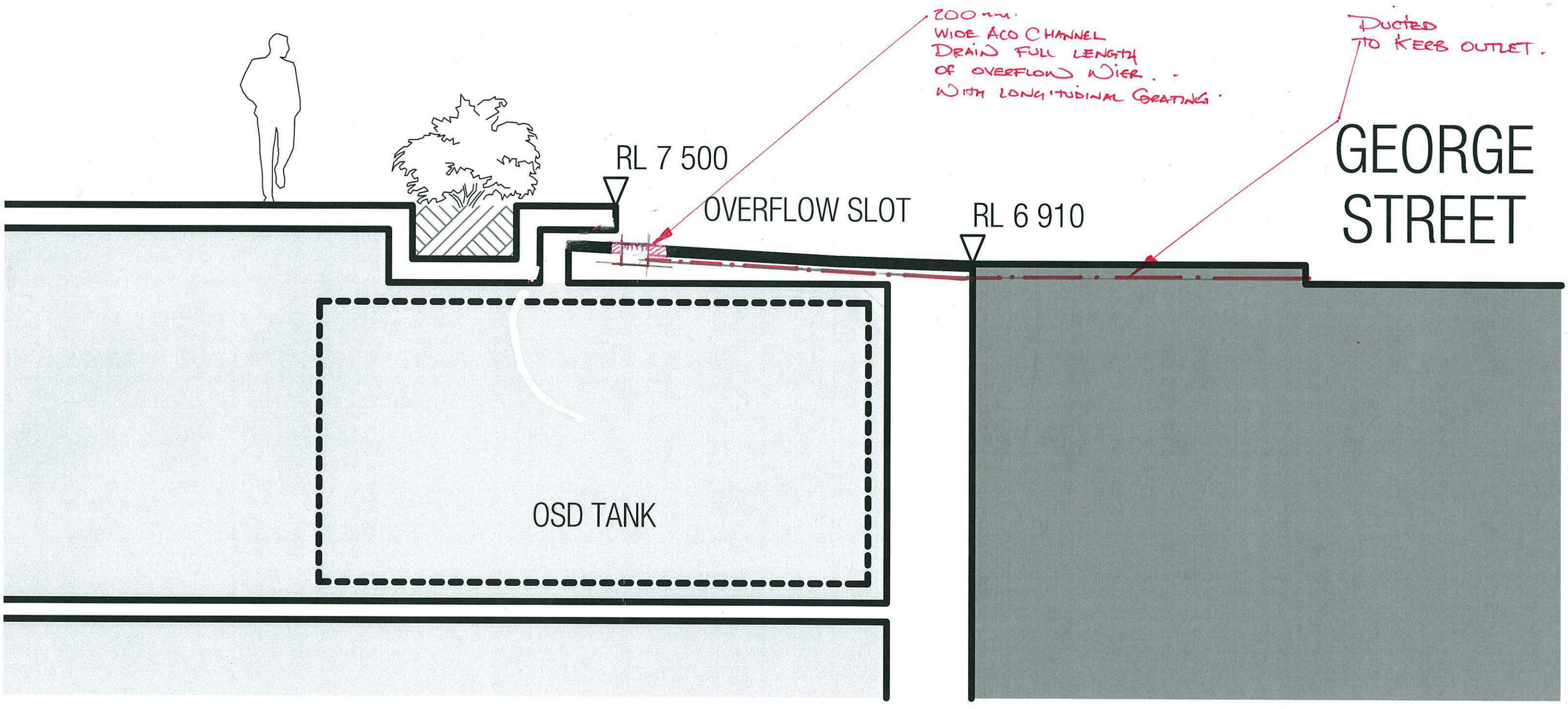
Summary

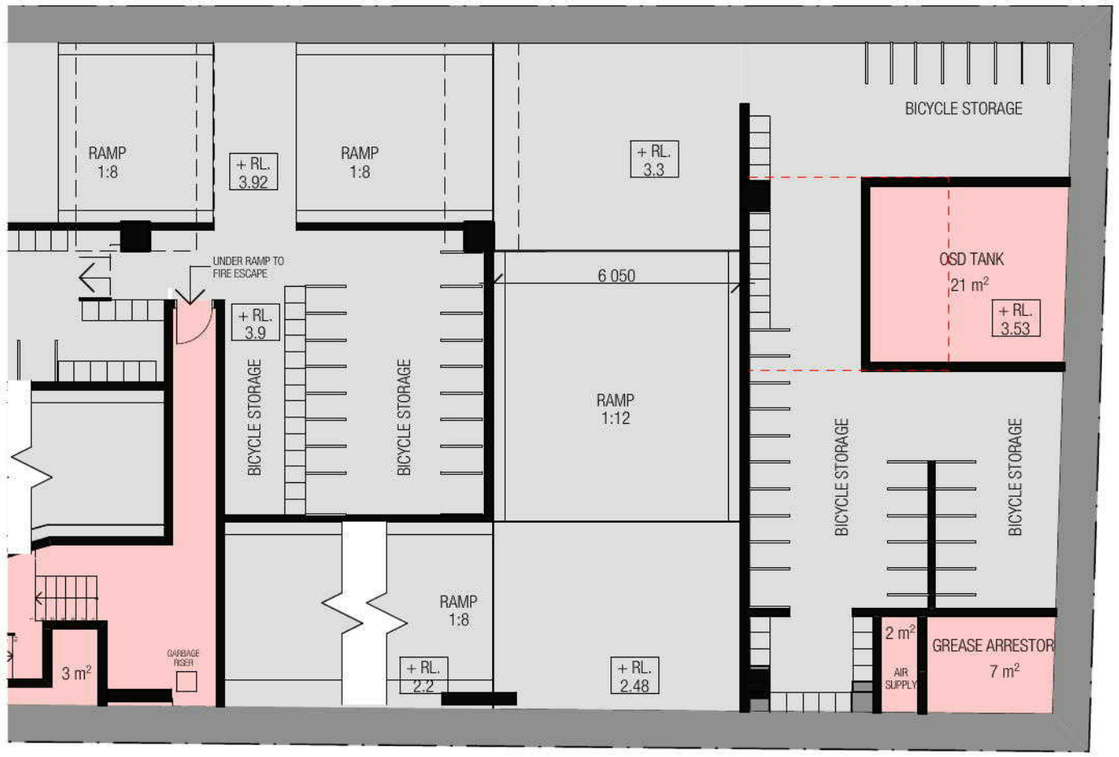
It is concluded due to the infrequency of the overflow and the depth of water anticipated flowing across the pavement to the roadway will have no adverse effect or pose no danger to the pedestrians using the pavement, during flooding or a 100 year storm event.

Jeffrey Potkins
Senior Hydraulic Engineer
T. +61 2 8907 0900
D. +61 2 8907 0940
M. +61 4370 16203
E. jeffrey.potkins@wsplincolnescott.com

wsplincolnescott.com

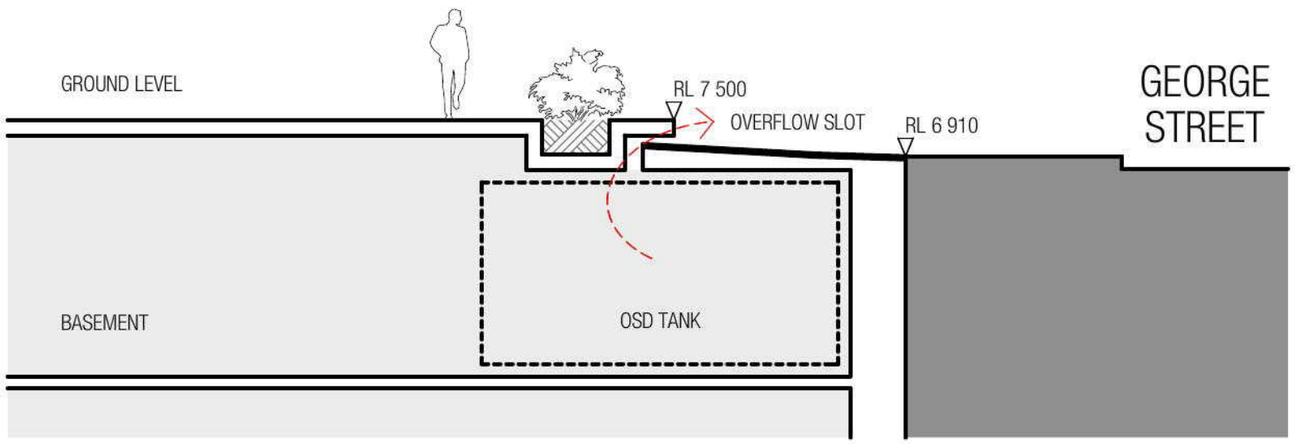
climate friendly business


200 mm.
WIDE ACO CHANNEL
DRAIN FULL LENGTH
OF OVERFLOW WIER.
WITH LONGITUDINAL GRATING.
DUCTED
TO KERB OUTLET.
RL 7 500
OVERFLOW SLOT
RL 6 910
GEORGE
STREET
OSD TANK

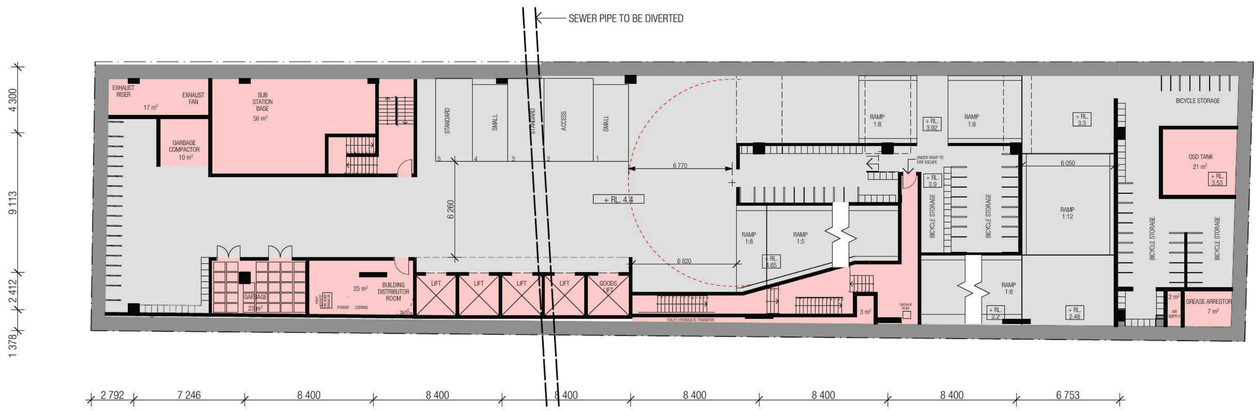


02
SK1200

01 PLAN - ON-SITE DETENTION OPTION 01
SCALE 1:150

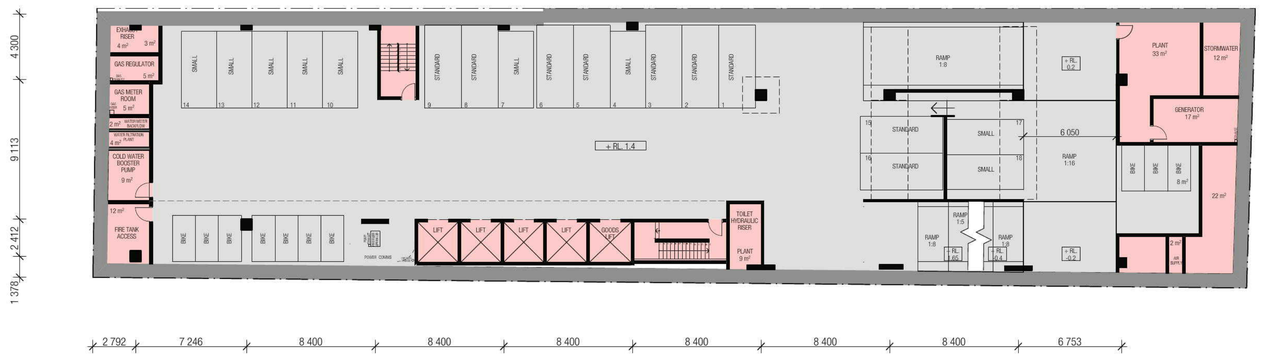


02 SECTION THROUGH OSD
SCALE 1:100



01 PLAN - BASEMENT 1
SCALE 1:200

5 CARS



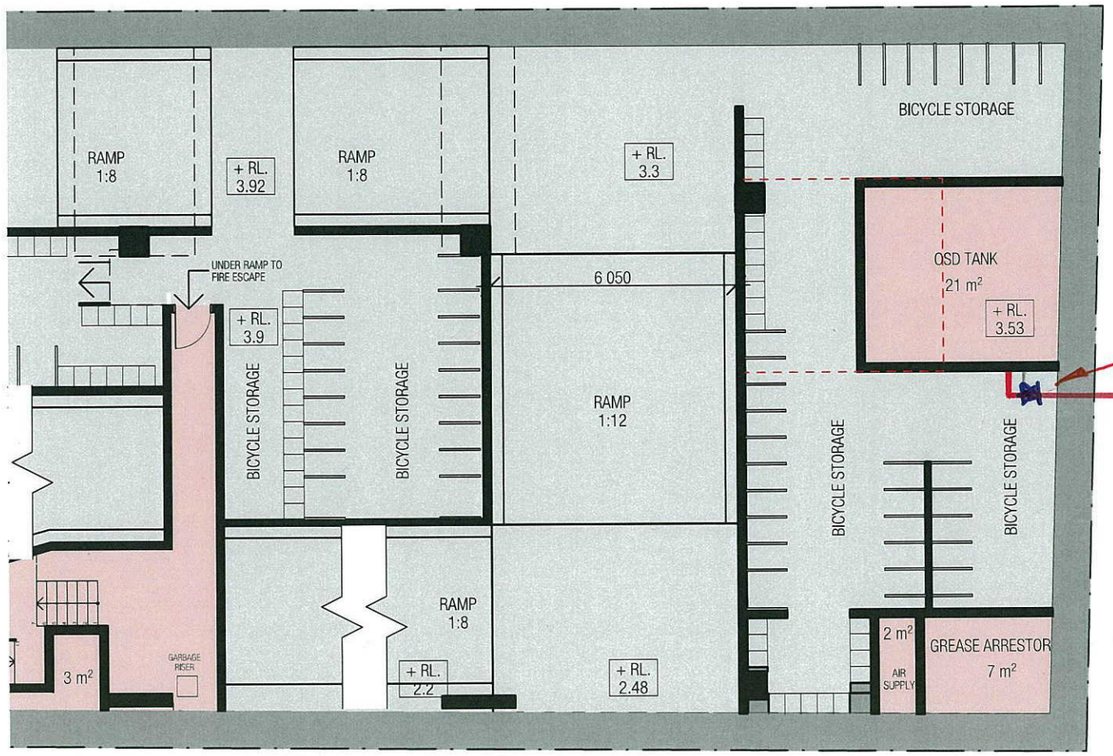
02 PLAN - BASEMENT 2
SCALE 1:200

18 CARS

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - BASEMENT 1 & 2

Project number	Date generated	Scale
2-20-1342	**24-01-11**	**1:200 @ A1**
Drawing number	Revision	
A2201	**P10**	



01 PLAN - ON-SITE DETENTION OPTION 01
SCALE 1:150

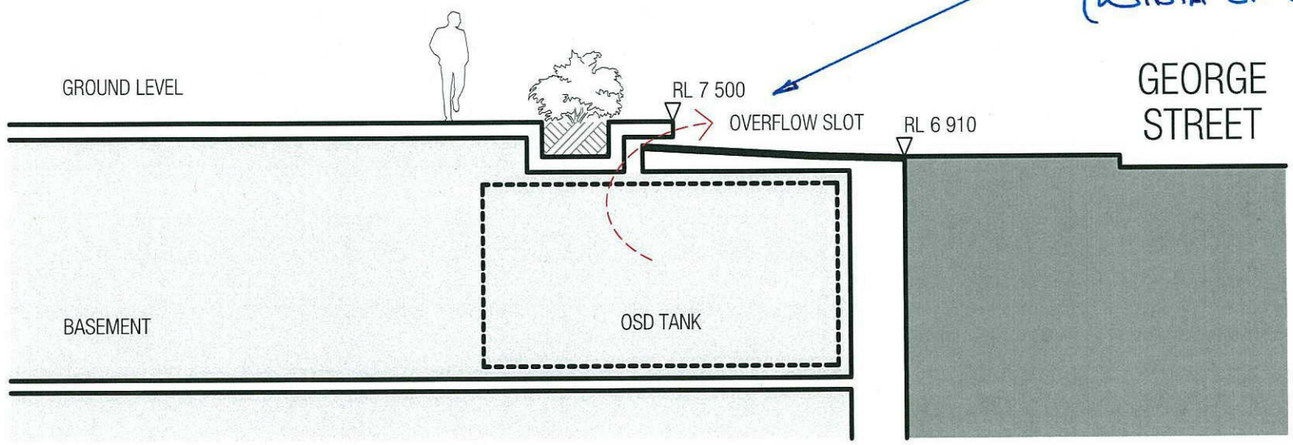
02
SK1200

ORIFICE PLATE & REFLUX VALVE.

GRAVITY DRAIN INVERT ABOVE EXISTING STORMWATER SYSTEM.

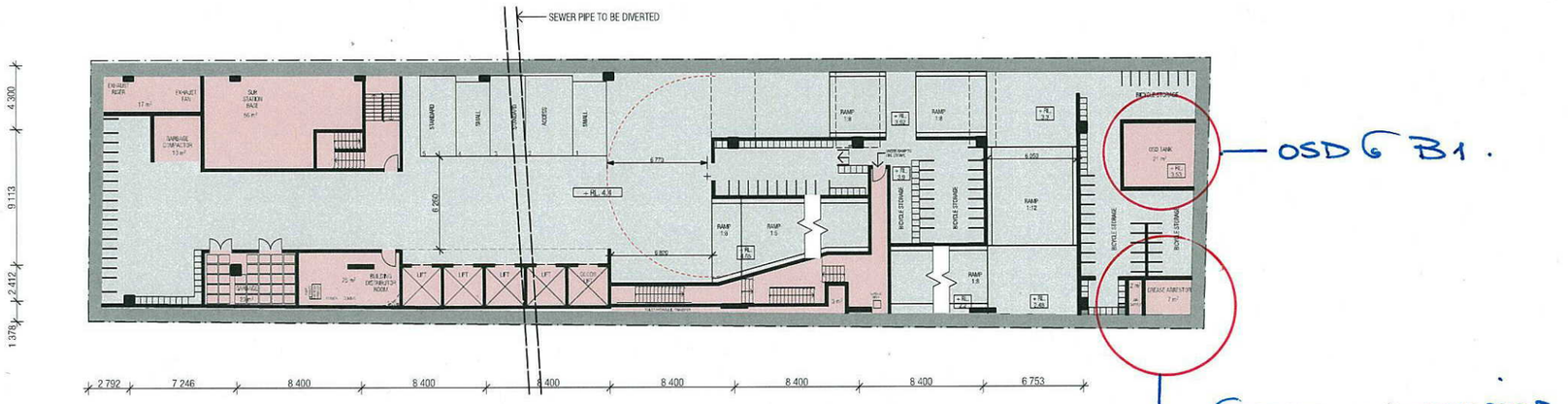
OSD CHAMBER
ACCESS V/A 600x600.
MEDIUM DUTY DUCTILE COVER FRAME WITH STAINLESS STEEL EDGING STRIP.

OSD OVERFLOW RELIEF (WIDTH OF OSD CHAMBER)



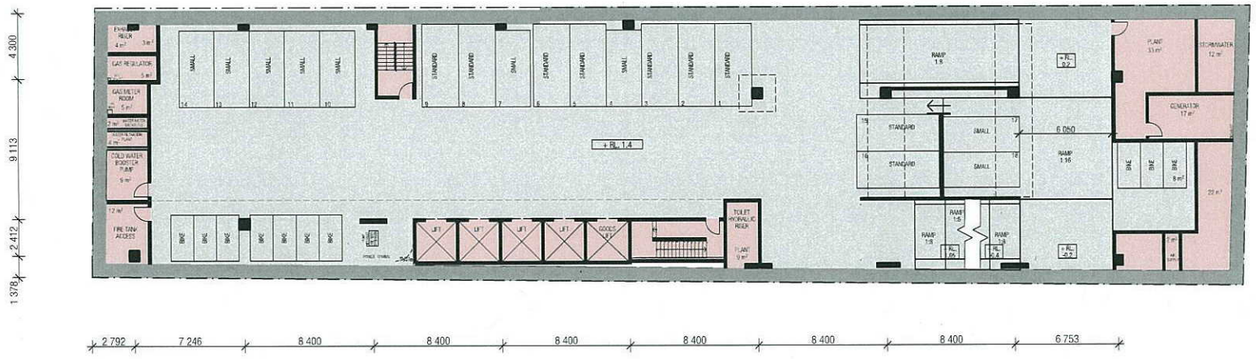
BASEMENT 1.

02 SECTION THROUGH OSD
SCALE 1:100



01 PLAN - BASEMENT 1
SCALE 1:200

5 CARS



02 PLAN - BASEMENT 2
SCALE 1:200

18 CARS

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - BASEMENT 1 & 2

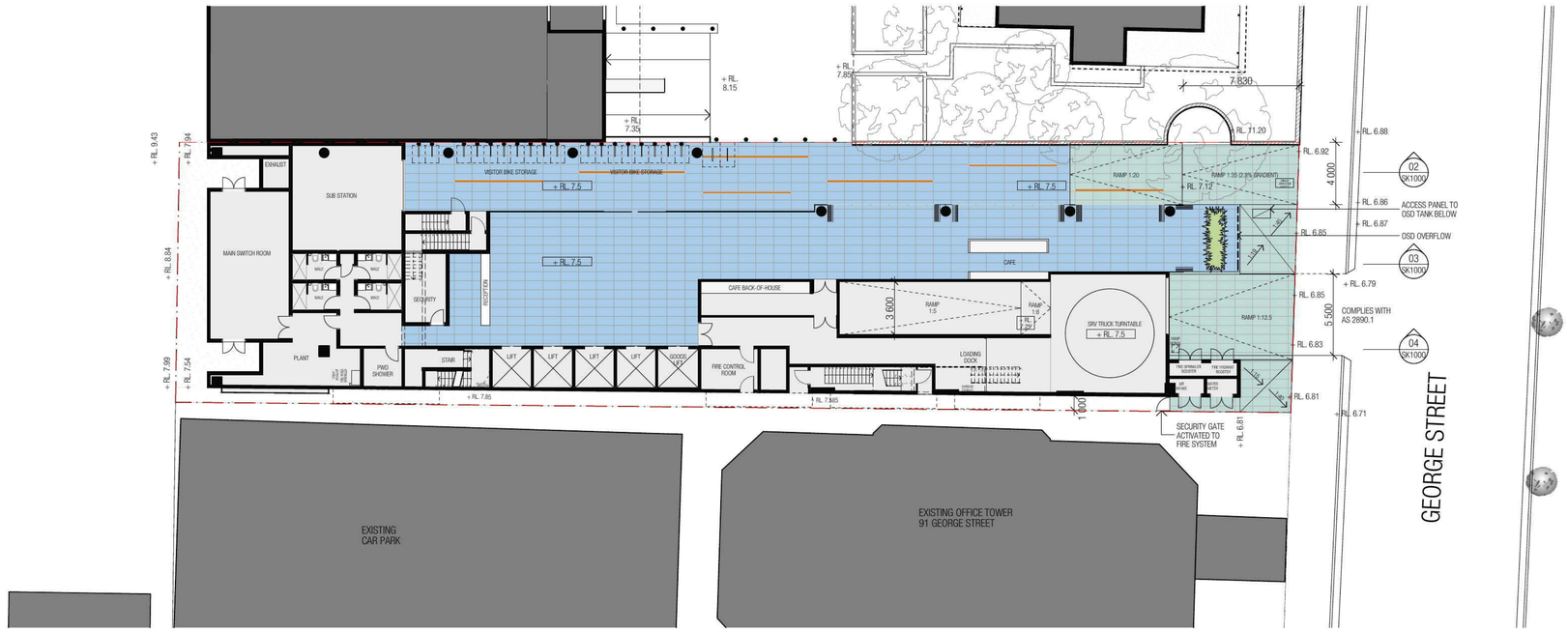
Project number	Date generated	Scale
2-20-1342	**24-01-11**	**1:200 @ A1**
Drawing number	Revision	
A2201	**P10**	

APPENDIX K

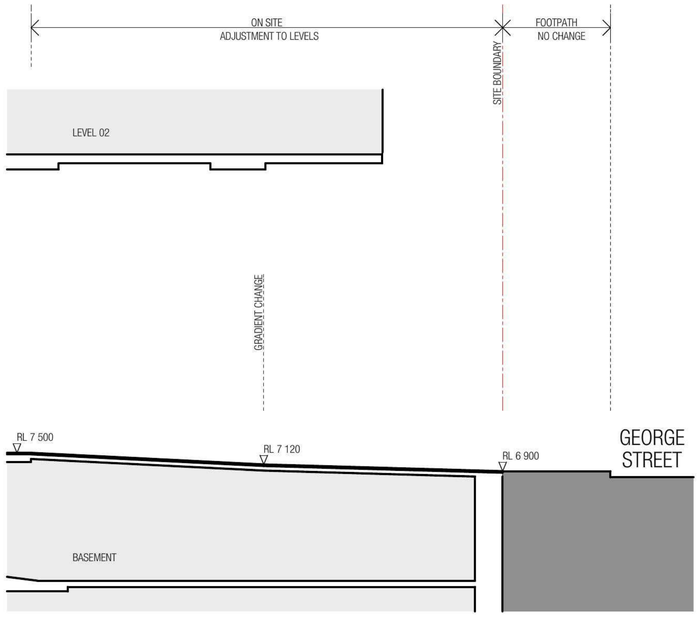
DETENTION TANK

APPENDIX L

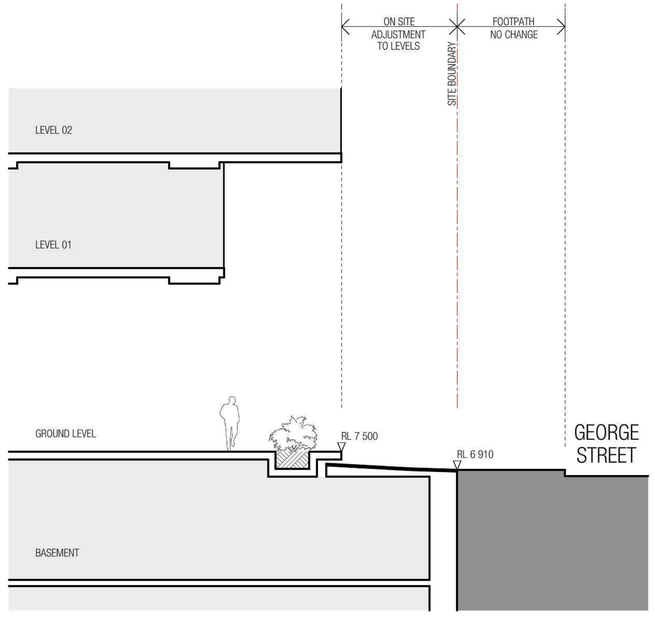
FENCE AT LANE



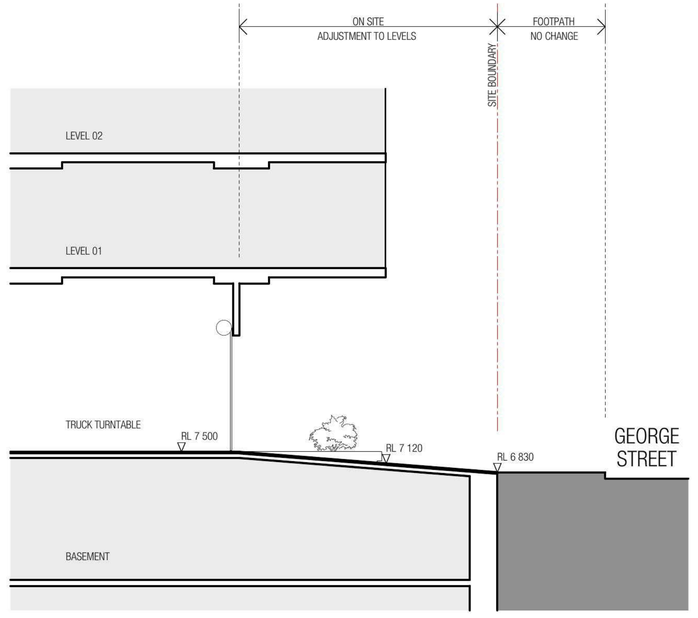
01 FENCE AT LANE
SCALE 1:200



02 PUBLIC DOMAIN SECTION A
SCALE 1:100



03 PUBLIC DOMAIN SECTION B
SCALE 1:100



04 PUBLIC DOMAIN SECTION C
SCALE 1:100

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SKETCHES - FENCE AT LANE

Project number	Date generated	Scale
2-20-1342	**7-02-11**	**1:200, 1:100 @ A1**
Drawing number	Revision	
SK1120	**A**	

APPENDIX M

VEHICLE SHARE

portfolio projects
consultancy Pty Ltd

project management & property consultancy ABN 37 125 414 208

01 February 2011

Mr Nick Juradowitch
Ingham Planning Pty Limited
Lyndhurst
Suite 19,303 Pacific Highway
LINDFIELD NSW 2070

Dear Mr Juradowitch,

RE: POTENTIAL TO SHARE VEHICLE ACCESS BETWEEN 85 & 89 GEORGE STREET PARRAMATTA

We refer to our client's Development Application NCA/3/2010 as lodged with Parramatta City Council & in particular council's request for additional information over Item 11, "Basement Parking Access" as detailed in correspondence dated 01 October 2010.

Representations were undertaken with the owner who controls the majority of strata lots within 85 George Street Parramatta (the adjoining property) during April/May 2008, regarding the possibility of sharing the use of the existing driveway over 85 George Street to provide access the (proposed) basement carpark of our client's property at 89 George Street.

Discussions with the neighbour to share the driveway were not beneficial as we were advised the carpark within 85 George Street is controlled by way of a commercial agreement with a carpark operator; the neighbour advised that any renegotiation of the commercial agreement to allow cars to access the basement of 89 George Street through the neighbours property would not provide an acceptable commercial outcome for the neighbour and as such discussions were terminated.

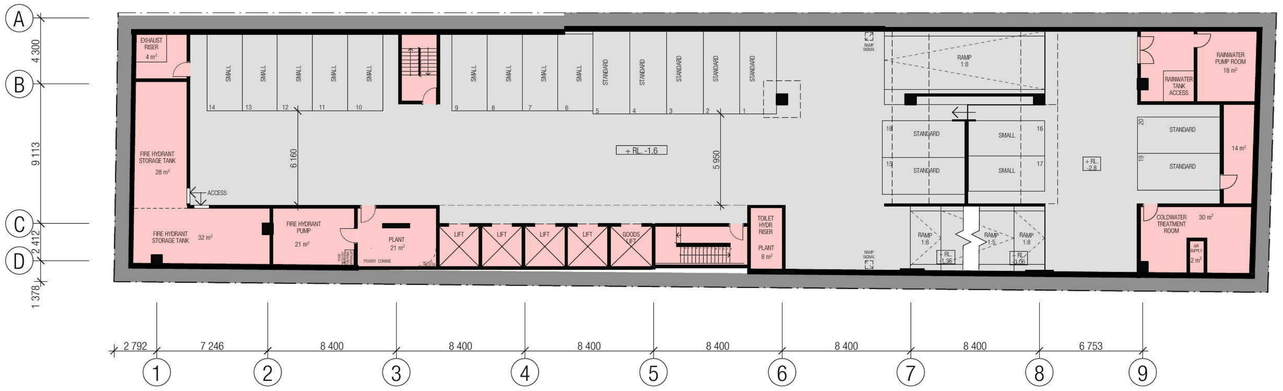
It should also be noted any penetration to the existing basement wall of 85 George Street to allow car access to the adjoining building (89 George St) would elevate the potential for uncontrolled water inundation to the basement of 85 George Street as the surrounding water table (ground water) is approximately 2.0m below the surface level of the property; any penetration to allow the car access to our client's property at 89 George Street would be below the 2.0m water level and as such it would be impossible to control the inflow of water through the doorway.

We trust these comments satisfy your enquiry as to our negotiations with the neighbour and the investigations to provide car access through the eastern basement wall of 85 George Street Parramatta.

Should you require any further clarification to this matter please contact the undersigned on (m) 0419 406 373.

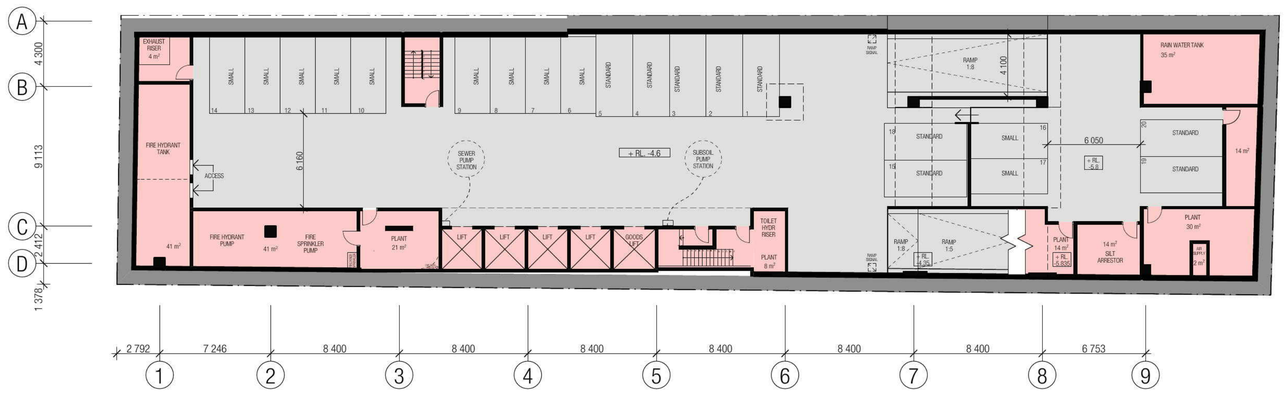
Yours faithfully

RAY ROBERTSON
PROJECT MANAGER
for & on behalf of Webb Property Investments Pty Limited



01 PLAN - BASEMENT 3
SCALE 1:200

20 CARS



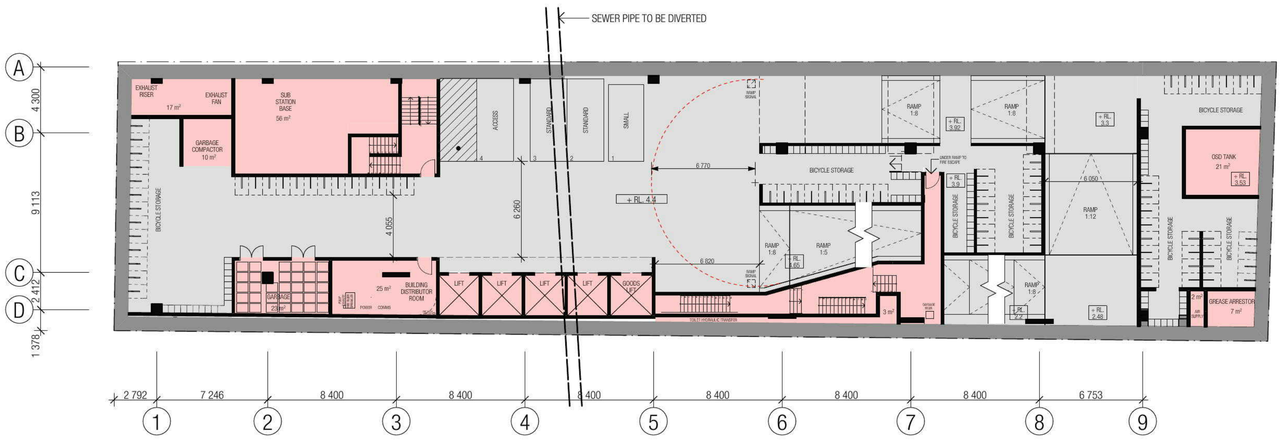
02 PLAN - BASEMENT 4
SCALE 1:200

20 CARS

WOODS BAGOT™

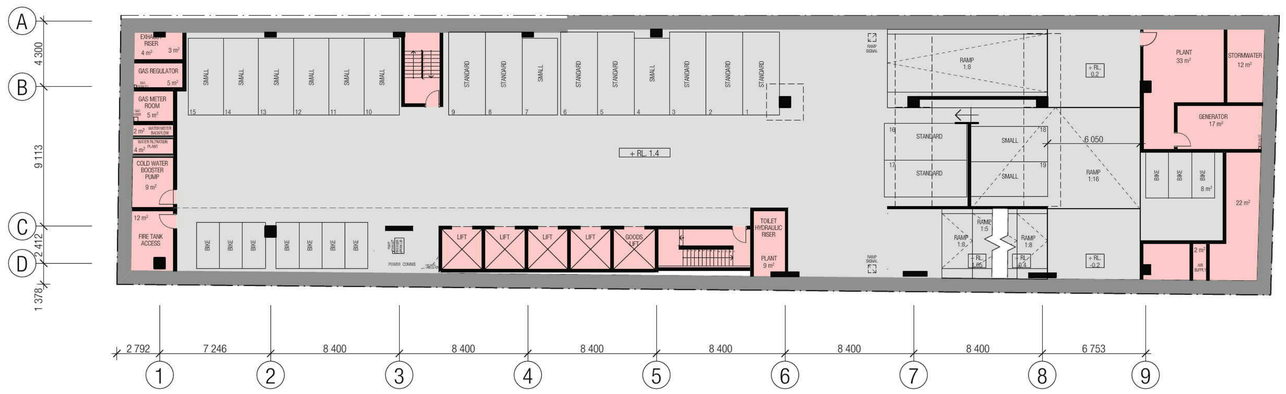
DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - BASEMENT 3 & 4

Project number	Date generated	Scale
2-20-1342	**7-02-11**	**1:200 @ A1**
Drawing number	Revision	
A2200	**P10**	



01 PLAN - BASEMENT 1
SCALE 1:200

4 CARS 150 BICYCLES



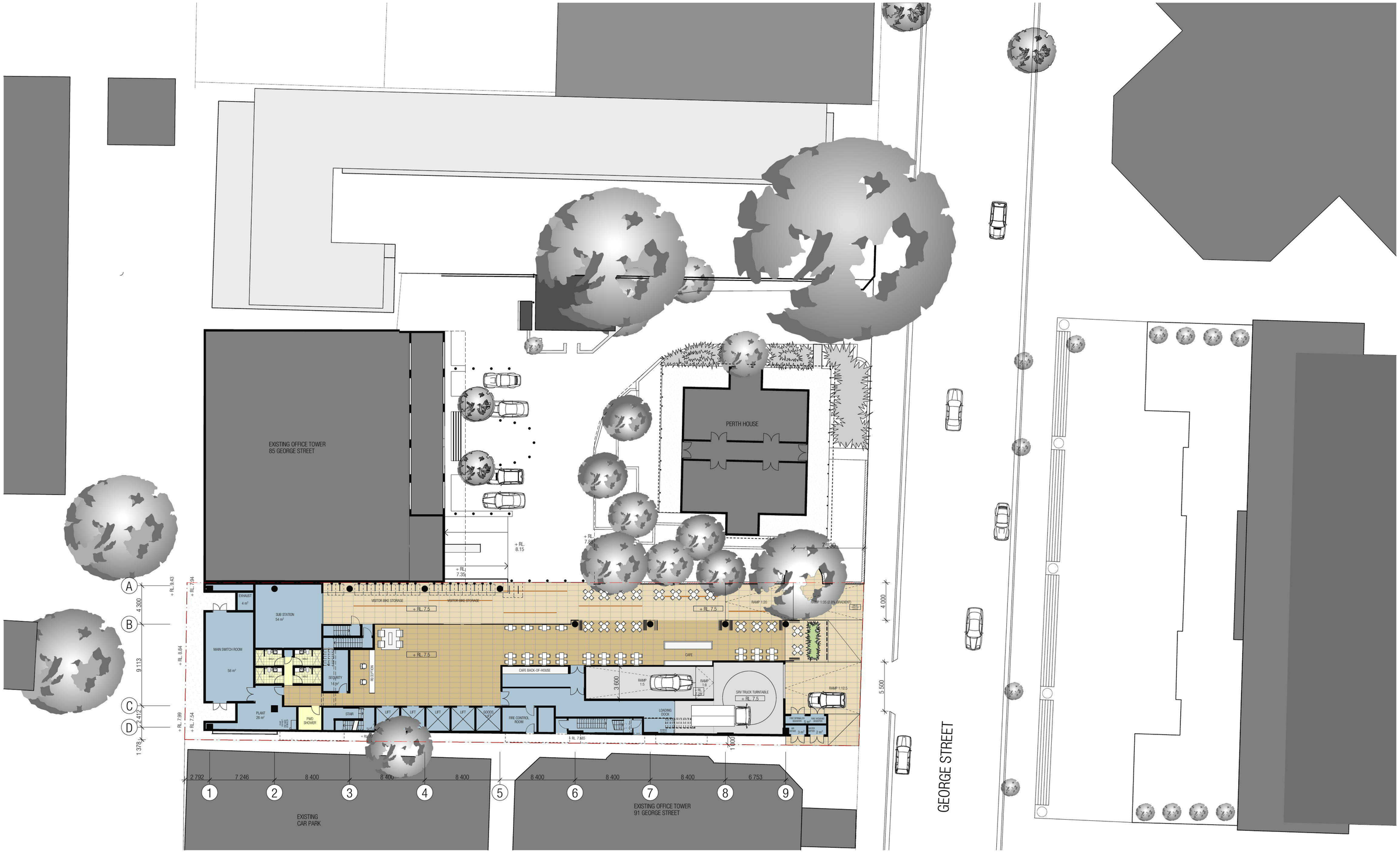
02 PLAN - BASEMENT 2
SCALE 1:200

19 CARS

WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - BASEMENT 1 & 2

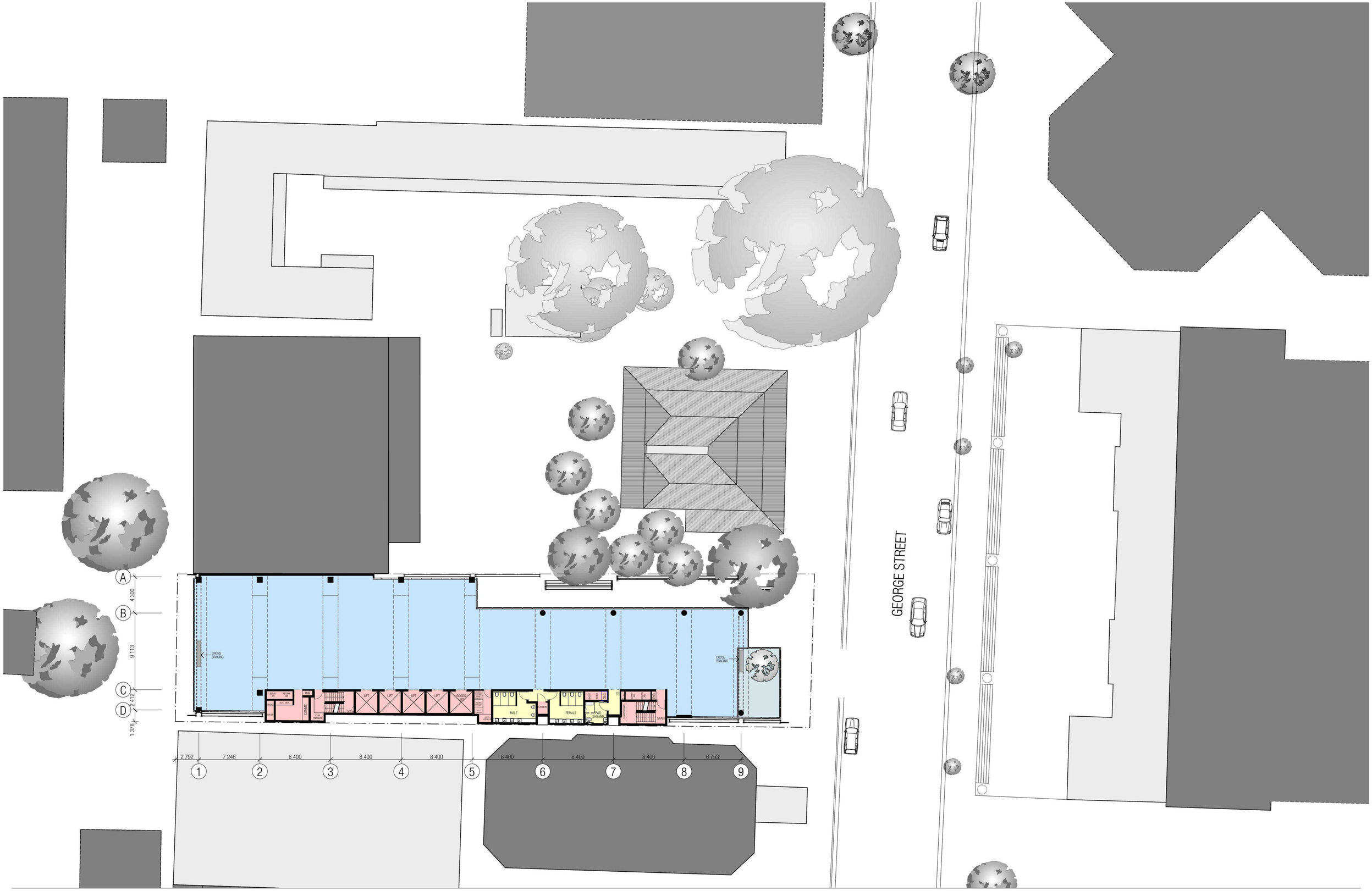
Project number	Date generated	Scale
2-20-1342	**7-02-11**	**1:200 @ A1**
Drawing number	Revision	
A2201	**P11**	



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - GROUND FLOOR

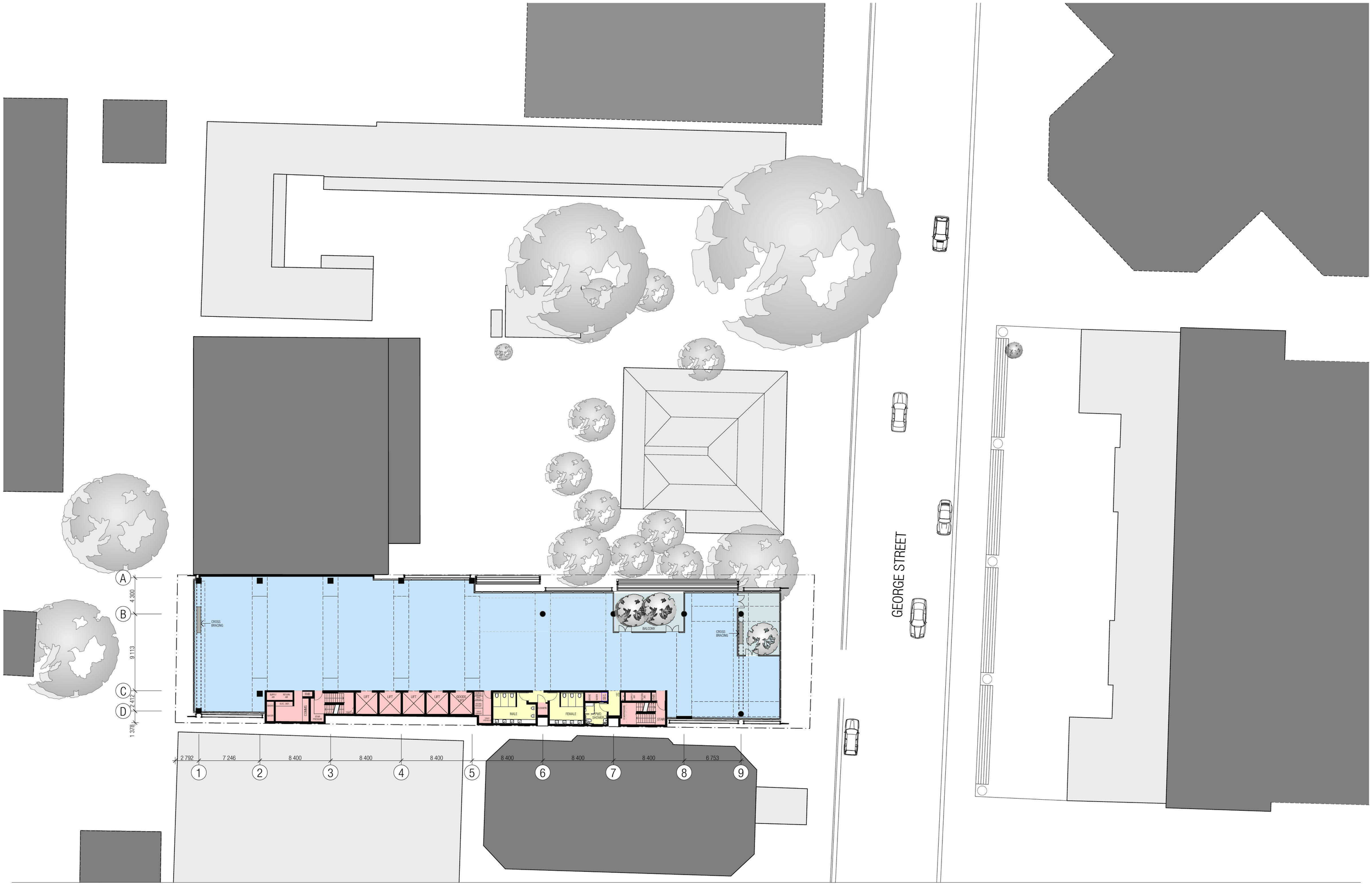
Project number	Date generated	Scale
2-20-1342	**7-02-11**	**1:200 @ A1**
Drawing number	Revision	
A2202	**P9**	



WOODS BAGOT

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 1

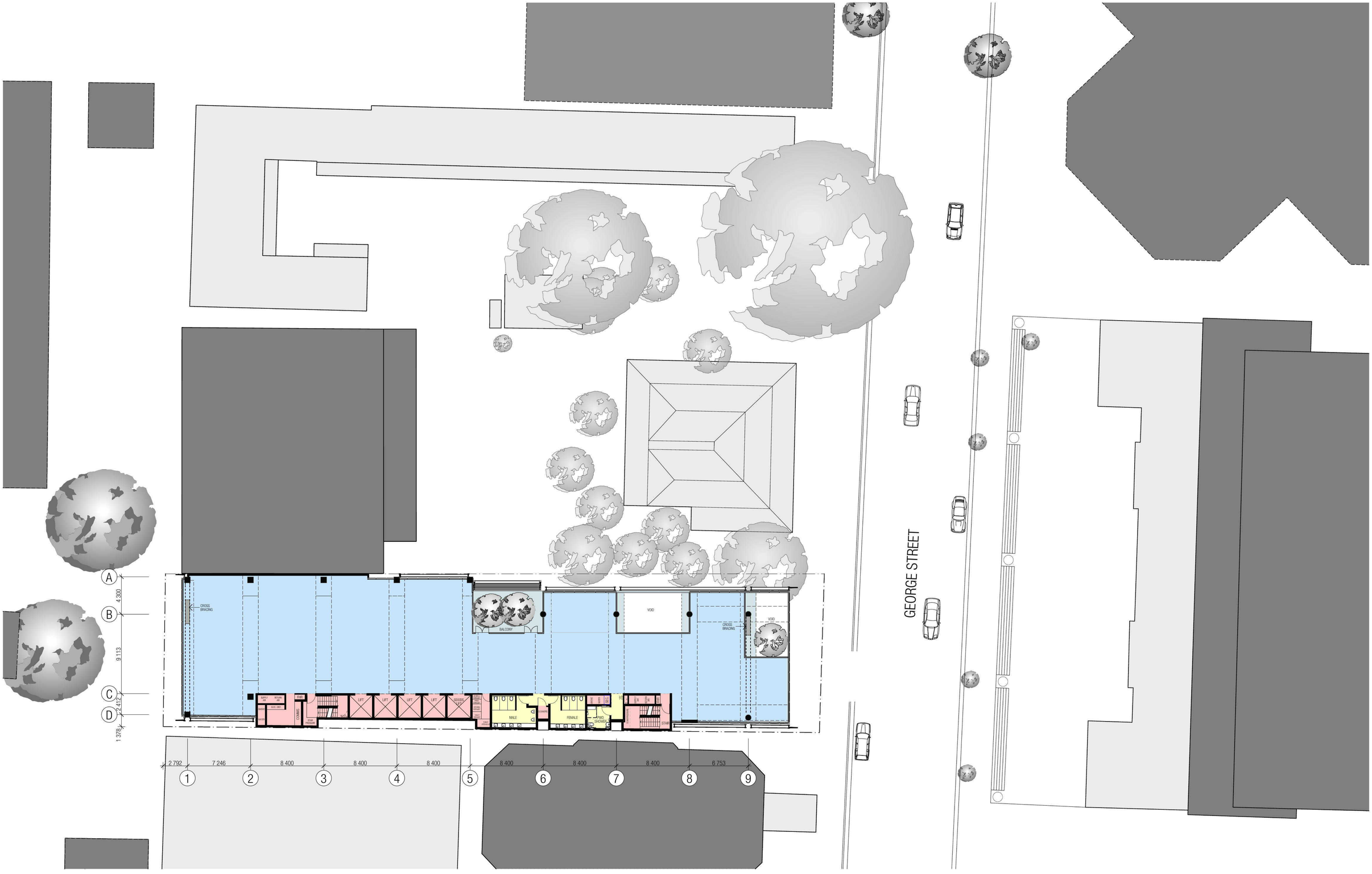
Project number	Date generated	Scale
2-20-1342	**2-06-10**	**1:200 @ A1**
Drawing number	Revision	
A2203	**P9**	



WOODS BAGOT

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 2

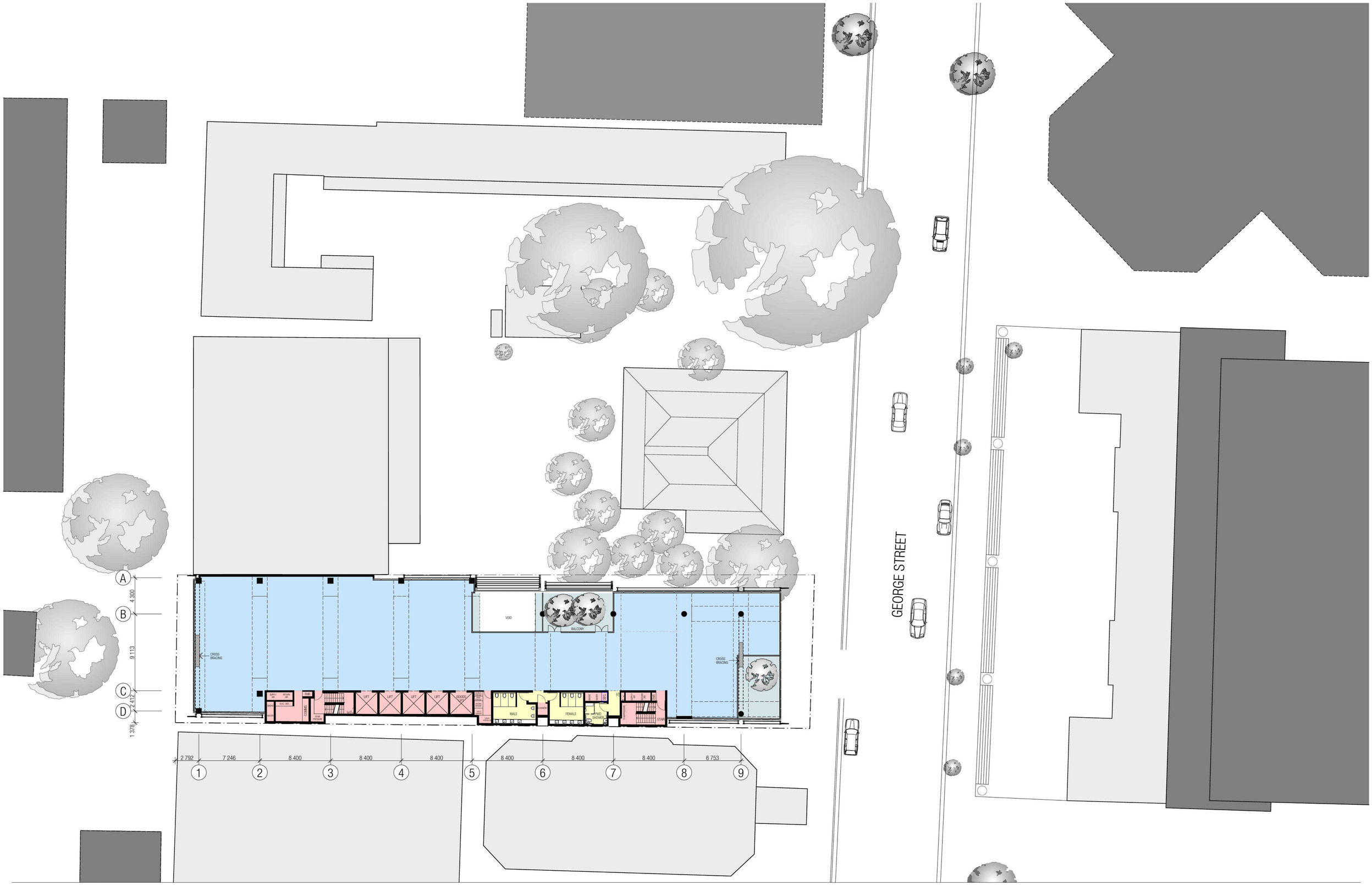
Project number	Date generated	Scale
2-20-1342	**2-06-10**	**1:200 @ A1**
Drawing number	Revision	
A2204	**P9**	



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 3 - (LEVELS 2-5 TYPICAL)

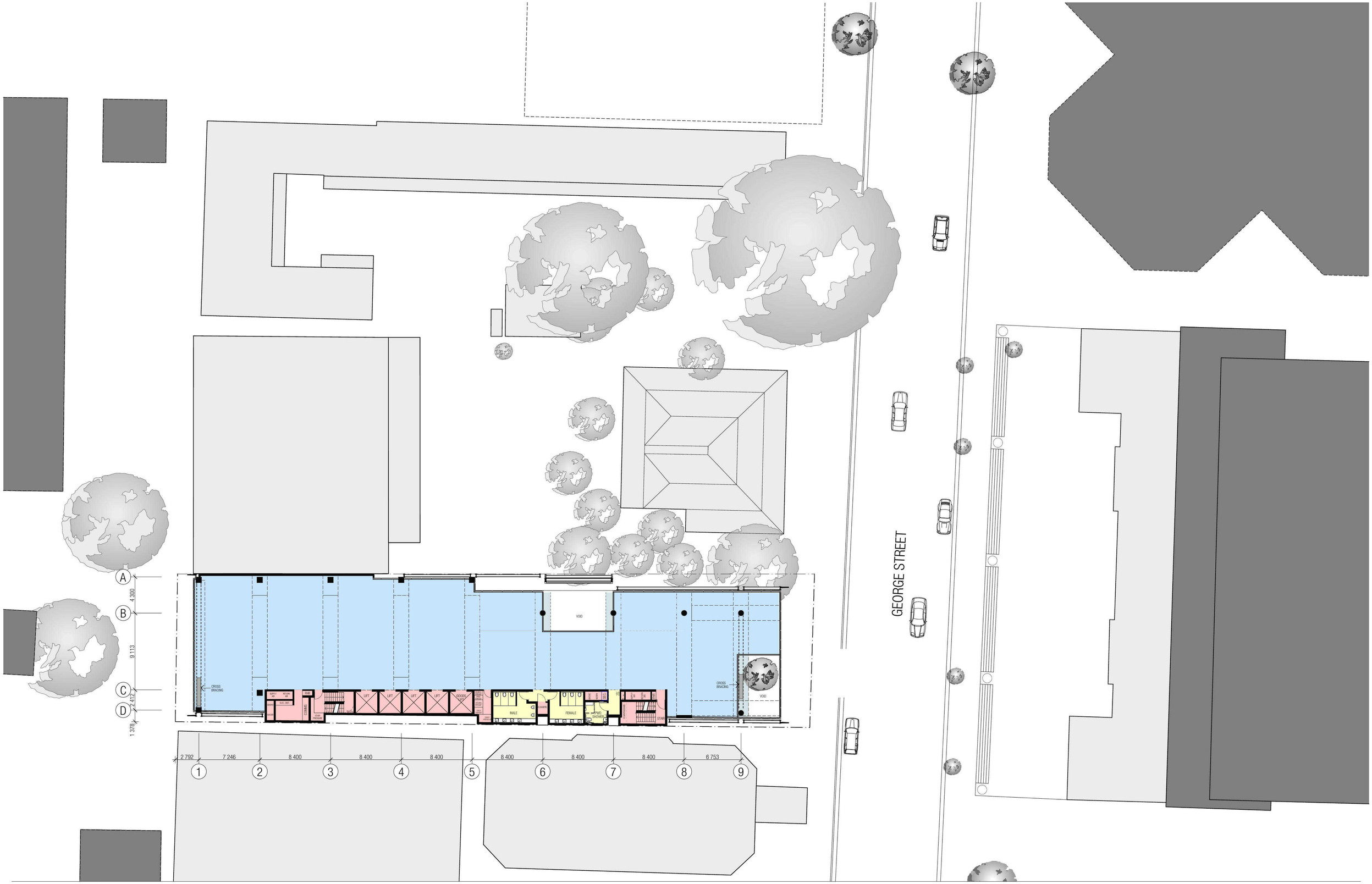
Project number	Date generated	Scale
2-20-1342	**2-06-10**	**1:200 @ A1**
Drawing number	Revision	
A2205	**P9**	



WOODS BAGOT

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 4

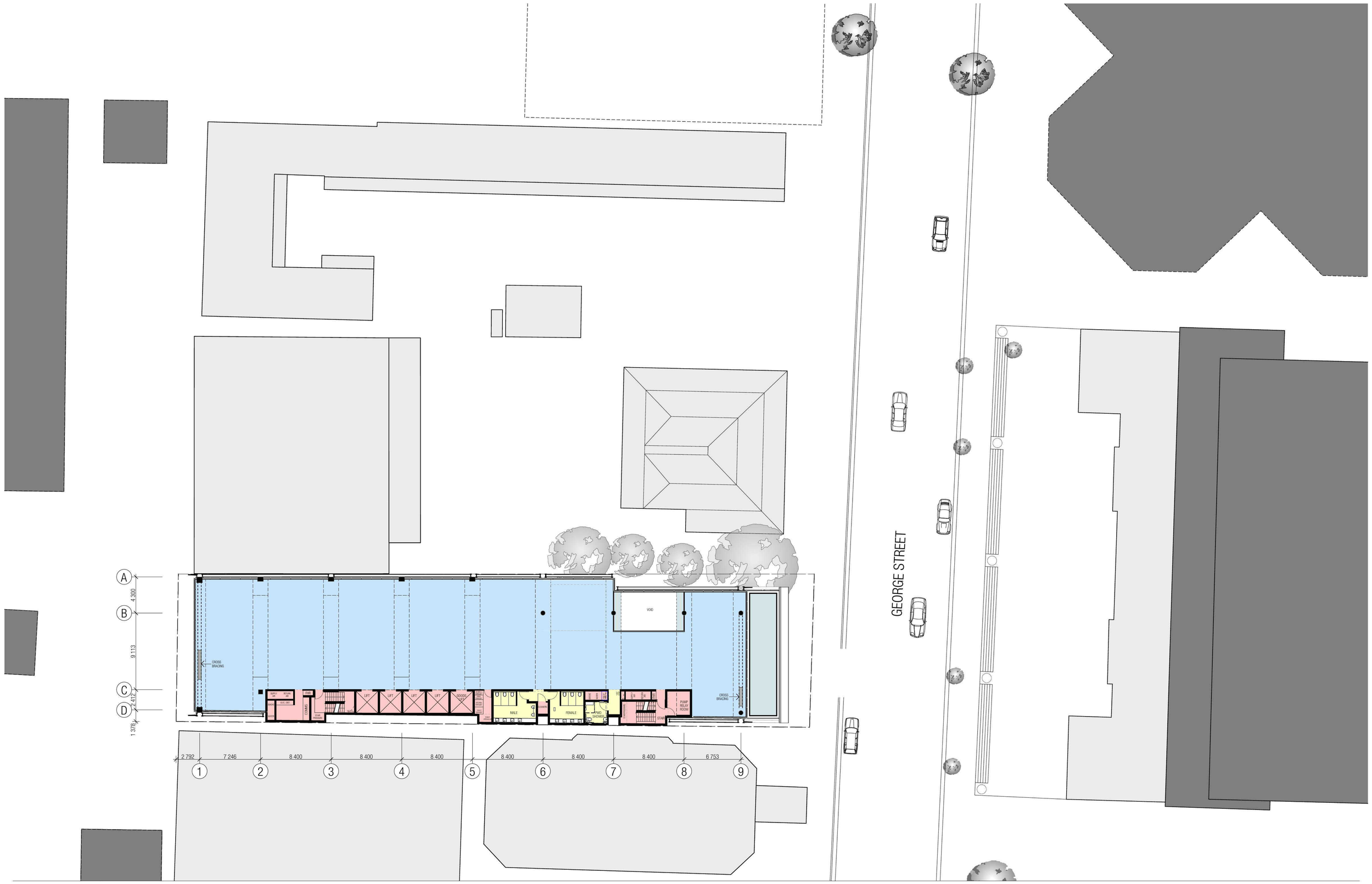
Project number	Date generated	Scale
2-20-1342	**2-06-10**	**1:200 @ A1**
Drawing number	Revision	
A2206	**P9**	



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 5

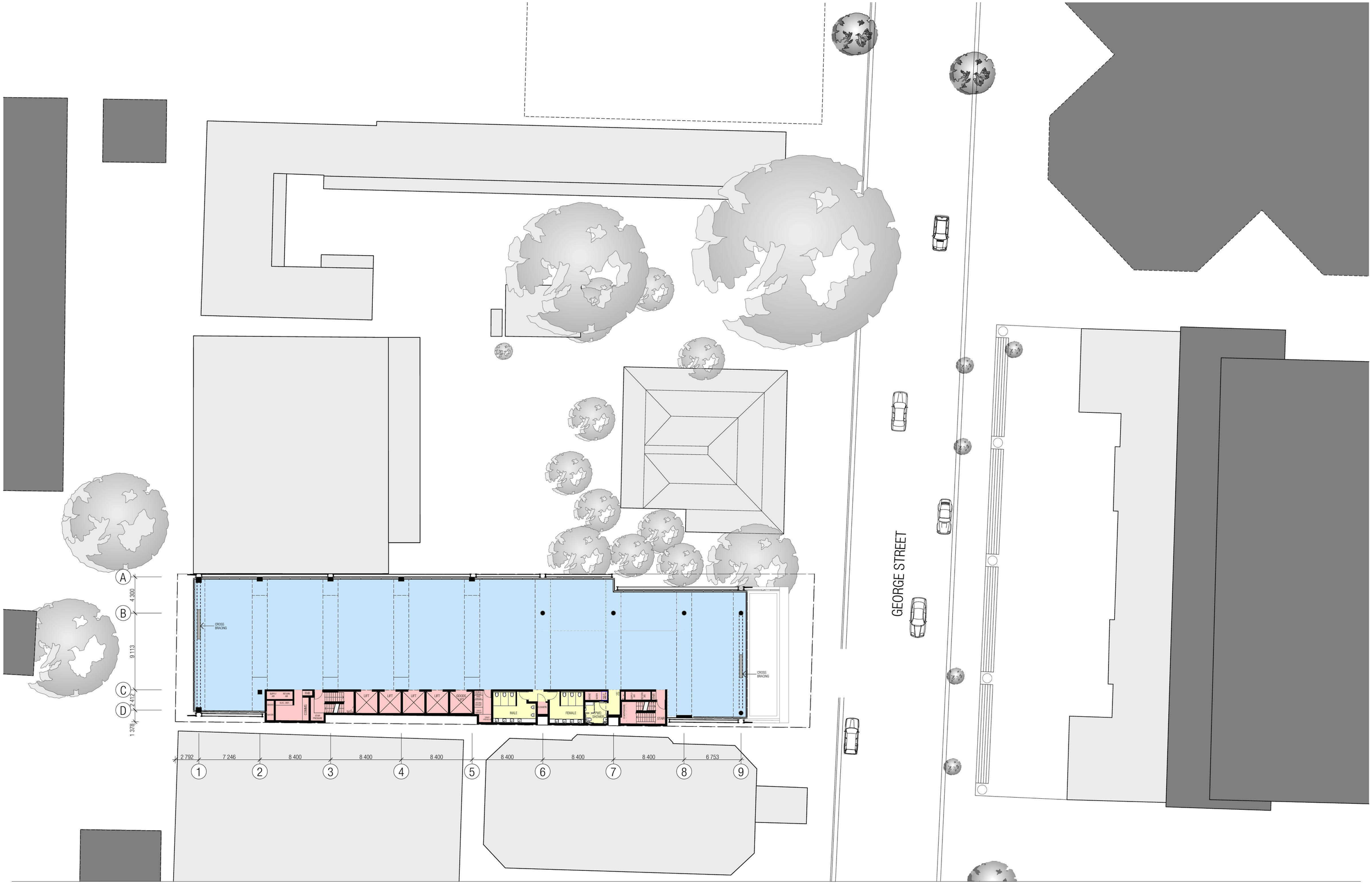
Project number	Date generated	Scale
2-20-1342	**2-06-10**	**1:200 @ A1**
Drawing number	Revision	
A2207	**P9**	



WOODS BAGOT

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 6

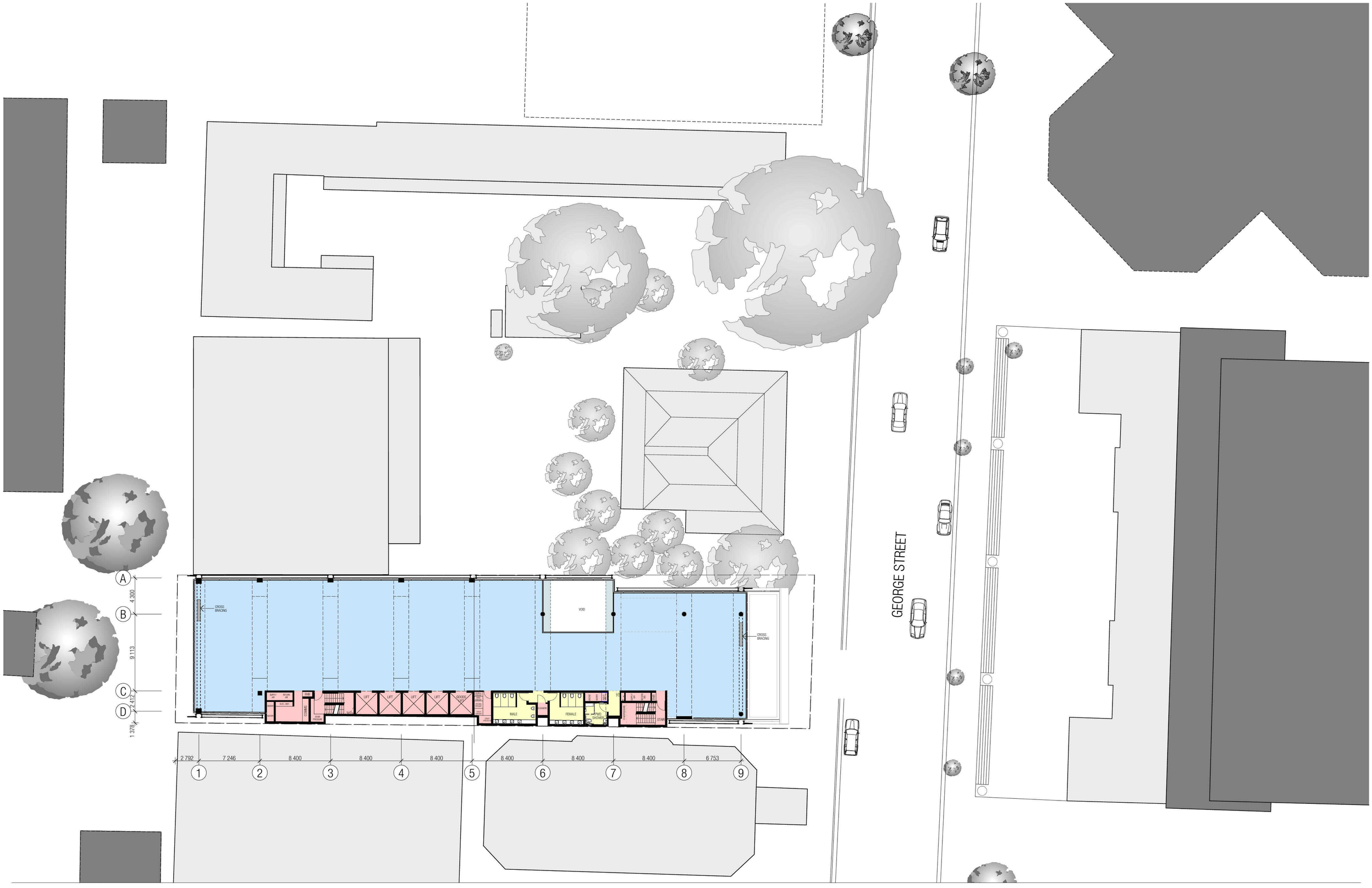
Project number	Date generated	Scale
2-20-1342	**2-06-10**	**1:200 @ A1**
Drawing number	Revision	
A2208	**P9**	© Woods Bagot



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 7 - (LEVELS 6 -13 TYPICAL)

Project number	Date generated	Scale
2-20-1342	**2-06-10**	**1:200 @ A1**
Drawing number	Revision	
A2209	**P9**	



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 8 - (LEVELS 6 -12 TYPICAL)

Project number	Date generated	Scale
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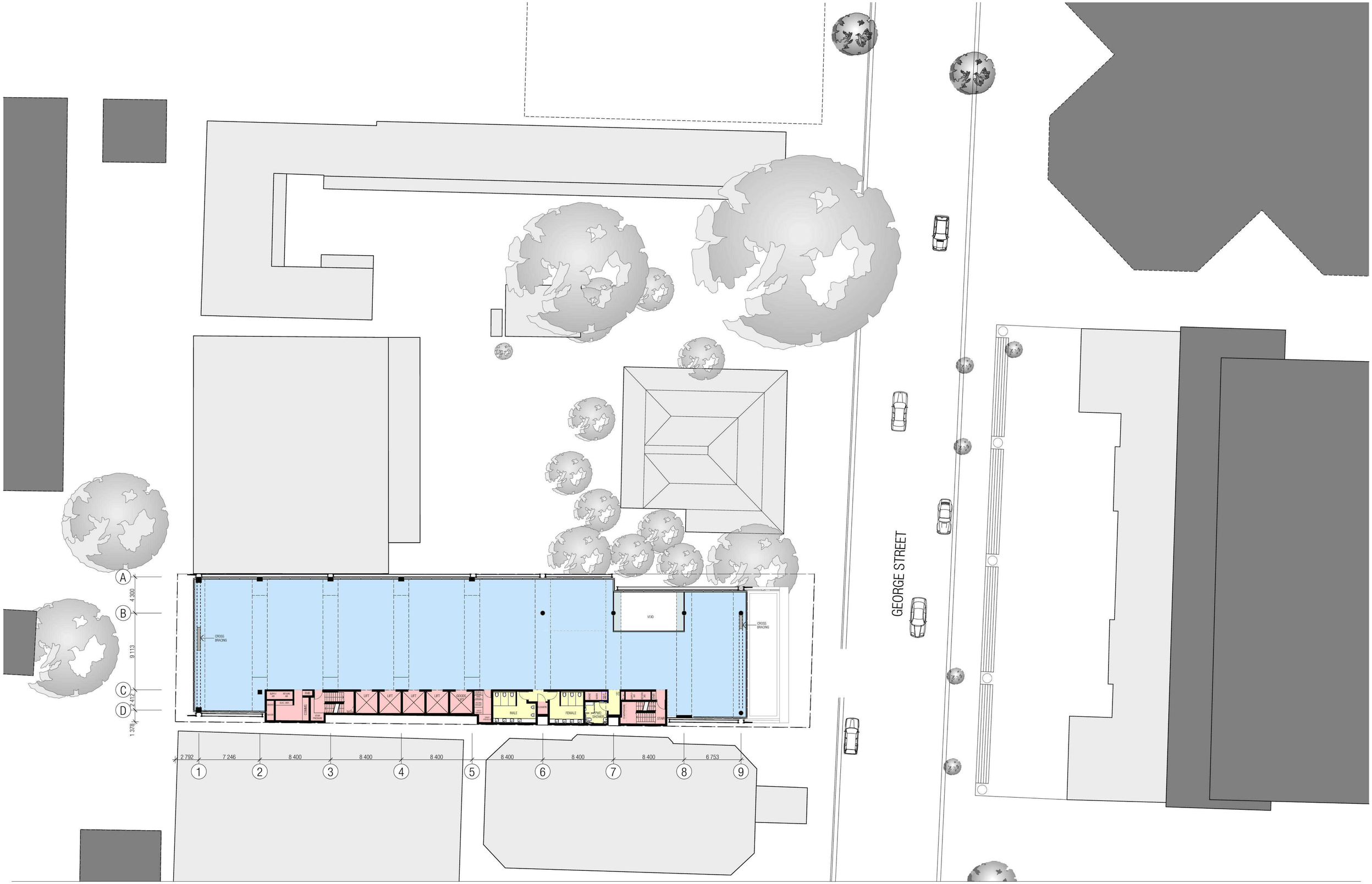
Drawing number	Revision	
A2210	**P9**	



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 9

Project number	Date generated	Scale
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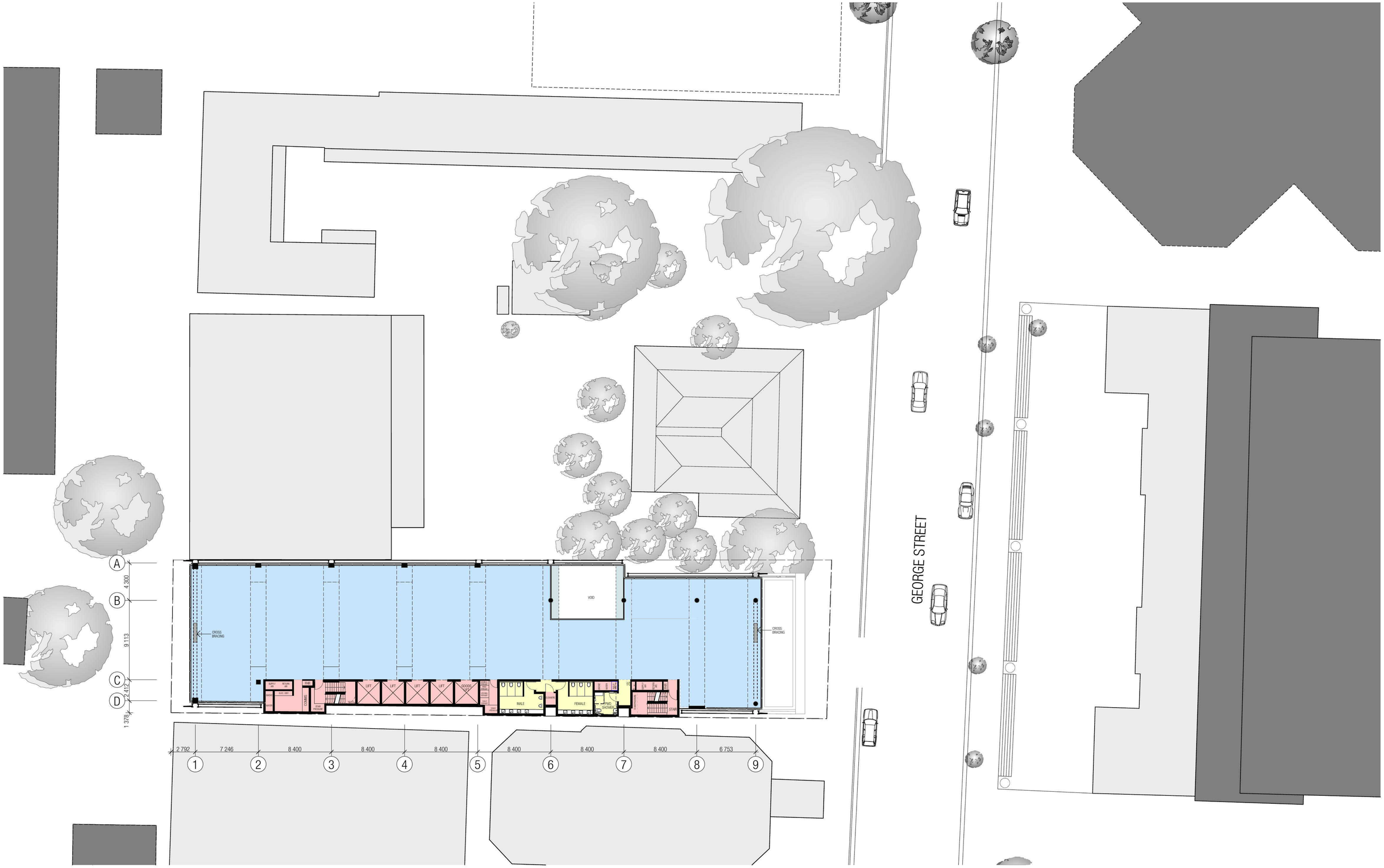
Drawing number	Revision	
A2211	**P9**	



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 10

Project number	Date generated	Scale
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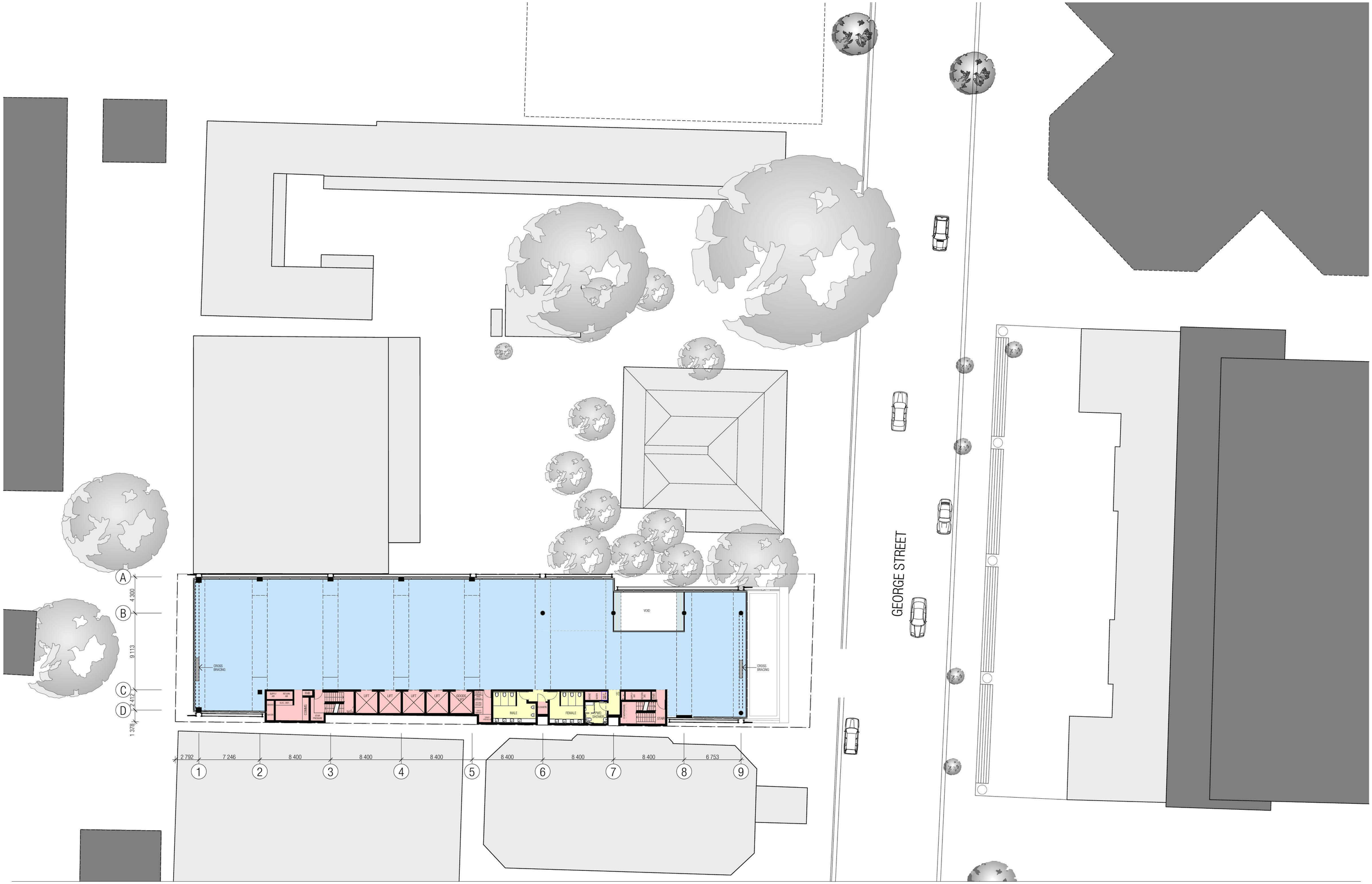
Drawing number	Revision	
A2212	**P9**	



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 11

Project number	Date generated	Scale
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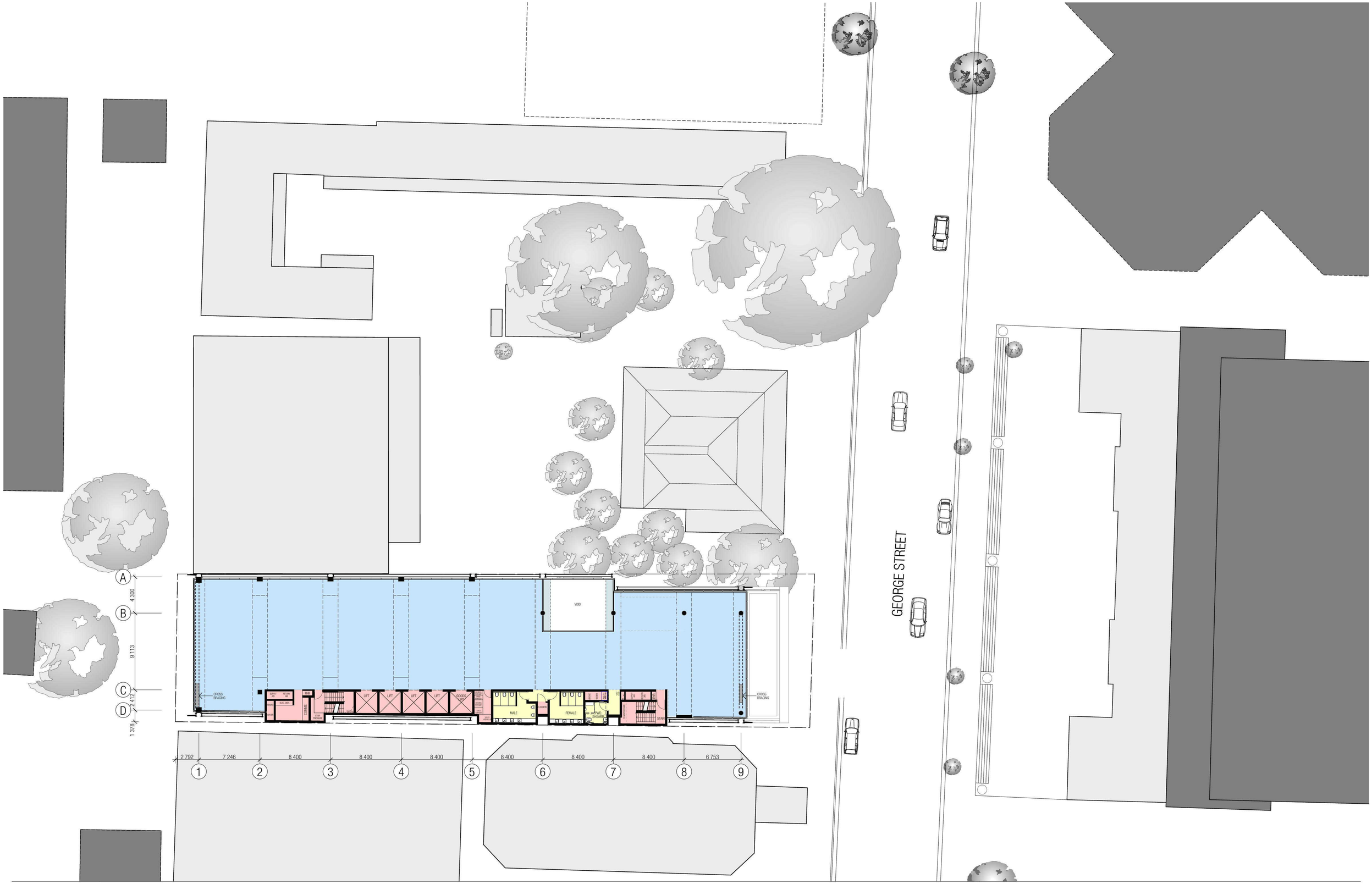
Drawing number	Revision	
A2213	**P9**	



WOODS BAGOT

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - LEVEL 12

Project number	Date generated	Scale
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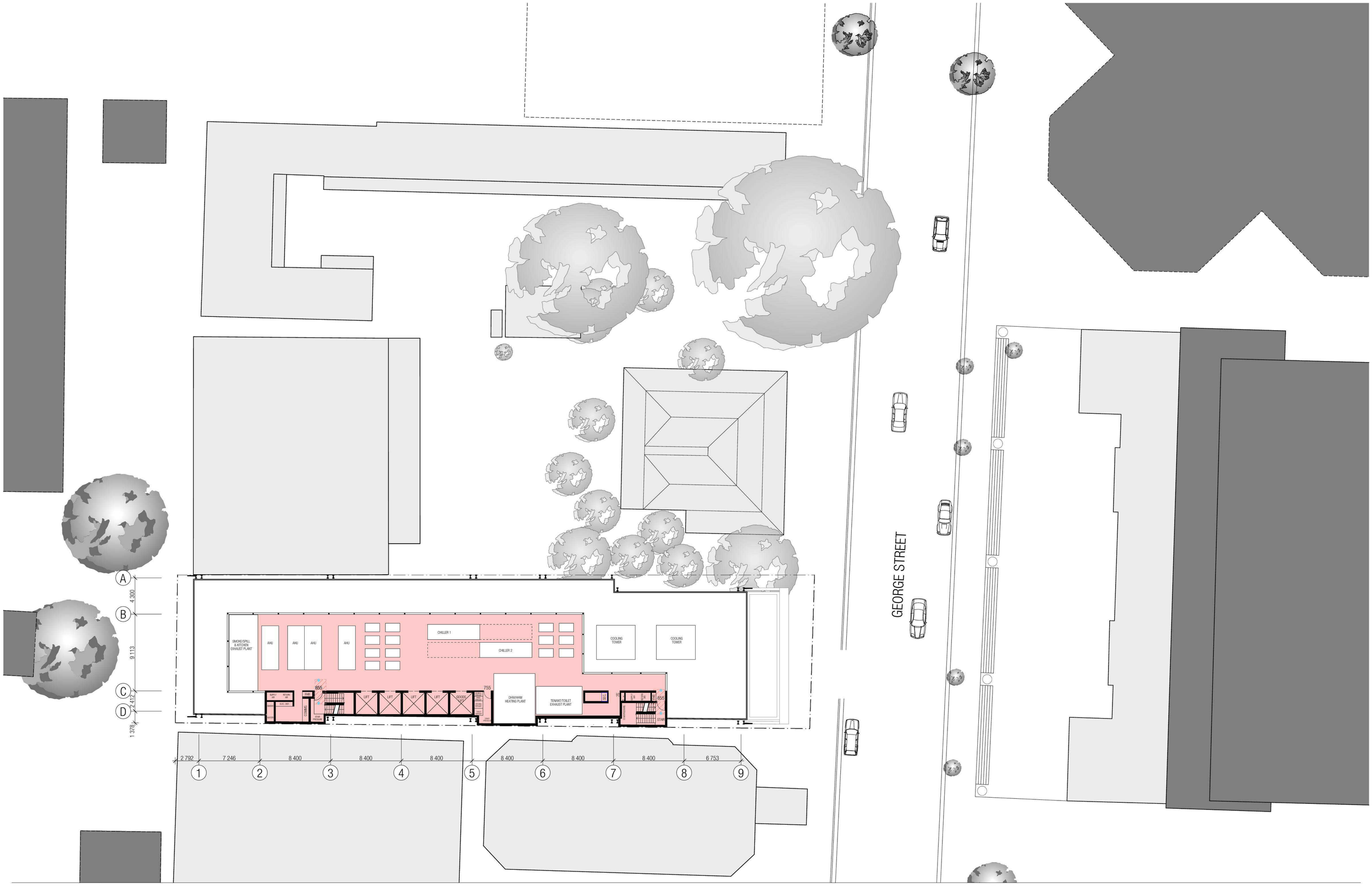
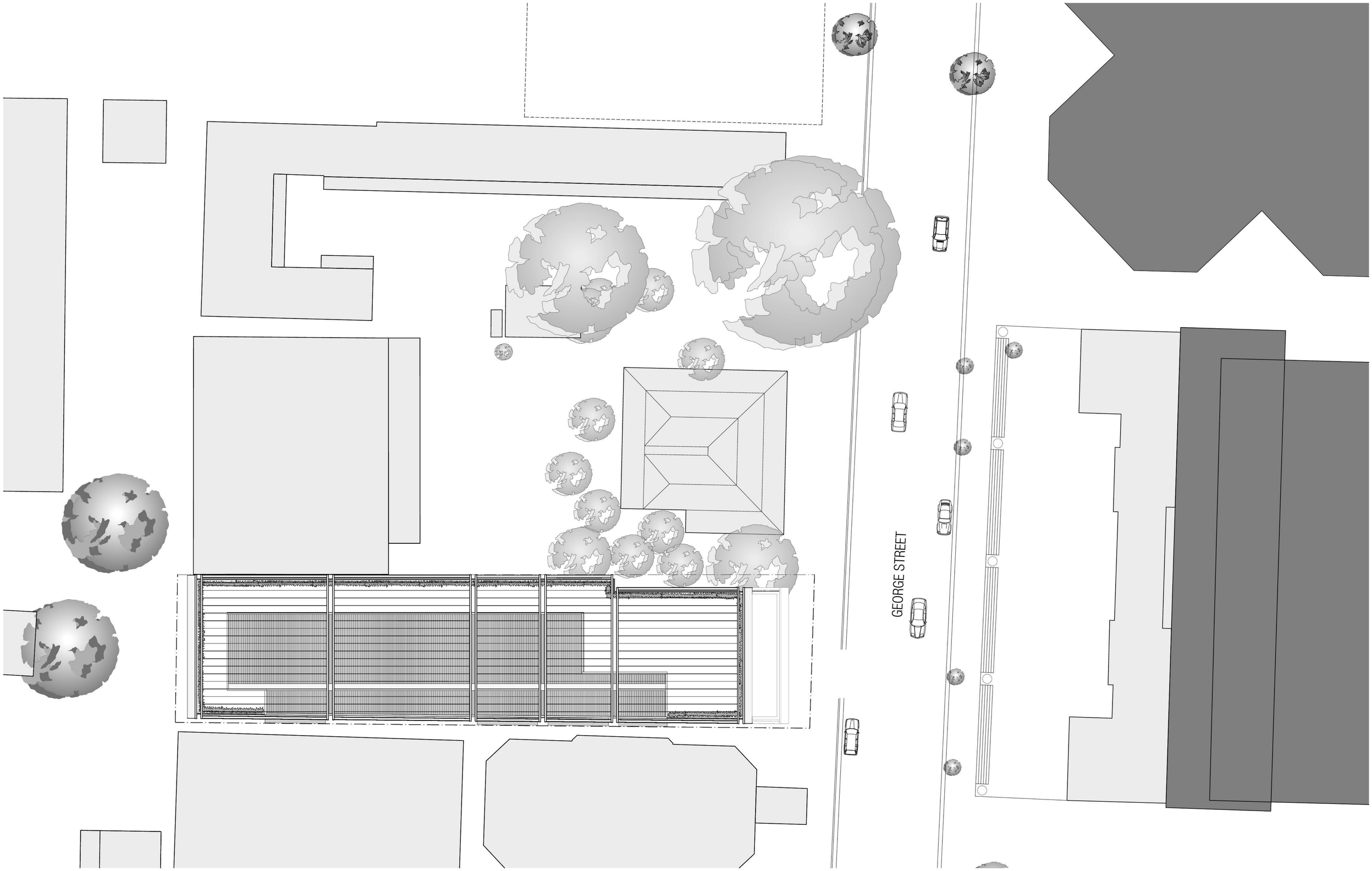
Drawing number	Revision	
A2214	**P9**	



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - ROOF PLANT

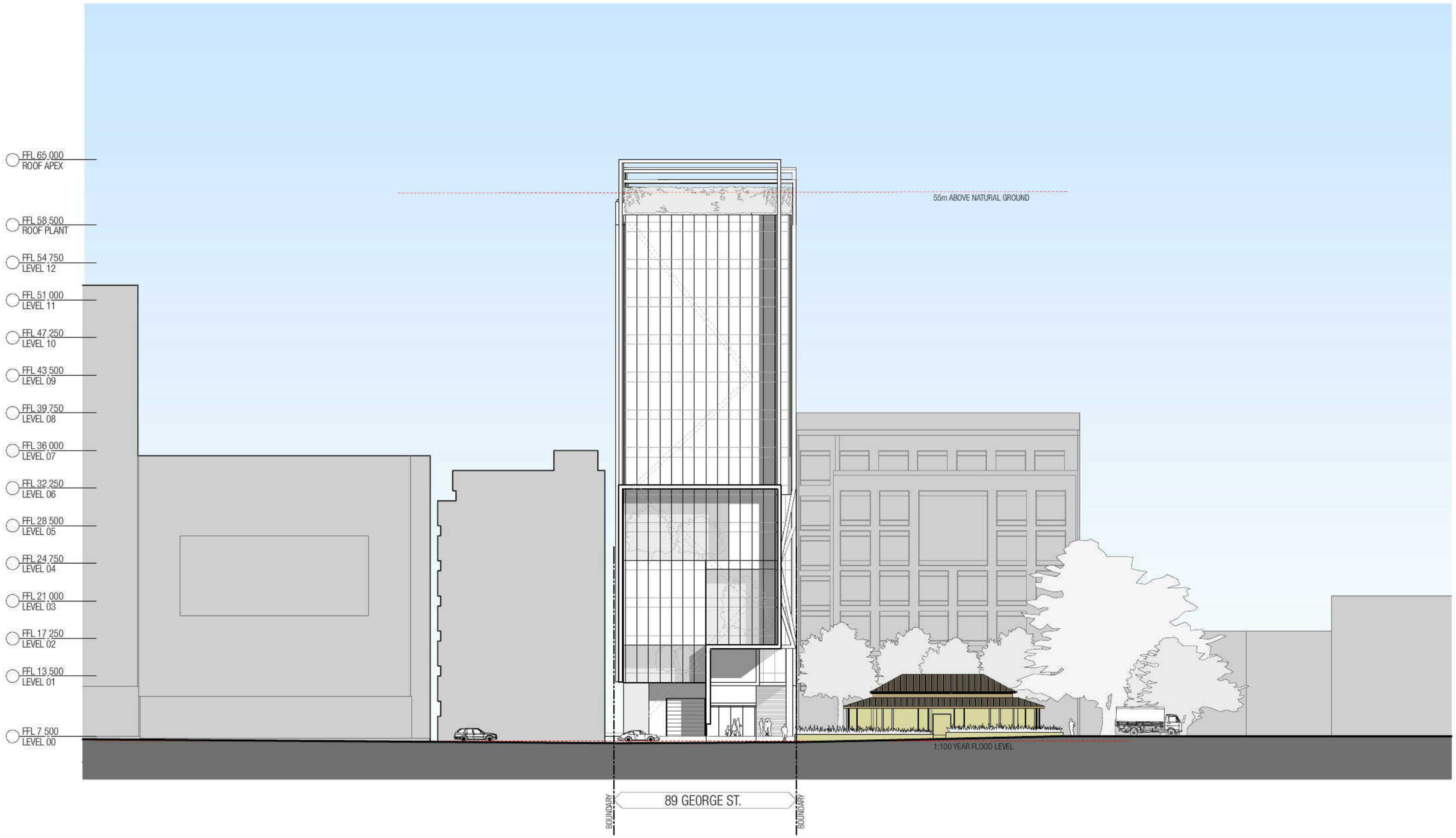
Project number	Date generated	Scale
2-20-1342	**2-06-10**	**1:200 @ A1**
Drawing number	Revision	
A2215	**P9**	



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET FLOOR PLAN - ROOF

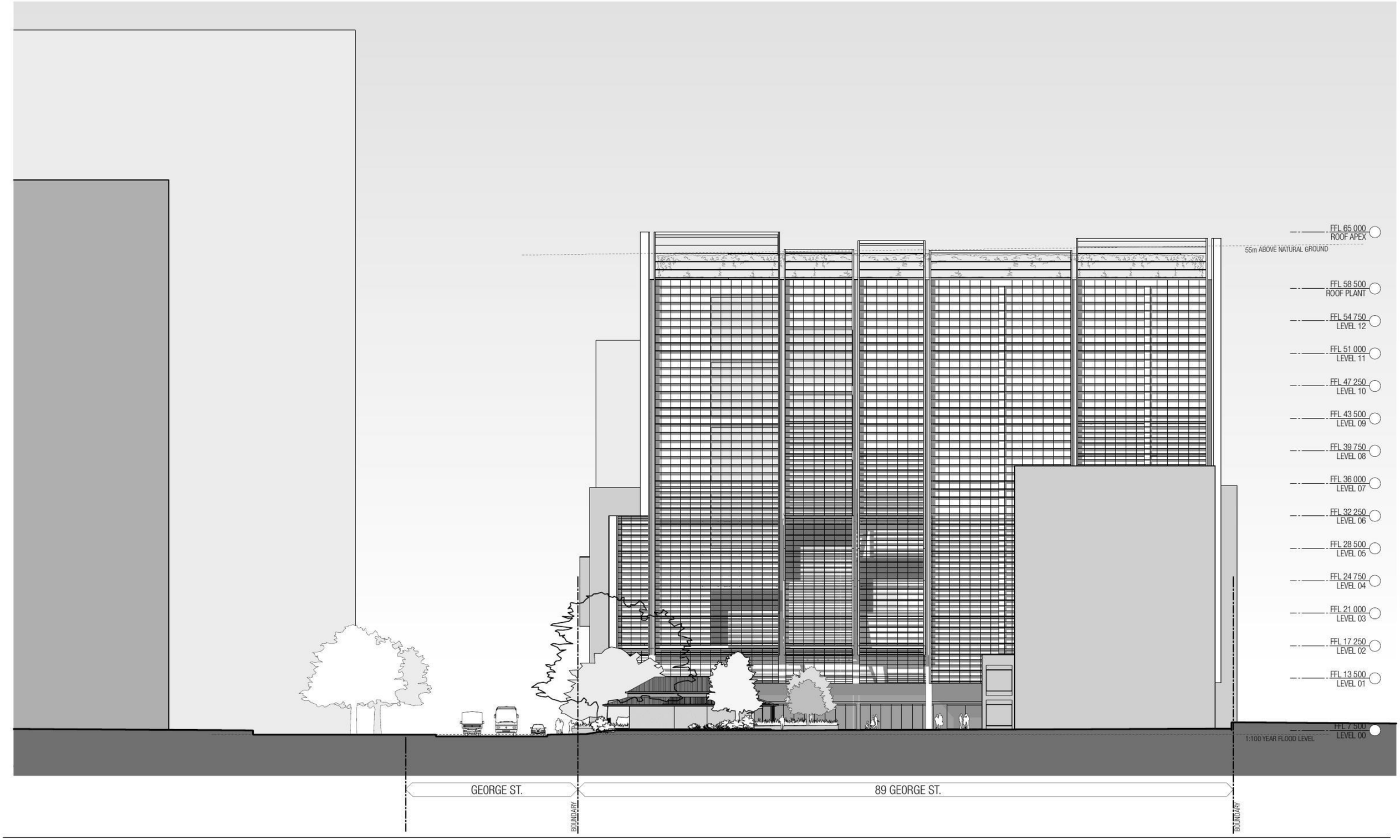
Project number	Date generated	Scale
2-20-1342	**2-06-10**	**1:200 @ A1**
Drawing number	Revision	
A2016	**P9**	



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET ELEVATIONS - NORTH ELEVATION

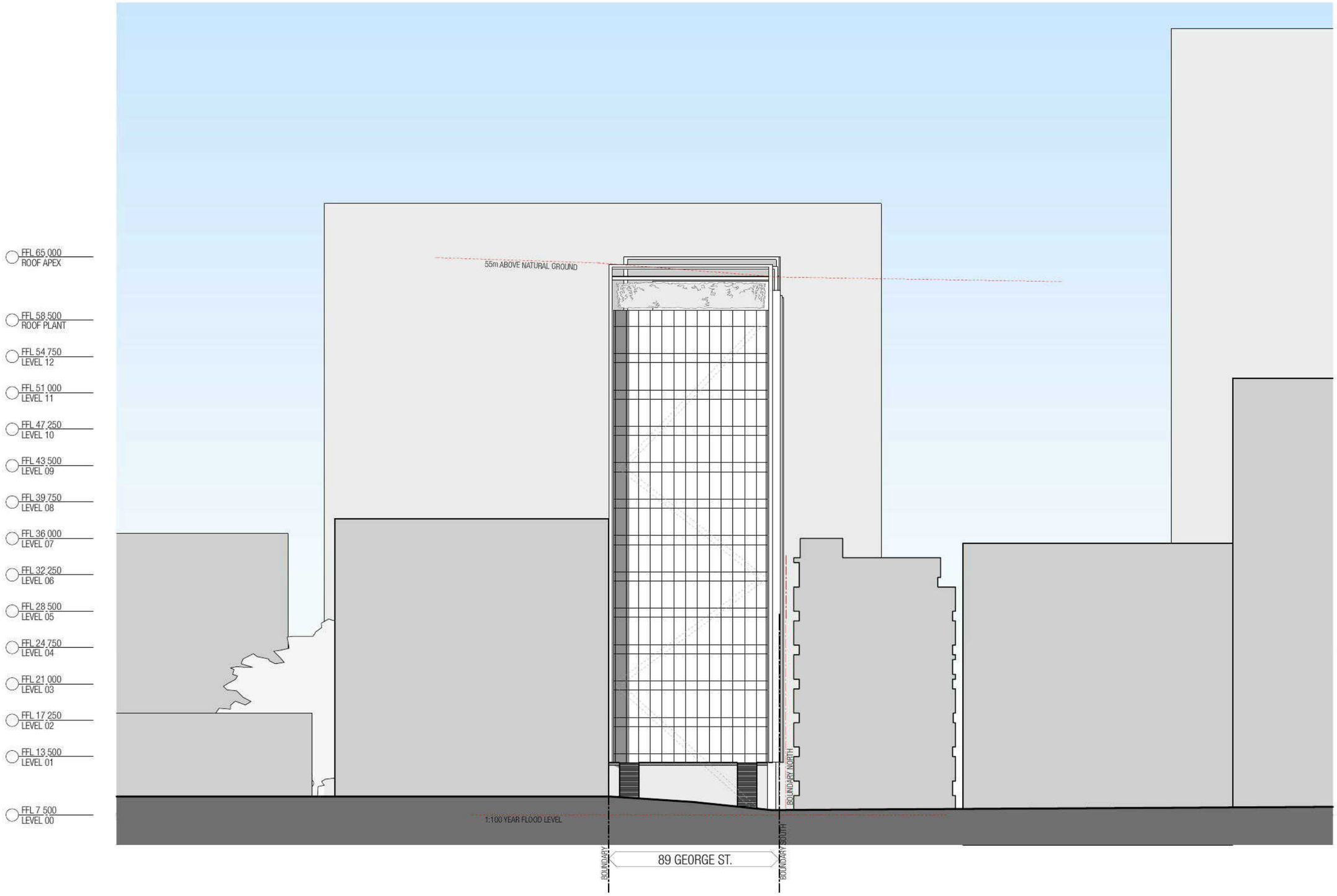
Project number	Date generated	Scale
2-20-1342	**20-08-08**	**1:200 @ A1**
Drawing number	Revision	
A3000	**P9**	



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET ELEVATIONS - WEST ELEVATION

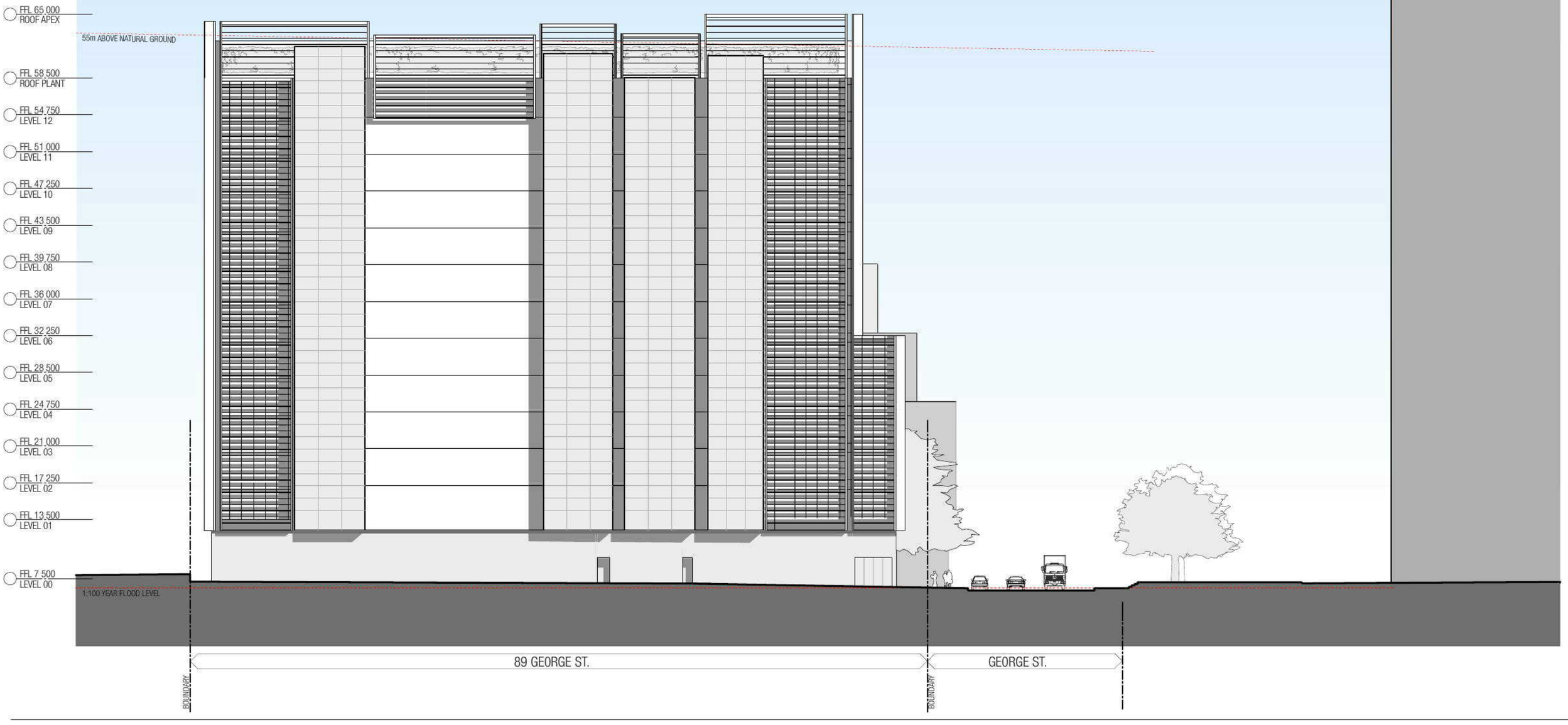
Project number	Date generated	Scale
2-20-1342	**20-08-08**	**1:200 @ A1**
Drawing number	Revision	
A3001	**P9**	



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET ELEVATIONS - SOUTH ELEVATION

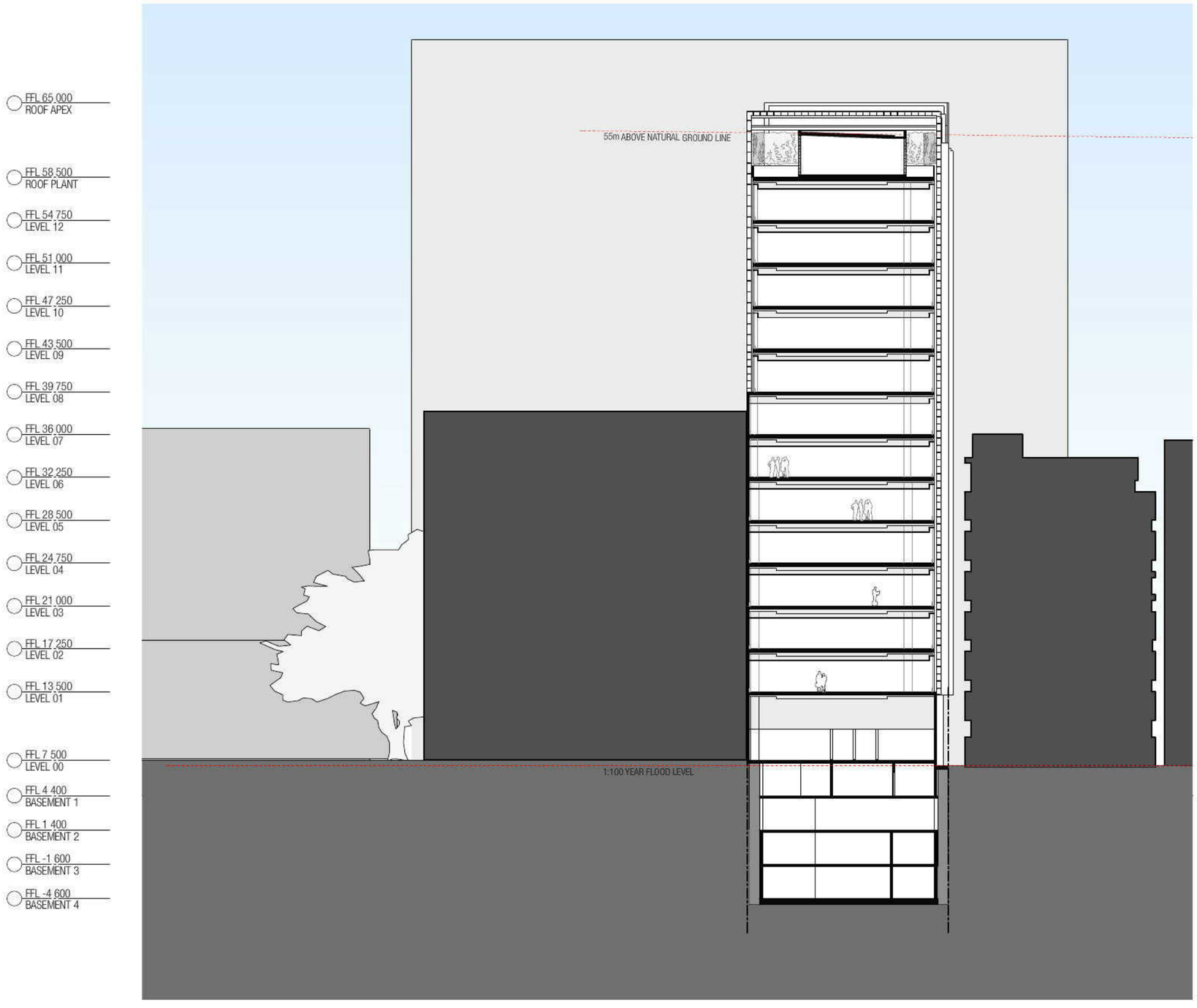
Project number	Date generated	Scale
2-20-1342	**20-08-08**	**1:200 @ A1**
Drawing number	Revision	
A3002	**P9**	



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET ELEVATIONS - EAST ELEVATION

Project number	Date generated	Scale
2-20-1342	**20-08-08**	**1:200 @ A1**
Drawing number	Revision	
A3003	**P9**	



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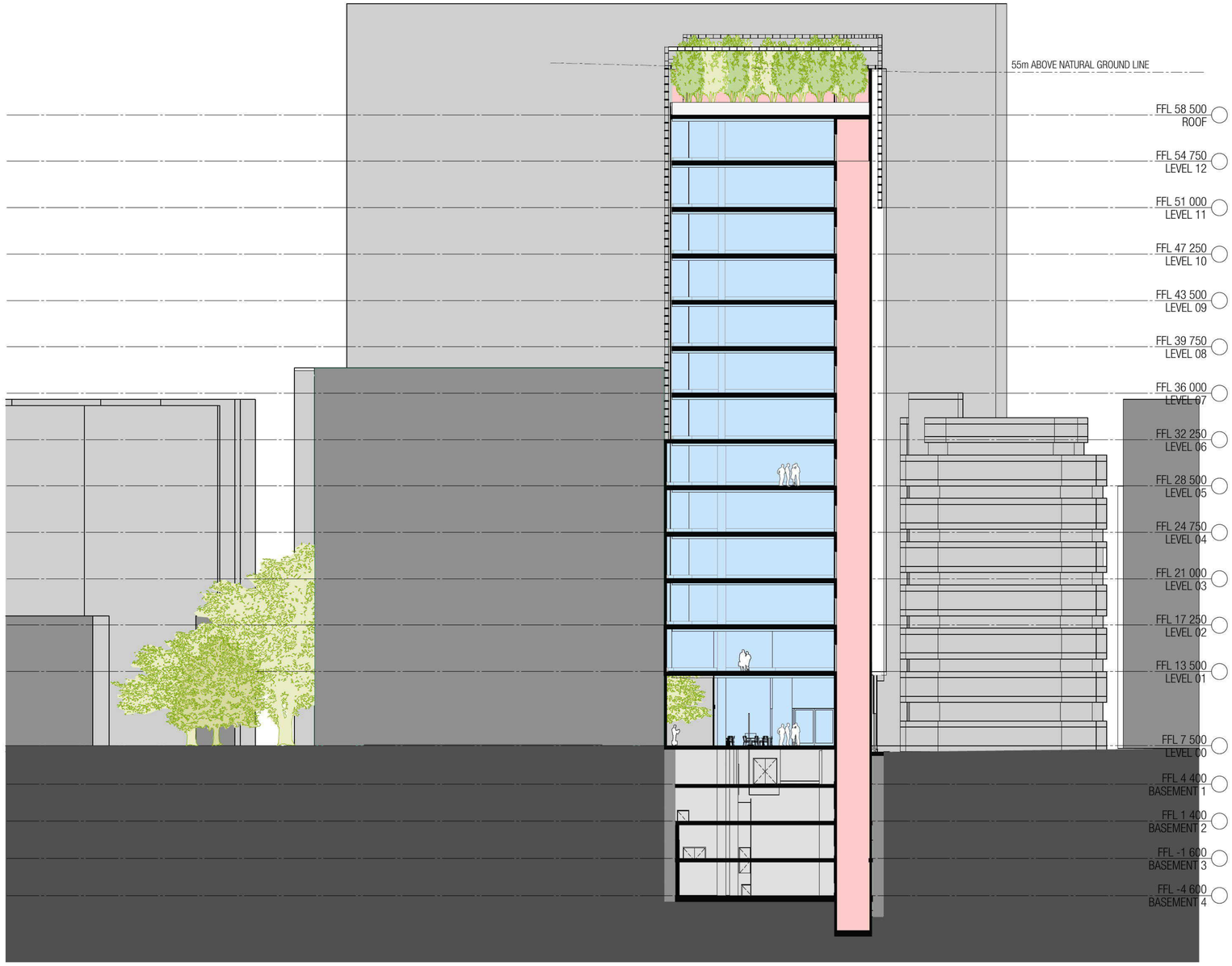
DUXTON DEVELOPMENTS 89 GEORGE STREET SECTION - SECTION AA

Project number	Date generated	Scale
2-20-1342	**20-08-08**	**1:200 @ A1**
Drawing number	Revision	
A3100	**P9**	



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DUXTON DEVELOPMENTS 89 GEORGE STREET SECTION - SECTION BB

Project number	Date generated	Scale
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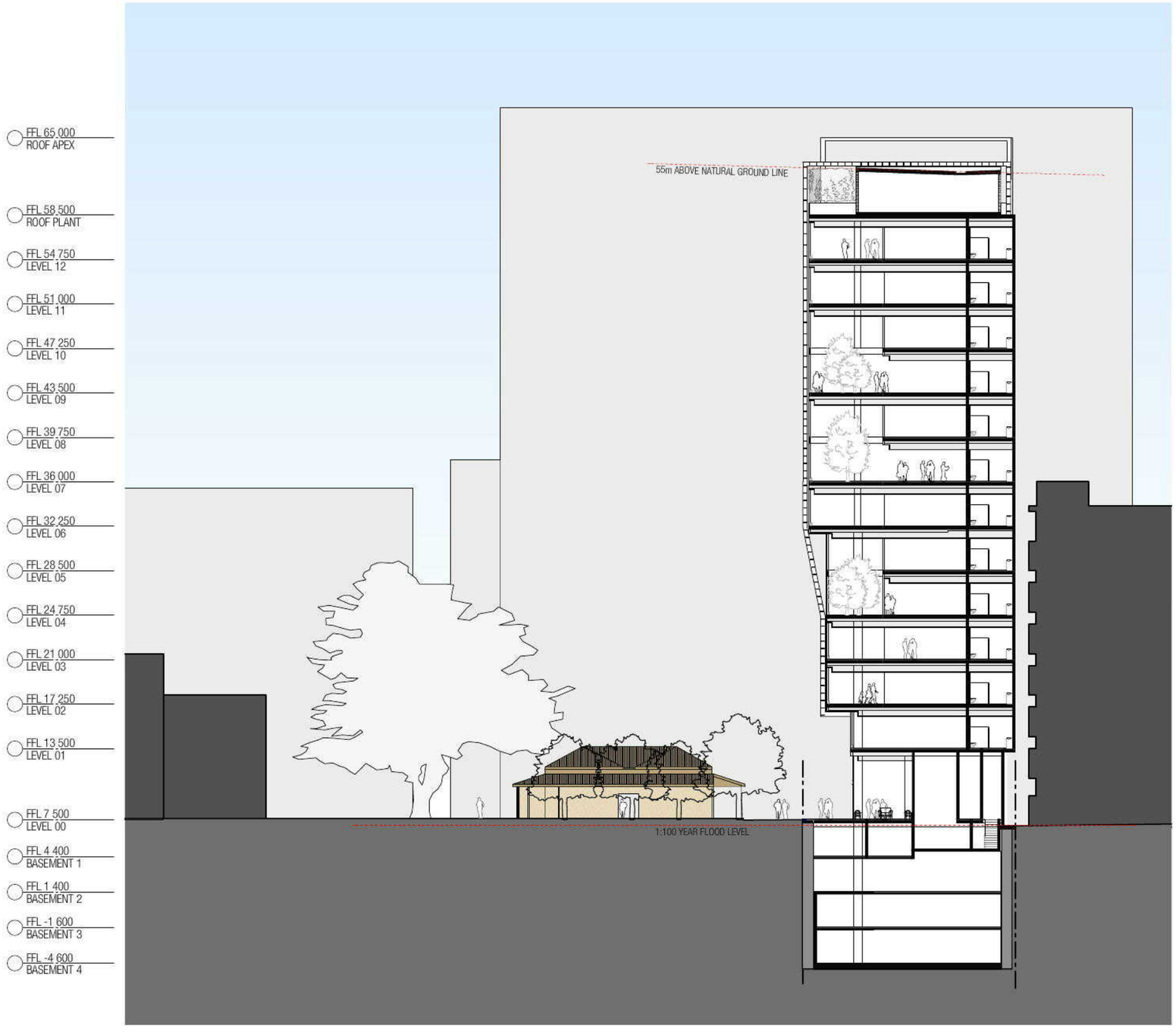
Drawing number	Revision	
A3101	**P7**	



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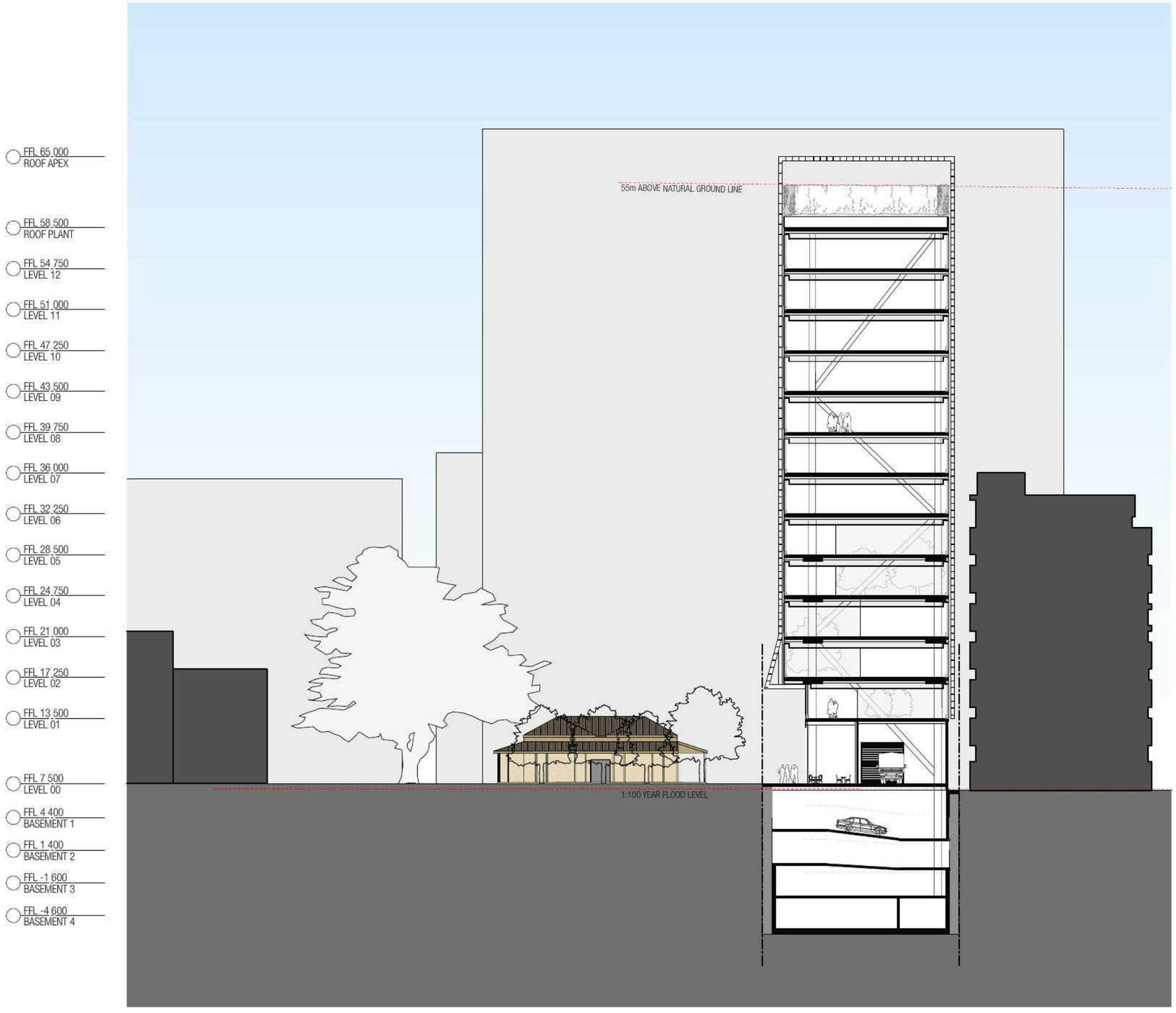
DUXTON DEVELOPMENTS 89 GEORGE STREET SECTION - SECTION CC

Project number	Date generated	Scale
2-20-1342	**20-08-08**	**1:200 @ A1**
Drawing number	Revision	
A3102	**P9**	



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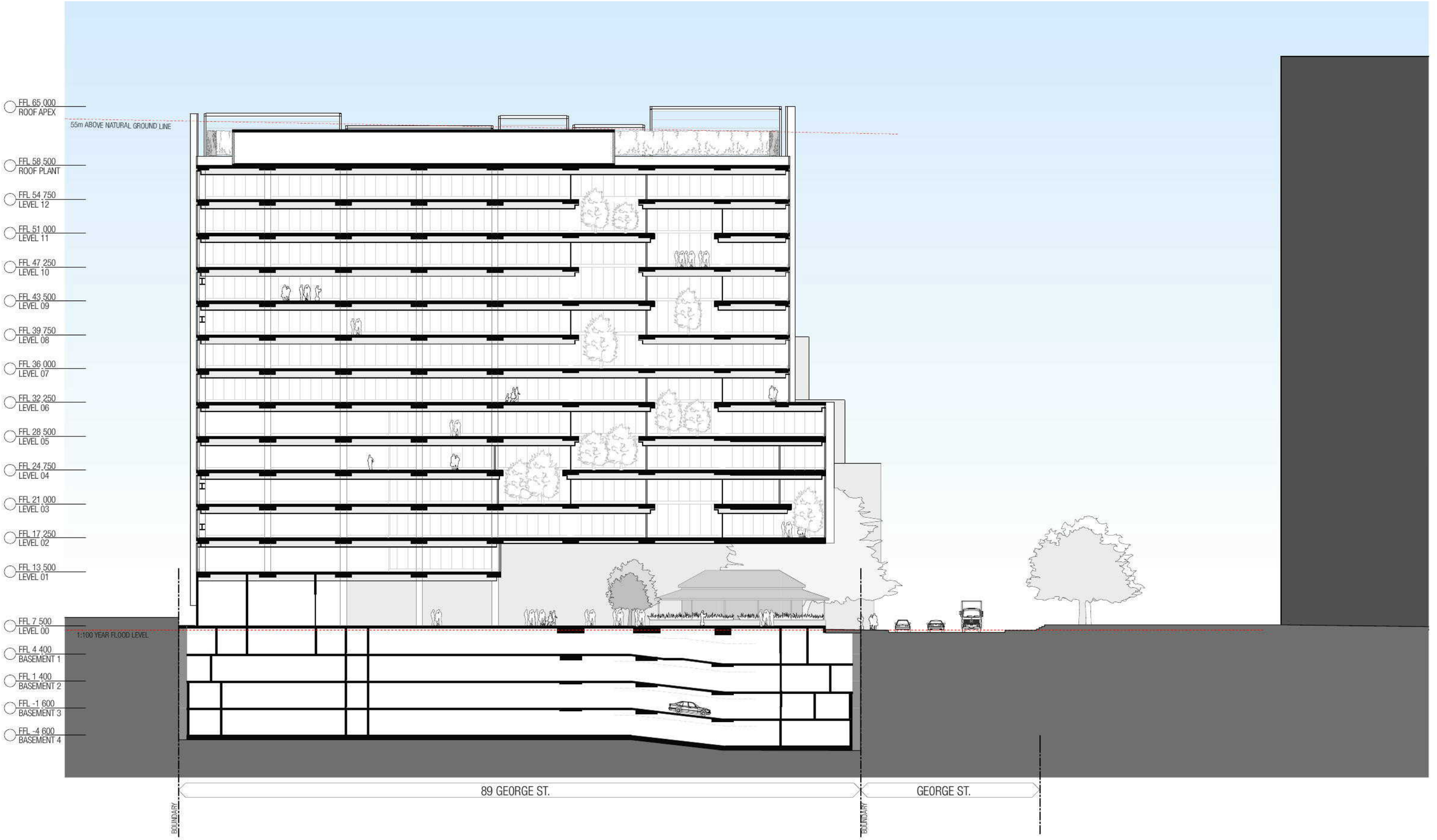
DUXTON DEVELOPMENTS 89 GEORGE STREET SECTION - SECTION DD

Project number	Date generated	Scale
2-20-1342	**20-08-08**	**1:200 @ A1**
Drawing number	Revision	
A3103	**P9**	



WOODS BAGOT™

DUXTON DEVELOPMENTS 89 GEORGE STREET SECTION - SECTION EE

Project number	Date generated	Scale
2-20-1342	**20-08-08**	**1:200 @ A1**
Drawing number	Revision	
A3104	**P9**	

ARCHITECTURE PLANS

WSP Lincolne Scott Pty Ltd
ABN 47 005 113 468

Level 1 41 McLaren Street
PO Box 6245 North Sydney
New South Wales 2060 Australia

T. 61 2 8907 0900
F. 61 2 9957 4127
sydney@wsplincolnescott.com
wsplincolnescott.com

Wednesday, 2 February 2011

Mr Adrian Heranadez
Associate
Woods Bagot
PO Box N19
Grosvenor Place
NSW
Sydney NSW 1220
Australia

89 George Street
Parramatta

Dear Adrian

Floodplain Risk Management Policy

Flood Affectation - Engineers report

We confirm the following Hydraulic services report based on the available information provides our evaluation on the impact to the surrounding buildings.

Should you require any further details, please contact our office.

Regards

Jeffrey Potkins
Senior Hydraulic Engineer

APPENDIX 1

FLOODPLAIN MATRIX

ENGINEERS REPORT - Flood Affectation (Medium flood risk)

SITE - 89 George Street Parramatta

HYDRAULIC SERVICES

The site is located within the Parramatta City Council catchment/control area

The existing and proposed catchment area of 1354 square metres remains unchanged other than the increase in the area of the vertical face of the proposed building.

Residential - Medium Flood Risk

Flood Affectation - item 1

Loss of flood storage

The proposed development will be located on an existing developed area and will not create any loss to the flood storage

Changes in flood levels

The predicated flood levels from model produced by the Upper Parramatta River Catchment trust clearly indicates flood levels will remain external of the proposed site within the boundaries of the existing road and curb, with no changes to the flows or velocities during a flood event.

Cumulative impact of multiple developments in the vicinity.

The proposed development will not increase or contribute further flood loading to the existing buildings or surrounding area, this is on an existing sealed development with the proposed development creating a similar catchment area.

Summary

It is concluded the proposed development will have no impact to the surrounding buildings and infrastructure including any adverse effects to the surrounding area, rather to the contrary with an improvement to reducing the demands on the existing infrastructure.

Jeffrey Potkins
Senior Hydraulic Engineer
T. +61 2 8907 0900
D. +61 2 8907 0940
M. +61 4370 16203
E. jeffrey.potkins@wsplincolnescott.com

wsplincolnescott.com

UPPER PARRAMATTA RIVER
CATCHMENT TRUST

Ground Floor, Macquarie Tower,
10 Valentine Ave, Parramatta. NSW 2150
PO Box 3720, Parramatta. NSW 2124.
Tel: 02 9895 7898 Fax: 02 9895 7330
Internet: www.uprct.nsw.gov.au

File Ref: 9035035-1
Contact: Stephen Lynch
Phone: 9895 6256
Email: Stephen.lynch@cma.nsw.gov.au
ABN: 57 792 159 761

18 August 2008

The Director
Duxton Developments Pty Limited
PO Box 385
GALSTON NSW 2159

Attention : Mr R Robertson

Dear Ray

Re: 1% AEP Design Flood Levels : 89 George St Parramatta.

I refer to your email dated 9th May 2008, requesting information on flooding of No 89 (Lot 1 DP 505486) George Street, Parramatta.

Please find attached a copy of a plan confirming the location of the subject property.

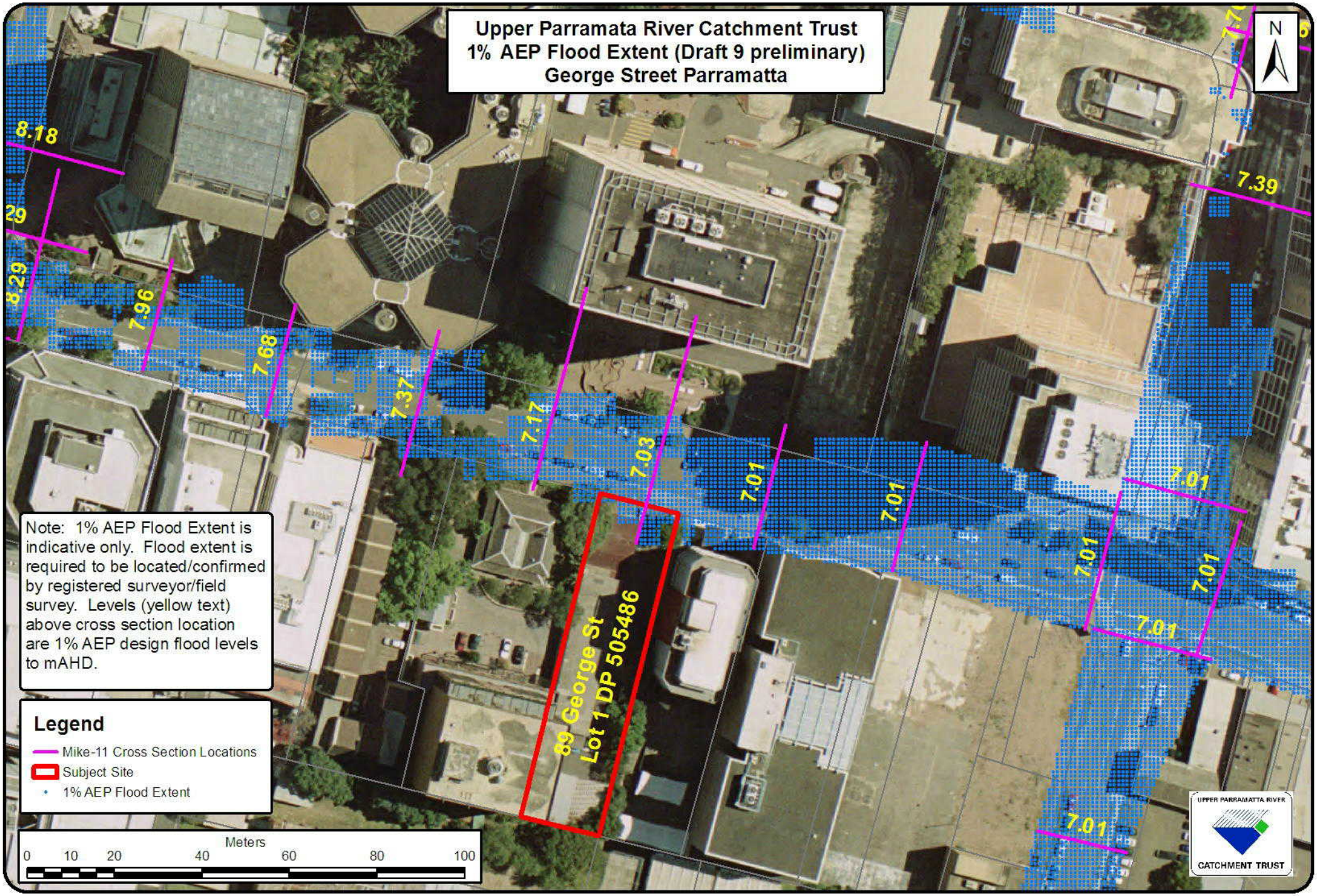
The 1% Annual Exceedance Probability (1 in 100) design flood level in George Street adjacent the subject property is 7.0 metres Australian Height Datum (AHD). This level has been determined using preliminary results from the "Upper Parramatta River Flood Study, Draft 9, 2008" due for completion latter this year. The Trust does not have surveyed ground levels for the subject property; however, aerial laser survey indicates the subject property may be subject to partial inundation during the 1% AEP event, as displayed on the attached plan.

Any enquires with regard to this matter should be directed to Stephen Lynch on 9895-6256.

Yours Sincerely

S. Lynch

Stephen Lynch
Operations Manager
Sydney Metropolitan CMA


Upper Parramata River Catchment Trust
1% AEP Flood Extent (Draft 9 preliminary)
George Street Parramatta
N
8.18
29
8.29
7.96
7.68
7.37
7.17
7.03
7.01
7.01
7.01
7.01
7.01
7.01
7.01
7.39
89 George St
Lot 1 DP 505486
Note: 1% AEP Flood Extent is indicative only. Flood extent is required to be located/confirmed by registered surveyor/field survey. Levels (yellow text) above cross section location are 1% AEP design flood levels to mAHD.
Legend
Mike-11 Cross Section Locations
Subject Site
1% AEP Flood Extent
Meters
0 10 20 40 60 80 100
UPPER PARRAMATTA RIVER
CATCHMENT TRUST

portfolio projects
consultancy Pty Ltd

project management & property consultancy ABN 37 125 414 208

03 February 2011

The General Manager
Parramatta City Council
PO Box 32
PARRAMATTA NSE 2014

Attention: Mr Brad Delapierre.

Dear Mr Delapierre,

RE: APPLICATION No: NCA/3/2010 OVER 89 GEORGE STREET PARRAMATTA BEING LOT 1 IN DP 505486

We refer to council's correspondence of the 1 October 2010, with regard to Item 7: Flooding & Stormwater requesting further details with regard to the City of Parramatta Local Floodplain Risk Management Policy – Medium Flood Risk Matrix; item 1 – Floor Level.

By way of this correspondence we confirm our client's acceptance of the requirement to provide;

"A restriction is to be placed on the title of the land pursuant to S.88B of the Conveyance Act, where the lowest habitable floor area is to elevated more than 1.5m above finished ground level, confirming the subfloor space is not to be enclosed".

We understand a Condition of DA Consent will be provided to ensure such requirement is undertaken.

We trust this correspondence is to your satisfaction and in that regard you should contact the undersigned should anything further be required with regard to this matter.

Yours faithfully

RAY ROBERTSON (m) 0419 406 373
for & on behalf of
Webb Property Investments Pty Limited

mobile • 0419 406 373 **phone** • (02) 9833 9099 **fax** • (02) 9833 9096 **email** • portfolioprojects@bigpond.com
address • P.O. Box 281, St Clair NSW 2759 **builders licence** • 175764C

WOODS BAGOT™
LEVEL 10
17 YORK STREET
SYDNEY NSW 2000
PO BOX N19
GROSVENOR PLACE
NSW 1220
TEL +61 2 9249 2500
FAX +61 2 9299 5592
WOODSBAGOT.COM

AUSTRALIA
ASIA
MIDDLE EAST
EUROPE

Our Ref: 06069

01st February 2011

The General Manager
Parramatta City Council
PO Box 32
PARRAMATTA NSW 2124

Attention Mr Brad Delapierre

Dear Sir

RE: Flood plain Matrix

We write in response to Council's correspondence dated 1st October 2010 in relation to the Major Project Application for development of a 13 storey office tower at 89 George Street, Parramatta (your Reference NCA/3/2010).

Council has completed an assessment of the above major project application and identified a number of issues relating to Flooding and Stormwater as outlined in the letter under point 7.

The following submission is lodged on behalf of the proponent, in response to the Flood plain matrix as identified by Council:

FLOOR LEVEL:
the ground floor level of the proposal will be located at RL 7.50 AHD which allows for a 500mm freeboard above and beyond the 1:100 year Flood level as outlined in the letter from the Upper Parramatta River catchment Trust dated 19 October 2010 (copy enclosed).

CARPARKING & DRIVEWAY ACCESS:
Item 1, 3 and 5: The ramp access point to the driveway is located at RL 7.50 AHD which is 500mm above the 1:100 year Flood level as outlined in the letter from the Upper Parramatta River catchment Trust dated 19 October 2010 (copy enclosed).

Item 6: There will be an adequate warning system, signage, exit and evacuation routes. Further detail will be provided at the Construction certificate Stage.

Item 7: There will be suitable hold down devices and the like to prevent vehicles from floating away. Further detail will be provided at the Construction certificate Stage.

EVACUATION:
Item 3: reliable access is available for pedestrians to seek refuge above the PMF by way of fire stairs to various floors in the building. A prior (audible) warning would be

WOODS BAGOT™
LEVEL 10
17 YORK STREET
SYDNEY NSW 2000
PO BOX N19
GROSVENOR PLACE
NSW 1220
TEL +61 2 9249 2500
FAX +61 2 9299 5592
WOODSBAGOT.COM

AUSTRALIA
ASIA
MIDDLE EAST
EUROPE

made to car owners to remove their cars to a remote location outside the flood affected area.

Item 4: A detailed Flood Evacuation Strategy would be developed at the CC stage in consultation with representatives of the SES to ensure the Plan is consistent with their requirements. Further detail will be provided at the Construction certificate Stage.

Item 6: A Flood Evacuation Map & Policy would be provided inclusive of a warden system to ensure all occupant/s is aware of procedures & policies should a 1:100 year flood event occur. The building would also be equipped with an audible warning system to ensure all occupants are informed of a requirement to evacuate. Further detail will be provided at the Construction certificate Stage.

Management and Design.
Item 2 – The applicant will undertake discussions with the SES prior to the release of the CC to ensure such Plan is consistent with their requirements.

Item 3 – the ground floor level of the proposal will be located at RL 7.50 AHD which allows for a 500mm freeboard above and beyond the 1:100 year Flood level as outlined in the letter from the Upper Parramatta River catchment Trust dated 19 October 2010 (copy enclosed). As such goods can be stored appropriately.

Item 4 – There will be no storage of materials below the 1:100 year Flood level

Regards

ADRIAN HERNANDEZ
ASSOCIATE

enstruct

3 February 2011

enstruct group pty ltd
ABN 32 094 570 671
Tel: +61 2 8904 1444
Fax: +61 2 8904 1555
www.enstruct.com.au
Level 4, 2 Glen Street,
Milsons Point,
NSW, 2061,
Australia

The General Manager
Parramatta City Council
PO Box 32
Parramatta 2124

For the attention of: Mr Brad Delapierre

Dear Sir,

Application No NCA/3/2010 – Lot 1 DP 505486 – 89 George St. Parramatta

We refer to the Development Application being prepared for 89 George St Parramatta.

In response to council's letter : Item 7 – flooding and stormwater matters.

We understand that Council has made a request that the requirements of the Local Floodplain Risk Management Policy prevailing over the subject property be addressed.

We confirm that the design when completed at the CC stage will incorporate the requirements of the Flood Plain Matrix Management Policy. ie

1. Building Components & Method – "All structures to have flood compatible components below the 100 year ARI flood level plus 500mm freeboard.
2. Structural Soundness – "the Structure can withstand the forces of floodwater, debris, & buoyancy up to and including the 100 year ARI flood plus 500mm freeboard"

Please contact the undersigned should there be an queries..

for
enstruct group pty ltd

Ross Clarke
Director

APPENDIX N

FLOOD MATRIX

INGHAM
PLANNING
Pty Limited

Our Ref: 06068

7th February 2011

The General Manager
Parramatta City Council
PO Box 32
PARRAMATTA NSW 2124

Attention Mr Brad Delapierre

Dear Sir

RE: Proposed Commercial Office Building at 89 George Street, Parramatta Major Project Application 09-0128 - Response to Council Identified Issues and Public Submissions

We write in response to Council's correspondence dated 1st October 2010 in relation to the Major Project Application for development of a 13 storey office tower at 89 George Street, Parramatta (your Reference NCA/3/2010).

Council has completed an assessment of the above major project application and identified a number of issues relating to the following matters:

> *Heritage impact, upper level setbacks, impacts on an adjoining olive tree, site isolation, streetscape, ecologically sustainable development, flooding and stormwater, on site detention, Council's City Centre* City *Centre Lanes Strategy, access to Perth House, basement parking access, public domain, contamination, acid sulphate soils, gross floor area, balconies, design of the car park, servicing and issues raised in submissions received by Council during the advertising period.*

The following submission is lodged on behalf of the proponent, in response to the issues identified by Council and in public submissions to the notification of the Application.

1. Heritage Impact

Council has reviewed the comments of the Heritage Branch of the Department of Planning in relation to the proposed development and advises that it concurs with the advice of the Heritage Branch and accordingly requests that amended plans be prepared in accordance with the advice from the Heritage Branch, dated August 2010.

We note that Council and the NSW Department of Planning had received previous similar comments from the Heritage Branch in respect of the proposed development, prior to the Director's Requirements being issued for the proposed development. No reference was however, made in the Director's Requirements seeking amendment of the plans as then sought by the Heritage Branch.

Urban and Regional Planning, Environmental Planning and Statutory Planning
Registered Office: Lyndhurst, Suite 19, 303 Pacific Highway, Lindfield N.S.W 2070
Telephone: (02) 9416 9111 Facsimile: (02) 9416 9799
email: admin@inghamplanning.com.au
A.C.N. 106 713 768

The Heritage Impact Statement (HIS) for the proposal was prepared in accordance with the Director's requirements and submitted with the Environmental Assessment. The HIS assessed the heritage impact of the proposed development and concluded that such impacts were acceptable in the circumstances.

The original comments of the Heritage Branch were provided to the proponent after the Major Project Application was lodged. This Heritage Branch correspondence to the NSW Department of Planning was forwarded to the Department prior to the issue of Director's Requirements and raised the following concerns:

a) *The impact on the setting of Perth House as a result of the bulk and height of the new building, especially adjacent to Perth House and its courtyard should be appropriately assessed.*

b) *The impact of the new building on the views to Perth House from along George Street should be appropriately assessed.*

c) *The impact of the new building and its basement construction on the trees on the eastern side of Perth House should be appropriately assessed.*

Heritage Branch in its original correspondence to the NSW department of Planning made the following suggestions to the NSW Department of Planning with respect to the design of the proposed development:

a) *Consideration should be given to providing an additional setback to the new building so that views to Perth House from George Street are not unduly impacted.*

b) *Consideration should be given to significantly reducing the height of the new building at the George Street frontage where it is adjacent to Perth House and stepping the building height upwards towards the rear so as not to unduly impact on the setting of Perth House.*

c) *Consideration should be given to making the front portion of the new building as transparent as possible so that Perth house can be viewed through the building.*

d) *Consideration should be given to setting the new building and its basement back further from Perth House so that adjacent trees are not unduly impacted.*

The 4 recommendations (a) to (d) of the Heritage Branch were not included in the Director's requirements subsequently issued for the project.

Director's Requirements in relation to heritage were limited to a direction that a Heritage Impact Statement (HIS) be prepared and such Statement address the impact of the proposal upon the significance of the adjoining "Perth House and Stables" and whether the proposal complies with any related policies contained in the Conservation Management Plan. As noted above the submitted HIS addressed these issues.

Following the July/August 2010 public notification of the subject Major Project Application, The Heritage Branch subsequently submitted a formal submission by letter dated 23rd August 20/08/2010. This letter is discussed in the Section 19 of this response to issues dealing with Public Submissions and its contents are essentially the same as the Heritage Council's previous correspondence to the NSW Department of Planning.

Following consideration of the Heritage Branch's August 2010 submission to the public notification of the proposal, the proponent commissioned his heritage consultant and architect to review the comments and recommendations of the Heritage Office.

A subsequent meeting was held in November 2010 with Heritage Office staff at Parramatta Council where an undertaking was given to ensure that basement excavation would not adversely impact on the Olive tree and it was demonstrated by the proponent that reasonable views of Perth House would be maintained along George Street.

Whilst the Heritage Branch would not specifically state the minimum front setback to George Street for the tower portion of the building, it is evident from the discussions that the taller portion of the building should be setback at least behind the rear wall of Perth House and possibly a little further to the south.

It is apparent that the Heritage Branch did not have a clear understanding of the design plans and the site circumstances. Following the briefing, the Heritage Branch conceded that views at street level along George Street to Perth House would be adequately maintained, but they retained concerns about the height of the western elevation of the building adjacent to the Perth House building. It is apparent that the Heritage Branch preferred a 2 to 3 storey height adjacent to Perth House, with a taller tower building on the rear portion of the site. Such a design is not feasible as the resulting floor plates are in adequate in area and the construction of such a narrow tower has significant structural design challenges.

At the meeting with the Heritage Branch at their Parramatta office on 1st December 2010, a detailed design briefing of the project was presented to the Heritage Branch. This resulted the Heritage Branch obtaining a better and more detailed understanding of the constraints of the site, commercial requirements and the features and details of the proposed design.

Following the December briefing of the Heritage Branch, the Heritage Branch revised its stance with regard to the proposed development. The Heritage Branch has now resolved as follows:

"That subject to the Olive tree being suitably protected during construction (and excavation not having any substantive impact on the tree's root system),the applicant should resubmit amended designs to the western and northern elevations that respond more appropriately to the heritage setting and character of Perth House. The elevations should present a calmer and simpler visual backdrop to Perth House."

It is evident that the Heritage Branch, after considering the proponent's heritage consultant's response to the Heritage Branch's submission and information provided at the December briefing, no longer seeks major changes to the building envelope or design, such as significantly lower the front half of the proposed building. Therefore it is the proponent's position that a significant redesign of the proposal in its current form is neither appropriate or necessary.

As indicated at Sections 3 and Section 19(g) of this response to issues, the subject Olive tree can be retained with minimal impact to its roots or canopy. The proposal will in fact provide additional space for the eastern canopy of the tree allowing it to achieve an improved overall form.

The proponent's heritage consultant and project architect have considered the Heritage Branch's revised response (dated 27/01/11) suggesting amendments to the design detailing of western and northern elevations. Our response to these most recent comments is made in the context of a set of key determining design guidelines which have strongly influenced the project outcomes to date. These key influences have included:

i) Balancing of the commercial requirements of an A-Grade commercial office building with the established streetscape & the heritage attributes associated with Perth House (adjacent)

ii) Careful balancing of the required capital investment in regard to a challenging set of site constraints whilst reflecting a sensitive economic and market driven property environment.

iii) Satisfying Council's criteria for provision of high quality buildings within the CBD so as to encourage future developments through the CBD.

iv) Encouraging and enhancing the current & future pedestrian usage within the CBD and minimize vehicle movements.

v) Provision of a design solution that encourages other major development within the Parramatta CBD through a quality design solution that enhances and attracts both developers & tenants.

vi) Appropriate recognition of site context of an isolated free standing heritage item within a high-rise CBD setting.

The design acknowledges and responds to the guidelines as stated above whilst at the same time providing a significant *"design statement"* particularly in regard to the northern & western elevations which are providing an important backdrop to the historically important Perth House. In the broader context, the new building will provide its own strong identity within the CBD viewed from any direction or aspect.

To maximize the potential of the façade design, the design architects will undertake a (further) comprehensive review once the DA is issued which will form an ongoing part of the detailed design development process. It is proposed to review, develop and analyse design detail solutions through a thorough process that allows contribution and informs participating approval Authorities including Parramatta Council. This will be to ensure the integration of the external building elements, materials, building systems (screening) so that all façade elements are integrated in such a way as to enhance, in particular, the most prominent elevations of the building to Perth House.

Such a methodology will ensure the form of the proposed building provides a subtle and discrete "backdrop" to the historically significant Perth House. This progressive development of the design is considered an appropriate and suitably sophisticated way to ensure the entire building composition set within its context provides a balanced solution within the immediate and general area of Perth House.

Specifically, comment has been made by the Heritage Council in regard to a "calmer and simpler visual backdrop to Perth House" as provided by the new building elevations to the north and western elevations.

The North Elevation

The proposed design for the Northern elevation is relatively simple in configuration. There is the opportunity, however, to review and refine the use of colour within this façade to provide for further subtlety. Presently the lower portion of the building is "framed" in an off-white metal cladding that defines the lower storeys. We propose that a review occur addressing the apparent strength of this element through alternative use of colour. We propose that the glass and spandrel elements remain a neutral "glass" colour with the frame element taking on a similar colour to the glass wall portion of the façade. This integrated approach will reduce the number of apparent elements contained within the north façade and provide the opportunity to establish a "calmer" appearance.

This review will be completed with a view to ensuring a holistic and integrated approach to the entire colour scheme and materials selection of the external building envelope.

The Western Elevation

During the development of the design of the project, it is proposed to complete a detailed analysis of the materials, structure and composition of the façade screen to the western elevation. This will include the interrogation of the

environmental factors that are influencing the performance of the façade screen to provide optimal conditions in respect to the shading, thermal protection of the façade and a balanced mechanical engineering solution. This process will require the investigation and development of a screen design that incorporates materials, the screen structure and building systems that satisfy the relevant practical, aesthetic, structural and engineering criteria.

As a part of this process, a careful and complete review will be included in respect to the overall effect of the screen design upon the building appearance, including a detailed review of the heritage context and the need for the building design to respond positively and sensitively to Perth House. Screen materials, finish, shape, colour and proportion of the screen elements will be reviewed to satisfy the complex matrix of influences that require to be considered. In particular, the scale and detailed configuration of the screen louvres, particularly at the lower level, will be considered to allow refinement and adaption to reflect the importance of the total building setting and its immediate surrounds.

The façade analysis and review that has occurred through the "Concept Design Phase" and up to Part 3A submission will continue well into the Design Development Stage to ensure the final design documentation provides a balance between this new proposal and the established commercial buildings. In particular, Perth House will be considered in detail so as the new building at 89 George Street does not compete or dominate this historically significant building.

It is considered appropriate that refinement of façade treatment is primarily a matter of design detailing and hence can be suitably addressed by way of imposition of a consent condition so as to facilitate further consultation with Council and the Heritage Branch prior to issue of Construction Certificate, to develop a final architectural treatment.

The proponent's heritage consultant's response to the heritage issues raised by the Heritage Branch, Council and in public submissions is attached at **Appendix A**.

2. Upper Level Setbacks

Council has advised that Part 6.1.5.4 of the DCP in relation to Building Separation specifies a 9m setback for those parts of the building with a height between 36m and 54m. Council has clarified that its concerns in relation to upper level setbacks relate to the rear setback of the upper levels, not the side setbacks.

Council advises that the purpose of the 9m setback control is to mitigate shadow impact on the school property to the south of the site and to break down the massing of the building and the vertical scale of the southern elevation.

The planning controls for the site allow for buildings up to 120m high in this locality, a situation that clearly has significant implications for solar access and verticality.

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The planning controls for the site allow for buildings up to 120m high in this locality, a situation that clearly has significant implications for solar access and verticality.

Assessing solar access and verticality impacts from the proposed development should have regard to the solar access and verticality impacts arising from developing the site with a building that is fully compliant with the relevant development controls.

It is acknowledged that a lower FSR applies to the subject land due to its site area of less than 2500m2 and site width is some 10% less than the 20 metre minimum required. Accordingly a more conservative tower height limit of 90 metres, with a complying FSR and substantial setback to George Street (due to heritage constraints) would therefore be appropriate in terms of an alternative complying scheme that has been considered for the site.

Shadow diagrams for the winter solstice have been prepared that compare; (a) the shadow of the building as proposed, (b) a similar building with a 9m rear setback above 36m and (c) a complying 90m high tower building limited to the rear portion of the site, setback 9m from the rear boundary above a height of 36m. Copies of the shadow diagrams are attached at **Appendix B.**

The shadow diagrams indicate that a provision of a 9m rear setback above a building height of 36 metres will result in only a marginal reduction in shadows cast to the south and over the school property. The difference in shadows cast is highlighted in drawings included within **Appendix B.**

The shadows cast by the proposed envelope are significantly less than the shadow cast by a compliant 90 metre high tower, as shown in drawings. The shadows from a complying 90 metre high tower have a substantial impact to the surrounding context as well as the school to the south of the site.

The proposed development results in minimal reduction of solar access to school play areas at the times these areas are in use. Adequate solar access is retained within the school grounds having regard to its location within a major CBD. It should also be noted that the existing school site is substantially under-developed compared to the development potential provided for in the applicable planning controls. In the future the school site is likely to be re-developed with substantial new buildings.

Given that proposed building height of 55 metres is significantly lower than the potential complying building height of at least 90 metres, with a complying rear setback of 9 metres, it is considered that the proposal has an acceptable shadow impact, notwithstanding the reduced rear setback of the upper portion of the building.

Council is concerned that the lack of a rear setback above 36m unreasonably increases the verticality of the proposal, given the relatively narrow width of the building. It is acknowledged that the proposed building is narrower than the typical 25m to 40m wide office tower in the Parramatta CBD, however the proposed building is also approximately half the height of the 120m height limit for office towers in the Parramatta CBD.

Verticality can be assessed in the context of existing and future planned building form and the ratio of proposed building height to width. The proposed building has a height of 55 metres within an area where there are numerous existing buildings of similar or greater height and where the planning controls envisage construction of buildings up to 120 metres in height.

The height of the building is compatible with these existing buildings and will be of modest height compared to anticipated future buildings. The proposed ratio of building height (55m) to building width (18m) is 3:1, a verticality ratio that is comparable, if not somewhat less than most modern office towers.

The planning controls would permit development of a 120m high office tower on a site of between 30 and 40 metres in width. This results in a verticality ratio of between 3:1 and 4:1, a satisfactory outcome in a high-rise CBD context. . There are a number of examples of new and planned office towers in the Parramatta CBD that exhibit height to width ratios of 3:1 or more, for example in the Civic Place re-development area.

A verticality ratio of 3:1 is therefore considered consistent with the built form envisaged in the planning controls for the core area of the Parramatta CBD and achieves a satisfactory vertical scale at the southern boundary. It should also be noted that the school site to the south of the subject land is likely to be redeveloped with tall buildings in the future in accordance with the planning controls. These future buildings will effectively screen the southern elevation of 89 George Street from view Macquarie Street and most other vantage points..

3. Impact on Olive Tree

Council has suggested that the proposed excavation and construction works within 89 George Street will have an impact on the Olive tree located within the neighbouring site comprising the heritage item, Perth House. Council further notes that this tree is described in the Perth House and Stable – Conservation Management Plan as significant and is suggested to be a remnant of the original cottage garden.

Further investigations reveal that the Olive tree was planted more than 50 years after Perth House was built and was probably planted on the site in the late 1940's or 1950's as the tree does not appear to be more than 60 years old. It would appear that the Conservation Management Plan was therefore based on a false assumption that he tree was of sufficient age as to be associated with the original garden.

The weight of evidence is clearly in favour of the conclusion that the subject Olive tree is not of any heritage value. Nevertheless it does make a positive contribution to the streetscape and the setting of Perth House. The proponent has therefore undertaken to ensure that his development does not adversely impact on the long term health and stability of the subject Olive tree.

The Olive tree's root system and canopy is significantly constrained by the existing building located on the side boundary between 89 George Street and Perth House, some 1.3 metres from the subject tree.

The proponent's arborist, Mark Hartley of the Arborist Network notes that some pruning of the canopy and roots on the eastern side of the Olive tree will be required. He notes that the tree's roots are likely to have been cut in the past associated with previous construction works and installation of major services (e.g. stormwater and fire services for the office building at the rear of Perth House). It should also be noted that the new building will provide a greater opportunity for easterly spread of the tree's canopy.

Council has suggested that amendments to the basement design be undertaken to reduce the impact upon the root system of the Olive tree. Council has recommended that a 3.3 metres setback be proved from the centre of the tree. This equates to providing a side setback of approximately 2 metres for the northwest corner of the basement.

Both Mr. Hartley and the adjoining landowner's arborist Mr. Pater Castor of Tree Wise Men agree that the development can proceed as proposed, subject to appropriate tree protection measures being implemented in accordance with Tree Protection Plan that should be incorporated into the Construction Management Plan.

Due to the existing building on the site it is not feasible to undertake exploratory digging or carry out a ground penetrating radar (GPR) survey to identify the location of the tree's roots. The arborist has advised that the sensor unit would be affected by the existing building and the size of equipment and there is limited opportunity for multiple passes on the eastern side of the tree.

As a consequence that arborist is of the opinion that GPR would not provide an accurate mapping of the tree's roots, without demolition of the existing building. In the absence of development consent for redevelopment of the site, it is not feasible to demolish the existing building, without the security of development consent over the site.

The Olive tree issue is capable of resolution by way of consent conditions. The proponent is agreeable to a condition that requires the undertaking of exploratory digging supervised by an arborist, to be undertaken prior to issue of a Construction Certificate, to determine the location of the subject tree roots, within 89 George Street (if any). A further consent condition could be imposed that calls up an adjustment to the setback of the basement in the northwest corner, if contrary to expectations, significant roots are found to extend into 89 George Street. Such a condition could read as follows:

> *"In the event identification of the location of the roots of the Olive tree within 89 George Street indicates that an increased setback to the western boundary is required in the northwest corner of the site an amended basement plan shall be prepared providing for an appropriate increase in side setback"*

A copy of the proponent's e mail arborist response to Issue 3 – Olive tree and the objector's aborist e mail comments on the proposal are attached at **Appendix C.**

4. Site Isolation

Council has acknowledged that the Environmental Assessment Report includes a discussion of the practical and theoretical difficulties likely to be experienced in attempting to acquire an adjoining allotment to provide a "complying" lot area and width.

Council considers site isolation as being a key issue as it is one of the principal reasons for seeking a variation to the FSR control applying to smaller sites. As a consequence Council is seeking evidence that negotiations with the owners of 91 George Street for a simultaneous development of both properties have been unsuccessful.

We acknowledge that negotiations with the owners of No. 91 George Street for a joint development have not been undertaken. No. 91 George Street contains a 7 storey office building constructed in the 1980's. This building represents a significant investment on the site and is unlikely to be a candidate for demolition for many years. A title search indicates the building was strata titled in 2003 to create approximately 30 office strata lots, the majority of which are now in separate ownerships.

A joint development of 89 George Street with 91 George Street would require the unanimous approval of all the strata lot owners of 91 George Street. Not only would such negotiations be time consuming, but the chances of achieving the support of all strata lot owners would be next to impossible, even where a financial return significantly above market values is offered.

There are no examples of consolidation of commercially zoned allotments in the Parramatta CBD where similar circumstances apply. Namely a site containing an existing large multi-storey office building that is well within its "economic life" and which has such a significant number of strata landowners.

Where site amalgamations have occurred they have involved a small number of owners of sites with essentially "out of date" buildings, usually of 1 to 3 storeys that provide substantially less floor space than permitted under the planning controls.

In consultations with Council, the Council identified 6 Sorrell Street, Parramatta as a successful example of site amalgamation involving multiple landowners. This example is not relevant to the circumstances applying in the case of 89 George Street. 6 Sorrell Street is located in a residential zone in a residential precinct on the northern edge of the CBD. The site contains an outdated low scale 1960's residential flat building, with far fewer landowners.

It should be noted that the Director's Requirements for the project did not identify a need to provide evidence of negotiations with adjoining owners for joint development. It is considered unreasonable to require such negotiations after lodgment of the Application for development of the site, particularly where such negotiations may be expected to take a considerable time to determine a result one way or the other and where the chances of success are virtually nil.

5. Streetscape

Council is concerned that a significant proportion of the ground level façade is occupied by the vehicle entry door and building services and has formed the view that setback of the vehicle entry door creates a "cavern" like space. Council is of the view that the design of the ground level of the building will detract from the amenity of the public domain and the streetscape.

Council advises that there are high levels of pedestrian traffic on George Street and that no additional vehicular entries should be created to this street. Council has suggested that the presentation of the ground floor front façade be enhanced and the vehicular crossing reduced to a width of 2.7m metres where it crosses the footpath. Council has also requested details of how access from the eastern side passage is to be restricted.

The main streetscape issue Council has raised relates to the visual impact of the driveway and roller shutter entry. Whilst it is theoretically possible to narrow the driveway width to 2.7m over the footpath and gutter crossing to the front boundary, it should be noted that AS2890.1 requires a 5.5m wide two way vehicular access way and a parking area inside the site boundary to obviate the need for vehicles to reverse out into the public road to make way for exiting vehicles. The RTA in its submission has also requested that a two-way driveway access be provided into the building.

The submitted design solution responds appropriately by providing a safe and workable environment for vehicles entering and leaving the building. This design at George Street accentuates the public entry, foyer approach and the entry colonnade to the western side of the site. The setback at ground level opens views to Perth House and visually extends the streetscape of 89 George Street to include the landscaped frontage of perth House. The proposed driveway entry constitutes a minor component of this extended streetscape.

The vehicular entry has been deliberately designed to provide the minimum feasible driveway area and width to provide for safe egress and ingress, with a recess provided for the roller shutter entry as a device to downplay the vehicular entry. Colours used in the recess will be darker to allow the recess to further recede and, through contrast, draw the eye to the open and glazed foyer/public entry spaces bounding the colonnade. Provision of a single width driveway across the George Street footpath would require a 5.5m wide passing area to be provided further into the site in front of a roller shutter entry that would be similarly further setback. This precludes the provision of complying ramp gradients and the resulting large expanse of driveway area would have a greater impact on the streetscape, than the design as proposed.

The overall façade design and building configuration as it appears within the streetscape has been developed to open sightlines to the west so that the spatial sense will extend beyond the actual western property boundary and into the Perth house built form and surrounding garden. The summary effect of this arrangement will be to reduce the apparent size of the vehicular entry within the streetscape and façade whilst conforming to accepted design standards. Further architectural information relating to the presentation of the front façade at ground level is provided at **Appendix D.**

In regard to the eastern side passage of the development, it is evident that 91 George Street provides a similar open pedestrian access on the western side of this property, adjoining the eastern side boundary of 89 George Street, that provides fire egress and access to the existing car park at the rear of 91 George Street.

Whilst it is technically feasible to provide a wall or similar access restriction with a fire egress door in the proposed eastern side passage, it is considered that such a restriction is both unnecessary and likely to adversely impact on the streetscape. Provision of a structure to restrict access on the eastern side of 89 George Street would also "wall-in" the existing open pedestrian access on the western side of 91 George Street.

The preference is to retain the combined area of passage way between No's 89 and 91 George Street as open as possible so that it presents a more visually expansive space. In the future if 91 George Street is redeveloped in whole or in part, there is potential for a north-south pedestrian link between the two buildings on the respective sites. This is anticipated in the current City Centre DCP.

Should Council insist on the eastern passageway having restricted access, a suitably worded consent condition could be imposed requiring such design amended to be implemented in the plans, prior to issue of Construction Certificate.

6. ESD

Council notes that the west facing louvered façade system is a key component of the building's sustainability features and that this façade will be exposed to afternoon sun for long periods during summer. The spacing between the louvers has been designed to mitigate afternoon solar impact.

We acknowledge and confirm that the louver system to the western façade is a key component as to the manner in which the building will perform in terms of its sustainability within the context of the desired rating of the building as a 5 star Green Star Office design v2. We consider that the detailed design of the louver system is more appropriate for a Construction Certificate.

The significant exposure of the western façade to the western afternoon sun will require a considered response with an in-detail analysis and resolution of the final configuration and design detail. This level of design resolution is considered more appropriate for the Construction Certificate stage.

The overall concepts and criteria to which the project will be designed and to which it will perform, have been confirmed within the Environmental Report prepared by Advanced Environmental and included as an Appendix to the planning report for the Major Project Application.

The final design of the western façade will be determined following a detailed analysis, review of built options available and development of mechanical engineering solutions balancing shading, heat loads and performance of individual components such as structural framing, glass, panel construction etc. It is proposed that this work would occur as part of the detailed design phase for Construction Certificate drawings and to complete this phase of the design now would entail out of sequence work leading to the potential for misdirected outcomes.

There are a number of design options for the proposed louver system that will require detailed analysis as part of preparation of construction plans in order to ensure the best solution is adopted to suit both architectural and environmental objectives. Examples of some louver systems that have been successfully installed on office buildings are attached at **Appendix E.** It is recommended that a consent condition be included requiring submission of design detail for the façade louvers, prior to issue of the Construction Certificate that demonstrates appropriate performance in terms of energy efficiency, shading and aesthetics.

7. Flooding and Stormwater

Council advises that the site is partially impacted by the 1 in 100 year flood event and totally and substantially inundated in the PMF event. The building, basement and basement entry have been designed to prevent incursion of flood waters for all flood events up to the 1:100 year flood event.

Given that the PMF will occur at intervals of more than 100 years it is considered unreasonable to require the design to accommodate such a rare event, unlikely to occur during the life of the building.

Council has requested that additional information be submitted that addresses relevant Floodplain Matrix considerations as listed under the "Medium Flood Risk" column; and specifically with respect to Consideration 6 of Car Parking and Driveway Access and the potential for flood waters to enter the basement be addressed. Council has also requested that OSD storage at a level similar to or below ground level address potential issues such as backwater impacts from Council's stormwater infrastructure.

The project architects Woods Bagot have provided a response to flood matrix issues, as attached at **Appendix N.** This response confirms that floor levels and ramp access to the basement car park are above the 1:100 year flood level. The response also provides information in relation to how flooding arising from the PMF will be managed, including warning systems and signage, management of vehicles potentially impacted by flooding, flood evacuation measures and policies. Detailed Construction Certificate design will comply with floodplain matrix requirements and a Flood Evacuation Strategy prepared.

8 On-site Detention

Council notes that in the Environmental Assessment it is indicated that the on-site detention facility is to be located on basement level 2 and indicates that a location on level 2 is not supported by Council as it would require the use of a pump out system. Council requires that the on-site detention facility drain by gravity to the street.

Plans are attached at **Appendix K** showing a detention tank located on Basement Level 1, adjoining the front boundary of the site with a 600mm x 600mm overflow discharge to an overflow slot extending east-west near the northern side of the landscape planter fronting the George Street footpath. Excess stormwater then is directed from this slot by gravity in a northerly direction flowing to the Council gutter in George Street. This design provides for gravity discharge from the detention tank to Council's stormwater system in George Street, without the needs for mechanical means of drainage.

9. Lanes Strategy

The DA was prepared and lodged before the Council's Lanes Strategy came into existence in July 2010. No mention was made of the Laneways Strategy in pre-lodgment consultations with Council. The Laneways Strategy exhibits some variations from the City Centre DCP with respect to some future laneway locations and proposes that the DCP be amended.

The only current statutory controls in relation to proposed pedestrian laneways are contained in the Parramatta City Centre DCP. This DCP provides for a pedestrian laneway north-south over the western side of 91 George Street. At no time prior to lodgment of the Application did Council suggest that this proposed laneway should be located on the western side of 89 George Street.

At a meeting with Council, following receipt of Council's issues correspondence dated 1st October 2010, the Council officers requested the proponent to look at the possibility of extending the colonnade to connect to the rear boundary along the western side of 89 George Street.

The ability to locate through access to the rear boundary on the western side of 89 George Street is heavily influenced, and in fact determined, by the location of the required substation. Considerable design time has been spent reviewing the options for the location of the substation.

The substation needs to be located at street/ground level in order to remain above the flood line. This being the case, if the substation is located at the George Street end of the site, this will result in a very significant structure at the street interface, adversely impacting on streetscape, architectural presentation of the northern ground floor façade, pedestrian amenity and physical access to the public entry to the building. Such impacts would be unacceptable to both the proponent and Council.

Given that the building entry, vehicular entry and service entry must be located at the George Street approach, it follows that the substation should be located towards the rear of the site to provide for the required amenity at the street front and colonnaded pedestrian access to the building entry. To facilitate location to the rear of the site, access to the substation must be provided for maintenance and/or replacement of substation equipment. Minimum width and height of this required access is approximately 5.5 metres in height and 4 metres in width. The entire frontage of the substation comprises removable louver panels facilitating access.

It follows that the substation can only be located to the rear and to the western side of the site, where it is possible to provide the required access. Given the narrowness of the site, there is insufficient space to locate the substation further to the east and still provide the required access for maintenance and equipment replacement in a more easterly location.

Our considered conclusion is that it is therefore not possible to amend the plans to include a southward extension of the colonnade as suggested. The opportunity remains for a future north-south pedestrian link on the western side of 91 George Street as proposed in the City Centre DCP.

Given the above circumstances and the fact that a proponent should be allowed to rely on the planning controls that were in force when we the DA was lodged, it is considered unreasonable to require provision of an extended pedestrian access on the western side of the site, to the rear boundary of the site.

10. Access to Perth House

The plans create an opportunity for pedestrian access from the colonnade on the western side of the site, across to the semi-public courtyard behind Perth House, within 85 George Street. Council has indicated that this arrangement would require the consent of the owners of Perth House. The owners of Perth House in their submission to the proposed development have indicated that they do not support such an arrangement.

We consider that there is considerable public benefit derived from allowing the free flow of pedestrians between Nos. 89 and 85 George Street, as envisaged in the submitted plans. Should Council require that such pedestrian access not be provided, a suitably worded consent condition to this effect can be imposed in the consent.

The project architect has provided an alternative plan at **Appendix L** that includes removal of the previously proposed steps and a suitable barrier railing along the entire western side boundary that prevents pedestrian access from the site to 85 George Street.

11. Basement Parking Access

Council has raised the potential benefits of sharing vehicle access with 85 George Street by utilizing the existing driveway access across No. 85, located behind Perth House. Council has requested that this option be investigated and Council advised of the results of such investigation.

At present there are not a large number of vehicles accessing the office building at the rear of Perth House, consequently there is limited vehicle - pedestrian conflict in this area. The owners of 85 George Street have in their submission indicated that they object to pedestrian access between 85 and 89 George Street, so it may be expected that they would be even less likely to support a vehicular access across No. 85 to No. 89.

We are advised that the owners of No. 85 George Street were approached some years ago regarding the possibility of a shared access and subsequently indicated they were not in favour of such a proposal. A right-of-way for such access would therefore not be granted and could not be imposed against the wishes of the owners of 85 George Street. Correspondence form Portfolio Projects, project managers for the proposed development of 89 George Street, is attached at **Appendix M** outlining previous discussions with a representative of 85 George Street and the technical difficulties associated with constructing vehicular access from the western side of the building.

Even if an access across 85 George Street could be negotiated, because of the levels and narrow configuration of the proposed basement car park it would be necessary to lower the existing driveway level at the rear of Perth House, within 85 George Street, to obtain access to the upper basement level in an appropriate location on the western side boundary of No. 89 George Street. Providing a break in the basement wall at this location would also compromise the structural integrity of the proposed building and potentially allow the entry of flood waters into the basement car park.

12. Public Domain

Council requests confirmation that the development provides appropriate public domain works and that the ground floor relates appropriately to the existing footpath in George Street. Council has requested that a public domain and alignment plan be submitted in accordance with Council's Draft Parramatta City Centre Public Domain Plan.

Confirmation of levels and an outline of public domain finishes for the site are attached at **Appendix F**. The proponent will undertake necessary public domain improvements in accordance with Council's public domain requirements and prepare the required public domain plan. It should be noted that Council's planning controls require submission of a public domain plan prior to issue of Construction Certificate, not prior to issue of development consent. A consent condition can be imposed requiring a detailed public domain plan to be prepared and submitted prior to issue of the Construction Certificate.

13. Contamination

Council notes that the site is currently used for motor mechanics and a dry cleaning business and that dry cleaning businesses are an activity listed in table 1 of the Contaminated Land Planning Guidelines as a potentially contaminating activity. Council has requested documentation prepared by an appropriately qualified person outlining the potential for the site to be contaminated as a result of this activity.

The Environmental Assessment Report noted that the site is likely to contain some land contamination as a result of existing and previous use. The dry cleaning business on the site is however limited to a clothing pick-up and drop-off and is unlikely to be a source of contaminants. There is also a possibility of some asbestos being encountered in the existing building that is proposed to be demolished.

A preliminary land contamination assessment of the site has been undertaken by SMEC Testing Services P/L. A copy of this assessment was attached as Appendix N to the Environmental Assessment. Land contamination is also considered in Section 6.9 of the Environmental Assessment Report. SMEC recommend that a detailed contamination sampling and testing program be carried out. This will include drilling a number of test boreholes at appropriate locations across the site.

Testing for and sampling of contamination on the site will form the first stage of preparation of a remediation action plan (RAP). As the existing site is occupied by a building and associated access driveway and is currently in use, it is not feasible to undertake such sampling until the premises are vacated.

The site is to be excavated to a significant depth of approximately 12 metres and the proposed development is not for a "sensitive land use" such as residential or a child care centre and the like. There is no question that contamination can be suitably dealt with as part of the demolition of the existing building and excavation of the site, with the site remediated for the proposed commercial office use prior to construction of the building commencing.

In the circumstances it is considered that contamination can be addressed by suitable worded consent conditions that require that the following be undertaken prior to issue of Construction Certificate for the proposed building:

(a) Appropriate testing for and sampling of contamination, including drilling of boreholes and a contamination assessment of the existing building;

(b) Preparation and implementation of a Remediation Action Plan in accordance with the relevant legislative requirements and guidelines;

(c) Remediation of the site, including treatment and removal of contaminated material where appropriate, prior to construction commencing;

(d) Certification that the site has been remediated to the relevant standard for use as a site for a commercial office building.

14. Acid Sulfate Soils

Council notes that documentation submitted with the Application acknowledges the presence of acid sulfate soils on the site and that an Acid Sulfate Soils Management Plan is likely to be required.

Council advises that under the provisions of Clause 33B of Parramatta City Centre LEP 2007 an Acid Sulfate Soils Management Plan must be submitted to the consent authority prior to consent being granted.

Preparation of an Acid Sulfate Soils Management Plan (ASSMP) will require site investigation that is not possible while the existing development and use continues on the land. These investigations would be undertaken following removal of existing buildings and associated development on the site. Such work is not possible prior to determination of the Major Project Application.

Council has acknowledged that it would be possible to submit the required ASSMP following the granting of consent, provided the proponent submits details to Council of a robust peer review mechanism to ensure that the Plan is prepared in accordance with professional standards and the Acid Sulfate Soils Guidelines.

A preliminary acid sulfate soils assessment was prepared by SMEC Testing Services P/L and attached to the Environmental Assessment Report as part of Appendix N to the Report. Following the issue of consent for the proposed development, SMEC would be commissioned to prepare the required ASSMP in accordance with professional standards and the Acid Sulfate Soils Guidelines.

There is nothing to be gained from undertaking a peer review prior to investigations being undertaken of the site for the presence and extent of acid sulfate soils and preparation of a Draft ASSMP. This work can be suitably undertaken when the existing use of the site is removed and prior to excavation works commencing on site. It is anticipated that acid sulfate soils would be removed from the site in accordance with the Acid Sulfate Soils Guidelines as part of the excavation of the basement for the proposed building.

It is recommended that a consent conditions be included generally in accordance with the following wording:

(a) *Prior to excavation of the site, investigations are to be undertaken to ascertain the extent and the nature of acid sulfate soils on the site and an Acid Sulfate Soils Management Plan (ASSMP) prepared for the site.*

(b) *The ASSMP is to be the subject of a robust peer review mechanism to ensure that the Plan has been prepared in accordance with professional standards and the Acid Sulfate Soils Guidelines. Acid sulfate soils are to be suitably managed in accordance with this Plan as part of the excavation of the site.*

15. Gross Floor Area

Council notes that the gross floor area (GFA) totals as calculated in the GFA calculation plans do not match the figures in Table 1 of the Environmental Assessment. The project architects confirm that this is the case and that the calculations in Table 1 are the correct GFA figures, apart from the total GFA figure given in the first line of Section 4.2 of the Environmental Assessment Report. The figure of 11,567m2 in the Report is a typographical error and should read 11,517m2.

A revised set of GFA calculation plans with GFA's matching those in Table 1 are attached as **Appendix G**

16. Balconies

Council correctly notes that the GFA calculation plans exclude the balconies from GFA. Balconies are excluded from GFA calculations where the outer walls of balconies are less than 1.4m high.

We confirm that the outer walls of balconies are less than 1400mm high. A sketch plan is attached at **Appendix H** showing the height and form of proposed balustrades. The balustrades are to have a maximum height of 1150mm. A consent condition could be imposed limiting balustrades to a height of not more than 1400mm.

17. Design of Car Park

Council has raised concerns regarding potential conflict between vehicles near the roller shutter entry, basement ramp and vehicle service area. Council has requested submission of further information detailing how motorists can be advised in advance and to provide a safe queuing area when the turntable is in use or vehicles area approaching from the opposite direction. Council has also requested some minor changes to vehicle ramp widths and gradients, clearances each side of adjacent walls and the dimensions of disabled car spaces and bicycle parking spaces.

It should be noted that car parking within the basement is for tenant parking only and relatively limited in number compared to the total office floor space provided. Almost all car movements in the morning up to 10am will be one direction only, namely into the site, whilst in the afternoon and evening after 4pm almost all movements will also be in one direction, namely exiting the site. Between the hours of 10am to 4pm there would be limited two way movement of tenant vehicles and there is unlikely to be queuing of more than 1 vehicle at a time.

Council has requested that traffic signals and associated stop lines and vehicle detectors are to be installed on basement ramps to use single ramps for two-way traffic movement and provide queuing area for vehicles to pass each other. This is readily achievable in the design of the car park and can be addressed by way of imposition of an appropriately worded consent condition, with details to be provided prior to issue of Construction Certificate. In anticipation of requirements, the proponent's traffic consultant has reviewed Council's concerns in relation to potential vehicle conflicts and vehicular access and provides the following advice.

> *Traffic management is proposed at the roller shutter entry including the passing areas currently provided at the top and bottom of each ramp. Suggested signal locations have been included within the attached drawings. The signals will display a green signal to entering traffic at all times, except when an exiting vehicle is detected or the turntable is in use, Signals will be provided at ramps down the building.*
>
> *Ramp widths have been adjusted to provide for 3.6m width including 300mm clearance each side adjacent to walls. Ramp design satisfies the second part of clause 3.3(a) which allows down-grades of up to 15% for employee car parks with less than 100 spaces on local roads.*
>
> *An adjustment has been made to the disabled car park space to allow compliance with AS2890.6 – 2009. The dimension of bicycle spaces has been based upon an Australian Standards approved bike rack supplier.*

An amended car park design is attached at **Appendix I** demonstrating compliance the relevant Australian Standards with respect to vehicle ramp widths, gradients and clearances and the dimensions of disabled car spaces and bicycle parking spaces.

18. Servicing

Council has sought further justification of the adequacy of proposed loading facilities for the development, including submission of a delivery plan that includes information on the size of delivery vehicles, frequency of deliveries and number of deliveries expected at any one time.

The majority of delivery vehicles to the site will have lengths not exceeding 6.4 metres and can therefore be suitably accommodated within the basement car park and can exit in a forward direction using the turntable. At any one time there is unlikely to be more than 2 such vehicles on the site. The small number of larger trucks/vans service the site, estimated at not more than 1 per day on average, are able to park on-street in George Street in nearby loading zones.

The proponent's traffic consultant has prepared further information and justification for proposed loading facilities, including the anticipated number of small and large trucks/vans servicing the site. This is attached at **Appendix J.**

19. Submissions to Public Notification

The following discussion identifies submissions received by Council following public notification of the Application and includes a response to those submissions.

(a) Heritage Council of NSW

The Heritage Council's submission dated 23 August 2010 advises that the site does not contain a heritage item and notes that the site adjoins Perth House and Stables at 85 George Street, Parramatta which are listed as A State Heritage Item.
The Heritage Council further advises that the subject land is not identified within the Parramatta Historical Archaeological and Landscape Management Study (PHALMS) as having high or moderate archaeological potential.

The Heritage Council has considered the proposed development in relation to the Conservation Management Plan (CMP) for Perth House and is concerned that the proposal in its current form could have a detrimental impact on the setting of Perth House and its views from along George Street.
The Heritage Branch has requested that the building design be amended by conditions to take into consideration the following modifications:

a) Additional setback to the new building so that views to Perth House from George Street are not unduly impacted.

b) Reducing the height of the new building at the George Street frontage where it is adjacent to Perth House and stepping the building height upwards towards the rear so as not to unduly impact on the setting of Perth House.

c) Increased transparency to the front portion of the building so that Perth house can be viewed through the building.

d) Further setback to the building and its basement from Perth House so that adjacent trees are not unduly impacted.

The Heritage Branch sought an opportunity for further consultation with the Applicant with a view to resolving the above issues and further developing the design of the building in terms of its relationship to Perth House.

The proponent's heritage and design team made a presentation to the Heritage Branch in December 2010 providing further explanation of the design of the building and its relationship to Perth House, including an undertaking that works would not adversely impact on the adjoining Olive tree. Following this presentation, the Heritage Council revised its position with respect to the proposal and indicated its support for the project, subject to the following requirements:

(a) The Olive tree being suitably protected during construction (and excavation not having any substantive impact on the tree's root system);

(b) The applicant should resubmit amended designs to the western and northern elevations that respond more appropriately to the heritage setting and character of Perth House. The elevations should present a calmer and simpler visual backdrop to Perth House."

As noted previously the Olive tree will be suitably protected during excavation and construction. The tree's roots will be located prior to excavation and if there is likely to be any significant impact on the tree root zone, the basement car park will be set further back from the Olive tree.

The proponent's architect and heritage consultant have considered the Heritage Branch's suggestions in relation to the northern and western facades. A response to this issue is provided in Section 1 – Heritage on pages 4 and 5.

The Heritage Branch has requested in relation to potential archaeological impacts that the following consent condition be included:

> *"Where archaeological relics are unexpectedly discovered during excavation, work must cease in the affected area and the Heritage Branch must be notified in writing in accordance with Section 146 of the Heritage Act, 1977."*

The proponent has no objections to the above requirement being included as a condition of consent.

Issues in relation to heritage are further discussed and considered in Issue 1 – Heritage of this response to issues.

(b) Jennifer Fry of Ermington

Ms. Fry made a submission that is summarised as follows:

(a) The proposed building should further acknowledge Perth House and ensure that the proposal does not impact on the heritage curtilage of Perth House and provides a reasonable land clearance from Perth House.

(b) Whether there is a need for more office space in Parramatta

(c) Whether there is sufficient parking and drop off zones for the building.

As detailed in consideration of Issue 1 – Heritage, in this response to issues, the proposed development is considered to have a satisfactory relationship to Perth House and will not adversely impact on the heritage value of Perth House or its curtilage. Justification for this conclusion is contained in the further report of the proponent's heritage expert, attached at **Appendix A.**

The Sydney Metropolitan Planning Strategy identifies a need for significant employment growth in the Parramatta CBD. This will require major new office development over the next 15 to 20 years. Market analysis indicates there is a shortage of high quality A Grade office accommodation with a 5 Green Star rating in the Parramatta CBD.

With respect to car parking, the Council has advised that its parking requirements are to be applied as a maximum on-site car parking provision in order to encourage greater use of public transport. Accordingly Council has supported a reduced parking provision for the site.

There are adequate drop off. Loading and short term parking zones in George Street, within easy walking distance of the site. It is also possible for a driver dropping off or picking up to stop for a short time in the driveway entry, clear of the George Street footpath, in the driveway area immediately fronting the roller shutter entry,

(c) Roads and Traffic Authority

The Roads and Traffic Authority, in its submission dated 23rd August 2010 provided the following comments for consideration by Council.

1. *Council, DoP and Transport NSW should be satisfied that the existing public transport system would cope with the increase in public transport trips.*

2. *Council should be satisfied that the limited parking provision will not have a significant impact on all day on-street parking on near by residential streets.*

3. *Cars should enter and exit the site in a forward direction.*

4. *The access driveway and ramp to Basement Level 1 should be widened to allow for simultaneous two way movements.*

5. *All vehicles are to be clear from the edge of carriageway and footpath before being required to stop.*

6. *Car parking provisions, loading bays and bicycle facilities shall be provided to Council's satisfaction.*

7. *The access driveway, off street parking and loading areas associated with the proposed development (including driveways, grades, aisle widths, aisle lengths, turning paths, sight distance requirements, and parking bay dimensions) shall be re-designed to be in accordance with AS 2890.1 - 2004, AS 2890.2 - 2002 for heavy vehicles and Council requirement.*

8. *Council should be satisfied with the operation of the loading dock, turn-table and conflict with cars entering and exiting the site.*

9. *A Truck Management Plan shall be provided by the applicant to the satisfaction of DoP and Council to minimise truck conflicts with pedestrian and other vehicles.*
   The truck management plan should also detail contingency plans to manage truck and loading issues such as
   - *Arrival of an additional truck when the loading dock is occupied; and*
   - *Alternative loading arrangement when the turn-table is not operating.*

10. *Courier car parking spaces should be provided in the basement car park or loading dock.*

11. *A Demolition and Construction Traffic Management Plan detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control should be submitted to Council, for approval, prior to the issue of a construction certificate.*

12. *All works/regulatory signposting associated with the proposed development are to be at no cost to the RTA.*

The RTA's recommendations as listed above can be implemented by Council where appropriate, by way of inclusion of suitably worded consent conditions.

Parramatta is provided with regular and frequent public transport services. The subject land is well separated from the nearest residential streets, hence the proposal is unlikely to have a significant impact on residential streets.

The basement car park has been designed so that cars can enter and exit the site in a forward direction and there is sufficient space fronting the roller shutter entry for cars to stop clear of the road carriageway and footpath before being required to stop.

The basement car park has been designed in accordance with relevant Australian Standards (see also discussion of car park design under Issue 17). A traffic control system will be installed to ensure that there is no conflict at the entry/ext between vehicles entering and leaving the site.

It should be noted that car parking within the basement is for tenant parking only and relatively limited in number compared to the total office floor space provided. Almost all car movements in the morning up to 10am will be one direction only, namely into the site, whilst in the afternoon and evening after 4pm almost all movements will also be in one direction, namely exiting the site.

We do not support the RTA's suggestion that the access driveway and ramp to basement Level 1 should be widened to allow simultaneous two way movements. As noted above such two way movements are unlikely to involve more than 2 or 3 vehicles at any one time, as parking numbers are limited and restricted to tenant parking.

In addition widening of the vehicular entry/exit and access would adversely impact on presentation of the ground floor front façade to George Street by making this element of the building more visually prominent.

Should Council form an alternative view and require widening of the subject driveway and ramp, it is possible to amend the design accordingly. Council could impose an appropriate consent condition to require such a change in design.

(d) Stuart Delaney of Strata Plus Surry Hills

Strata Plus is the strata manager for SP 74416 – 85 George Street, Parramatta, being the adjoining land to the west of the development site, 89 George Street, Parramatta. Strata Plus has made a submission on behalf of the Owners Corporation of Strata Plan 74416.

In its submission dated 27th August 2010, Strata Plus state that *"the Owners Corporation strongly object to the proposed development"* and advise that the reasons for their objection relate to town planning matters and heritage and tree impacts as detailed in the enclosed reports from Planning Direction Pty Ltd, Tanner Architects and Tree Wise Men.

The issued raised in these 3 consultant submissions are identified and discussed separately in Sections 19(f), 19(g) and 19(h).

(e) Javeh Holdings Pty Ltd

Javeh Holdings own 8 strata lots in Strata Plan 74416 – 85 George Street, Parramatta and advise they strongly object to the proposed development for the reasons outlined in the submissions prepared by Planning Direction Pty Ltd, Tanner Architects and Tree Wise Men. The issues raised in these 3 consultant submissions are identified and discussed separately in Sections 19(f), 19(g) and 19(h).

(f) Tanner Architects

Tanner Architects have raised concerns regarding heritage impacts on Perth House. The heritage issues raised by Tanner Architects are identified and addressed in the following table.

Tanner Architects Issue	Proponent's Response
The scale of the building would overwhelm the single storey domestic character of Perth House and the wild Olive Tree – a key aspect of its significance;	The comments by tanner Architects, although confirming the adjacent Perth House is a heritage item of both State and local significance, assume the original function of Perth House as a residence, presupposes residential/similar scale construction is necessary at adjacent properties to provide an acceptable scale. Circumstances have changed since the 19th century to the effect that Perth House is now located within a major commercial precinct with planning controls now in place supporting a commensurate scale of development suitable for an emerging regional CBD.

	The proposed building and virtually all buildings in the immediate locality are of considerably larger scale than Perth House. However, the proposed building has carefully setback at its western boundary to allow Perth House to rest within the surrounding space created. A significant influence on the perception of scale is the fact that pedestrians at street level have a restricted core of vision to that which is about them. The clear and excellent example of this phenomenon is the development of the Governor Macquarie building at the Phillip Street Sydney address, where Victorian terraces are abutted by a multi-storey commercial building. Perth House is now and will remain as having larger scale commercial buildings as close neighbours and within sight. The question is how this is handled rather than denying its presence. The architectural form, the setbacks of the proposed building provided, allow for the required spatial separation of the heritage item to surrounding development. The proposal accepts the significant contribution of both the Moreton Bay Fig and adjacent Olive tree to frame Perth House and also control views to surrounding development including and in particular the proposed building at 89 George Street. The proposed materials and finishes to the facades to 89 George Street reflect appropriate and accepted selection of a quality commercial building. Indeed it is suggested that it would be inappropriate to clad the upper levels of the building in material akin to a 19th century building. Materials and finishes, including timber and sandstone, at ground level, have however been chosen to empathise with the like materials used in the construction of Perth House. This is appropriate that materials and finishes at ground level reflect the palette of Perth house. It is argued that a soft neutral palette is indeed a sympathetic backdrop to Perth House and that a degree of juxtaposition is a positive to allowing Perth House to feature.
The scale of the building would be significantly greater than Perth House making it contrary to the development controls within the Parramatta DCP 2007 – in particular Section 7.0 of the DCP relating to scale, siting, architectural form, materials and finishes, curtilage, infill and development in the vicinity of Heritage Items	The context of Perth House as a surviving remnant of 19th century character of Parramatta has changed dramatically, not only in the second half of the 20th century through evolving changes to the surrounding development patterns (Existing Urban Form) but by the adoption of statutory planning controls and policies for the future development of the area created by the Parramatta City Centre LEP 2007 (Desired Future Character). The objective for Heights of Buildings in the LEP was determined by the Department of planning having regard for heritage sites and their settings, their views and their visual connections. The department provided height planes for some sites but not in relation to Perth House, because of its existing relationships to overshadowing development. Comment in the Tanner submission regarding sight lines from 89 George Street to the rear of Perth House are available to occupants within any number of the surrounding buildings and are a consequence and outcome of the development of the City of Parramatta as a high rise CBD.

The building is inconsistent with the Heritage Branch Department of Planning Guidelines – *Design in Context: Guidelines for Infill in the Historic Environment*	The proposed building is of a larger scale than Perth House. However, as the proposed building is not an infill, but rather a part of the overall development of the Parramatta CBD which has allowed for a remnant Perth House, to remain within a changed environment. Were this site or any other nearby site considered an infill site, then the Parramatta City Centre LEP 2007 would have provided for appropriate controls to restrict development about Perth House for an extensive distance. The Tanner submission argues that the development should be considered in the light of Design in Context: Guidelines for Infill in the Historic Environment. This document has been developed on the basis that new projects are the infill in an essentially historic environment. The situation at George Street is that new development is located within a modern day CBD adjacent to one heritage remnant, worthy of protection, but not in itself providing a Historic Environment as contemplated in the Design in Context Guidelines.
Excavation in the basement car park and possible need for earth anchors has high potential to impact on the health of the significant Wild Olive tree, which makes a substantial contribution to the immediate setting of Perth House and to the streetscape and adversely impact on other trees along the common boundary. Consideration has not been given to the potential impacts on the Olive tree of extending paving on 89 George Street, in the vicinity of the Olive tree.	Excavation and construction are to be undertaken in a manner that will have no significant adverse impact on the long term health and survival of the subject Olive tree (see discussion under Council's Issue 3 and discussion of the submission by Tree Wise Men). Earth anchors will not be located near the Olive tree. There will be no significant impact on other trees within Perth House near the common side boundary. The area identified for paving near the Olive tree is currently occupied by a building. Paving would have less impact on the Olive tree than the existing building. Both the proponent's and the objector's tree experts have not identified this proposed paving as having any adverse impact on the Olive tree.
Relocation of the sewer pipe extending across 89 George Street may require relocation also within 85 George Street, with potential to adversely impact on the heritage items on 85 George Street.	We have assumed that construction activities that impact upon heritage and archaeological issues would be captured in a heritage/archaeological impact assessment to accompany a Section 140 application, once an archaeological assessment, geotechnical report and construction management plan were available before construction. The Statement of heritage Impact has been based on the architectural drawings forming a part of the application to the Department of Planning. The Heritage Branch correspondence has indicated that a Section 140 application is not required to be submitted as part of a Part 3A Application. The management of these issues can be dealt with by consent condition, prior to construction.
Construction works and excavation, including vibration and movement of machinery may affect the structural integrity and fabric of the 1821 convict barracks wall immediately south of the development site.	The above comments in relation to relocation of the sewer pipe are applicable to potential impacts of construction and excavation activity. The management of these issues can be dealt with by consent condition.

Tanner Architects suggest that the heritage impacts of the proposal may be partially mitigated by making the following amendments:

(i) *Additional setback to the new building so that views to Perth House from George Street are not unduly impacted;*
(ii) *Reduction in the height of the new building at the George Street frontage where it is adjacent to Perth House and stepping the building height upwards towards the rear so as not to unduly impact on the setting of Perth House;*
(iii) *Increased transparency to the front portion of the building so that the Perth House can be viewed through the building; and*
(iv) *Further setback to the building and its basement from Perth House so that adjacent trees are not unduly impacted.*

The proposed design steps back the lower levels of the building from George Street so as to open up views to Perth House from George Street. These views are currently obstructed by the existing building on the site and were originally obstructed by terrace dwellings that were originally located on 89 George Street, close to the street frontage.

Relocating floor space above 2nd floor level in the front portion of the site to the rear portion of the site in a tall tower form is not practically feasible for structural, economic and marketability reasons. Net leasable floor plates in this option are reduced to less than 400m2, significantly less than the minimum 800m2 to 900m2 required by major office tenants.

The proposed building is not an infill development within a heritage area. Perth House is an isolated heritage site located within the context of the central core of a high rise CBD where building heights of up to 120 metres are envisaged. In this context built form as proposed maintains a satisfactory relationship to Perth House.

The relationship of the proposed building to Perth House has been considered in detail by the proponent's heritage consultant and can be summarised as follows:

> *Perth House is a remnant element of a different period of development in Parramatta and no form of development that seeks to meet future character as envisaged by the Local Environmental Plan would result in any substantially different outcome for this site.*
>
> *The evolving context of a city such as Parramatta is no different to many other examples of development in the vicinity of significant heritage items and in this regard the example of Governor Phillip Tower and the terraces in Phillip Street are cited as an example where such relationships have been considered acceptable in heritage terms. Other examples in the Sydney CBD are the Westin Hotel which backdrops the GPO clock tower and the Erskine Street terraces which adjoin the Westpac development.*

Perth House represents an isolated heritage isolated heritage item and not an historic context as such. The guidelines of the heritage Office guidelines for "Design in Context" are not necessarily relevant to the situation as the context has been dramatically changed and is in a state of transition. The proposed development is not an infill building in a historic context, it represents the dominant development character of the city centre in which the heritage item is now set.

Notwithstanding the apparent conflicts that arise with proximity of development differing styles and scale, the design of the proposed development adjoining Perth House in its established landscape setting has ben maintained and enhanced so that it is distinguishable within the changing streetscape.

The stepping back of the street façade and the use of a large volume transparent atrium treatment on the western edge of the site allows the Colonial building to be appreciated as a three dimensional object. This is a public appreciation that it did not have in the 19th century when it was adjoined by taller style buildings that obscured the side of the building from the street.

Having regard to the above heritage assessment, it is considered that the proposal has a satisfactory relationship to Perth House in terms of heritage impact. The proposal is also now considered generally acceptable by the NSW Heritage Council.

The proposed development can proceed without unacceptable impacts on existing trees near the common side boundary between Perth House and 89 George Street. This issue is considered in discussion under Issues 3 and 19(h)

(g) Planning Direction Pty Ltd

Danny Jones of Planning Direction Pty Ltd has objected to the proposed development on behalf of 85 George Street, Parramatta in relation to a range of development control issues outlined as follows:

- Non-compliance with FSR and requested variation to FSR standard (including issues such as site consolidation, height and economic viability)
- Appropriateness of building form, overdevelopment and design merits
- Car parking
- Setbacks and building separation controls
- Tree impacts and landscaping
- Pedestrian circulation
- Use of Part 3A

The development control issues raised by Planning Direction Pty Ltd are identified and addressed in the following table.

Planning Direction P/L Issue	Proponent's Response
FSR controls specifically limit FSR on smaller sites. The proposal exhibits a significant 20% non-compliance with the maximum 6.9:1 FSR control and the site has a frontage of 18.5m, less than the 20m minimum frontage required. Due to the extent of FSR non-compliance the development is therefore prohibited under the City Centre LEP. The requested variation to the FSR development standard results in an over-development of the site, an unacceptable heritage impact on Perth House and is inconsistent with the existing and likely future development pattern in the locality.	We support the proposition that encouragement should be given to amalgamate small sites in the Parramatta CBD by providing access to the maximum FSR of 10:1 where sites can be amalgamated into parcels of at least 2,500m2. In this case amalgamation is not possible and the site is more appropriately categorised as an infill site, a situation that warrants a more flexible application of the significant FSR penalties applying to smaller sites. The variation to the 20 metre minimum frontage standard is minor, at less than 10% and such variations are specifically provided for in Clause 22A of the LEP dealing with minimum building street frontage. As outlined in this response to the objector and in the Environmental Assessment Report, the proposed building is some 50% less than the maximum height permitted, has 15% less FSR than the10:1 maximum applying to the Commercial Core and the building is of a bulk and scale that is relatively modest compared to other newer office buildings in the locality. The proposal is not an over-development of the site and the extent of variation to the subject FSR standard is not excessive in the circumstances. The building achieves a satisfactory relationship to Perth House and its overall building form has been acknowledged as acceptable in terms of heritage impact (see discussion of heritage issues and the final comments of the Heritage Branch).
The proposed variation to the FSR standard is not well founded nor adequately justified.	The Environmental Assessment Report submitted with the Application includes suitable justification for a variation to the FSR control relating to sites of less than 2,500m2. The site is an infill site where it is not practically possible to amalgamate the site with an adjoining property. The site has been the subject of previous development consents for smaller office buildings. None of these approvals has proved viable. The current proposal has been the subject of a detailed costing as required for submission of a Part 3A project. These costs reflect the difficulties associated with constructing basement car parking in the Parramatta CBD, and additional structural costs associated with construction a building of more than 25 metres height on a narrow site. The provision in Parramatta of a high quality A grade 5 Green Star office building with floor plates of at least 800m2 is entirely consistent with Sydney Metropolitan Strategy Objectives for Parramatta and consistent with the objective of the EPA Act to encourage economic and efficient use of land. The overall FSR is some 15% less than the maximum permitted for the commercial core area and building height and bulk is compatible with the existing and desired future character of the commercial core of the CBD. The requested variation to the FSR control for sites of less than 2,500m2 is considered to be well founded and adequately justified.

The proposed building form is inappropriate both in terms of the existing and likely future character of the area and exceeds the extent of development permitted for the site under the LEP controls.	The proposed building is similar in height and generally smaller in bulk than many of the nearby office towers. The planning controls envisage buildings of up to 120m height with FSR's of up to 10:1 in the CBD core, within which the site is located. Such building will be significantly taller and larger than the proposed building. Reducing the height of the building to achieve reduced FSR would result in the building being less compatible with the tall office tower character envisaged in the planning controls. The Urban Design Report submitted with the Application includes a detailed description of existing and future character and an assessment of the proposal against the existing and desired future character. We concur with this assessment that he proposed building will be compatible with the existing and desired future character. The objector has provided no urban design analysis to support his contrary opinion.
The proposal does not comply with the LEP parking requirements and provides inadequate parking.	The objector argues that the parking requirements in the LEP are a maximum, rather than minimum standard and that insufficient parking is provided. Council has advised that it seeks to minimise traffic and parking within the CBD and encourage use of public transport. Council therefore encourages development to provide reduced on-site parking and in pre-lodgement consultations indicated that it viewed the parking standards as maximum rather than a minimum. The objector's suggestion that the proposal should double the number of on-site parking spaces to 125 is contrary to the now well entrenched and soundly based planning policy position that private parking should be constrained in large CBD's for amenity, traffic and environmental reasons.
The proposal exhibits inadequate building setbacks and building separation, resulting in inadequate articulation and an "uninspiring glass box clad with shading devices."	The issue of setbacks and building separation is addressed in detail in the Environmental Assessment Report submitted with the Application. The site is an infill site which the objector acknowledges has no realistic opportunity to be consolidated with any adjoining site. Therefore some flexibility in setback and separation controls is warranted, otherwise the site is effectively sterilised from development. The proposed development is substantially compliant with setback and building separation controls up to a height of 36 metres. A variation to the controls is sought for the rear and side boundaries above 36 metres in order to achieve a functional floor plate. Given that the building will have a height of less than 50% of the maximum height permitted, the reduced setbacks and building separation do not result in unacceptable building form with adequate articulation for a building of the height and scale proposed. We reject the contention that the design is an *"uninspiring glass box clad with shading devices."* Such a statement is ill informed and fails to appreciate the architectural qualities of the building including colonnades, a well-defined base, middle and top, plantings in glassed atriums open to view from the street, a suitable stepping back to the street near the mid height of the

	building, quality finishes and public space and a screen feature to the western elevation design to articulate this elevation and enhance the character of the building. Feedback on the design of the building has been generally positive, including a supportive response from Council in consultations undertaken before lodgement.
Unacceptable impact on trees and inadequate landscaping.	This matter has been addressed in Council's Issue 3 and in the comments of the arborists representing the Applicant and the objector. There will be no unreasonable impacts on trees or landscaping. Increased space for the eastward spread of the Olive tree at Perth House will have a positive impact on this tree which presently exhibits a lop sided form
Inappropriate pedestrian Circulation across 85 George Street.	Given the existing publicly accessible courtyard at the rear of the cafe at Perth House, the provision of pedestrian access between 85 and 89 George Streets is considered to be a public benefit. The Applicant is agreeable to a consent condition requiring that the design be amended to preclude pedestrian access from No. 89 George Street to the courtyard at the rear of Perth House.
Significant, inappropriate and unjustified over-Development.	The proposal is not an over-development of the site and satisfactorily addresses issues such as relationship to Perth House, flooding, overshadowing, streetscape and urban form and scale. Building height is some 50% less than the maximum permitted and FSR is some 15% less than the maximum 10:1 allowed for in the zoning that applies in the locality. The planning controls provide for a reduced FSR for sites of less than 2,500m2 to encourage amalgamation of small sites. In the case of 89 George Street, site amalgamation is not possible – the site is effectively an infill site and therefore some flexibility in the application of the FSR standard is warranted in order to achieve the economic and efficient use of the land – an important and objective of the EPA Act. Had it been possible to amalgamate the site with an adjoining property the resulting building on 89 George Street would be significantly taller and contain 15% more floor space.
Improper use of Part 3A Provisions	An application was appropriately submitted to the Minister for Planning for assessment of the proposal under Part 3A on the basis that the proposal is a major project located within a CBD of regional significance and the value of the project exceeded the then designated minimum threshold for commercial development. The Minister considered this request and formed the view that the proposal was appropriate for assessment and determination under Part 3A. Parramatta Council has not objected to the proposal being considered under Part 3A and has been appointed to provide an assessment of the application. We reject the allegation that the Applicant or the Minister has made improper use of the part 3A provisions in relation to this project.

The Planning Direction submission includes a table summary the proposed development against the primary planning controls. This is essentially a re-interpretation of a similar table contained in the project's Environmental Assessment Report submitted with the application.

Planning Direction provides a different slant on the assessment of the project in relation to these controls and draws the opposite conclusions to those contained in the Environmental Assessment Report. We do not support Planning Directions' conclusions and are of the view that they lack objectivity and are not soundly based. We consider that Council should base its assessment on the contents and conclusions in the Environmental Assessment Report submitted with the Application and the further information submitted in the response to submissions and Council issues.

(h) Tree Wise Men

Peter Castor of Tree Wise Men has lodged a submission to the proposed development on behalf of 85 George Street, Parramatta in relation to aboricultural impacts on No. 85 George Street and particular an existing Olive tree in the northeast corner of 85 George Street.

Mr. Castor considers that there are some inconsistencies in the proponent's plans in that some relevant drawings show the Olive tree whilst other relevant drawings do not. He considers that the plans should be corrected to avoid confusion regarding tree retention.

Mr. Castor notes that the proposal will require pruning of the Olive tree's roots (if they have grown under the footing of the existing building on 89 George Street) and pruning of the canopy at the common boundary. He further notes that *"given the tree's current good vigour and condition it should survive the construction if appropriate tree protection measures are implemented"* and that *"although the piling works are proposed to the boundary at approximately 1.3m from the trunk centre within the SRZ of 3.3m it is likely that the roots have been previously cut and now partially confined by the existing boundary wall."*

Mr. Castor requests that the following be undertaken:

(a) *Allowance should be made for trunk centre with the placement and depth of the earth anchors. Anchors should be as deep as possible and as far as possible from the tree centre*

(b) *All reference to the Critical Root Zone (CRZ) should be replaced by Structural Root Zone (SRZ) as described in AS4970:2009, Protection of Trees on Development Sites. The SRZ of 3.3m for the subject Olive Tree is less than the CRZ of 4.6m.*

(c) *The Tree Protection Plan (Recommendations) described at page 17 and 18 of the Mark Hartley report should be implemented to ensure the survival of the Olive Tree. Specific construction-stage Hold Points should additionally be established (condition of development consent) requiring the Project Arborist and the PCA to certify that the tree protection measures have been implemented.*

(d) *The Tree Protection Plan (Appendix 1) should be amended to show the key tree protection recommendations. The Tree Protection Plan (drawing) should be incorporated into the Construction Management Plan.*

(e) *If the Generic Tree Protection Guidelines (Appendix 2) are to be used the following amendments should be made: - Primary Root Zone (PRZ) should be changed to Tree Protection Zone (TPZ) and the Critical Root Zone (CRZ) should be changed to Structural Root Zone (SRZ) as per AS4970:2009.*

Mr Castor concludes that he is of the opinion *"that if appropriate tree protection measures are implemented the Olive Tree will survive the proposed development (Revision P9, architecturals by Woods Bagot."*

Where appropriate the suggestions of Mr. Castor can be incorporated into a revised Tree Protection Plan or addressed by suitably worded consent conditions. The proponent will ensure that the roots of the Olive tree will be identified prior to excavation commencing and that excavation and construction works will be undertaken so as to avoid any unacceptable impacts on the tree's root zone or canopy.

Issues in relation to the Olive tree are also considered in the response to Council Issue 3 – Impact on olive tree located within the grounds of Perth House.

(i) Andrew Strachan of Superior Group Facilities Pty Ltd

Andrew Strachan of Superior Group Facilities Pty Ltd owns 4 strata lots in the office building at 85 George Street and objects to the proposed development at 89 George Street for the following reasons:

> *Exceeds FSR, adversely impacts on streetscape, inappropriate for the site, non-compliant setbacks, excessive shadowing of the open space around Perth House and the school playgrounds, damage to heritage trees, pedestrian access to 89 George St from across 85 George St is inappropriate and unsafe, the No. 85 George St. forecourt courier and disabled parking bay will be used by No. 89 and this will result in disputes.*

The above points of objection have been addressed elsewhere in this response to issues.

Whilst proposed FSR exceeds the maximum FSR permitted for sites of less than 2,500m2, the FSR proposed is less than the overall maximum 10:1 permitted in zone applying to the site and adjoining land. Result height and building scale will therefore be modest compared to anticipated future development in the locality.

Variations to setbacks are reasonable in the circumstances and do not create adverse amenity or urban design outcomes. There is minimal increase in shadowing of Perth House compared to shadows cast by existing buildings around Perth House. Shadowing of the school playgrounds is confined to a very limited portion of the school site.

The proponent is agreeable to deleting potential for direct pedestrian access between Perth House and the development site, if this is considered necessary by Council. The owners of No. 85 George Street have the ability to control unauthorised use of the courier car space and disabled car space in the forecourt of their site.

Conclusions

Council's initial assessment of the proposed development at 89 George Street has identified a number of issues that have generally required submissions of further information and details. The matters raised by Council, including issues identified in public submissions have been considered and addressed in our response and the appendices attached to this response.

The primary issue raised by Council relates to heritage impact on Perth House and the matters raised by the Heritage Council in its submission to the exhibition of the proposal. Following further consultation by the proponent's architect and heritage consultant, including the provision of additional information, the Heritage Council has now in its correspondence dated 27th January 21 advised that it considers the proposal to be generally satisfactory subject to resolution of design detailing to the western and northern elevations and retention of the Olive tree.

We confirm that the subject Olive tree will not be adversely affected and a suitable tree protection plan will be in place. Further consultation will be undertaken with the Heritage Council prior to issues of Construction Certificate to resolve design detail relating to the northern and western elevations.

In relation to upper level setbacks it has been demonstrated that the extent of additional shadows cast over the school site compared to a complying scheme at the same height, is minimal. The height of the proposed building is substantially lower than the maximum 120m allowed and a taller complying scheme with a 9 metre rear setback would cast significantly greater shadow than the proposed development.

The subject land is an infill site that is not practically capable of being amalgamated with any adjoining site to achieve an area of more than 2,500m2. Sites either side of the subject land comprise large strata titled office developments.

The existing buildings on these sites are in multiple ownerships and do not represent significant underdevelopment or out-dated buildings.

The proposed design incorporates measures that minimise the impact of the vehicular entrance on the streetscape of George Street. These measures include the stepping back of the roller shutter entrance and use of a colonnade to George Street that functional extends the streetscape of the site to include the landscaped frontage of Perth House. The vehicular entrance therefore is therefore somewhat visually subdued within the overall streetscape.

Whilst the proponent's preference is for the eastern side fire egress to remain open, if required by Council a suitable consent condition can be imposed that requires this to be enclosed as far north as the front building line of the building.

The west facing louvered façade system is a key component of the building's sustainability features and architectural presentation. We have provided examples of louver designs that have proved successful in other office buildings. The schematic louver concept proposed for 89 George Street will be the subject of detailed design as part of preparation of Construction Certificate drawings. A consent condition can be imposed requiring that design detailing be satisfactorily completed prior to issue of Construction Certificate in a manner that achieves sustainability, solar access performance and architectural objectives as outlined in the Environmental Assessment Report.

Further details have been provided to Council regarding flooding, stormwater and on-site detention. Suitable consent conditions can be imposed to ensure compliance with the applicable technical standards in relation to flooding, stormwater, on-site detention, flood compatible design and suitable evacuation measures.

The development plans have been prepared in recognition of the planned future north-south pedestrian link identified in the Parramatta City Centre DCP as being located on the western side of 91 George Street. Council's laneways strategy, released after the Major Project application was lodged, seeks to relocate this north-south link to the western side of 89 George Street and proposes that the DCP be amended accordingly. The proposed development should be assessed against the planning controls that are currently applicable, i.e. the Parramatta City Centre DCP in its existing form. Constraints in relation to the site of the required electricity substation preclude the inclusion of a north-south pedestrian link extending on the western side of 89 George Street, to the rear boundary the property.

Amended plans have been submitted that include the option of a barrier to preclude pedestrian access between 89 George Street and the open space area at the rear of Perth House should Council require this to occur. Further information has been submitted in relation to the public domain and associated levels. A detailed public domain plan in accordance with Council's requirements will be prepared prior to issue of the Construction Certificate.

The basement plan has been revised to demonstrate compliance with relevant technical standards relating to vehicular ramps, disabled parking and the like. Contamination Management and Acid Sulphate Soils Management Plans will be prepared prior to issue of a Construction Certificate and before any demolition or site excavation commences. Any site contamination or acid sulphate soils appropriately dealt with in accordance with these Management Plans. Issues relating to contamination and acid sulphate soils can be addressed by imposition of suitably worded consent conditions.

The gross floor area of the proposal is confirmed at 11,517m2 and plans detailing the gross floor area of each level submitted to Council. A sketch plan of balcony detail is also provided and it is confirmed that all balcony balustrades will have a height of less than 1400mm.

The access to the car park will adequately cope with vehicular traffic without the need for vehicles to queue in traffic lanes of George Street or obstruct pedestrian traffic. Information has been submitted to Council in relation to the proposed traffic control system. The loading dock can accommodate delivery trucks and vans up to a length of 6.4metres. Given the use of the building as offices and its relatively modest floor area, such deliveries are estimated to average not more than 2 or 3 vehicles per day and on the rare occasion where two such vehicles need to access the premises at the same time, the small size of the vehicles enables them to use a standard car space in the basement car park. Larger trucks and vans are unlikely to average more than 1 per day and can utilise nearby loading zones in George Street.

The requirements of the NSW Roads and Traffic Authority can be addressed by imposition of consent conditions. Given the limited size of the car park and the fact that parking is for tenants only (generally only 2 to 4 car movements per day on average) and the "tidal" flow of most car movements (ingress in the morning and egress in the afternoon), it is not considered necessary to provide two-way width ramps in the car park.

Issues raised in public submissions are addressed in the response to Council's issues and do not raise any matters that would warrant refusal of the proposed development. A high quality design is proposed and the proposed building is of an acceptable bulk, height and scale, given its context and the development expectations created by the planning controls for the commercial core area of the Parramatta CBD.

We trust that Council may now complete its assessment of the proposal and we look forward to Council's favourable recommendation to the Minister for Planning.

Yours faithfully,

Nick Juradowitch
Director
Ingham Planning Pty Ltd

APPENDICES

APPENDIX A	Response to Heritage Issues by Heritage Consultant Robert Staas of Noel Bell Ridley Smith & Partners
APPENDIX B	Additional Winter Solstice Shadow Diagrams (Comparison with Complying Schemes) prepared by Woods Bagot Architects
APPENDIX C	E Mail Responses by Arborists to Olive Tree Issues
APPENDIX D	Revised and Additional Design Details – Ground Floor Façade to George Street.
APPENDIX E	Example Designs of High-rise Office screen louver systems.
APPENDIX F	Public Domain Concept Sketch prepared by Woods Bagot Architects
APPENDIX G	Revised GFA Calculation Plans prepared by Woods Bagot Architects
APPENDIX H	Sketch Plan Showing height and type of Balcony Balustrades prepared by Woods Bagot Architects
APPENDIX I	Revised Car Park Design Plans prepared by Woods Bagot Architects
APPENDIX J	Traffic Consultant response to delivery traffic and parking issues and design of car park (ramps, disabled parking etc)
APPENDIX K	Detention Tank and Gravity Drainage Detail Plan
APPENDIX L	Plan showing an option to exclude pedestrian access between No's 89 and 91 George Street.
APPENDIX M	Correspondence dated 1/02/2011 from Portfolio Projects Re: Potential to Share Vehicular Access between 85 and 89 George Street, Parramatta.
APPENDIX N	Response to Flood Matrix issues dated 1/2/2011 prepared by Woods Bagot Architects.