10-12 VICTORIA ROAD PARRAMATTA

Urban Design Study - October 2013

aedesign partnership
architecture + environment

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Version	Planning Proposal Urban Design Study v4

CONTENTS

1 INTRODUCTION

This report has been prepared to form part of a Planning Proposal application for the rezoning of 10-12 Victoria Road, Parramatta. The subject site includes three properties:

- 10-12 Victoria Road, Parramatta (Lot 101 DP702584)
- 8 Victoria Road, Parramatta (Lot 1 DP84255)
- 2A Villiers Street, Parramatta (Lot A DP346603)

The subject site is approximately 3,648 sqm and is located north of Parramatta River in the northern portion of Parramatta CBD and is subject to NSW State and Parramatta City Council planning controls.

The purpose of this report is to:

- Identify potential future opportunities for redevelopment with a set of design principles that optimise the potential of the site.
- Identify appropriate development standards to permit the development proposed in the design principles.

1.1 IMPETUS FOR CHANGE

The existing height provisions allow seven storeys which is only two storeys above the existing five storeys. It also is estimated that the existing maximum FSR does not faciltate further development on the subject site. The landowner has identified an FSR of 4.8:1 to enable a feasible redevelopment of the subject site.

The following considerations are the key drivers for change on the subject site:

- Relocation of diocese office functions to a Church Precinct to be located at the Northern end of the Old Kings School Site.
- Opportunity to improve street edge and public domain.
- Opportunity to improve passive surveillance of public open space.
- Opportunity to assist in addressing housing demand in Parramatta.

As the existing planning provisions do not facilitate a feasible prospect to redevelop the site the aforementioned opportunities would be lost.

This proposal provides an urban form that could permit a feasible redevelopment of the subject site while providing public benefit outcomes and minimising impacts for adjoining properties.

FIGURE 1 – SUBJECT SITE - VIEW FROM PRINCE ALFRED PARK

2 CONTEXT

2.1 PARRAMATTA CBD CONTEXT

The subject site is located in the northern portion of Parramatta CBD as shown in Figure 2.

The site is located on the western side of the Church Street CBD spine road and has significant open space areas located to the South West.

Key recreation and open space areas include:

- A Parramatta Park, Stadium and Old Government House.
- Parramatta River Foreshore.
- Parramatta War Memorial Swimming Pool.
- Parramatta Golf Club.
- Prince Alfred Park is located directly opposite.

Key transport elements include:

- Parramatta Railway Station is located approximately 1km to the South of the subject site
- Victoria Road and the Western Distributor provide a direct vehicular route to Sydney CBD approximately 24 km to the east.
- Local buses are available Church Street, buses also connect Parramatta with CBD via Victoria Road, including the M52 route.

The location of the subject site to this infrastructure contributes to the suitability of the site for mixed use commercial / residential development.

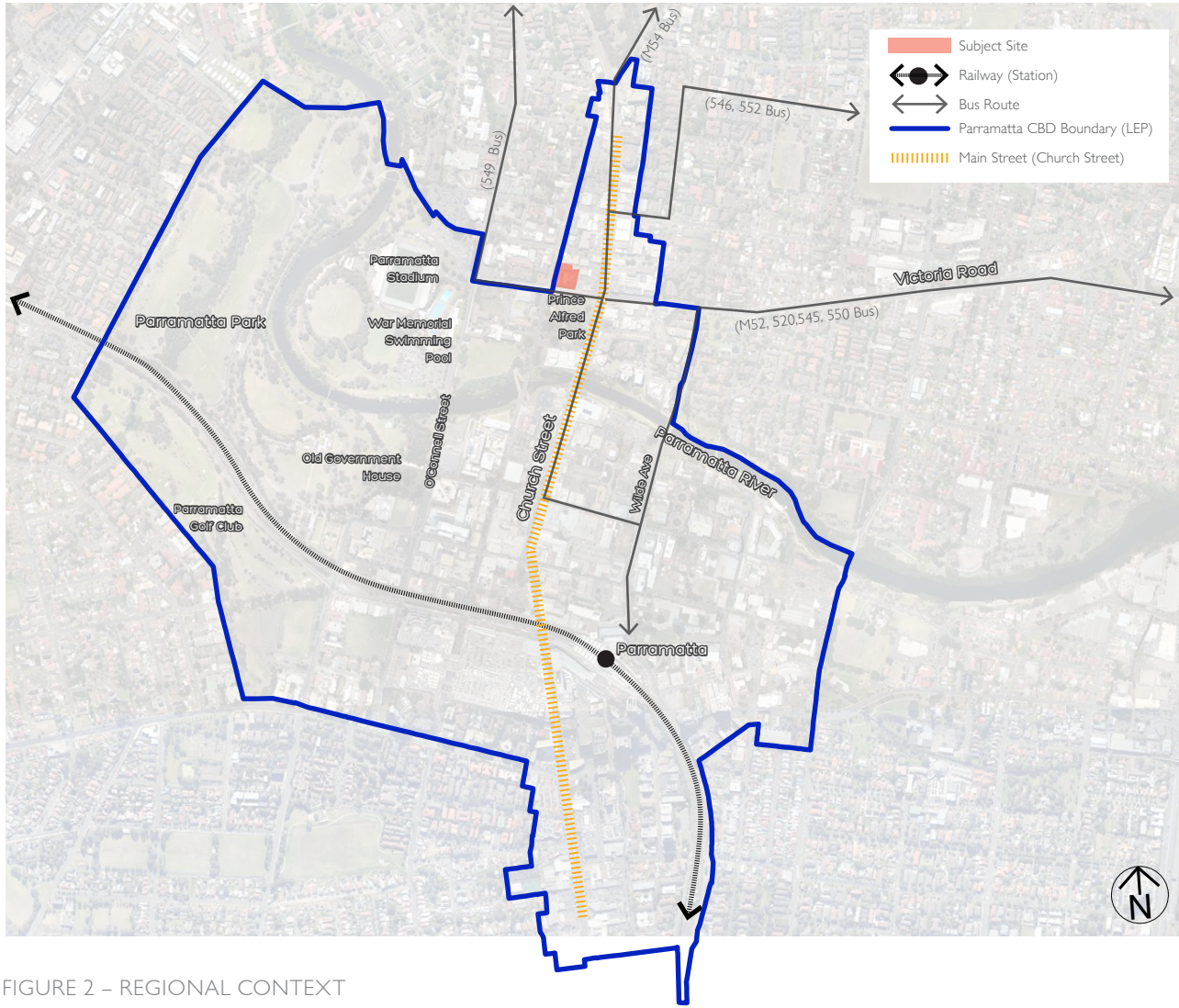


FIGURE 2 – REGIONAL CONTEXT

Base Aerial - Nearmap 2011

2.2 BUILT FORM CONTEXT - BUILDING HEIGHT

The Parramatta River is a low topographic point for the CBD area with topography rising to the South, West and North. The eastern portion of the comparatively flatter forming a broader valley towards Rosehill and Clyde. The site is located on a gentle rise to the north from Parramatta River,

The Maximum building heights shown in Figure 3 reflect the potential for a domed built form skyline for Parramatta CBD south of the Parramatta River when viewed from a distance. In addition the domed skyline accross the CBD two 'gateway' threshold nodes located to the North of Parramatta River. These gateway sites could are considered to form a Polycentric Skyline typology as shown in Figure 4.

This building height approach taken by the LEP in sectional diagram along Church Street is shown in Figure 5.

The CBD Skyline is viewed from the following key locations:

PARRAMATTA PARK - views to peak of domed skyline. Northern gateways less visible.

AMOS STREET LOOKOUT - views primarily to domed skyline however northern gateways also visible.

NORTHERN (CHURCH STREET) CBD APPROACH - Northern gateways experienced on approach, domed skyline impacted by taller buildings along southern bank of Parramatta River.

SOUTHERN (CHURCH STREET) CBD APPROACH - Domed skyline experienced upon approach, northern gateways not visible.

EASTERN (HASSALL STREET) CBD APPROACH - Domed skyline experienced upon approach, northern gateways not visible.

NORTH EASTERN (VICTORIA ROAD) CBD APPROACH - Southern Gateway Site prominent, northern gateway site not visible, domed skyline of CBD core experienced on approach.

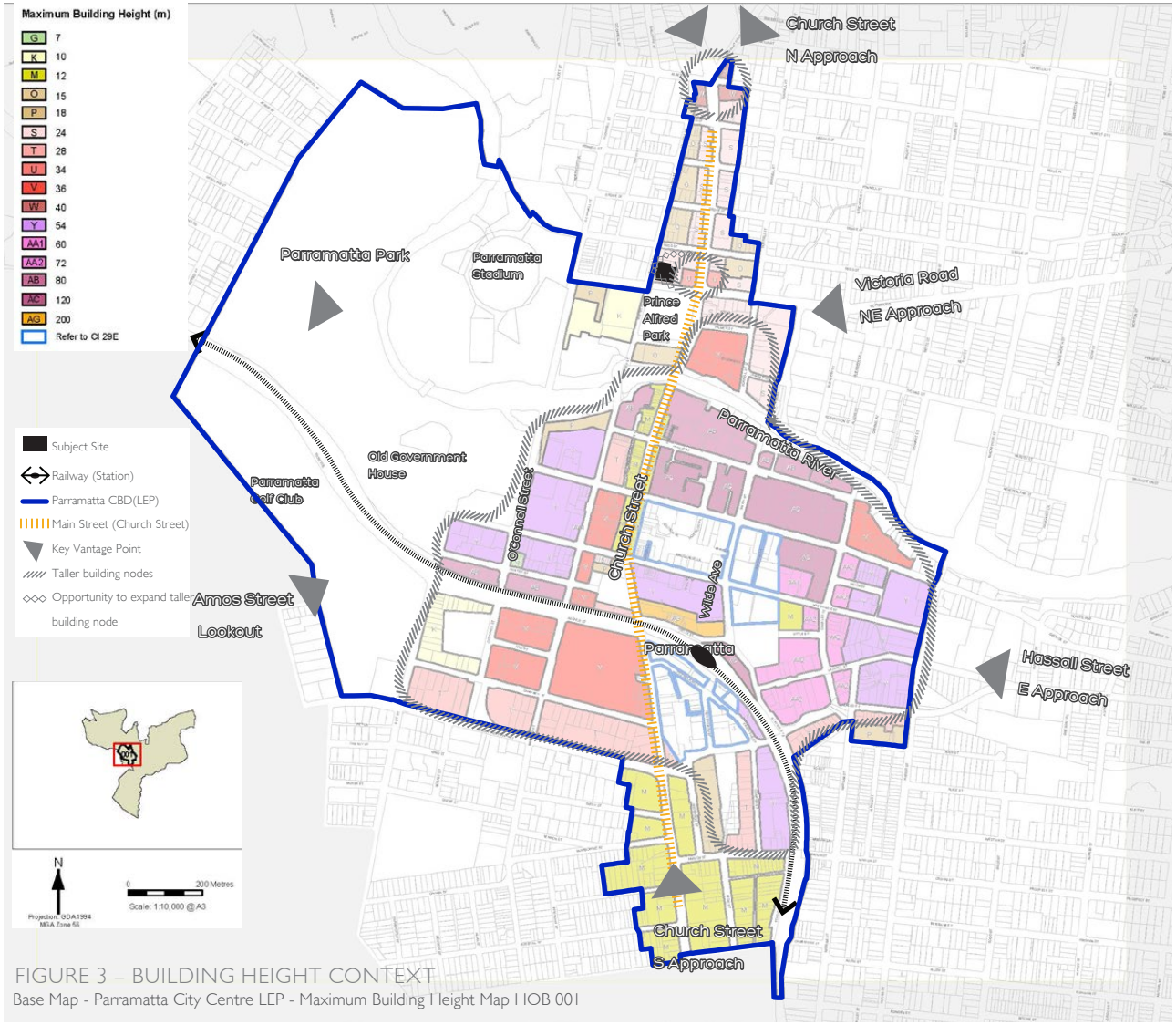


FIGURE 3 – BUILDING HEIGHT CONTEXT
Base Map - Parramatta City Centre LEP - Maximum Building Height Map HOB 001

2.3 BUILT FORM CONTEXT - TALLER BUILDING POTENTIAL

Based on the contextual building height analysis undertaken in the previous section of this report, Figure 6 shows the potential for taller building around the significant open space in the context of topography and providing a CBD skyline.

The subject site has the potential to become part of the taller building arc around the significant open space whilst not detracting from the skyline approach.

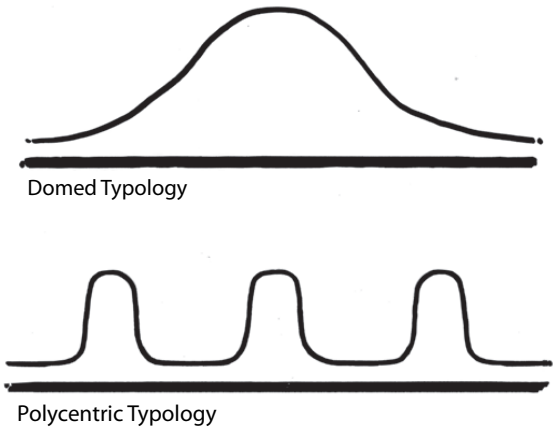


FIGURE 4 – CBD SKYLINE TYPOLOGIES RELEVANT TO PARRAMATTA CBD

FIGURE 5 – PARRAMATTA CBD SKYLINE DIAGRAM VIEW TO EAST - NORTH-SOUTH SECTION

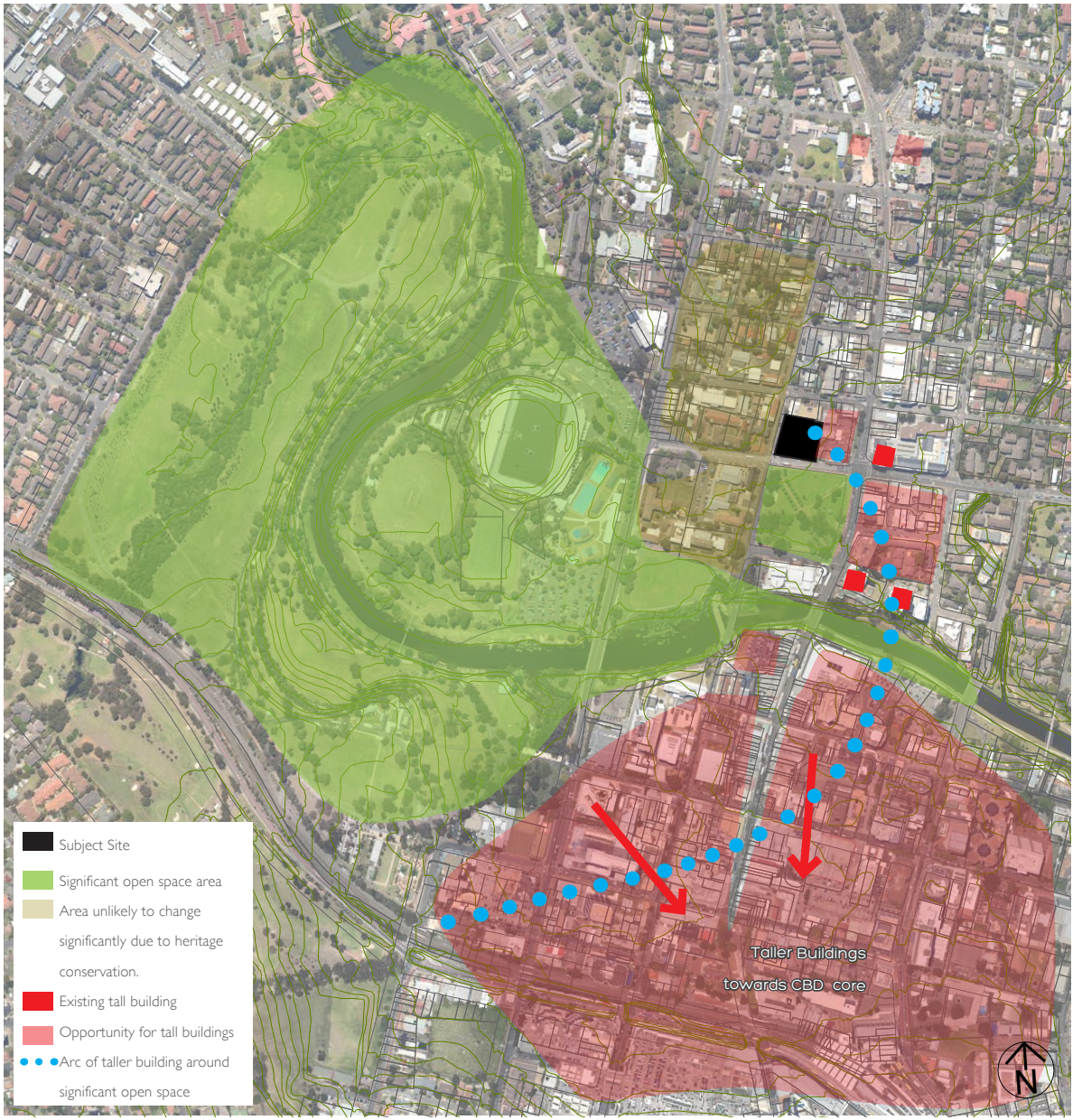


FIGURE 6 – TALLER BUILDING POTENTIAL
Base Aerial - Nearmap 2011

3 SITE ANALYSIS

3.1 SITE ISSUES AND OPPORTUNITIES

BUILT FORM & USES

The site is currently occupied by three office buildings containing office uses as shown in Figure 9.

The office buildings are 5, 3 and 2 storey in height with ground level and basement parking located beneath the buildings to the east and west.

Heritage items are located to the west and south west of the site. A heritage report has been prepared separately.

A strata title building used for office functions is located immediately to the north.

A McDonalds restaurant is located immediately to the east of the site with the drive-through ordering lane located adjacent to the boundary.

An electrical substation is currently located towards the centre of the subject site.

While the existing scale of buildings adjacent is relatively low comparative to other areas of the CBD, maximum building heights in the Parramatta City Centre LEP allows taller building on adjoining sites of 24m and 34m for a portion of the adjoining (McDonlads) site.

A nine storey building is located at the corner of Church Street and Victoria Road as shown in Figures 8 & 9.

LANDSCAPE AND OPEN SPACE

- The site has 3 trees located towards the central portion located in a narrow deep root zone. On-structure planting is provided on balconies and planter boxes are provided along Victoria Road.
- Prevailing winds are from the West in the morning and East in the afternoon as shown in the Annual Wind Roses (Figure 7). The site is somewhat sheltered at ground level by adjoining development.
- Views are afforded:
  - To Prince Alfred Park from southern side of subject site.
  - To landscape area at the western end of Victoria Road, from Victoria Road.
  - South towards Parramatta CBD from both south facing upper levels of the site and from the footpath along Victoria Road.
  - From Victoria Road to spire of St Patricks Cathedral.
  - From Old Government House to the spire of St Patricks Cathedral, of which the site is located behind in that viewline.

ACCESS AND MOVEMENT

- Vehicular access to the subject site is currently afforded from Villiers Street and Victoria Road.
- Bus stops are located on Victoria Road (east of Church Street), Villiers Street and Church Street.

FIGURE 7 – PARRAMATTA NORTH WIND ROSES 9AM & 3PM
Source - Bureau of Meteorology 2010

FIGURE 8 – EXISTING NINE STOREY BUILDING (CORNER CHURCH AND VICTORIA ROAD)

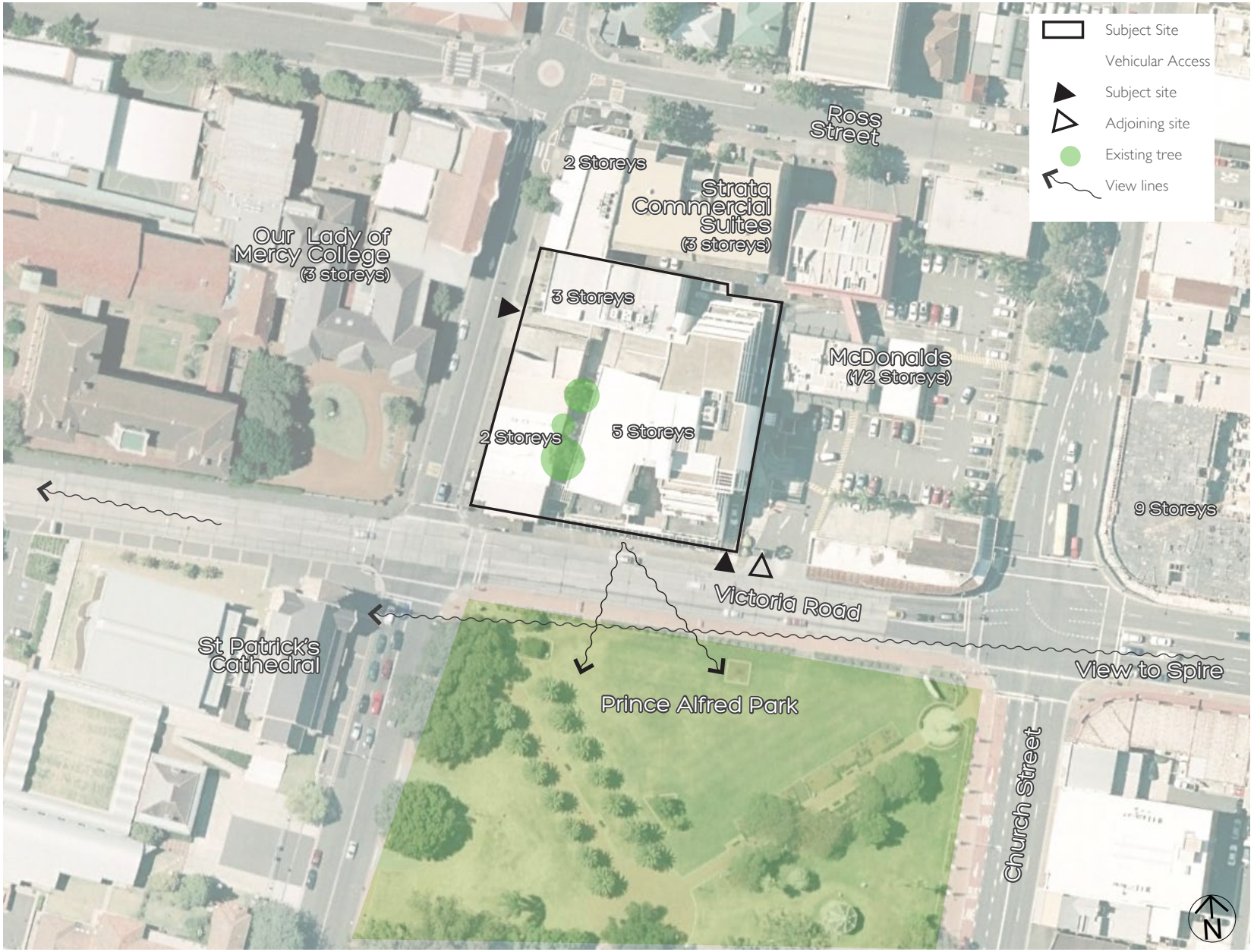


FIGURE 9 – SITE ANALYSIS

Base Aerial - Google 2009

3.2 HERITAGE ISSUES AND OPPORTUNITIES

There are numerous heritage items in the vicinity of the subject site as shown in Figure 10, including:

The Old Kings School Site (State Heritage Register)
St Patrick's Cathedral - located adjacent to the subject site and the World Heritage Listed Old Government House.

NBRS + Partners have undertaken a heritage investigations which are documented in a separate report.

Consultation between ae design partnership, The Planning Group and NBRS +Partners with the landowner. Key heritage considerations have been identified to be addressed in the potential urban outcomes for the subject site:

- Scale relationship of street wall and tower on subject site in relation to the spire and sandstone base of St Patrick's Cathedral.
- Scale relationship of street wall and tower to Our Lady of Mercy College buildings along Villiers Street.
- Sensitive use of materials and finishes.
- Retain and reinforce long 'gateway' view from the east.
- View from Old Government House to Old Kings School and spire of St. Patrick's Cathedral identified in Old Government House Views & Settings report (Planisphere 2012).

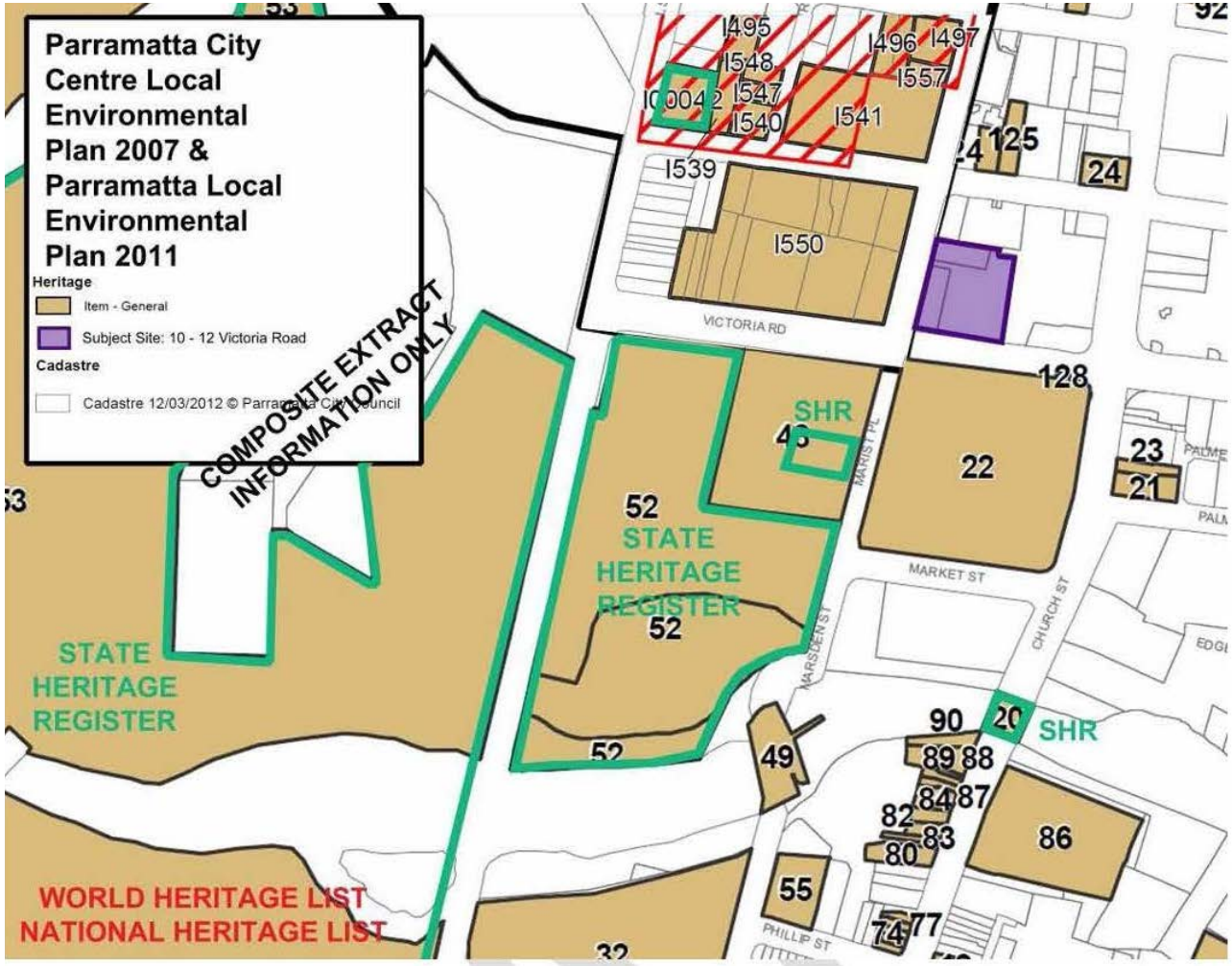


FIGURE 10 – HERITAGE CONTEXT
Source - NBRS + Partners

4 PLANNING FRAMEWORK

4.1 PARRAMATTA CITY CENTRE LOCAL ENVIRONMENTAL PLAN (LEP) 2007

The site is zoned B4 Mixed Use, residential land uses of the site are desired due to availability of amenities and access to employment and public transport.

Active ground floor opportunities are limited due to the location of the site to the main street (Church Street) and location in proximity to Prince Alfred Park.

The current LEP provisions for building height 24m (7 Storeys) with the Maximum FSR of 2:1 does not allow feasible redevelopment of the subject site.

The LEP also defines the car parking provisions including maximum 1 space per 100sqm for commercial uses and a maximum 1 space per residential unit plus 1 space per 5 units for visitor parking.

4.2 PARRAMATTA CITY CENTRE DEVELOPMENT CONTROL PLAN (DCP) 2007

The following are key DCP considerations for the subject site:

- No building setbacks from lot line are required on Villiers Street (western), Victoria Road (Southern) and rear Northern boundary of the site.
- The Eastern building side setback is a minimum 3m.
- Minimum floor to ceiling building height are 3.6m at ground level and 2.7m above ground level(consistent with SEPP 65).
- Figure 11 shows street frontage heights and setbacks required in section 2 of the DCP.

4.3 STATE ENVIRONMENTAL PLANNING POLICY 65 - DESIGN QUALITY OF RESIDENTIAL FLAT DEVELOPMENT

SEPP 65 is a State Planning Policy which applies to residential flat buildings. The Residential Flat Building Design Code which compliments the policy establishes rules of thumb for development standards relating to development subject to this policy. The policy also identifies 10 principles which must be addressed by the design.

Key metrics including solar access, cross ventilation and single aspect south facing apartments can be measured at a conceptual massing stage. These key metric have been used to evalute potential opportunities for the site.

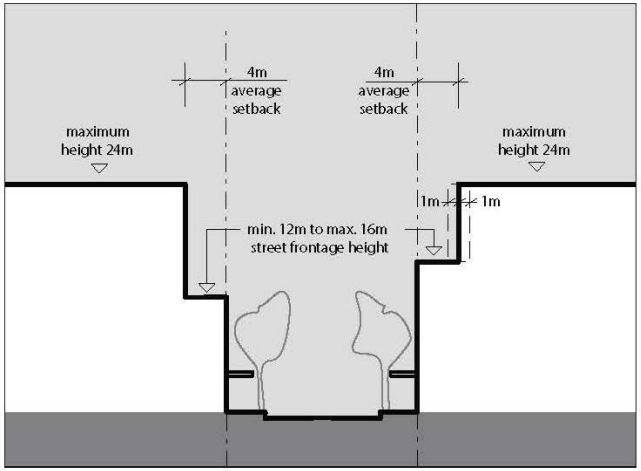


Figure 2.7: Street Frontage Height Type E. Street frontage height of new development should respond to existing adjacent built form and be in the range of 12-16 metres. Above the street frontage height buildings are to be set back 4 metres

FIGURE 11– STREET FRONTAGE DIAGRAM
Source - Parramatta City Centre DCP 2007

5 SITE PRINCIPLES

5.1 SITE TESTING AND POTENTIAL FORM ANALYSIS

A series of preliminary built form models were generated to test a potential urban form for the subject site based on the site analysis.

The maximum building height in each option was derived from the maximisation of an FSR of 4.8:1, which is what the landowner has advised is required to facilitate the redevelopment and achieve the desire outcomes on the site.

PERIMETER BLOCK FORM (Figure 12) - This form created substantial overshadowing impacts on Prince Alfred Park during Winter and resulted in difficulty to achieve SEPP 65 rules of thumb. The building form is bulky towards the corner of Villiers Street and Victoria Road, which impacts the space around St. Patrick's Cathedral and the Our Lady of Mercy College buildings and has been identified as undesirable in terms of heritage impact, This form allows solar access to a central open space.

SPLIT BUILDING FORM (Figure 13)- This form resulted in overshadowing impacts on Prince Alfred Park during Winter and the northern building overshadowing the southern building. The central common area open space podium is also overshadowed.

SETBACK TOWER FORM (Figure 14)- Locates a tower setback from the street frontages, away from heritage items. It minimises overshadowing of Prince Alfred Park with a narrow, fast moving shadow from the tower and a shorter shadow across Victoria Road from the street frontage portion of the building.

The Setback Tower Form option is preferred as locating taller built form elements towards the centre of the street block while maintaining a defined zero lot line street frontage results in a more sympathetic response for the heritage items and for pedestrians. This option minimises overshadowing impacts while not impeding the development potential of adjoining sites, other than the strata office complex located to the north which is considered unlikely to change.

FIGURE 12– PRELIMINARY ANALYSIS - PERIMETER BLOCK FORM (LEFT - PLAN VIEW, RIGHT - PERSPECTIVE)

FIGURE 13– PRELIMINARY ANALYSIS - SPLIT BUILDING FORM (LEFT - PLAN VIEW, RIGHT - PERSPECTIVE)

FIGURE 14– PRELIMINARY ANALYSIS - TOWER FORM (LEFT - PLAN VIEW, RIGHT - PERSPECTIVE)

MAXIMUM BUILDING HEIGHT 24M (PCC LEP 2007)

MAXIMUM BUILDING HEIGHT 34M (PCC LEP 2007)

COMMON OPEN SPACE AREA

5.2 DESIGN PRINCIPLES

The design principles outlined in Figure 15 and as follows form the basis of the potential urban form of the subject site and future design for the subject site.

ACCESS AND MOVEMENT

- Improve pedestrian connectivity by providing a 3m wide through site link between Victoria Road and Ross Street.
- Encourage vehicular access from the north-western portion of the site fronting Villiers Street and/or the south-eastern portion of the site fronting Victoria Road to access basement parking.
- Provide car parking in accordance with Parramatta City Centre LEP provisions.

BUILT FORM

- Limit overshadowing of Prince Alfred Park through a slender tower built form located towards the northern portion of the site. Orientation of tower is to true north to maximise solar access.
- Provide a 4/5 storey street wall up to 16m along Victoria Road and Villiers Street in accordance with Parramatta City Centre DCP 2007 Type E (2.7) to provide a clearly defined street profile with streetscape framed by buildings.
- Built form to provide a defined building form that reinforces the opportunity to provide the Parramatta CBD with a domed skyline typology when viewed from a distance.
- Provide a form that does not detract from the gateway building height scenario.
- Maximum building height 14 Storeys (43.5m) based on 3.6m floor to ceiling ground floor, 3m floor to ceiling floors above ground and 0.9m for roof.

OPEN SPACE

- Provide public space at the corner of Villiers Street and Parramatta Road activated by active ground floor uses.
- Slender tower with fast moving shadow to limit overshadowing impacts on Prince Alfred Park.
- Provide common/private open space in accordance with SEPP 65 - Design Quality of Residential Flat Development. Also provide podium common open space areas.
- No net negative impact on stormwater conditions. Improve storm water management if possible through detention/ retention tanks and reuse.

RESIDENTIAL AMENITY

- Ensure key SEPP 65 requirements and rules of thumb including amenity, building separation, solar access and cross ventilation are achieved and that overshadowing impacts on the public domain and adjoining properties are minimised.

HERITAGE

- Provide a space at the intersection of Victoria Road and Villiers Street which includes a setback/recess into the subject site in the alignment of Lady of Mercy College buildings fronting a space on the opposite side of Villiers Street.
- North eastern CBD approach gateway along Victoria Road with vantage point of St Patrick's Cathedral in distance and All Saints Church in foreground.
- Careful material section and facade design to provide a sensitive response to heritage items.

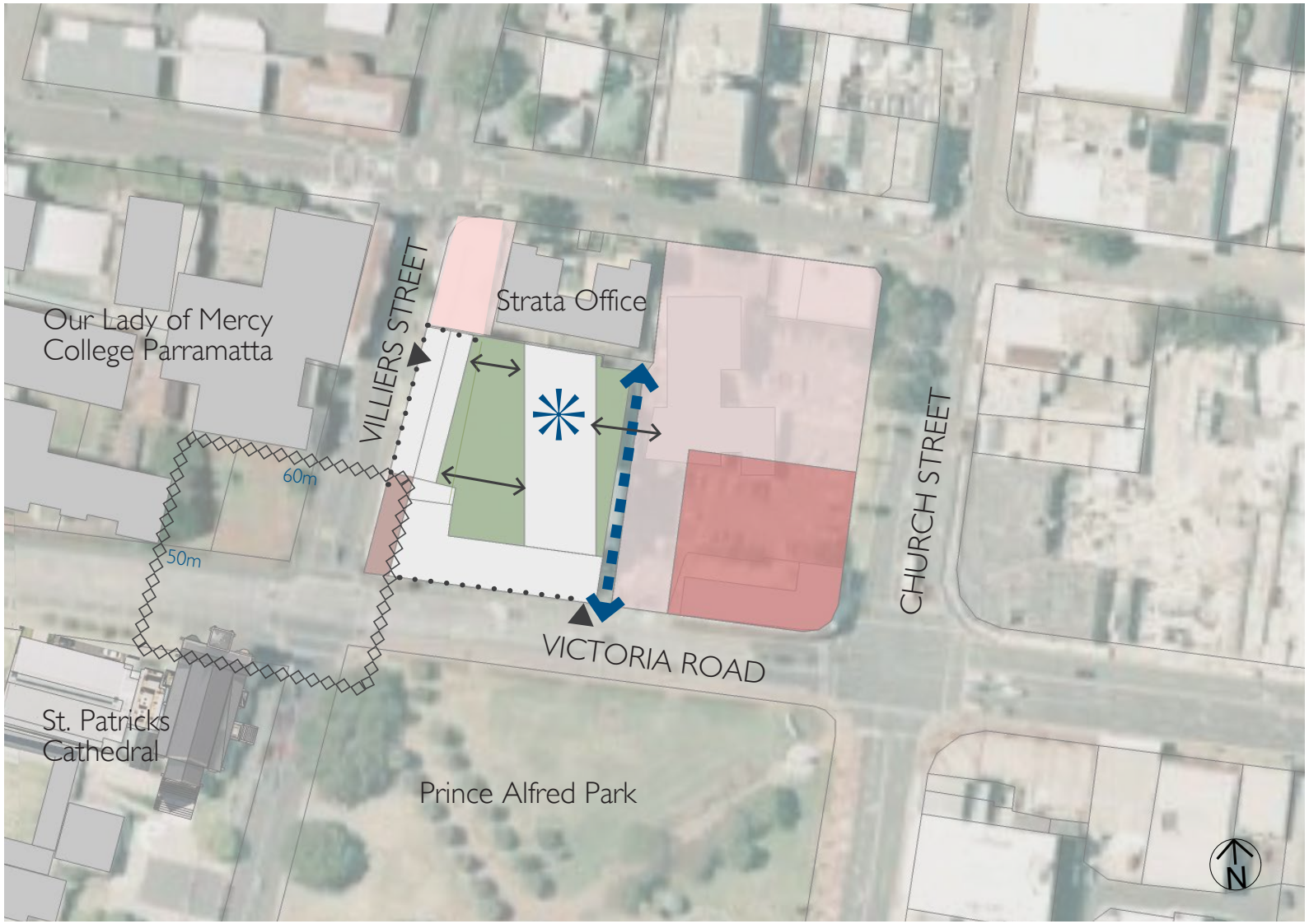


FIGURE 15– DESIGN PRINCIPLES
Base Aerial - Google 2009

6 POTENTIAL URBAN FORM

FIGURE 16- BUILDING ENVELOPE
Base Aerial - Google 2009

6.1 POTENTIAL BUILT FORM

The potential built form, shown by the building envelope in the building envelope in Figures 16 and 17. The key attributes of the building envelope are as follows:

- Villiers Street - 4 storey street wall edge with a 5th storey setback at least 4m.
- Victoria Road - 5 storey street wall edge.
- 14 storey residential tower with a building depth of no greater that 18m. The tower footprint comprises less than 26% of the site area.

Indicative layout plans demonstrate potential space massing of the building envelope (see Appendix A). These layout plans have formed the basis for assessing the parking potential and ability to achieve key SEPP 65 Criteria.

Figures 18 & 19 show a representation of key views from the North Eastern approach and Old Government House (View 3), however it should be considered that in both these views there is significant built form and vegetation which would obstruct and impact these views.

Figures 20 and 21 show diagramic sections through the site.

The shadow impacts of the proposed built form are shown in Figures 22-24. At 9am on the 21 June the end of the shadow of the tower is located at the base of St Patricks Cathedral. By 12noon a narrow shadow is cast into Prince Alfred Park by the tower element. At 3pm the shadow of the tower falls into the envelope of the adjoining Gateway site (McDonalds).

6.2 POTENTIAL OPEN SPACE

The site affords significant open space amenity to the south with Prince Alfred Park located adjacent, Parramatta Park and River foreshore located to the South. This reduces the need to provide on-site recreational space.

Private open space is to be provided by way of podium terraces and balconies. The remainder of usable podium space is to accommodate communal open space for residents of the development.

BUILDING ENVELOPE

Height (m) *	Height (storeys)	Gross Floor Area (sqm)**	Site Area (sqm)	FSR
43.5m	14	17,510	3648.2	4.8:1

* Allows 3.6m Ground Floor- Floor, Upper Levels 3m Floor- Floor and 0.9m Roof

**Based on 85% building envelope efficency.

UNITS

Residential Units	180 units
Ground floor commerical	800sqm

KEY SEPP 65 CRITERIA

Single Aspect SW-SE Facing	Solar Access (3hrs)	Cross Ventilation
9 units (5%)	126 units (70%)	108 units (60%)

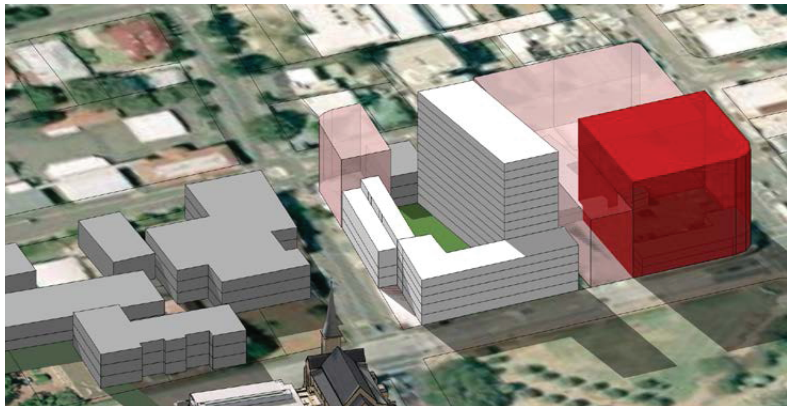


FIGURE 17 - BUILDING ENVELOPE PERSPECTIVE

Base Aerial - Google 2009

FIGURE 18 - INDICATIVE UNENCUMBERED VIEW FROM NORTH-EAST CBD APPROACH (VICTORIA ROAD , EAST OF ALL SAINTS CHURCH)

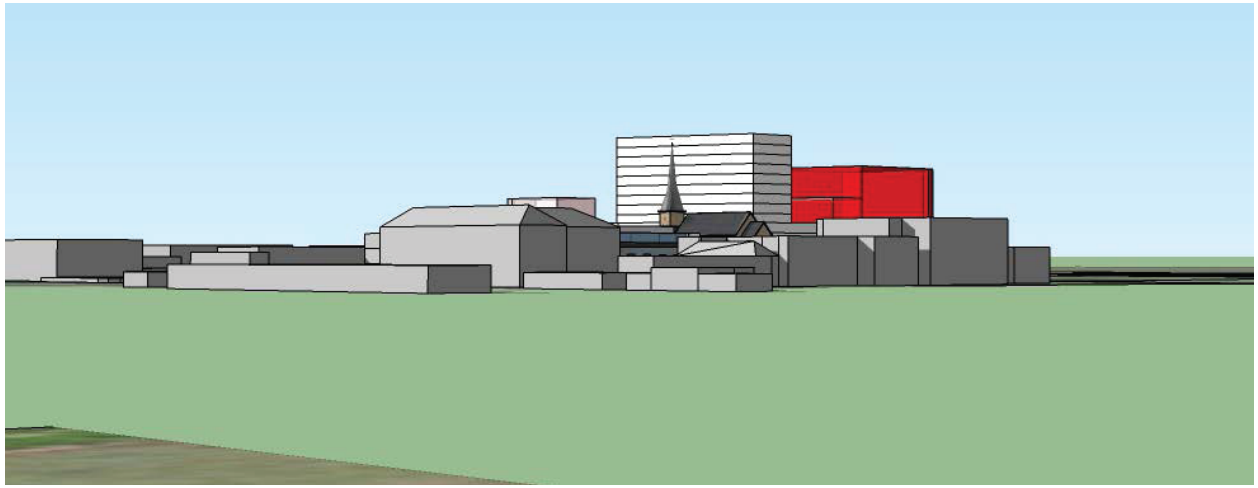
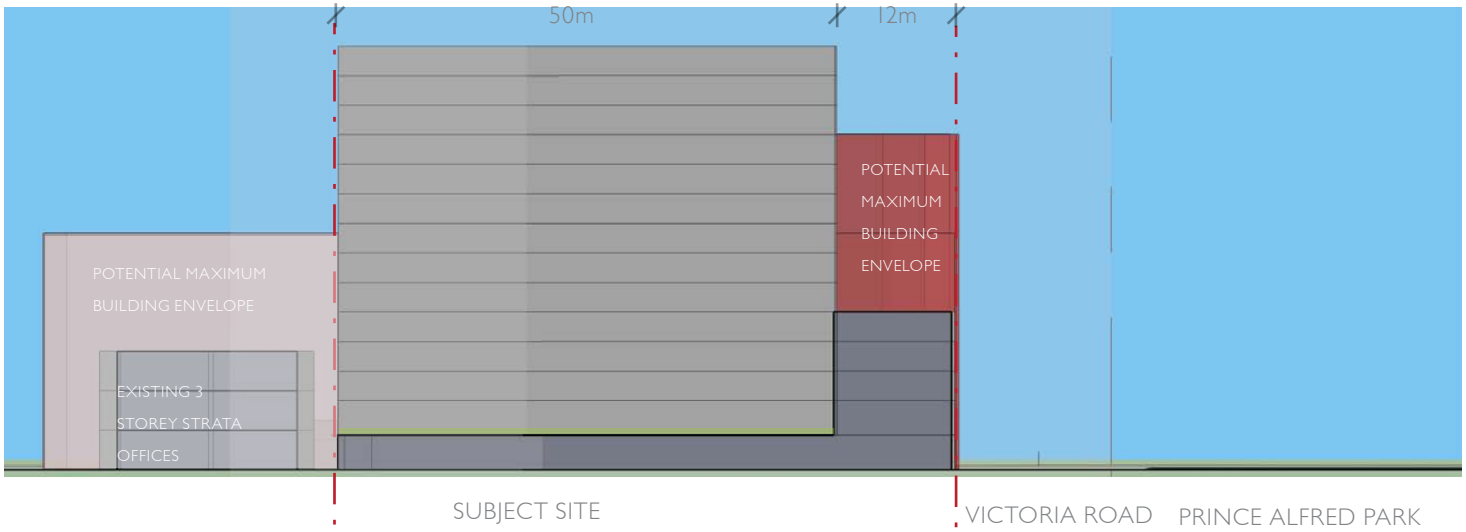
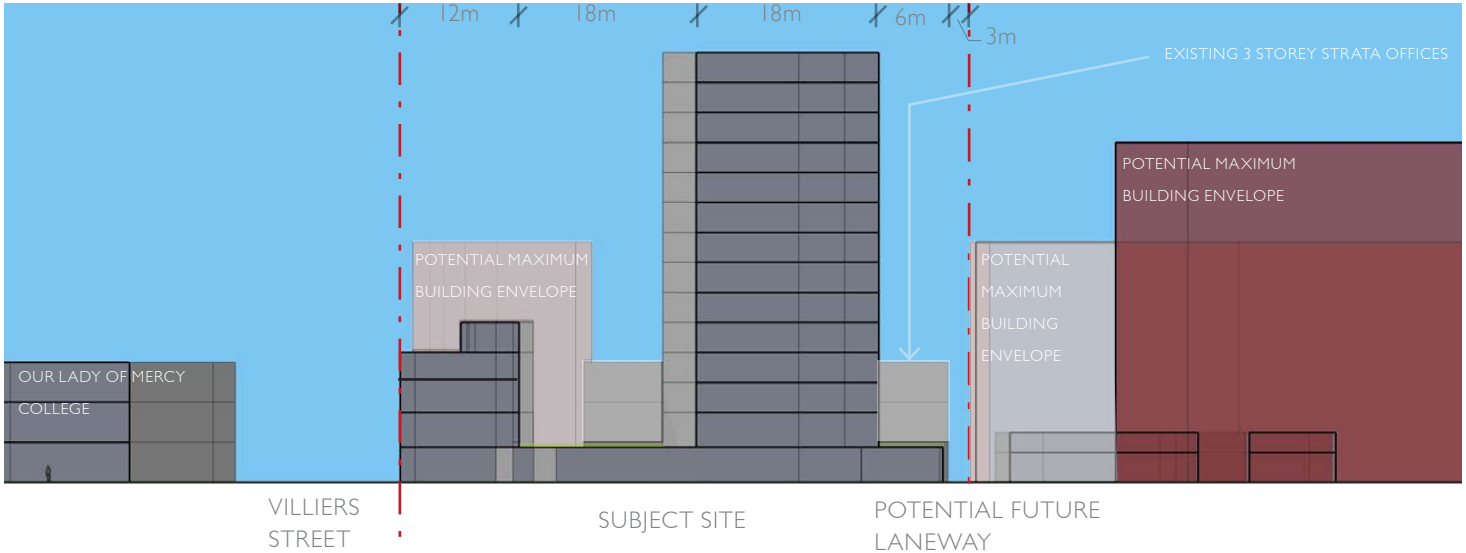


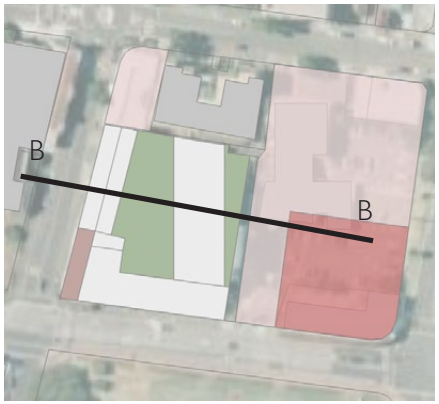
FIGURE 19 - INDICATIVE UNENCUMBERED VIEW - FROM OLD GOVERNMENT HOUSE (VIEW 3 - OLD GOVERNMENT HOUSE VIEWS & SETTINGS- PLANISPHERE 2012)



KEY PLAN

FIGURE 20 - NORTH - SOUTH SECTION AA





KEY PLAN

FIGURE 21 - WEST - EAST SECTION BB

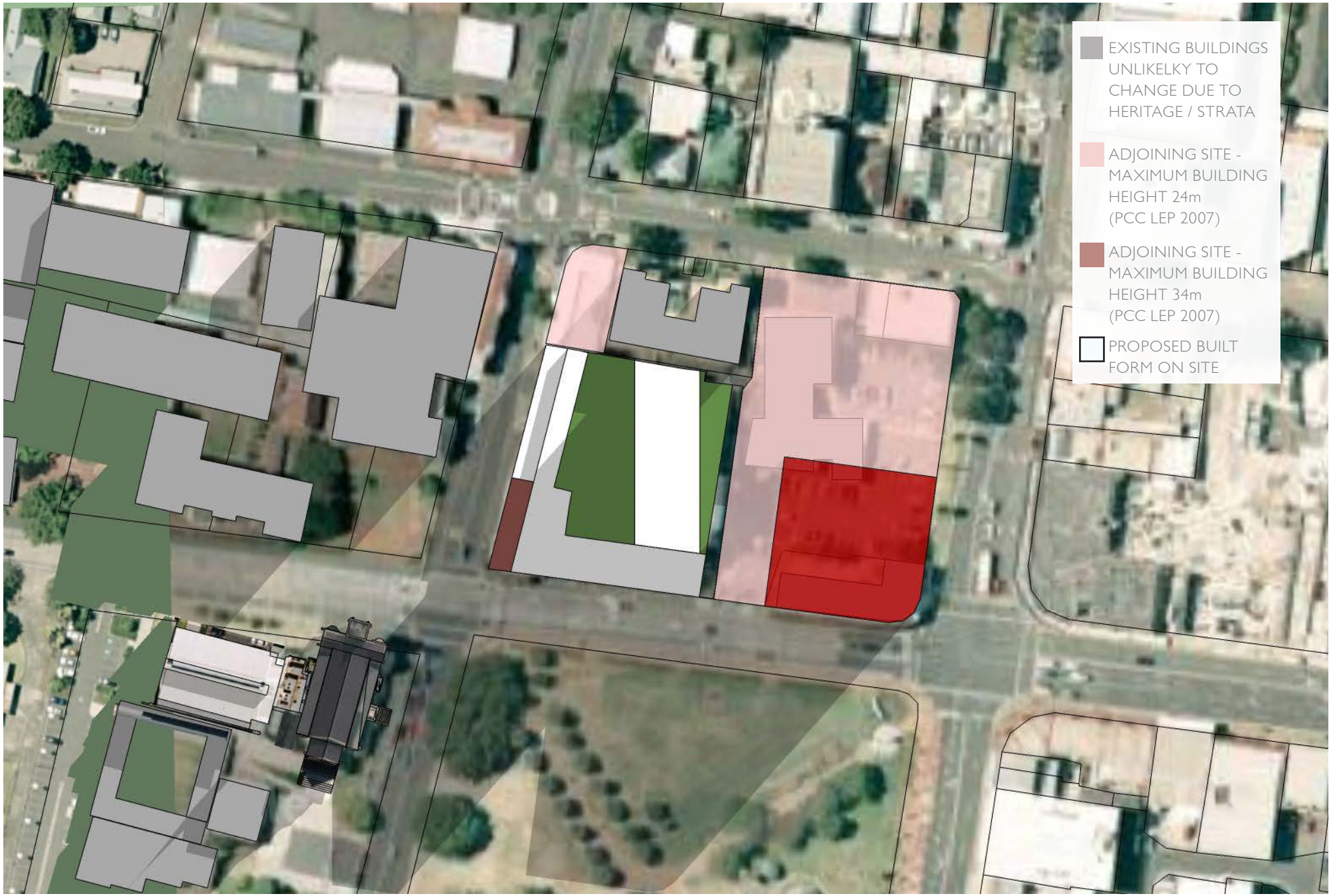


FIGURE 22 - SHADOW DIAGRAM 9AM- 21 JUNE - SUBJECT SITE POTENTIAL BUILT FORM AND ADJOINING MAXIMUM LEP BUILDING MASSING

FIGURE 23 - SHADOW DIAGRAM 12 NOON- 21 JUNE - SUBJECT SITE POTENTIAL BUILT FORM AND ADJOINING MAXIMUM LEP BUILDING MASSING

FIGURE 24 - SHADOW DIAGRAM 3PM- 21 JUNE - SUBJECT SITE POTENTIAL BUILT FORM AND ADJOINING MAXIMUM LEP BUILDING MASSING

7 CONCLUSION

The subject site has the opportunity to accommodate an increase in residential uses in the Parramatta CBD while providing an active ground floor response to Victoria Road and Prince Alfred Park.

The site is suitable for increased density due to the availability of the open space, access to public transport, proximity the commercial centre of Parramatta and capable of the subject site to develop with limited negative impact on adjoining properties, including heritage items.

Building envelope testing has shown that an FSR of 4.8:1 can be accommodated on the site in a form that results in an acceptable urban outcome in terms of addressing planning provisions including parking, street wall height, ground floor activation and SEPP 65 criteria.

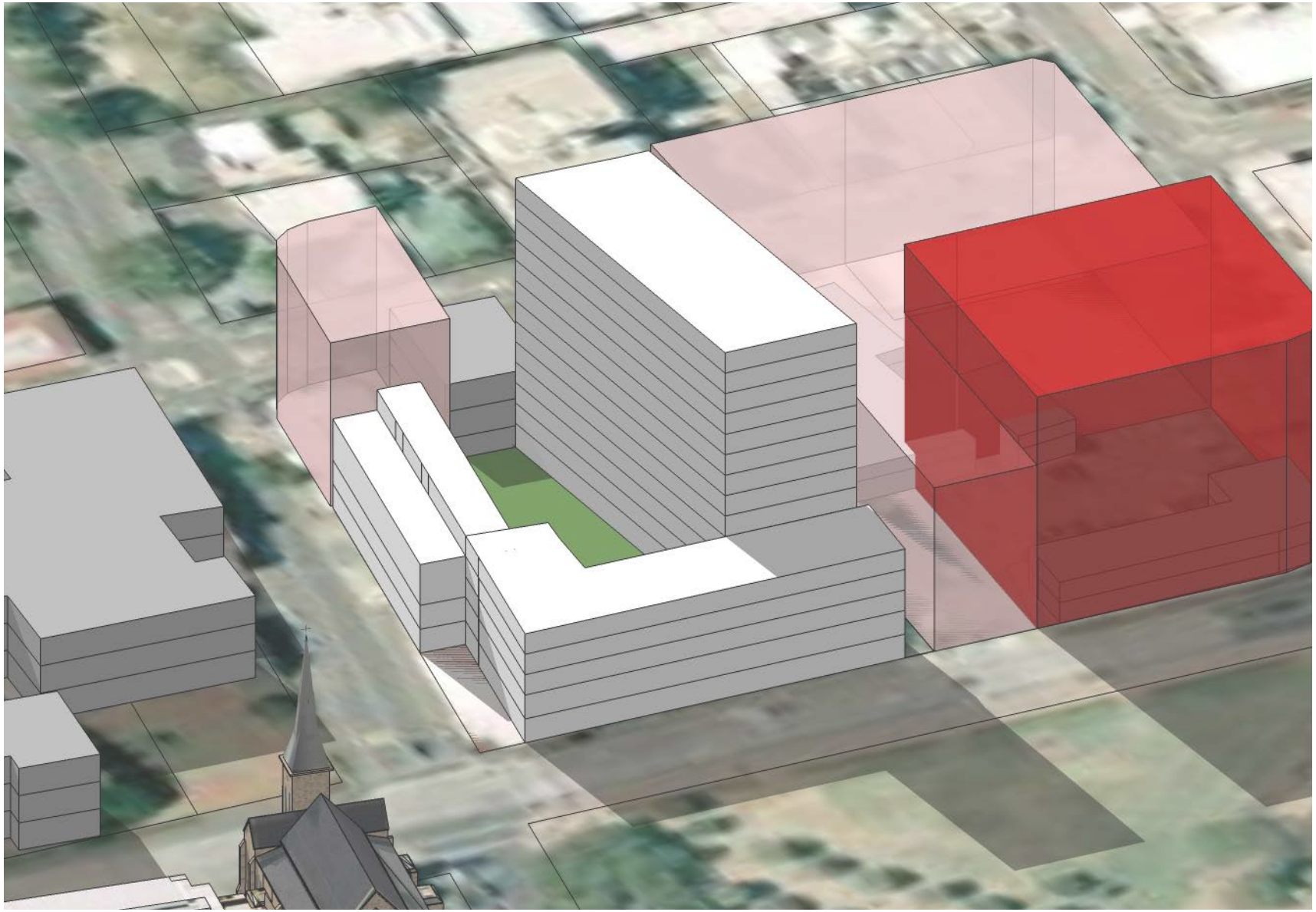
Additionally by uplifting building height to 43.5m (14 Storeys) the redevelopment of the site can result in a building form that:

- Achieves DCP street frontage height and setback requirements;
- Accommodates a higher level of amenity through slimmer building form as a result of a tower element opposed to a setback perimeter block form;
- Minimises overshadowing impact through a slimmer taller building for resulting in a faster moving shadow;
- Facilitates an open space node around the intersection of Villiers Street and Victoria Road which acts as a transition from parkland to urban form and provides curtilage space for adjoining heritage items;
- Accommodates parking in accordance with LEP provisions; and
- Fits visually within a CBD skyline strategy.

The proposed density can be achieved with only 26% of the site containing buildings over 24m in height if the building height limit is increased to 43.5m (14 Storeys).

It is recommended that the Maximum Floor Space Ratio for the subject site is increased from 2:1 to 4.8:1 and the maximum building height is increased from 24m (7 Storeys) to 43.5m (14 Storeys).

APPENDIX A- INDICATIVE LAYOUT PLANS



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