

# 18 Parkes Street, Urban Design Study

## Urban Design Study

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c/o Level 1, Suite F, 110 George Street  
Parramatta NSW 2150

Date: 2/07/2015



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# Overview

## Scope

This report addresses the development potential for 18 Parkes Street, Parramatta.

## Key Issues

- Site is flood prone so above ground parking needs to be considered.
- Opportunity to maximise views to River and Parklands.

## The Proposal

The proposal outlined in this report is for a 4-storey podium with the following options:

- FSR 4.0:1, 54m height and 17-storey tower (complying with existing controls).
- FSR 6.0:1, 79m height and 25-storey tower.
- FSR 8.0:1, 100m height and 32-storey tower.
- FSR 10.0:1, 122.5m height and 39-storey tower.
- FSR 11.5:1, 141m height and 45-storey tower.

# Introduction



# Draft Metropolitan Strategy

The Parramatta City Centre is planned as the second largest centre in Sydney after 'Global Sydney' (i.e. Central Sydney and North Sydney) in the Draft Metropolitan Strategy. It is the alternative CBD for Sydney.

Planned growth for metropolitan Sydney comprises:

– 545,000 new houses across Sydney by 2031

– 625,000 new jobs across Sydney by 2031

of which for the West Central and North West sub region targets are:

– 148,000 new houses; and

– 142,000 new jobs

The Parramatta City Centre is the main centre for this growth.

## Parramatta as described within the Draft Metropolitan Strategy

*Parramatta is Sydney's Premier Regional City and single biggest concentration of employment outside Global Sydney.*

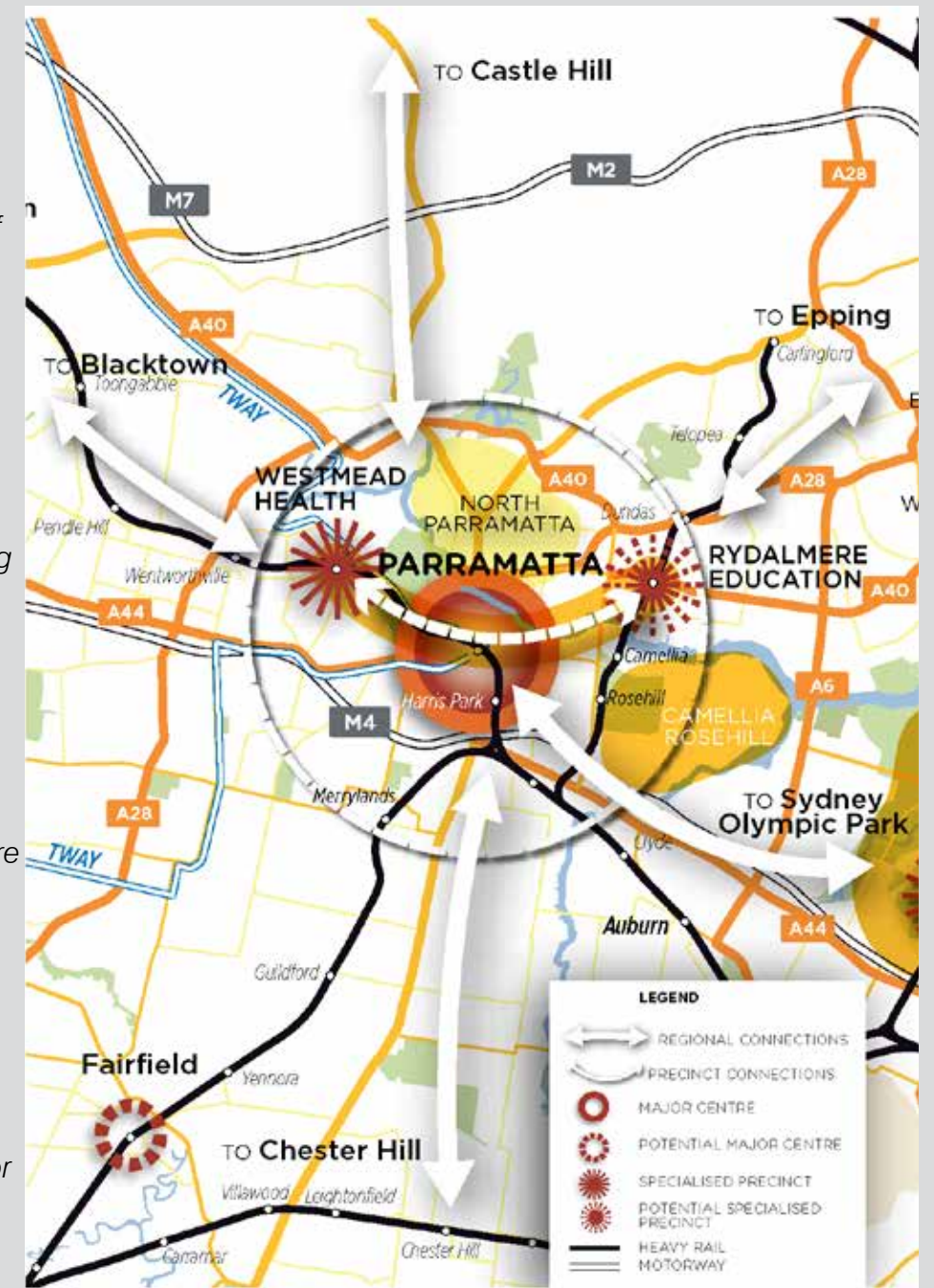
*Parramatta is anticipated to be the fastest growing centre outside Global Sydney over the next 20 years.*

*As Sydney's population grows and changes over the life of this Strategy, more than 50 per cent of Sydneysiders will be residents of Western Sydney and will be serviced by Parramatta.*

*Parramatta is expected to grow beyond its own City Centre boundaries into the surrounding precincts of Westmead, North Parramatta, Harris Park, Rydalmere (including the University of Western Sydney campus) and Rosehill/Camellia.*

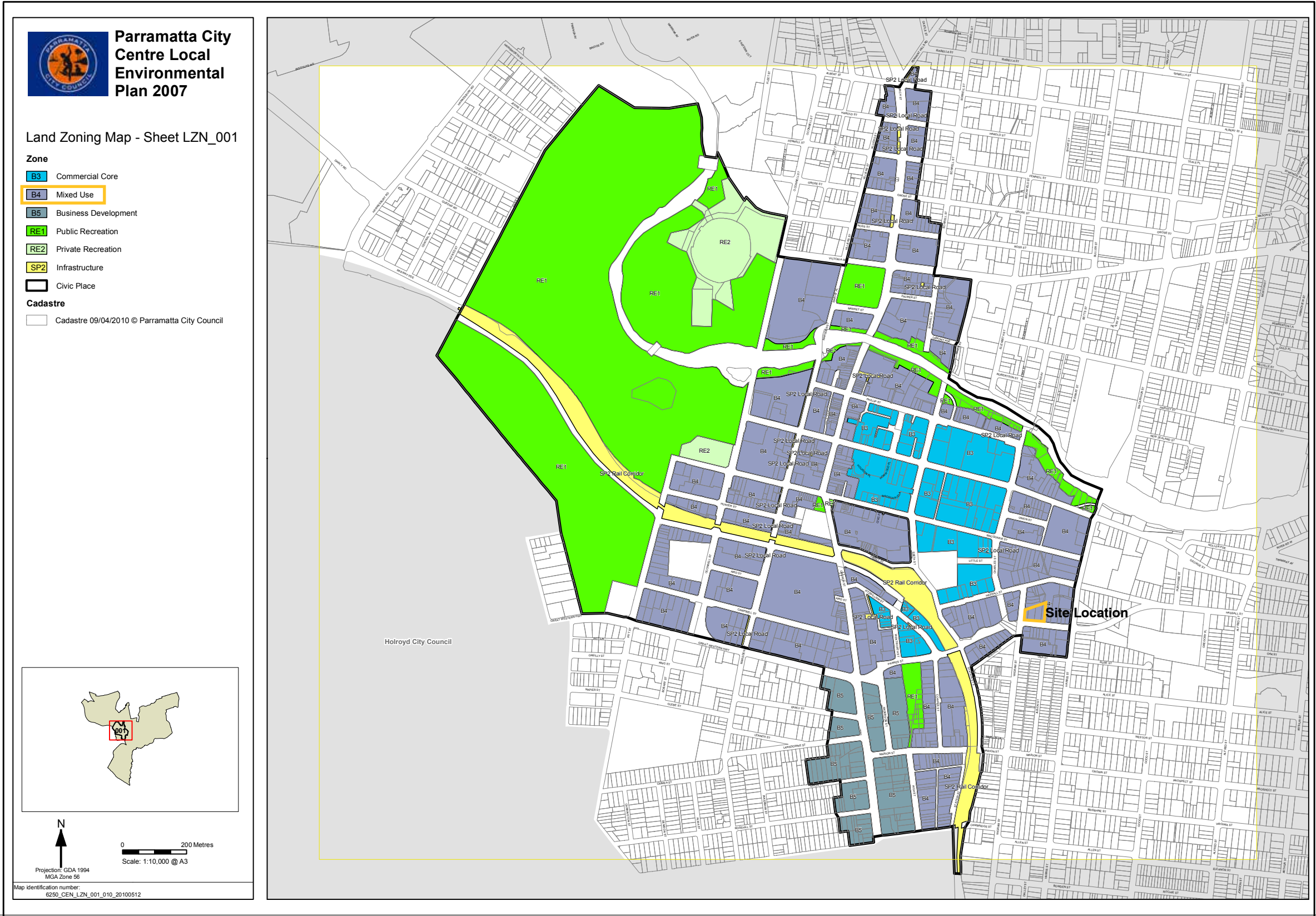
### Priorities for Parramatta

- create an additional 21,000 new jobs in Parramatta City Centre and support opportunities for economic clustering by extending the commercial core
- provide a further 7,000 new jobs at Westmead and capitalise on the employment and research benefits as Sydney's largest health precinct
- develop Rydalmere as Western Sydney's premier university precinct
- facilitate efficient movement between Westmead and Rydalmere through the Parramatta City Centre
- improve transport connections between Parramatta and other Western Sydney centres and employment precincts and investigate long-term opportunities for light rail that would connect to Castle Hill, Chester Hill, Bankstown, Blacktown and Carlingford
- plan for efficient connections to and from Parramatta through bus priority systems, an upgraded interchange and planning for rapid transit to Macquarie Park or Epping in line with the Long Term Transport Master Plan
- identify, promote and connect the separate precincts that comprise Parramatta City including North Parramatta and Rydalmere, while recognising important local heritage.



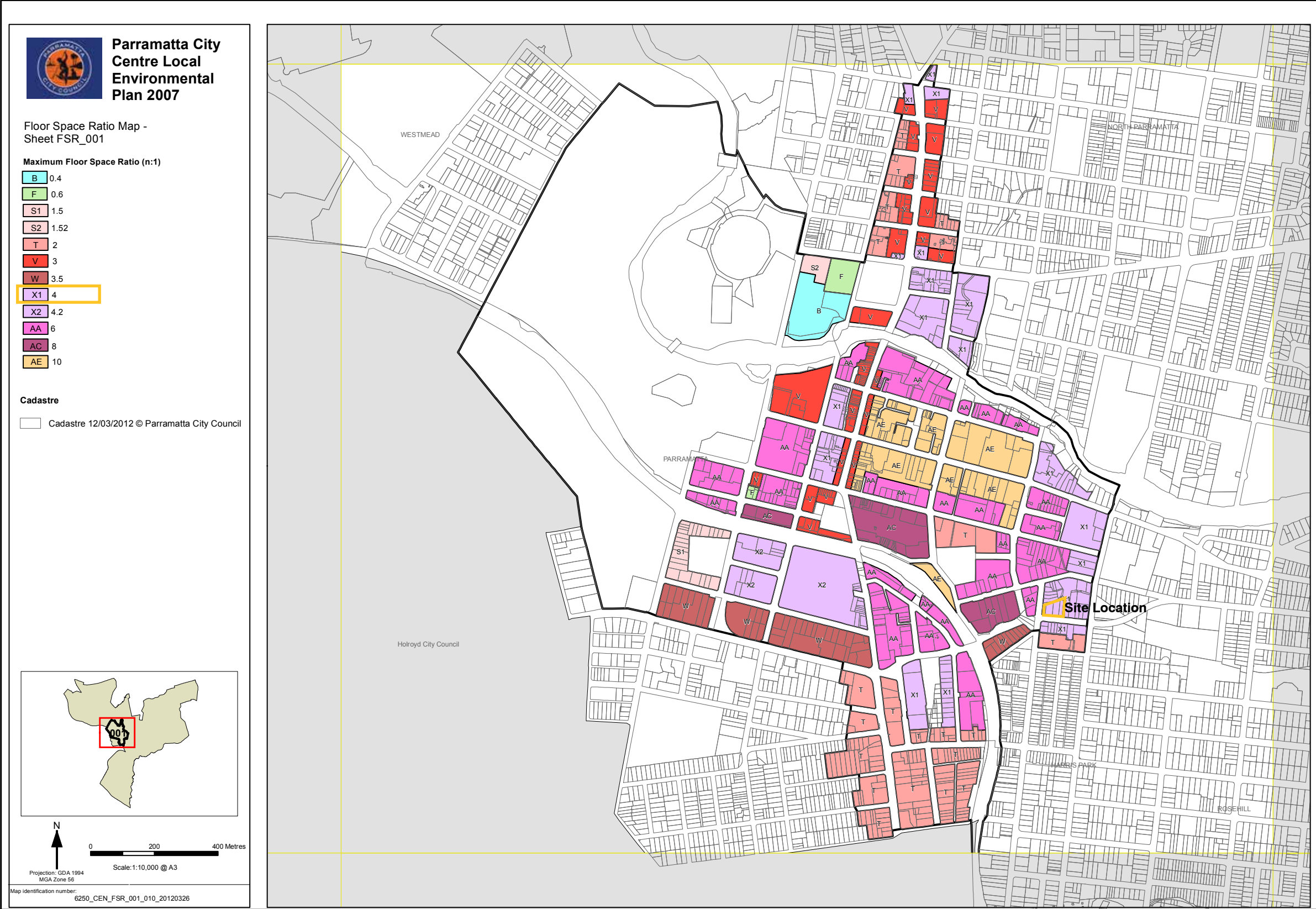
# Existing Planning Controls

## LEP Land Use Zoning



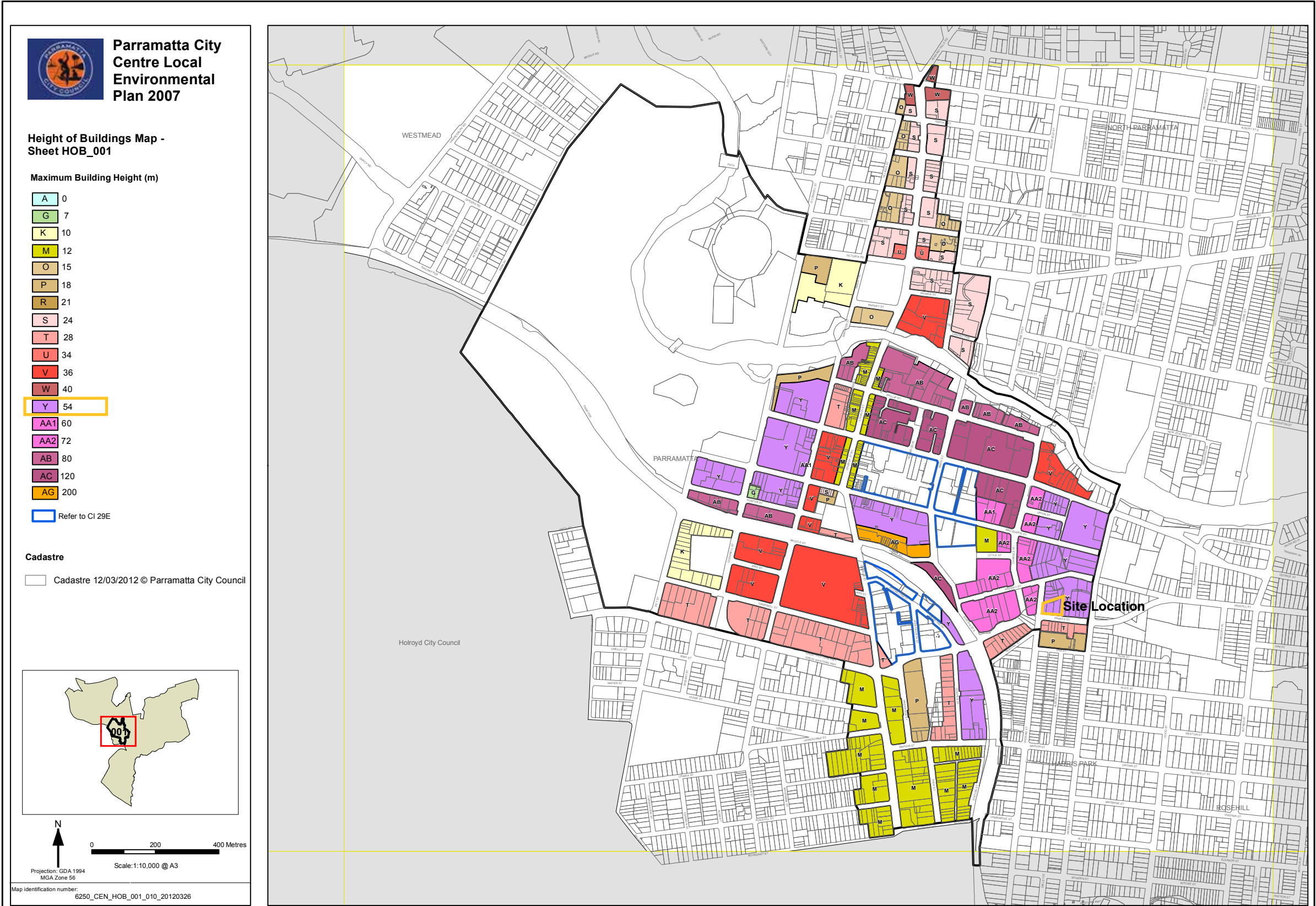
# Existing Planning Controls

## LEP Floor Space Ratio (FSR)



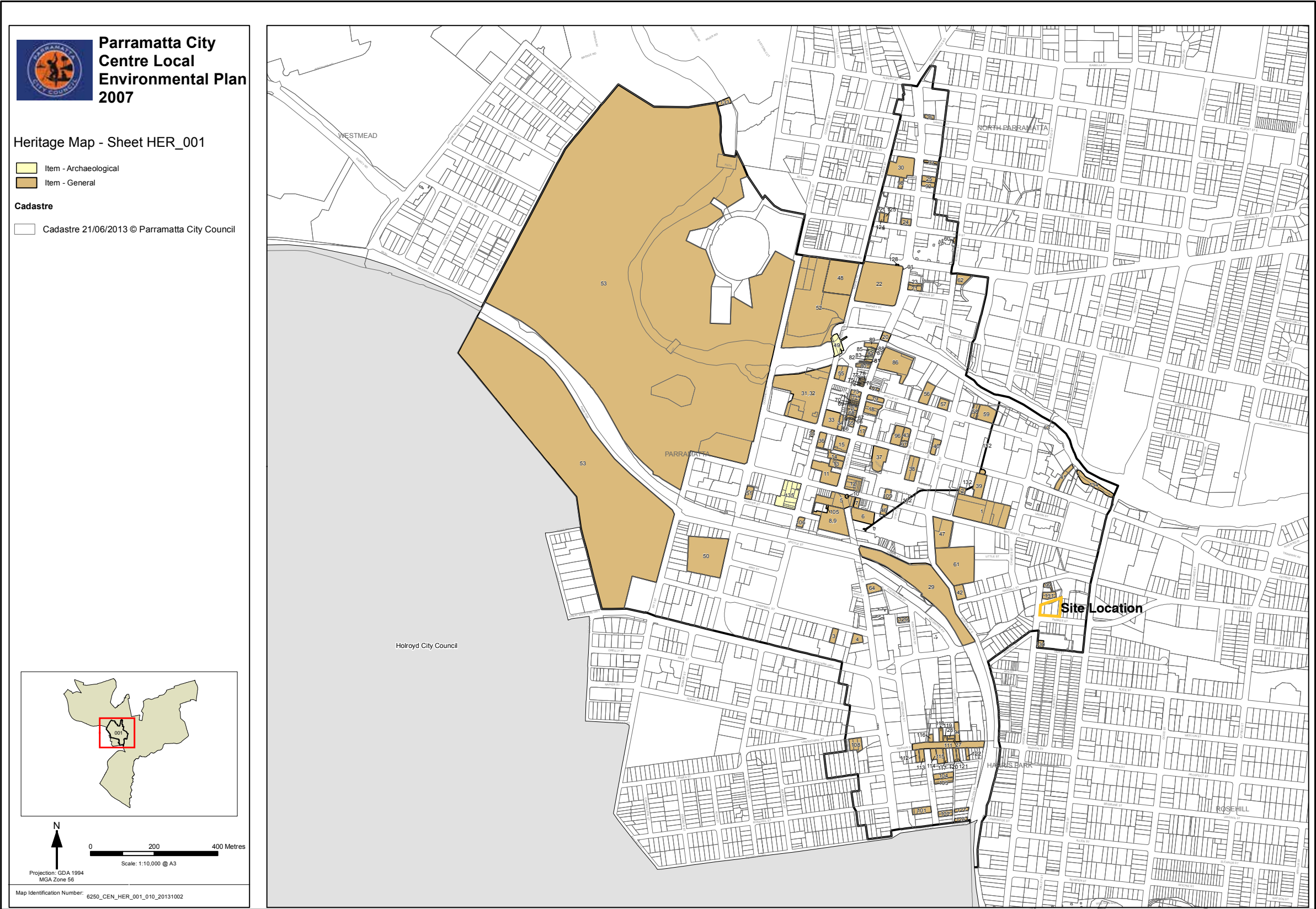
# Existing Planning Controls

## LEP Height of Building



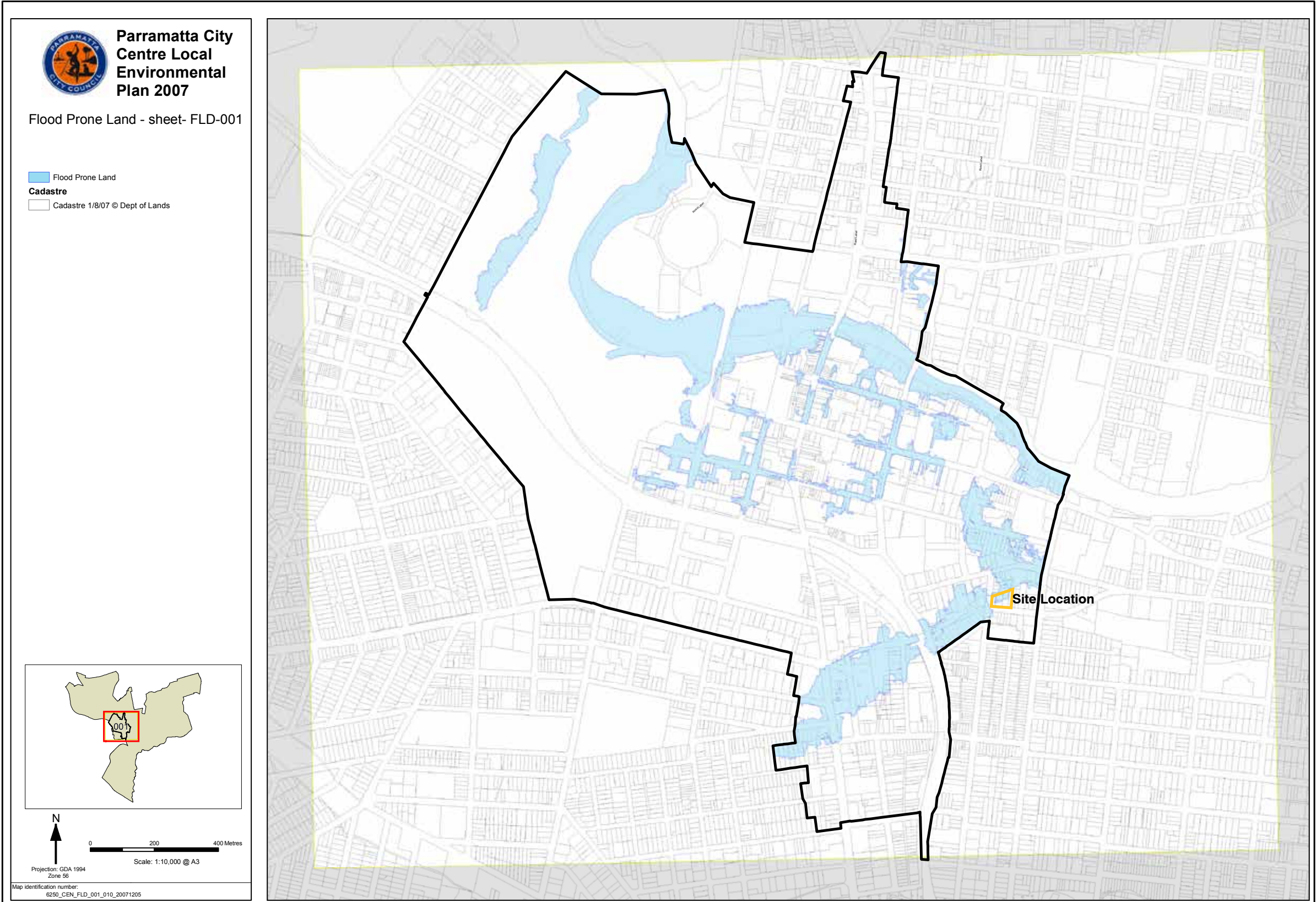
# Existing Planning Controls

## LEP Heritage



# Existing Planning Controls

## LEP Flood Prone Land

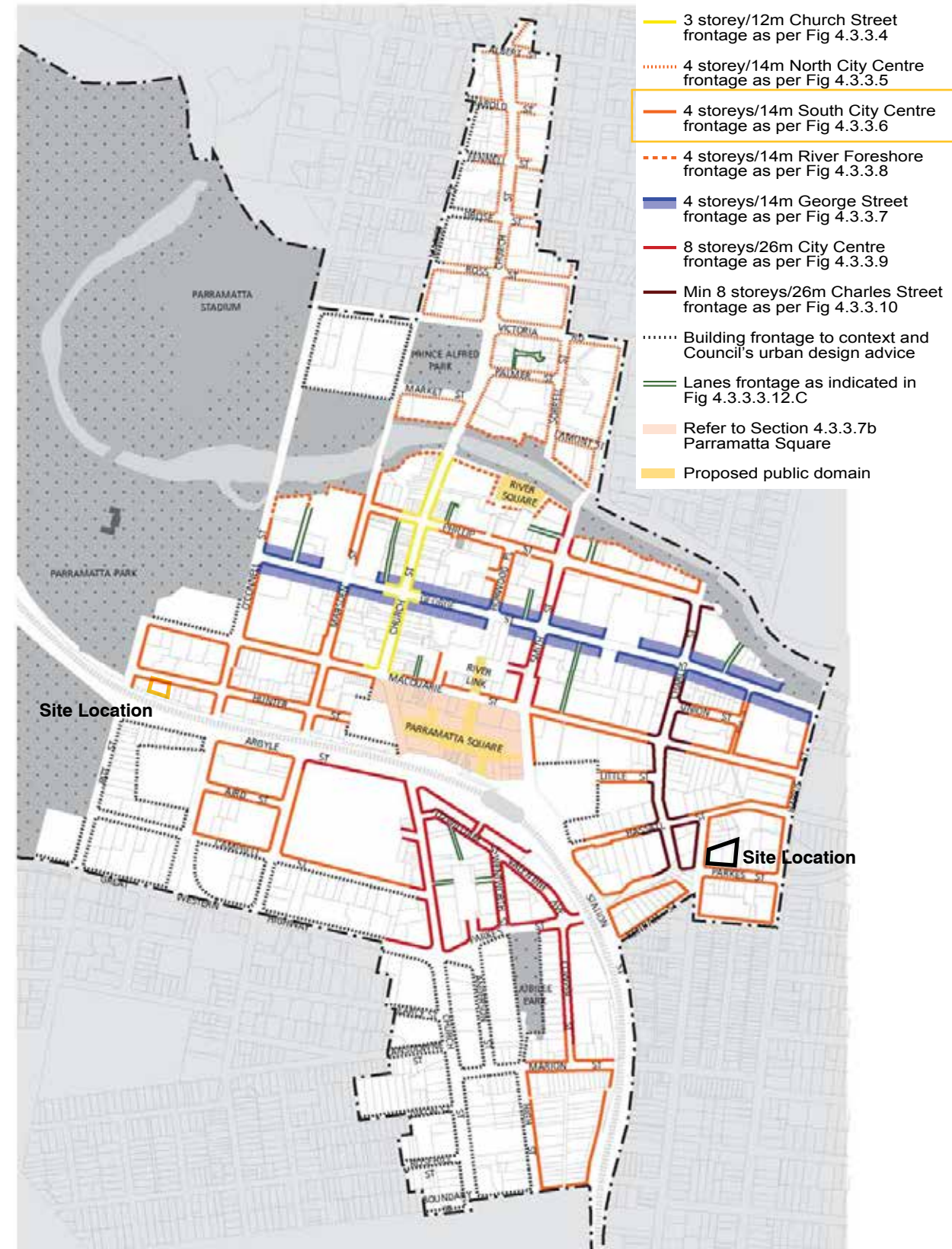


# Existing Planning Controls DCP - Street frontage height

## Podium level setbacks

Parramatta DCP requires the following setbacks:

- zero setback for street frontage to 4 storeys / 14m
- zero setback for side and rear boundaries up to the street frontage height



# Existing Planning Controls

## DCP - tower setbacks and podium car park sleeving

### Setbacks

For built form above the 4 storey / 14m street frontage height:

- 6m front setback for buildings above the street frontage height
- 6m side setback for non-residential uses
- 12m side setback for residential uses

### Podium car park sleeving

- The Parramatta City Centre DCP requires above ground car parking to the sleeved with retail, commercial or residential development

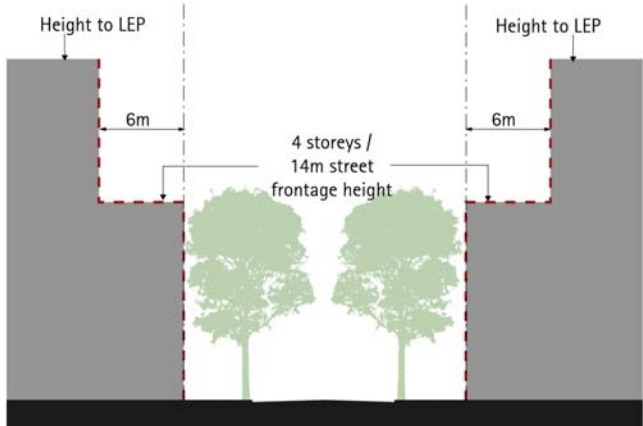
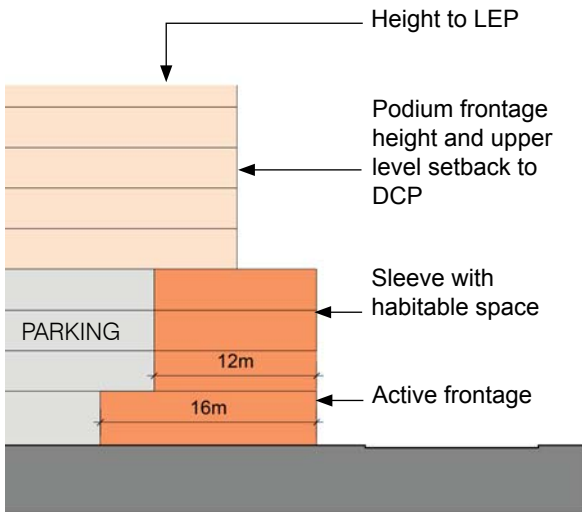
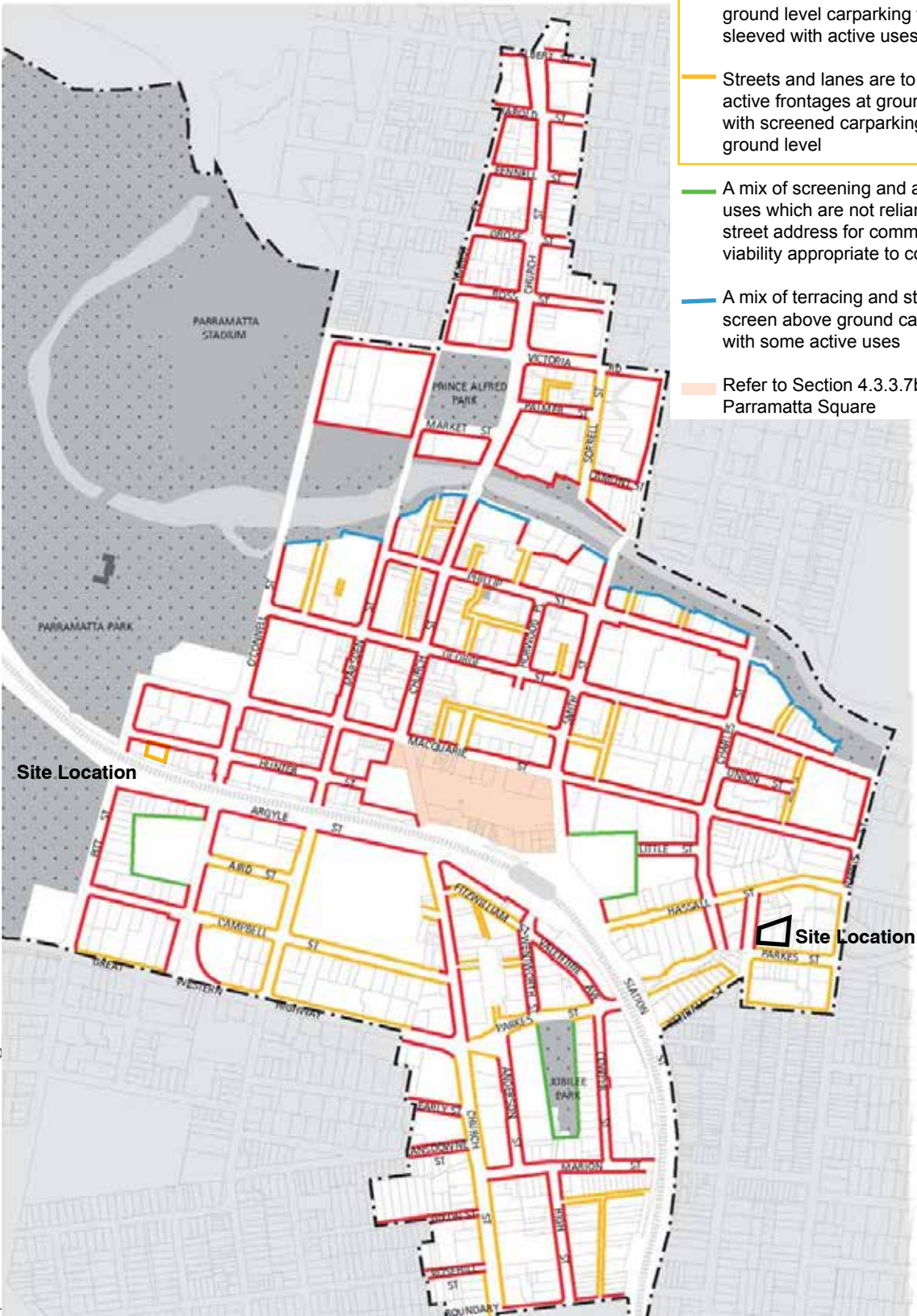
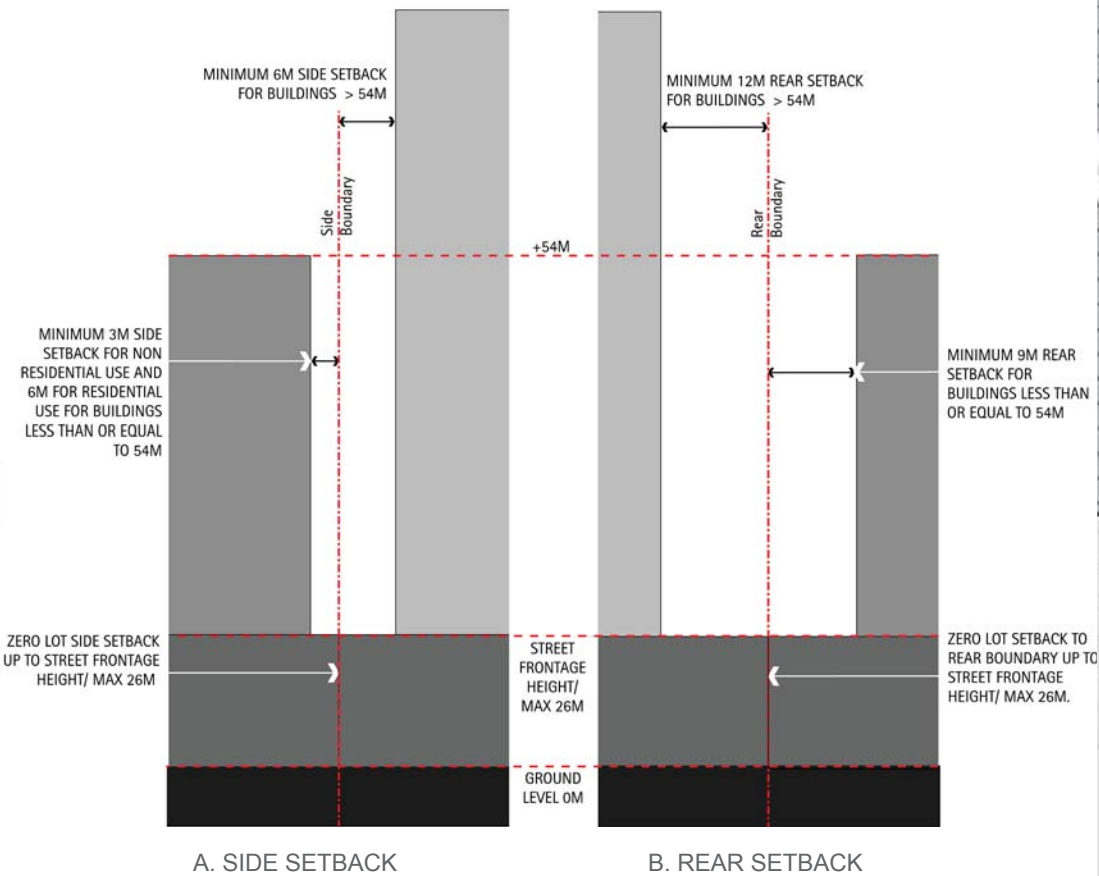


Figure 4.3.3.1.6 City Centre (South)



NOTE: 12m is the maximum desirable depth for residential including a circulation corridor. Commercial uses may be greater than 12m deep.



# Context

## Site Location

The site is well-located within the Parramatta City Centre, close to transport, jobs, schools, retail and open space.

- within 400m of Parramatta Station.
- within 200m of James Ruse Reserve and parklands.



**Key**

-  Subject site
-  Parramatta City Centre boundary



Parramatta River foreshore.



The subject site facing east on Parkes Street.



The subject site facing west on Parkes Street.



James Ruse Reserve.

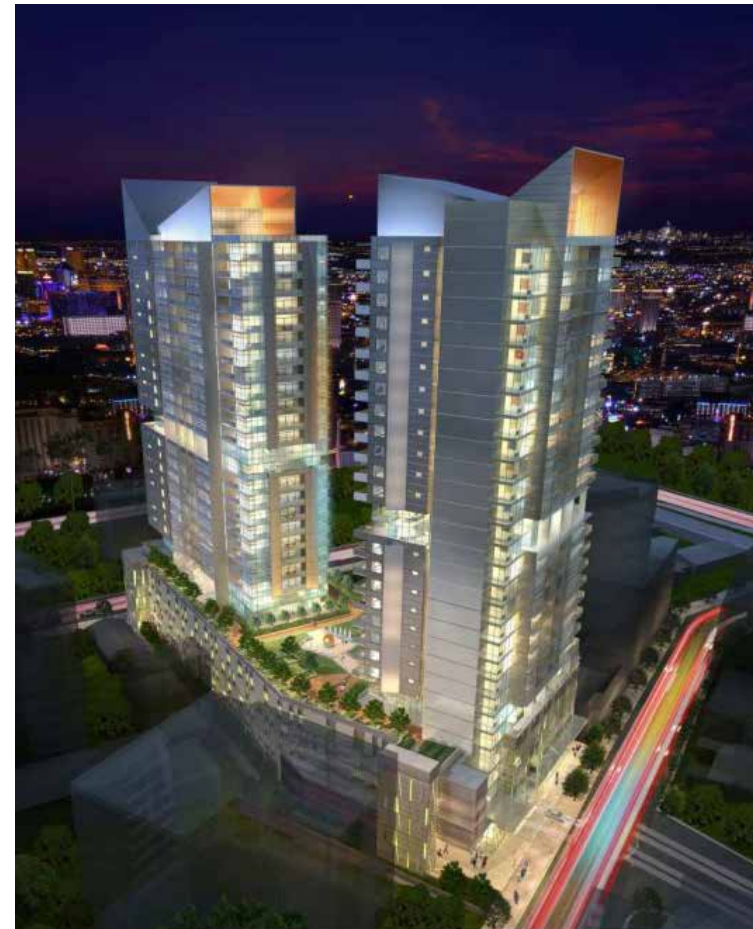


Clay Cliff Creek at James Ruse Reserve.



The subject site from the intersection of Parkes and Wigram Streets.

# Planned Development



## 1. 189 Macquarie Street, Parramatta

DA awaiting assessment for mixed use development comprising of two 24 storey residential towers above a 6 storey podium including Council public car park. The scheme provides a height of 91.3m and GFA of 36,000m<sup>2</sup>.



2.

113-117A Wigram Street & 23-29 Hassall Street, Parramatta

Approved DA for mixed use development of a 22 storeys in height comprising 156 residential apartments and 7 commercial units over basement car parking. The application includes the retention of the existing heritage items on site for use as commercial premises.



3.

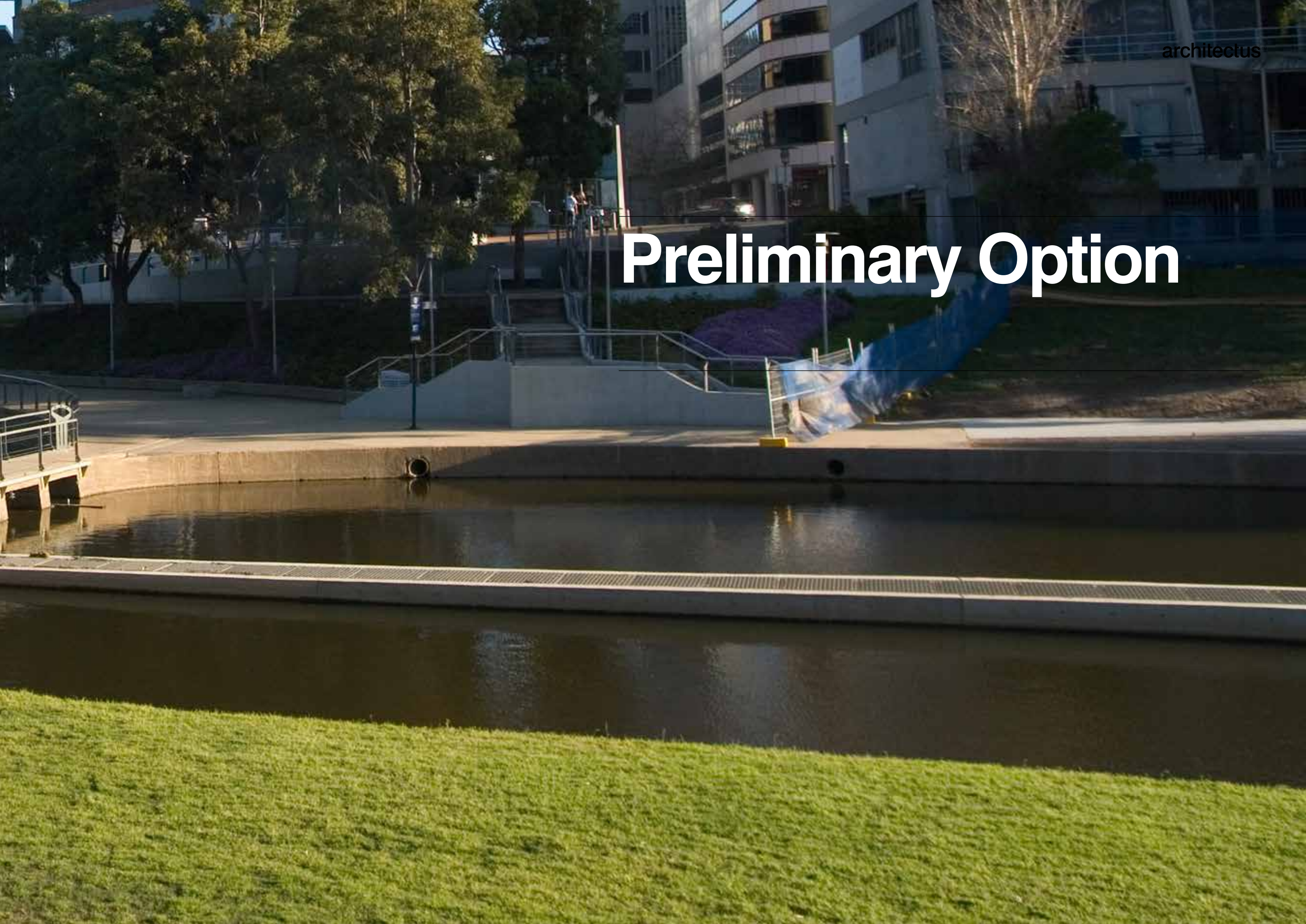
39-43 Hassall Street, Parramatta

Proposed mixed use retail and residential tower with car park.  
No further detail available.





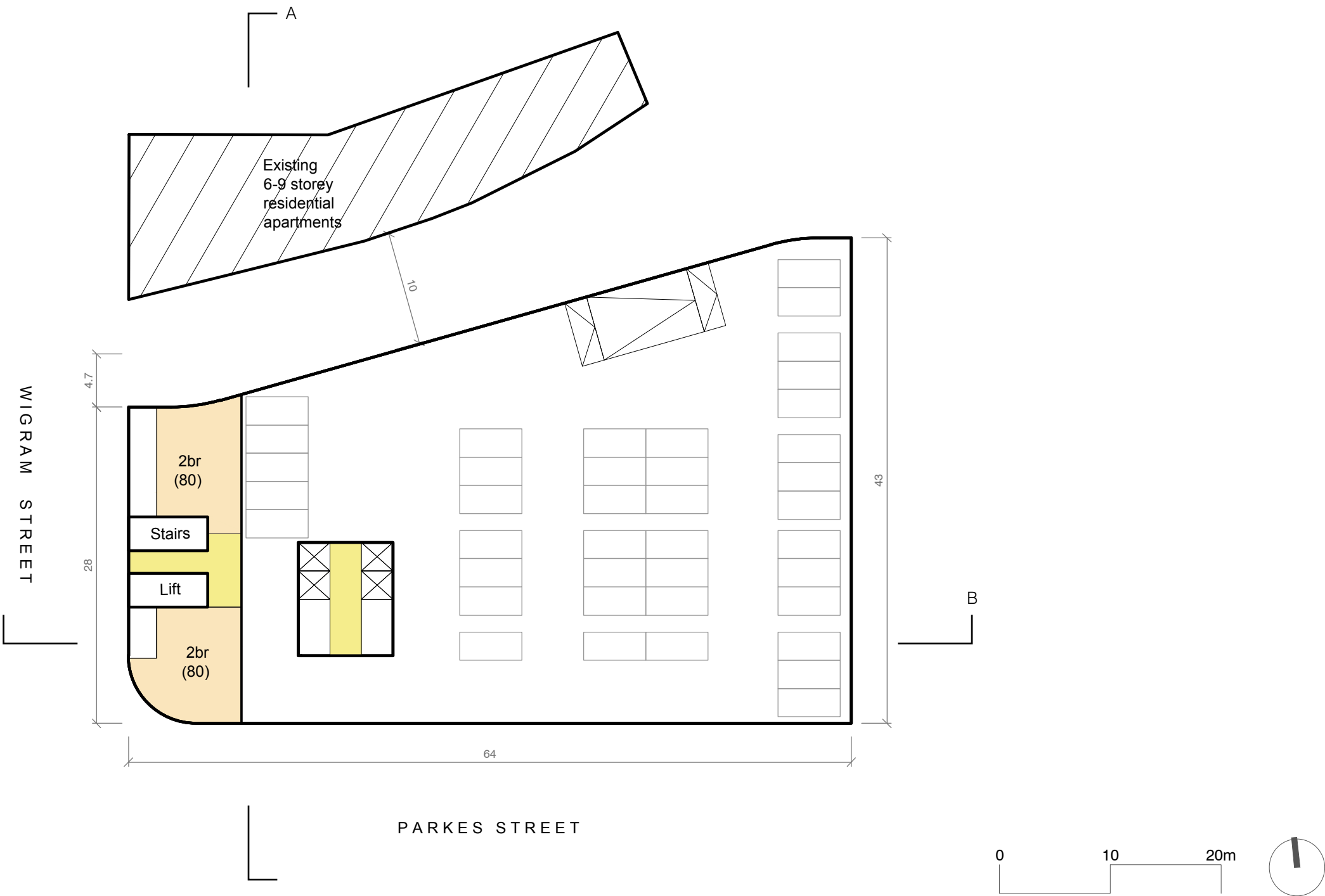
# Preliminary Option



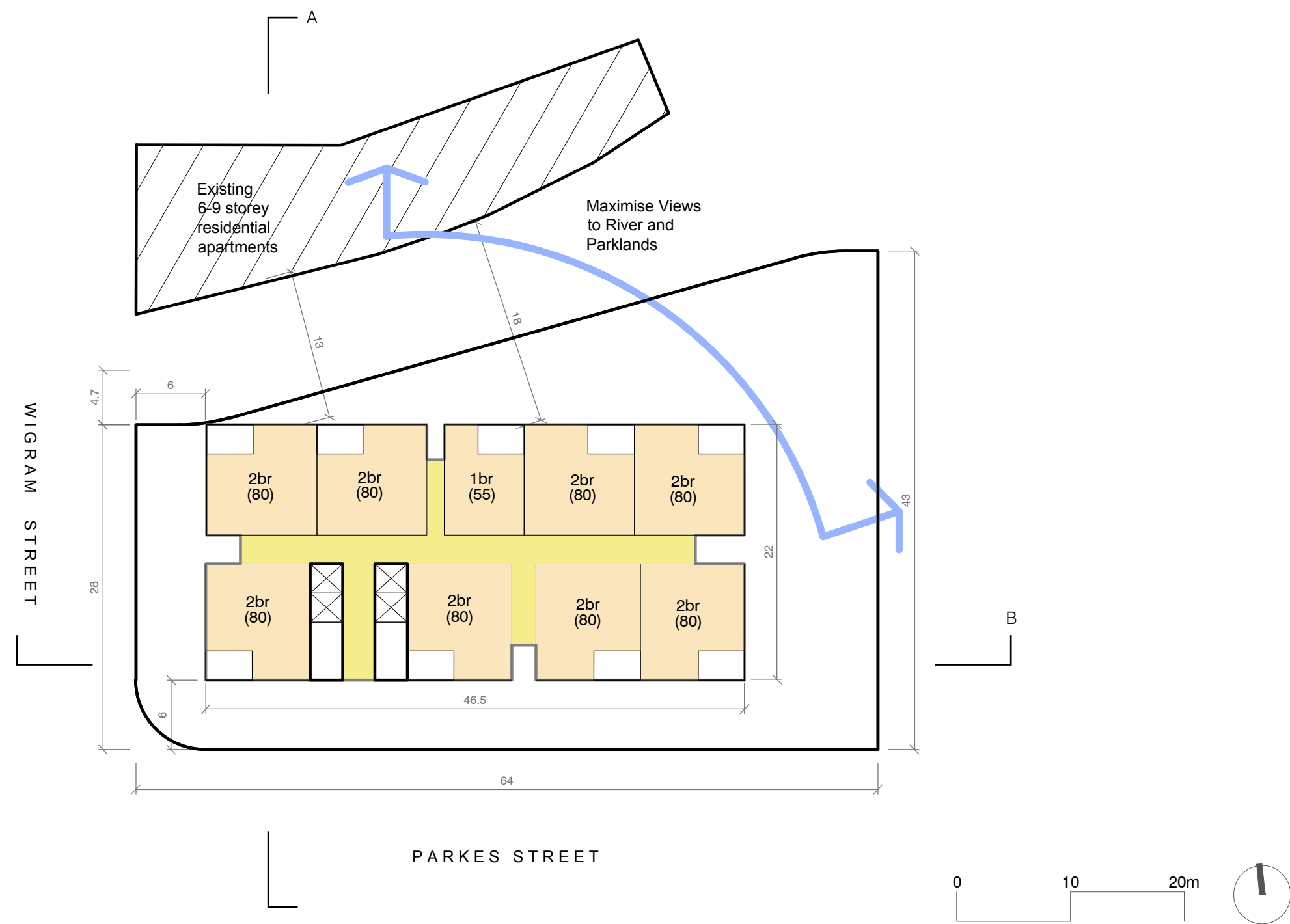
# Typical Ground Floor Plan - Level 1



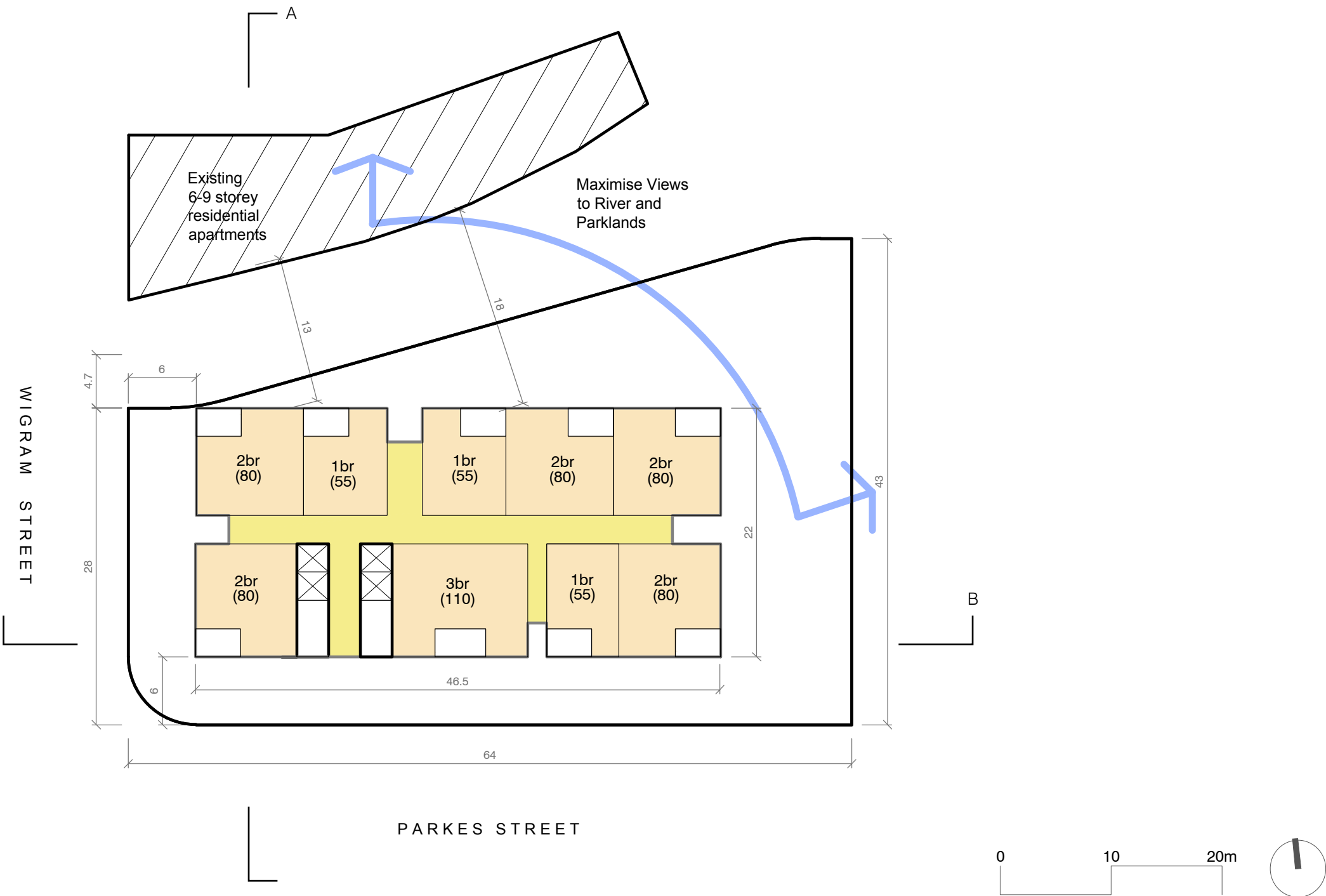
# Typical Podium Level Plan - Levels 2 to 4



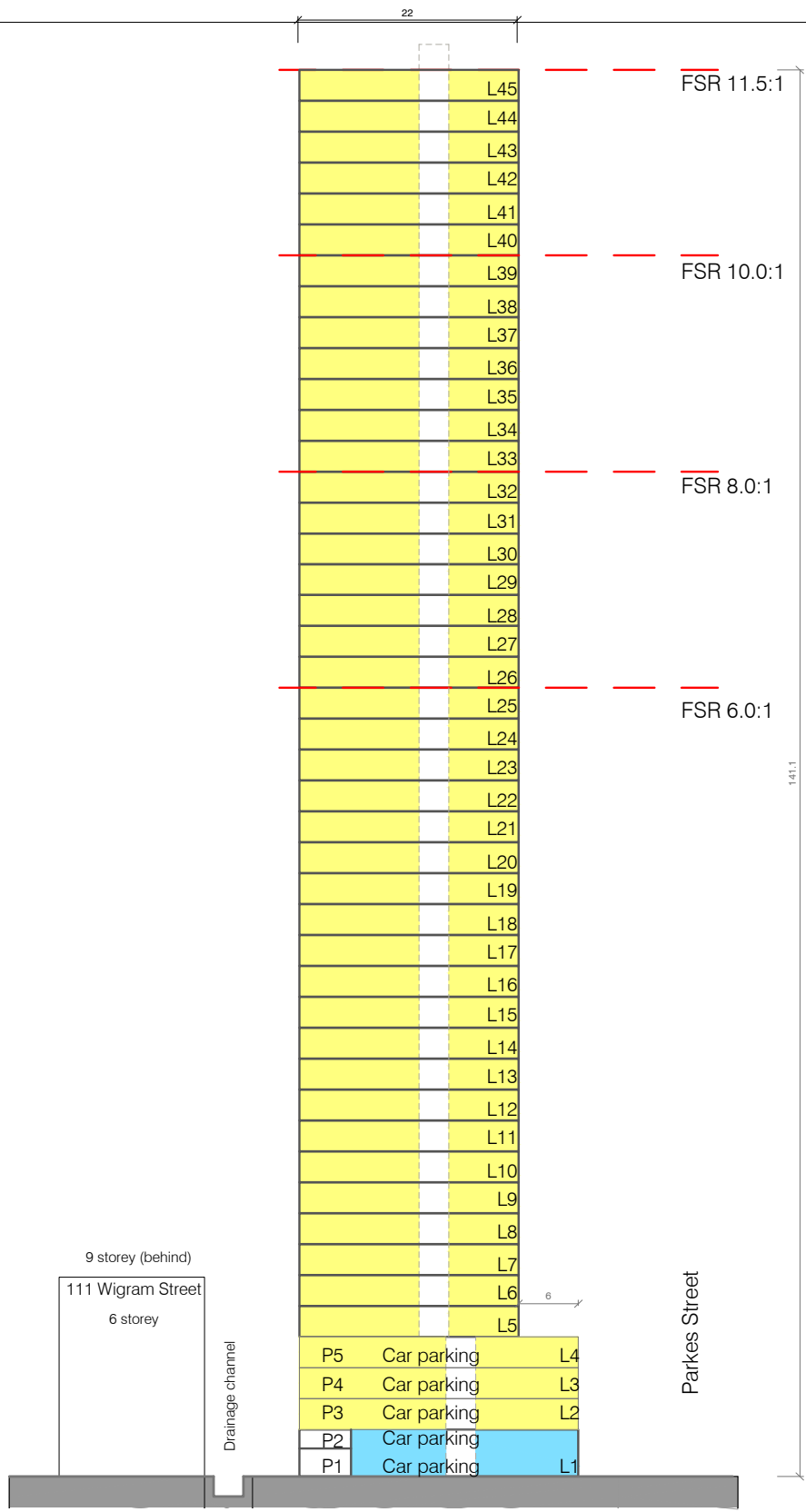
# Typical Tower Level Plan - Levels 5 to 8



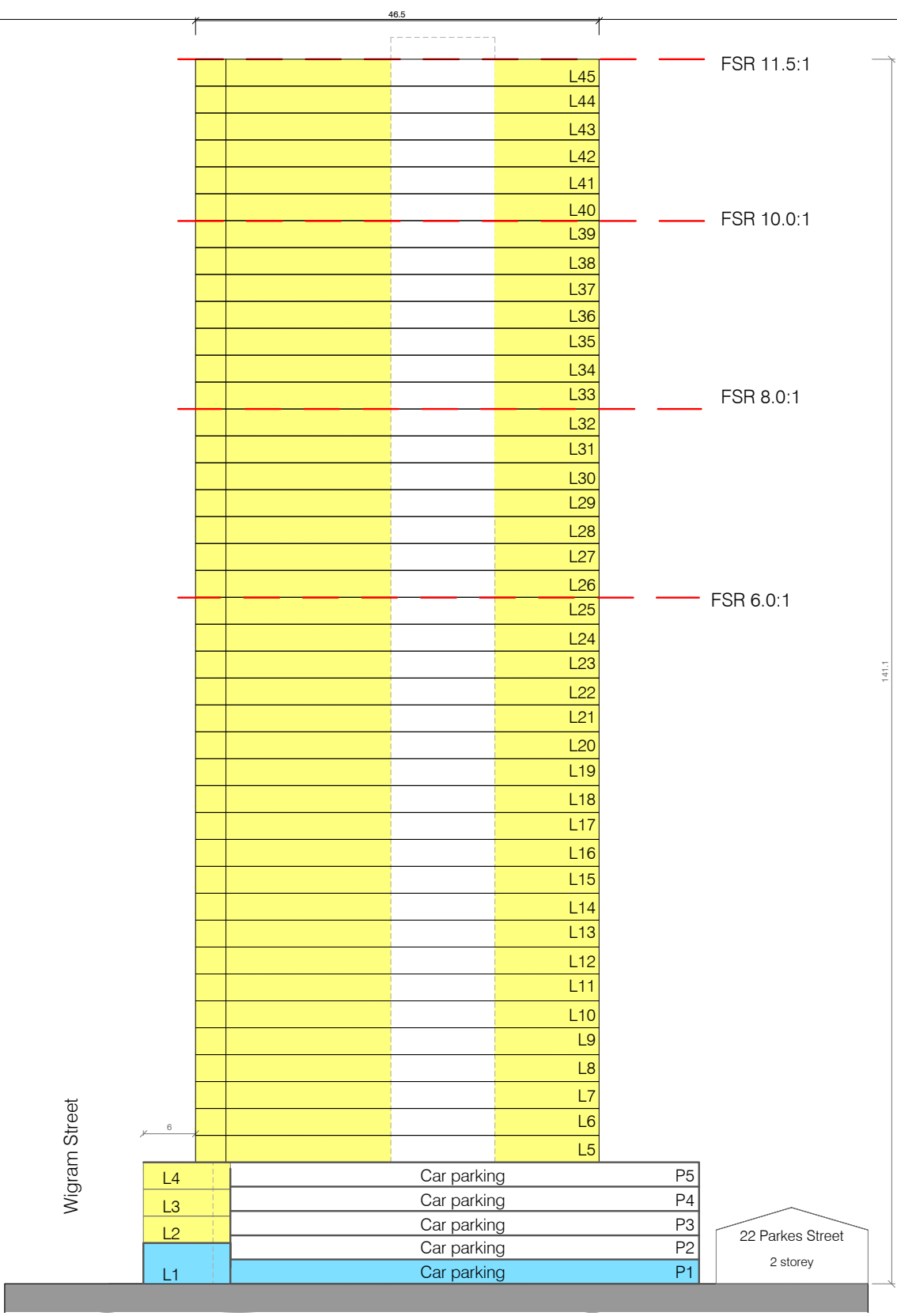
# Typical Tower Level Plan - Levels 9 to 45



# Typical Sections



Section A



Section B

# Proposal Typical Yield and Apartment Mix

## FSR 4.0:1, 54m HOB (17 storeys)

|                       |        | GFA /<br>Floor | GFA    |       |
|-----------------------|--------|----------------|--------|-------|
| L1 (Ground)           | Retail | 600            | 600    |       |
| L2                    | Resi   | 160            | 160    |       |
| L3                    | Resi   | 160            | 160    |       |
| L4                    | Resi   | 160            | 160    |       |
| Tower (13 Levels)     | Resi   | 767            | 9,974  |       |
| GFA                   |        |                | 11,054 |       |
| Site Area             |        |                | 2,830  |       |
| FSR                   |        |                | 4      |       |
| Total Levels          | 17     |                |        |       |
| HOB                   | 54.3   |                |        |       |
| Unit Total and Mix    | 1br    | 2br            | 3br    | Total |
| Total Units           | 31     | 83             | 9      | 123   |
| Mix                   | 30%    | 60%            | 10%    |       |
| Car Parking           |        |                |        |       |
| Residential           | rate   | 1.2/<br>unit   |        | 148   |
| Retail                | rate   | 30m²/<br>space |        | 20    |
| Total Spaces Required |        |                |        | 168   |
| Ground                | 33     | x1<br>level    |        | 33    |
| Podium 1              | 56     | x3<br>levels   |        | 168   |
| Total Spaces Provided |        |                |        | 201   |

# Proposal Typical Yield and Apartment Mix

## FSR 6.0:1, 79m HOB (25 storeys)

|                       |        | GFA /<br>Floor | GFA    |       |
|-----------------------|--------|----------------|--------|-------|
| L1 (Ground)           | Retail | 600            | 600    |       |
| L2                    | Resi   | 160            | 160    |       |
| L3                    | Resi   | 160            | 160    |       |
| L4                    | Resi   | 160            | 160    |       |
| Tower (21 Levels)     | Resi   | 767            | 16,112 |       |
| GFA                   |        |                | 17,192 |       |
| Site Area             |        |                | 2,830  |       |
| FSR                   |        |                | 6      |       |
| Total Levels          | 25     |                |        |       |
| HOB                   | 79.1   |                |        |       |
| Unit Total and Mix    | 1br    | 2br            | 3br    | Total |
| Total Units           | 52     | 121            | 16     | 189   |
| Mix                   | 30%    | 60%            | 10%    |       |
| Car Parking           |        |                |        |       |
| Residential           | rate   | 1.2/<br>unit   |        | 227   |
| Retail                | rate   | 30m²/<br>space |        | 20    |
| Total Spaces Required |        |                |        | 247   |
| Ground                | 33     | x1<br>level    |        | 33    |
| Podium 1              | 56     | x4<br>levels   |        | 224   |
| Total Spaces Provided |        |                |        | 257   |

# Proposal Typical Yield and Apartment Mix

## FSR 8.0:1, 100m HOB (32 storeys)

|                   |        | GFA /<br>Floor | GFA    |  |
|-------------------|--------|----------------|--------|--|
| L1 (Ground)       | Retail | 600            | 600    |  |
| L2                | Resi   | 160            | 160    |  |
| L3                | Resi   | 160            | 160    |  |
| L4                | Resi   | 160            | 160    |  |
| Tower (28 Levels) | Resi   | 767            | 21,483 |  |
| GFA               |        |                | 22,563 |  |
| Site Area         |        |                | 2,830  |  |
| FSR               |        |                | 8      |  |
| Total Levels      | 32     |                |        |  |
| HOB               | 100.8  |                |        |  |

| Unit Total and Mix | 1br | 2br | 3br | Total |
|--------------------|-----|-----|-----|-------|
| Total Units        | 73  | 158 | 24  | 255   |
| Mix                | 30% | 60% | 10% |       |

| Car Parking           |      |                |  |     |
|-----------------------|------|----------------|--|-----|
| Residential           | rate | 1.2/<br>unit   |  | 306 |
| Retail                | rate | 30m²/<br>space |  | 20  |
| Total Spaces Required |      |                |  | 326 |
| Ground                | 33   | x1<br>level    |  | 33  |
| Podium 1              | 56   | x4<br>levels   |  | 224 |
| Total Spaces Provided |      |                |  | 257 |

# Proposal Typical Yield and Apartment Mix

## FSR 10.0:1, 122.5m (39 storeys)

|                       |        | GFA /<br>Floor | GFA    |       |
|-----------------------|--------|----------------|--------|-------|
| L1 (Ground)           | Retail | 600            | 600    |       |
| L2                    | Resi   | 160            | 160    |       |
| L3                    | Resi   | 160            | 160    |       |
| L4                    | Resi   | 160            | 160    |       |
| Tower (35 Levels)     | Resi   | 767            | 26,854 |       |
| GFA                   |        |                | 27,934 |       |
| Site Area             |        |                | 2,830  |       |
| FSR                   |        |                | 10     |       |
| Total Levels          | 39     |                |        |       |
| HOB                   | 122.5  |                |        |       |
| Unit Total and Mix    | 1br    | 2br            | 3br    | Total |
| Total Units           | 97     | 193            | 31     | 321   |
| Mix                   | 30%    | 60%            | 10%    |       |
| Car Parking           |        |                |        |       |
| Residential           | rate   | 1.2/<br>unit   |        | 385   |
| Retail                | rate   | 30m²/<br>space |        | 20    |
| Total Spaces Required |        |                |        | 405   |
| Ground                | 33     | x1<br>level    |        | 33    |
| Podium 1              | 56     | x4<br>levels   |        | 224   |
| Total Spaces Provided |        |                |        | 257   |

# Proposal Typical Yield and Apartment Mix

## FSR 11.5:1, 141m (45 storeys)

|                       |        | GFA /<br>Floor | GFA    |       |
|-----------------------|--------|----------------|--------|-------|
| L1 (Ground)           | Retail | 600            | 600    |       |
| L2                    | Resi   | 160            | 160    |       |
| L3                    | Resi   | 160            | 160    |       |
| L4                    | Resi   | 160            | 160    |       |
| Tower (41 Levels)     | Resi   | 767            | 31,457 |       |
| GFA                   |        |                | 32,537 |       |
| Site Area             |        |                | 2,830  |       |
| FSR                   |        |                | 11.5   |       |
| Total Levels          | 45     |                |        |       |
| HOB                   | 141.1  |                |        |       |
| Unit Total and Mix    | 1br    | 2br            | 3br    | Total |
| Total Units           | 112    | 218            | 36     | 366   |
| Mix                   | 30%    | 60%            | 10%    |       |
| Car Parking           |        |                |        |       |
| Residential           | rate   | 1.2/<br>unit   |        | 439   |
| Retail                | rate   | 30m²/<br>space |        | 20    |
| Total Spaces Required |        |                |        | 459   |
| Ground                | 33     | x1<br>level    |        | 33    |
| Podium 1              | 56     | x4<br>levels   |        | 224   |
| Total Spaces Provided |        |                |        | 257   |

# Mid-winter shadow analysis

