ATTACHMENT 1

LOCATION MAP

LOCALITY PLAN

SUBJECT SITE

OBJECTOR

One objector outside the scope of this map
# History of Plaza West

**3 May 2005**  
DA/429/2004 - Demolition of existing structures, construction of a part 4 part 5 storey mixed use building consisting of 1524m2 of commercial space at ground level and one hundred and fifty five (155) x one, two and three bedroom residential units above basement car parking for two hundred and eighty five (285) vehicles. Approved in the Land and Environment Court 3 May 2005.

**30 May 2006**  
PL 26/2006 considered at DRP meeting

**18 July 2006**  
PL 26/2006 re-considered at DRP meeting

**1 September 2006**  
DA 779/2006 lodged

**15 September 2006**  
letter sent to applicant advising proposal does not comply with SREP 28 provisions (height and FSR)

**19 September 2006**  
application considered at DRP meeting

**29 September 2006**  
amended plans submitted reducing the height and complying with FSR

**11 October – 1 November 2006** received  
Advertisement of application – 4 submissions

**21 November 2006**  
application re-considered at DRP meeting

**25 November 2006**  
site inspection held

**11 December 2006**  
DA/779/2006 approved subject to Deferred commencement

**20 March 2007**  
DA/779/2006/A lodged to provide an additional 49 car parking spaces

**29 March 2007**  
DA/779/2006/C lodged to re-divert the approved stormwater pipes from Victoria Road to Sorrell Street

**4 April – 18 April 2007**  
Notification of DA/779/2006/A (2 submissions)

**13 April 2007**  
Operative consent issued

**18 April 2007**  
Request for information sent DA/779/2006/C

**28 April – 2 May 2007**  
Notification of DA/779/2006/C (1 submission)
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>19 April 2007</td>
<td>Request for information sent DA/779/2006/A</td>
</tr>
<tr>
<td>30 April 2007</td>
<td>Request for information sent DA/779/2006/A</td>
</tr>
<tr>
<td>17 May 2007</td>
<td>Additional information submitted DA/779/2006/A</td>
</tr>
<tr>
<td>2 June 2007</td>
<td>On Site meeting for DA/779/20063/A and DA/779/2006/C</td>
</tr>
<tr>
<td>5 June 2007</td>
<td>DA/779/2006/D lodged to modify condition No. 8 Section 73 Certificate</td>
</tr>
<tr>
<td>5 June 2007</td>
<td>Additional information submitted for DA/779/2006/C</td>
</tr>
<tr>
<td>12 October 2007</td>
<td>DA/779/2006/F lodged</td>
</tr>
<tr>
<td>6 November 2007</td>
<td>Application considered at Design Review Panel</td>
</tr>
<tr>
<td>20 November 2007</td>
<td>Comments from NSW Heritage Office received</td>
</tr>
<tr>
<td>31 October – 21 November 2007</td>
<td>Notification of DA/779/2006/F (1 submission)</td>
</tr>
</tbody>
</table>
Dear Sir/Madam,

Attention: Sara Matthews

Re: Development Application and S96 Referral - DA/779/2006/F - Modification to part of the approved 4 & 5 storey mixed use development at 384 Church Street, Parramatta

Reference is made a letter dated 26 October 2007 referring a Development Application and Section 96 application for the above property to the Heritage Office for comment. It is understood that the application has been referred to the Office because of the presence of significant archaeological 'relics' within the subject site (also known as the 'Plazawest' site).

An Excavation Permit under Section 140 of the NSW Heritage Act, 1977, number 2006/S140/024 was approved by the Heritage Council of NSW in September 2006. That permit allowed large scale archaeological salvage excavations to be undertaken prior to the redevelopment, but also established an archaeological conservation area on the Ross Street boundary of the site. That area is intended to conserve 1820s historical archaeological resources within the former Allotment 16.

Review of the Statement of Environmental Effects by Dickson Rothschild, indicates that modifications proposed as part of the current S96 would re-locate the western portion of the new building to be built on the Ross Street frontage. It is intended that no portion of the building would now lie over the archaeology conservation area. Previously, there was the possibility of some minor impact from new building footings in the conservation zone. The current modification is supported by a Statement of Archaeological Heritage Impact prepared by the AMAC group, who are the nominated archaeologists for the approved S140 Permit. That statement concludes that:

The proposed modification has no adverse archaeological heritage impact, and, in fact, further contributes to the positive heritage outcome of the incorporation of a conservation area in the development.

The Heritage Office concurs with the advice provided by the AMAC group. The State significant archaeology at the site would not be adversely affected by the proposed modification. Consequently, the Heritage Office, Department of Planning, has no objection to the above application. Thank you for referring this application to the Heritage Office for comment.

Yours faithfully

Vincent Sicari
Manager
Conservation Team

Heritage Office
Working with the community to know, value and care for our heritage
Heritage Office, 3 Marsfield Place, Parramatta NSW 2150 | Locked Bag 5202, Parramatta NSW 2124 | DX 8223 PARRAMATTA
Phone 61 2 9673 8500 | Fax 61 2 9673 6599 | Email heritageoffice@heritage.nsw.gov.au | Website www.heritage.nsw.gov.au
# Parramatta Design Review Panel

## Endorsed Recommendations

<table>
<thead>
<tr>
<th>Property:</th>
<th>384 Church Street, Parramatta</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application No.</td>
<td>S96 application DA/779/2006/F</td>
</tr>
<tr>
<td>Assessing Officer:</td>
<td>Sara Matthews</td>
</tr>
<tr>
<td>Applicants Name and/or Representative:</td>
<td>Plaza West Pty Limited</td>
</tr>
<tr>
<td>Date of Meeting:</td>
<td>6 November 2007</td>
</tr>
<tr>
<td>Item No:</td>
<td>1</td>
</tr>
<tr>
<td>Members Present:</td>
<td>David Logan, Andrew Stanic, Bob Meyer, David Epstein</td>
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<tr>
<td>Chair:</td>
<td>Andrew Stanic</td>
</tr>
<tr>
<td>Apologies:</td>
<td>Marie Stucci</td>
</tr>
</tbody>
</table>

## INTRODUCTION

The Design Review Panel (the Panel), comments are to assist Parramatta City Council in its consideration of the development application.

The absence of a comment under any of the principles does not necessarily imply that the Panel considers the particular matter has been satisfactorily addressed, as it may be that changes suggested under other principles will generate a desirable change.

The Panel draws the attention of applicants to the *Residential Flat Design Code* (RFDC), as published by DIPNR (September 2002), which provides guidance on all the issues addressed.

The 10 design quality principles to be addressed in SEPP 65 will be grouped together where relevant, to avoid the unnecessary repetition of comments.
should discuss the Panel's comments and any other matter that may require amendment with the assessing Planning Officer.

When addressing the Panel's comments by way of amendments, if the applicant does not propose to address all or the bulk of the Panel's comments, and wishes to make minor amendments only, then it should be taken that the Panel considers the proposal does not meet the SEPP 65 requirements and the application will be determined on that basis.
PROPOSAL:
A development comprising 4 and 5 Storey mixed-use buildings was approved 13 April 2007. The subject proposal seeks to modify the consent by relocating part of the building fronting Ross Street so that no portion of the building will be above the conservation area at the northwest corner of the site. The relocation of the building will result in a larger public open space to the north of the building adjacent to Ross Street.

PANEL COMMENTS
The 10 design principles as set out in SEPP 65 were considered by the panel in discussion of the development application. These are: Context, Scale, Built Form, Density, Resource, Energy and Water Efficiency, Landscape, Amenity, Safety and Security, Social dimensions and Aesthetics.

The Design Review Panel made the following comments.

1. The Panel supports the proposal to set the building back from the Ross Street frontage so that the building will not interfere with the archeological area on the site. The Panel believes that it is essential to provide high quality heritage interpretation within this space and the central courtyard to the south and that this should be integrated with the landscape design.

2. The applicant is advised to engage;
   (a) A heritage interpretation specialist and;
   (b) A highly skilled landscape architect with experience in the design of complex public open spaces.

3. The heritage interpretation specialist and the landscape architect need to collaborate on the design of the public domain to ensure the interpretation of the site's history is undertaken in an innovative manner and that it links both of the open space/courtyard areas.

4. The applicant is to explore opportunities to create visual connections between the open spaces to the north and south of the subject building.

5. The applicant is advised to take full advantage of the available deep soil in the centre of the site for substantial planting.

6. The panel considers the proposed open space to the north of the subject building to be equally important and that the design of the two major open spaces is fundamental to the success of the overall development.

The panel does not require the application to relocate the building to be resubmitted for review. The panel recommends that council seek to ensure that items 2-5 above are carried out before the design of the open space is approved for construction.

NOTE:
To address the Panel's comments, the applicant may need to submit amended plans. If amended plans are required, this will be reflected in the Panel's comments. Prior to preparing any amended plans, the applicant...