

Harold Street Parramatta

Urban Design Report

For Rebel Property Group Pty Ltd

January 2018

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1 Introduction and context

1.1 Introduction

This report has been prepared by Architectus on behalf of Rebel Property Group Pty Ltd. The subject site comprises of 3 lots including 23, 25 and 27 Harold Street.

The site is located within Parramatta Local Government Area. It is adjacent to the current City Centre boundary however in the Parramatta CBD Planning Strategy (Adopted by Council April 2015) the site is noted as within the proposed future CBD boundary and subject to a potential 6:1 FSR 'subject to further urban design refinement'.

The report includes analysis of the site and its context, an urban design strategy for the site, conclusions and recommendations with regard to the above.



Street view of lots - 23-27 Harold Street



View from corner of Sorrell Street and Harold Street - heritage item 'Currawong House' located adjacent to the site - 53 Harold Street

1.2 The site

The site

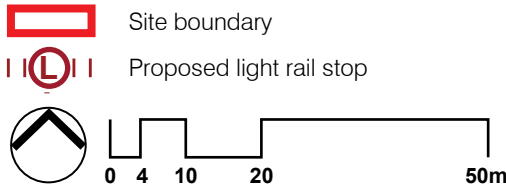
The site is 3 lots comprising 23, 25 and 27 Harold Street. The site area is a total of 1,637.6m².

Immediate context

53 Sorrell Street adjacent to the site includes an existing heritage house.

A 4 storey commercial building is located immediately to the west of the Site. The area located immediately east to the existing Parramatta City Centre boundary (Sorrell Street) is of residential character with predominantly 3 storey townhouses and residential flat buildings. There are significant amount of trees in this neighbourhood.

A light rail stop has been recently announced at the intersection of Church Street and Fennell Street in close proximity west of the site.



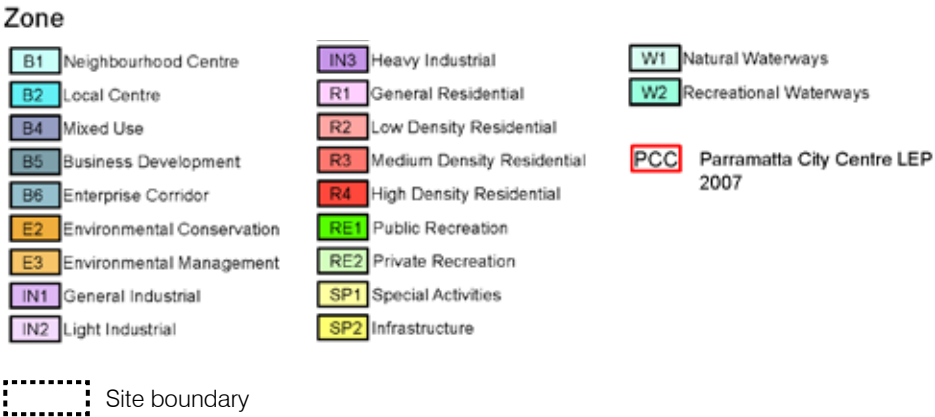
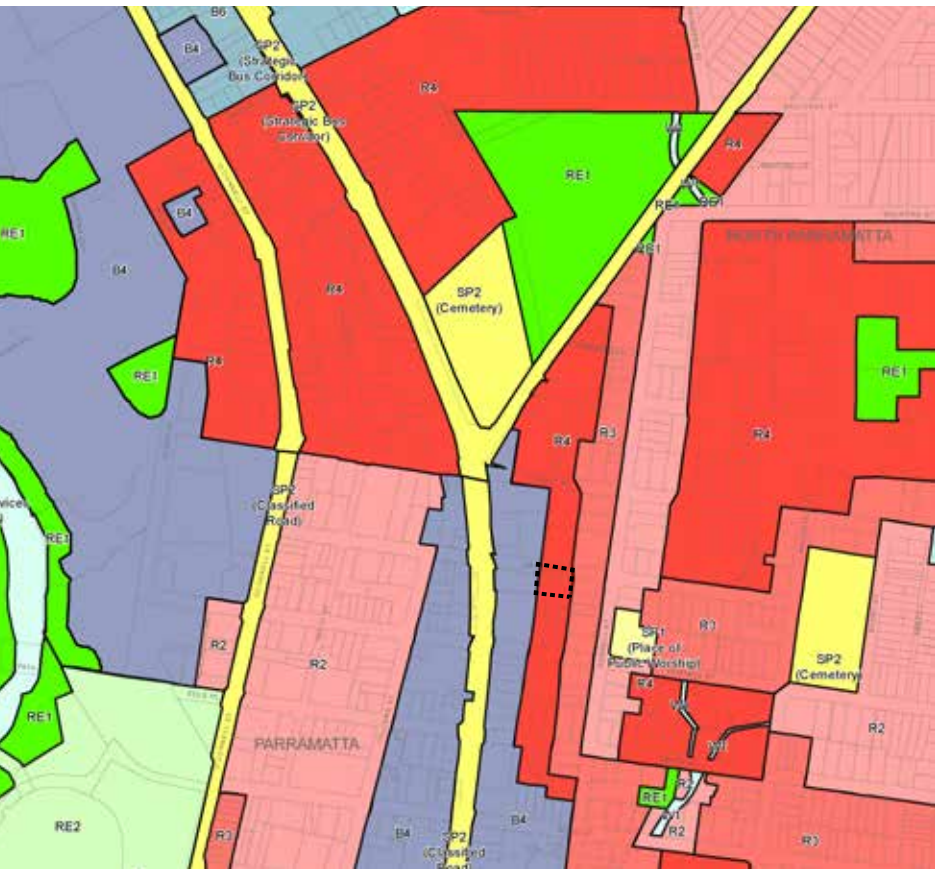
Aerial photograph of the site and its context

1.3 Key existing planning controls

Parramatta Local Environmental Plan 2015

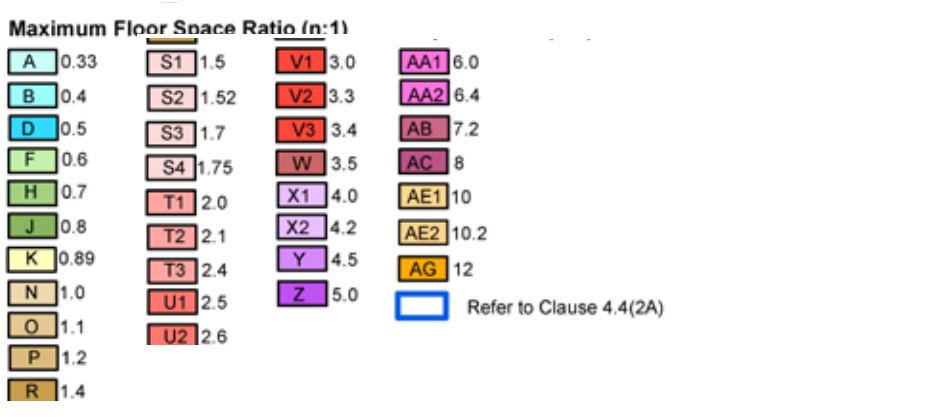
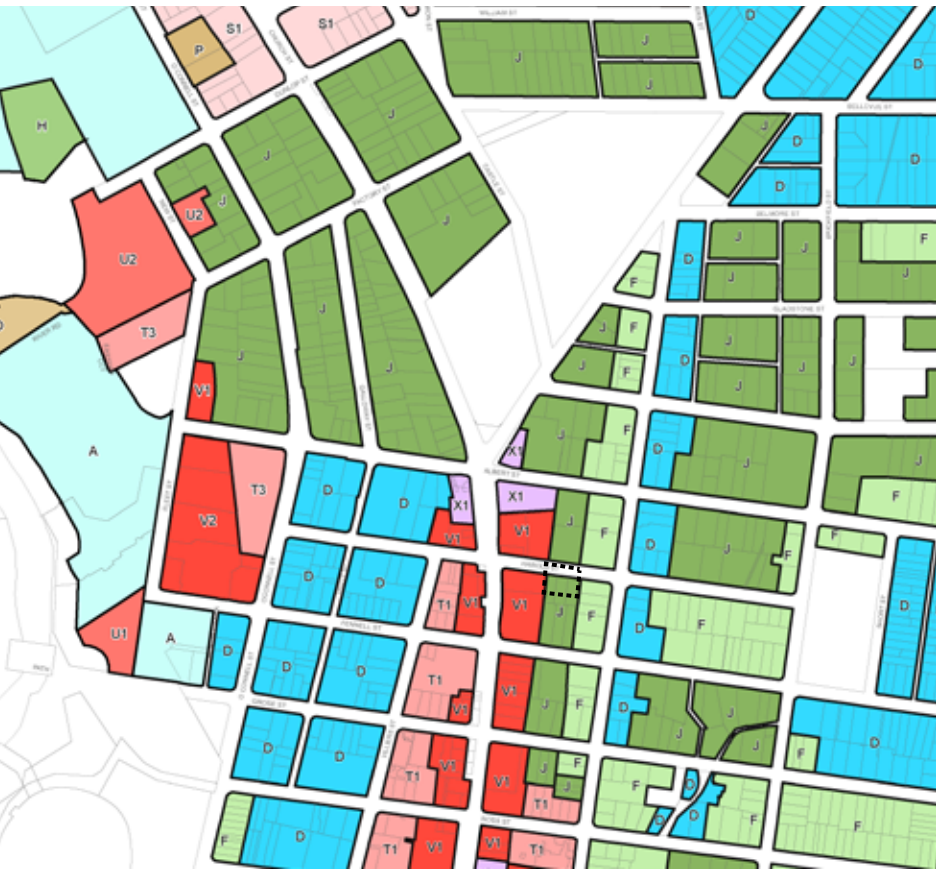
Land use Zoning

The site is currently subject to R4 high density residential zone.



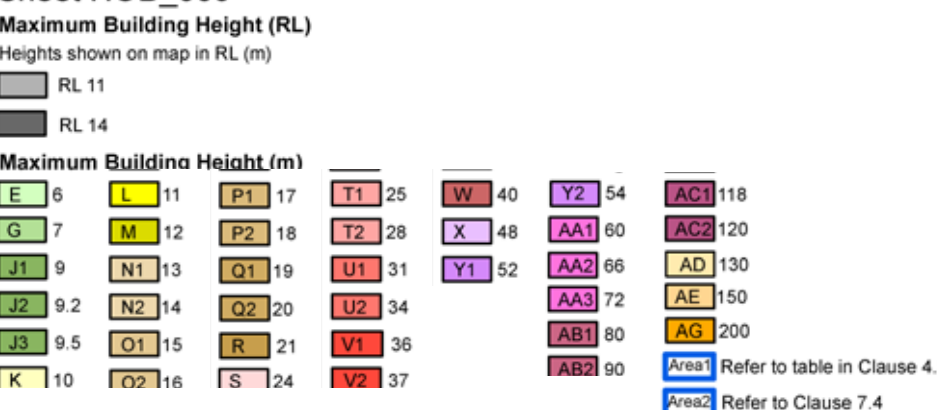
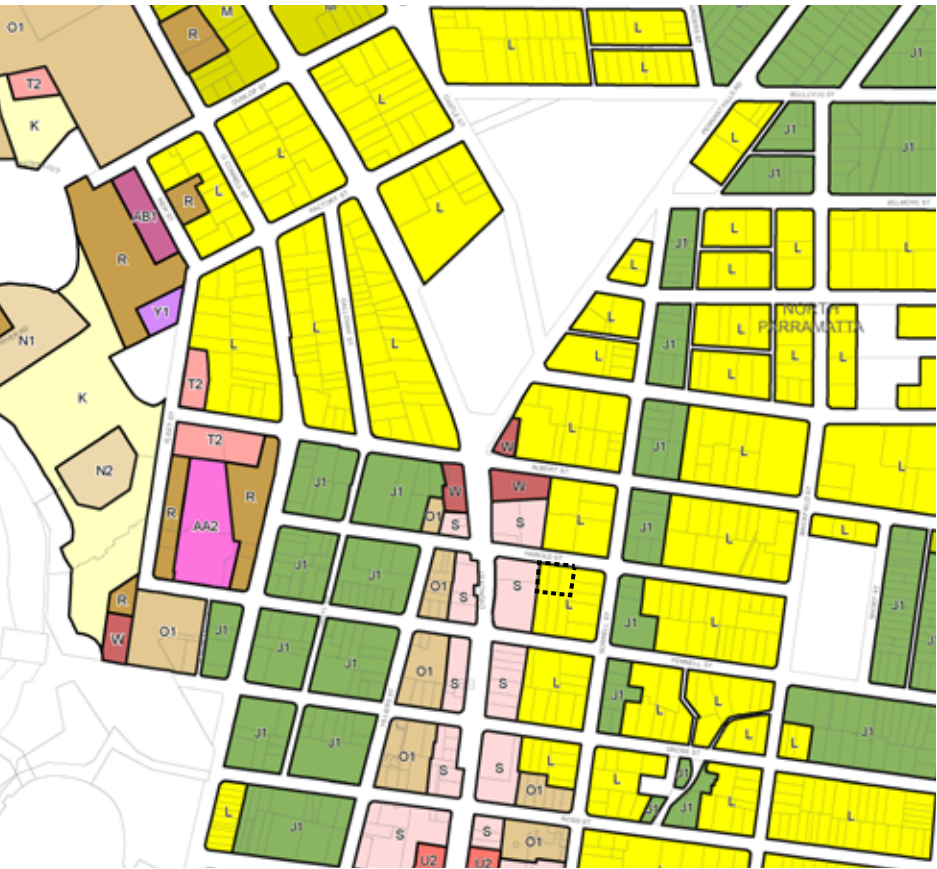
Floor Space Ratio

A floor space ratio of 0.8:1 applies to the site.



Height of Buildings

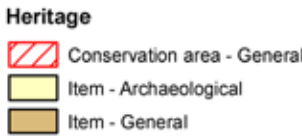
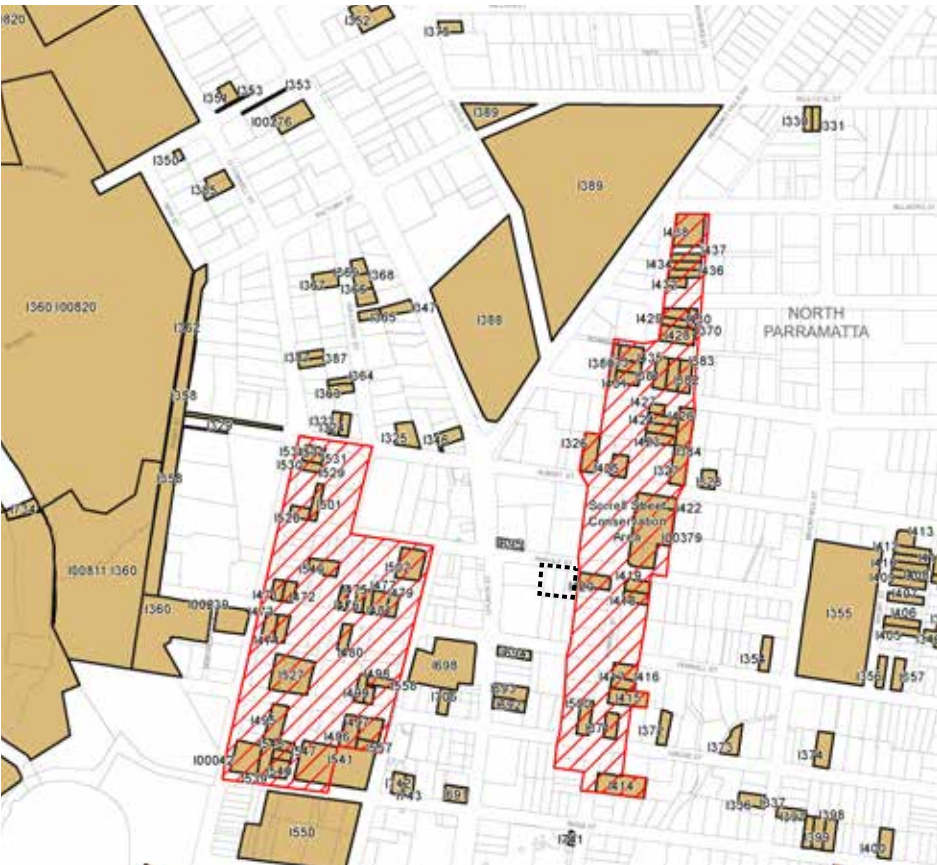
A height controls of 11 metres applies to the site.



Heritage

23-27 Harold Street of the site are not within the Heritage Conservation Area.

Architectus notes that the west side of Sorrell Street (within the City Centre) has few heritage items, while the east side of Sorrell Street has many heritage items.



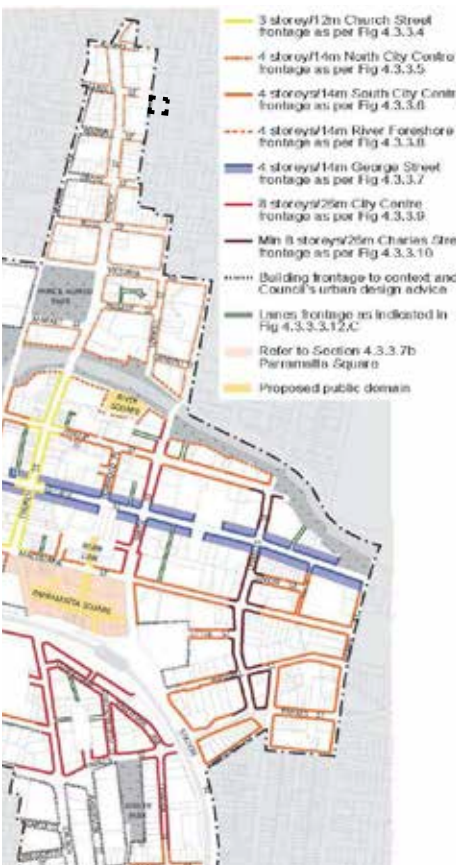
Parramatta Development Control Plan 2011

For sites in the existing City Centre, west of the site, the DCP currently allows buildings up to 4 storeys / 14m height to be built 3m from the street alignment. An upper level setback of 4m is required for all levels above.

Building Alignment



Street Frontage Height



1.4 Current planning processes

CBD Planning Strategy

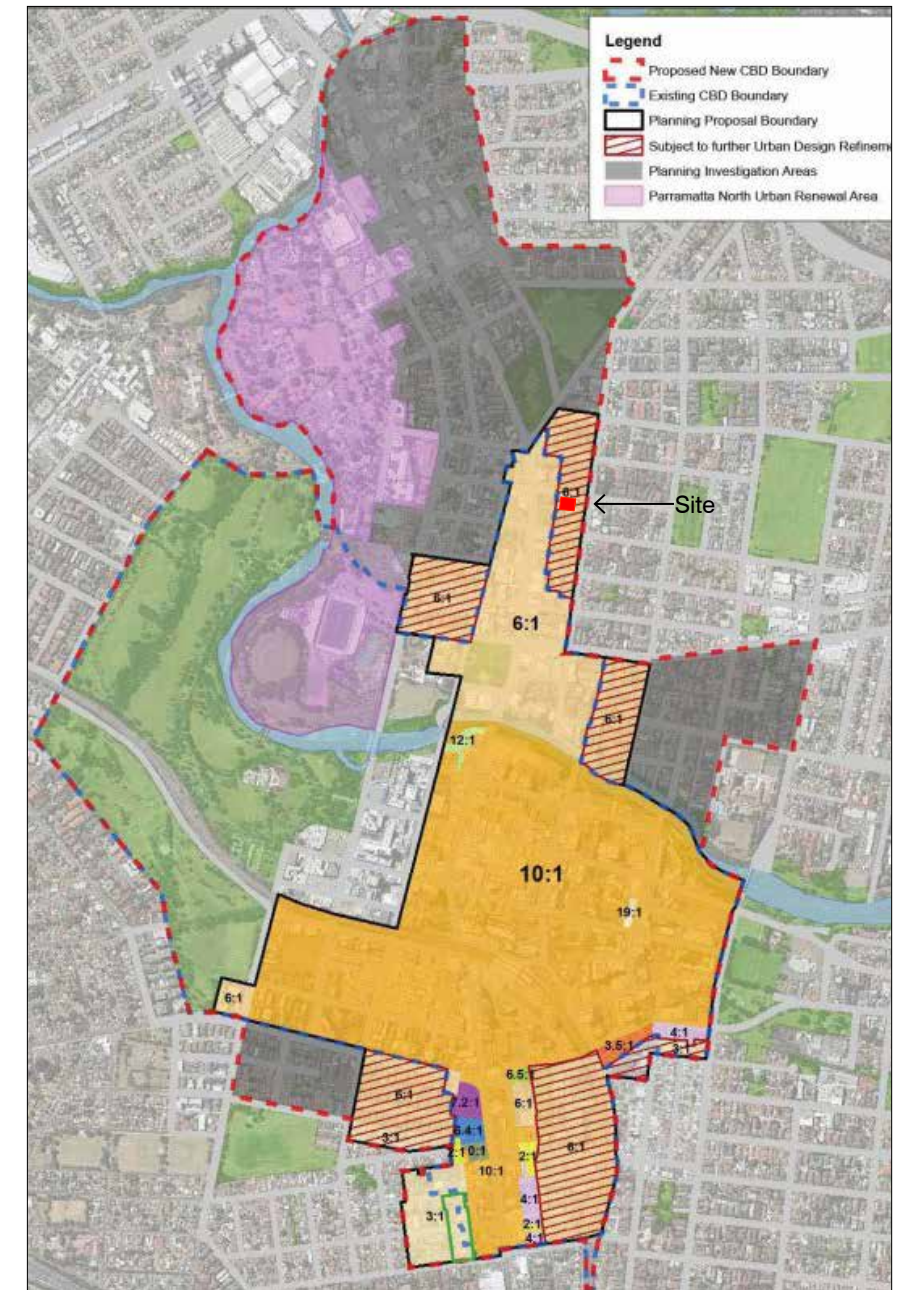
(April 2015)

The Parramatta CBD Planning Strategy was adopted by Parramatta City Council on 27 April 2015. It represents further development from Architectus and SGS' 2014 Parramatta City Centre Planning Framework.

The Planning Strategy recommends increasing the existing CBD boundary to include the site and notes a potential 6:1 FSR for the area 'subject to further urban design refinement'.



'City Centre boundaries' - Extract from Parramatta CBD Planning Framework



'Implementation Plan' - Extract from Parramatta CBD Planning Framework

Heritage Study - Parramatta City Council & Urbis
(December 2015)

The report *Heritage Study - CBD Planning Controls* was released in December 2015 by Parramatta City Council, in collaboration with Urbis Urban Designers.

The model below shows the preferred transition approach for built form adjoining the Heritage Conservation Area, focusing on the block bound by Harold, Fennell, Sorrell and Church Street. This strategy was developed by Parramatta City Council in response to the recommendations by Urbis to maintain existing planning controls and instigate a stepped transition approach from the conservation area along Sorrell Street to the high density development to the west.

This approach has informed the built form and options testing of the site at Harold and Sorrell Street and neighbouring context.

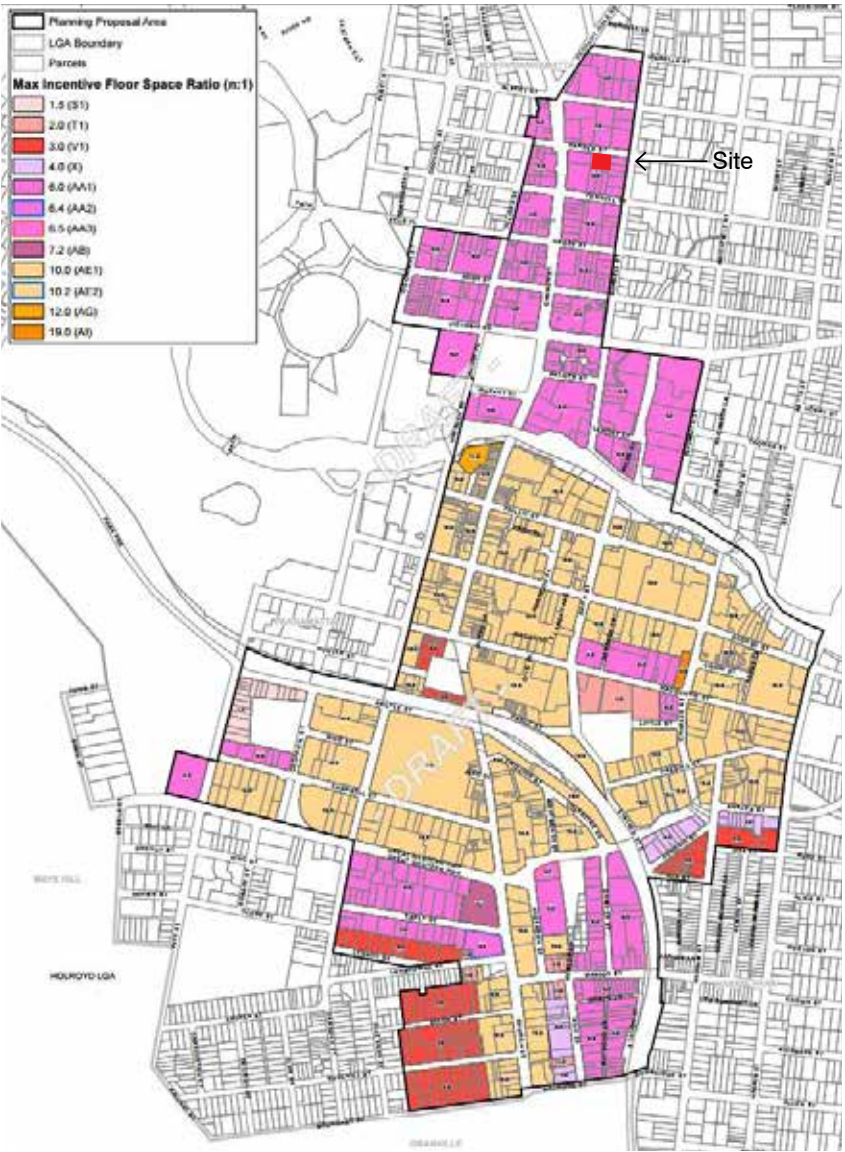


Preferred transition approach for FSR adjoining HCA

Current planning proposal
(April 2016)

The draft *Planning Proposal for the Parramatta CBD* was adopted by Council in April 2016. The report presents an extended city centre boundary to facilitate higher density development in the area.

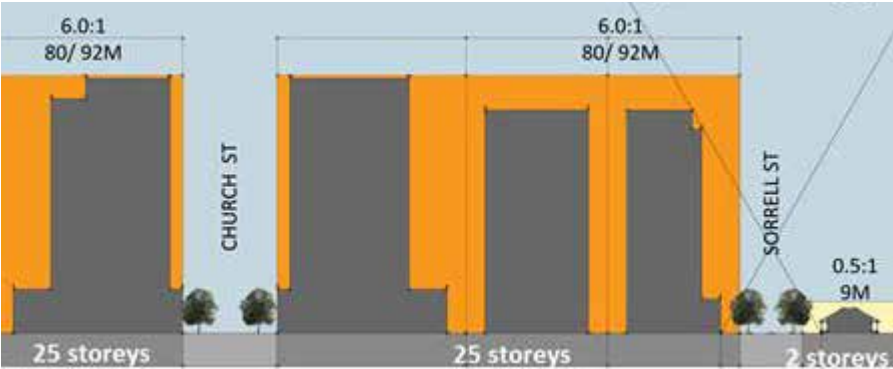
Accordingly, the proposal presents amended LEP planning controls for the area including a draft 'Incentive Floor Space Ratio Map' which designates an FSR of 6:1 across the site.



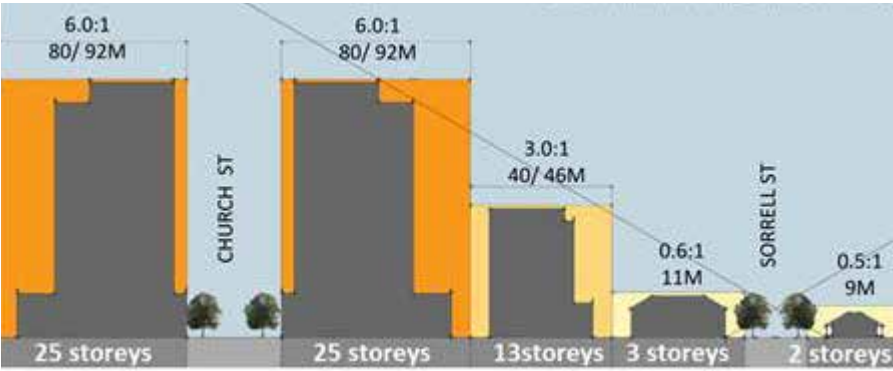
Incentive Floor Space Ratio Maps - Parramatta CBD Planning Proposal

Parramatta Council officers' preliminary advice

Indicative sections through Sorrell Street showing the outcome of proposed strategies for built form transition to the existing heritage conservation area have been produced. Council have proposed an alternate outcome for the site as compared to the maximum incentive under the planning proposal, which reflects more the outcomes of the Heritage Study.



Adopted strategy (maximum FSR incentive under planning proposal)

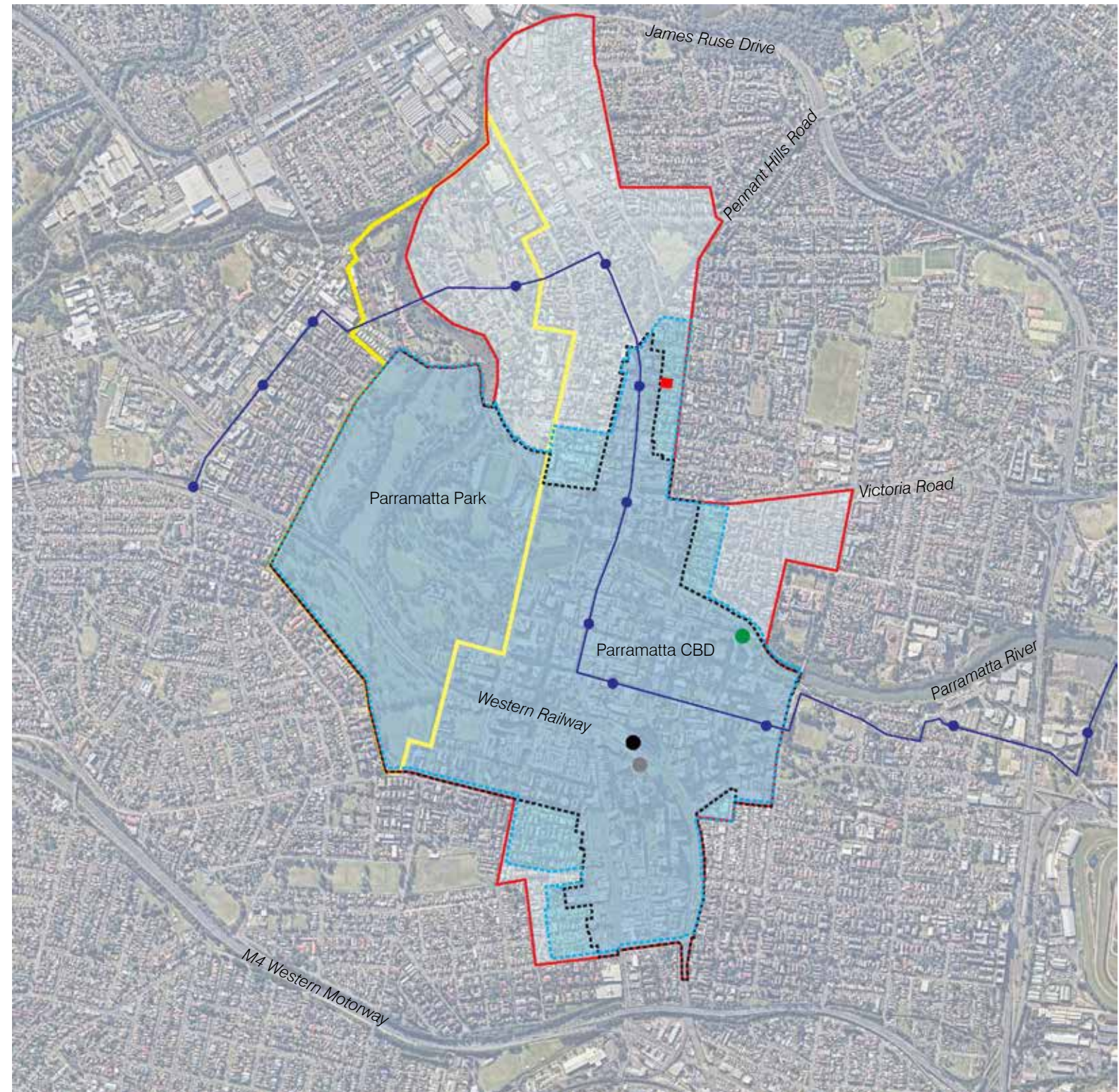
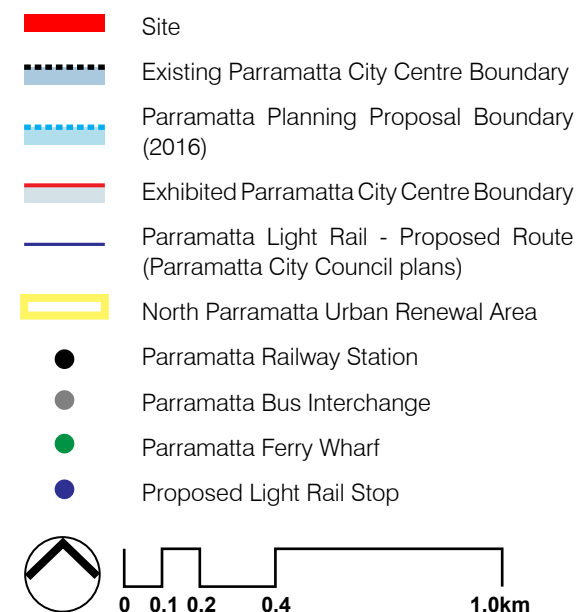


Alternative outcome proposed by Council Officers

1.5 Site context

The site is located immediately east of the existing Parramatta City Centre boundary and within the newly exhibited Parramatta City Centre under Parramatta CBD Planning Strategy adopted by Council on 27th April 2015 and also the boundary of the Planning Proposal (April 2016). The site is located approximately:

- 100m (1 min walk) from bus stops along Church Street;
- 100m (1 min walk) from the potential future light rail stop at Fennell Street;
- 1,000m (10-15 mins walk) from Parramatta Ferry Wharf; and
- 1,400m (15-20 mins walk) from Parramatta Railway Station.



Location of site in strategic context in relation with the City Centre boundary, existing and future public transport



Oblique aerial view of local context

1.6 Site and context photos



1: Sorrell Street is a Heritage Conservation Area. This area has a residential character with 1-3 storey dwelling houses and townhouses covered by large street trees.



2: The lots across from the site on Harold Street mainly include 3 storey townhouses with large trees planted in front setbacks.



3: View of site from corner of Sorrell and Harold Street with existing street trees along Harold Street.



View locations



4: View west towards site along Harold Street. The street consists of primarily 1-3 storey residential and is well vegetated with large street trees.



5: 4 storey commercial building located immediately to west of site.



5: Recent 9 storey mixed use development at corner of Church Street and Harold Street.



6: 6 storey residential flat building located on Harold Street.



7, 8: Cafe and shop located at corner of Church Street and Harold Street.



9: 3 storey residential flat buildings and a 6 storey commercial building along Fennell Street, located to south of Site.



10: Recent residential development along Sorrell Street near corner of Victoria Road (south of the site, beyond the Heritage Conservation Area).



View locations

2 Urban design strategy

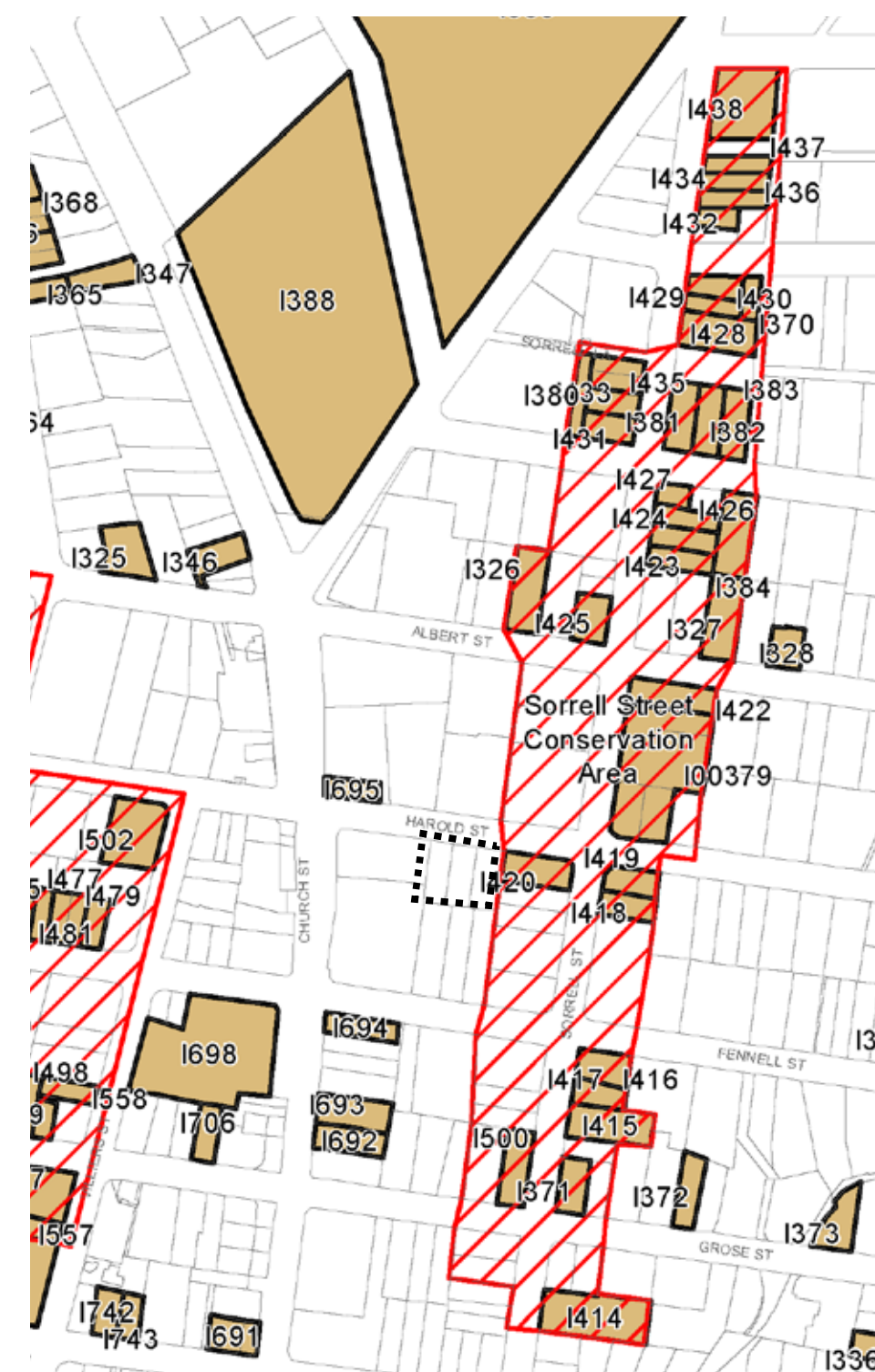
2.1 Transition from heritage conservation area

Consideration of the appropriate design of the local area includes the appropriate transition from the Sorrell Street Heritage Conservation Area to the Parramatta City Centre (particularly its main spine on Church Street).

The Parramatta City Centre is an alternative CBD to Central Sydney. Together they are the main element of Global Sydney which will be only reinforced in the future with quicker connections between the two centres. The Parramatta City Centre should be compared with Central Sydney and how it addresses transition to Conservation Areas.

The Rocks Conservation Area is of world renown. There is a sharp transition between it and the CBD skyline. Such a contrast reinforces the character of each. Similarly to the south of Central Sydney, the Central Park Development has a sharp transition between the 34 storey tower facing Broadway and the Chippendale Conservation Area to the south and west.

Within City Centre examples including those below, the transition between taller buildings and lower-scale heritage items is often handled through the development of appropriate lower-scale podium forms rather than through extensively stepped building heights..



Sorrell Street Heritage Conservation Area map from Parramatta LEP 2015

Central Sydney / The Rocks Conservation Area



- Multiple State heritage designations, local heritage items and conservation area
- Scale change: ANL Centre at 45 storeys (188m) in Central Sydney (across the Cahill Expressway) to 2-4 storeys typical in The Rocks.
- One of Sydney's iconic views.

Central Park (Central Sydney) / Chippendale HCA



- The Central Park development is surrounded on two sides by the Chippendale heritage conservation area, including many local heritage items.
- Scale change: One Central at 34 storeys (117m) to 2-3 storeys typical one street back.

2.2 Key views

In considering the appropriate height and floorspace controls for the site area, its visual impact from Sorrell Street conservation area has been considered.

The photos opposite present a range of views of the site from Sorrell Street. The site will generally be seen from Sorrell Street only in glimpsed views between trees. These views have been considered further for both scenario.



View locations



1: View taken from south Sorrell Street, towards the intersection with Grose Street



3: View taken at the intersection of Sorrell Street and Harold Street



5: View taken along Harold Street looking west towards the site



2: View taken at the intersection of Sorrell Street with Fennell Street



4: View taken along Harold Street east near the intersection with Sorrell Street



6: View taken at the intersection of Sorrell Street with Albert Street

3 Master plan

3.1 The master plan

Following Architectus’ testing, Parramatta Council Officers’ provided recommendations for built form which have led to the final master plan, described over the following pages. This incorporates the following:

- A setback to the building form from Harold Street
- Full 12m setbacks from both the western and southern boundaries for all built form elements above the first floor (which extends along Harold Street)
- The built form is setback 3m from the Sorrell Street property.

This is based on in planning terms:

- A 6:1 FSR and 70m base building height on other sites, which rises to 6.9:1 FSR and 80.5m (15%) with design excellence.

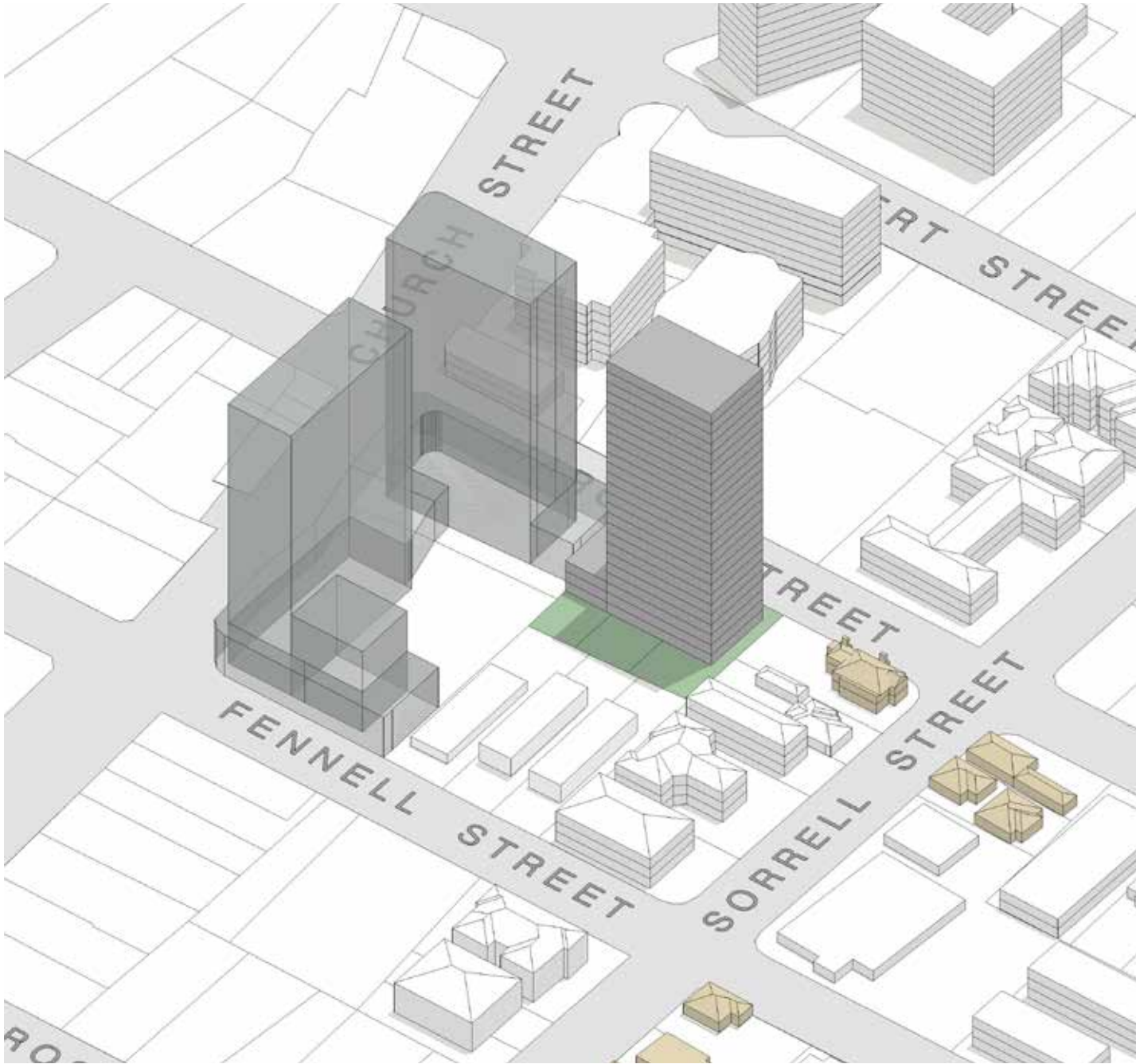
The schedules adjacent describe that the built form envelopes shown (at 75% efficiency) can achieve the FSRs proposed and that the floor plate of these envelopes would not exceed 625sqm.

Schedule - Masterplan without design excellence				
Calculations of maximum GFA from FSR of sites				
Location	Site area	FSR	GFA	
Total	1637.6	6.00	9826	
Schedule of GFA from envelope shown on plan				
Built form	Floorplate	Storeys	GBA	GFA
Podium	771.5	3	2315	1736
Tower	579.0	19	11001	8251
Total		22	11001	9987
Approximate number of apartments *				111
* 90sqm GFA per apartment assumed. Assumes entire building residential				

Schedule - Masterplan with design excellence				
Calculations of maximum GFA from FSR of sites				
Location	Site area	FSR	GFA	
Total	1637.6	6.90	11299	
Schedule of GFA from envelope shown on plan				
Built form	Floorplate	Storeys	GBA	GFA
Podium	771.5	3	2315	1736
Tower	579.0	22	12738	9554
Total		25	12738	11289
Approximate number of apartments *				125
* 90sqm GFA per apartment assumed. Assumes entire building residential				



The Master Plan
Note: Schedule is based on a slightly reduced floorplan from maximum shown in masterplan above

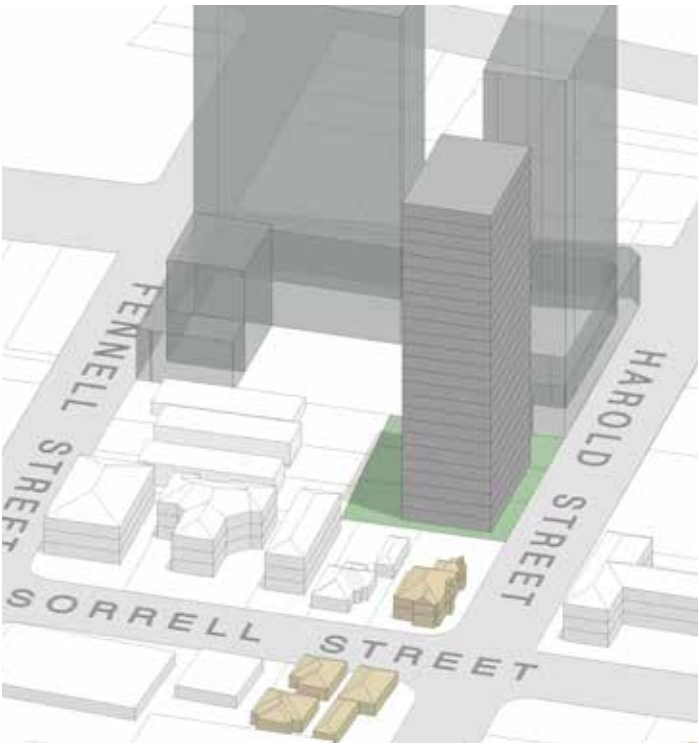


Aerial view from south

3D views of proposed envelope (incl. design excellence bonus)



Aerial view from north



Aerial view from east

- | | | | |
|---|---------------------------|---|---|
|  | Proposed tower - on site |  | Proposed potential contex (transparent) |
|  | Proposed podium - on site |  | Existing buildings |
|  | Unbuilt area - on site |  | Existing heritage buildings |
| | |  | Existing open space |

3.2 Key views

The photomontages on this page describe the visual impact of the highest scenario on views from the Sorrell Street Conservation Area and nearby. It includes a context of adjacent buildings at 6:1 on Church Street,.

Key points as to the proposal’s visual impact on the Sorrell Street conservation area are as follows:

- The proposal is generally seen only in glimpsed views between trees along Sorrell Street.
- The proposal is generally seen behind existing 3-storey apartment blocks, which do not contribute to the Conservation Area.
- The proposal building is generally well within the scale established by these taller buildings behind (on Church Street).

Architectus considers that the proposal is an appropriate response to this visual context and that with high quality architectural design in the later stages of the development will ensure an outcome that is well integrated within the existing and changing aspects of the site’s context.



View locations



1: View taken from south Sorrell Street, towards the intersection with Grose Street



3: View taken at the intersection of Sorrell Street and Harold Street



5: View taken along Harold Street looking west towards the site



2: View taken at the intersection of Sorrell Street with Fennell Street



4: View taken along Harold Street east near the intersection with Sorrell Street



6: View taken at the intersection of Sorrell Street with Albert Street

3.3 Solar analysis

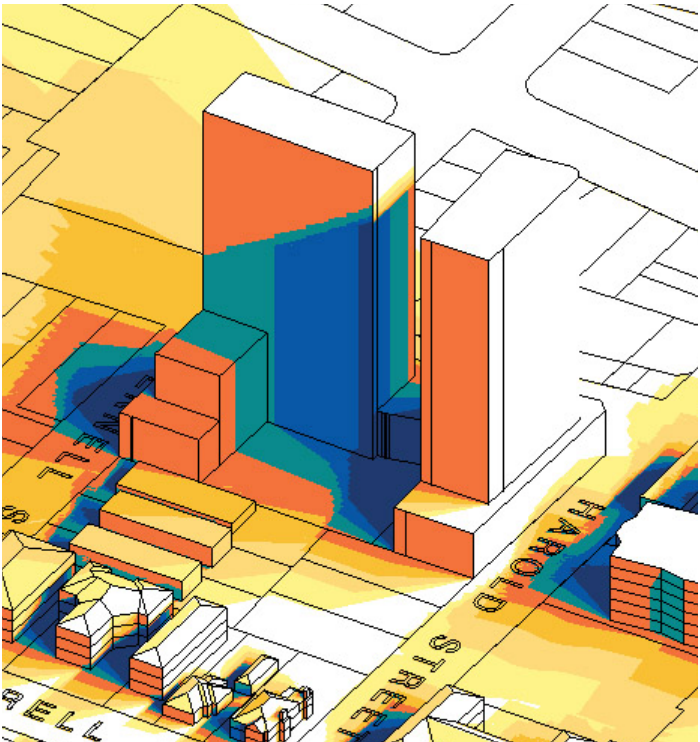
Solar access

SEPP65 requires “Living rooms and private open spaces of at least 70% of in a building receive a minimum of 2 hours direct sunlight between 9 am and 3pm at mid winter”.

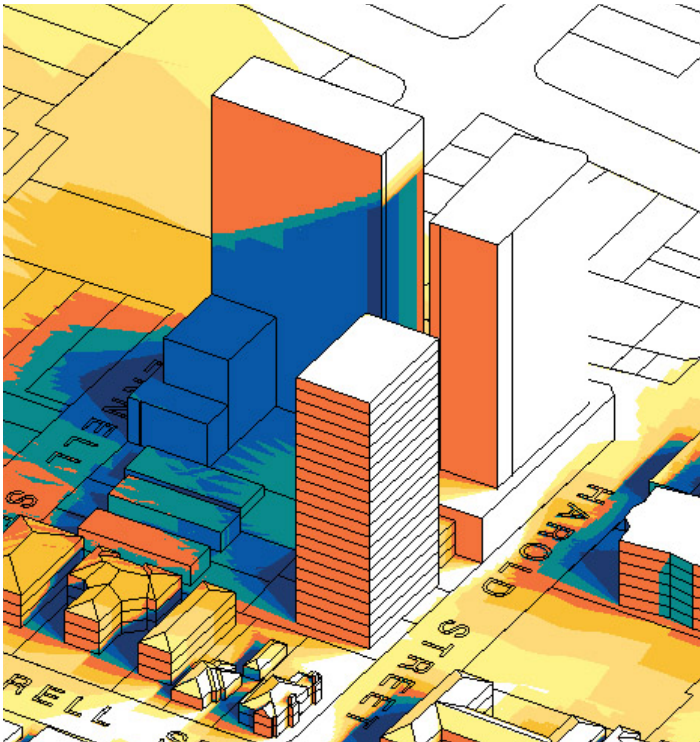
Midwinter solar access diagrams for the proposed apartment building and potential surrounding built form are provided. The proposal for the site is shown within a potential context that has been modelled to reflect the proposed FSR of both scenarios.

These diagrams demonstrate how the proposal generally achieves 2 hours or more solar access to 2 of 4 faces of buildings within the tower levels.

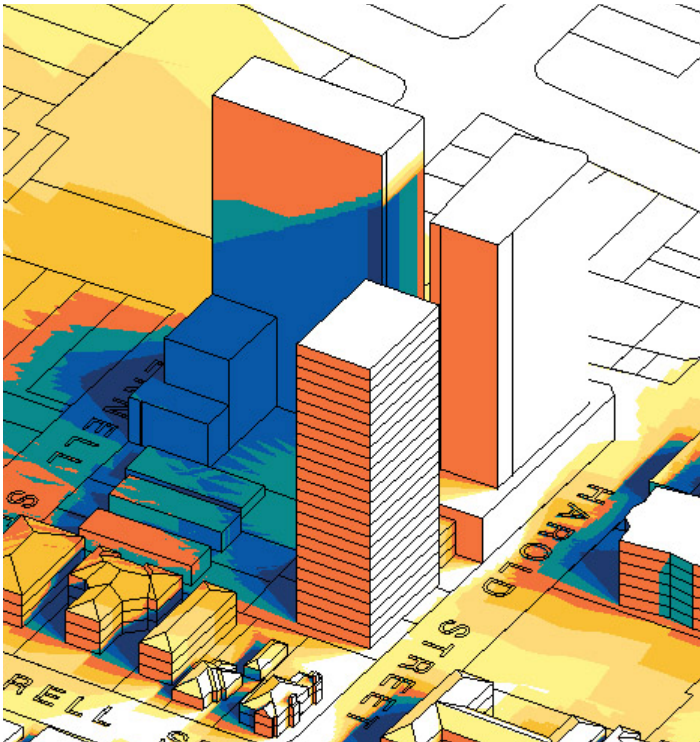
The overall building form is capable of achieving SEPP65 compliant solar access.



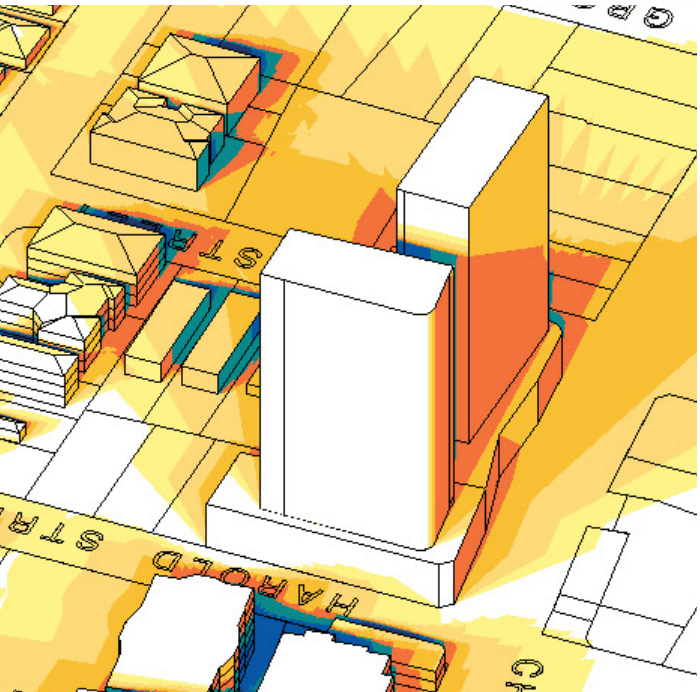
View southwest heatmap - existing with potential under current planning controls



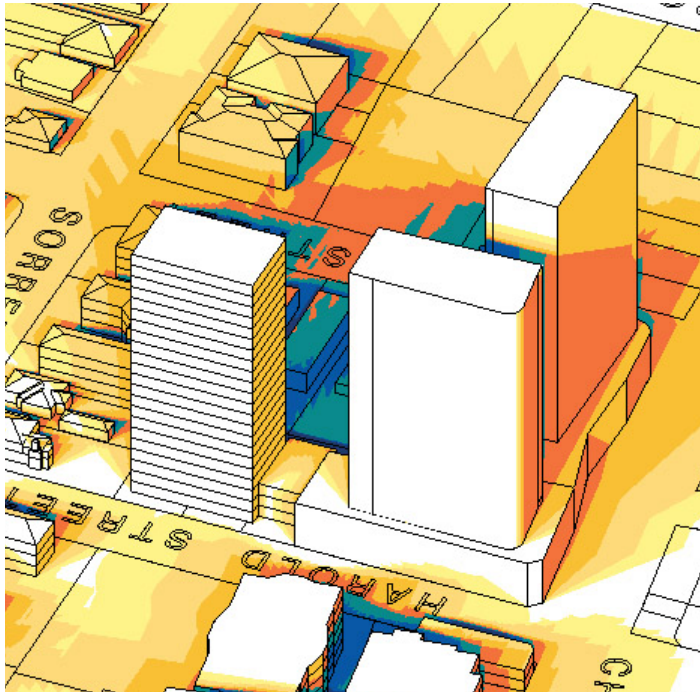
View southwest heatmap - with proposed FSR of 6:1 in 23-27 Harold St, and 0.6:1 in 53 Sorrell St



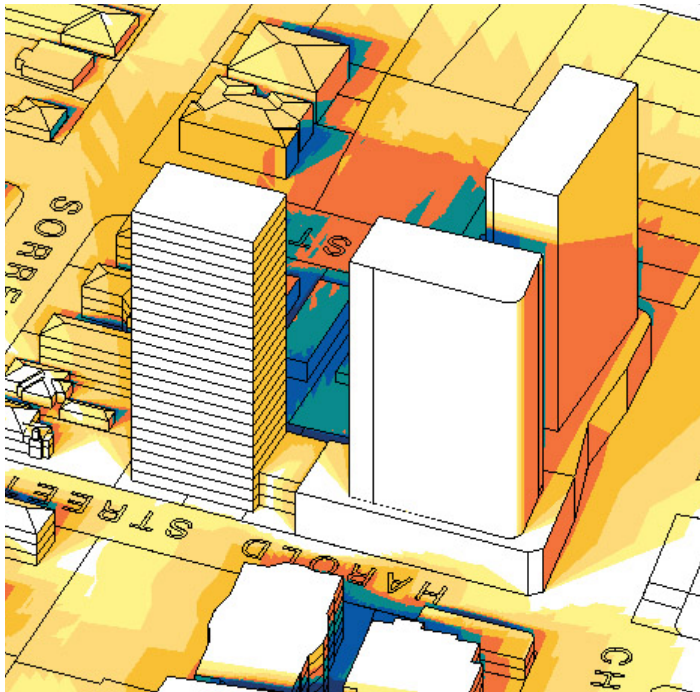
View southwest heatmap - with proposed FSR of 6.9:1 in 23-27 Harold St and 0.6:1 in 53 Sorrell St - with design excellence



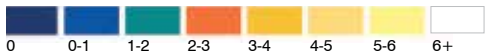
View southeast heatmap - existing with potential under current planning controls



View southeast heatmap - with proposed FSR of 6:1 in 23-27 Harold St, and 0.6:1 in 53 Sorrell St



View southeast heatmap - with proposed FSR of 6.9:1 in 23-27 Harold St and 0.6:1 in 53 Sorrell St - with design excellence



Hours of sunlight between
9am-3pm midwinter

Shadow Analysis - Midwinter (June 21)

The diagrams adjacent demonstrate the maximum extent of overshadowing that occurs in midwinter (June 21) at 9am, 12pm and 3pm.

The Conservation Area along Sorrell Street retains excellent morning to midday solar access at all times of the year.

Scenario 1 - proposed FSR of 6:1in 23-27 Harold St



9am



Midday



3pm

Scenario 2- proposed FSR of 6.9:1in 23-27 Harold St



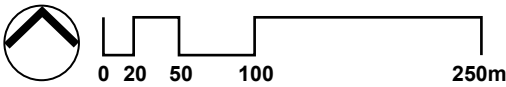
9am



Midday



3pm



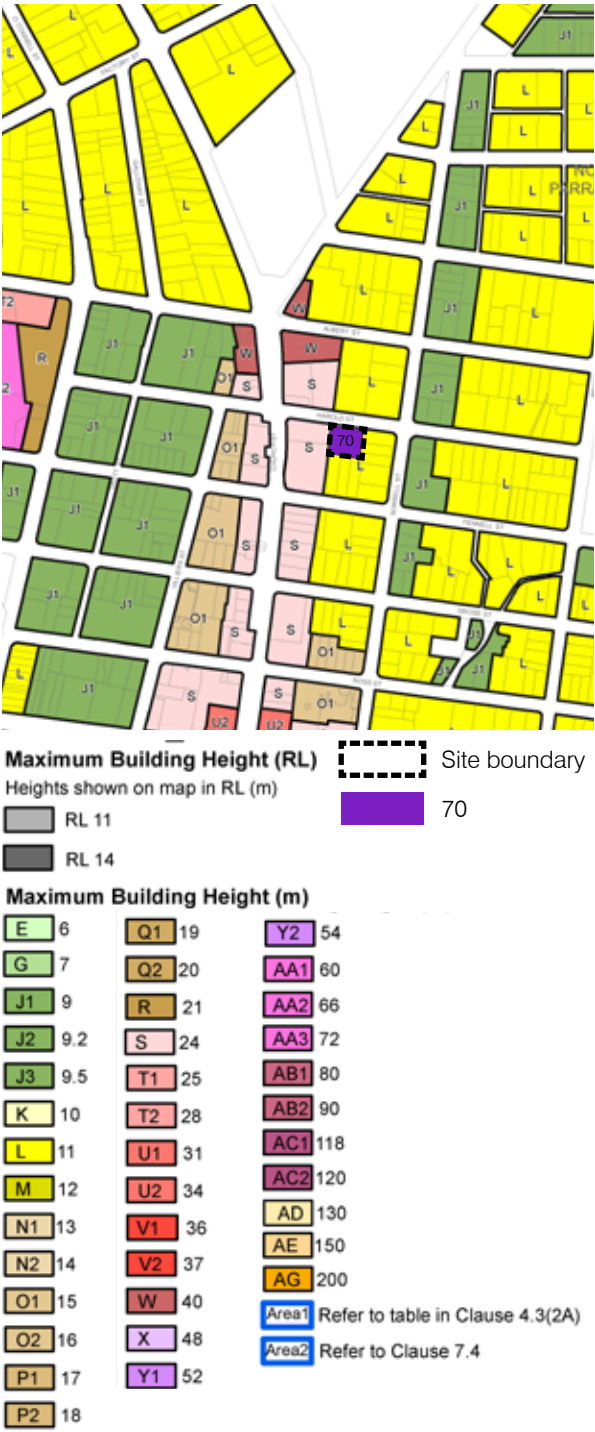
4 Conclusions and Recommendations

In order to deliver the preferred master plan as described in the previous Chapter of this document, a 6:1 FSR and 70m base building height is proposed, which rises to 6.9:1 FSR and 80.5m (15%) with design excellence.

This is described in the adjacent diagrams.

Site-specific DCP controls describing a stepped height transition within the site are recommended to ensure a suitable transition and interface with the heritage item adjacent to the site.

Height of Buildings



Floor Space Ratio

