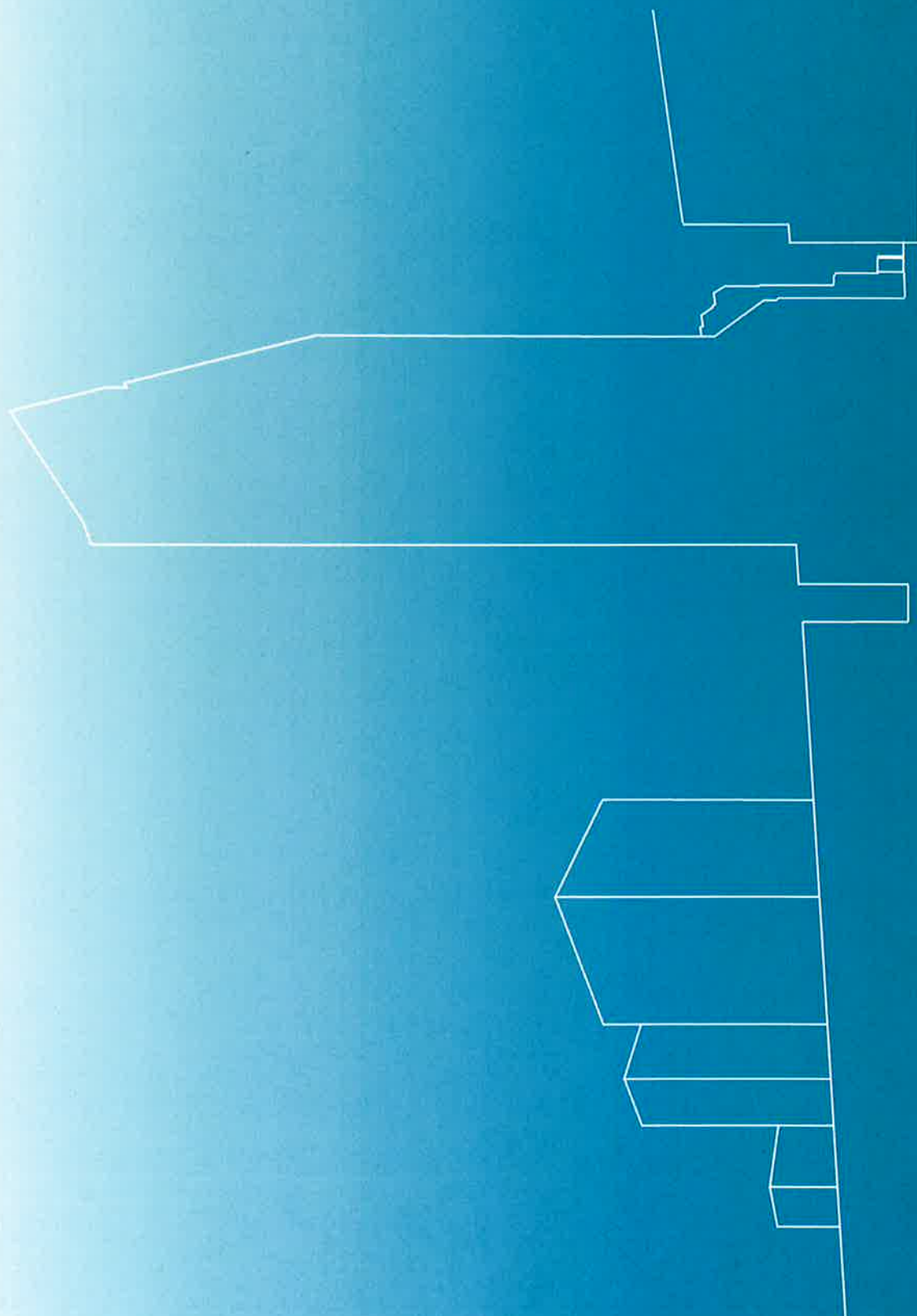


URBAN DESIGN REPORT FOR A MIXED USE DEVELOPMENT 5-7 CHARLES STREET + 116 MACQUARIE STREET, PARRAMATTA

FOR STATEWIDE PLANNING
JULY 2014

stanisic architects



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1 INTRODUCTION

This Urban Design report has been prepared by STANISIC ARCHITECTS on behalf of Statewide Planning Pty Ltd to assist Parramatta City Council to review key planning controls for the amalgamated sites at 5-7 Charles Street and 116 Macquarie Street, Parramatta.

Statewide Planning have expressed a desire to amalgamate the site at 116 Macquarie Street with 5-7 Charles Street that they currently own and has been in discussions with Council to facilitate a rezoning to permit residential uses.

Parramatta City Centre is undergoing significant change with numerous developments proposed or under-construction. In parallel, Council has undertaken a strategic review of its key statutory and development controls which are now in draft form. In addition, at a meeting of 26 August 2013, Council resolved that "the applicant's preliminary concept to rezone land from B3 (Core Commercial) to B4 (Mixed Use) is supported and that the applicant be invited to proceed with a detailed planning proposal for the site."

In a letter to Statewide Planning, dated 5 September 2013, Council outlined its requirements for the submission of a Planning Proposal which has formed the framework for this report:

"An Urban Design Analysis is to be prepared by an appropriately qualified urban design firm and is to inform the maximum building envelope considered acceptable for this site. It is noted that the preliminary planning proposal identified a desire for a relaxation of Council's setback requirements. These variations arise, in part, due to the higher FSR sought. It is requested that the urban design analysis examine:

- The position of the surrounding buildings, their height limits and FSR, whether those buildings are likely to be redeveloped and their potential height etc at a micro context. The analysis should also consider the proximity of adjoining buildings to the subject site, and whether specific setbacks should be applied.*
- Building envelope testing (height, setbacks, floor plate, efficiencies, bulk, mass and overshadowing, SEPP 65 amenity/building separations).*
- The bonus Gross Floor Area potentially achievable through a design excellence process.*

- 3D modelling of the built form proposed on the subject site and on adjacent properties (including any across the street) is to be provided to demonstrate impact as well as contextual fit.*

- The impact of the draft City Centre planning controls (currently on public exhibition).*

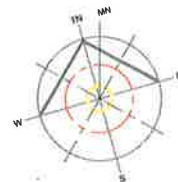
- The impact of the redevelopment of the site in isolation and how the neighbouring site to the south (116 Macquarie Street) could potentially be effectively redeveloped in the future.*

This report explores a number of building envelope options for the site and identifies a preferred built form.

2 LOCATION

The site is located the corner of Charles Street and Macquarie Street, Parramatta and is known as 5-7 Charles Street + 116 Macquarie Street. It is located within the Parramatta City Centre and is on the periphery of the Strategic Business Corridor. The site is located within 400m of Parramatta Station Railway and Bus interchange as well as 250m from the Parramatta Ferry.

Parramatta City Centre can be characterised as having four quadrants (excluding Parramatta Park), each with a different character and scale. The quadrants are divided by Macquarie Street (east/west) and Smith Street (north/south). The site is located between the north-east and south-west quadrants.



2 LOCATION

The north-east quadrant is bound by Parramatta River to the north, Smith Street to the west, Harris Street to the east and Macquarie Street to the south. It has a mixed use character, with medium-rise and high-rise development. There are 8 and 9 storey office buildings on the west side of Charles Street, with residential uses and serviced apartment to the east. The Arthur Phillip Public School demountable buildings and grounds are located along Macquarie Street to the south.

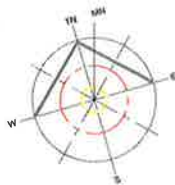
The south-east quadrant is bound by Macquarie Street to the north, the Western Line Railway to the south-west, Kendal Street to the south and Harris Street to the east. It is predominantly residential in character of various scales from high-rise to medium-rise development. The new NSW Police Headquarters are located to the west of Charles Street with shops fronting both sides of the street. The Arthur Phillip Public School (main site) is located along Macquarie Street to the north.

The site is currently occupied by 2 x two storey brick buildings comprising commercial uses and a street level carpark. The amalgamated site area is approximately 21m deep x 90m long. The amalgamated site area is approximately 1,800sqm. The site is oriented east-west with the long boundary to Charles Street facing east and the short boundary to Macquarie Street facing south.

The site backs onto the Arthur Phillip Public School which comprises demountable buildings and sporting field to the west and a relatively new 12 storey office building (Commonwealth Bank) at 101 George Street to the north.

The site is in close proximity to two future key sites: Civic Place and River Square.

- PARRAMATTA RAILWAY + BUS INTERCHANGE
- PARRAMATTA FERRY
- NSW POLICE HEADQUARTERS
- ARTHUR PHILLIP SCHOOL
- CIVIC PLACE
- RIVER SQUARE
- SHOPS
- ▭ PARRAMATTA CITY CENTRE
- ▭ SITE



Parramatta City Council has recently undertaken a strategic review of the existing Parramatta City Centre LEP 2007 and Parramatta City Centre DCP 2007. Currently, the Parramatta City Centre DCP 2007 sits outside of the Parramatta DCP 2011 and it has been proposed that DCP 2007 is consolidated with DCP 2011. These amendments were publicly exhibited between 28 August – 27 September 2013 but have not been adopted by Council or the Department of Planning and Infrastructure.

Parramatta City Council has also recently prepared the Parramatta City Centre Public Domain Framework Plan which combines concepts established by 'Design Parramatta' for a number of key sites within the city.

The following key planning instruments have been reviewed in order to establish the current planning controls which apply to the site:

- Draft Amendment to the Parramatta City Centre LEP 2011
- Draft Amendment to Parramatta DCP 2011
- Parramatta City Centre Public Framework Plan 2012

3.1 DRAFT AMENDMENT TO PARRAMATTA CITY CENTRE LEP 2011

The primary planning instrument that controls the mass and scale of a development are contained within the Draft Amendment to Parramatta City Centre LEP 2011. Although in draft form, this instrument outlines the strategic direction of Council.

Key controls that affect development on the site are detailed below and described on the following pages:

- Land Zoning
- Floor space ratio
- Height of building
- Heritage
- Acid sulfate soils
- Land reservation acquisition
- Key sites

A flooding enquiry request form has been submitted to Council to determine whether the site is flood prone.

Source:
Draft Amendment to Parramatta City Centre LEP 2011
Prepared by Parramatta City Council

LAND ZONING

The site is zoned B3 - Commercial Core and within the Strategic Business Corridor.

Sites to the east, opposite the site along Charles Street have a B4 - Mixed Use zoning.

- COMMERCIAL CORE
- MIXED USE
- BUSINESS DEVELOPMENT
- PUBLIC RECREATION
- PRIVATE RECREATION
- INFRASTRUCTURE
- CIVIC PLACE
- SITE



FLOOR SPACE RATIO

The site is permitted to have a floor space ratio of 10:1 (AE). With an The amalgamated site area of 1,932.5sqm, the maximum floor space permitted is 19,325sqm. The adjacent narrow site along Macquarie Street also has a floor space ratio of 10:1 (AE). It may have been envisaged that this site would amalgamate with the subject site. The Arthur Phillip School site to the north of Macquarie Street has a floor space ratio of 6:1, which is the same as the sites to the east of Charles Street.

MAXIMUM FLOOR SPACE RATIO (N:1)

 0.4	 3.5
 0.6	 4
 1.5	 4.2
 1.52	 6
 2	 8
 3	 10
	 SITE





HEIGHT OF BUILDINGS

The site is permitted to have a building height of 120m (AC).

The Arthur Phillip School site to the north of Macquarie Street is permitted to have a building height of 60m (AA1). Sites to the east of Charles Street are permitted to have building heights of 72m (AA2). It may have been envisaged that the adjoining site to the west would amalgamate with the subject site as a height of 120m (AC) is also permitted on this site.

MAXIMUM BUILDING HEIGHT (M)

A	0		34
G	7		36
K	10		40
M	12	SY	54
O	15	AA1	60
P	18	AA2	72
TR	21		80
S	24		120
AC	28	AA2	200

REFER TO CL 29E
 SITE



HERITAGE

There are no heritage items located on the site.

The Arthur Phillip School to the south of Macquarie Street has buildings which are heritage items, including a convict built wall.

ITEMS - GENERAL
 SITE

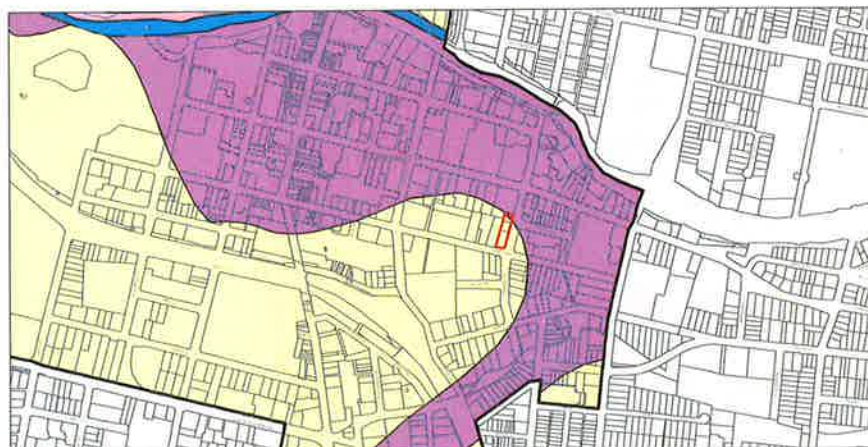
ACID SULFATE SOILS

The site has an acid sulfate soil classification of part Class 4 / Class 5. However, the majority of the site is classified as Class 5.

The northern portion of the site is located in Class 4 which means that the watertable is likely to be lowered more than 2 metres below the natural ground surface.

The southern portion is identified as Class 5 which means that the watertable is likely to be lowered below 1 metre Australian Height Datum.

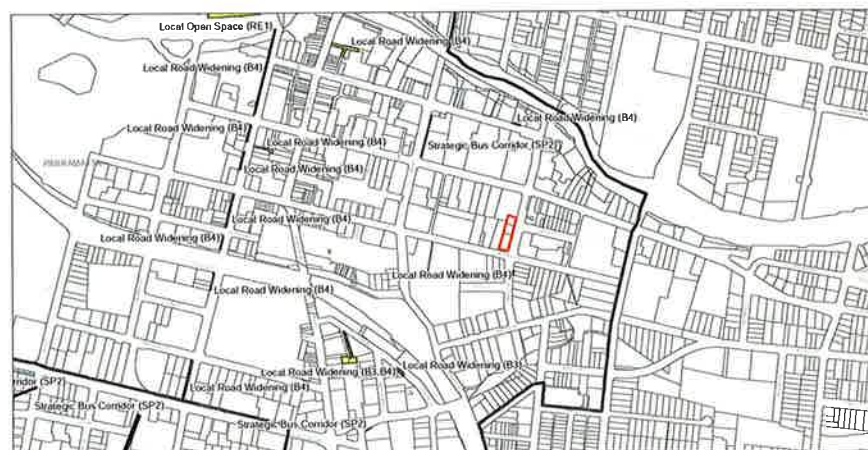
- CLASS 1
- CLASS 2
- CLASS 3
- CLASS 4
- CLASS 5
- SITE



LAND RESERVATION ACQUISITION

The is no land reservation acquisition applicable to the site.

- LOCAL ROAD (SP2)
- CLASSIFIED ROAD (SP2)
- REGIONAL OPEN SPACE (RE1)
- SITE





KEY SITES

The site is not classified as a key site.

Key sites are located in close proximity to the site including River Square, Civic Place and sites between Phillip Street and Parramatta River.



3.2 DRAFT AMENDMENT PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

The provisions which affect the building form and the interface with the public domain are contained within the Draft Amendment to Parramatta DCP 2011. Although in draft form, this instrument outlines the strategic direction of Council.

Key provisions that affect development on the site are detailed below and described on the following pages:

- Street alignment and setbacks
- Frontage heights
- Site links and lanes
- Continuous awnings
- Vehicle entries
- Above ground parking

Source:

Draft Amendment - Parramatta Development Control Plan 2011

Prepared by Parramatta City Council

FRONTAGE HEIGHTS + SETBACKS

The building form is required to have a minimum 8 storey (28m) street wall height to Charles and Macquarie Streets. This required street wall height extends the full length of Charles Street, from Phillip Street to Parkes Street. There is no maximum street wall height along Charles Street. The maximum length of a facade above the street wall is 45m.

The adjoining site to the west (Arthur Phillip School) is required to have a 4 storey (14m) street wall height to Macquarie Street. Above 4 storeys, the form is required to be setback 6m.

As the site is located at a corner, there are no rear setback. The building form is required to be setback:

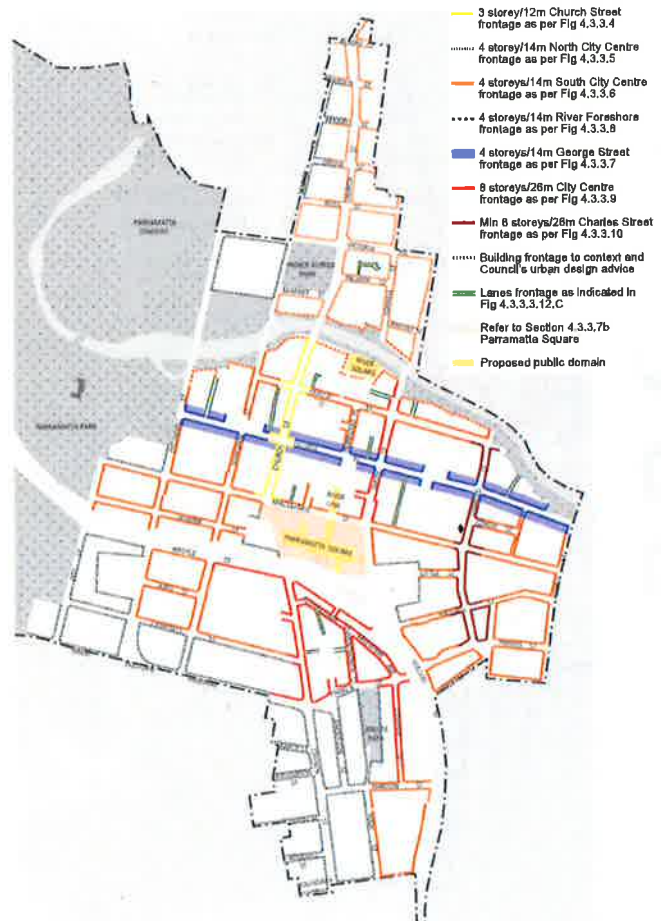
- 3m - less than 54m (non-residential)
- 6m - less than 54m (residential)
- 6m - greater than 54m (residential)

However, on the neighbouring site (Arthur Phillip School) it is proposed that there is a service lane along the north-western boundary. To a lane, the building form is required to be setback:

- 3m to the centre of the lane below street wall height
- 6m to the centre of the lane above the street wall height

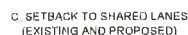
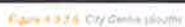
As the lane is located on the neighbouring site, it is understood that the required setback along the north-western boundary is:

- 0m below street wall height
- 3m above the street wall height



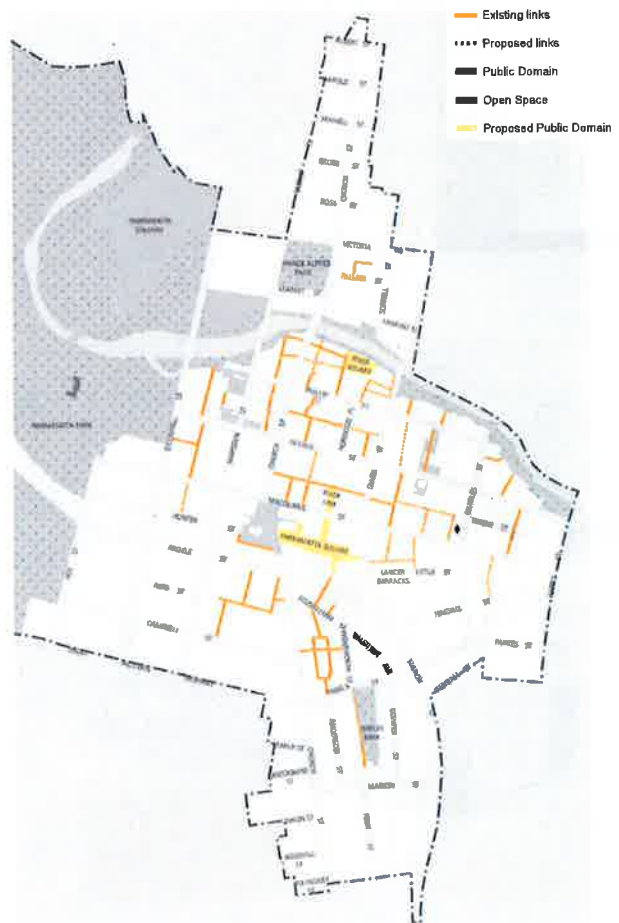
◆ SITE

and β are



SITE LINKS + LANES

The public domain plan identifies a proposed link on the neighbouring site (Arthur Phillip School) to the north-west of the site. This link is to provide access for service vehicles and will connect Macquarie Street with Barrack Lane.



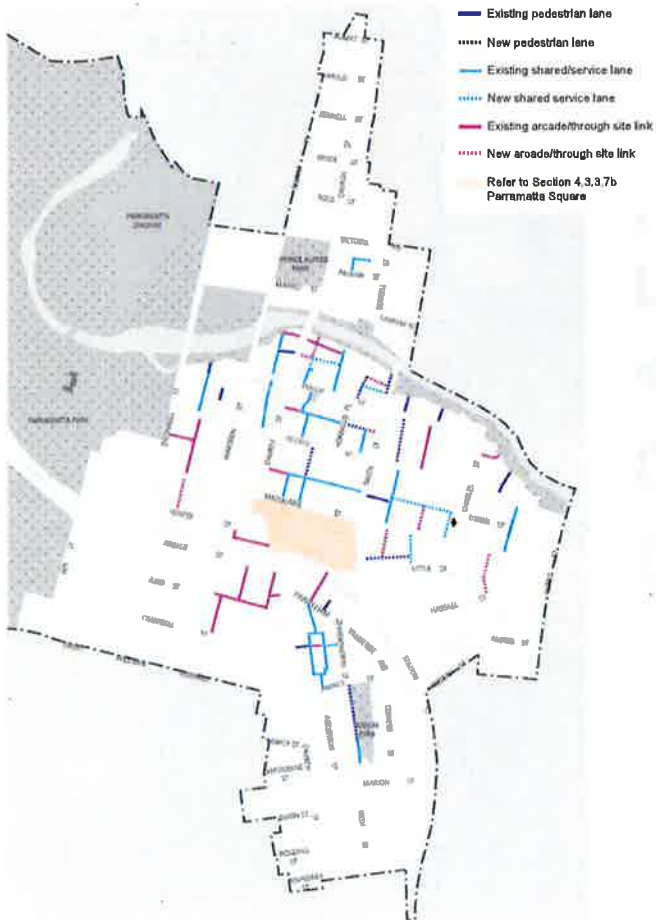
SITE

16

URBAN DESIGN REPORT

5-7 CHARLES STREET + 116 MACQUARIE STREET, PARRAMATTA

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SITE

CONTINUOUS AWNINGS

The site is required to have a continuous awning at street level.



◆ SITE

VEHICLE ENTRIES

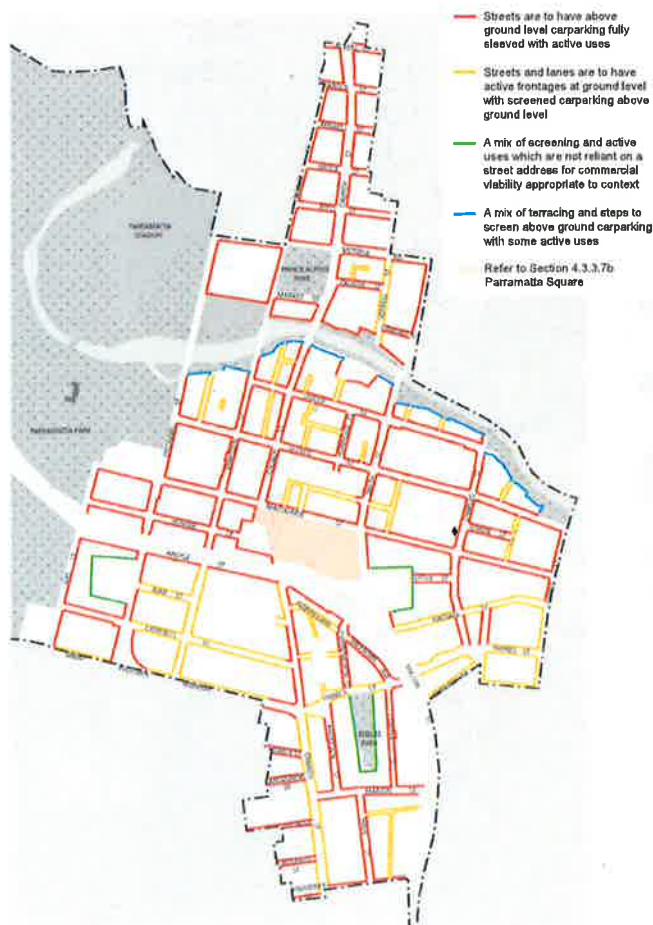
No additional vehicle entries are permitted along Macquarie Street. Vehicle entries are permitted along Charles Street, except directly opposite Union Street.



◆ SITE

ABOVE GROUND PARKING

Any above ground parking on the site is required to be sleeved with active uses along Charles and Macquarie Streets. However, Council has indicated that it is prepared to relax this provision as long as active uses are maintained at the corner of Charles and Macquarie Streets.



SITE

20

URBAN DESIGN REPORT

5-7 CHARLES STREET + 116 MACQUARIE STREET, PARRAMATTA

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THE PARRAMATTA CITY CENTRE PUBLIC DOMAIN FRAMEWORK PLAN 2012

3.3 PARRAMATTA CITY CENTRE PUBLIC DOMAIN FRAMEWORK PLAN 2012

The City Centre Public Domain Framework Plan contains principles to reinforce or enhance the public domain - streets, public spaces and parks. Importantly, it identifies that the Parramatta Wharf Square (Charles Street Square) at the northern end of Charles Street will become an important public space that connects the river to the city.

The Public Domain Framework Plan outlines the following principles:

MAIN STREETS

- George Street will be reinstated as Parramatta's pre-eminent civic street
- Macquarie Street will become a tree-lined transit boulevard
- Phillip Street will become an event promenade linking River Square, Parramatta Stadium and the Wharf
- Parramatta Ring Road will become a distinct city entrance

PUBLIC SPACES AND PARKS

- River Square will become a grant event place drawing people to the river
- Charles Street Square will activate Parramatta Wharf and the river's edge
- Horwood Avenue Civic Link will connect major spaces and streets
- Church Street Mall will be a lively public square and gardens
- Clay Cliff Creek Parklands will expand Jubilee Park into a natural green recreation haven
- Smith and Station Streets will be civilised with seating, shade and rain gardens

Source:

Design Parramatta - New Ideas to shape the City
Prepared by Parramatta City Council



◆ SITE

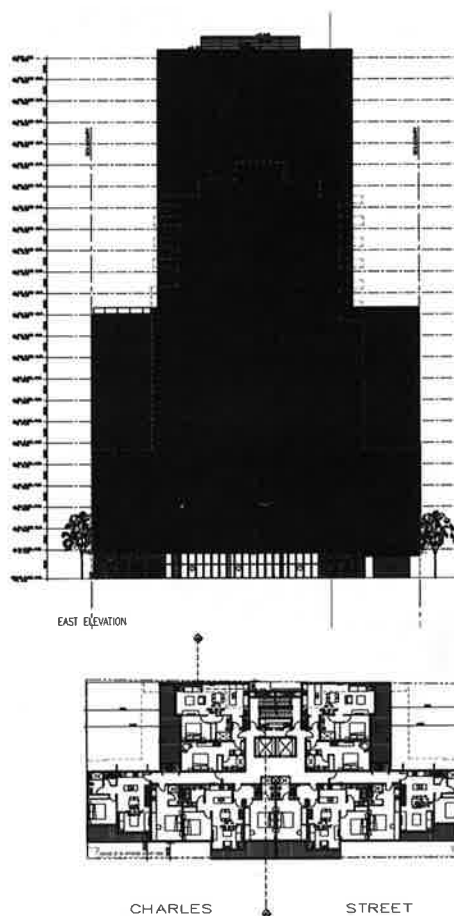
3.4 APPLICATIONS + APPROVALS

In August 2006, Council approved a development application for a 18 storey serviced apartment development with basement parking and retail at ground level at 5-7 Charles Street, Parramatta. This development comprised a 5 storey podium and 13 storey tower. The tower was setback 6m from Charles Street and approximately 6m from the north-east and south-west boundaries.

In July 2010, an application was submitted to Council for a 24 storey mixed-use serviced apartment and retail development with 4 storeys of basement parking at 5-7 Charles Street, Parramatta. This development comprised a 12 storey podium and 12 storey tower with a central core. The tower was setback 6m from Charles Street, 9m from the northern and southern boundaries. Four units were oriented to Charles Street and achieved less than 2 hours solar access, which is acceptable as serviced apartments are not required to satisfy SEPP 65/ RFDC. Two units were located at the rear of the site and only one unit received 2 hours of solar access. Generally, all units were dual keyed. There was a wall located on the north-west rear boundary which extended the full height of the development with no openings.

Source

Planning Proposal - 5-7 Charles Street Apartments, Parramatta
Prepared by Town Owen Partners (28/07/10)



3.5 DESIGN EXCELLENCE

Council has recently undertaken a strategic review of its key statutory and development controls which are now in draft form and retains the requirement for a design competition unless the Director General certifies that it is not required:

"Subclause (4) does not apply if the Director-General certifies in writing that the development is one for which an architectural design competition is not required"

(Parramatta City Centre LEP 2007 Clause 22D-5)

This design excellence process is outlined in Council's Design Excellence Guidelines which reference the Director General's Design Excellence Guidelines and shares the same objectives:

- To achieve a diversity of architectural response
- To encourage flexibility within the urban design controls to allow for newer or unexpected solutions
- To provide incentive through greater FSR and/or height; and
- To encourage a sense of civic pride

4.1 CHARLES STREET - NORTH



1



5



2



6



3



4



7



8

CHARLES STREET - SOUTH



1



6



2



3



7



4



5



8

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5-7 CHARLES STREET + 116 MACQUARIE STREET, PARRAMATTA

URBAN DESIGN REPORT

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4.2 MACQUARIE STREET



1



4



2



5



3



6

4.3 THE SITE

4 STREETSCAPE + SITE



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5-7 CHARLES STREET + 116 MACQUARIE STREET, PARRAMATTA

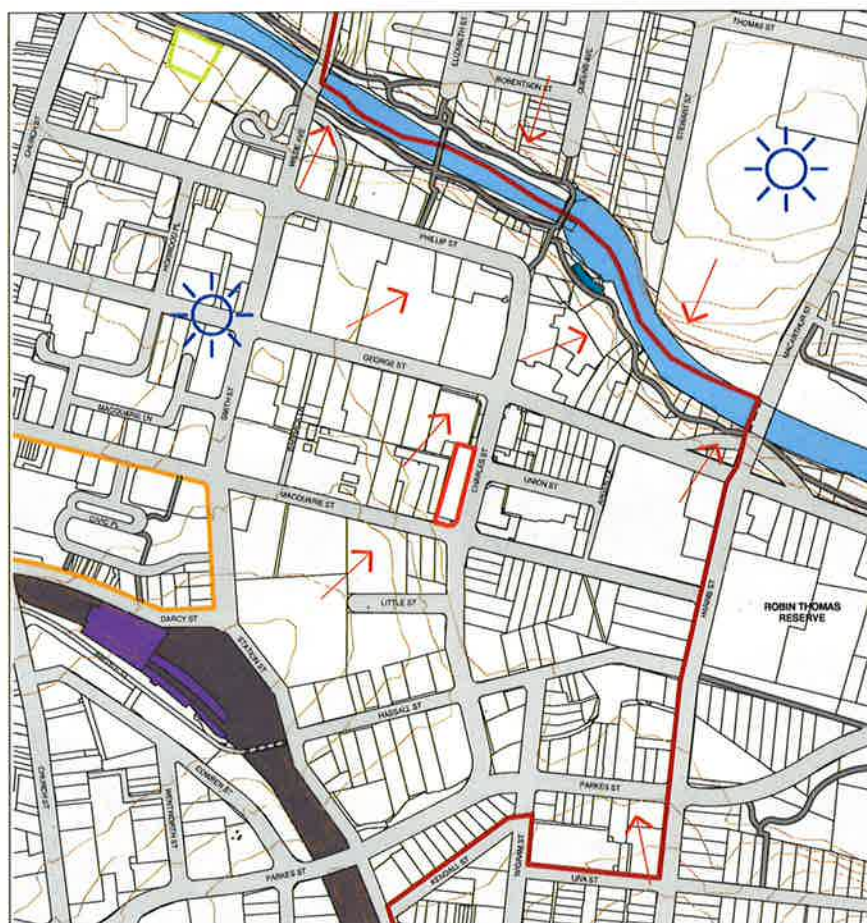
URBAN DESIGN REPORT

5.1 TOPOGRAPHY

The site is generally flat with a slight cross fall along Charles Street towards the Parramatta River. There is also a fall along Macquarie Street towards Robin Thomas Reserve. To the north of the river, the land rises steeply.

The site itself is generally flat with a slight fall of 0.8m from south to north and a cross fall of 0.9m. To the west of the site, Macquarie Street rises towards a highpoint adjacent to Civic Place.

-  HIGH POINT
-  FALL
-  SITE
-  PARRAMATTA CITY CENTRE LEP BOUNDARY
-  CIVIC PLACE
-  RIVER SQUARE
-  PARRAMATTA RAILWAY STATION + BUS INTERCHANGE
-  PARRAMATTA FERRY

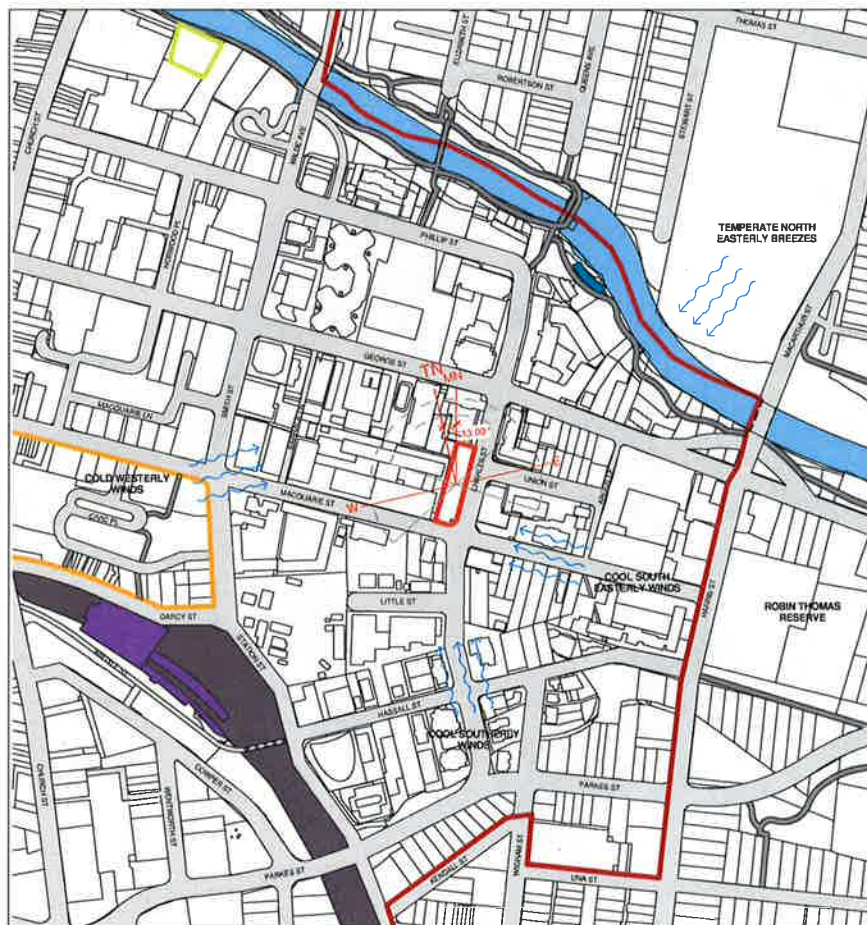


5.2 ENVIRONMENT

The site is rectangular in shape with the long axis aligned to Charles Street of 90m and a boundary to Macquarie Street of 21m.

The grid of Parramatta has generally been set to magnetic north. In Sydney, true north is 13-13.5 degrees west of magnetic north. It will be difficult for any units that are oriented to the Charles Street alignment to achieve 2 hours of solar access as required by SEPP 65/ RFDC. Therefore, units must be arranged with living rooms and private open spaces to the north east and north west in order to comply with the solar access requirements of SEPP 65.

The site is subject to an annual cycle of warm, temperate and cold winds which swing from the north to south direction. In summer, the site receives temperate, north-easterly breezes and in winter it receives cooler southerly winds. Between winter and summer, the site is subject to south-westerly and north-westerly winds. Parramatta does not benefit from cooler sea-breezes in the warmer months as it is too far from the coast.



- PARRAMATTA CITY CENTRE LEP BOUNDARY
- SITE

5.3 SURROUNDING BUILDINGS

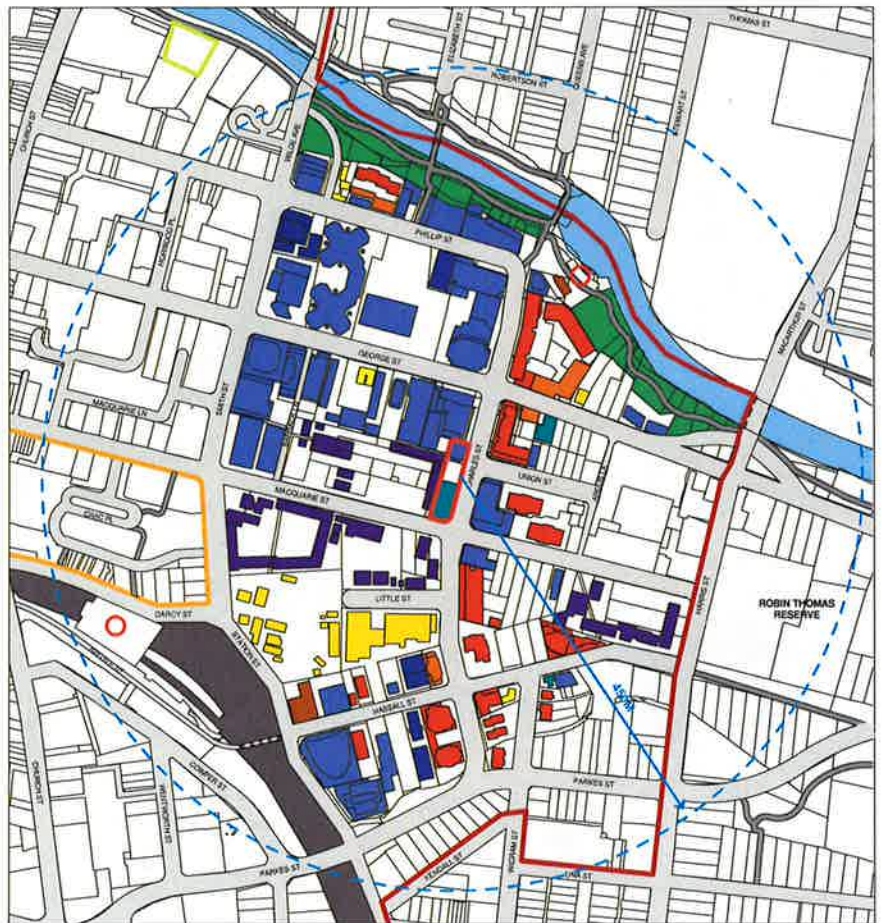
The site is within 400 metres of or a 8 minute walking distance to both Parramatta Railway and Bus Interchange as well as the Parramatta Ferry. Charles Street is a key street that links the two modes of transport together.

Charles Street can be characterised as a mixed-use street. The eastern site of Charles Street comprises residential + service apartment uses along its length. The western site of Charles Street generally comprises offices / financial services to the north and residential uses to the south. The site is located approximately 300m from Robin Thomas Reserve, at the eastern end of Macquarie Street.

The Arthur Phillip School is located at the intersection of Charles Street and Macquarie Street. It is envisaged by Council that this site will redevelop in the future which is reflected in Council's draft planning instruments.

There are primarily non-residential uses to the west of the site along George and Macquarie Streets.

- COMMUNITY
(POOLS, YOUTH CENTRE)
- OFFICES / FINANCIAL SERVICES
(BANKS, ATMS)
- PARKS
- ENTERTAINMENT
(PUBS, CLUBS, BARS, CINEMAS)
- PUBLIC
(FIRE BRIGADE, POLICE)
- FOOD SERVICES
(DELI, CAFES, RESTAURANTS, SUPERMARKETS)
- TRANSPORT
- HEALTH SERVICES
(SPAS, HAIRDRESSERS, PHARMACY, GYM)
- MIXED USE / COMMERCIAL + RESIDENTIAL
- RESIDENTIAL / SERVICED APARTMENTS
- EDUCATION
- PARRAMATTA CITY CENTRE LEP BOUNDARY
- SITE

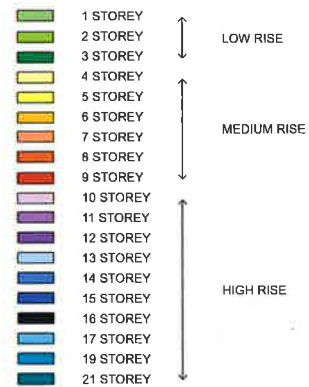


5.4 BUILDING HEIGHTS

The existing surrounding context can be grouped into low rise (1-3 storeys), medium rise (4-9 storeys) and high rise (10 + storeys) development. The low rise context is dispersed amongst the medium and high rise developments.

Medium and high-rise developments are concentrated along the length of Charles Street, along George Street and Smith Street.

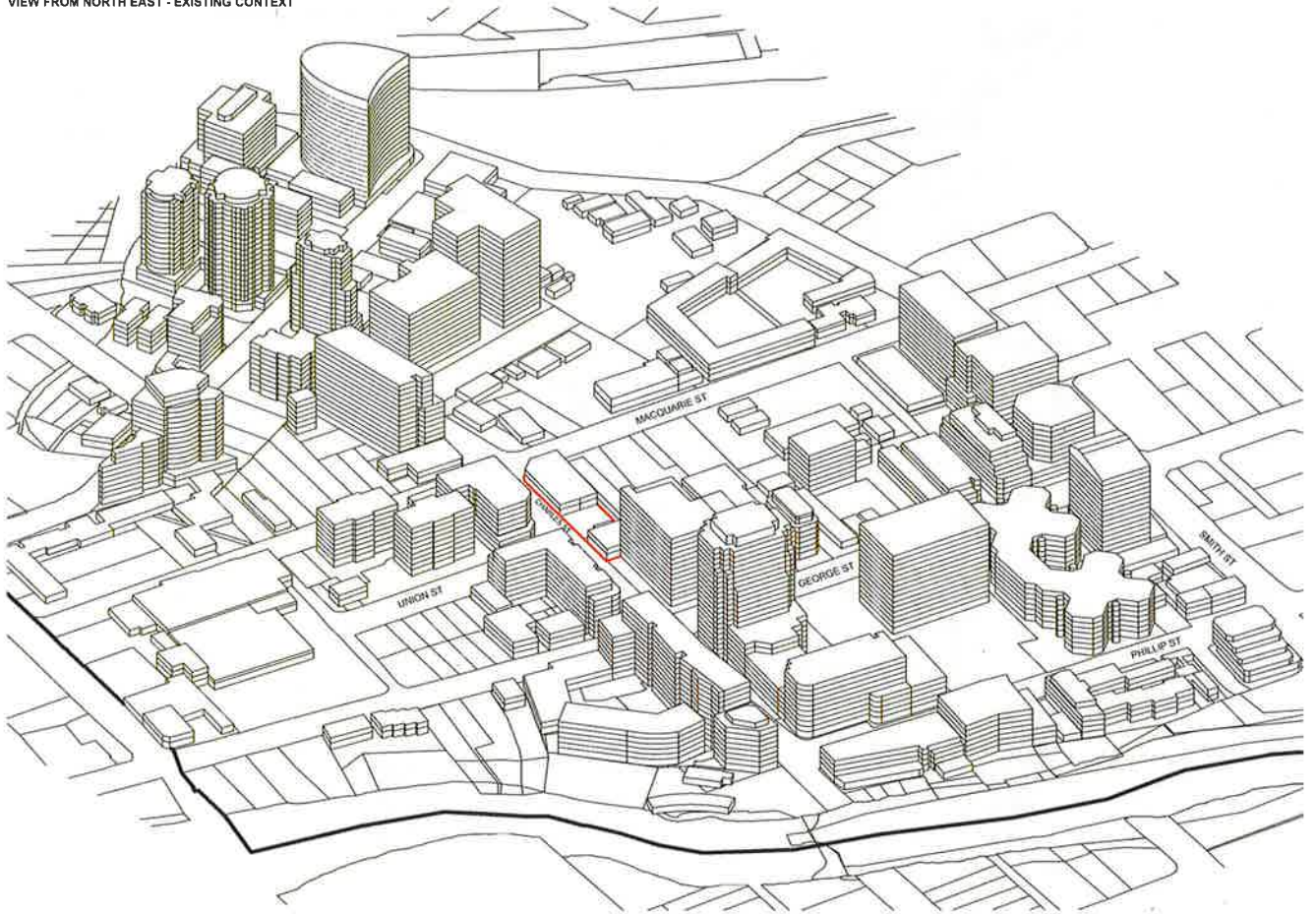
There are a number of developments planned, under construction or recently completed within the surrounding context varying from 13 to 50 storeys. Refer to Section 5.5 - Redevelopment Sites. Existing building heights are generally well below the maximum buildings heights permitted under the Parramatta City Council LEP 2007 and Draft Parramatta City Council LEP 2011.



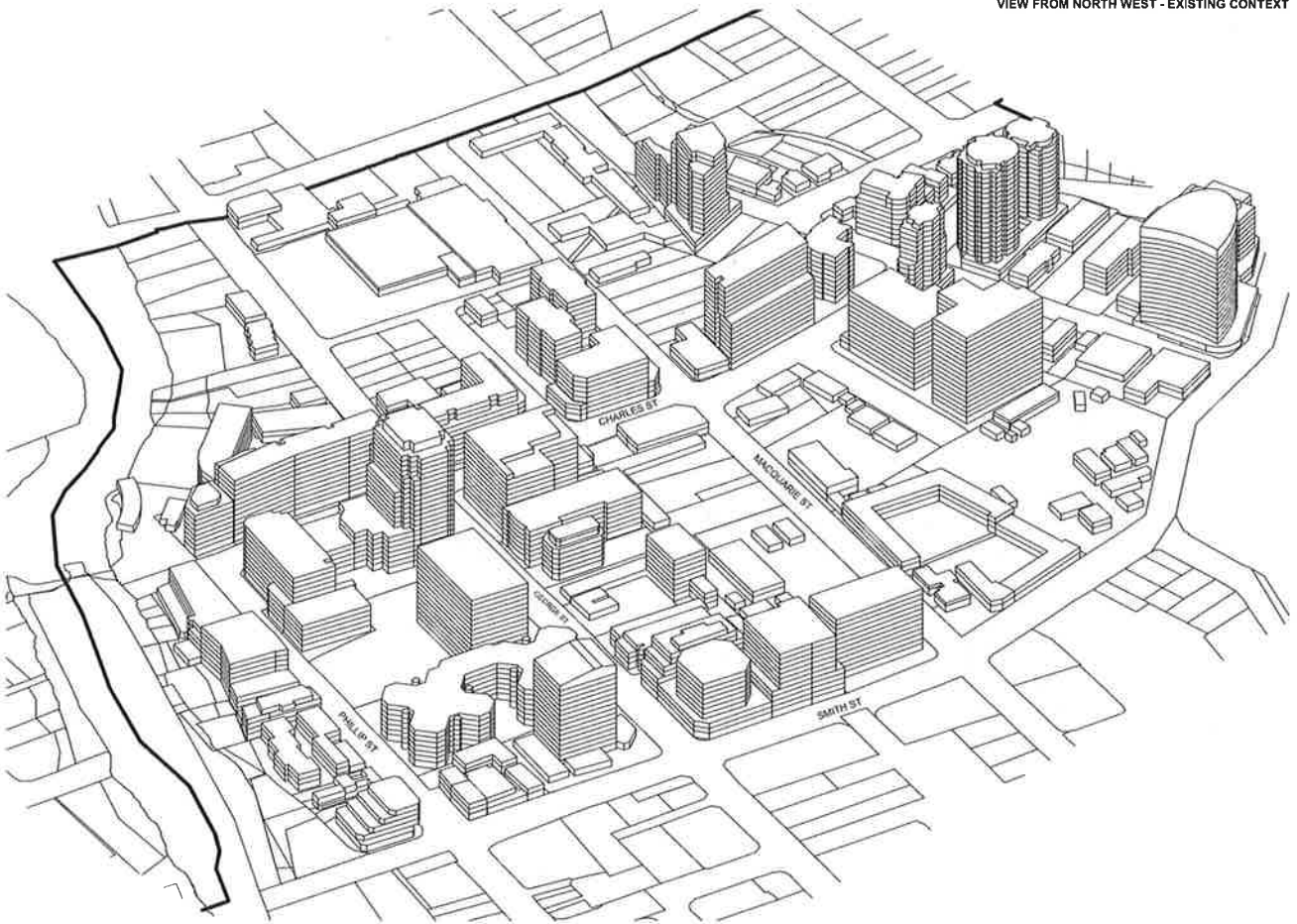
PARRAMATTA CITY CENTRE LEP BOUNDARY
 SITE



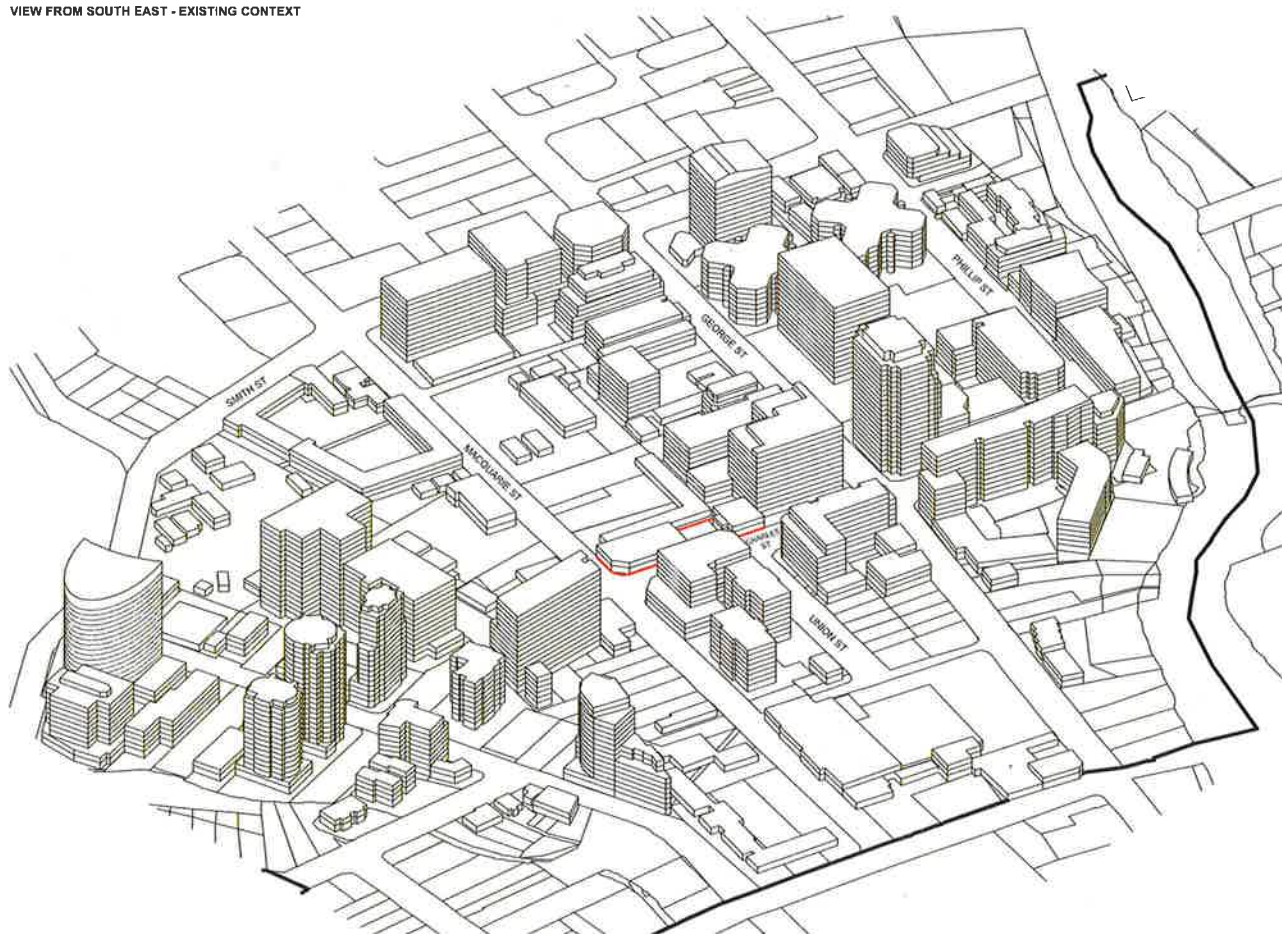
VIEW FROM NORTH EAST - EXISTING CONTEXT



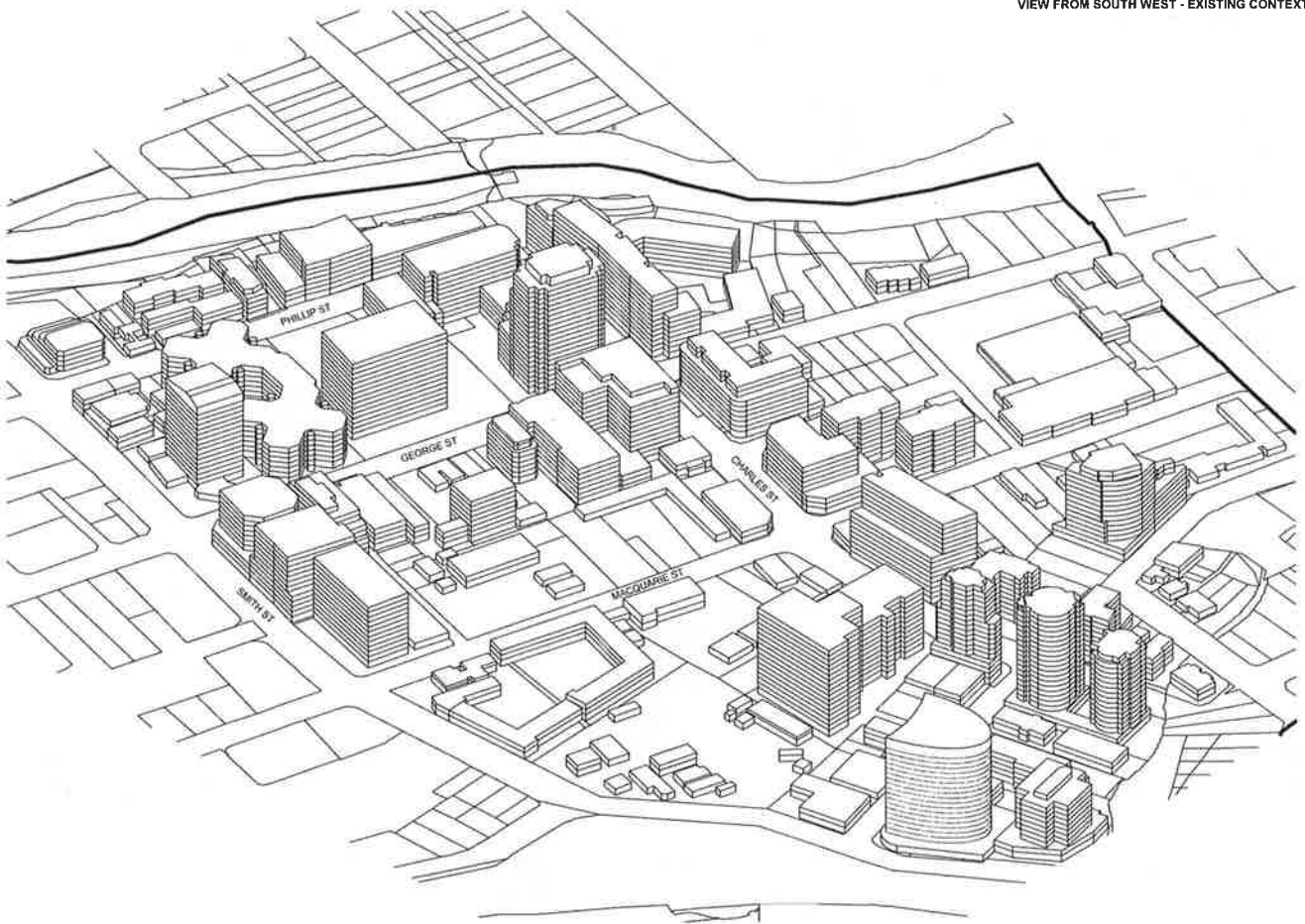
VIEW FROM NORTH WEST - EXISTING CONTEXT



VIEW FROM SOUTH EAST - EXISTING CONTEXT



VIEW FROM SOUTH WEST - EXISTING CONTEXT



5.5 REDEVELOPMENT SITES

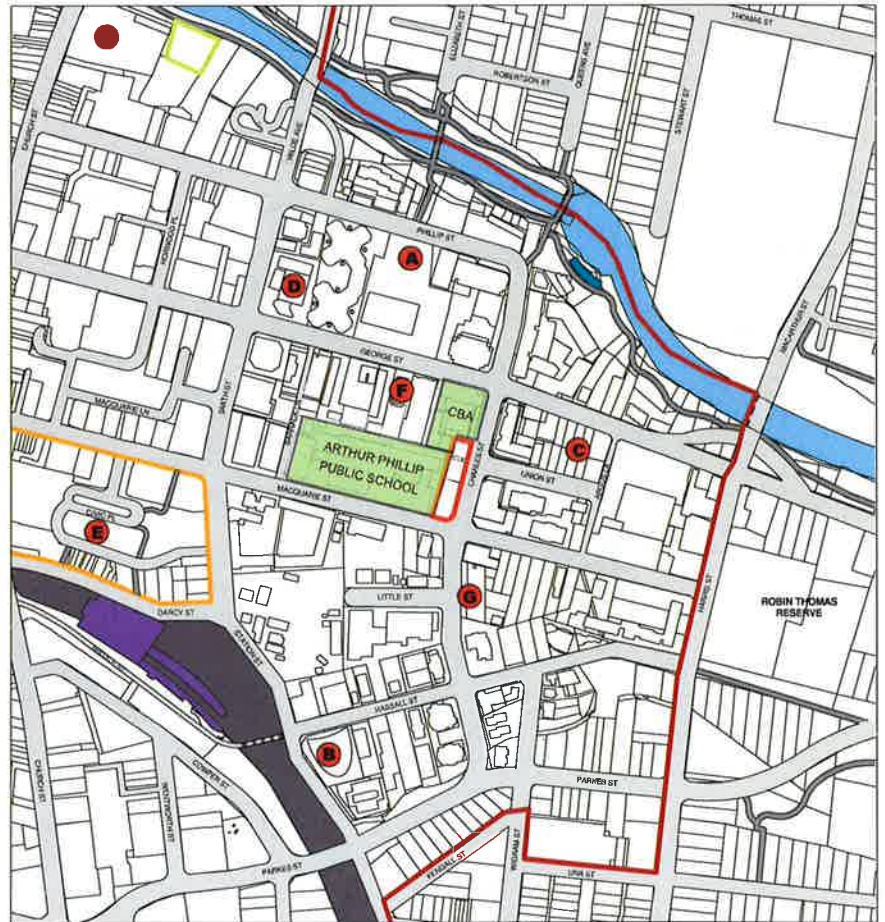
There are a number of developments planned, under construction or recently completed within the surrounding context from 13-50 storeys, including:

- * 13 storey commercial development at 105 Phillip Street
- * 14 storey commercial development at 89 George Street
- * 20 storey mixed use development at 109-113 George Street
- * 30 + 53 storey mixed use development at 330 Church Street
- * 20 storey commercial development at 60 Station Street

There are also a number of sites within the immediate context that are suited to redevelopment, including:

- * Arthur Phillip Public School
Existing field, basketball court and temporary buildings
Draft Parramatta LEP 2011 proposes a building height of 72m
- * Commonwealth Bank (CBA)
Existing 12 storey office building
Draft Parramatta LEP 2011 proposes a building height of 120m.

- 105 PHILLIP STREET
- 60 STATION STREET
- 109-113 GEORGE STREET
- 100 GEORGE STREET
- CNR CHURCH / MACQUARIE / SMITH + DARCY STREETS
- 89 GEORGE STREET
- 6-10 CHARLES STREET
- 330 CHURCH STREET
- POTENTIAL REDEVELOPMENT SITES
- SITE

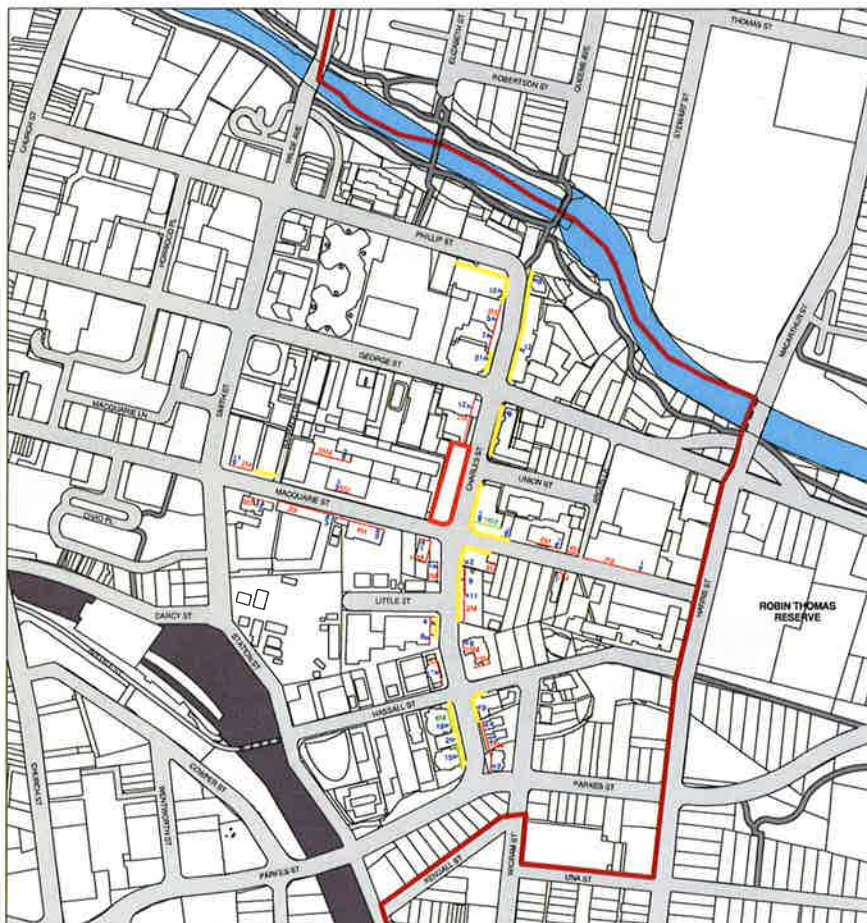


5.6 SETBACKS

Charles and Macquarie Streets have varying setbacks and street wall/ podium heights. Building forms to the east of Charles Street are generally built to the street alignment with podium heights between 8 and 12 storeys. The CBA bank building at the corner of George and Charles Street is setback approximately 2m with a 12 storey height.

Building forms along Macquarie Street are generally setback between 2 and 8m from the street. Street wall heights are generally between 1 and 3 storeys height.

The Draft Parramatta City Centre DCP 2011 envisages a minimum street wall/ podium height along Charles Street of 8+ storeys and 4 storeys to Macquarie Street. There is also no requirement for building forms to be setback from Charles Street.



- NO SETBACK
- APPROXIMATE PODIUM SETBACK (M)
- APPROXIMATE UPPER LEVEL SETBACK (M)
- STREET WALL/ PODIUM HEIGHT (STOREYS)
- SITE

5.7 VEHICULAR MOVEMENT

The site is well serviced by an extensive network of grided primary and secondary streets that provide efficient movement to and from the site, and around the Parramatta City Centre. Macquarie Street is a primary street that runs east-west connecting Robin Thomas Reserve and Parramatta Park. Charles Street is also a primary street that runs north-south.

Macquarie Street and George Street are one way streets that are connected by Charles Street to form a loop around the centre of the City. Union Street is a mid-block secondary street that terminates at Charles Street.

The Draft Parramatta City Council DCP 2011 proposes a new service lane along the western boundary of the site, extending through the block to Barrack Lane. The new lane is located on the neighbouring site.

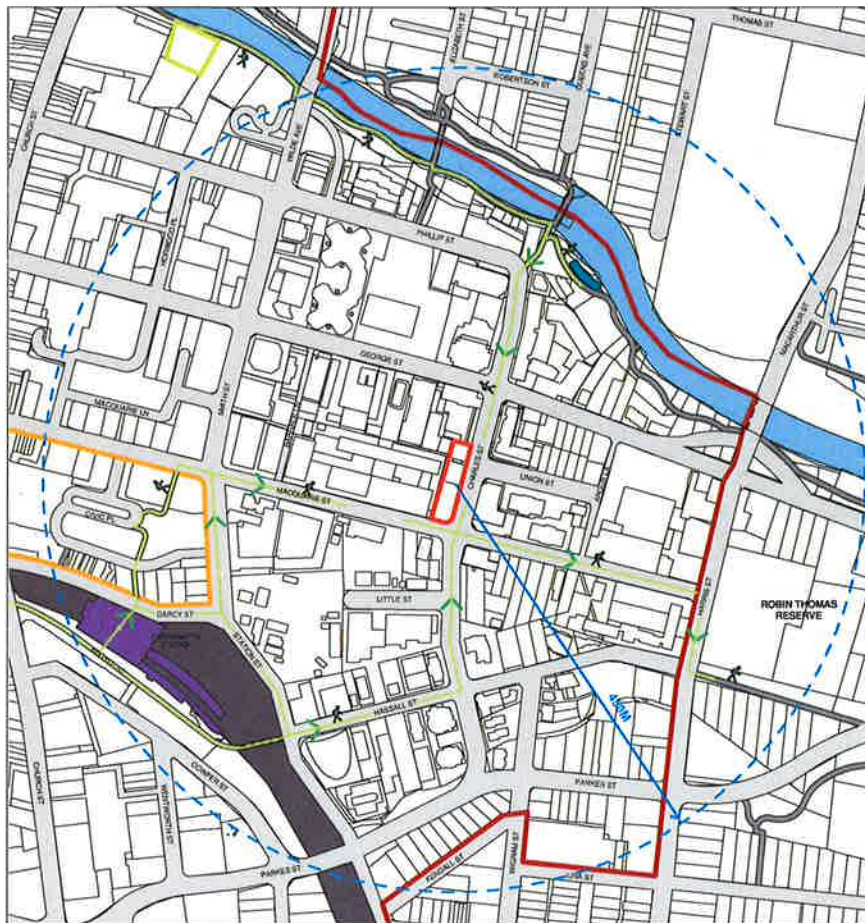
There are a number of cycleways along the edge of the Parramatta River between Robin Thomas Reserve and Parramatta Park.



- SITE
- PARRAMATTA CITY CENTRE LEP BOUNDARY
- CIVIC PLACE
- RIVER SQUARE
- PARRAMATTA RAILWAY STATION + BUS INTERCHANGE
- PARRAMATTA FERRY

5.8 PEDESTRIAN MOVEMENT

Charles Street is a primary north-south street connecting Parramatta Ferry with the Parramatta Railway and Bus Interchange. The site is located within 450m of the future Civic Place Development and 500m of the future River Square. There is an extensive pedestrian network at the northern end of Charles Street along Parramatta River connecting Robin Thomas Reserve with Parramatta Park to the west.



- ▭ SITE
- ▭ PARRAMATTA CITY CENTRE LEP BOUNDARY
- ▭ CIVIC PLACE
- ▭ RIVER SQUARE
- ▭ PARRAMATTA RAILWAY STATION + BUS INTERCHANGE
- ▭ PARRAMATTA FERRY

6.1 SINGLE TOWER OPTIONS (OPTION A)

In order to identify key opportunities and constraints for the site, a number of building envelopes have been tested.

Option A considers a single tower form on top of a podium. A number of variations were considered and a preferred option was selected to be developed in more detail. The maximum height of the forms are in accordance with the Draft Parramatta City Centre LEP 2011 (120m).

In order to do this, future building forms were projected for the neighbouring Arthur Phillip School site (72m maximum building height) to the west and the CBA site (120m maximum building height) to the north. These forms have been derived from the relevant planning controls that apply to these sites. It is envisaged that the Arthur Phillip School will be a mixed use development with non-residential uses in the podium and residential uses above. It is also envisaged that the CBA site will be a commercial development. The number of storeys shown for the CBA site is the number of equivalent residential storeys. The forms ensure that there will be a new service laneway on the Arthur Phillip School site along the north-west boundary in accordance with the Draft Amendments to Parramatta DCP 2011.

OPTION A (PREFERRED) - CORNER TOWER

Option A comprises a 12 storey podium and corner 37 storey tower. The tower form aligns with Charles and Macquarie Street with a 3m setback to the north-west boundary of the site to permit fenestrations for solar access. This setback is consistent with the Draft Amendments to Parramatta DCP 2011 which require a 3m setback to the centre of a lane. As the laneway is proposed on the neighbouring site, no setback is assumed below the street wall height and 6m setback above street wall height.

The podium extends the full width of the site and the tower has a footprint of 18m x 45m (810sqm). The tower form strongly defines the corner to Charles and Macquarie Streets and reinforces the visual axis along Charles Street from the south. It is anticipated that there are retail uses at ground and level 1, 3 storeys of basement parking, 3 storeys of parking above the retail and residential above. Above ground parking will be 'skinned' by residential units at the corner of Charles and Macquarie Streets. There is a communal garden on top of the podium.

This option allows units to be planned with living areas on the north-eastern and north-western facades to satisfy the minimum 2 hour solar access requirement of SEPP 65/ RFDC.

OPTION A1 - CENTRAL TOWER

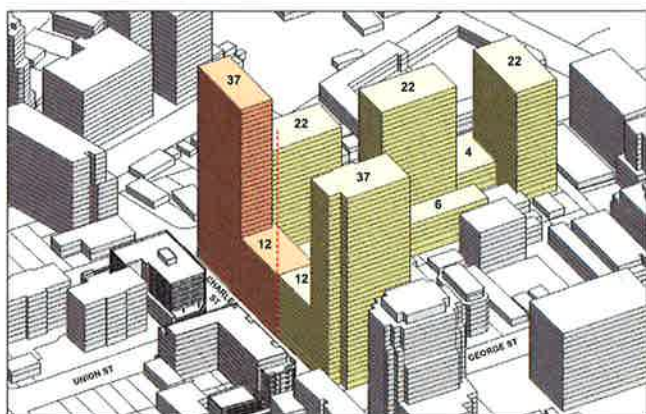
Option A1 comprises a 12 storey podium and corner 37 storey tower. The tower form is setback 6m from the north-eastern boundary of the site to permit fenestrations and balconies to this face in order to receive solar access. The podium height at the corner of Charles and Macquarie Streets is 12 storeys. The podium extends the full width of the site and the tower has a footprint of 18m x 45m. The tower aligns with Union Street and presents a 12 storey street wall to the corner of Charles and Macquarie Streets. It is anticipated that there are retail uses at ground and level 1, 3 storeys of basement parking, 3 storeys of parking above the retail and residential above. There is a communal garden on top of the podium.

This option also allows units to be planned with living areas on the north-eastern and north-western facades to satisfy the minimum 2 hour solar access requirement of SEPP 65/ RFDC. However, the communal open space on top of the podium will be in the shadow of the tower for most of the day.

OPTION A2 - CORNER TOWER / ADJOINING BUILDING ROTATED 90°

Option A2 is a variation to Option A, where the future form on the Arthur Phillip School site is rotated 90 degrees in order to provide increased separation between tower forms.

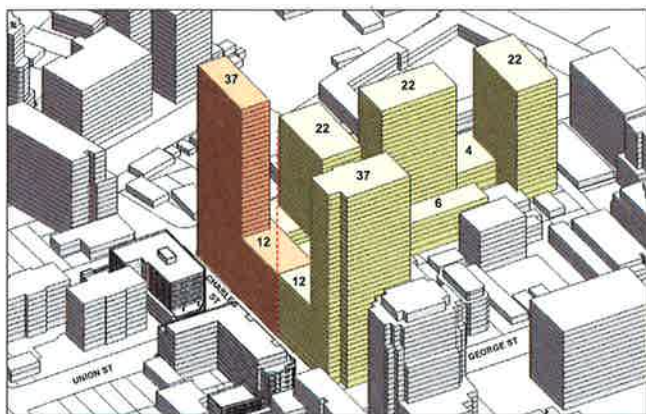
This option offers the possibility to locate balconies to the north-west, but visual privacy between buildings forms will be reduced. As it is not certain what the future forms will be on the neighbouring sites or whether a service lane will be realised, it is prudent for balconies to be oriented away from the north-western boundary.



OPTION A (SELECTED) - CORNER TOWER



OPTION A1 - CENTRAL TOWER



OPTION A2 - CORNER TOWER / ADJOINING BUILDING ROTATED 90°

6.2 TWO TOWER OPTIONS (OPTION B)

Option B considers two towers on top of a podium. A number of variations were considered and an option selected to be developed in more detail. The maximum height of the forms is in accordance with the Draft Parramatta City Council LEP (120m).

OPTION B (SELECTED) - 6M SETBACK TO NORTH-EAST BOUNDARY

Option B comprises a 12 storey podium and two 37 storey towers. Tower 1 (mid-block) is setback 6m from the north-eastern boundary. Tower 2 (corner tower) aligns with Charles and Macquarie Street. Both towers are setback 3m from the north-western boundary to permit fenestrations in the north-western facade. There is 24m building separation between towers. Both towers each have 4 units per floor. The podium extends the full width of the site and the lower has a footprint of 18m x 30m (540sqm). Tower 2 strongly defines Charles and Macquarie Streets and reinforces the visual axis along Charles Street from the south. Tower 1 is located on the visual axis at the end of Union Street. It is anticipated that there are retail uses at ground and level 1, 3 basement parking levels, 3 parking levels above the retail and residential above. Above ground parking will be 'skinned' by residential units at the corner of Charles and Macquarie Streets. There would be a communal garden on top of the podium between the towers.

This option allows units to be planned with living areas on the north-eastern and north-western facades to satisfy the minimum 2 hour solar access requirement of SEPP 65/ RFDC.

OPTION B1 - NO SETBACK TO NORTH-EASTERN BOUNDARY

Option B1 is a variation to Option B and comprises a 12 storey podium and two 37 storey towers. The tower form is located on the north-eastern boundary preventing fenestrations on this face.

As living rooms can't be located on the boundary, it will be very difficult plan units to achieve the minimum solar access requirement of SEPP 65/ RFDC.

OPTION B2 - SETBACK FORM TO NORTH-EAST BOUNDARY FOR SOLAR ACCESS

Option B2 is a variation to Option B1, where the form is setback along the north-eastern boundary to permit solar access to units on the north-eastern face. The form is setback some 8 metres so that the leading edge of the form is located at true north.

While setting back the form to Charles Street to align with true north permits solar access to an additional unit, the setback within the form reduces the number of units and makes them difficult to plan.

OPTION B3 - UNEQUAL TOWERS

Option B3 comprises a 12 storey podium and two unequal towers; Tower 1 - 37 storeys, floor plate 18 x 45m (810sqm) and Tower 2 - 22 storeys, floor plate 18 x 18m (324sqm). Tower 1 is setback 6m from the north-eastern boundary to permit balconies and fenestrations along this face to maximise solar access. The separation between two towers is approximately 21m and would rely on screening and/ or offsetting living areas/ balconies in order to satisfy the separation and visual privacy requirements of SEPP 65/ RFDC. Alternatively, the footprint of Tower 1 can be reduced by 3 metres which will reduce the number of units or mix achieved. The height of Tower 2 (22 storeys/ 72m) is consistent with the projected future forms along Macquarie Street.

This option is not considered to be viable as Tower 2 will only achieve approximately three units per floor and the proportion of nett saleable area to gross floor area is not efficient or realistic.



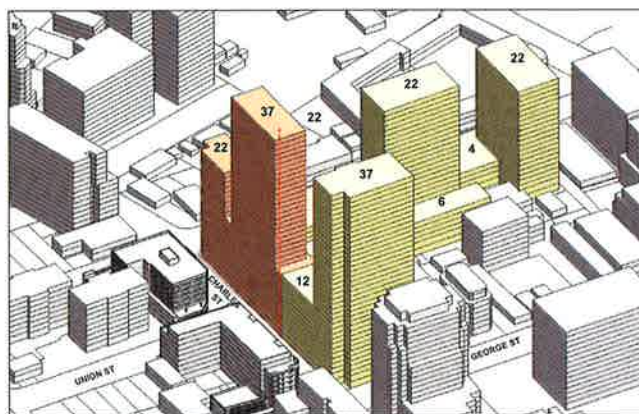
OPTION B (SELECTED) - 6M SETBACK TO NORTH-EAST BOUNDARY



OPTION B1 - NO SETBACK TO NORTH-EAST BOUNDARY



OPTION B2 - SETBACK FORM TO NORTH-EAST BOUNDARY FOR SOLAR ACCESS



OPTION B3 - UNEQUAL TOWERS

6.3 OPTION A - SINGLE TOWER (SELECTED)

Option A has been developed to test the selected building envelope and confirm the height, setbacks, floor plate, scale, accommodation, SEPP 65 amenity and FSR:

HEIGHT

- 12 storey podium + 25 storey tower (37 storeys/ 120m max)
- 3 x basement parking levels, 2 x retail levels, 3 x parking levels, 32 x residential levels (7 x podium + 25 x tower)

SETBACKS

Macquarie Street:

- Nil side setback below street wall
- 3m setback above street wall
- 6m front setback

Charles Street:

- Nil side setback below street wall
- 30m side setback above street wall (approximate)
- 0m front setback

FLOOR PLATE

- 18 x 53m tower floor plate (955sqm)
- 760sqm nett floor area per floor (approximate)
- Single core

SCALE

- 18m horizontal dimension of lower facade to Macquarie Street
- 53m lower facade to Charles Street with potential for a vertical slot to limit length of facade to 45m.
- 37 storey scale at corner of Charles + Macquarie Streets
- Building envelope comprises apartments, consolidated core, lobby and balconies to reduce the bulk and visual mass and create a slender building form
- Linear lobby with natural light + ventilation at lower levels

ACCOMMODATION

- 260 - 290 dwellings (approximate)

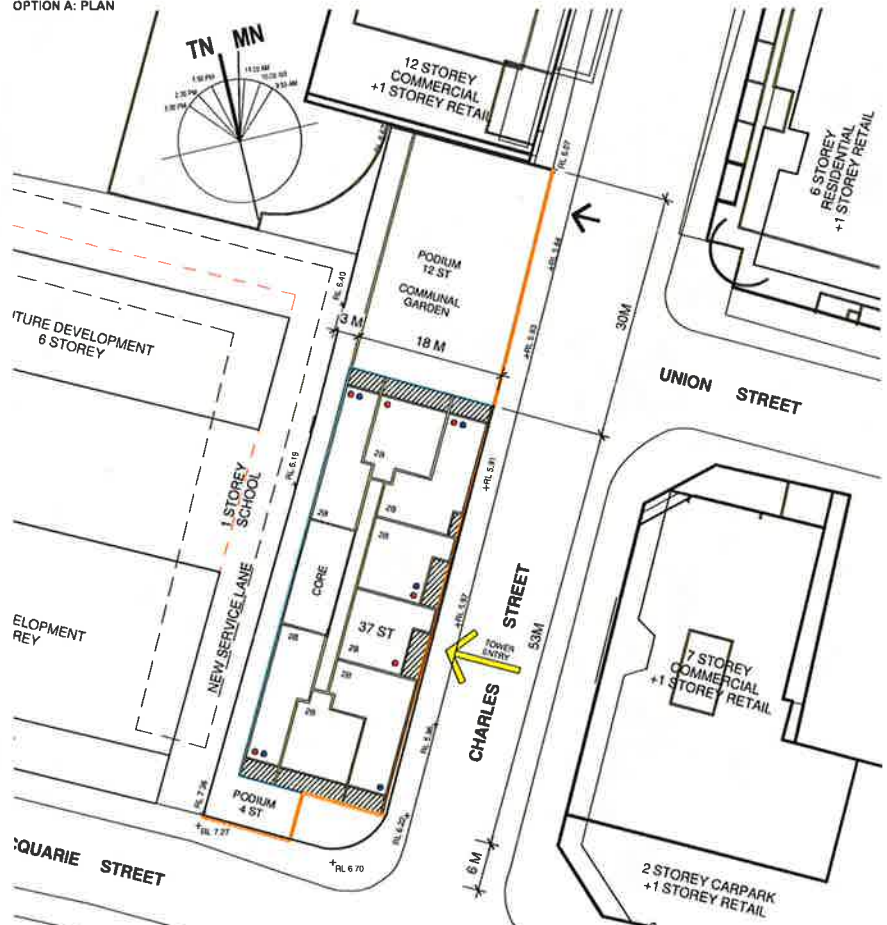
SEPP 65 AMENITY

- 8/8 units (75%) per typical floor achieve 2 hours of solar access between 9am - 3pm
- 5/8 units (62%) per typical floor are natural ventilated

FSR

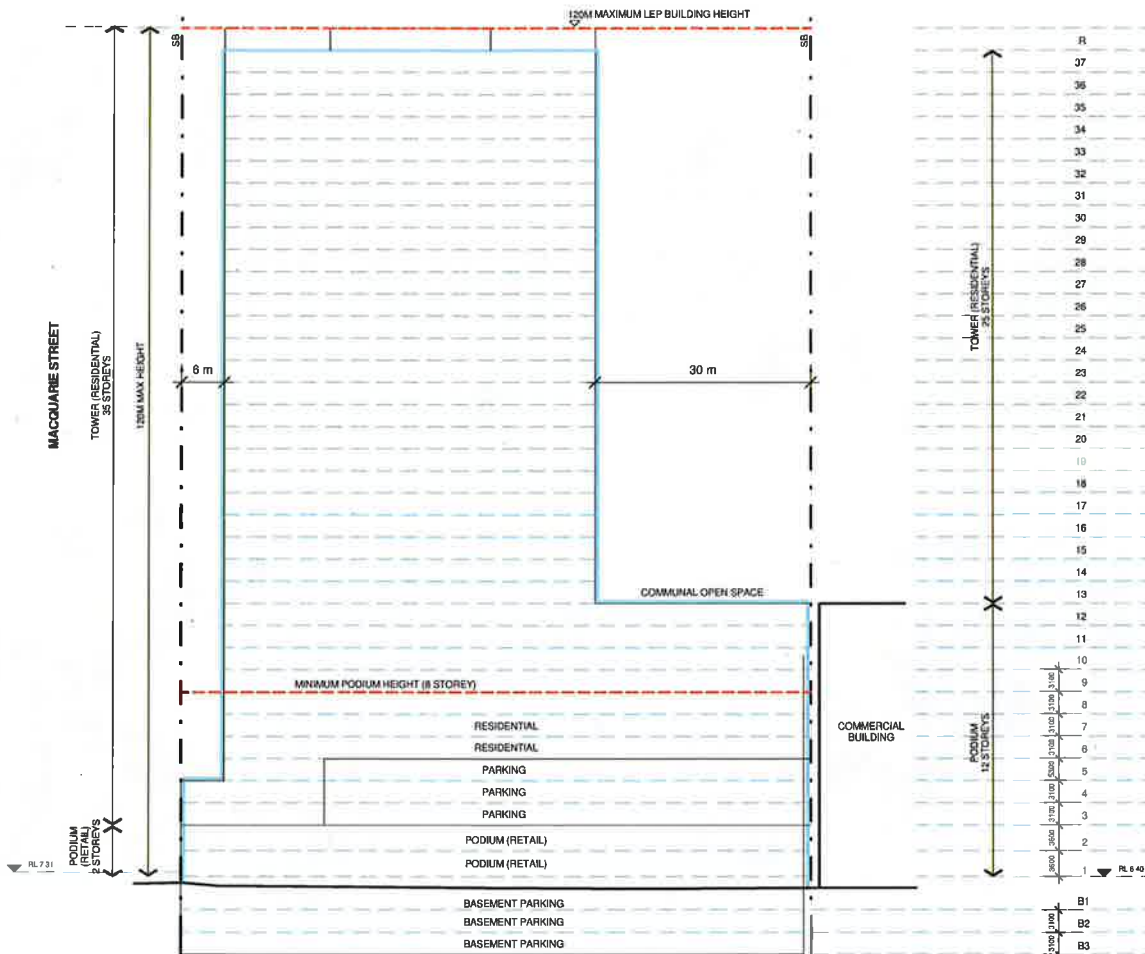
- The proposed floor space ratio is 15:1 (28,800sqm GFA) on a site area of 1,800sqm.
- 1,600sqm retail / 27,200sqm residential

OPTION A: PLAN

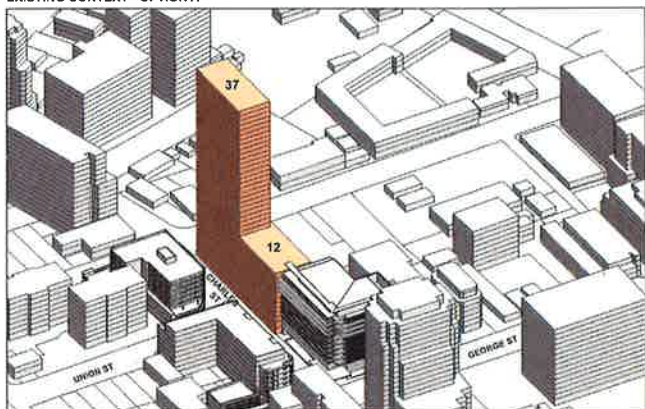


6 BUILDING ENVELOPE TESTING

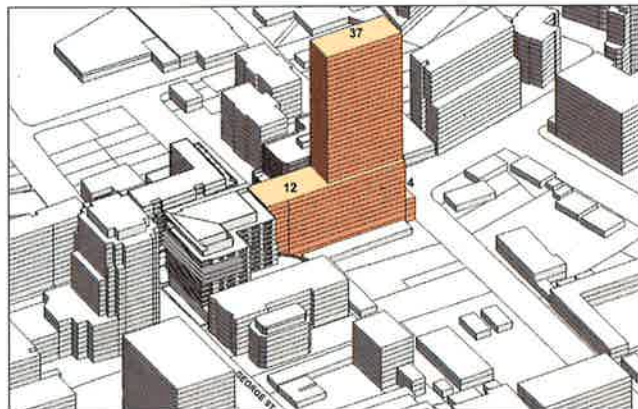
OPTION A: SECTION



EXISTING CONTEXT - OPTION A



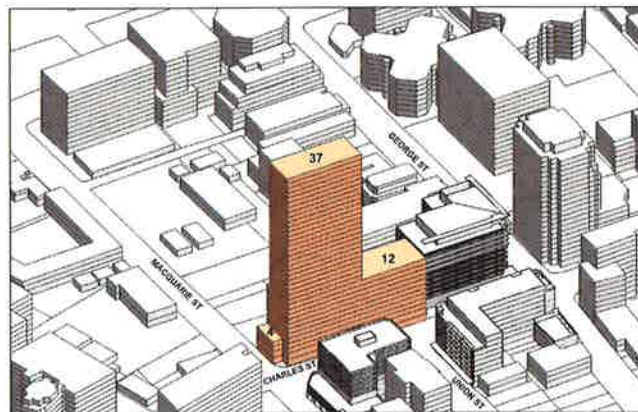
AERIAL VIEW LOOKING FROM NORTH EAST



AERIAL VIEW LOOKING FROM NORTH WEST

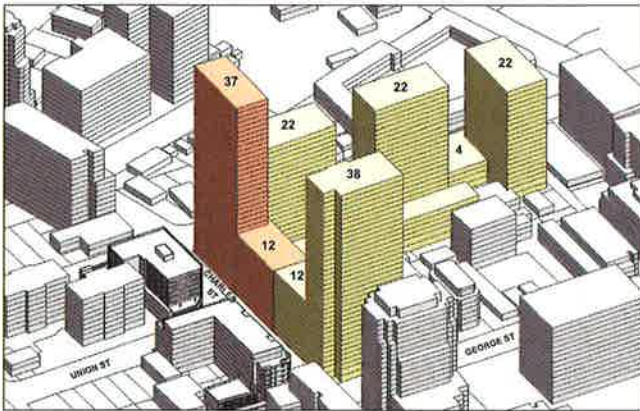


AERIAL VIEW LOOKING FROM SOUTH WEST

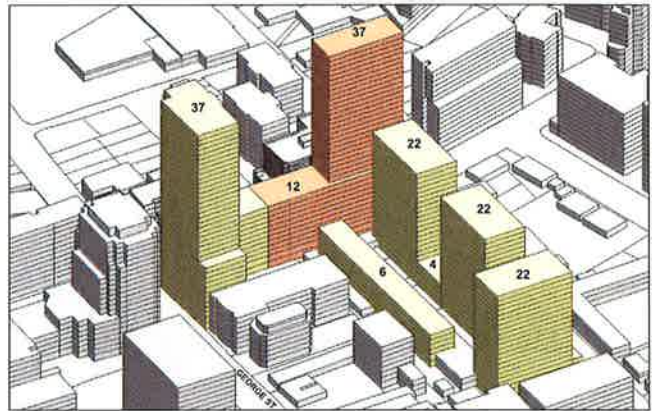


AERIAL VIEW LOOKING FROM SOUTH EAST

FUTURE CONTEXT - OPTION A



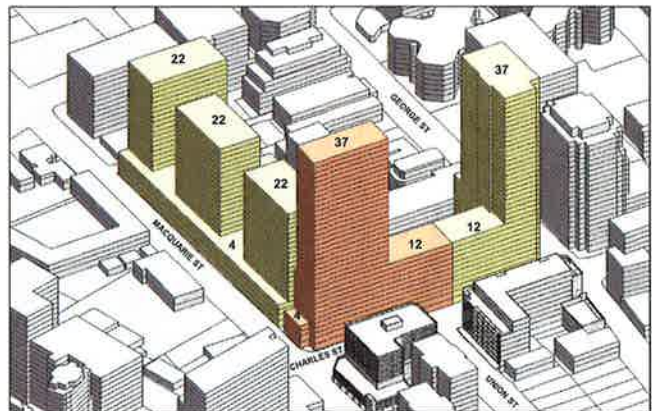
AERIAL VIEW LOOKING FROM NORTH EAST



AERIAL VIEW LOOKING FROM NORTH WEST

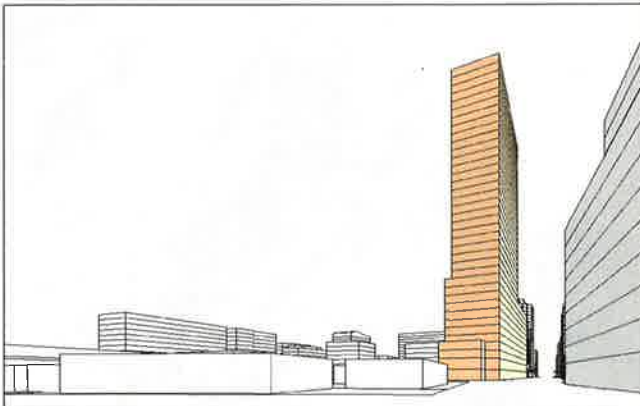


AERIAL VIEW LOOKING FROM SOUTH WEST

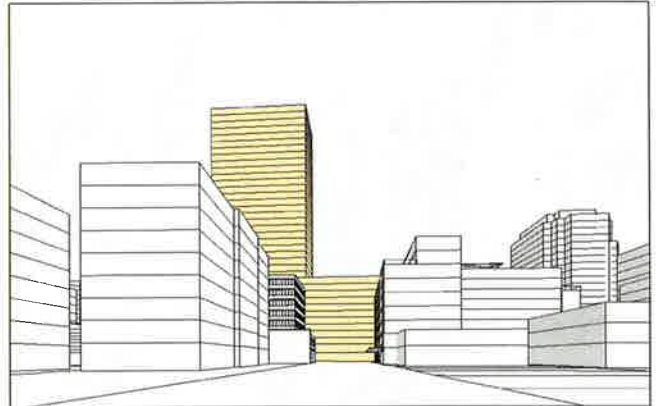


AERIAL VIEW LOOKING FROM SOUTH EAST

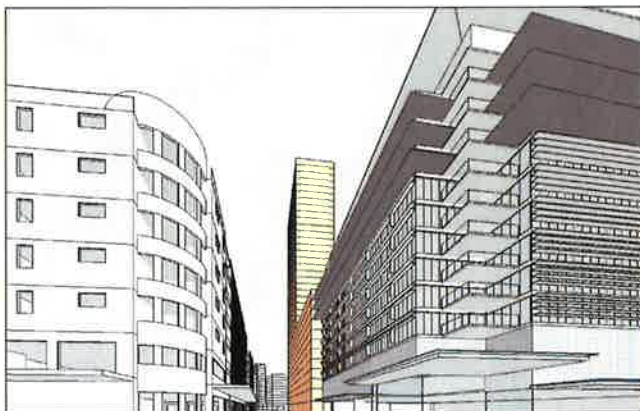
EXISTING CONTEXT - OPTION A



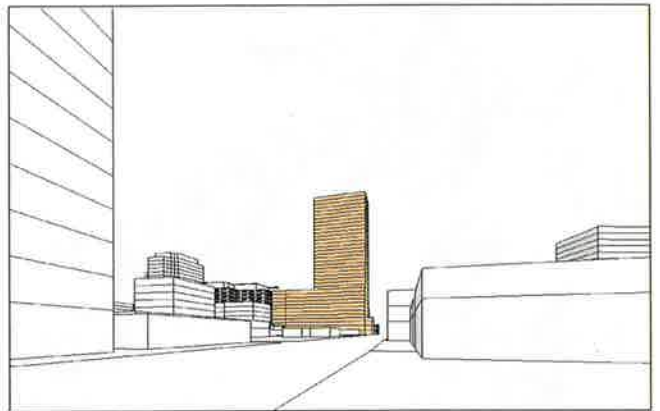
STREET VIEW LOOKING NORTH ALONG CHARLES STREET



STREET VIEW LOOKING WEST ALONG UNION STREET



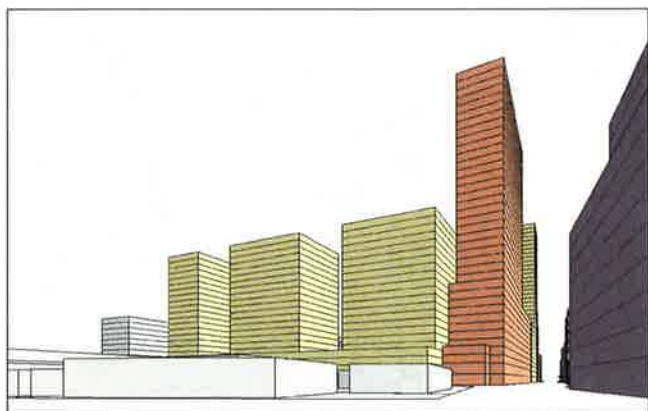
STREET VIEW LOOKING SOUTH ALONG CHARLES STREET



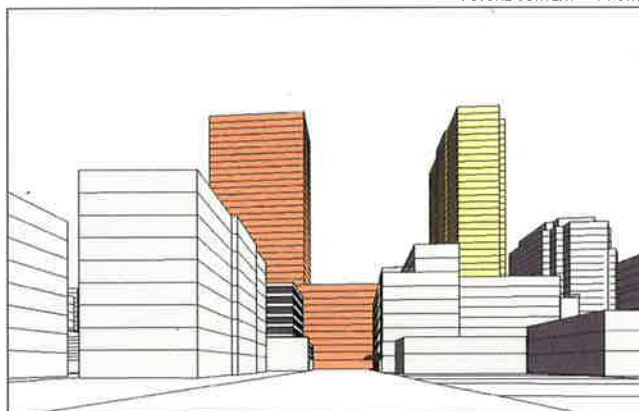
STREET VIEW LOOKING EAST ALONG MACQUARIE STREET

FUTURE CONTEXT - OPTION A

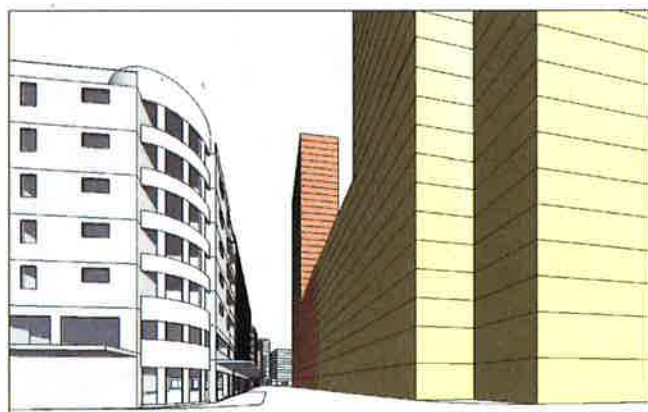
6 BUILDING ENVELOPE TESTING



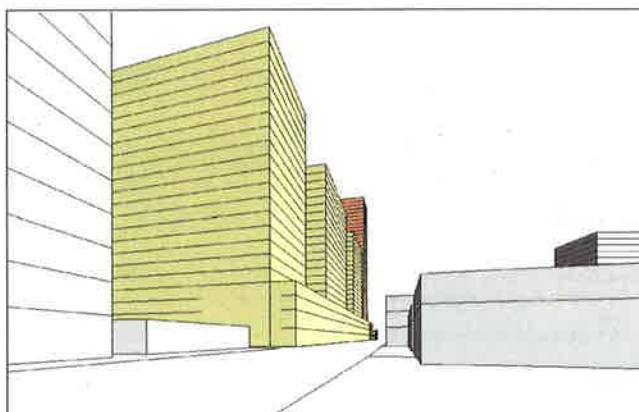
STREET VIEW LOOKING NORTH ALONG CHARLES STREET



STREET VIEW LOOKING WEST ALONG UNION STREET



STREET VIEW LOOKING SOUTH ALONG CHARLES STREET



STREET VIEW LOOKING EAST ALONG MACQUARIE STREET

6.4 OPTION B - TWO TOWERS (SELECTED)

Option B has been developed to test the selected building envelope and confirm the height, setbacks, floor plate, scale, accommodation, SEPP 65 amenity and FSR:

HEIGHT

- 12 storey podium + 2 x 25 storey towers (37 storeys/ 120m max)
- 3 x basement parking levels, 2 x retail levels, 3 x parking levels, 32 x residential levels (7 x podium + 25 x towers)

SETBACKS

Macquarie Street:

- Nil side setback below street wall
- 3m setback above street wall
- 0m front setback

Charles Street:

- Nil side setback below street wall
- 6m side setback above street wall (approximate)
- 0m front setback
- 24m separation between towers

FLOOR PLATE

- 18 x 30m tower floor plates (955sqm)
- Tower 1 - 540sqm/ Tower 2 - 415sqm
- 760sqm nett floor area per floor (approximate)
- Two cores

SCALE

- 18m horizontal dimension of lower facade to Macquarie Street
- 30m horizontal dimension of lower facades to Charles Street
- 37 storey scale at corner of Charles + Macquarie Streets
- Building envelope comprises apartments, consolidated core, lobby and balconies to reduce the bulk and visual mass and create a slender building form
- Linear lobby with natural light + ventilation at lower levels

ACCOMMODATION

- 260 - 290 dwellings (approximate)

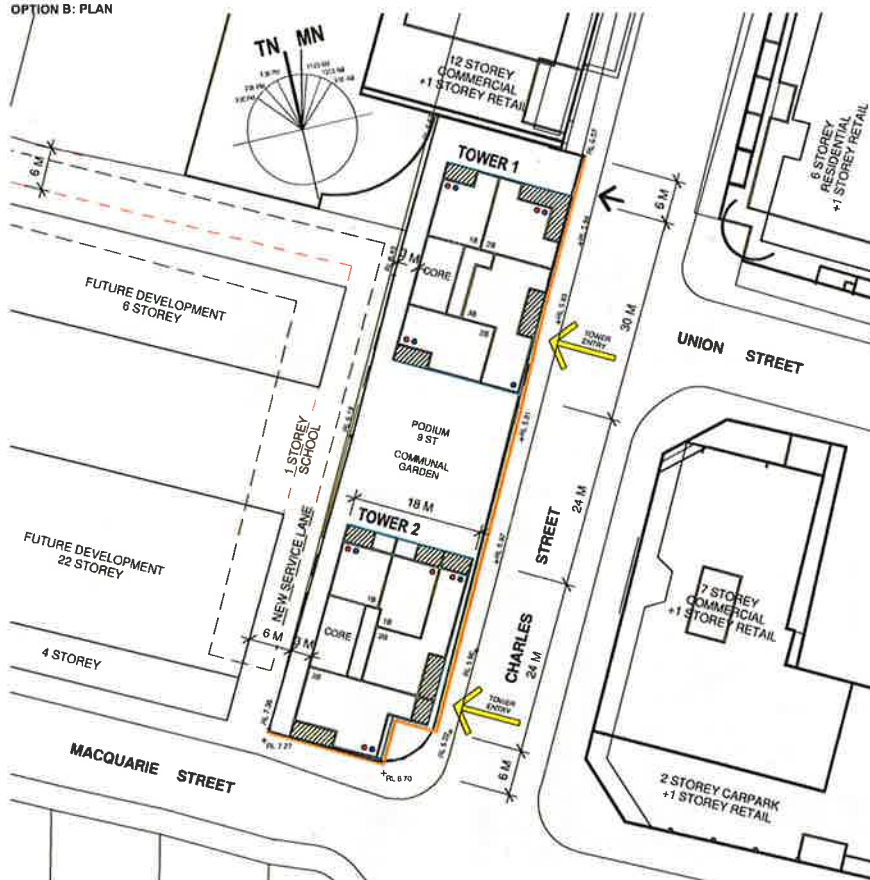
SEPP 65 AMENITY

- 7/8 units (87%) per typical floor achieve 2 hours of solar access between 8am - 3pm
- 7/8 units (87%) per typical floor are natural ventilated

FSR

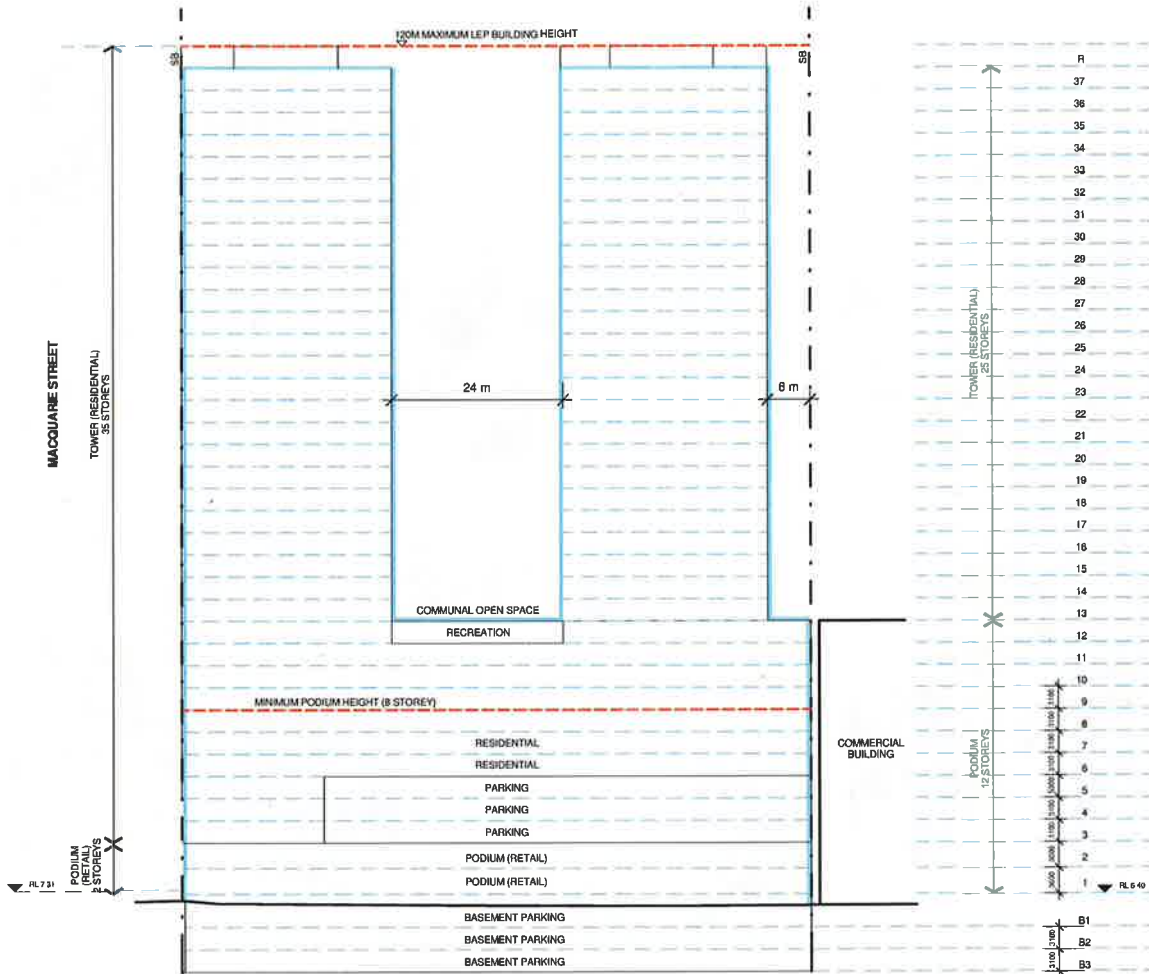
- The proposed floor space ratio is 16:1 (28,800sqm GFA) on a site area of 1,800sqm.
- 1,600sqm retail / 27,200sqm residential

OPTION B: PLAN

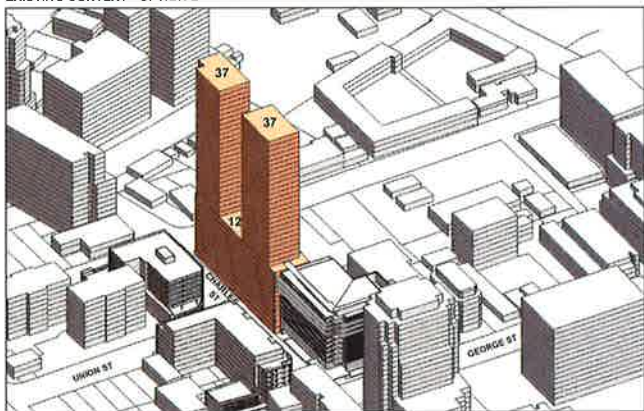


6 BUILDING ENVELOPE TESTING

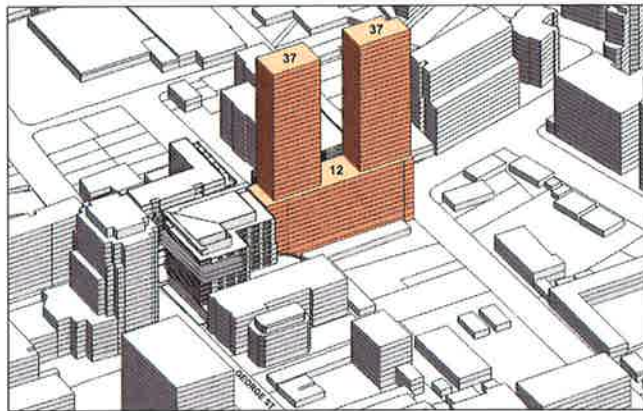
OPTION B: SECTION



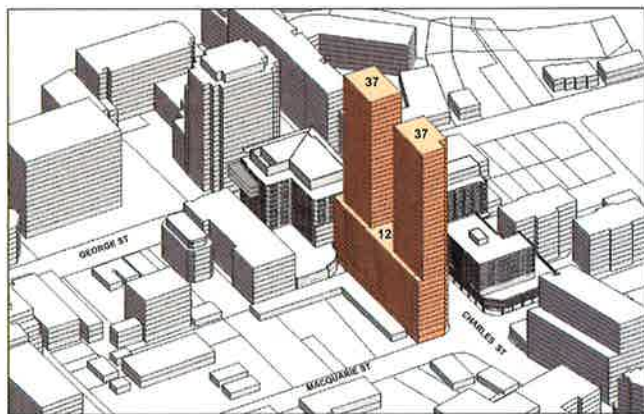
EXISTING CONTEXT - OPTION B



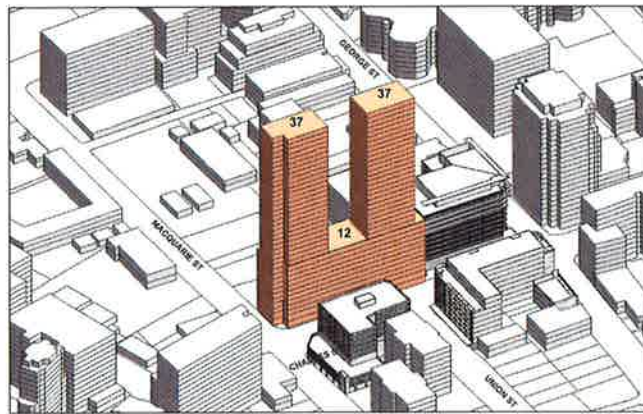
AERIAL VIEW LOOKING FROM NORTH EAST



AERIAL VIEW LOOKING FROM NORTH WEST

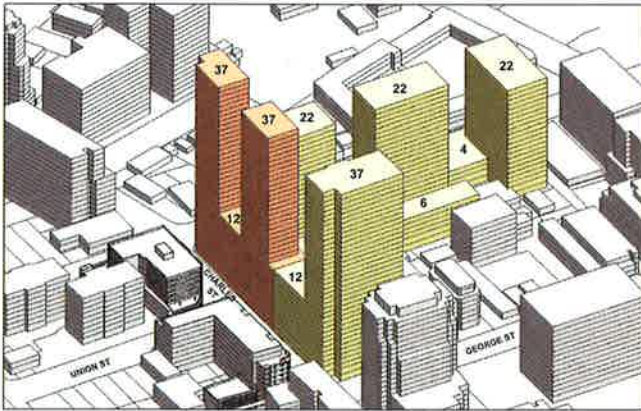


AERIAL VIEW LOOKING FROM SOUTH WEST

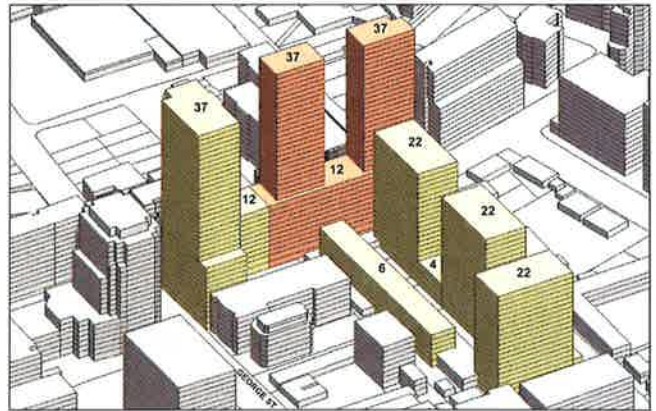


AERIAL VIEW LOOKING FROM SOUTH EAST

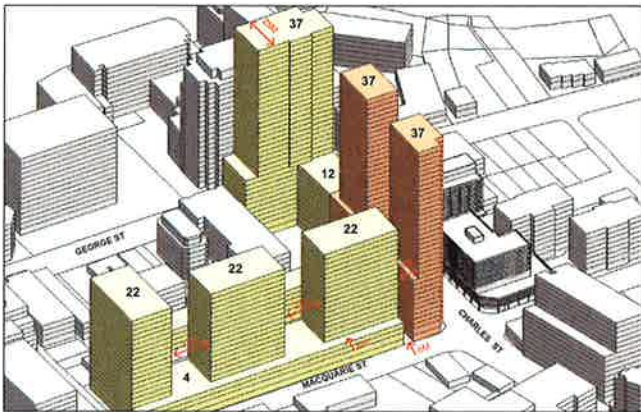
FUTURE CONTEXT - OPTION B



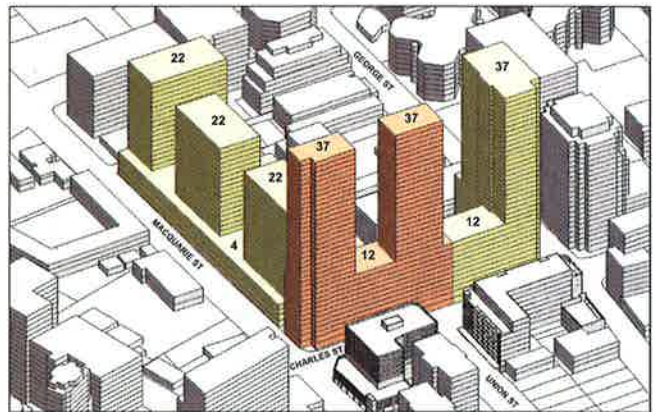
AERIAL VIEW LOOKING FROM NORTH EAST



AERIAL VIEW LOOKING FROM NORTH WEST

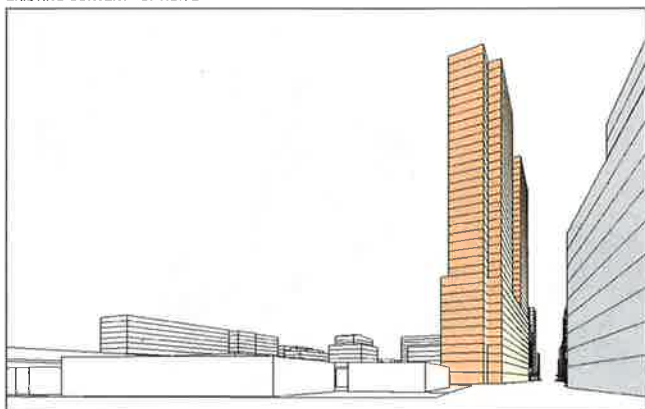


AERIAL VIEW LOOKING FROM SOUTH WEST

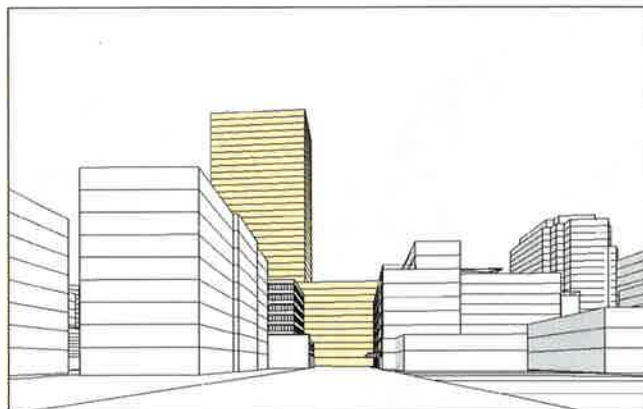


AERIAL VIEW LOOKING FROM SOUTH EAST

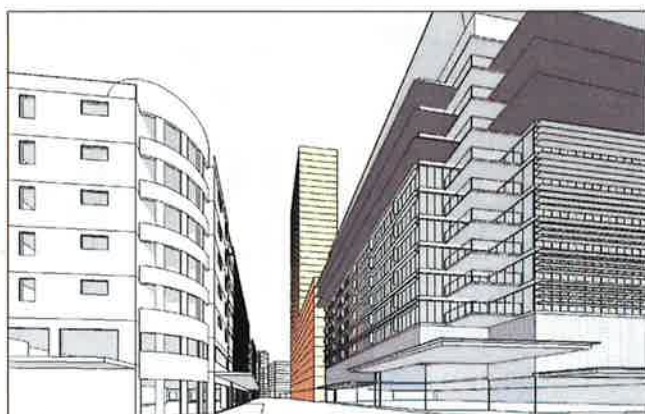
EXISTING CONTEXT - OPTION B



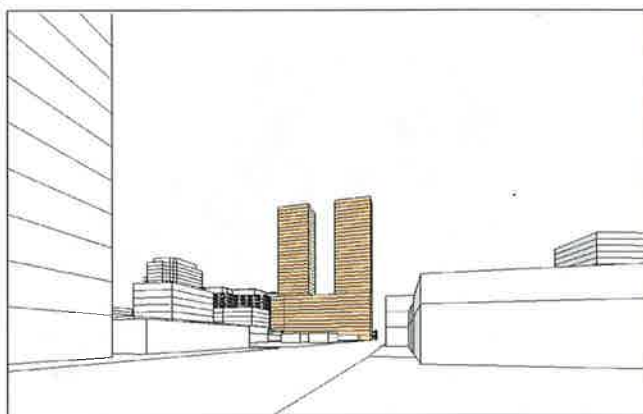
STREET VIEW LOOKING NORTH ALONG CHARLES STREET



STREET VIEW LOOKING WEST ALONG UNION STREET

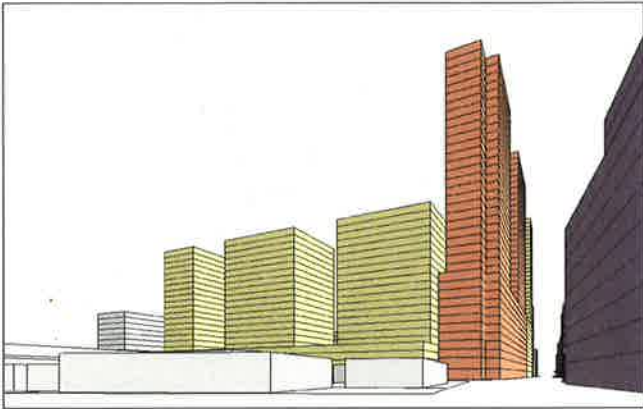


STREET VIEW LOOKING SOUTH ALONG CHARLES STREET

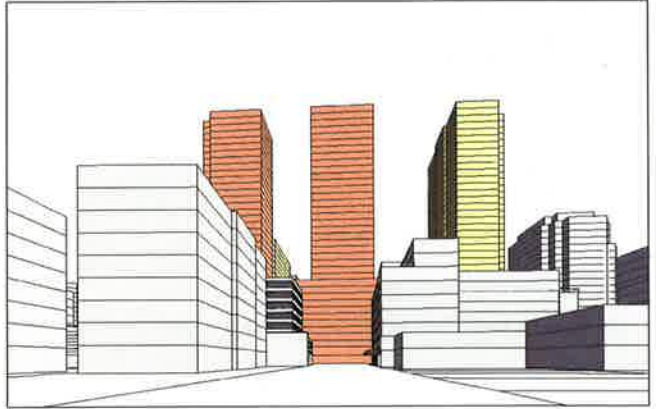


STREET VIEW LOOKING EAST ALONG CHARLES STREET

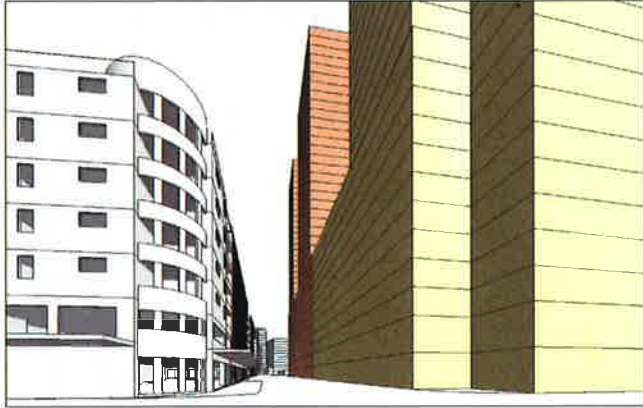
FUTURE CONTEXT - OPTION B



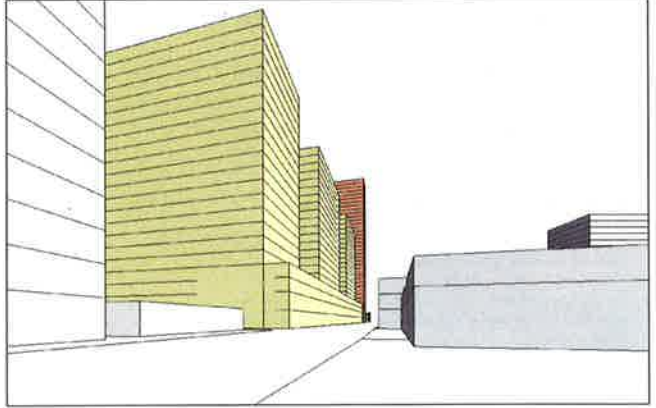
STREET VIEW LOOKING NORTH ALONG CHARLES STREET



STREET VIEW LOOKING WEST ALONG UNION STREET



STREET VIEW LOOKING SOUTH ALONG CHARLES STREET



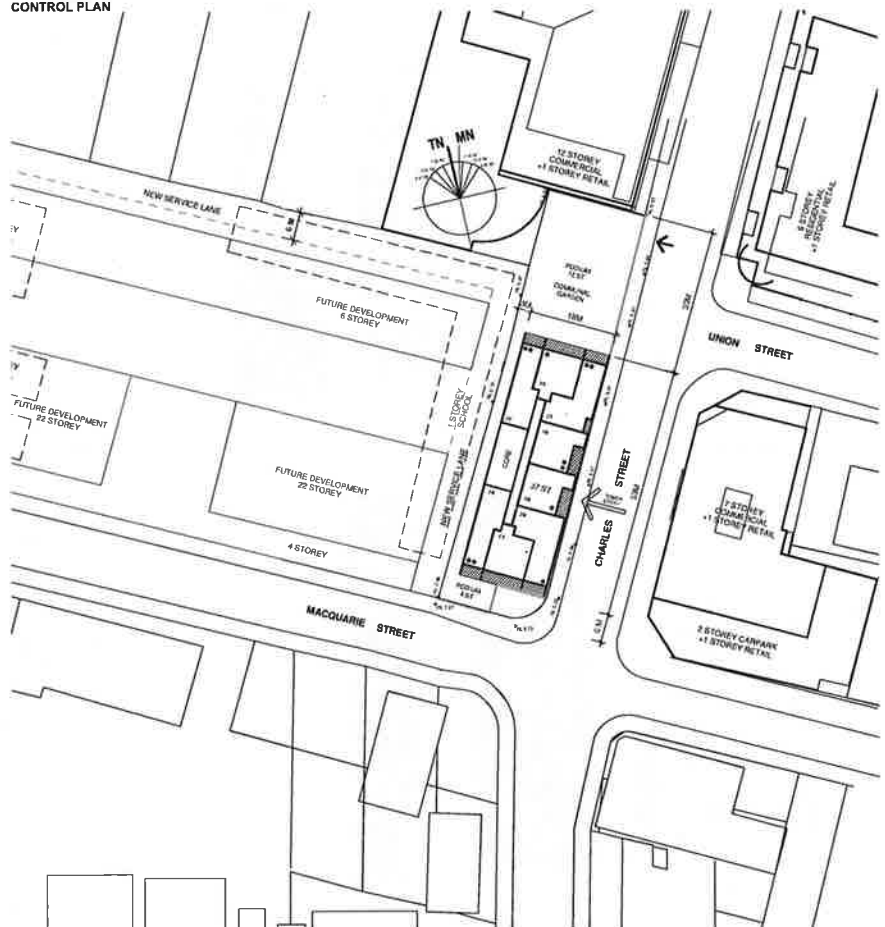
STREET VIEW LOOKING EAST ALONG CHARLES STREET

7.1 PREFERRED FORM

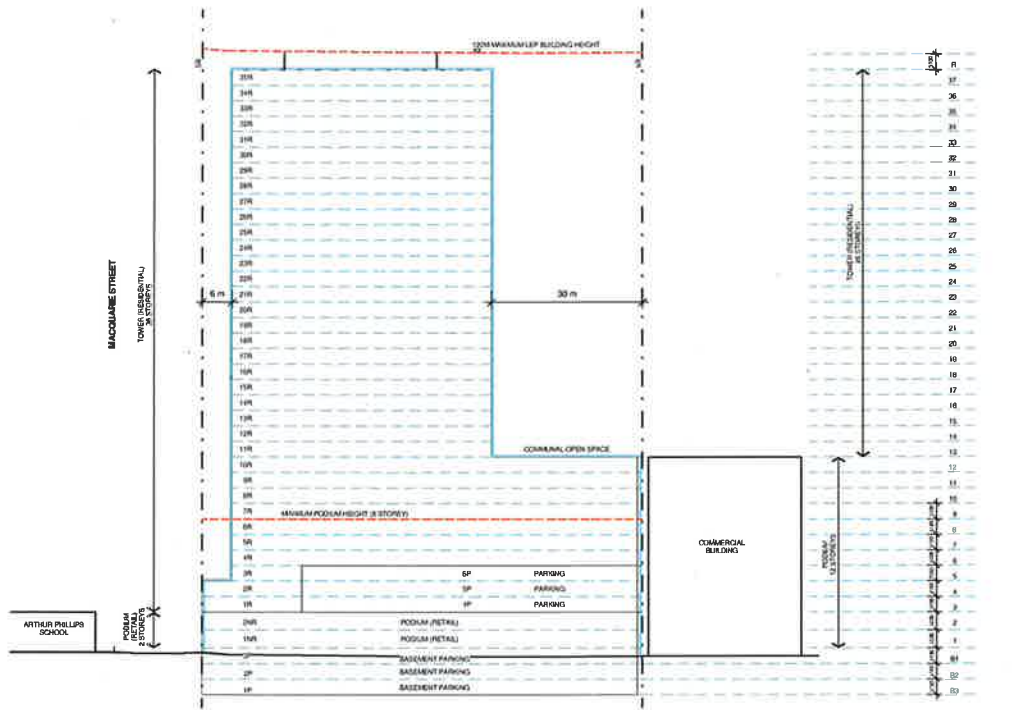
The preferred building form is Option A - Single Tower for its superior urban design, environmental and economic performance:

- The form consists of low and tall elements, podium and tower with the potential for distinctive and memorable architecture which responds to the local and urban scales of the site.
- The tower form will be an urban marker that strongly defines the corner of Charles and Macquarie Streets.
- 4 storey scale to Macquarie Street defines the future form to the future tree-lined transit boulevard.
- Tower form aligns with the vista along Union Street.
- Along Charles Street, the podium will extend the existing street wall and contain active non-residential uses at lower levels.
- The slender tower form is well suited to residential uses with the potential for 8 units per typical level.
- A consolidated core can be located to the north-west boundary to ensure that the units can maximise solar access, natural ventilation and activate streets.
- The form has been setback 3m from the north-western boundary to avoid blank walls and permit fenestrations in this facade.
- A communal garden can be located on top of the podium to take advantage of the northern aspect.
- The single tower form ensures that all units have a good outlook and does not need to anticipate what the future neighbouring forms will be or how they can redevelop.
- A single core also maximises structural and floorspace efficiencies.
- The lower street wall can be designed with a 'commercial' appearance to ensure that there is a consistent non-residential streetscape.
- The tower form is setback a minimum of 30m from the north-eastern boundary which will ensure that there is an appropriate separation between future non-residential forms.
- The tower form is oriented north/south to minimise shadowing to the south and maximise view sharing.

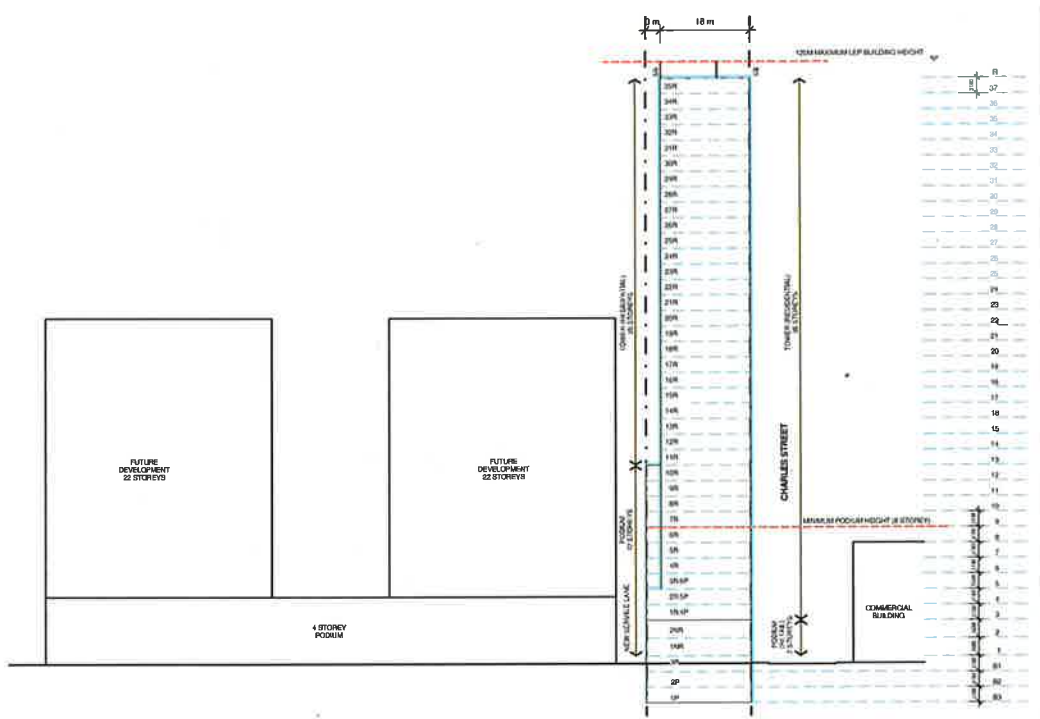
CONTROL PLAN



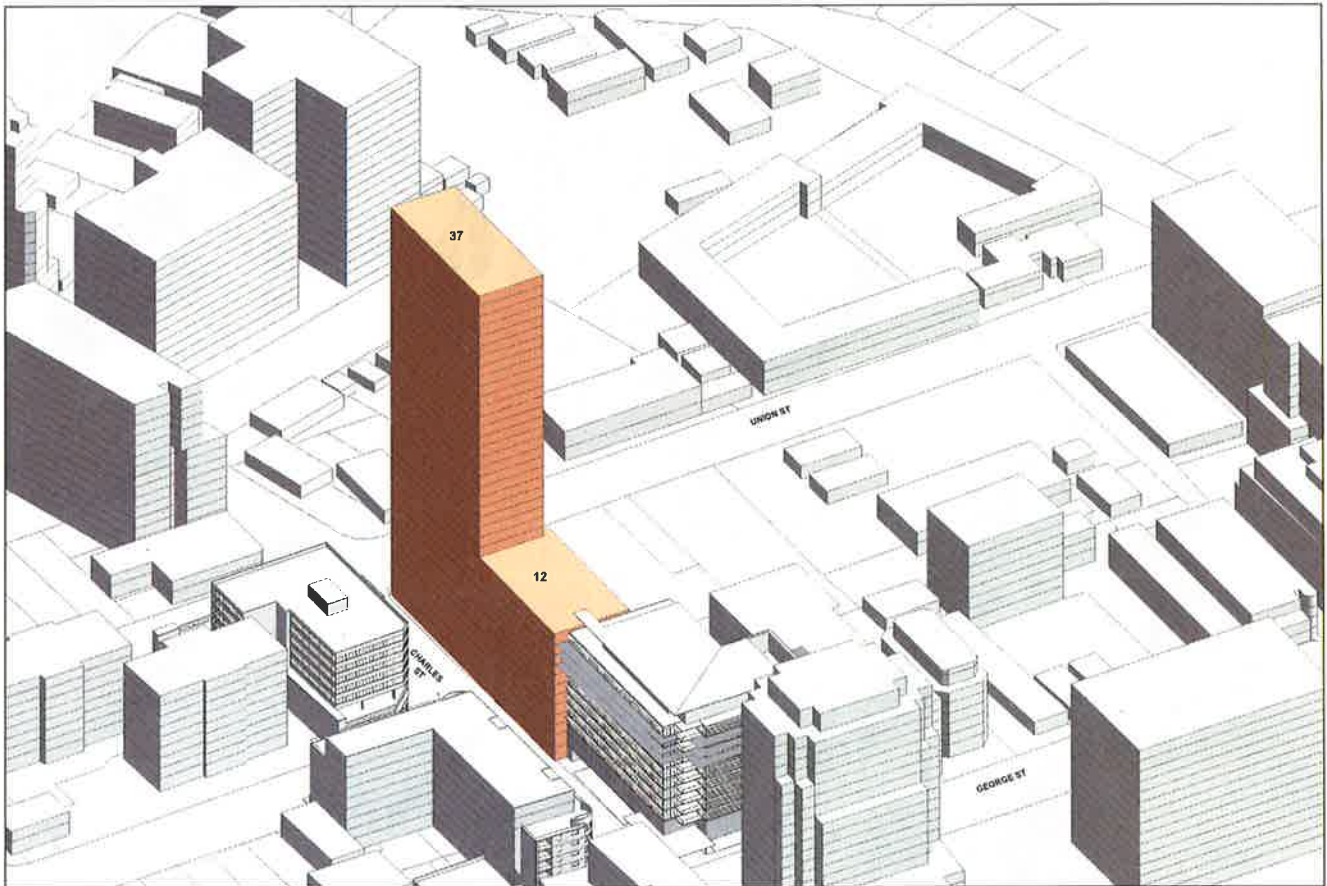
CONTROL SECTION - CHARLES STREET



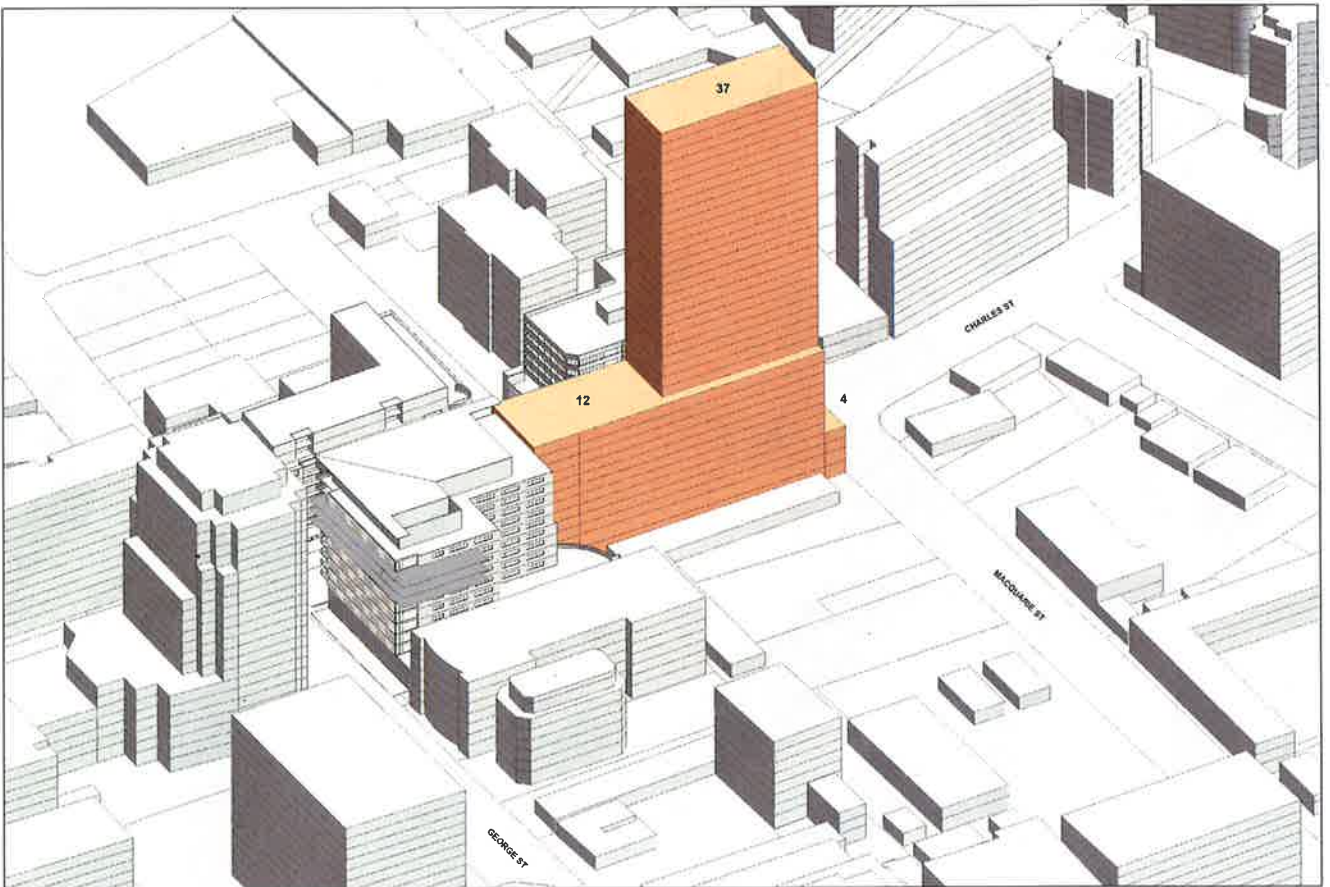
CONTROL SECTION - MACQUARIE STREET



7.2 AERIAL VIEWS



AERIAL VIEW LOOKING FROM NORTH EAST



AERIAL VIEW LOOKING FROM NORTH WEST



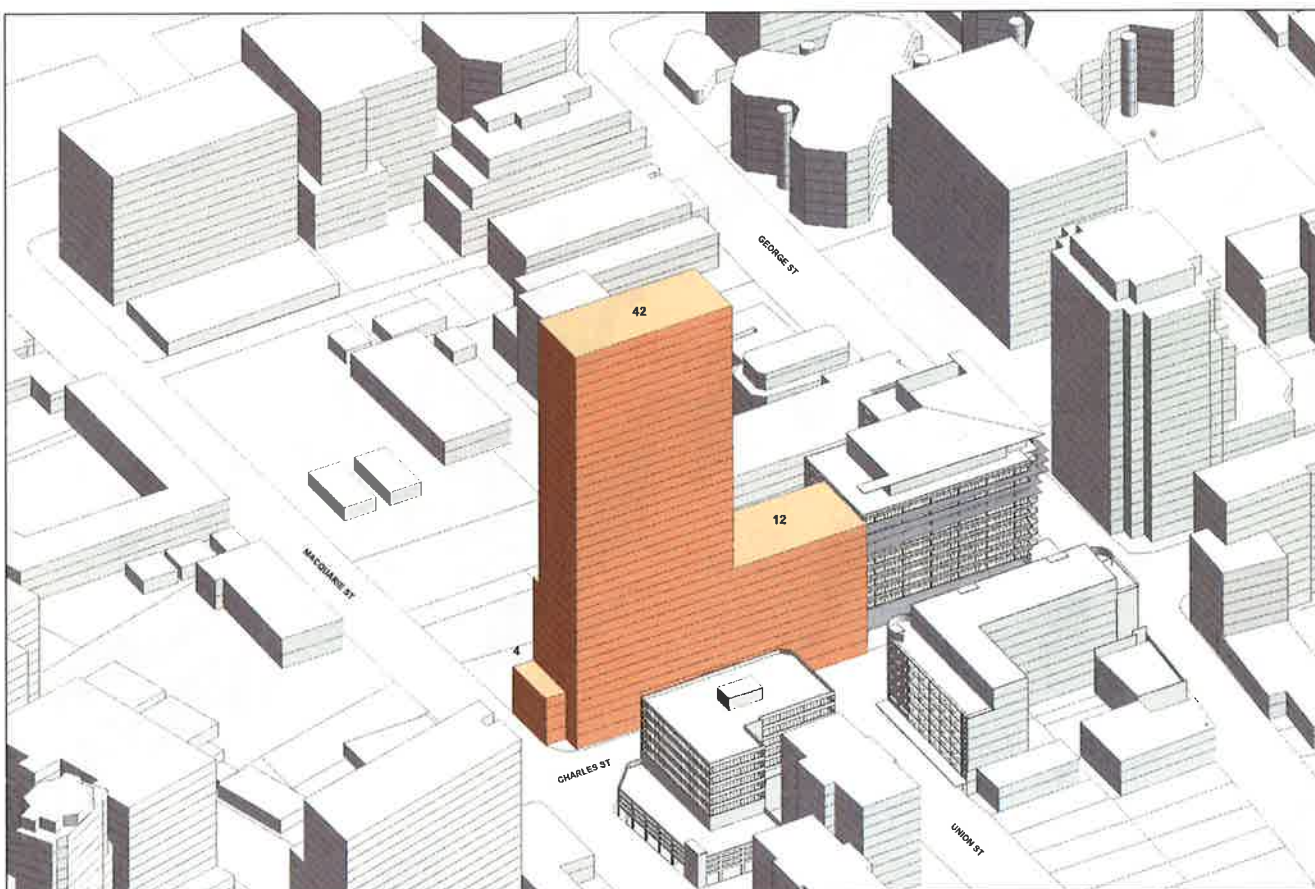
AERIAL VIEW LOOKING FROM SOUTH WEST

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5-7 CHARLES STREET + 116 MACQUARIE STREET, PARRAMATTA

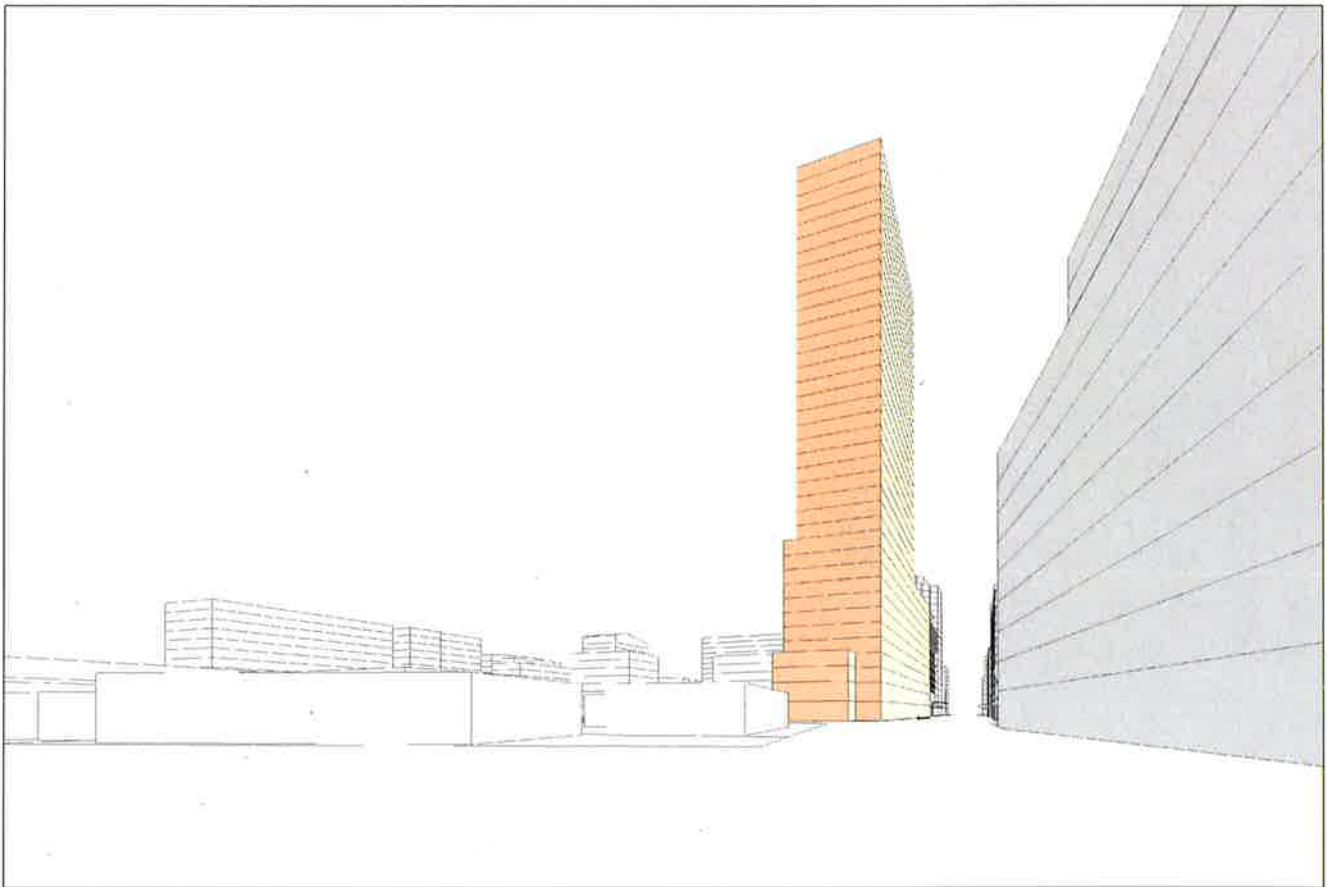
URBAN DESIGN REPORT

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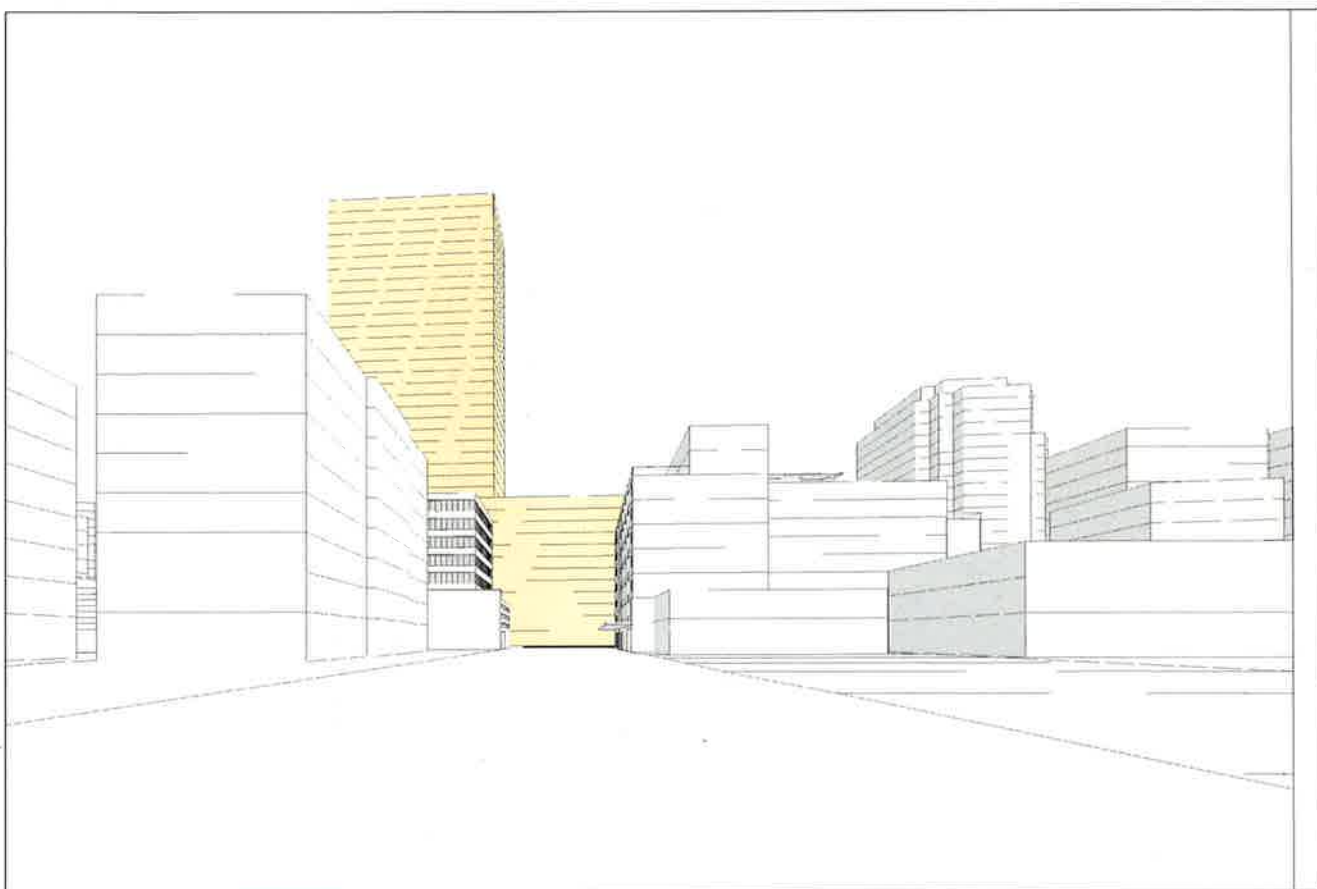


AERIAL VIEW LOOKING FROM SOUTH EAST

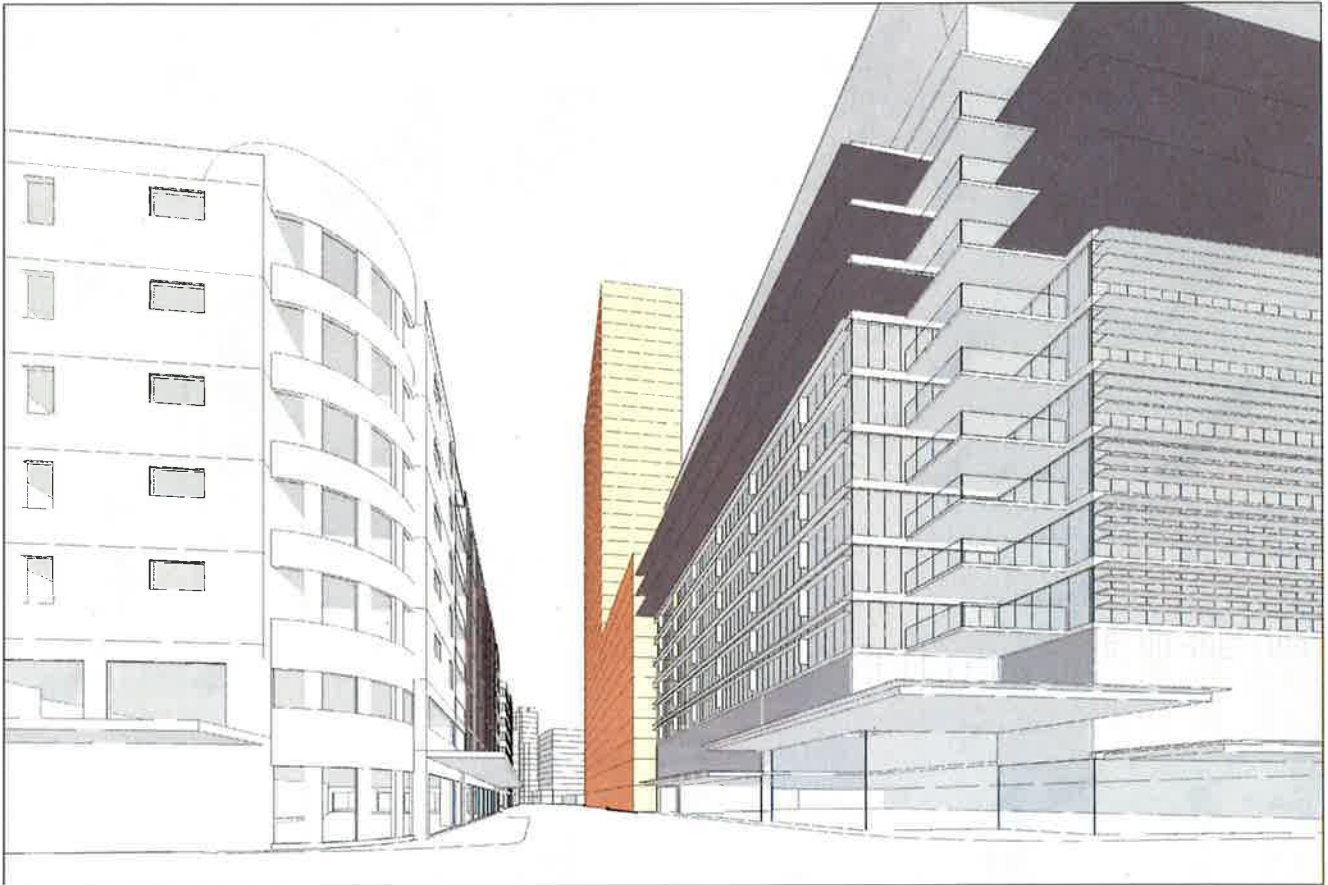
7.3 STREET LEVEL VIEWS



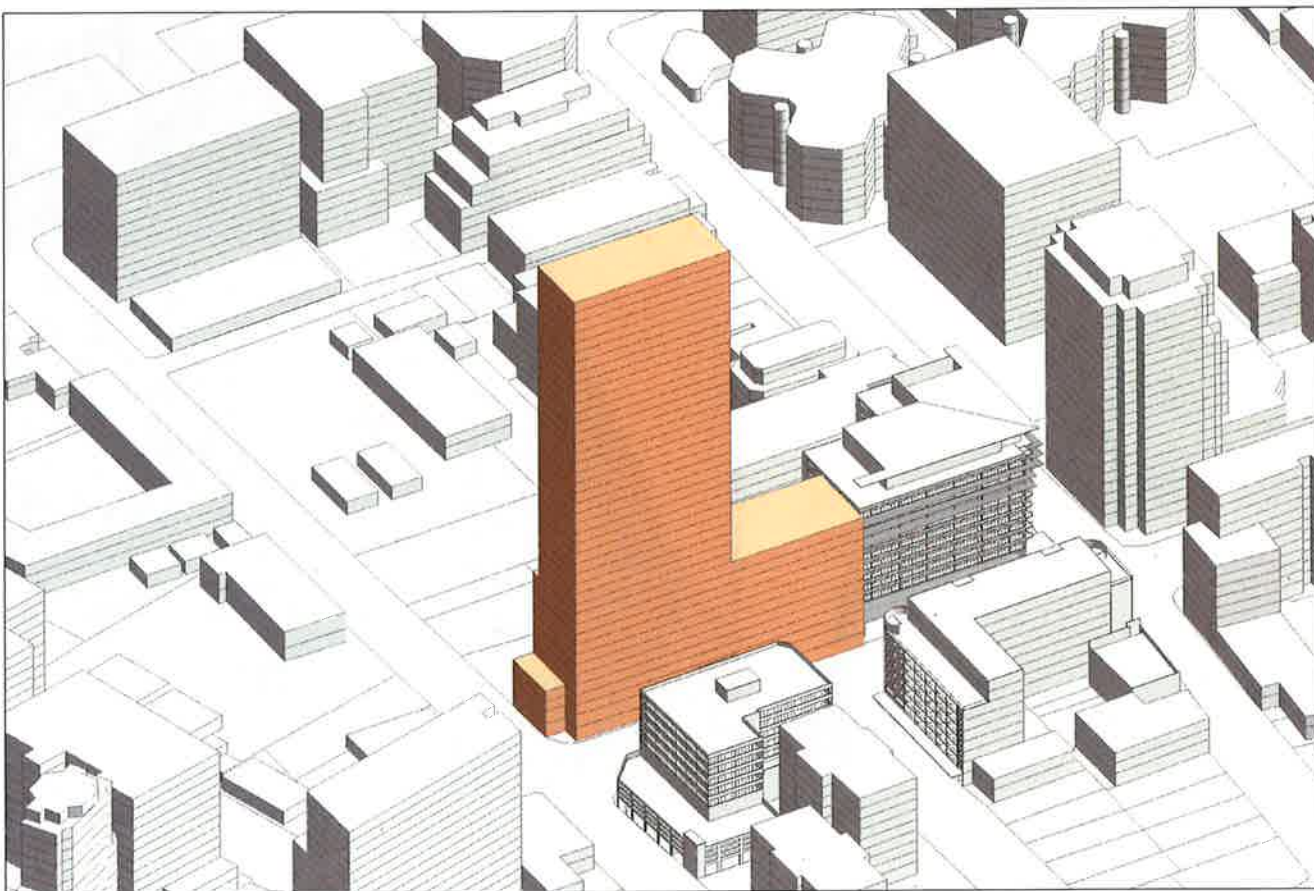
STREET VIEW LOOKING NORTH ALONG CHARLES STREET



STREET VIEW LOOKING WEST ALONG UNION STREET



STREET VIEW LOOKING SOUTH ALONG CHARLES STREET



STREET VIEW LOOKING EAST ALONG MACQUARIE STREET

Following the submission of this report to Council, Statewide have met with the Lord Mayor, Chief Executive Officer and group manager of planning at Paramatta City Council to discuss the design development process and planning proposal for this site. At this meeting, discussion was undertaken for the opportunity of including existing medical floor space, that is currently located on the land. Subsequent to this meeting, Statewide have modified the preferred form to include three (3) levels of commercial (medical) floor space and five (5) additional residential storeys on top of the tower as agreed with Council.

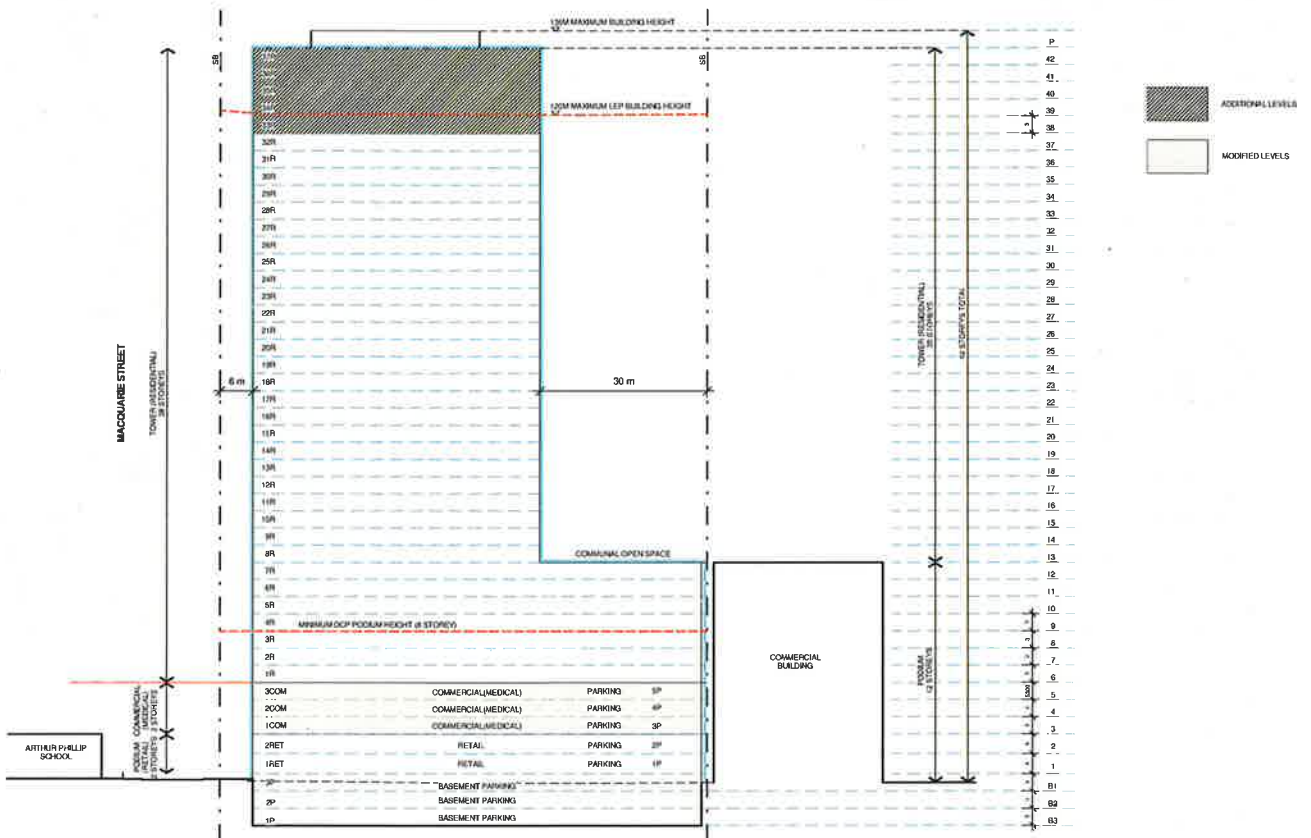
- 2,200sqm commercial (medical) floor space (approximately)
- 8,00sqm retail (approximately)
- 30,500sqm residential (approximately) with 280 - 310 dwellings
- 33,500sqm total floor space (approximately) with FSR 18.6:1

- The form consists of low and tall elements, podium and lower with the potential for distinctive and memorable architecture which responds to the local and **urban scales of the site.**
- The tower form will be an urban marker that strongly defines the corner of Charles and Macquarie Streets.
- The form to Macquarie Street will be setback 6m from Macquarie Street to increase the width of the loopback at the corner and strengthen the lower form to the street.
- Tower form aligns with the vista along Union Street
- Along Charles Street, the podium will extend the existing street wall and contain **active non-residential uses at lower levels.**
- The slender tower form is well suited to residential uses with the potential for 8 units per typical level.
- A consolidated core can be located to the north-west boundary to ensure that the units can maximise solar access, natural ventilation and activate streets.
- The form has been setback 3m from the north-western boundary to avoid blank walls and permit fenestrations in this facade.
- A communal garden can be located on top of the podium to take advantage of the northern aspect.
- The single tower form ensures that all units have a good outlook and does not need to anticipate what the future neighbouring forms will be or how they can be redeveloped.
- A single core also maximises structural and floorspace efficiencies.
- The tower street wall can be designed with a 'commercial' appearance to ensure that there is a consistent non-residential streetscape.
- The tower form is setback a minimum of 30m from the north-eastern boundary which will ensure that there is an appropriate separation between future non-residential forms.
- The tower form is oriented north/south to minimise shadowing to the south and maximise view sharing.

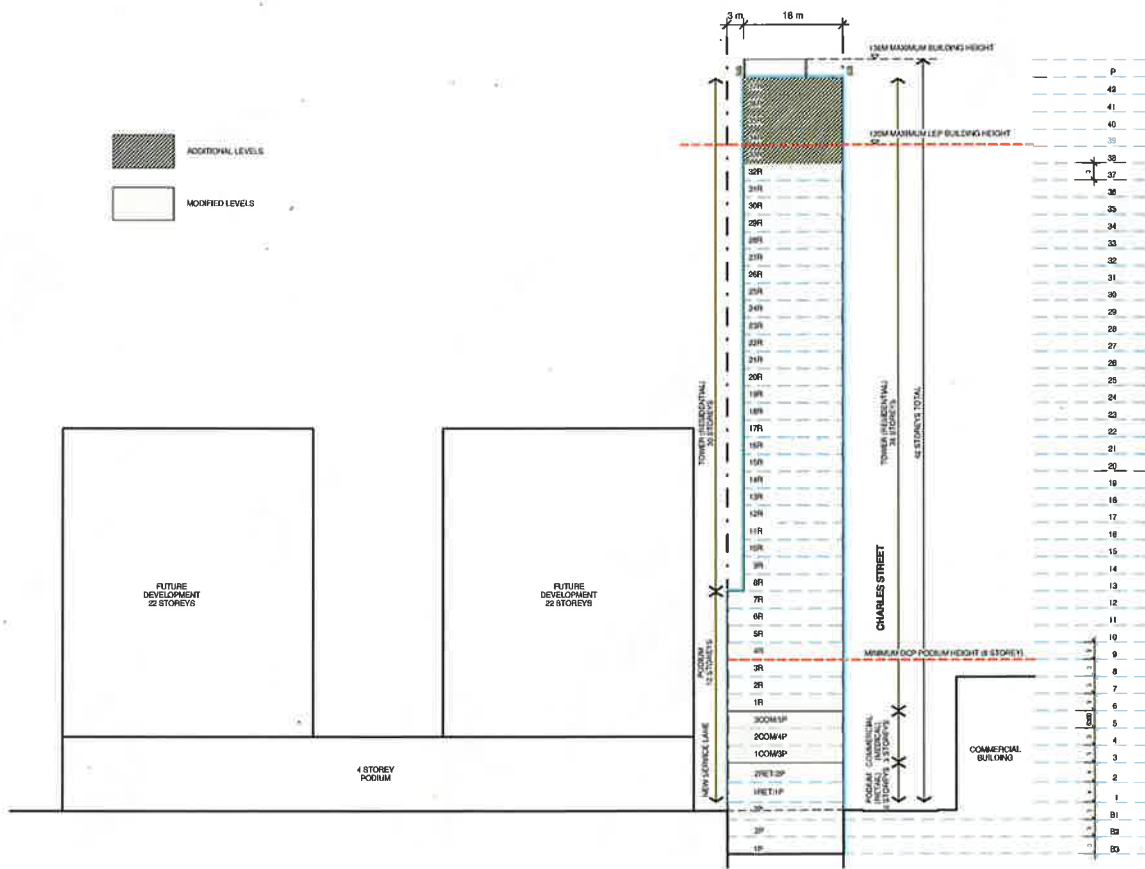


8 MODIFIED BUILT FORM 3D MODELLING

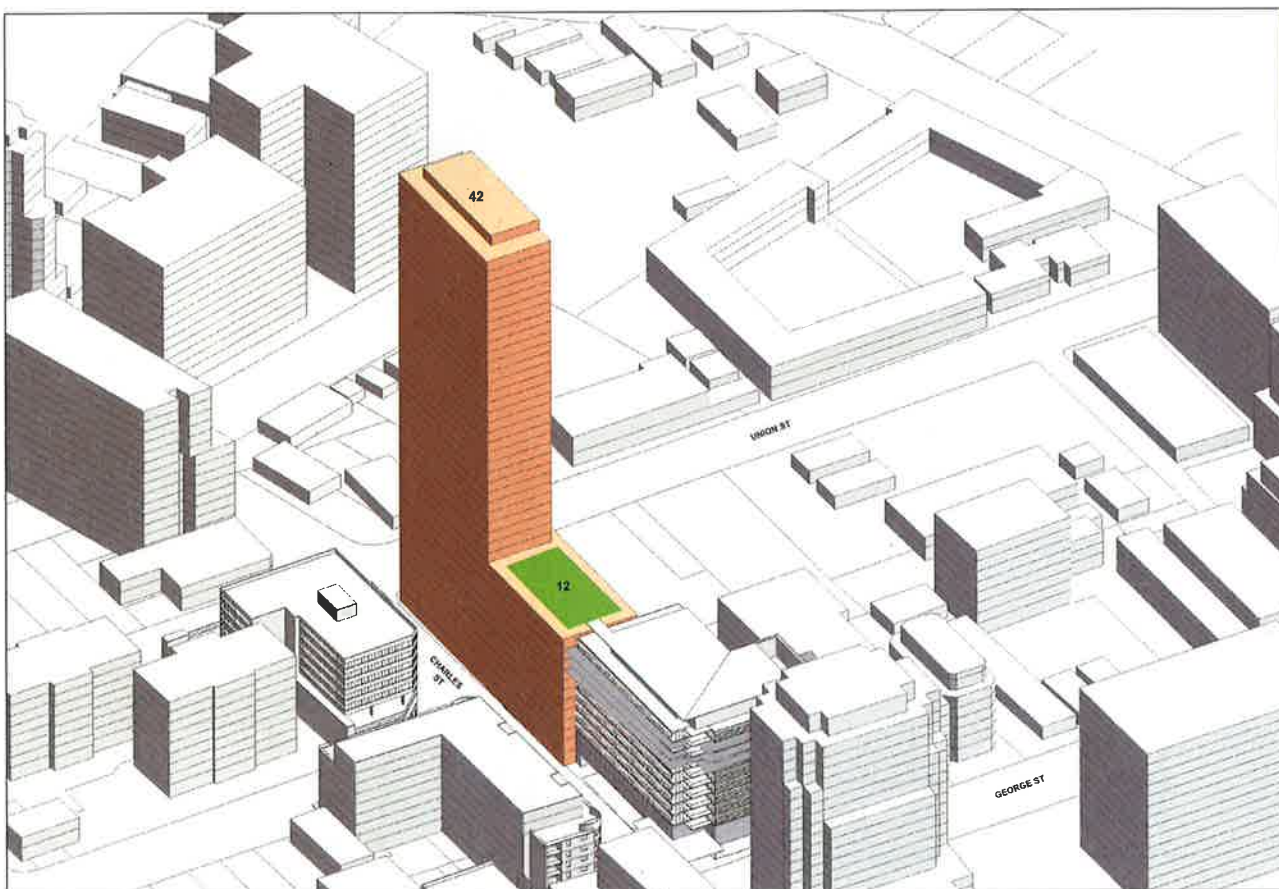
CONTROL SECTION - CHARLES STREET



CONTROL SECTION - MACQUARIE STREET



8.2 MODIFIED AERIAL VIEWS



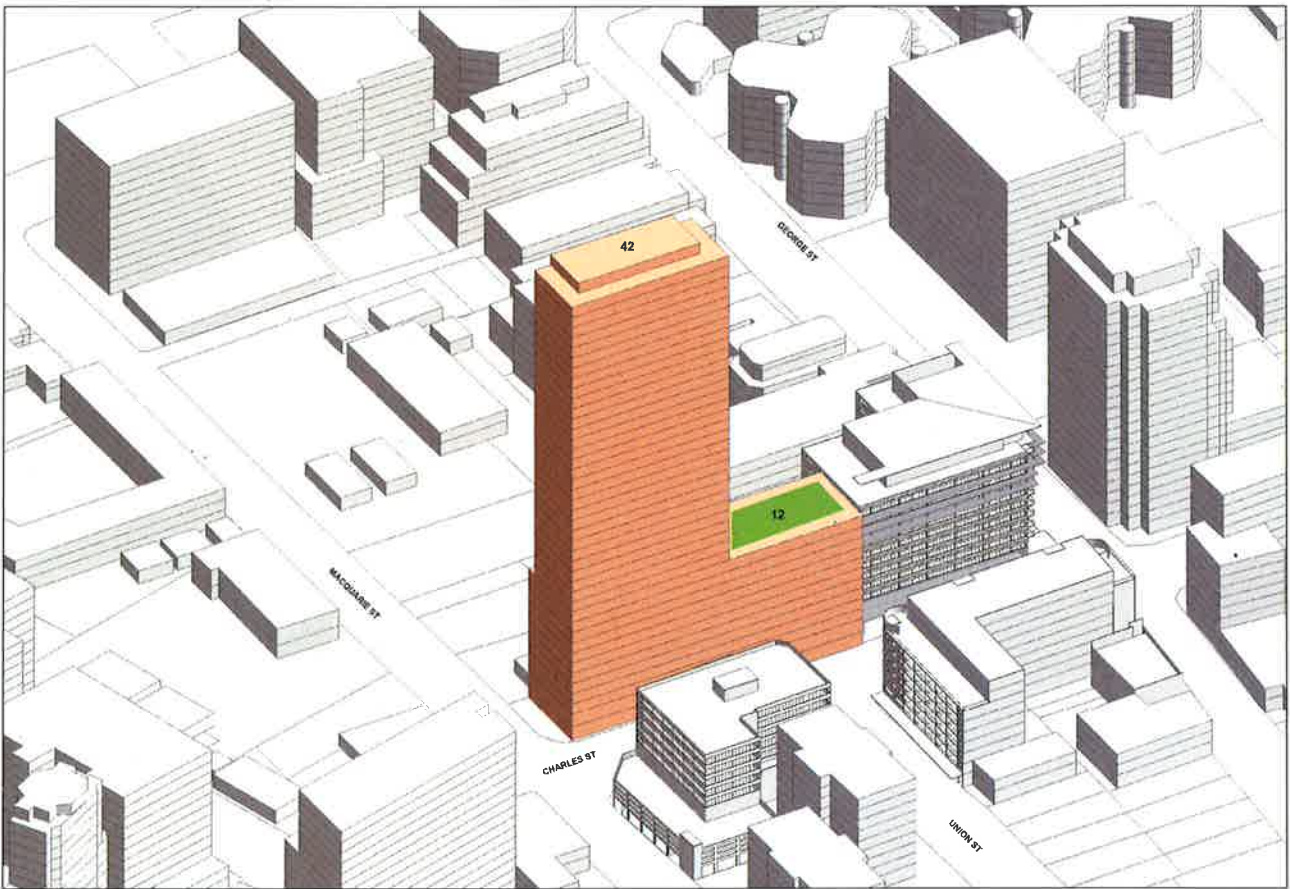
AERIAL VIEW LOOKING FROM NORTH EAST



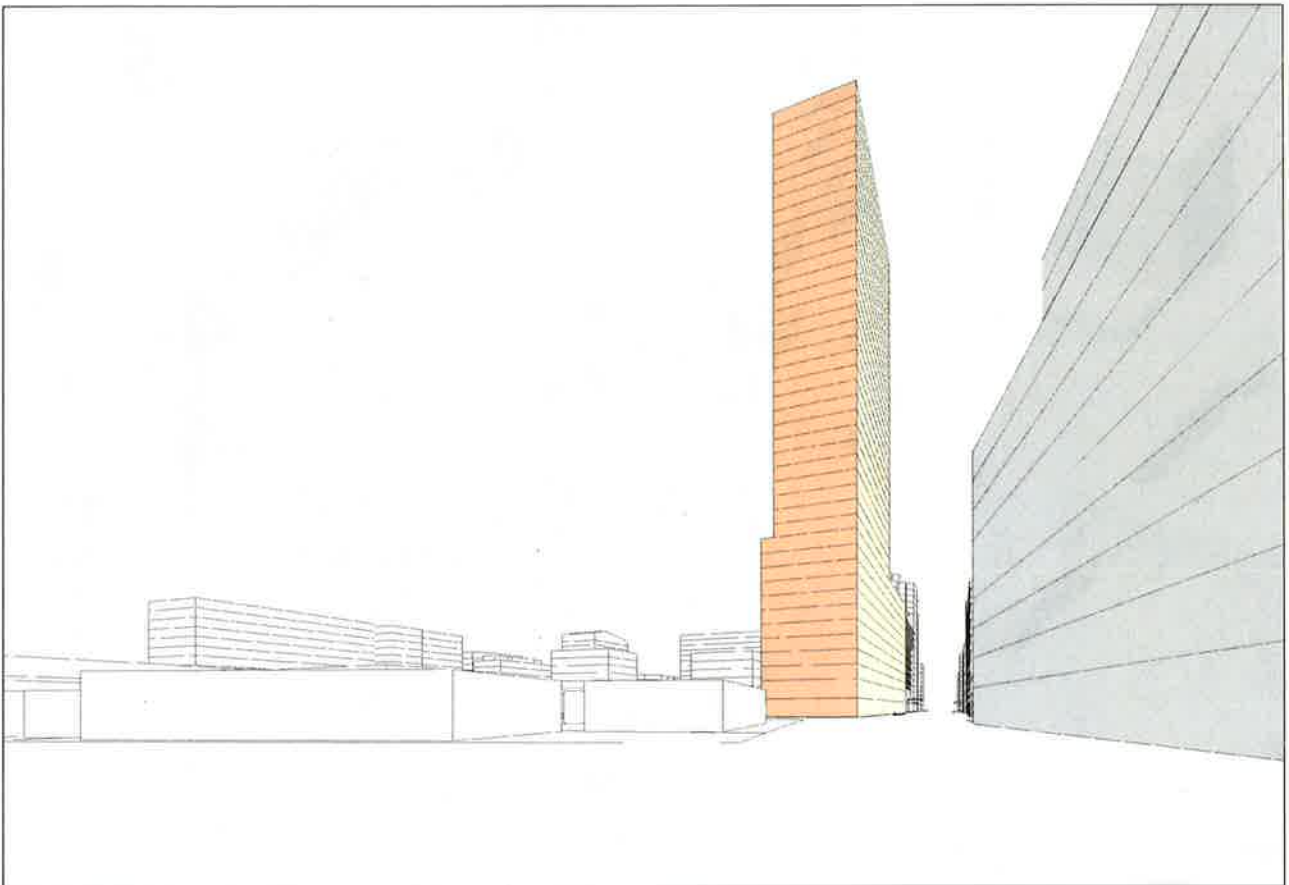
AERIAL VIEW LOOKING FROM NORTH WEST



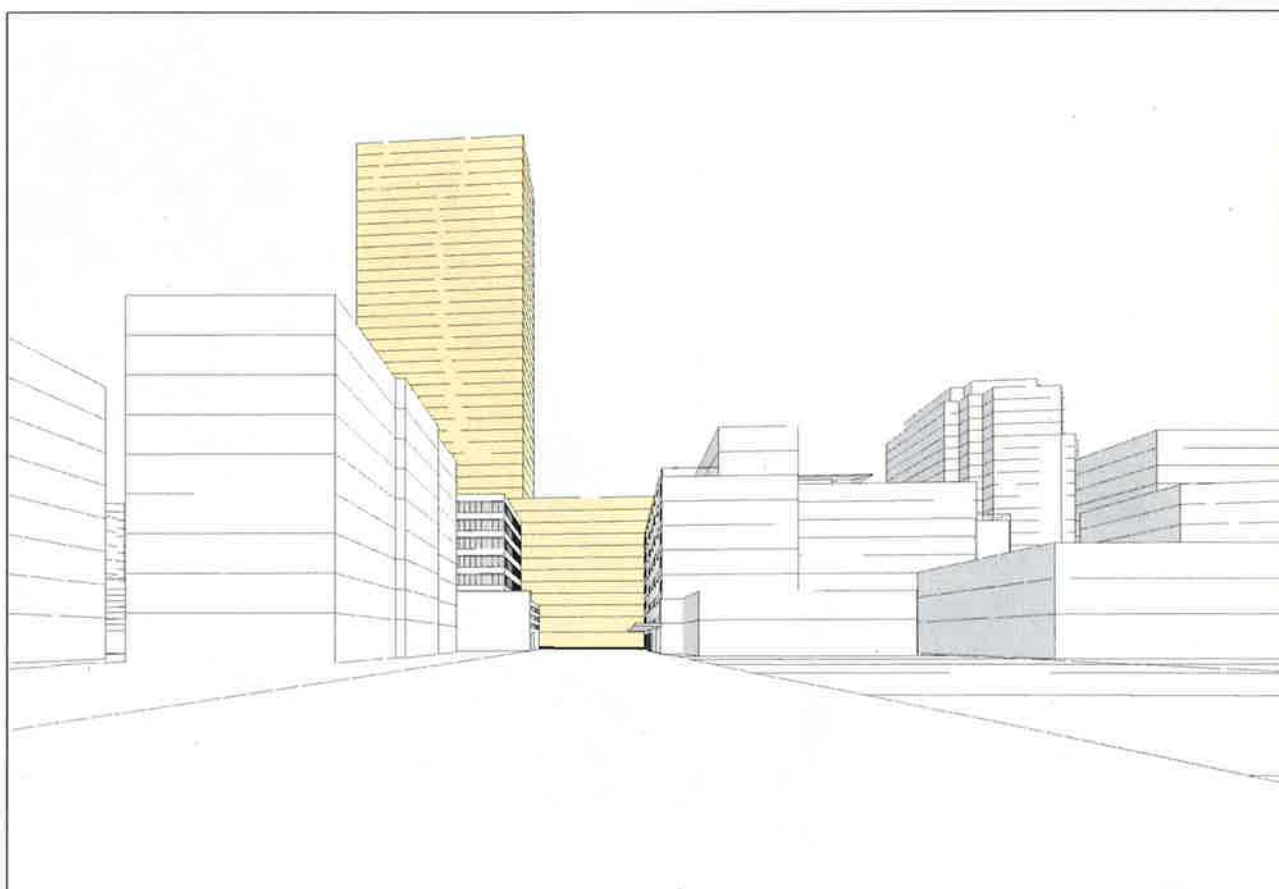
AERIAL VIEW LOOKING FROM SOUTH WEST



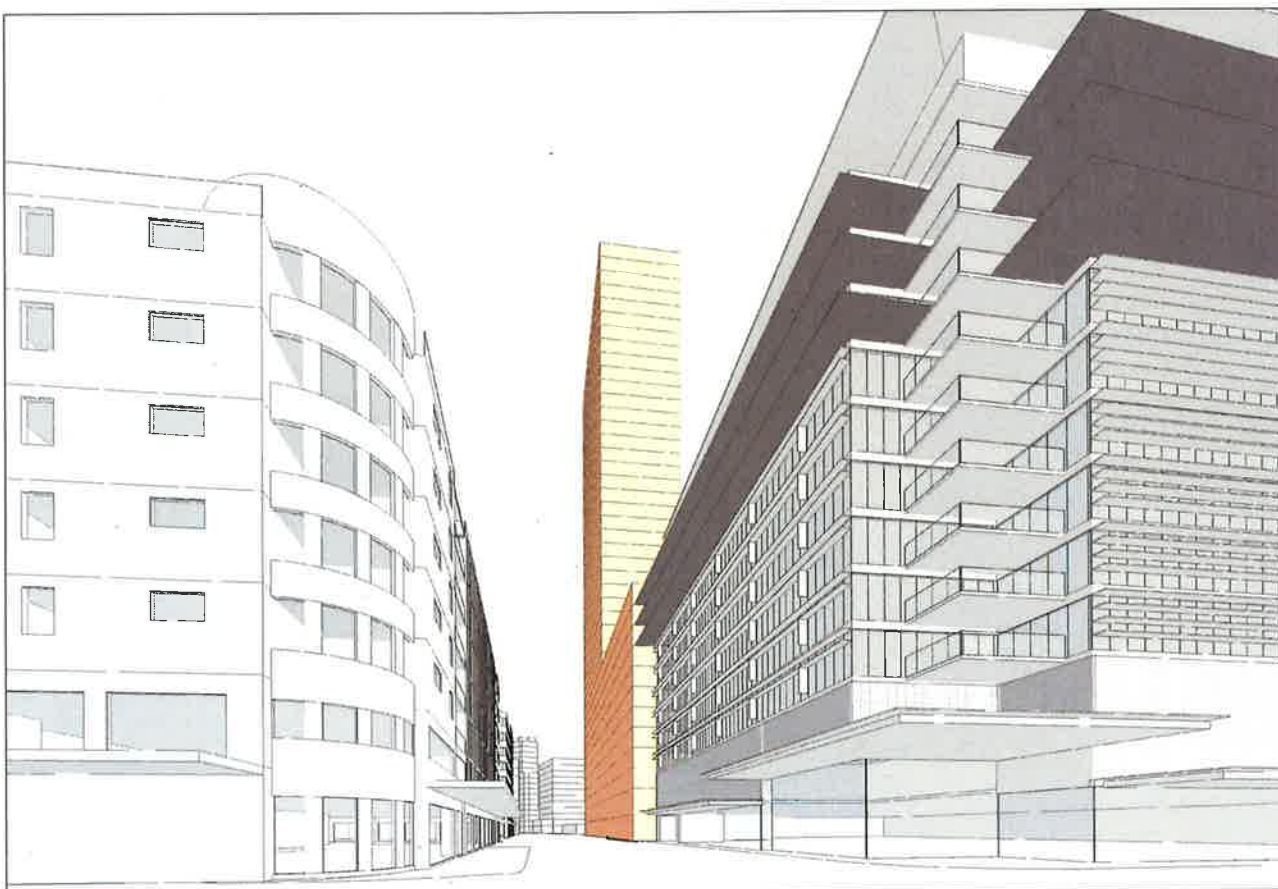
AERIAL VIEW LOOKING FROM SOUTH EAST



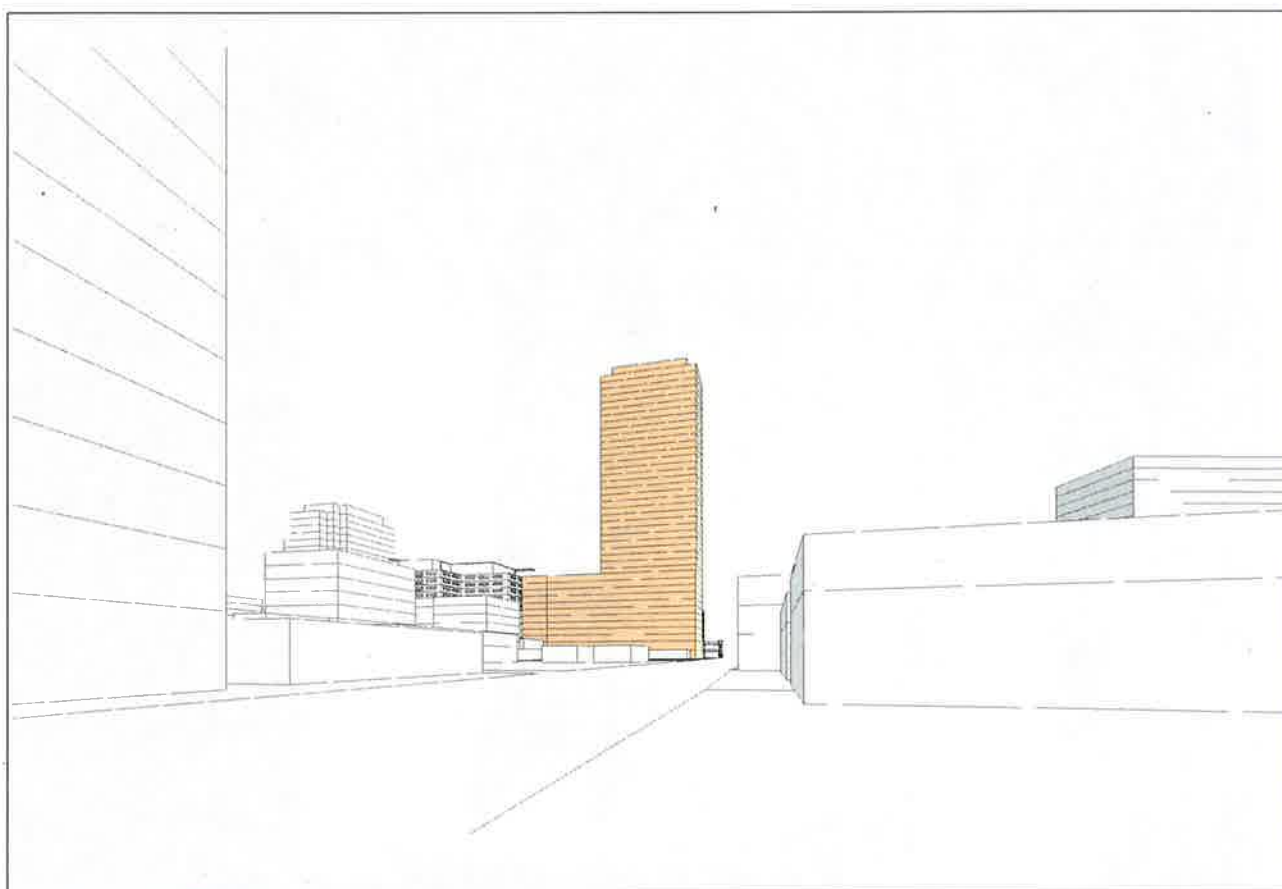
STREET VIEW LOOKING NORTH ALONG CHARLES STREET



STREET VIEW LOOKING WEST ALONG UNION STREET



STREET VIEW LOOKING SOUTH ALONG CHARLES STREET



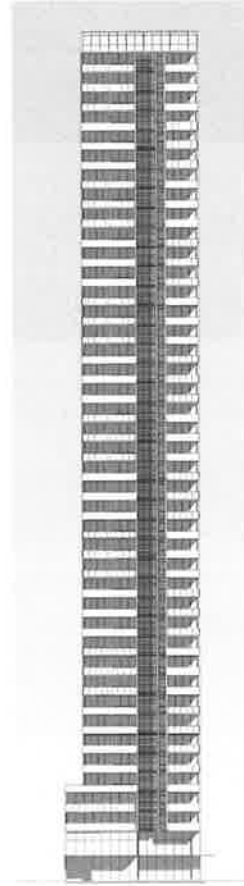
STREET VIEW LOOKING EAST ALONG MACQUARIE STREET



INDICATIVE VIEW LOOKING NORTH ALONG CHARLES STREET



INDICATIVE ELEVATION CHARLES STREET



INDICATIVE ELEVATION MACQUARIE STREET

APPENDIX A: SITE SURVEY

[illegible]

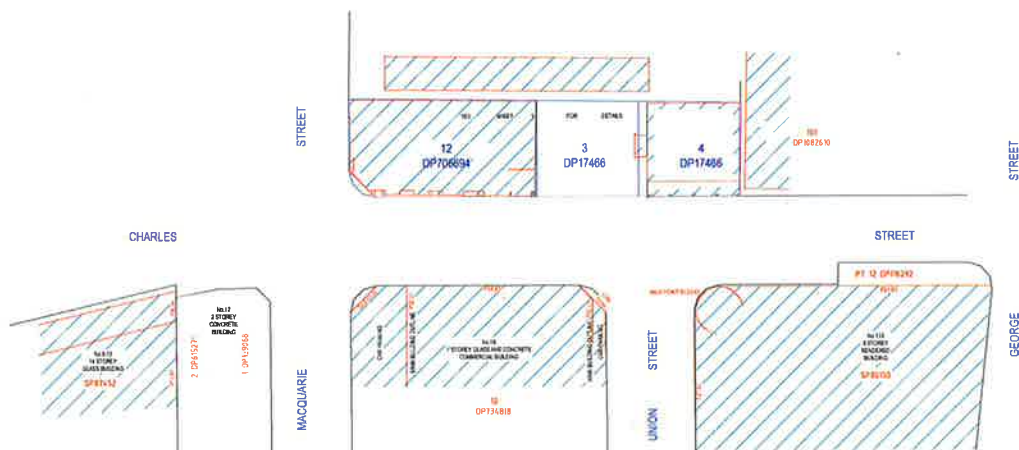
- CP COOR POINT
- EP ELECTRICAL PULL
- FL FLOOR LEVEL
- GR1 GRADED INT
- INT INTERNAL LEVEL
- LAB1 CONCRETE ACERB 01 HEN
- LAB2 CONCRETE KERB & GUTTER DEPTH
- INT1 INTAL INT
- P PARAPET
- PC BRAN CRSSING
- SA SURFACE LEVEL
- TG1 TOP OF CURB
- TELECOMMUNICATION INT
- VE VEHICLE CRSSING
- WPC WATER
- SPREADSHEET/FORMS/QUANT/PLAN
- HYDRAULIC
- STOP VALVE
- SEA POLE
- INTERNAL LIGHT
- SEA POLE
- STANDARD WATER MOUNTING

[illegible]

— 8 0214405 27584 de la se calendară, care trebuie să fie cuprinsă

- THE BOUNDARY HAS BEEN SURVEYED BY PATRICK ALL BOUNDARY EDITIONS AND LARSEN HAVE BEEN CORRECTED FROM THE DISTORTED IN AN ONLY
- RELATIONSHIP OF IMPROVEMENTS AND TOWNS TO "INDICATORS IN DIAGRAMS AND IF
CENTRAL SOURCE CONSIDERED AT A POINT FOR SURVEY
- NO SEVERAL LARSEN HAVE BEEN CORRECTED FROM THE DISTORTED WITH THE PROPERTY
VOLUME AT THE TIME OF SURVEY HAVE BEEN INDICATED
- THE DRAWING REMAINS THE PROPERTY IS STATUTORY PLAN AND CANNOT BE
REPRODUCED AS DRAWING WITHOUT PRIOR WRITTEN CONSENT
- CONSIDERATION OF THE LARSEN HAVE BEEN CORRECTED FROM THE DISTORTED
- ALL IMPROVEMENTS IN PLOT LARSEN DISTORTED SOURCE
- NO OTHER LARSEN HAVE BEEN CORRECTED WITHOUT WRITTEN CONSENT
- BEYOND DISTANCE TOWNS CONSIDER THE ACCURACY OF THE
DATA PROVIDED BY STATE SURVEY RECORDS AND PERMITS
MAKING AT THE LARSEN HAVE BEEN CORRECTED FROM THE DISTORTED
NEARLY AS THE PRESENT WITH THE TOWNS
- RECORDS DEVELOPMENT AND RECORDS HAVE BEEN CORRECTED
- RECORDS HAVE BEEN CORRECTED FROM THE DISTORTED

WARNING: A DETAILED STUDY OF THE LOCATION OF UNDERGROUND SERVICES WILL NEED TO BE UNDERTAKEN PRIOR TO COMMENCEMENT OF DESIGN WORK OR



CLIENT DETAILS		DATE OF SURVEY 29 APR 2006		PROJECT		 REGISTERED SURVEYORS DEVELOPMENT CONSTRUCTION STRATA Sydney Melbourne Brisbane Dural Tweed Coast Tel: 01217111 FAX: 012172353 EMAIL: surveys@stratasurf.com.au		PROJECT TITLE	
STRATASURF PLANNING PTY LTD		DRAWING NO. SSP 6.1024-AL 5.85		No 5-7 CHARLES STREET & No 116		PLAN SHOWING DETAIL & LEVELS OVER LOTS 3 & 4 DP17466 & LOT 12 IN DP706694			
		COUNTRY AND		MACQUARIE STREET, CAMMARTHA					
		CONTOUR INTERVAL: 0.5m							
A. 1/2000		PLAN SHEET		RE. 12		OF 02		SCALE	
1:1000				RE. 12		OF 02		1:1000(A1)	
				CADD FILE				REVISION	

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