

17 August 2020

The Manager
City of Parramatta Council
PO Box 32
Parramatta NSW 2124

Dear Sir,

RE: **355 & 375 Church Street, Parramatta - Planning Proposal**
Addendum to the Heritage Impact Statement

The Planning Proposal for 355 & 375 Church Street, Parramatta seeks to amend the height and floor space ratio (FSR) controls of the *Parramatta Local Environmental Plan (LEP) 2011* applicable to the site. The *Heritage Impact Statement 355 & 375 Church Street, Parramatta (HIS)*, prepared by **NBRS**ARCHITECTURE in 2018, considers the impact of potential future development based on a Reference Design Scheme documented by Bates Smart and concludes that the proposal will have an acceptable heritage impact.

The Reference Design Scheme submitted with the Planning Proposal demonstrates the proposed changes could allow two tower buildings to be constructed on the site, above a three level podium, that would be compliant with the other controls of the *Parramatta LEP 2011* and generally consistent with the guidelines of the *Parramatta DCP 2011*.

This Addendum to the 2018 *HIS* considers the heritage impact that *Clause 7.6A High performing buildings* proposed in the *Parramatta CBD Planning Proposal Potential Draft Local Environmental Plan (LEP) Provisions Version 4* (May 2020) may have for this site. The objective of the new clause is to encourage high performing building design. It will allow an additional 5% FSR on the site if the required criteria are met. The supporting documentation prepared by Stockland shows the South tower in the Reference Design Scheme could be increased in height by 3.5 storeys if this were applied.



Figure 1: Image demonstrating the building form that could result if an additional 5% FSR was allowed with the application of the proposed citywide LEP High performing buildings clause. (Source: Stockland)

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The 2018 *HIS* includes a detailed analysis of the potential impacts on the established heritage significance and views to and from the listed heritage items in the locality. This has been reviewed in consideration of the amended built form demonstrated in Figure 1. Our conclusions and recommendations in relation to heritage remain unchanged. These are:

- The site at 355 and 375 Church Street, Parramatta is on the northern edge of the Parramatta CBD, which is transitioning from low scale in the north west to high-density mixed-use development in the east and south.
- The new controls proposed in the site-specific Planning Proposal are consistent with those endorsed by Parramatta City Council in the *Planning Proposal Parramatta CBD Amendment to Parramatta LEP 2011*.
- The Planning Proposal amendment to the maximum height and FSR for future development of the subject site, and the implementation of the Reference Design Scheme proposed, will not adversely and unacceptably impact upon the identified heritage significance of the nearby local heritage items and conservation areas, State Heritage Register listed items, or National and World Heritage listed properties.
- Future development of the subject site following gazettal of the Planning Proposal will be subject to the heritage provisions of the *Parramatta LEP 2011* and the guidelines of the *Parramatta DCP 2011*, and will be assessed accordingly.
- As such, the Planning Proposal is considered acceptable from a heritage perspective and is recommended for approval.

Yours Faithfully,
NBRSARCHITECTURE.



Samantha Polkinghorne
Director