

Access + Connectivity

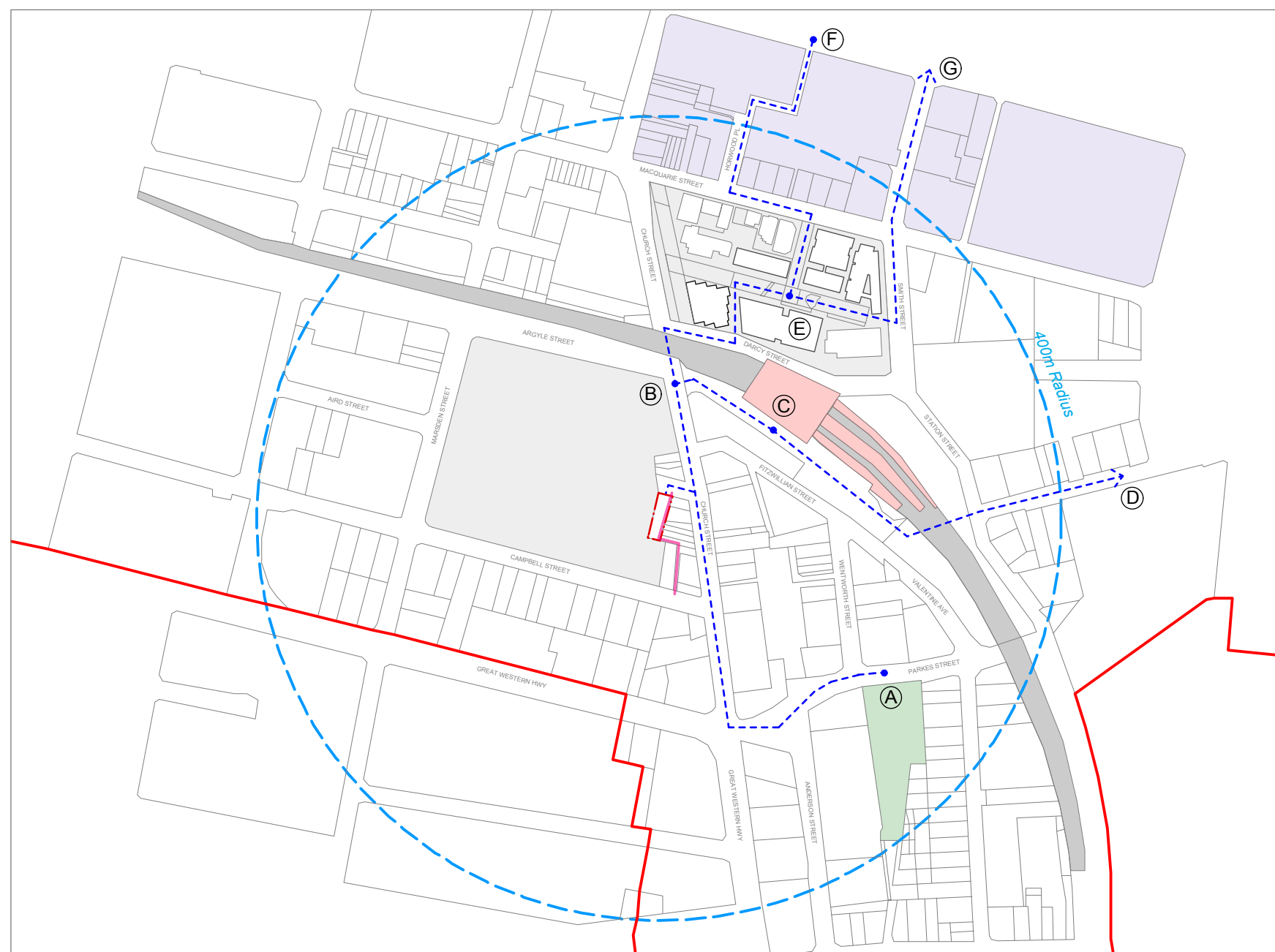
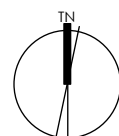
The subject is located within a 15min walk of key transport, recreation, retail and commercial areas. The sites close proximity to Parramatta Railway and Bus Interchange and Ferry wharf provides multiple transport options. The site is located within 400m of the future Parramatta Square Development and the extensive pedestrian network that flows from Parramatta Square to River Square.

The site is also 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. Church Street is a primary street that runs north-south connecting Westfield with Parramatta's Business Core.

Aird St itself is split by the Westfield Shopping Centre. As a result there are only a few vehicle entries on eastern end of Aird St, reducing vehicle congestion.

It is also envisaged the current share-way on site would be widened to 6m and potentially connected to the existing share-way off Campbell Street.

- (A) Jubilee Park - 500m or 7min
- (B) Westfield Shopping Centre - 130m or 1min
- (C) Parramatta Railway + Bus Interchange - 270m or 2min
- (D) Robin Thomas Reserve - 1km or 12min
- (E) Parramatta Square - 400m or 4min
- (F) George Street - 600m or 7min
- (G) Parramatta Ferry Wharf - 1.2km or 14min
- Proposed through site link
- Site



Developed vs. Undeveloped Site

The immediate area surrounding the site is characterised by a mix of developed and undeveloped sites. The Eastern side of Church St has been redeveloped largely into commercial and residential buildings of various heights.

In contrast the western side of Church St has remained largely undeveloped. It is likely that these sites will be amalgamated and redeveloped in the future. However, the subject site remains isolated as attempts to amalgamate with the adjoining site have been unsuccessful.

Westfield Shopping Centre unlikely to be redeveloped in future.

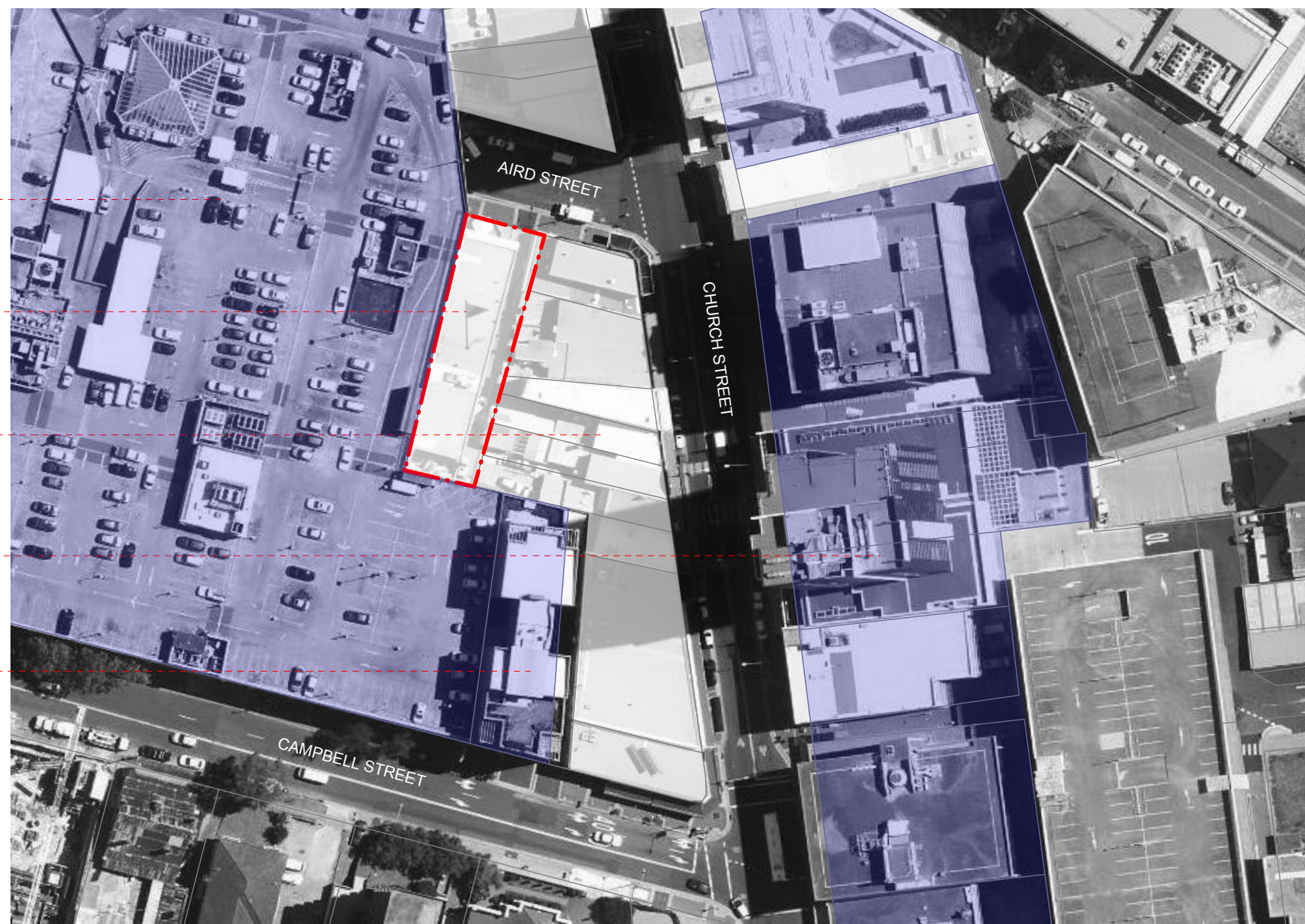
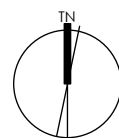
55 Aird St. Isolated site. Proposed redevelopment into residential tower.

Western side of Church St largely undeveloped. Sites will likely be amalgamated and redeveloped.

Eastern side of Church St largely redeveloped with a combination of commercial and residential buildings

60 Campbell St recently redeveloped into residential apartments

- Undeveloped Sites
- Developed Sites
- Proposed Site



Building Envelope Testing

In order to identify the key opportunities and constraints of the site, the proposed building envelope has been tested against a set of objectives.

These objective include:

- allow solar access to surrounding buildings/key sites
- allow view corridors
- provide a logical continuation of building heights and scale
- defined the street edge
- creates a clear transition between public and private space
- allows for the creation of mid-block connections and laneways
- add positively to the urban environment

In order to do this, future building forms were projected for the neighbouring undeveloped sites on Church St. These forms have been derived with reference to the relevant planning controls, however their heights have been increased in keeping with the context. It is envisaged that these neighbouring sites will be amalgamated and developed into mixed use developments with non-residential uses in the podium and residential uses above.

Proposed Building Envelope

The proposed building envelope comprises a 8 storey podium and 33 storey tower. The tower form aligns with Aird Street and is defined by a two-storey recessed level above the podium. The podium extends the full width of the site, while the tower is setback 12m from the rear boundary to permit fenestrations for solar access.

The tower form strongly defines the eastern end of Aird Street and reinforces the visual axis established along Church Street, from Parramatta Square to River Square.

The podium has been designed as above ground parking, with residential above. Above ground parking will be 'skinned' by a highly resolved architectural facade, that will define the streetfront. There is a communal garden on top of the podium.

On ground level the existing 3m laneway width has been increased to 6m. It is envisaged that this laneway will connect to the adjoining lane off Campbell Street, creating a mid-block connection.

Podium Massing Form

The future podium forms have been derived with reference to the DCP, which requires a min. 26m podium height along Aird Street and Church Street.

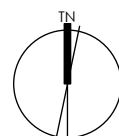
Westfield Shopping Centre massing to remain largely unchanged, with no redevelopment proposed.

Undeveloped sites along Church St to be amalgamated and redeveloped in future. 26m podium to be created along Aird St and Church St as per City Centre DCP

Established podium massing along eastern side of Church St

60 Campbell St recently developed. Massing to remain largely unchanged.

- 26m Podium as per City Centre DCP
- Established podium massing
- Site



Tower Massing Form

The future tower forms have been derived with reference to the DCP and Apartment Design Guide. For the neighbouring sites, it is proposed that two towers will be built to define the corners of Aird St & Church St and Campbell St & Church St.

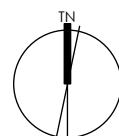
Proposed tower massing

Proposed tower to define corner of Aird St + Church St. Tower setback from west boundary to allow solar access and view corridor to sites behind.

Established towers along eastern side of Church St

Proposed tower to define corner of Church St + Campbell St.

- Proposed tower massing
- Established tower massing
- Site



Immediate Massing Evolution

The future building forms of the subject site and neighbouring undeveloped sites to Church St were modeled to determine their optimal form.

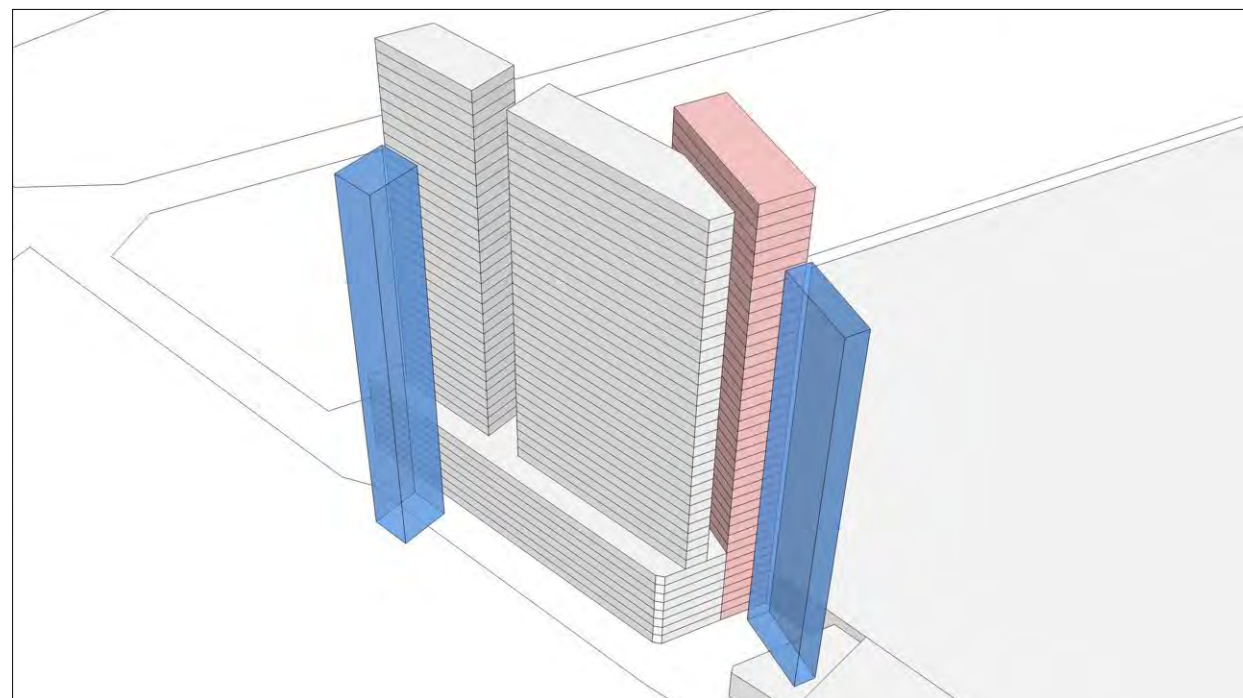
The proposed building form consists of a single tower above a podium structure. The future building forms of the neighbouring sites on Church St were also envisaged to be a tower/podium design.

The massing evolution followed 3 stages:

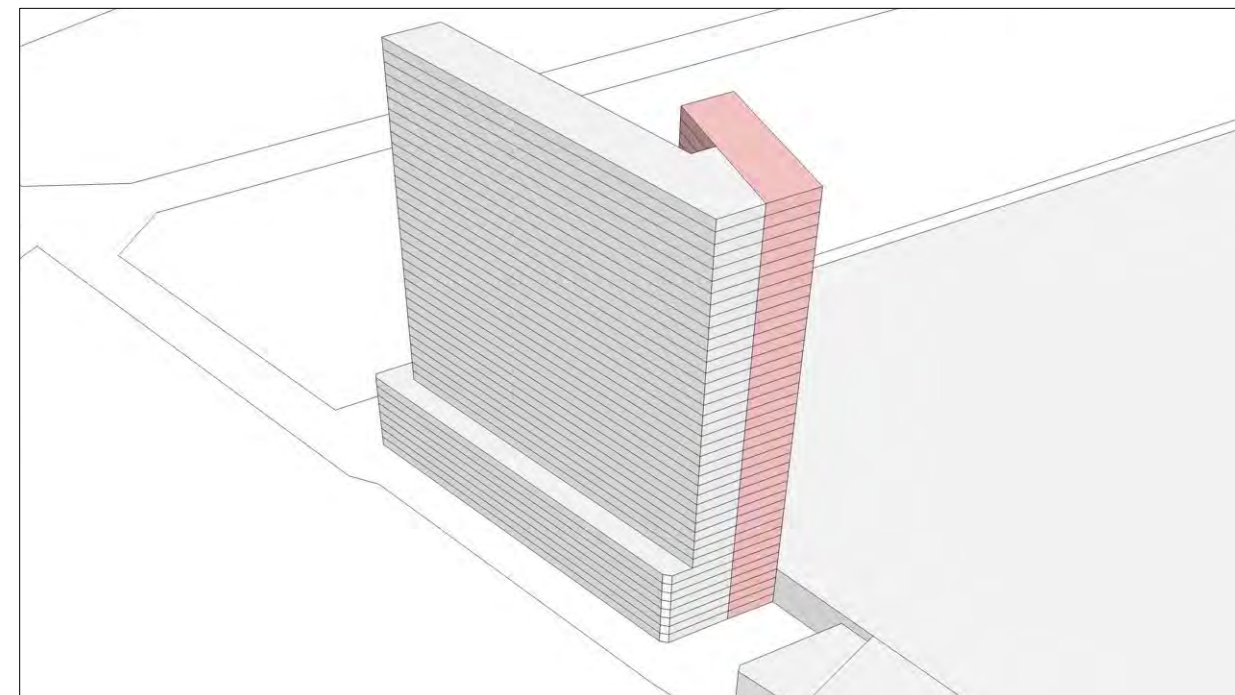
Stage 1: Podium massing was extruded up to 26m as per the City Centre DCP. The continuous podium wraps around from Aird St to Church St, defining the street edge.

Stage 2: Indentations were made into the tower massing to allow solar access, cross-ventilation and enable view corridors.

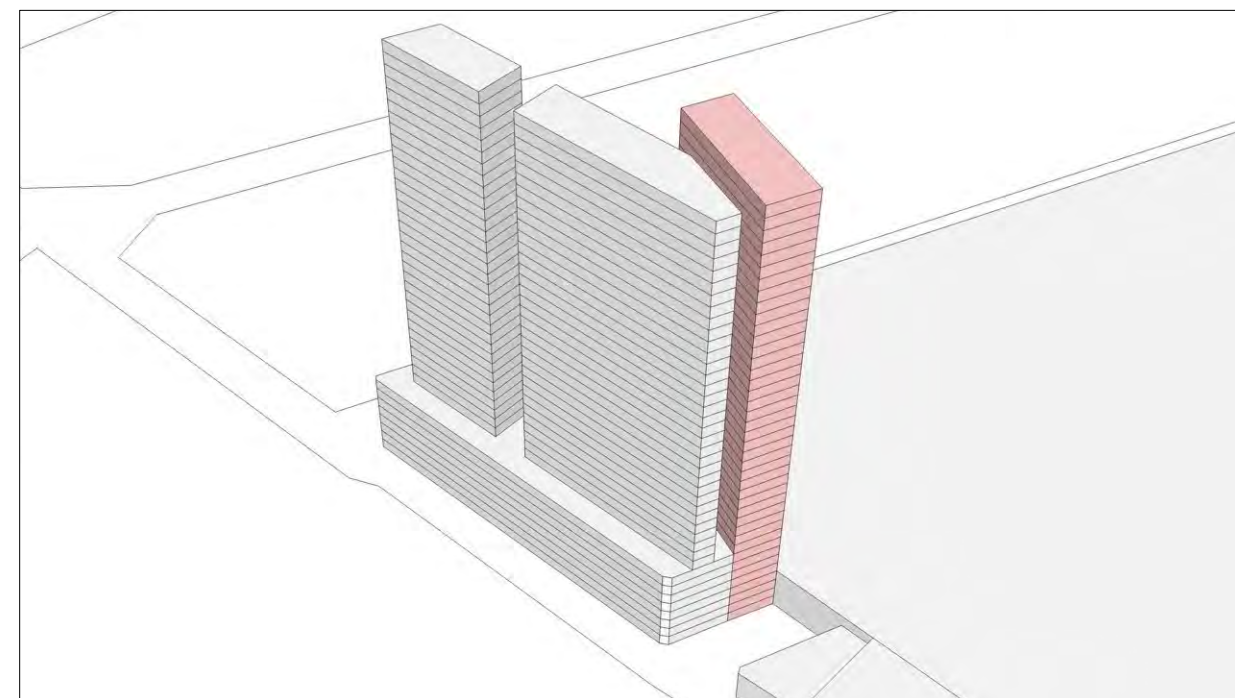
Stage 3: Massing was tested with regards to solar access and overshadowing. The buildings form was further refined based on these results.



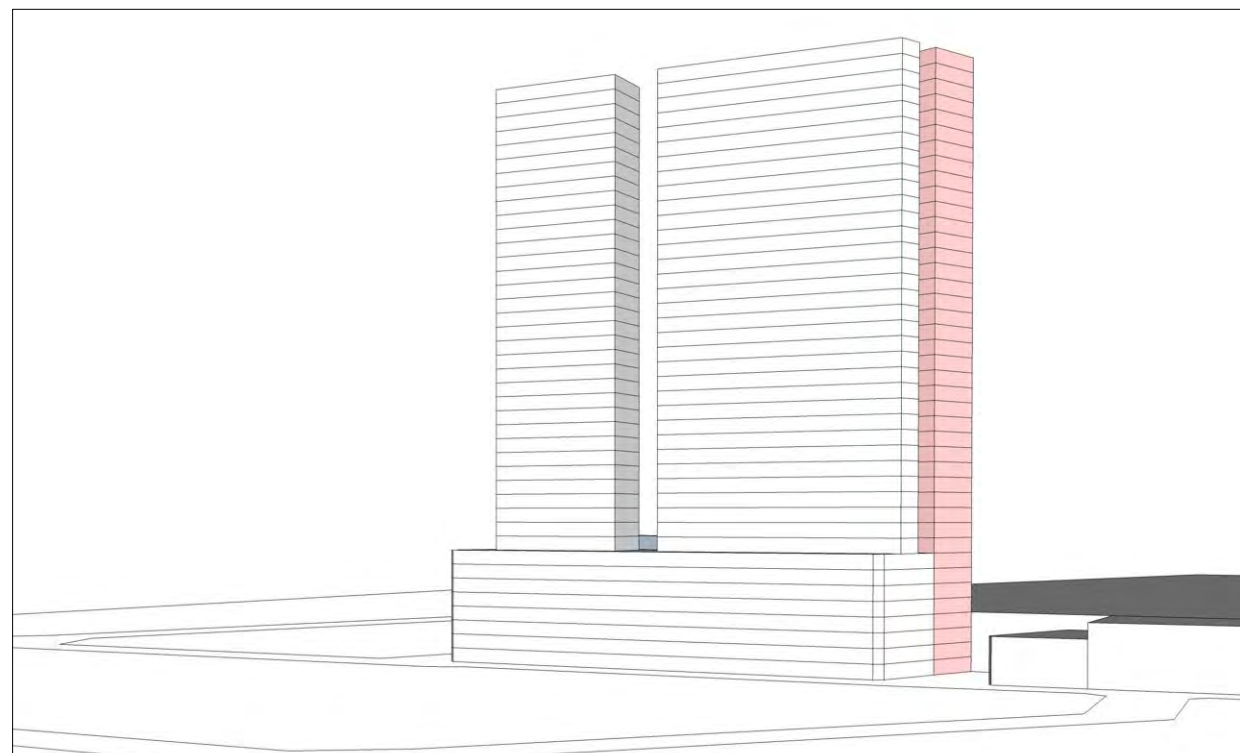
Stage 2: indentations made in tower. Removing massing increase solar penetration, view corridors and opportunities for cross-ventilation.



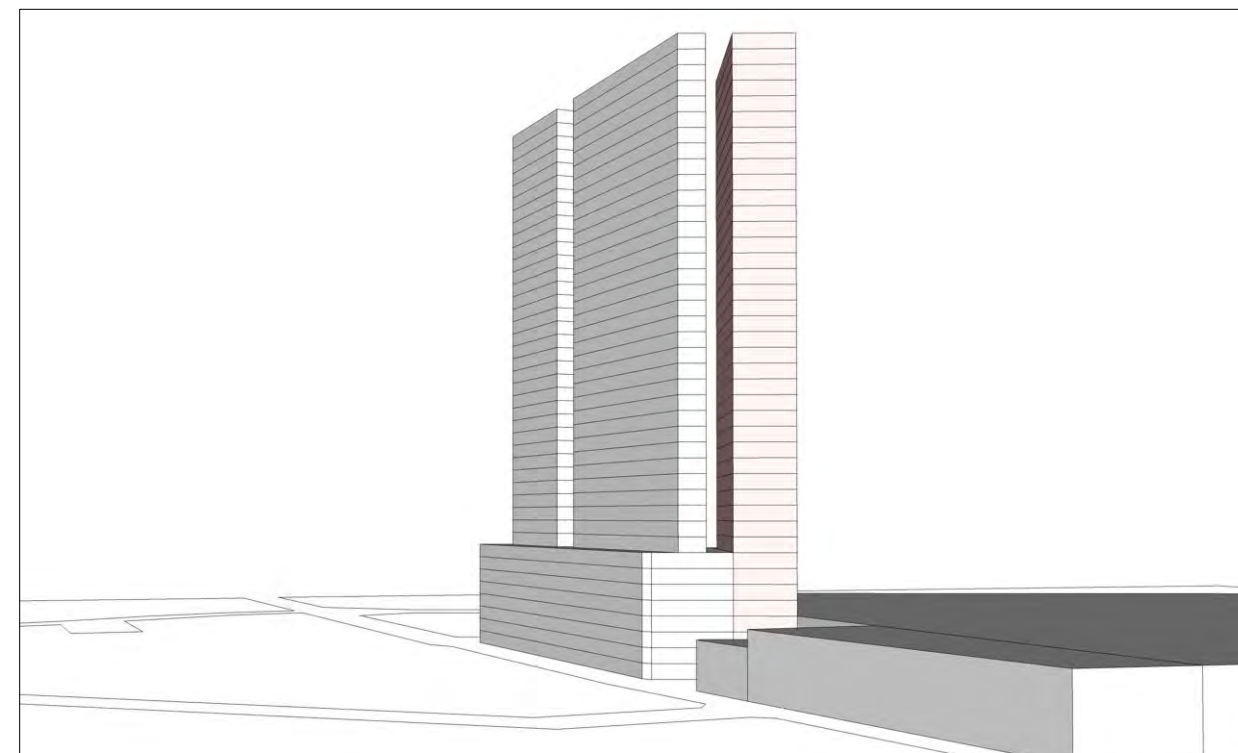
Stage 1: podium and tower massing extruded along Aird St + Church St with reference to City Centre DCP. Continuous podium maintained as per DCP.



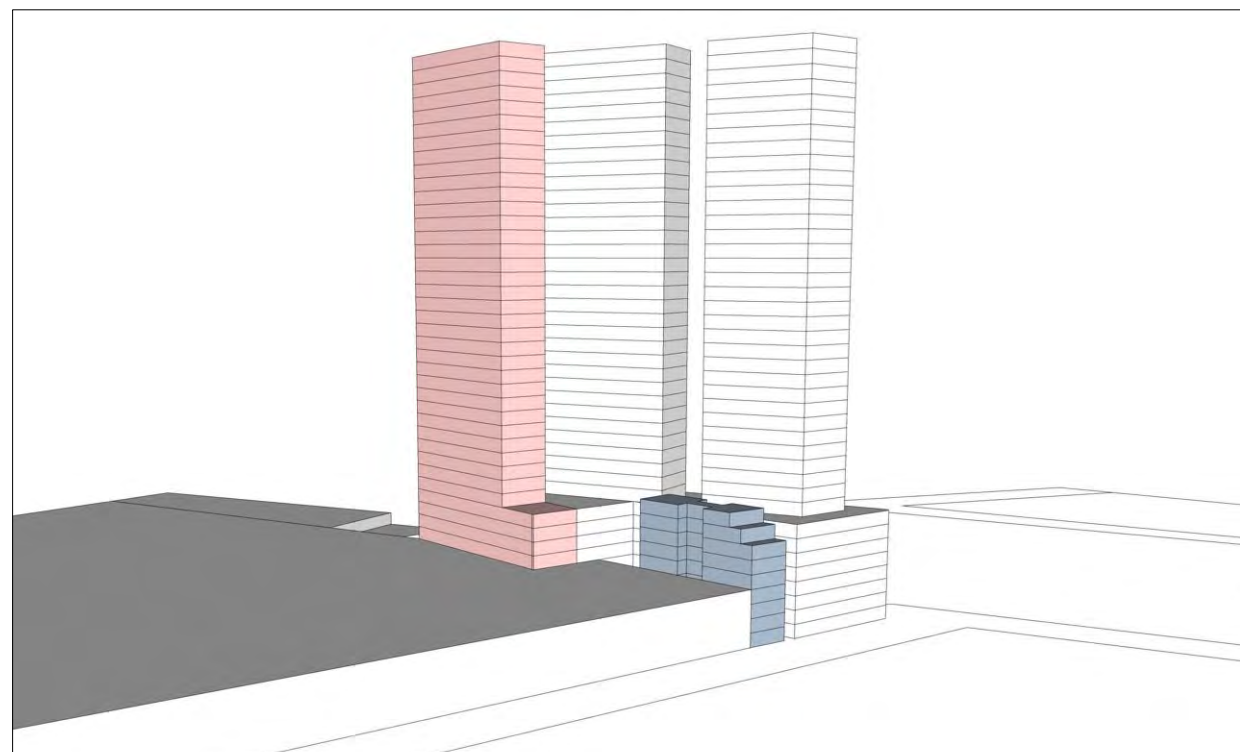
Stage 3: Purposed massing results in good amenity for all towers with respect to solar access, ventilation and views, while also providing architectural articulation to the street.



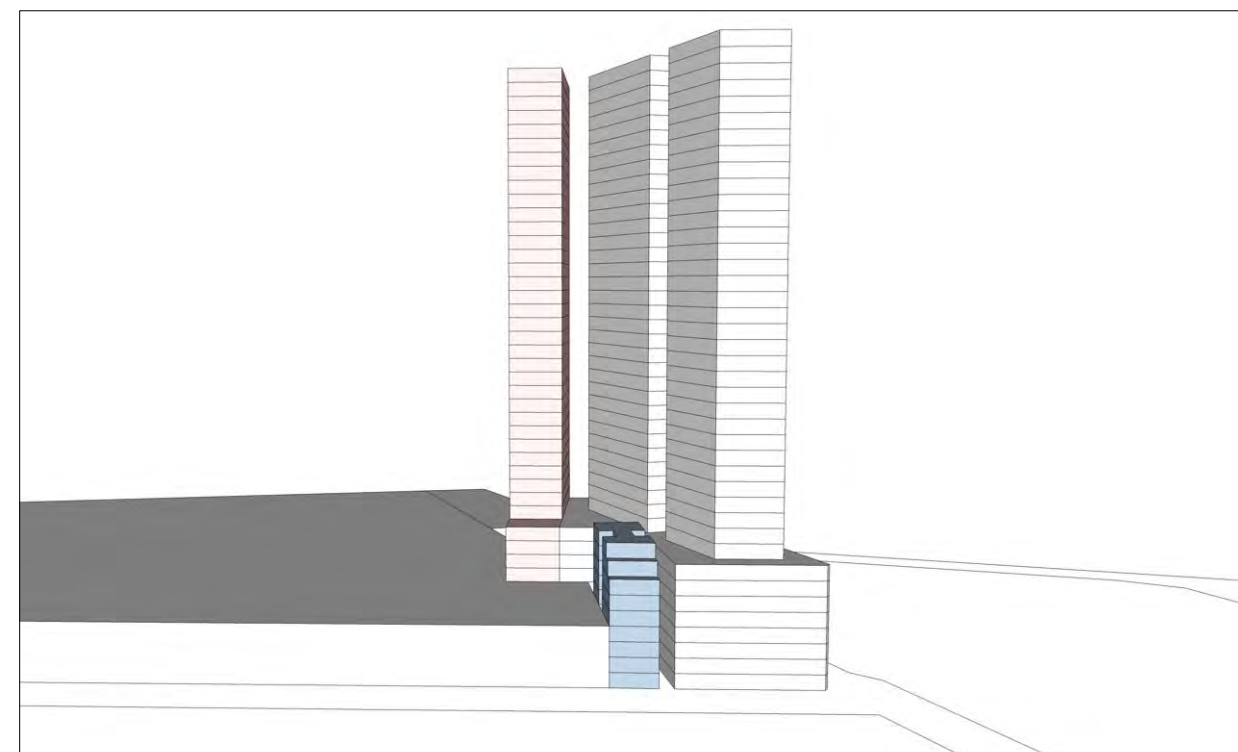
View west from Church St



View south from Church St

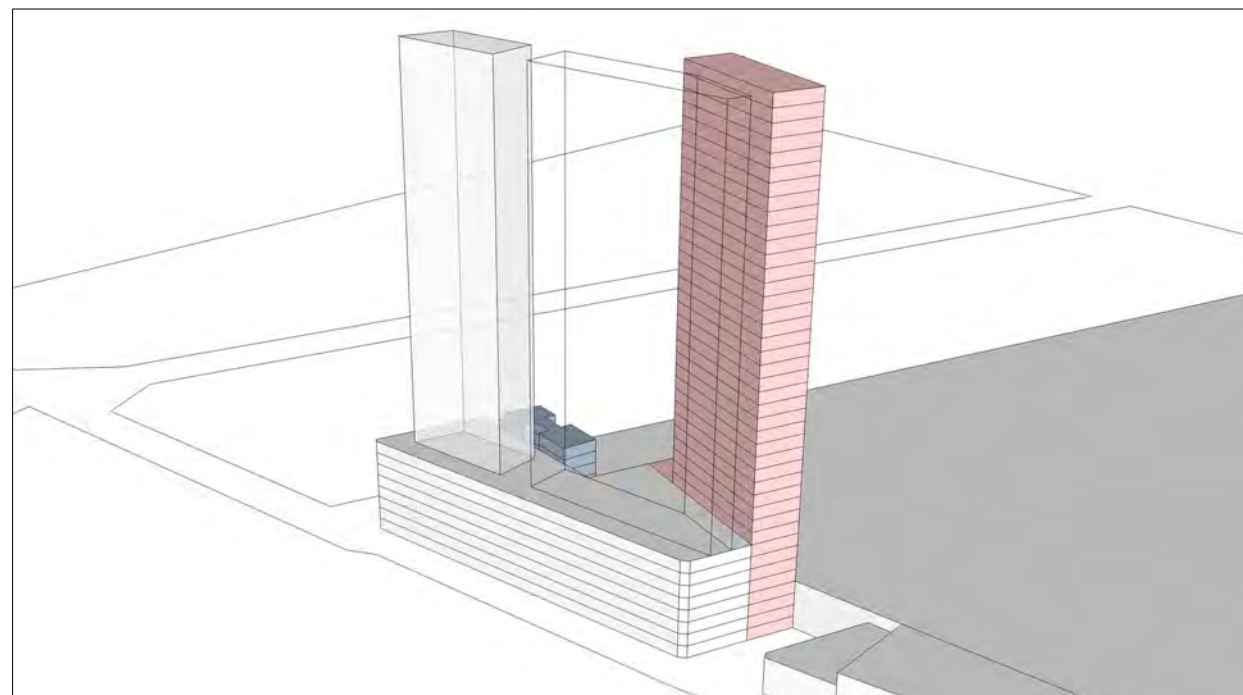


View west from Westfield

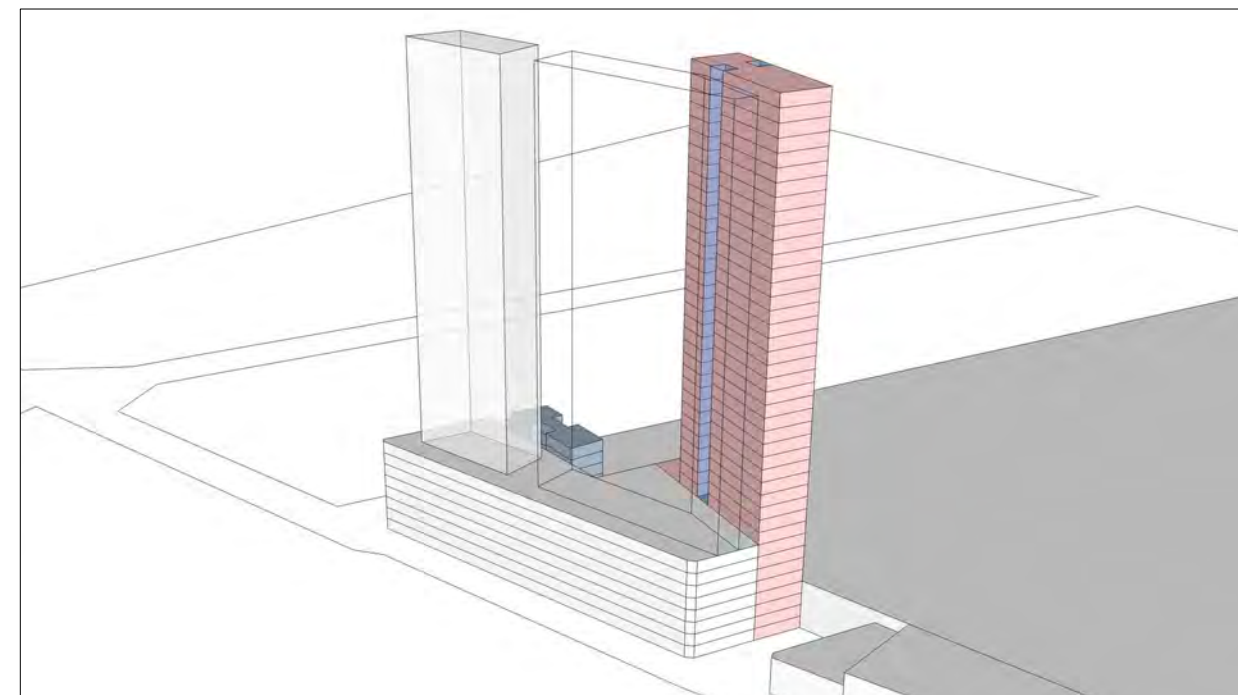


View north from Campbell St

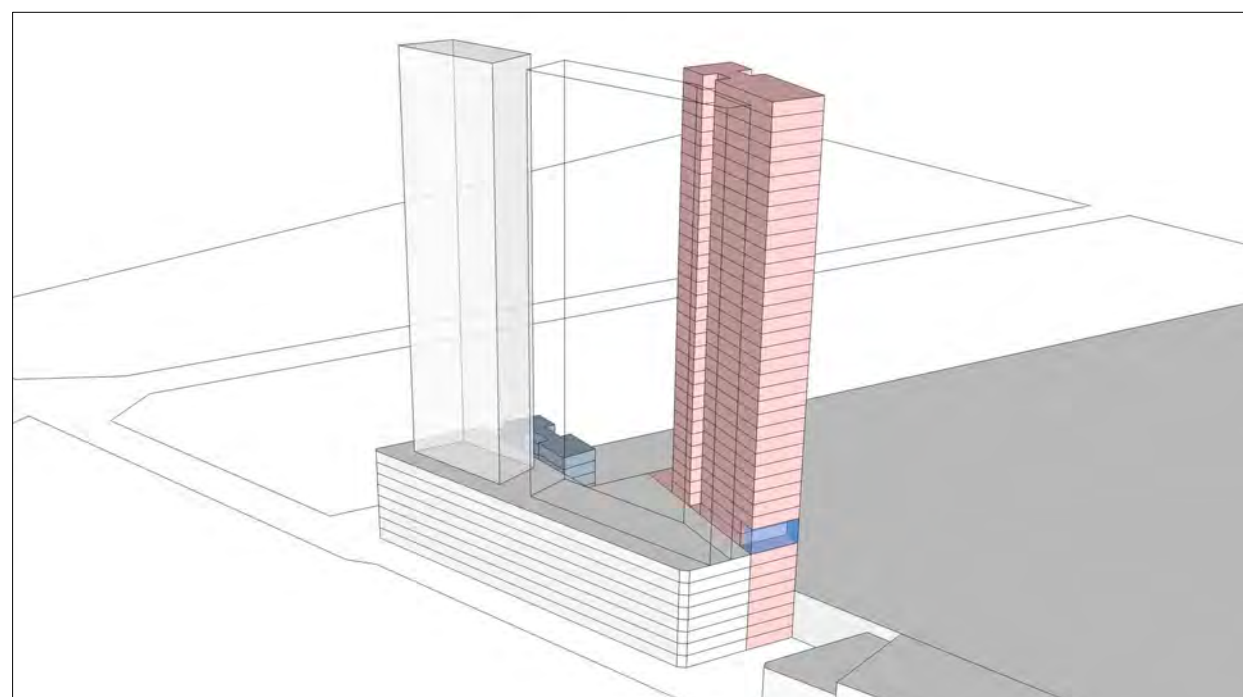
3D Massing Evolution



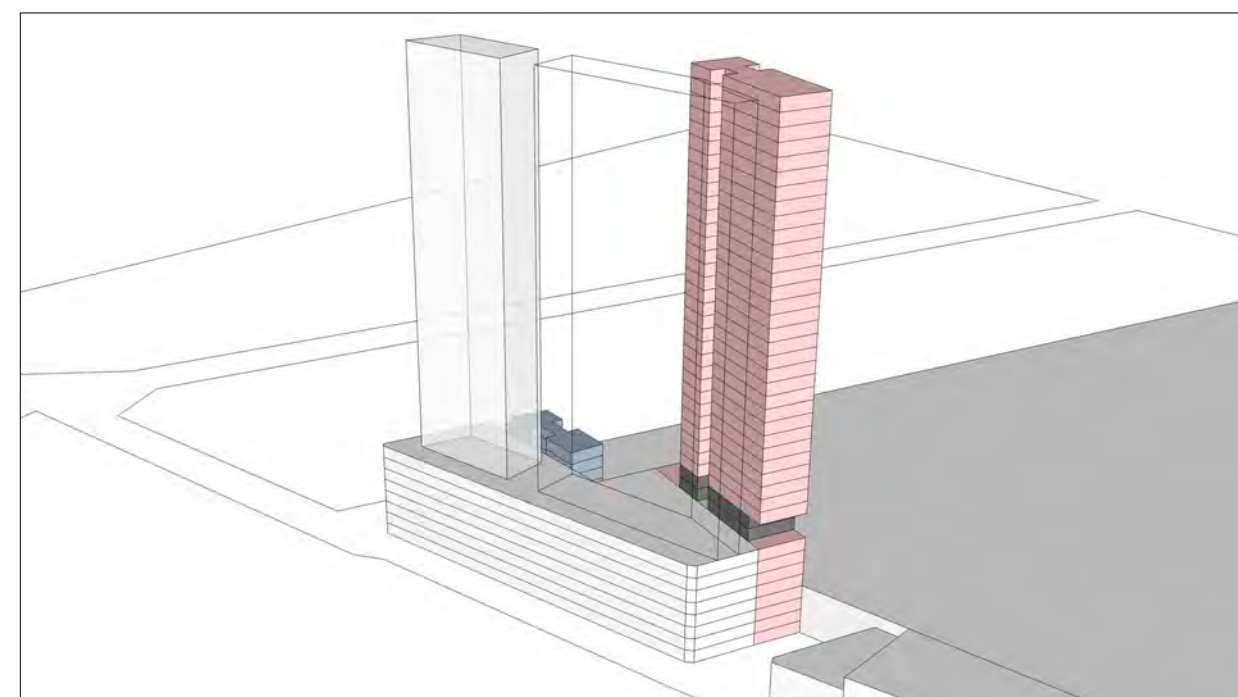
Proposed tower extruded. Form varies slightly from DCP with reference to setbacks.



Indentations made into centre of tower massing to provide solar access + ventilation to middle of building.



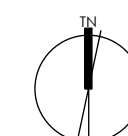
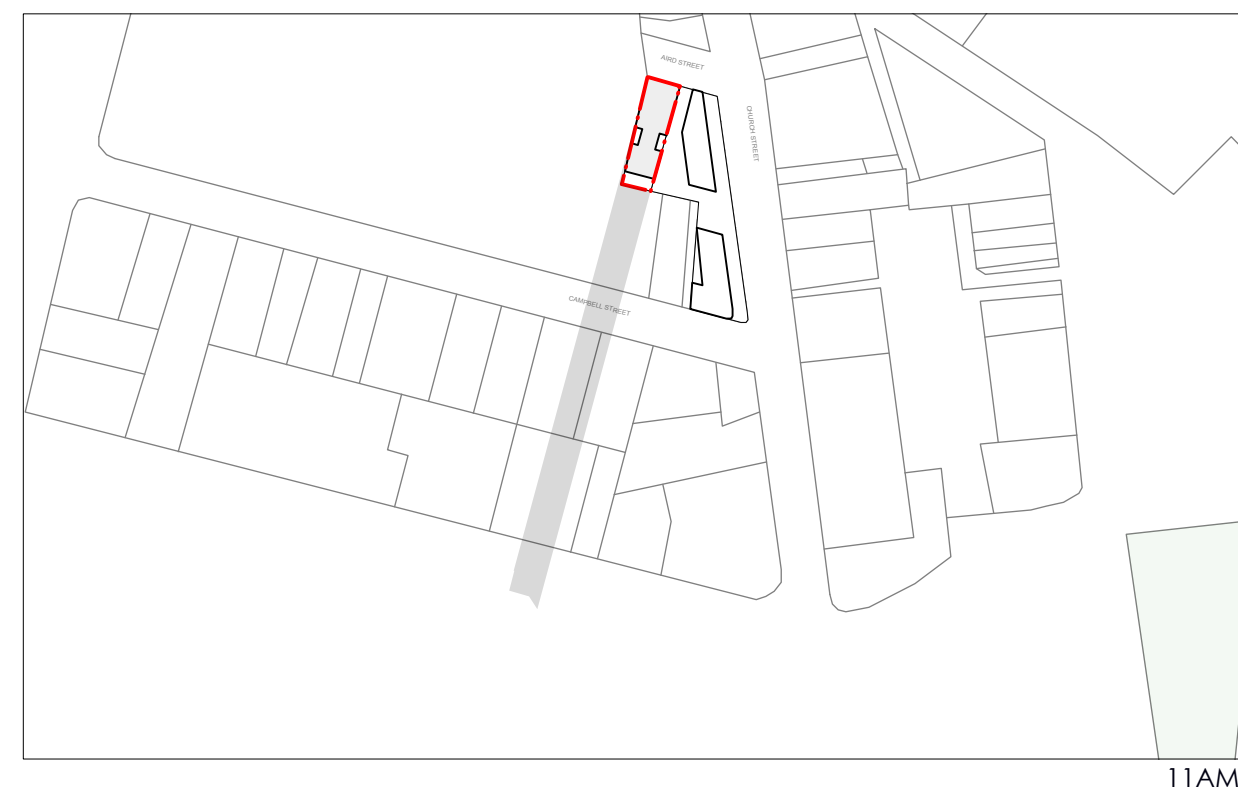
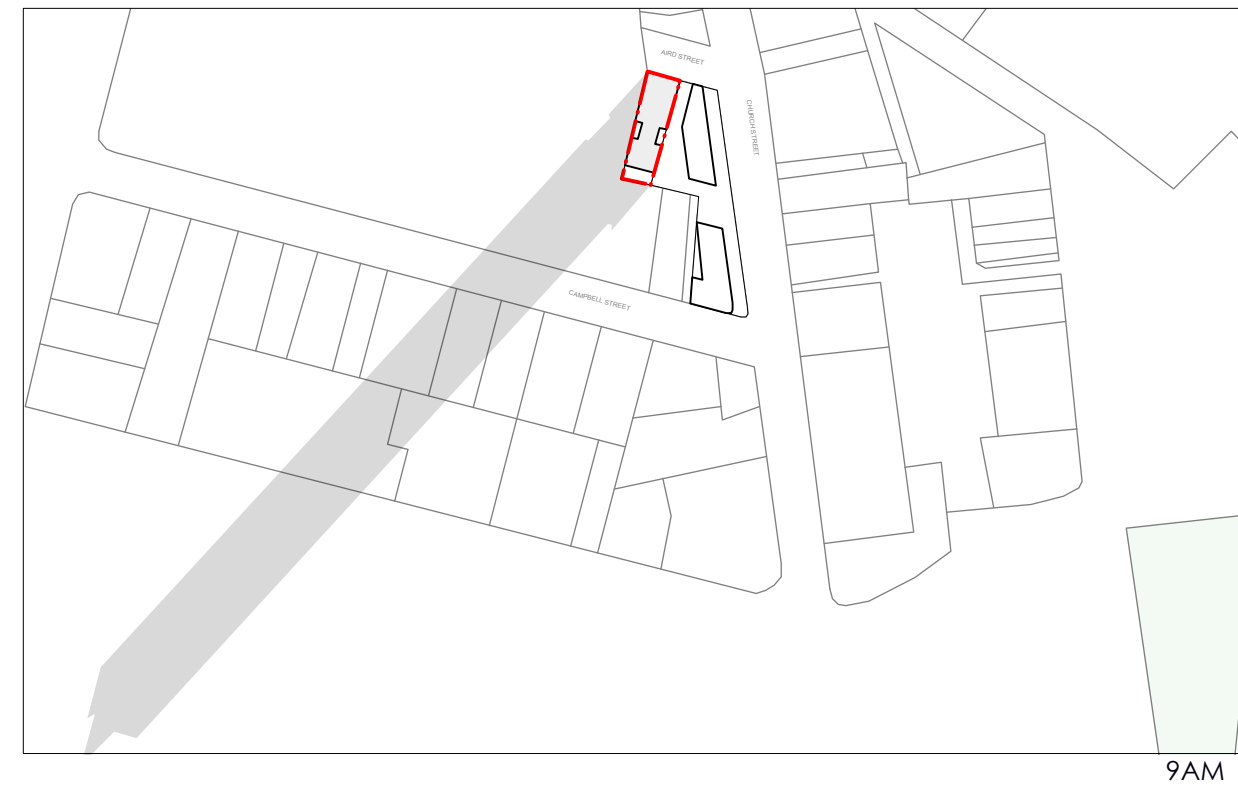
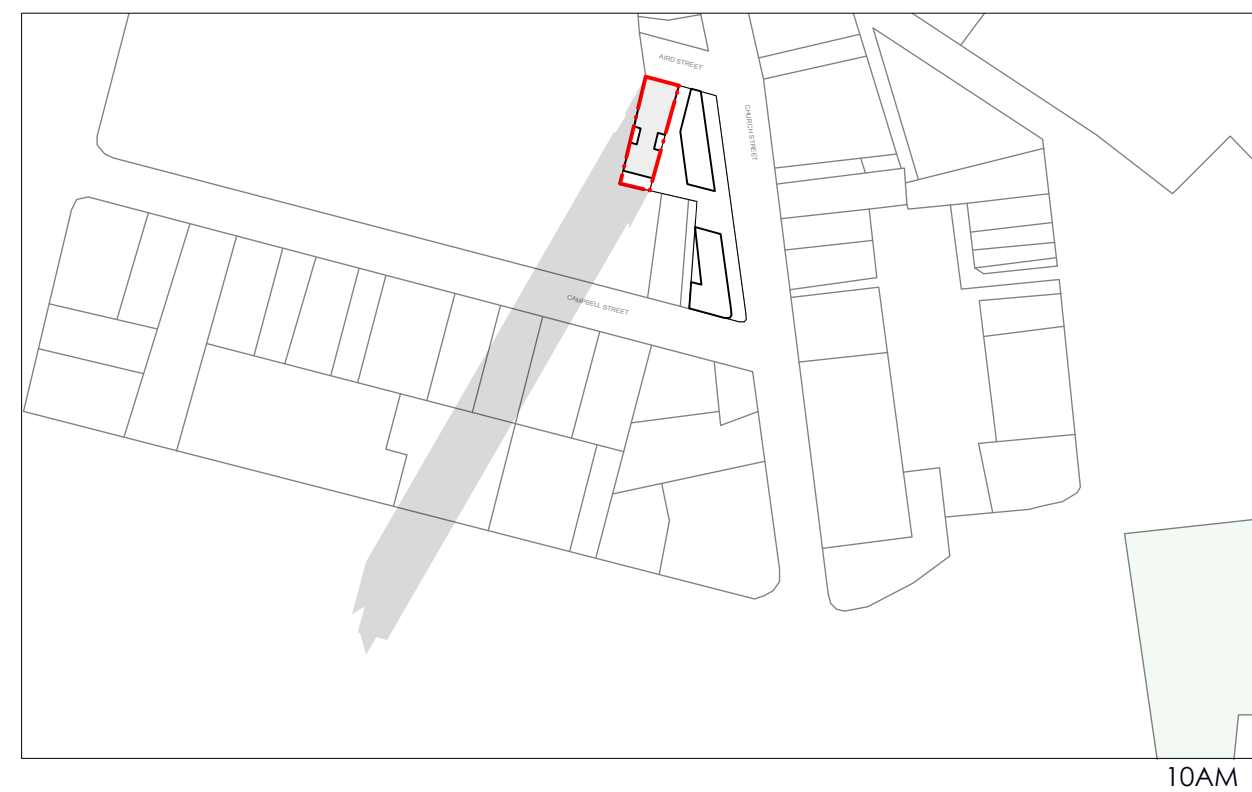
A two storey recess level defines the 26m podium maintaining the continuous street edge.



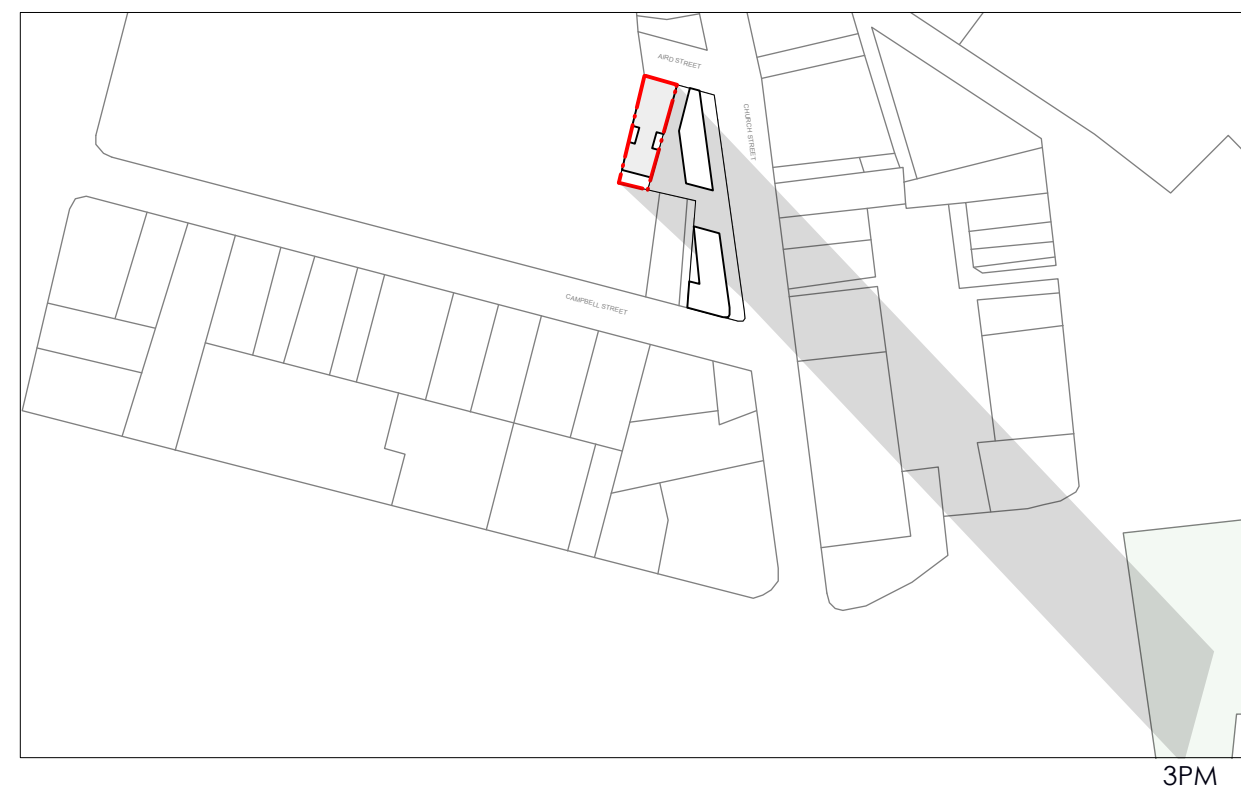
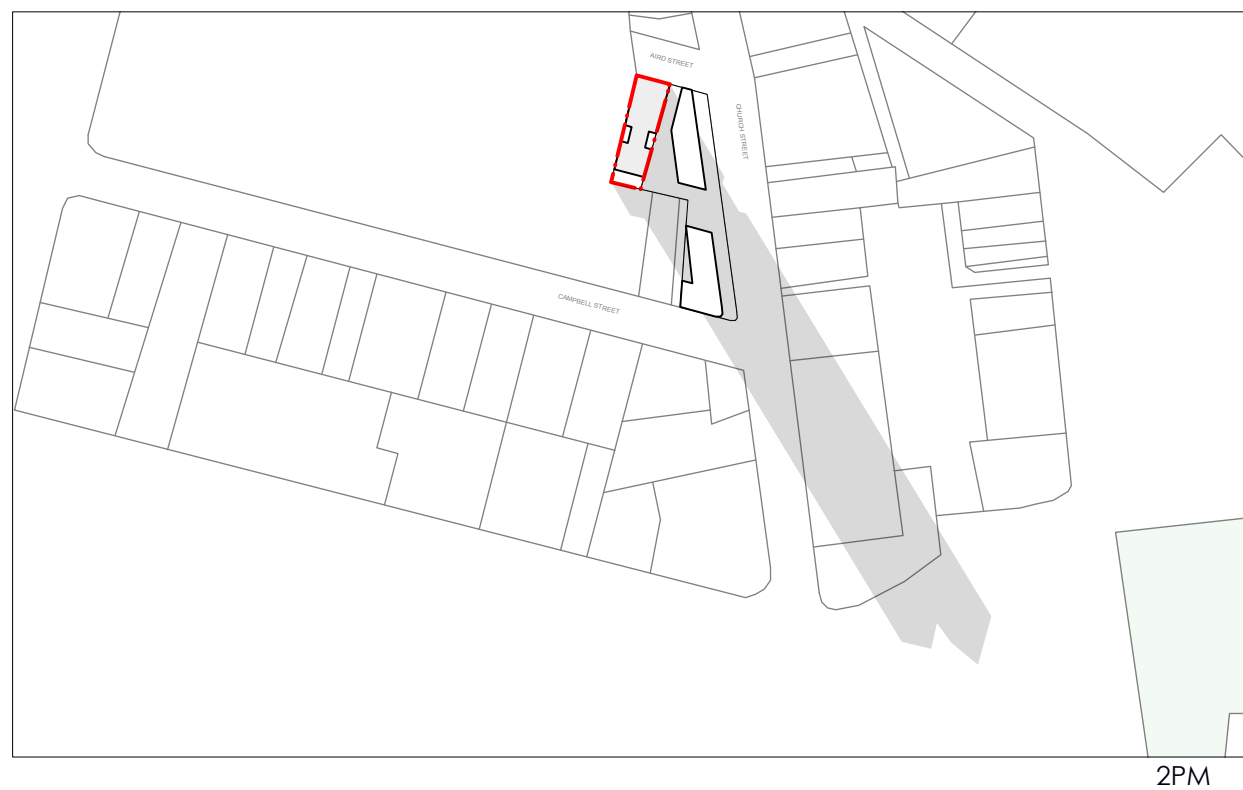
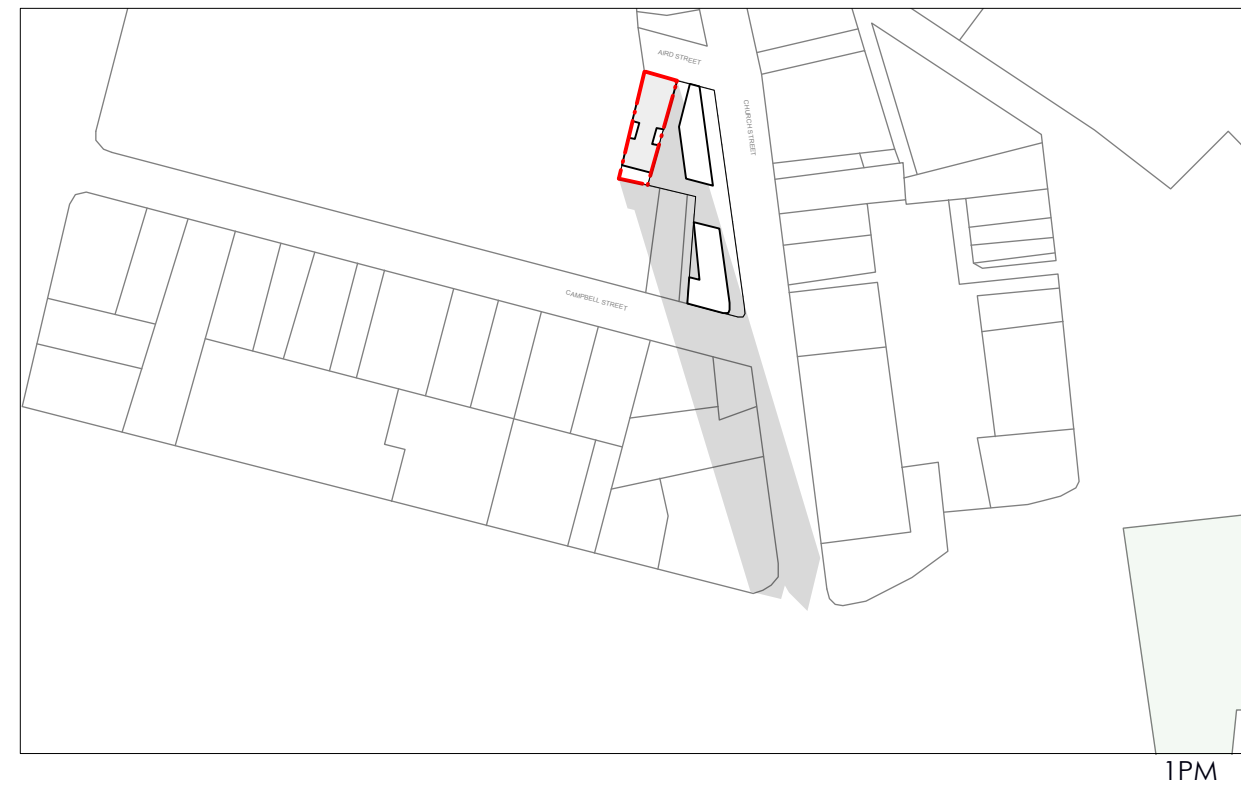
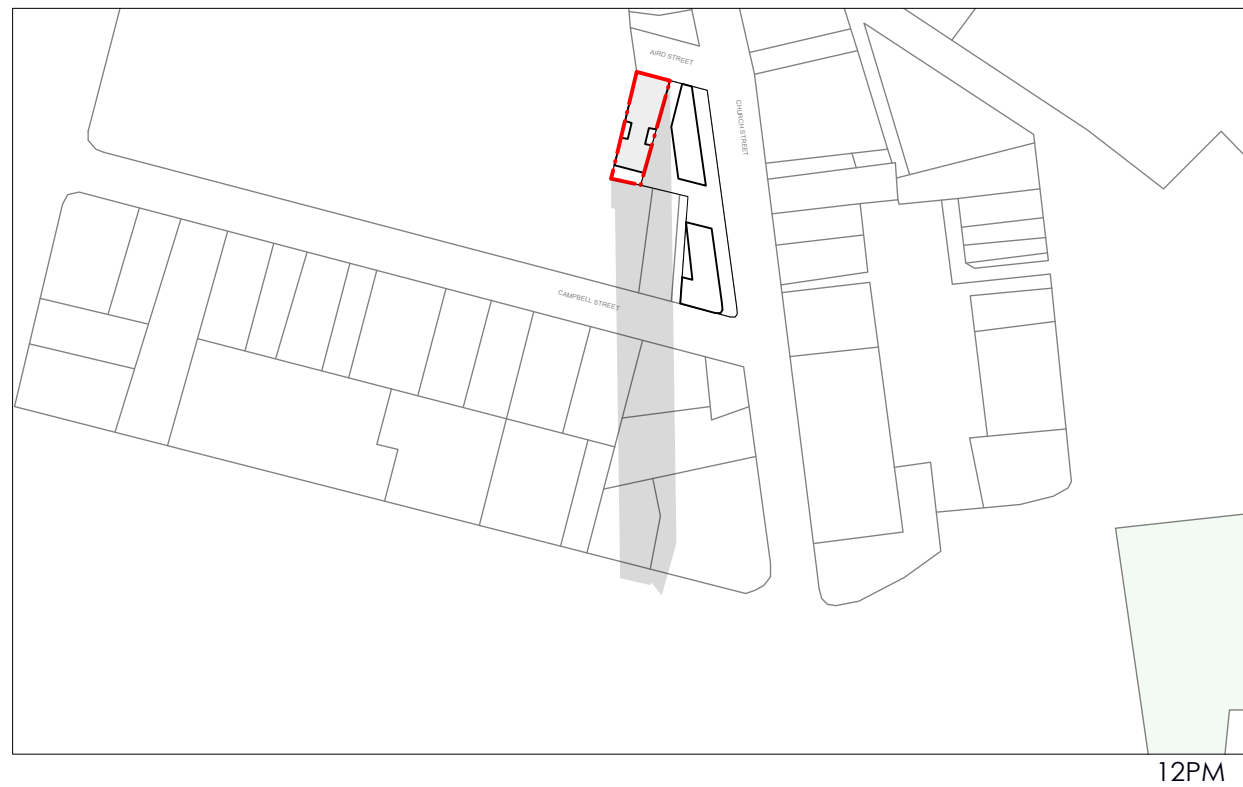
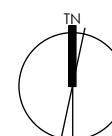
Recess level defines two distinct massings - the podium and tower above.

Shadow Testing

The slenderness of the buildings north elevation results in a narrow shadow being cast for most of the day. As a result the building has a limited impact on the amenity and solar access of the surrounding sites and public domain, including Jubilee Park.



6 BUILDING ENVELOPE TESTING



Proposed Form Summary

HEIGHT

- 41 storeys
- 8 storey podium + 2 storey recess level and 31 storey tower
- 7 storey above ground parking located within podium

FSR

- 11:1 Residential
- 4:1 Commercial

SETBACKS

Podium:

- Nil setbacks

Tower:

- 0m front setback
- 0m side setbacks
- 12m rear setback

FLOOR PLATE

- Tower (26 Residential storeys):
14.3 x 35m tower floor plates
(GFA 280 sqm)
- Tower (7 Commercial storeys):
14.3 x 35m tower floor plates
(GFA 5 X 432sqm typical, 2 X 370sqm recess lvl)
- Two lift cores

SCALE

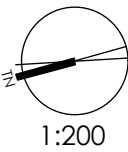
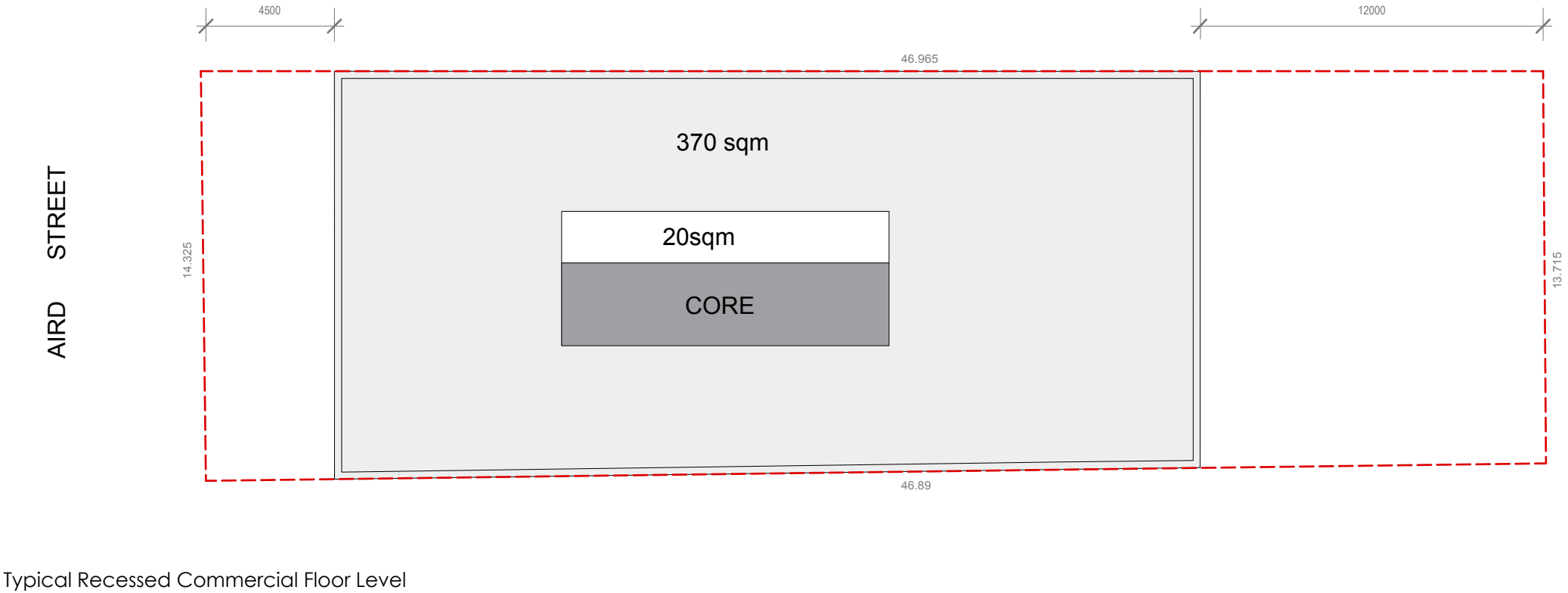
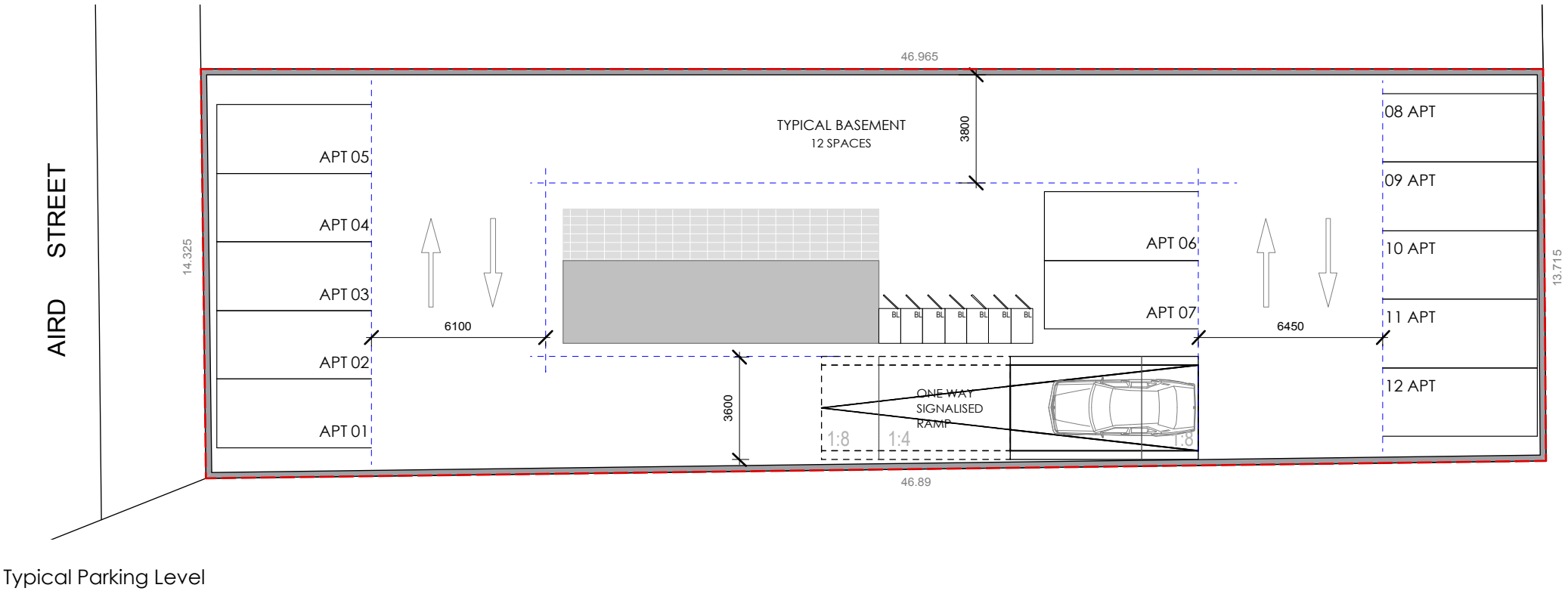
- 14.3m horizontal dimension of tower facade facing Aird Street
- 35 m horizontal dimension of tower facades facing Church Street + Westfield Shopping Centre
- 38 storey scale at Aird Streets
- Building envelope comprises apartments, consolidated core, lobby and balconies to reduce the bulk and visual mass and create a slender building form
- Linear lobby with natural light + ventilation at lower levels

ACCOMMODATION

- 104 dwellings (approximate)

ADG AMENITY

- 100% of units per typical floor achieve 2 hours of solar access between 9am - 3pm
- 75% units per typical floor are cross-ventilated



7 PROPOSED FORM

Proposed Form Summary

HEIGHT

- 41 storeys
- 8 storey podium + 2 storey recess level and 31 storey tower
- 7 storey above ground parking located within podium

FSR

- 11:1 Residential
- 4:1 Commercial

SETBACKS

- Podium:
- Nil setbacks
- Tower:
- 0m front setback
 - 0m side setbacks
 - 12m rear setback

FLOOR PLATE

- Tower (26 Residential storeys):
14.3 x 35m tower floor plates
(GFA 280 sqm)
- Tower (7 Commercial storeys):
14.3 x 35m tower floor plates
(GFA 5 X 432sqm typical, 2 X 370sqm recess lvl)
- Two lift cores

SCALE

- 14.3m horizontal dimension of tower facade facing Aird Street
- 35 m horizontal dimension of tower facades facing Church Street + Westfield Shopping Centre
- 38 storey scale at Aird 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

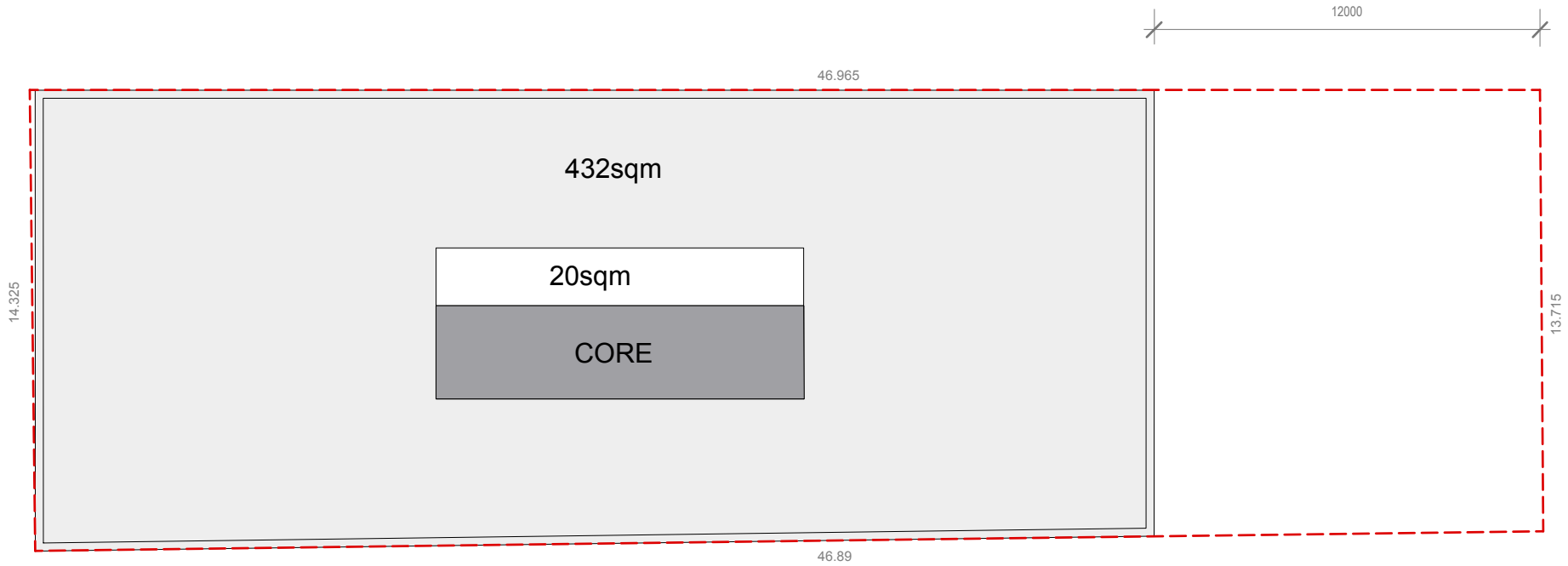
ACCOMMODATION

- 104 dwellings (approximate)

ADG AMENITY

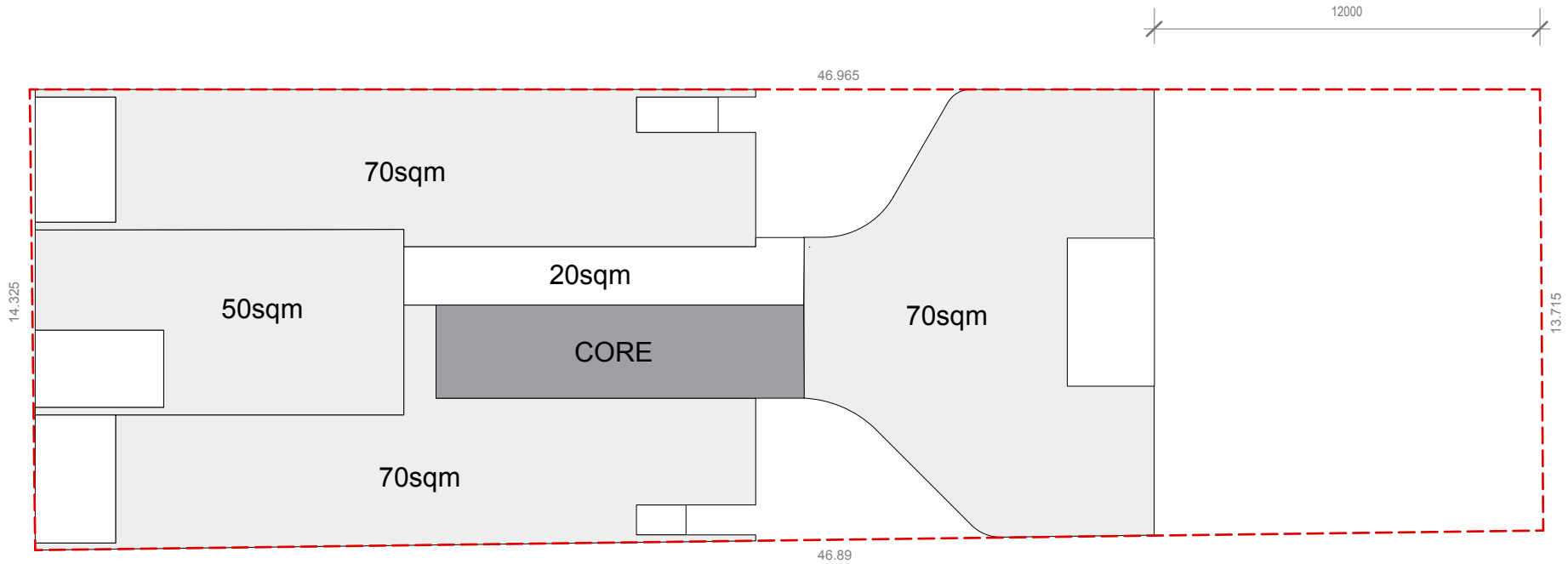
- 100% of units per typical floor achieve 2 hours of solar access between 9am - 3pm
- 75% units per typical floor are cross-ventilated

AIRD STREET



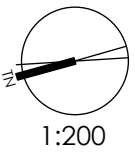
Typical Commercial Floor Level

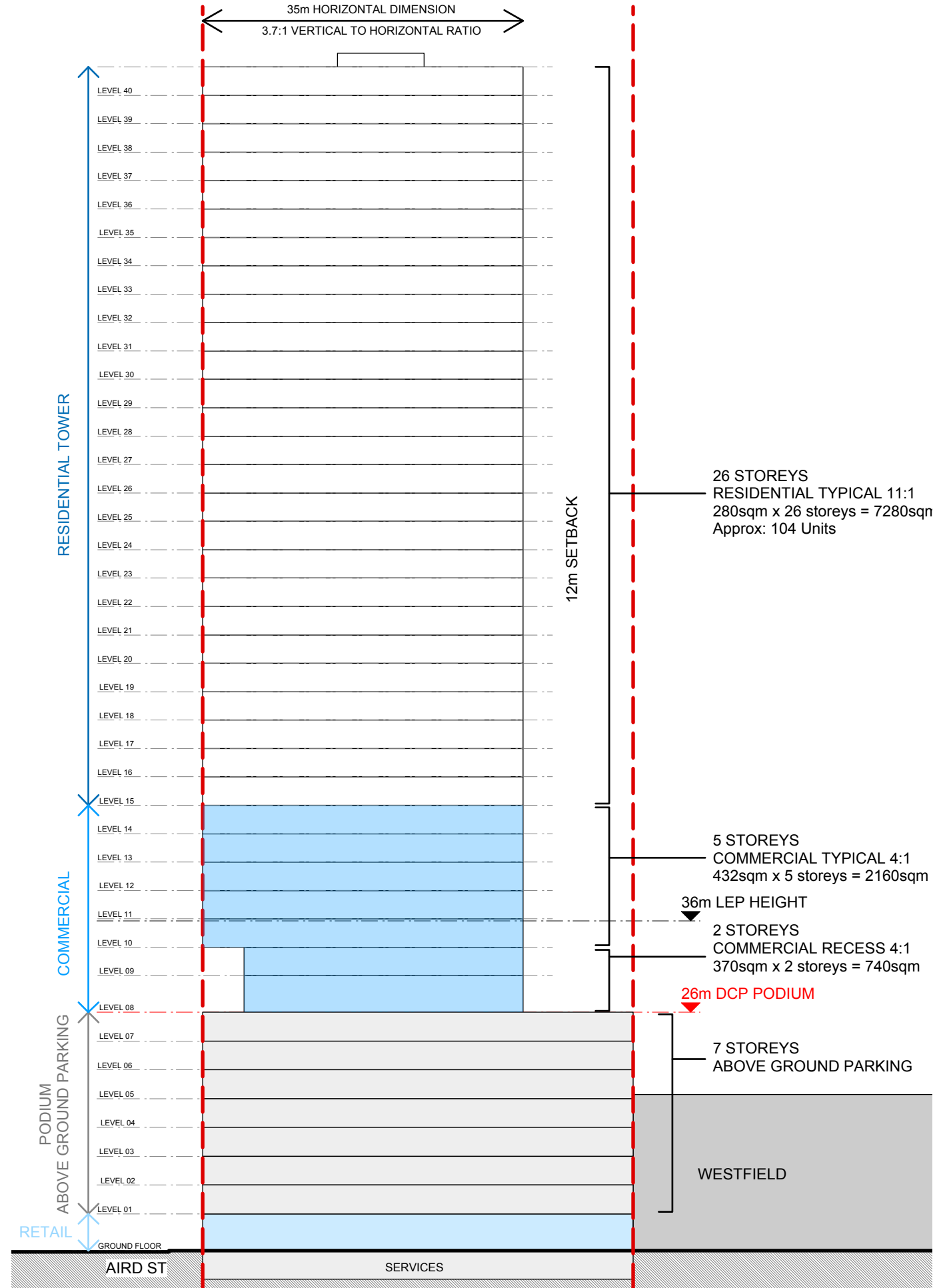
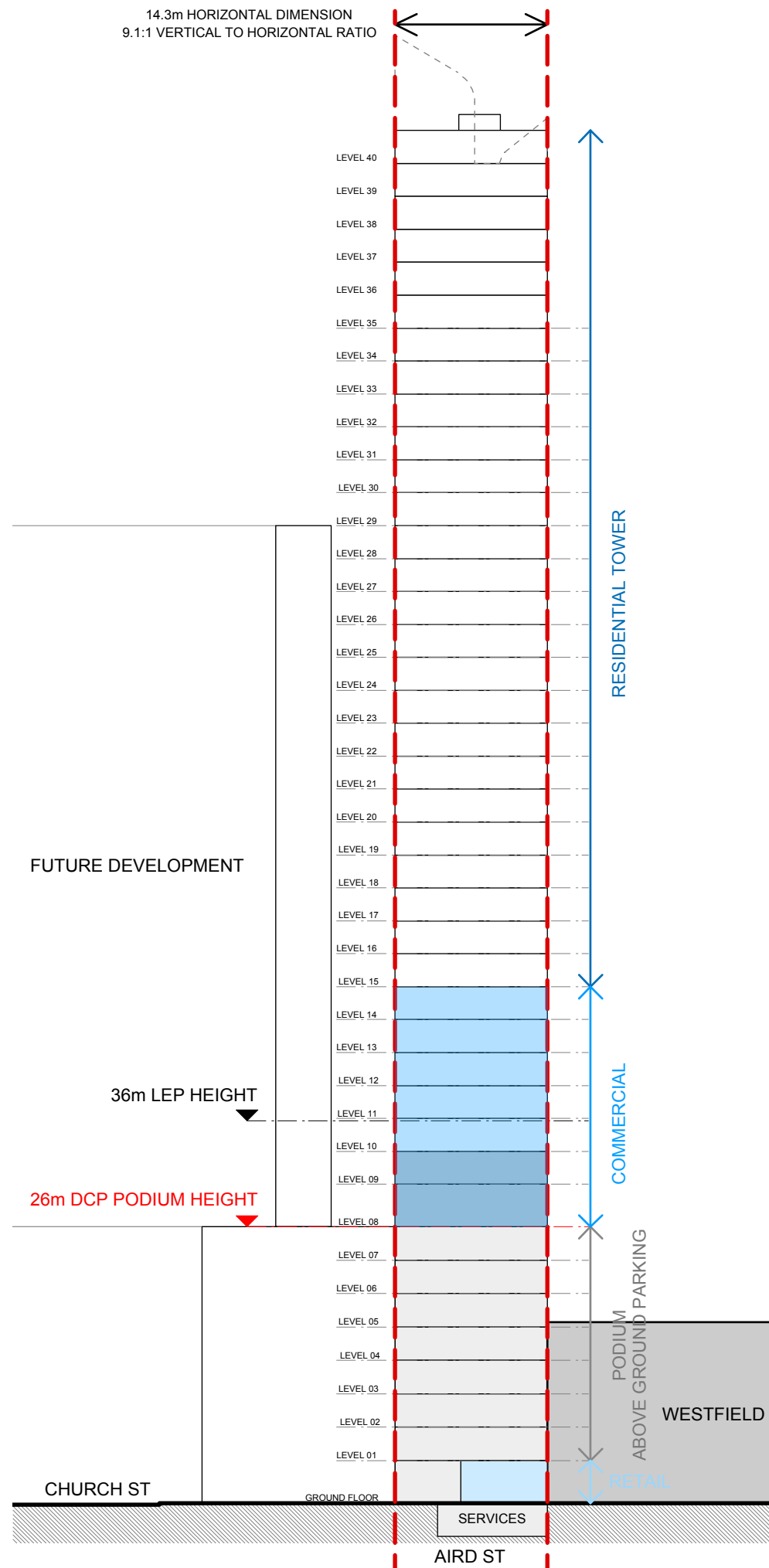
AIRD STREET



Typical Residential Floor Level

7 PROPOSED FORM





7 PROPOSED FORM



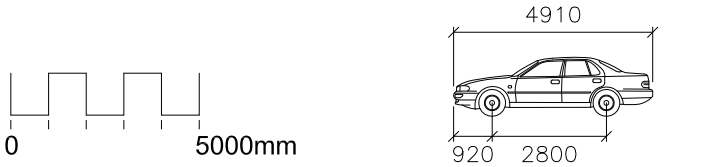
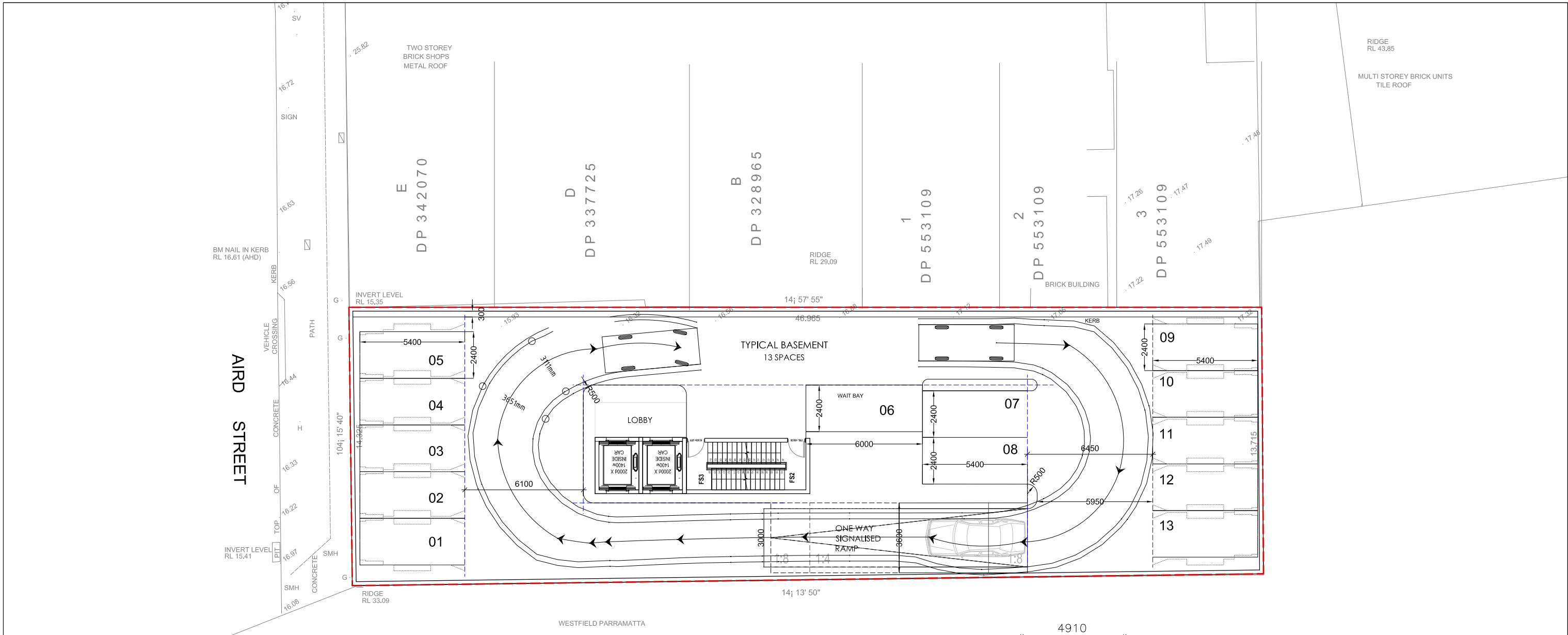


7 PROPOSED FORM



—————,————— ELECTRICITY POWER LINE
PP : POWER POLE/SERVICES
GUT : TOP OF GUTTER
G : GAS
H : HYDRANT
SV : STOP VALVE
SMH : SEWER MANHOLE
GM : GAS METER

			» COPYRIGHT THE CONCEPTS AND INFORMATION CONTAINED IN THIS DOCUMENT ARE THE COPYRIGHT OF RGM PROPERTY SURVEYS USE OR DUPLICATION OF THIS DOCUMENT IN PART OR IN FULL WITHOUT THE WRITTEN PERMISSION OF RGM PROPERTY SURVEYS CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. » DRAWING STATUS » UNLESS THERE IS AN APPROVED SIGNATURE IN THE BOX PROVIDED THIS PLAN IS NOT VERIFIED AND IS NOT FOR CONSTRUCTION. » CAUTION » THE INFORMATION SHOWN ON THIS PLAN MAY BE INSUFFICIENT FOR SOME TYPES OF DETAILED DESIGN. RGM PROPERTY SURVEYS SHOULD BE CONSULTED AS TO THE SUITABILITY OF THE INFORMATION SHOWN HEREIN PRIOR TO THE COMMENCEMENT OF ANY PERSON WORK.	 ABN 37 145 495 825	SCALE 1 : 100 @ A1 LOCAL GOV'T AREA PARRAMATTA  HUY THAI – REGISTERED SURVEYOR	SURVEY T.M. LEVEL BK DESIGNED DATE OF SURVEY 28.04.15 HEIGHT ORIGIN AHD DRAWN C.E. CHECKED R.M. APPROVED H.T.	CLIENT STATEWIDE PLANNING	PROJECT TITLE 55 AIRDS STREET, PARRAMATTA DRAWING TITLE PLAN SHOWING LEVELS & DETAIL OVER LOT 4 IN DP 310151	CAD REF C:\150354.dwg DRAWING NO 150354/001 SHEET 1 OF 1 JOB NAME AIRDS REV A	
A	05.05.15	INITIAL ISSUE								



B85 mm
Width : 1870
Track : 1770
Lock to Lock Time : 6.0
Steering Angle : 34.0

No.	DATE	APPD	SURVEY BY:		LYLE MARSHALL & ASSOCIATES PTY. LTD. CONSULTING ENGINEERS, TRANSPORTATION, ENVIRONMENTAL PLANNERS & ARCHITECTS				CLIENT: STATEWIDE PLANNING PTY LTD		SCALE		PASSED	DATE FIRST ISSUED							
											1:100(A1) 1:200(A3)			JULY 2015							
			DATUM: A.H.D.		COPYRIGHT THIS DRAWING IS THE PROPERTY OF LYLE MARSHALL AND ASSOCIATES PTY. LTD. AND MAY ONLY BE USED FOR THE PURPOSE FOR WHICH IT WAS COMMISSIONED & IN ACCORDANCE WITH THE TERMS OF ENGAGEMENT FOR THAT COMMISSION, UNAUTHORISED USE OF THIS DRAWING IS PROHIBITED.		SUITE 8 871 PACIFIC HIGHWAY CHATSWOOD N.S.W 2067		 The Associated Consulting Engineers Australia		phone: (02) 9419 8191 faxsimile: (02) 9419 8107 email: lylemarshall@ozemail.com.au		TYPICAL CAR PARK PLAN SHOWING SWEEP PATHS AND DESIGN CHECK NOTES								
											DESIGN	LMA	SHEET No. 2 OF 2	DRAWING No. 1076-15							
											DRAWN	EMMC									
											CHECKED	GLM									

lm
Lyle Marshall & Associates Pty Ltd

Consulting Engineers, Transportation and Environmental Planners,Hydrology & Hydraulics & Architects

ABN 39 001 200 620

Our Ref: EMMC/1076

6th July 2015

Statewide Planning Pty Ltd
Level 2,
7 Charles Street
PARRAMATTA NSW 2150

Attn: Matt Daniel
Director

E-mail: m.daniel@statewideplanning.com.au

Dear Matthew,

Subject: 55 Aird Street, Parramatta – Review of Car Parking Layout.

We respond to the *car parking design* for 55 Aird Street with regard to Parramatta *Local Environmental Plan Clause 22A b) and c)*.

We have prepared 'turning manoeuvre paths' and carried out a *design check* with reference to **AS2890.1-2004** and drawings are *attached*. Drawing No. **1076-15 Sheet 1** shows the layout of 'ground floor' and the 'access driveway', 'loading area' for a **9.7 metre** long truck and *ramp access* to 'upper levels' of car parking, as well as the *building lobby entry*.

The Right-Of-Way (**R.O.W**) **3.05** metres) provides access to the following properties fronting Church Street:-

Property No	Street No	Description	Parking/Access
Lot 3 DP 553109	No 131 Church Street	Shanghai Chef Kitchen	2 Tandem
Lot 2 DP 553109	No 133 Church Street	Taste Gallery	2 Tandem
B 328965	No 135 Church Street	Hair Zone Residential units above	2 Car spaces and 1 loading space
Lot 1 DP 553109	No 137 Church Street	Pho Pasteur Vietnamese Noodle	None- Rear Door Access To Lane way
D DP 337725	No 139 Church Street	T and J Bakery	Rear Lane Door to Cool Room for Deliveries
D DP337725	No 141 Church Street	Exchange Money	No rear Access
E DP 342070	No 143 Church Street	Bank Of China	No Rear Access

The existing car parking spaces for properties at No 131, 133 and No 135 are accessed by travelling in a forwards direction along the laneway and reversing back down the right of way to egress to Aird Street. The proposed driveway design is *sufficient to provide access* to the *adjacent properties* via the existing right-of-way (**3.05 metres**) and allow for **2-way** traffic to *exit the property* at **6.0 metres** clear width.

These properties would need to be given Right Of Way access over the new driveway so that vehicles can exit in a forwards direction.

The *access ramp* has been checked and is *compliant for single lane access ramp to upper levels*.

A *Signal Control System* with 'loop detectors' and 'lantern control' will need to be provided on *each car parking level* and *detailed at Developed Design stage*. The typical car parking layout is shown in **Drawing No. 1076-15 Sheet 2 attached**. The parking spaces comply with the requirements of **AS2890.1-2004** for *perpendicular parking spaces Class 1A* which are of **2.4** metres wide by **5.4** metres wide. Parking aisles are **6.2** metres wide and **6.45** metres wide. A 'Wait Bay' **6.0** metres long by **2.4** metres wide is provided, as there is a *signalised signal control* on the ramp. Turning manoeuvre paths have been checked using a **B85** vehicle template in **Autoturn 8.0** computer programme. A **300mm** clearance to the edge of the vehicle has been modelled. The swept paths are satisfactory.

Regards,



Erica Marshall-McClelland
LYLE MARSHALL & ASSOCIATES PTY LTD

Attachments:

This Urban Design report has been prepared by Aleksandar Design Group Pty Ltd .

Nominated architect: aleksandar jelicic registration no. 7167

© copyright aleksandar design group pty ltd