

27/11/2017

Lost Floor Space Study  
City of Parramatta

Dear Gavin,

Group GSA has considered the potential loss of developable area resulting from the mooted change in the approach to overshadowing of the solar zone of Parramatta Square.

Current planning regulations control overshadowing to the Solar Zone of Parramatta Square by the 45minute rule.

A large area of developable floor space in the precinct north of the Parramatta Square will be lost if the requirement for no overshadowing of the Parramatta Square Solar Zone is introduced. Group GSA has calculated that if the no over shadowing rule is applied, the potential floor space lost ranges from 265,000 sqm (265,250 sqm) to 380,000 sqm (383,895 sqm)

This calculation is based on a study which resulted in the development of theoretical buildings on certain sites within that part of the CBD bound by Phillip and Macquarie Streets to the north and south and Smith and Marsden Streets to the east and west.

The investigation assumed tower forms would be developed, given the City of Parramatta focus on developing into a major world city.

Planning controls under the Draft LEP 2016 were adopted for this comparative study. Such controls include the following:

- Other than where specific height limits are shown on the Parramatta CBD Planning Proposal- Incentive Height of Buildings Map Feb 2016, the height of buildings is unlimited subject only to the following:
  - I. Compliance with the 45-minute rule for the Solar Zone of Parramatta Square.
  - II. Compliance with the solar access plane controls for Lancer Barracks and Jubilee Park. Refer to Figure 4.3.3.1.17, Figure 4.3.3.1.15, Figure 4.3.3.1.16 Part 4.3 Parramatta Development Control Plan 2011.
  - III. Compliance with aviation restrictions. For the purposes of this exercise, we have assumed aviation restrictions limit maximum height to 300m.
- Other than where specific FSR limits are shown on the Parramatta CBD Planning Proposal- Incentive Floor Space Ratio Map (IFS) – Apr 2016, the available FSR for all buildings is 10:1 plus a 15% Design Excellence Bonus, giving a total FSR of 11.5:1.
- Heritage sites along Church Street have not been included as sites available for development.
- Towers have been kept a minimum of 24 metres apart to comply with the ADG.

The Compliant Scheme followed the above controls.

The Non-Compliant Scheme followed these controls except it adopted the mooted no-overshadowing rule in lieu of the 45-minute rule.

Two options were reviewed:



Option 1 – Site areas averaging 3,300 sqm, including lots which appeared to be readily amalgamable.  
 12 Towers could be developed in the study area.

Compliant Scheme- Estimated developable GFA based on the 45-minute rule	477,432 sqm
Non-Compliant Scheme- Estimated developable GFA based on the no overshadowing rule	212,176 sqm
Floor Space Lost	<b>265,256 sqm</b>

Option 2- Sites areas averaging 5,382 sqm. (range from 1267sqm - 11,474 sqm)  
 14 Towers could be developed in the study area.

Compliant Scheme- Estimated developable GFA based on the 45-minute rule	897,594 sqm
Non-Compliant Scheme- Estimated developable GFA based on the no overshadowing rule	513,699 sqm
Floor Space Lost	<b>383,895 sqm</b>

We believe the tall slim towers typology achieves desirable outcomes for the residents of the buildings, the local community and the City of Parramatta alike. They provide aspect to the coast and mountains for the occupants, whilst providing a dramatic city centric form identifying the River City as a contemporary and dynamic urban centre. This built form also has the benefit of fast moving shadows, solar penetration and view sharing. At ground level it offers opportunities to create a new public domain with high amenity meeting the aspirations of a modern city.

The above scenarios comprise a necessarily broad study. Nevertheless, the general indication is that the application of the no overshadowing rule to the Parramatta City centre will sterilise developable area in the range of 265,000 to 380,000 sq. m.

Michael Mandl  
 Director  
 GroupGSA  
 November 2017