

Proposed Development of Westfield Shopping Centre Parramatta

Parramatta City Centre Local Environmental Plan 2007 Compliance Table

COMPLIANCE TABLE – PRIMARY LEP DEVELOPMENT CONTROLS

LEP 2007 CONTROL	LEP 2007 REQUIREMENT	PROPOSAL	COMMENTS
Clause 21 Height of Buildings	Maximum building height of 36 metres applies	<p>The proposed additional retail & parking levels extend up to a maximum height of 34.14m above ground level.</p> <p>The proposed commercial tower extends to a maximum height of 100m above ground level.</p>	<p>The proposed additional retail and parking levels comply with the 36 metre maximum building height control.</p> <p>Whilst the commercial tower exceeds the 36 metre maximum building height control by some 64 metres, it is designed as a landmark building at the southern gateway to the CBD, to add prominence to an important intersection and serve as a southwest termination of the planned Civic Place development. An existing tower building in Church Street, opposite the site is comparable in height. The proposed commercial tower is in a location that can suitably accommodate a substantially taller building with minimal environmental impact and positive urban design outcomes in terms of enhancing the southern gateway to the CBD. A variation to the height control for the commercial tower is justified in this instance.</p>
Clause 22 Floor Space Ratio	<p>Maximum FSR of 4.2:1 applies to the site (including above ground parking but not including roads around the site).</p> <p>Site Area = 61,080m²</p> <p>Maximum permitted floor space (including above ground parking) = 256,536m²</p> <p>NOTE: No FSR control applies to buildings above public roads.</p>	<p><u>Existing floor space</u> (including above ground parking, but excluding floor space over public roads) = 279,905 m²</p> <p><u>Existing FSR</u> = 4.58:1</p> <p><u>Proposed floor space</u> (including above ground car parking, but excluding floor space over public roads) = 396,036m²</p> <p><u>Proposed FSR</u> = 6.48:1</p>	<p>The existing FSR control of 4.2:1 provides a yield that is less than the existing building and prevents any further development of the site.</p> <p>If car parking is excluded from FSR calculations existing FSR is 2.55:1 and proposed FSR is 3.52:1. This complies with the FSR control for the site, if car parking is excluded. Given that much higher FSR's are allowed on other CBD land near the site, positive urban design outcomes and the practical requirement for shopping centres to provide adequate parking, a variation to the FSR control in this case is considered reasonable (see Section 6.1.4 of the EA Report).</p>

LEP 2007 CONTROL	LEP 2007 REQUIREMENT	PROPOSAL	COMMENTS
Clause 22C Car Parking	<p><u>Car parking required for retail floor space</u></p> <p>1 car space per 30m2 of retail floor space.</p> <p><u>Car parking required for commercial floor space:</u></p> <p>1 car space per 100m2 of commercial GFA</p> <p>NOTE: Council has indicated that the above parking rates are to be treated as a maximum parking provision.</p>	<p><u>Additional parking required :</u></p> <p>Net additional retail GFA of 31,495m2 (@ 1 per 30m2) = 1,050 car spaces</p> <p>Commercial tower of 35,000m2 GFA (@ 1 per 100m2) = 350 car spaces</p> <p><u>Total additional parking required</u> = 1,400 car spaces</p> <p><u>Total additional parking provided</u> = 573 car spaces</p> <p>(473 for retail and 100 for commercial tower)</p>	<p>Council's car parking requirements are applied as a maximum rather minimum car parking requirement. The subject land adjoins the Parramatta Railway Station and Public Transport Interchange and has a high rate of utilisation of public transport. Reduced parking provision is encouraged in locations directly accessible to good quality frequent public transport services. In particular planning policies encourage workers to utilise public transport for trips to and from work. Accordingly the proposal places greater emphasis on shopper parking compared to employee parking.</p> <p>Approximately 85% of the additional proposed car parking will be allocated to shopper parking. On this basis proposed car parking achieves 45% of the Council's maximum car parking standard for retail. Some 100 car spaces are proposed for the commercial tower, representing 28.6% of Council's maximum car parking standard.</p> <p>The NSW Department of Transport has recommended that <i>"a minimalist approach to car parking supply and innovative management."</i> The Department of Roads and Maritime Services advises that <i>"parking provision is kept to the minimum or further reduced where possible."</i></p> <p>The proposal is consistent with the above recommendations in that proposed parking provision is some 59% less than the maximum parking allowed.</p>