MAJOR PROJECT MP10_0068 CONCEPT APPROVAL
MODIFICATION OF APPROVED OFFICE TOWER ENVELOPE (REVISED LOCATION)
SOUTHEAST CORNER OF ARGYLE & MARSDEN STREETS - WESTFIELD PARRAMATTA

PARRAMATTA DCP 2011 SECTION 4.3.3 COMPLIANCE TABLE

PDCP 2011 CONTROL	ASSESSMENT/COMMENTS	COMPLIANCE YES/NO
4.3.3.1 Building Form		
Minimum building street frontage 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: ƒ 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 ƒ the development meets the objectives of this clause.	A variation to the minimum street frontage control is not required.	YES
Building to street alignment & street setbacks 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 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 elements, in order to complement the streetscape. In some	The proposed tower envelope is located above the existing retail/parking podium at the southeast corner of Argyle Street and Marsden Street. The controls require a 6m tower setback to Argyle Street and Marsden Street. The proposed tower envelope is setback 6m from both Argyle Street and Marsden Street.	YES

places, this may require greater building setbacks than those specified in Figure 4.3.3.1.1. 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. C.4 Minor projections into front building lines and setbacks for sun shading devices, entry awnings and cornices are permissible. (See also Building Exteriors).	•	
Street and River Frontage Heights and Level Setbacks 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. 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). 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 George Street or alternatively a publicly accessible forecourt is to be provided for the full extent of the 20 metres building setback. Refer to Figure 4.3.3.1.7.	The existing 24m 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 to Argyle Street. 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 compliant 6m setback to Argyle Street, With respect to Marsden Street, the existing retail podium provides a zero setback to the Marsden Street boundary of the site. The alignment and height of the retail podium to Marsden Street is retained, as existing and is appropriate for a retail complex. The tower envelope provides a compliant 6m setback to Marsden Street. The site is not located in George Street	YES (for the existing retained retail podium) YES (for the office tower component, which is setback 3m, rather than 6m) N/A

C.4 Corner sites may be built with no upper level setback to the secondary street edge for the first 45 metres within the same site/ amalgamation (except for corners with Church Street between Macquarie Street and the river). This helps to articulate corners, generate feasible floor plates as well as allow corner towers to engage directly with the street and footpath. Refer to figure 4.3.3.1.11.	While the site is a corner site it is not proposed to provide a reduced tower setback to the secondary street frontage (Marsden Street) for any part of the office tower envelope.	YES
C.5 The following take precedence in determining the primary and secondary street frontages: ƒ Church Street (between Macquarie Street and the river)) ƒ George Street ƒ Streets running E-W ƒ Streets running N-S	Argyle Street is a street running east-west and is the primary street frontage for the office tower envelope. The office tower envelope does not front Church Street or George Street.	YES
Building depth and bulk C.1 On land zoned B3 Commercial Core, the horizontal dimensions of any building facade above street frontage height must not exceed 45 metres.	The office building envelope has a horizontal dimension of 45.435m to Marsden Street which after allowing of the future office tower is compliant to Marsden Street	YES (Marsden Street)
C.2 All points on an office floor should be no more than 12m from a source of daylight (e.g. window, atria, or light wells). C.3 On land not zoned B3 Commercial Core, the preferred maximum floor plate area of residential or serviced apartment 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 office tower envelope has a horizontal dimension of 71.5m to Argyle Street, which will in part be reduced where articulation is provided on the eastern and western sides of the future office tower, with reduced east-west length for the middle and upper portions of the tower.. A reduction in the east west length of the office tower envelope results in floor plates of inadequate size for major office tenants in the Parramatta CBD. Justification for the east-west width of the tower envelope is contained in the Environmental Assessment Report and the Urban Design Report.	NO (Argyle Street - variation to the 45m façade width control is sought)

	The largest office floor plates, in the order of 2,534m2 (GFA) are provided for the lower levels of the tower, with 2,390m2 for the middle levels of the tower and between 2,032m2 to 2,115m2 (GFA) provided for the upper levels of the tower. It should be noted that the floor plate control size for commercial development is indicated as a preferred maximum floor plate aera only. Both the Council and the proponent have undertaken market investigation in relation to floor plate sizes for major office tenants in the Parramatta CBD. These investigations indicate that floor plate sizes of between 2,000m2 and 2,500m2 (GFA) are generally required for major tenants seeking office space in A Grade contemporary office towers. The proposal is not for residential or serviced apartments. Accordingly, the DCP does not prescribe a maximum floor plate size for commercial development.	YES (on the basius that the DCP does not prescribe a maximum floor plate size for commercial development)
Building separation C.1 The minimum building setbacks from the side and rear property boundaries are illustrated in Figure 4.3.3.1.12. C.2 Where permissible, side and rear boundaries are to be built to zero metres at lower levels of buildings. 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. C.4 Notwithstanding the controls in this section, for residential	The proposed office tower building envelope provides eastern side setback and southern rear setbacks of more than 24m, well in excess of the building separation requirements of the DCP and in SEPP 65. Building separation to the north and west is well in excess of 24m.	YES

development additional setbacks may be necessary to satisfy building separation, solar access and amenity requirements of SEPP 65. C.5 Notwithstanding side setback controls, the podium should be built to the side boundaries (0 metres setback) where fronting the street. 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. 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.		
Building Form and Wind Mitigation C.1 To ensure public safety and comfort the following maximum wind criteria are to be met by new buildings: ƒ 10 metres/second in retail streets ƒ 13 metres/second along major pedestrian streets, parks and public places ƒ 16 metres/second in all other streets C.2 Site design for tall buildings (towers) should: ƒ Set tower buildings back from lower structures built at the street frontage. ƒ Protect pedestrians from strong wind downdrafts at the base of the tower.	A wind assessment report is included at **Appendix O.** This assessment confirms that the 6m tower front setback to Argyle Street and Marsden Street, in combination with the retained retail podium below, will ensure satisfactory wind conditions and pedestrian comfort and safety at street level in both Argyle and Marsden Streets, 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.	YES

ƒ Ensure that tower buildings are well spaced from each other to allow breezes to penetrate city centre. ƒ Consider the shape, location and height of buildings to satisfy wind criteria for public safety and comfort at ground level. ƒ Ensure useability of open terraces and balconies. C.3 Wind Effects Report is to be submitted with the DA for all buildings greater than 32m in height. C.4 For buildings over 50m in height, results of a wind tunnel test are to be included in the report.	A Wind Effects Report will be submitted with the DA and this will include results of a wind tunnel test.	YES
Building Exteriors C.1 Adjoining buildings (particularly heritage buildings) are to be considered in the design of new buildings in terms of: ƒ datum of main façade and roof elements, ƒ appropriate materials and finishes selection, ƒ facade proportions including horizontal or vertical emphasis. 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. C.3 Articulate façades so that they address the street and add visual interest. C.4 External walls should be clad with high quality and durable materials and finishes. 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.	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.	…… YES

C.6 To assist articulation and visual interest, avoid large expanses of any single material. C.7 Limit opaque or blank walls for ground floor uses to 30% of the building street frontage. C.8 Maximise glazing for ground floor retail use, but break glazing into sections to avoid large expanses of glass. C.9 A materials sample board and schedule is required to be submitted with applications for development over $1 million or for that part of any development built to the street edge. 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; *f* expressed cornice lines that assist in enhancing the streetscape *f* projections such as entry canopies that add visual interest and amenity. C.11 The design of roof plant rooms and lift overruns is to be integrated into the overall architecture of the building. C.12 New buildings and facades should not result in glare that causes discomfort or threatens safety of pedestrians or drivers. 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.		

Sun Access to Public Spaces 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. 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). NOTE: Refer to section 4.3.3.7b) Parramatta Square for the required sun access controls for this site.	The office tower envelope, as proposed to be modified in the revised location on the southeast corner of Argyle Street and Marsden Street 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 for solar access protection. There is no shadowing of Ollie Webb Reserve during the solar access protected hours of 10am to 3pm. Reasonable solar access will be maintained for residential units in the locality. A shadow impact assessment for the winter solstice is included in the Urban Design Report and confirms that shadow impacts will be satisfactory. .	YES
4.3.3.2 Mixed Use Buildings		
Mixed use buildings	No residential uses are proposed therefore Section 2.5 Mixed Use Building controls do not apply.	N/A
4.3.3.3 Public Domain and Pedestrian Amenity		
Public Domain Guidelines Plans shall be prepared relating to the public domain for the following: Alignments Plan Public Domain Plan Street Tree Plan	The proposal is for a building envelope only. Landscaping and Public Domain Concept Plans are attached at **Appendix D**. The future DA for the office tower will include an Alignments Plan, a Public Domain Plan and a Street Tree Plan.	YES (to be provided with the DA)

Site Links and Lanes C.1 Through site links, arcades, shared ways and laneways are to be provided as shown in Figure 4.3.3.3.2. C.2 The design and finish of new site links is to be provided in accordance with Council's Public Domain Guidelines. C.3 Site links for pedestrians and shared pedestrian and vehicular lanes are to: ƒ have a minimum of 40% of active ground floor frontage; ƒ be legible and direct throughways; ƒ provide public access at all business trading times when the link is through a development and at all times for lanes. 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); C.5 Internal arcades will not be approved in preference to activation of an existing or required lane or site link. C.6 Building address to lanes and site links shall create visual interest such as landscaping, awnings, paved finishes and good lighting. C.7 Shared lanes and vehicular lanes are to have a minimum width of 6m clear of all obstructions. C.8 To provide interest in these spaces, public art installations are encouraged in lanes.	Existing pedestrian links are maintained, and new pedestrian entries of generous width will be provided to Argyle Street and at the corner of Argyle Street and Marsden Street. more than 3m wide provided off Argyle Street. These new pedestrian entries and associated links within the site will enhance pedestrian connectivity within this sector of the Westfield Parramatta Shopping Centre. in a central location off Argyle Street, between Church Street and Marsden Street. Legible direct pedestrian links are proposed to the office tower lobby. Direct cyclist access will be available to the future office tower by way of the existing driveway in Marsden Street, which will provide access to a future basement level, which will include bicycle parking and end of trip facilities. Controls relating to laneways are not applicable.	YES

Active Frontages for non-residential development 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. 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). C.3 Provide multiple entrances for large developments including an entrance on each street frontage. 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. C.5 Extend active frontages above ground floor level with uses and building design, which provide transparency, and visual contact with the public domain. C.6 Opportunities for active frontages to parks, public squares and the river foreshore are to be maximised. Active frontages with street address for residential development.	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, extending around to Marsden Street. The Argyle and Marsden Street frontages at ground level also include new retail and cafe tenancies either side of the ground floor level lobby and entry, creating an active frontage to both Argyle Street and Marsden Street. More than 50% of the frontage at ground level, below the office tower, will comprise transparent glazing. A second entry to the office tower is provided nearby, at the corner of Argyle Street and Church Street. The Argyle Street podium will be enhanced as part of the project and ample areas of glazing provided at street level. Details will be provided with the DA.	YES YES YES

Pedestrian overpasses and underpasses	No pedestrian overpasses or underpasses are proposed	N/A
Awnings *C.1 Continuous street frontage awnings are to be provided for all new developments as indicated in Figure 4.3.3.3.3.* *C.2 New awnings must align with adjacent existing awnings and complement building facades.* *C.3 Wrap awnings around corners where a building is sited on a street corner.* *C.4 For streets, awning dimensions should generally be:* *ƒ Minimum soffit height of 3.3 metres.* *ƒ Low profile, with slim vertical fascias or eaves (generally not to exceed 300mm height)* *ƒ Setback a minimum of 600mm from the face of the kerb.* *ƒ Minimum of 3.0 metres deep unless street trees are required.*	The existing 3m wide, 2 storey height colonnade that extends along Argyle Street will be retained. This provides suitable weather protection for pedestrians in Argyle Street and those entering the building from Argyle Street. There is potential to extend weather protection around the corner into Marsden Street.	YES
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.	Existing street trees are retained along Argyle Street.	YES
Continuous awnings provided where required in Figure 3.3 i.e. the Church Street frontage. *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.*	The site of the office tower is not located in Church Street.	YES

Courtyards and Squares	No courtyards or squares are proposed.	N/A
4.3.3.4 Views and View Corridors		
Views and View Corridors C.1 Views shown in Figure 4.3.3.4 are to be protected in the planning and design of development. C.2 Align buildings to maximise and frame view corridors between buildings. C.3 Carefully consider tree selection to provide views along streets and keep under storey planting low where possible. C.4 Site analysis must address views with the planning and design of building forms taking into account existing topography, vegetation and surrounding development.	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 Urban Design Report and in the Visual Impact Assessment (attached at **Appendix L**). The proposed tower aligns with the required tower setbacks to Marsden Street north of the railway line and to Church Street, north of Macquarie Street. The future tower will be subsumed into the future CBD skyline as new high-rise towers are constructed in the CBD.	YES
4.3.3.5 Access and Parking		
Vehicle Footpath Crossings	No additional vehicle footpath crossings are proposed.	N/A
Location of Vehicular Access	No additional vehicular accesses are proposed. Existing vehicular access to car parking facilities and loading docks will be utilised.	N/A
Design of Vehicle Access	No additional vehicular accesses are proposed. Existing vehicular access to car parking facilities and loading docks will be utilised.	N/A
Porte Cocheres	No Porte Cocheres are proposed.	N/A
Pedestrian Access and Mobility 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.	The proposed office tower envelope is located above the existing retail podium. A new pedestrian entry will be created off Argyle Street and Marsden 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.	YES

C.2 Access to public areas of buildings and dwellings should be direct and without unnecessary barriers. Avoid obstructions, which cause difficulties including: ƒ uneven and slippery surfaces; ƒ steep stairs and ramps; ƒ narrow doorways, paths and corridors; ƒ devices such as door handles which require two hands to operate. 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). 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. C.5 The development must provide continuous paths of travel from all public roads and spaces as well as unimpeded internal access. 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.	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. An Accessibility Assessment is attached at **Appendix J.** Design standards will be complied with as part of the design of and access to the tower, as part of the DA.	
Vehicular Driveways and Manoeuvring Areas	No new vehicular driveways or manoeuvring areas are proposed.	….. N/A
On-site parking		

Car Parking Rates The DCP prescribes a maximum parking rate of 1 car space per 100m2 of Commercial GFA, with 1%-2% accessible parking spaces, designed and appropriately signed for use by people with disabilities. *Bicycle parking* 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. C.10 Bicycle parking in public car parks will achieve safe, easy and convenient access from the building to public streets. 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.	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 have advised that car parking should be minimised. There will be a net reduction of 20 car spaces for the approved retail component. At least 2% of office car parking spaces will be designed and appropriately signed for use by people with disabilities. The future office tower will be provided with the required number of bicycle parking spaces and end of trip facilities, in the proposed basement below the office tower, with access off Marsden Street, conveniently located to Council's bicycle network. Details will be included in the DA.	YES YES
4.3.3.6 Environmental Management		
Landscape Design C.1 Commercial and retail developments are to incorporate planting in accessible outdoor spaces such as courtyards, forecourts, terraces and roofs. 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.	The concept plans provide for a landscaped rooftop terrace. A landscape concept plan is included at **Appendix D**. existing street trees will be retained and new street trees planted, where there are gaps in street tree planting, adjacent to or near the location of the office tower.	YES

C.3 Street trees are to be provided in the footpath in accordance with Council's Street Tree Plan. C.4 Landscaping of city buildings should consider the use of 'green walls' in appropriate locations. 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.		
Planting on Structures 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.	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.	…… YES
Green roofs C.1 Buildings are encouraged to include a green roof component on the roof space	As noted above a portion of the existing podium roof will include landscaping.	YES
Energy and water efficient design Non-residential developments should be designed to meet a minimum rating of 5 Green Star office Design Any building development with a value greater than $500,000 should result in a building with an estimated minimum 3.5 NABERS star rating	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 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. The future office tower will be designed in accordance with sustainability principles. This is addressed in the Ecologically Sustainable Design Report attached at **Appendix P.**	YES