

David Glasgow
Key Sites and Industry Assessments
NSW Dept. of Planning & Environment
320 Pitt Street,
Sydney NSW 2000

Your Reference	MP10_0068 (CP) MOD 1
Our Reference	NCA/12/2016
Contact	Ferdinando Macri
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10/10/2018

Dear Mr. David Glasgow,

RE: SECTION 75W MODIFICATION OF THE CONCEPT APPROVAL AT THE WESTFIELD SHOPPING CENTRE, PARRAMATTA (MP10_0068 (CP) MOD 1)

Thank you for the opportunity to comment on the modification proposal. The documents that accompanied the application have been reviewed by internal departments and the City of Parramatta Council's recommendations are outlined below. The comments are broken down into two main sections, first being the executive summary that is then followed by Attachment A which provides a detailed consideration of the identified issues.

Executive Summary

City Centre View Corridors

Council objects to the proposed re-location of the commercial tower and maintains the previous position that it must not terminate the view corridor of Church Street. The current location would conflict with City Centre Historic Views 3 and 5 in the Parramatta DCP 2011. In addition, the tower location also presents a negative relationship with St John's Cathedral and is a dominant visual element that exacerbates the perceived density of cumulative development in the city centre. The submitted view impact study has not addressed Council's previous concerns and the proposed tower will have a significant impact on the aforementioned view corridors.

For the above reasons, Council's Urban Design Team recommends that the tower be shifted a minimum of 40 metres to the west (clear of the building separation zone) with the most optimal location being the corner of Argyle and Marsden Street. (Refer to Attachment A for detailed comments).

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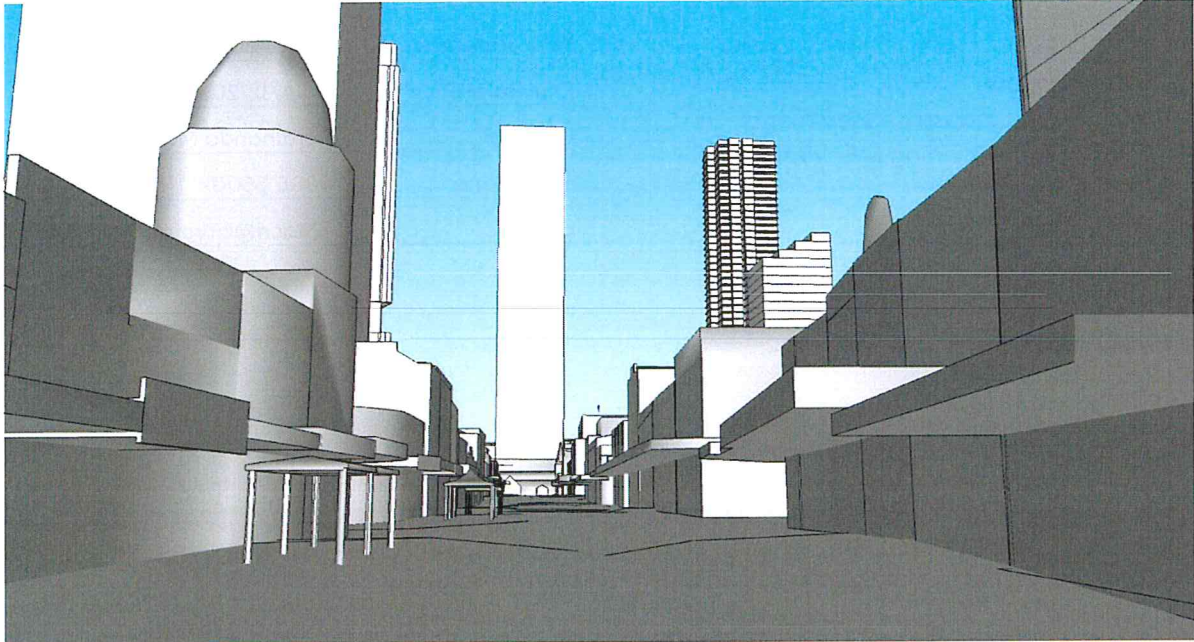


Figure 1: Sightline of proposed tower from Church Street. (Source: C.O.P. Urban Design Team)

Argyle Street Tower Setback

The street frontages within the Parramatta CBD require upper level setbacks of 6m to enable a clear differentiation between the podium and tower. On the subject site the upper level setback (open to sky) is a minimum of 6m, as per the Parramatta DCP 2011. (Refer to Attachment A for further explanation).

The proposed tower setback of 3m from the podium street wall along Argyle Street does not comply with the standard and would negatively impact pedestrian amenity, in terms of:

- a sheer tower edge to street;
- the visual scale at pedestrian eye level; and
- wind downdraft effects.

Overshadowing

Overshadowing impacts have been identified on the Ollie Webb Reserve at 12pm in midwinter due to the proposed modification. The Ollie Webb Reserve is located within a heritage conservation area and is a highly used open space area that should have solar access protected between the hours of 10am – 2pm. Compliance with DCP Control 4.3.3.1 Building form (Sun Access to Public Open Space) must be demonstrated.

Traffic and Access Improvements

The TMAP is to be revised to address identified intersection improvements, coordinate access with the Parramatta Bike Plan, quantify the impacts of footpath obstructions on pedestrian movement, demonstrate safe access to end of trip facilities and provide the measures implemented as part of the Travel Demand Management approach. (Refer to Attachment A for detailed advice).

Traffic Modelling

The TMAP must be revised to include up-to-date traffic data, key intersection modelling, servicing requirements in relation to the additional GFA, public transport, pedestrian and bicycle volumes. Further clarification is also requested on the "previous work undertaken", which results in the conclusion that the level of public transport patronage increase could be accommodated by the existing spare capacity on each train line and bus service. (Refer to Attachment A for detailed advice).

Next Steps

Council would like the opportunity to comment further as the detailed design development of the site progresses.

It is requested the recommendations made are addressed in the applicant's response to submissions, as the proposal is not supported by Council in its current form. We look forward to working with the Department of Planning and Environment and the project team in order to resolve the abovementioned issues.

Should you require any further information in this regard please contact me on 9806 5600.

Yours sincerely,



Mark Leotta
A/ Director Strategic Outcomes and Development
City Significant Development

