

**MAJOR PROJECT MP10\_0068 CONCEPT APPROVAL  
MODIFICATION OF APPROVED OFFICE TOWER ENVELOPE  
WESTFIELD PARRAMATTA**

**PARRAMATTA DCP 2011 SECTION 4.3.3 COMPLIANCE TABLE**

PDCP 2011 CONTROL	ASSESSMENT/COMMENTS	COMPLIANCE YES/NO
<b>4.3.3.1 Building Form</b>		
<i>Minimum building street frontage</i>		
C.1 Development parcels are required to have at least one street frontage of 20m or more on land zoned B3 Commercial Core, B4 Mixed Use or B5 Business Development.	The site has a frontage much greater than 20m.	YES
C.2 Exceptions to the minimum building street frontage will be considered: f if Council is satisfied that due to the physical constraints of the site or adjoining sites it is not possible for the building to be erected with at least one street frontage of 20m or more, and f the development meets the objectives of this clause.	A variation to the minimum street frontage control is not required.	YES
<i>Building to street alignment &amp; street setbacks</i>		
C.1 Comply with the street building alignment and front setbacks specified in Figures 4.3.3.1.1 and 4.3.3.1.2	All new building works are sited above the existing retail/parking podium which is setback 3m from Argyle Street, behind a 3m wide colonnade located at street level. The controls require a 6m tower setback to Argyle Street above the retail podium	NO  (3m variation sought for tower element)  (
C.2 Building alignments and setbacks should also respond to important elements of the nearby context including public spaces and heritage buildings, monuments and landscape		

<p>elements, in order to complement the streetscape. In some places, this may require greater building setbacks than those specified in Figure 4.3.3.1.1.</p> <p>C.3 Where the building alignment is set back from the street alignment, balconies are to be generally within the building envelope and may project up to 600mm into front building setbacks.</p> <p>C.4 Minor projections into front building lines and setbacks for sun shading devices, entry awnings and cornices are permissible. (See also Building Exteriors).</p>	<p>Justification for a 6m tower setback is provided in Section 6.1 of the EA Report. The requested variation is considered reasonable given that:</p> <ul style="list-style-type: none"> <li>• The 3m setback in combination with the colonnade below ensures there is no adverse wind impact on pedestrian comfort and safety at street level.</li> <li>• Building development in Argyle Street is confined to one side of the street (southern side only) due to the existing railway embankment located on the northern side of Argyle Street. This ensures that there is significant building separation to the north and a canyon like effect in Argyle Street is avoided.</li> <li>• The proposal is for a building envelope only and the future tower design can include articulation to Argyle Street, which could include setbacks of more than 3m.</li> </ul>	
<p><i>Street and River Frontage Heights and Level Setbacks</i></p> <p>C.1 Buildings must comply with the relevant street and river frontage heights and upper level setbacks as shown on Figures 4.3.3.1.3 - 4.3.3.1.11. Podium heights must not exceed both the number of storeys and the height in metres.</p> <p>C.2 The street frontage height that applies to a shared lane is the same as that of the closest street frontage height the lane connects to. In instances where the lane connects to two or more streets, the higher street frontage height applies (to a maximum of 26 metres).</p> <p>C.3 In George Street, the upper level building setback at the street frontage is required to be 20 metres to interpret the historic alignment of this street. The podium is to have a street frontage height of 4 storeys/14 metres on a nil setback to</p>	<p>The existing 27m high retail podium below the proposed tower envelope provides a 3m setback to Argyle Street and is fronted by 2 storey high colonnade which has a zero setback to Argyle Street, so there is no change to the street frontage height. The colonnade is of modest height and the existing retail podium was developed prior to the street frontage controls being introduced and achieves the objectives of the street frontage height control. The office tower component has a 3m setback to Argyle Street, which is considered appropriate in the circumstances, as addressed above, in relation to tower street setback. .</p> <p>The site is not located in George Street</p>	<p>YES (for the existing retained retail podium)</p> <p>NO (for the office tower component, which is setback 3m, rather than 6m)</p> <p>N/A</p>



buildings is 1,000 square metres above a street frontage height of 26 metres. The floor plate area is to be measured to include balconies, external wall thicknesses, internal voids and atria.	The proposal is not for residential or serviced apartments. Accordingly, the DCP does not prescribe a maximum floor plate size for commercial development.	N/A
<p><i>Building separation</i></p> <p>C.1 The minimum building setbacks from the side and rear property boundaries are illustrated in Figure 4.3.3.1.12.</p> <p>C.2 Where permissible, side and rear boundaries are to be built to zero metres at lower levels of buildings.</p> <p>C.3 Where a rear setback/ courtyard is proposed at ground level, a minimum dimension of 6 metres must be provided. Ground level setbacks must have daylight and amenity. Deep soil zones/ podium landscape should be co-located to the rear to create pockets of landscape/ mature trees within the block.</p> <p>C.4 Notwithstanding the controls in this section, for residential development additional setbacks may be necessary to satisfy building separation, solar access and amenity requirements of SEPP 65.</p> <p>C.5 Notwithstanding side setback controls, the podium should be built to the side boundaries (0 metres setback) where fronting the street.</p> <p>C.6 If the specified setback distances cannot be achieved when an existing building is being refurbished or converted to another use, appropriate visual privacy levels are to be achieved through other means.</p>	The proposed office tower building envelope provides side and rear setbacks of more than 24m, well in excess of the building separation requirements of the DCP and in SEPP 65.	YES

<p>C.7 The building separation distances between buildings on the same site are not to be less than those required between buildings on adjoining sites, unless it can be demonstrated that reducing the separation distances provides adequate privacy and solar access to the buildings concerned.</p>		
<p><i>Building Form and Wind Mitigation</i></p> <p>C.1 To ensure public safety and comfort the following maximum wind criteria are to be met by new buildings:</p> <ul style="list-style-type: none"> <li>f 10 metres/second in retail streets</li> <li>f 13 metres/second along major pedestrian streets, parks and public places</li> <li>f 16 metres/second in all other streets</li> </ul> <p>C.2 Site design for tall buildings (towers) should:</p> <ul style="list-style-type: none"> <li>f Set tower buildings back from lower structures built at the street frontage.</li> <li>f Protect pedestrians from strong wind downdrafts at the base of the tower.</li> <li>f Ensure that tower buildings are well spaced from each other to allow breezes to penetrate city centre.</li> <li>f Consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at ground level.</li> <li>f Ensure useability of open terraces and balconies.</li> </ul> <p>C.3 Wind Effects Report is to be submitted with the DA for all buildings greater than 32m in height.</p> <p>C.4 For buildings over 50m in height, results of a wind tunnel test are to be included in the report.</p>	<p>A wind assessment report is included at <b>Appendix O</b>. This assessment confirms that the 3m tower front setback, in combination with the retained colonnade below, will ensure satisfactory wind conditions and pedestrian comfort and safety at street level, in accordance with the nominated standards. Measures are recommended, such as awnings and architectural features, near the base of the tower, to mitigate any major wind impacts on the podium terrace area. This will be addressed in the design of the future tower.</p> <p>A Wind Effects Report will be submitted with the DA and this will include results of a wind tunnel test.</p>	<p>YES</p> <p>YES</p>

<p><i>Building Exteriors</i></p> <p>C.1 Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of:</p> <ul style="list-style-type: none"> <li>f datum of main façade and roof elements,</li> <li>f appropriate materials and finishes selection,</li> <li>f facade proportions including horizontal or vertical emphasis.</li> </ul> <p>C.2 Balconies and terraces should be provided, particularly where buildings overlook parks and on low rise parts of buildings. Gardens on the top of setback areas of buildings are encouraged.</p> <p>C.3 Articulate façades so that they address the street and add visual interest.</p> <p>C.4 External walls should be clad with high quality and durable materials and finishes.</p> <p>C.5 Finishes with high maintenance costs, those susceptible to degradation or corrosion that result in unacceptable amenity impacts, such as reflective glass, are to be avoided.</p> <p>C.6 To assist articulation and visual interest, avoid large expanses of any single material.</p> <p>C.7 Limit opaque or blank walls for ground floor uses to 30% of the building street frontage.</p> <p>C.8 Maximise glazing for ground floor retail use, but break glazing into sections to avoid large expanses of glass.</p> <p>C.9 A materials sample board and schedule is required to be</p>	<p>Building exteriors including materials, colours and finishes of the proposed office tower will be designed in accordance with the recommendations of the DCP and will include appropriate articulation and high quality finishes, with acceptable levels of reflectivity. Suitable design treatment will be provided to the western elevation of the vertical transport core to ensure an attractive presentation. A materials sample board will be provided with the DA. The office tower proposal is for approval of a building envelope only, with details of building exterior to be determined as part of the proposed architectural design competition for this future tower building.</p>	<p>.....YES</p>
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<p>submitted with applications for development over \$1 million or for that part of any development built to the street edge.</p> <p>C.10 Minor projections up to 450mm from building walls in accordance with those permitted by the Building Code of Australia may extend into the public space providing it does not fall within the definition of gross floor area and there is a public benefit, such as;</p> <ul style="list-style-type: none"> <li><i>f</i> expressed cornice lines that assist in enhancing the streetscape</li> <li><i>f</i> projections such as entry canopies that add visual interest and amenity.</li> </ul> <p>C.11 The design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building.</p> <p>C.12 New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers.</p> <p>C.13 Subject to the extent and nature of glazing and reflective materials used, a Reflectivity Report that analyses potential solar glare from the proposed development on pedestrians or motorists may be required.</p>		
<p><i>Sun Access to Public Spaces</i></p> <p>C.1 All new buildings and additions or alterations to existing buildings are to comply with the following sun access plane control established for the Lancer Barracks site and Jubilee Park, irrespective of the existing height of nearby buildings.</p>	<p>The office tower envelope, as proposed to be modified will not increase shadowing of public spaces or impact on the identified sun access planes. There is no shadow created to Civic Place, Lancer Barracks or Jubilee Park. During the nominated hours. Reasonable solar access will be maintained for residential units in the locality.</p>	<p>YES</p>

<p>C.2 A building should not be permitted above the sun access plane unless that part of the building is a minor architectural roof feature (refer to Figures 4.3.3.1.13 to 4.3.3.1.15).</p> <p>NOTE: Refer to section 4.3.3.7b) Parramatta Square for the required sun access controls for this site.</p>		
<b>4.3.3.2 Mixed Use Buildings</b>		
<i>Mixed use buildings</i>	No residential uses are proposed therefore Section 2.5 Mixed Use Building controls do not apply.	N/A
<b>4.3.3.3 Public Domain and Pedestrian Amenity</b>		
<p><i>Public Domain Guidelines</i></p> <p>Plans shall be prepared relating to the public domain for the following:</p> <p>Alignments Plan</p> <p>Public Domain Plan</p> <p>Street Tree Plan</p> <p><i>Site Links and Lanes</i></p> <p>C.1 Through site links, arcades, shared ways and laneways are to be provided as shown in Figure 4.3.3.3.2.</p> <p>C.2 The design and finish of new site links is to be provided in accordance with Council's Public Domain Guidelines.</p> <p>C.3 Site links for pedestrians and shared pedestrian and vehicular lanes are to:</p> <p>f have a minimum of 40% of active ground floor frontage;</p>	<p>The proposal is for a building envelope only. A Landscaping and Public Domain Concept Plan is attached at <b>Appendix D</b>. The future DA for the office tower will include an Alignments Plan, a Public Domain Plan and a Street Tree Plan.</p> <p>Existing pedestrian links area maintained and a new pedestrian entry more than 3m wide provided in a central location off Argyle Street, between Church Street and Marsden Street, generally in the location indicated on the DCP site links map. Legible direct pedestrian links are proposed to the office tower lobby. Controls relating to laneways are not applicable.</p>	<p>YES (to be provided with the DA)</p> <p>YES</p>



<p><i>f</i> be legible and direct throughways;  <i>f</i> provide public access at all business trading times when the link is through a development and at all times for lanes.</p> <p>C.4 Pedestrian site links are to have a minimum width of 3 metres non-leasable space clear of all obstructions (including columns, stairs and escalators);</p> <p>C.5 Internal arcades will not be approved in preference to activation of an existing or required lane or site link.</p> <p>C.6 Building address to lanes and site links shall create visual interest such as landscaping, awnings, paved finishes and good lighting.</p> <p>C.7 Shared lanes and vehicular lanes are to have a minimum width of 6m clear of all obstructions.</p> <p>C.8 To provide interest in these spaces, public art installations are encouraged in lanes.</p>		
<p><i>Active Frontages for non-residential development</i></p> <p>C.1 Active frontages are required throughout the city centre on primary street frontages for a minimum of 50% of each building front; and on secondary street frontages and lanes for a minimum of 40% of each building front.</p> <p>C.2 Active ground floor uses are to be at the same level as the footpath and be accessible directly from the street. (Refer to Council's Public Domain Guidelines and the requirement for an Alignments Plan).</p>	<p>Argyle Street is a secondary street frontage for the Westfield Shopping Centre and the primary street frontage for the proposed office tower. The concept plans provide for a ground floor lobby and entry to the future office tower off Argyle Street and includes new retail and cafe tenancies adjacent to the lobby and entry, creating an active frontage to Argyle Street, for at least 50% of the office tower frontage to this street.</p>	<p>YES</p>

<p>C.3 Provide multiple entrances for large developments including an entrance on each street frontage.</p> <p>C.4 Security grilles detract from an active street front, but where they are essential, must be fitted only internally within the shopfront and set back from the line of enclosure. Such grilles are to be fully retractable and at least 50% transparent in their closed state.</p> <p>C.5 Extend active frontages above ground floor level with uses and building design, which provide transparency, and visual contact with the public domain.</p> <p>C.6 Opportunities for active frontages to parks, public squares and the river foreshore are to be maximised.</p> <p>Active frontages with street address for residential development</p>	<p>A second entry to the office tower is provided nearby, at the corner of Argyle Street and Church Street.</p> <p>The Argyle Street podium will be enhanced as part of the project and ample areas of glazing provided at street level. Details will be provide with the DA.</p>	<p>YES</p> <p>YES</p>
<i>Pedestrian overpasses and underpasses</i>	No pedestrian overpasses or underpasses are proposed	N/A
<p><i>Awnings</i></p> <p>C.1 Continuous street frontage awnings are to be provided for all new developments as indicated in Figure 4.3.3.3.3.</p> <p>C.2 New awnings must align with adjacent existing awnings and complement building facades.</p> <p>C.3 Wrap awnings around corners where a building is sited on a street corner.</p> <p>C.4 For streets, awning dimensions should generally be:</p> <ul style="list-style-type: none"> <li>f Minimum soffit height of 3.3 metres.</li> <li>f Low profile, with slim vertical fascias or eaves (generally</li> </ul>	<p>The existing 3m wide 2 storey height colonnade along Argyle Street will be retained. This provides suitable weather protection for pedestrians in Argyle Street and those entering the building from Argyle Street.</p>	<p>YES</p>

<p>not to exceed 300mm height)</p> <p>f Setback a minimum of 600mm from the face of the kerb.</p> <p>f Minimum of 3.0 metres deep unless street trees are required.</p> <p>C.5 Where street trees are required the entire length of the awning is to be set back from the kerb by 1.2 metres. Cut outs for trees and light poles in awnings are not acceptable.</p> <p>Continuous awnings provided where required in Figure 3.3 i.e. the Church Street frontage.</p> <p>The proposed development does not include any change or development of the existing retail podium to Church Street. This retail podium does not contain an awning to the Church Street frontage. Weather protection is available for a portion of the Church Street frontage by way of the existing pedestrian bridge above Church Street and the roofed Church Street pedestrian entry to the shopping centre.</p>	<p>Existing street trees are retained along Argyle Street.</p> <p>The site of the office tower is not located in Church Street.</p>	<p>YES</p> <p>YES</p>
Courtyards and Squares	No courtyards or squares are proposed.	N/A
<b>4.3.3.4 Views and View Corridors</b>		
<p>Views and View Corridors</p> <p>C.1 Views shown in Figure 4.3.3.4 are to be protected in the planning and design of development.</p> <p>C.2 Align buildings to maximise and frame view corridors between buildings.</p> <p>C.3 Carefully consider tree selection to provide views along streets and keep under storey planting low where possible.</p>	<p>The proposed office tower building envelope does not encroach into any of the nominated view corridors. Visual impact, including nominated view corridors, are addressed in detail in the Visual Impact Assessment attached at <b>Appendix L</b>. The proposed tower will be subsumed into the future CBD skyline as new high-rise towers are constructed in the CBD.</p>	<p>YES</p>

C.4 Site analysis must address views with the planning and design of building forms taking into account existing topography, vegetation and surrounding development.		
<b>4.3.3.5 Access and Parking</b>		
<i>Vehicle Footpath Crossings</i>	No additional vehicle footpath crossings are proposed.	N/A
<i>Location of Vehicular Access</i>	No additional vehicular accesses are proposed. Existing vehicular access to car parking facilities and loading docks will be utilised.	N/A
<i>Design of Vehicle Access</i>	No additional vehicular accesses are proposed. Existing vehicular access to car parking facilities and loading docks will be utilised.	N/A
<i>Porte Cocheres</i>	No Porte Cocheres are proposed.	N/A
<i>Pedestrian Access and Mobility</i>  C.1 Main building entry points should be clearly visible from primary street frontages and enhanced as appropriate with awnings, building signage or high quality architectural features that improve clarity of building address and contribute to visitor and occupant amenity.  C.2 Access to public areas of buildings and dwellings should be direct and without unnecessary barriers. Avoid obstructions, which cause difficulties including: f uneven and slippery surfaces; f steep stairs and ramps; f narrow doorways, paths and corridors; f devices such as door handles which require two hands to operate.	The proposed office tower envelope is located above the existing retail podium. A new pedestrian entry will be created off Argyle Street and existing pedestrian entries to the shopping centre can also be utilised. The proposed pedestrian entry will be clearly visible and directional signage will be provided.  Pedestrian access is designed to meet disabled access requirements and provide a direct path of travel from public roads and suitable widths and finishes.  New vertical transport will be provided from ground level to the podium roof and office tower levels.	YES

<p>C.3 The design of facilities (including car parking requirements) for disabled persons must comply with the relevant Australian Standard (AS 1428.1 and AS1438.2, or as amended) and the Disability Discrimination Act 1992 (as amended).</p> <p>C.4 The development must provide at least one main pedestrian entrance with convenient barrier free access in all developments to at least the ground floor.</p> <p>C.5 The development must provide continuous paths of travel from all public roads and spaces as well as unimpeded internal access.</p> <p>C.6 Pedestrian access ways, entry paths and lobbies must use durable materials commensurate with the standard of the adjoining public domain (street) with appropriate slip resistant materials, tactile surfaces and contrasting colours.</p>	<p>An Accessibility Assessment is attached at <b>Appendix J</b>. Design standards will be complied with as part of the design of and access to the tower, as part of the DA.</p>	
<p><i>Vehicular Driveways and Manoeuvring Areas</i></p>	<p>No new vehicular driveways or manoeuvring areas are proposed.</p>	<p>..... N/A</p>
<p><i>On-site parking</i></p> <p><i>Car Parking Rates</i></p> <p>The DCP prescribes a maximum parking rate of 1 car space per 100m<sup>2</sup> of Commercial GFA, with 1%-2% accessible parking spaces, designed and appropriately signed for use by people with disabilities.</p>	<p>100 car spaces are proposed for the office tower, which is the same number of car spaces, as proposed for the office tower envelope in its currently approved form. Transport for NSW and the RMS have advised that car parking should be minimised.</p> <p>At least 2% of office car parking spaces will be designed and appropriately signed for use by people with disabilities.</p>	<p>YES</p>

<p><i>Bicycle parking</i></p> <p>C.9 Make provision for secure bicycle parking in all public car parks and every building with onsite parking, in compliance with section 3.6.2 of this DCP.</p> <p>C.10 Bicycle parking in public car parks will achieve safe, easy and convenient access from the building to public streets.</p> <p>C.11 For commercial and retail development providing employment for 20 persons or more, provide adequate change and shower facilities for cyclists. Facilities should be conveniently located close to bike storage areas.</p>	<p>The future office tower will be provided with the required number of bicycle parking spaces and end of trip facilities, in close proximity to the office tower lobby, with access off Marsden Street, conveniently located to Council's bicycle network. Details will be included in the DA.</p>	<p>YES</p>
<p><b>4.3.3.6 Environmental Management</b></p>		
<p><i>Landscape Design</i></p> <p>C.1 Commercial and retail developments are to incorporate planting in accessible outdoor spaces such as courtyards, forecourts, terraces and roofs.</p> <p>C.2 A landscape concept plan must be provided for all landscaped areas. The plan must outline how landscaped areas are to be maintained for the life of the development.</p> <p>C.3 Street trees are to be provided in the footpath in accordance with Council's Street Tree Plan.</p> <p>C.4 Landscaping of city buildings should consider the use of 'green walls' in appropriate locations.</p> <p>C.5 Basement car parks should be contained predominantly within building footprints to allow for deep soil beneath forecourts and courtyards for canopy tree planting.</p>	<p>The concept plans provide for a landscaped rooftop terrace. A landscape concept plan is included at <b>Appendix D</b>. existing street trees will be retained and new street trees planted, where there are gaps in street tree planting, adjacent of near the location of the office tower.</p>	<p>YES</p>

<p><i>Planting on Structures</i></p> <p>C.6 Constraints on the location of car parking structures due to water table conditions may mean that landscaping might need to be provided over parking structures, on roof tops or on walls.</p>	<p>Proposed landscaping to be provided on the rooftop terrace will be designed in accordance with the DCP guidelines for planting on structures, in relation to matters such as soil depth, irrigation, species selection etc. Details will be provided with the DA.</p>	<p>.....</p> <p>YES</p>
<p><i>Green roofs</i></p> <p>C.1 Buildings are encouraged to include a green roof component on the roof space</p>	<p>As noted above a portion of the existing podium roof will include landscaping.</p>	<p>YES</p>
<p><i>Energy and water efficient design</i></p> <p>Non-residential developments should be designed to meet a minimum rating of 5 Green Star office Design</p> <p>Any building development with a value greater than \$500,000 should result in a building with an estimated minimum 3.5 NABERS star rating</p>	<p>A major objective of the proposal is to provide an office tower building with a 5 green star energy efficiency rating. A condition to this effect can be imposed on the future DA</p> <p>The proposed office tower will achieve a NABERS rating of at least 3.5 stars. A condition to this effect can be imposed on the future DA.</p> <p>The future office tower will be designed in accordance with sustainability principles. This is addressed in the Ecologically Sustainable Design Report attached at <b>Appendix P</b>.</p>	<p>YES</p>