

AS/KS
09389
1 April 2015

Matthew Rosel
Senior Planner, Metropolitan Projects
NSW Department of Planning & Environment
22-33 Bridge Street
SYDNEY NSW 2000

Dear Matthew,

**RESPONSE TO KEY ISSUES LETTER
V BY CROWN | 45 MACQUARIE STREET, PARRAMATTA**

We write in response to the Department of Planning & Environment's (DP&E) letter of 10 December 2014, relating to 45-47 Macquarie Street and 134-140 Marsden Street, Parramatta (V by Crown) and MP09_0167 MOD4.

1.0 RESPONSE TO DP&E LETTER

Controlled Action

1. The Department of the Environment (DE) has advised that the modification is a controlled action, and requires assessment under the EPBC Act. The decision is attached.

The assessment process has commenced, and Crown is aiming to reach an agreement on a suitable offset as soon as possible. In the meantime, we request that DP&E continues with assessing the modification in order to ensure that the application can proceed to determination as soon as a resolution on the controlled action is reached.

Built Form

2. An alternative design is proposed, which sets back the upper three levels to create delineation at approximately 54 metres. This setback would match the height of any future building to the west, and reduces the overall bulk and scale of the building above 54 metres.

In response to the initial submission of this amended design, DP&E noted the following:

We consider that the proposal would benefit from:

- a) **further consideration of the architectural approach to the Hunter St façade (up to 54m).** *The division of the façade is an appropriate method of articulation and visually emphasises verticality. However, the central strip, which includes a colour/material change, contrasts poorly within the context of the overall design of the development and this element is unlikely to have the same visual benefit / be read in the same way as the deep recesses on the Marsden Street elevation.*
 - *a potential alternative option could be to divide the elevation in half and provide two projecting wrap-around features which are separated by an expressed gap (eg attached).*
- b) **addition visual interest to the blank flank wall (east) (above 54m).** *The colour/material change of the wall at this level is acceptable. However, the wall's unrelieved blank nature is likely to draw undue attention.*

- *a potential alternative option could be to insert a column of windows (offset from those below) into the wall.*

In our view, the wider strip better achieves the desired articulation. Further, placing the two frames close together would require additional structural support, as they would not connect to the other pre-cast concrete walls behind. As a middle ground, AJ + C have replaced all fixed glass in this strip with dark-coloured glazing. This should serve to increase contrast and emphasise the division and verticality of the façade.

AJ + C have considered the proposal to add windows to the eastern face of the south-facing frame and believe that a solid frame is more consistent with the adjacent solid frame of the south-facing Marsden Street façade. Therefore, it is proposed that this façade remain solid and unchanged.

Figure 1 shows the amended design.

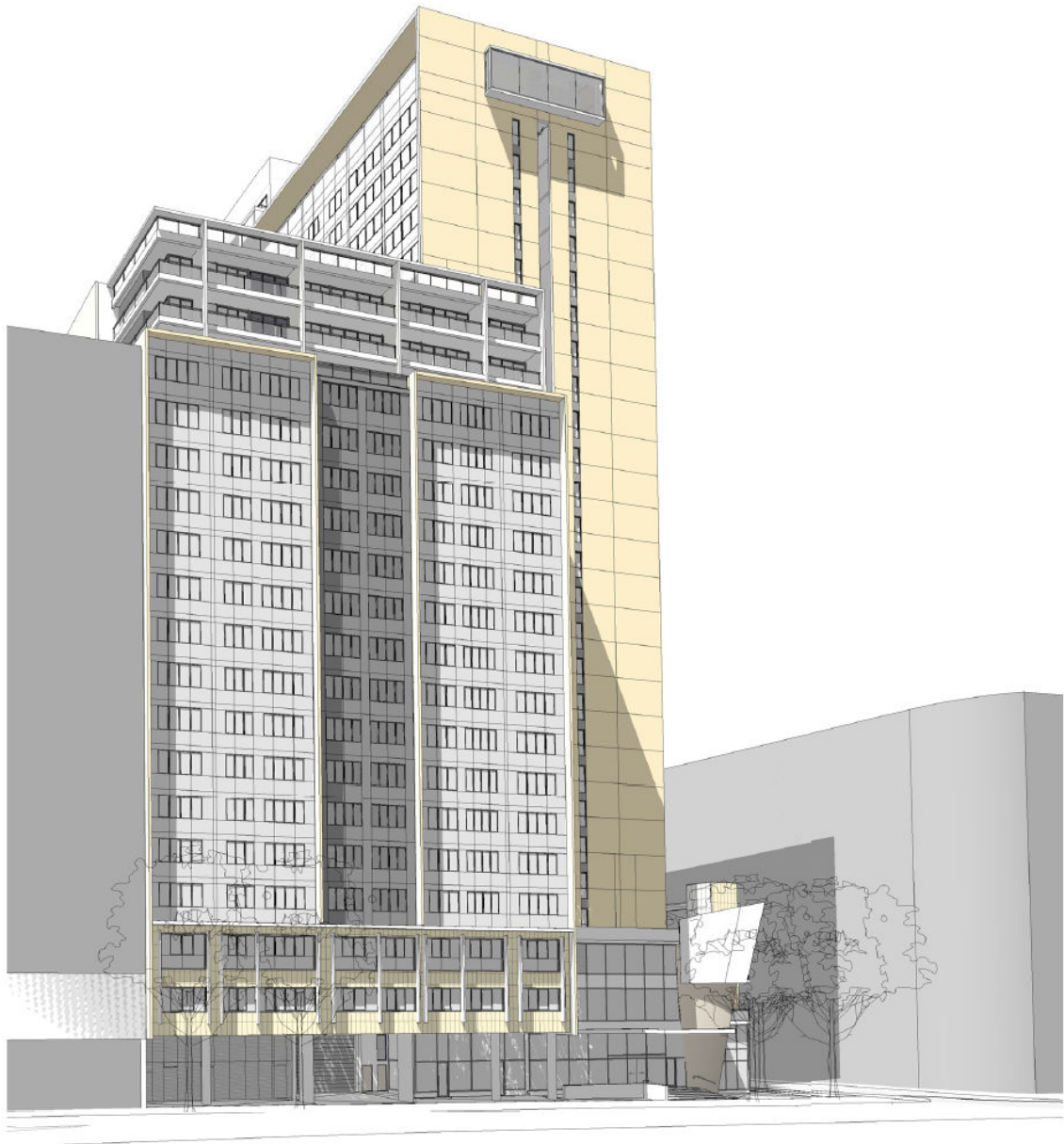


Figure 1 – Amended design reflecting upper level setback in Section D
Source: AJ + C

This modification has resulted in a slight reduction in the overall number of apartments (590 to 589), and an amended apartment mix, as follows:

- 81 studio
- 116 one-bedroom
- 196 one-bedroom + study
- 143 two-bedroom
- 33 two bedroom + study
- 4 two-bedroom dual-key
- 9 three-bedroom
- 7 three-bedroom dual-key

3. A notional 54 metre massing has been added to the attached views (and is shown in **Figure 1** above).

Public Benefit

4. In relation to the public benefit of the proposal and Council's request for an increased contribution to affordable rental accommodation, we note the following:
 - The development is already required to make a monetary contribution comprising three per cent of the value of the proposed works, in accordance with Section 94A of the EP&A Act. This is higher than the development contribution payable outside of the Parramatta City Centre, which would be only one per cent of the value of the proposed works.
 - The development provides a very significant public benefit in the form of an archaeological plaza, which allows public access to the archaeological relics unearthed on the site. As part of this modification, improvements have been made to the approved design of the archaeological plaza. These modifications include improvements to circulation and accessibility to the viewing area, a rationalisation of the void area to better show key areas of the display, and improvements to the Interpretation Centre location and layout.
 - *State Environmental Planning Policy (Affordable Rental Housing) 2009* authorises the imposition of an affordable housing contribution where a development will or is likely to reduce the availability of affordable housing within the area. The proposed development does not reduce the availability of affordable housing within the area. We further note that the development proposes to provide 431 apartments that would be within close proximity to public transport, and that closely comply with the RFDC recommendations for apartment sizes that contribute to housing affordability (99.1% of apartments comply).

The proposal provides a public benefit commensurate with the scale of the development. In light of the above, there should be no further need for additional contributions to be paid.

Dilapidation Report

5. A letter from van der Meer Consulting has been attached, which provides a justification for the reduction in the zone of influence. The letter states that the zone of influence is based on the depth of excavation and the level of the underlying bedrock. Based on information provided in the geotechnical report prepared by Douglas Partners, the zone of influence was reduced to 10 metres.

Clarification and other amendments

6. A list of conditions to be amended has been attached.
7. No issues are raised with the additional conditions noted in Council's correspondence.
8. A compliance table comparing the proposal against the current Residential Flat Design Code and the draft Apartment Design Code has been attached.
9. A package of separate drawings with drawing numbers and revisions has been attached.
10. A revised package of landscape drawings has been attached.

11. The proposed modifications do not necessitate any change to any other reports submitted.

2.0 BUILDING SIGNAGE

It is proposed to amend the MOD4 application to include exterior signage. An exterior signage package has been attached.

Generally, the following signage is proposed:

- Ground floor building identification signage, including the building name (V by Crown) and address (30 Hunter Street, Parramatta).
- Ground floor identification signage for V Lounge (rooftop bar) and V Heritage (archaeological interpretation centre).
- Crown branding signage ('O' logo and 'Crown' name), including ground floor and sky signage.
- Retail tenancy under-awning signage.

We trust this additional information is sufficient to enable assessment of the application to proceed. Should you have any other queries or comments, please do not hesitate to contact me on 9409 4936 or aszczepanski@jbaurban.com.au.

Best regards,



André Szczepanski
Urban Planner