

**URBAN DESIGN REPORT
FOR A RESIDENTIAL DEVELOPMENT
55 AIRD STREET, PARRAMATTA**

**FOR STATEWIDE PLANNING
OCTOBER 2016**

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This Urban Design report has been prepared by Aleksandar Design Group on behalf of Statewide Planning Pty Ltd as part of a Planning Proposal that seeks to review the key controls for 55 Aird Street, Parramatta.

Statewide Planning have expressed a desire to develop the site into a multi-residential tower. The site is already zoned B4 Mixed Use, with the proposal seeking an increase to the height limit and an increase to the FSR. The proposal is inkeeping with the significant development currently proposed or under-construction in Parramatta City Centre.

This urban design report examines:

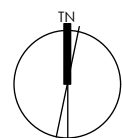
- The position of the surrounding buildings, their height limits and FSR, whether those buildings are likely to be redeveloped and their potential height etc at a micro context. The analysis also consider the proximity of adjoining buildings to the subject site, and whether specific setbacks should be applied.
- Building envelope testing (height, setbacks, floor plate, efficiencies, bulk, mass and overshadowing, Apartment Design Guide amenity/ building separations).
- 3D modelling of the built form proposed on the subject site and on adjacent properties is provided to demonstrate impact as well as contextual fit.
- The impact of the redevelopment on neighbouring sites.

In thoroughly examining these issues this report identifies a preferred built form that satisfies the above objectives.

The site is located on Aird Street near the corner of Church Street, Parramatta and is known as 55 Aird Street. It is located on the southern side of Parramatta City Centre and is on the periphery of the Strategic Business Corridor.

The site is defined by the following factors:

- Close proximity to Parramatta Railway & Bus Interchange
- Located along the north-south axis established by Parramatta Square and River Square
- Surrounded by a series of tall existing and proposed tower
- Bound by Westfield along its south and east boundary

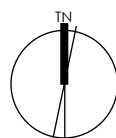


The southern side of Parramatta CBD is predominantly characterised by a mix of medium-rise and high-rise mixed-use developments. These developments range in height from 8 to 28 storeys.

The subject site is currently occupied by a three-storey brick building comprising commercial uses. The site is approximately 14.3m wide x 46.9m long, with a site area of 658 sqm. The site is oriented north-south with the long boundary to Church Street facing north to Aird Street. The site backs onto the Westfield Shopping Centre car park.

The site is defined by its proximity to Westfield Shopping Centre, Parramatta Interchange and the Strategic Business Corridor. Increased development in the Business Corridor is reflected in the increased residential development around the southern side of Parramatta Interchange.

- (A) Westfield Shopping Centre
- (B) Parramatta Railway + Bus Interchange
- (C) Parramatta Square
- (D) River Link
- (E) Arthur Phillip School
- (F) NSW Police Headquarters
- (G) Jubilee Park
-  Site
-  Path to Interchange 270m or 3 min. walk
-  Path to Macquarie St 450m or 5 min. walk



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

- Parramatta Local Environmental Plan (LEP) 2011
- Parramatta DCP 2011

3.1 PARRAMATTA LOCAL ENVIRONMENTAL PLAN (LEP) 2011

The primary planning instrument that controls the mass and scale of a development are contained within the Parramatta LEP 2011. 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:

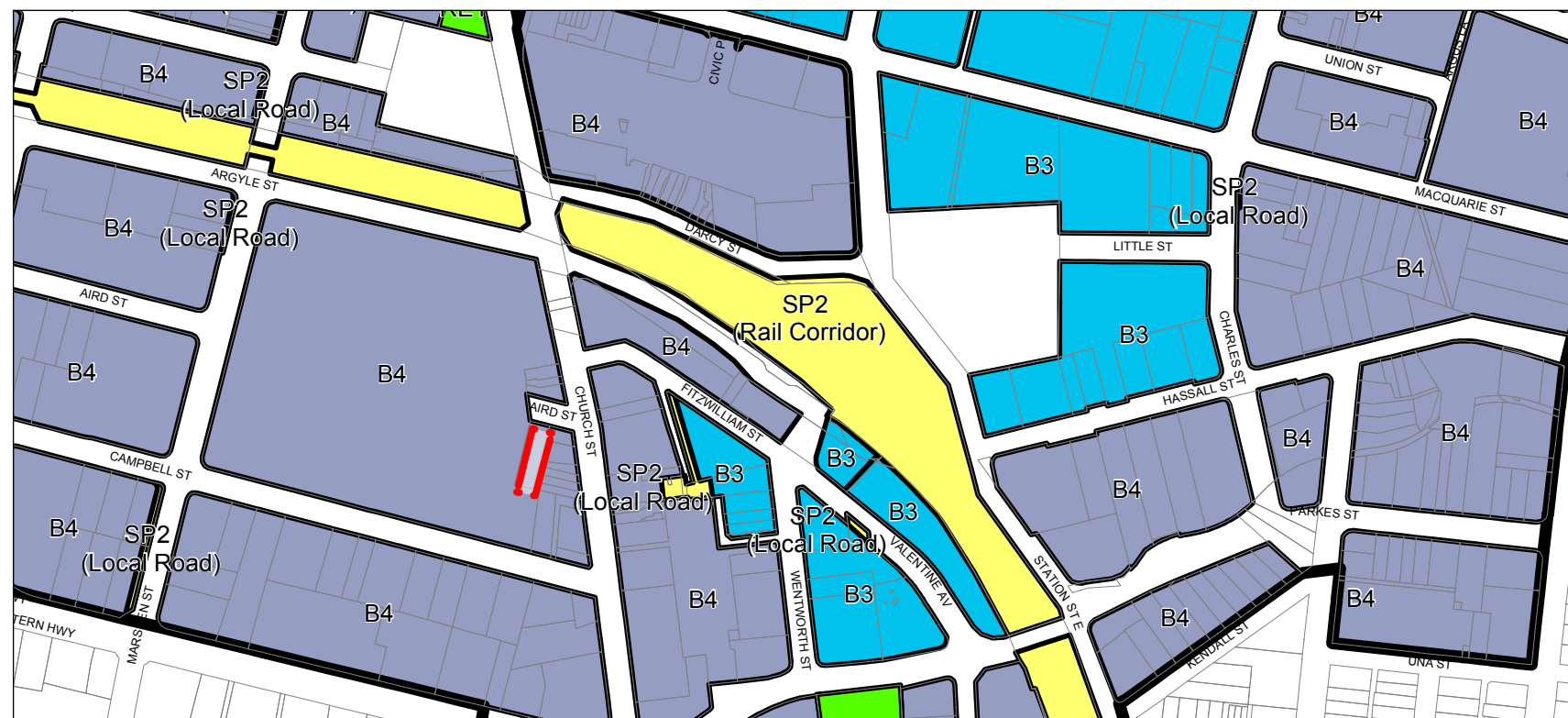
- Land Zoning
- Floor space ratio
- Height of building
- Heritage

Land Zoning

The site is zoned B4 - Mixed Use zoning.

Zone

B3	Commercial Core
B4	Mixed Use
B5	Business Development
RE1	Public Recreation
RE2	Private Recreation
SP2	Infrastructure
	Civic Place

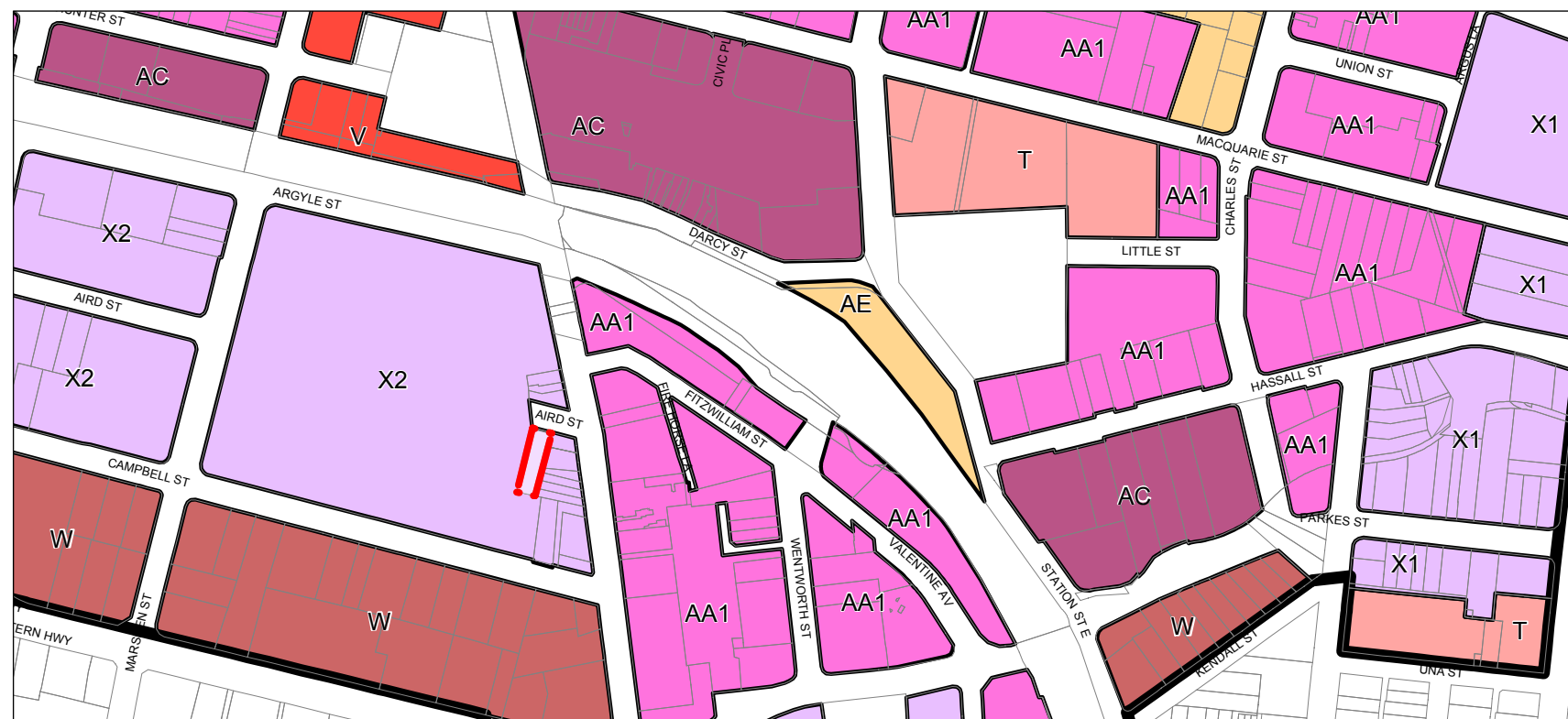


Floor Space Ratio

The site is permitted to have a floor space ratio of 4.2:1 (X2). With a site area of 514.7sqm, the maximum floor space permitted is 2,161sqm. The neighbouring site to the east of Church Street have a floor space ratio of 6:1 (AA1).

Maximum Floor Space Ratio (n:1)

B 0.4	X1 4
F 0.6	X2 4.2
S1 1.5	AA1 6
S2 1.52	AA2 6.4
T 2	AB 7.2
V 3	AC 8
W 3.5	AE 10
X1 4	AG 12



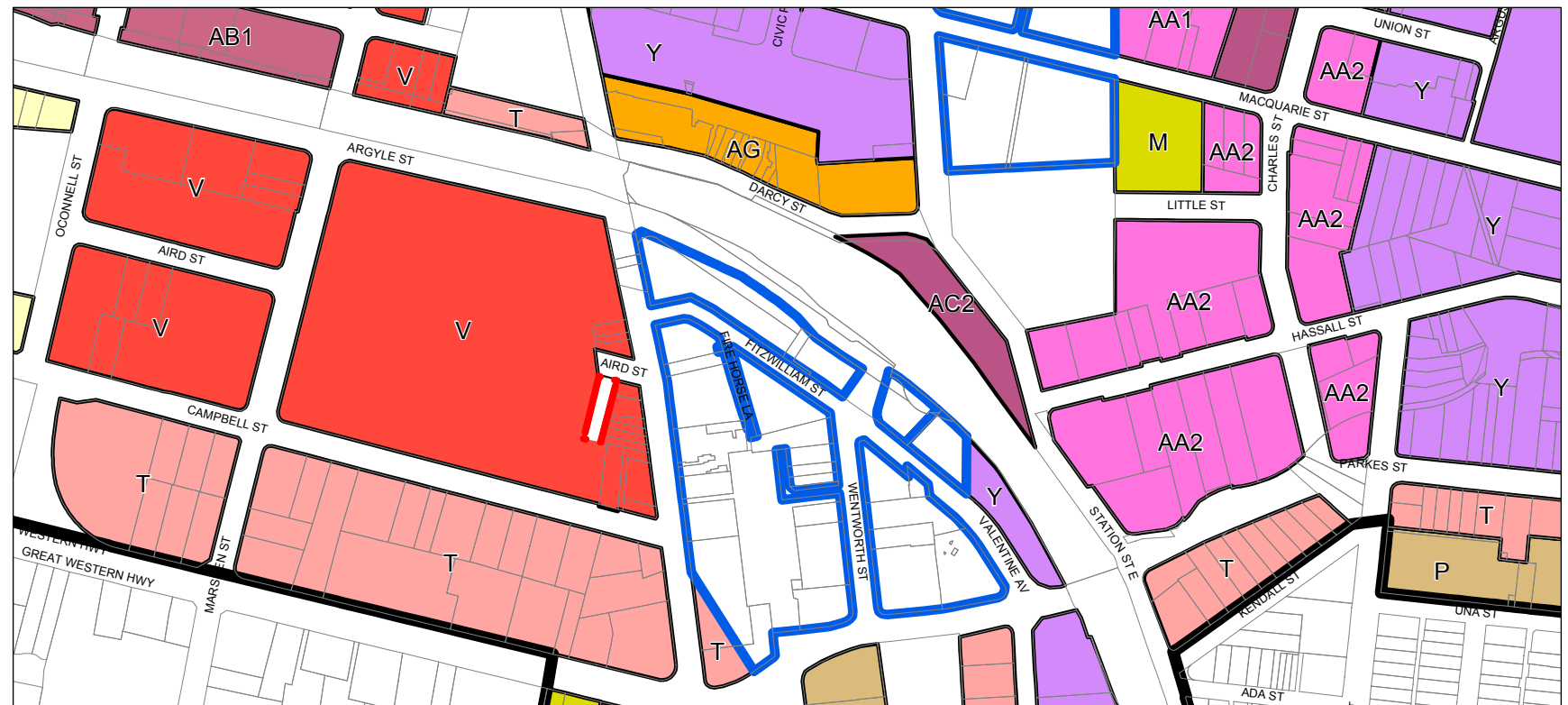
Height of Buildings

The site is permitted to have a building height of 36m (V).

The neighbouring site to the east of Church Street have a building height of upto 126m as dictated by CI 29E, shadow impacts on Jubilee Park.

Maximum Building Height (m)

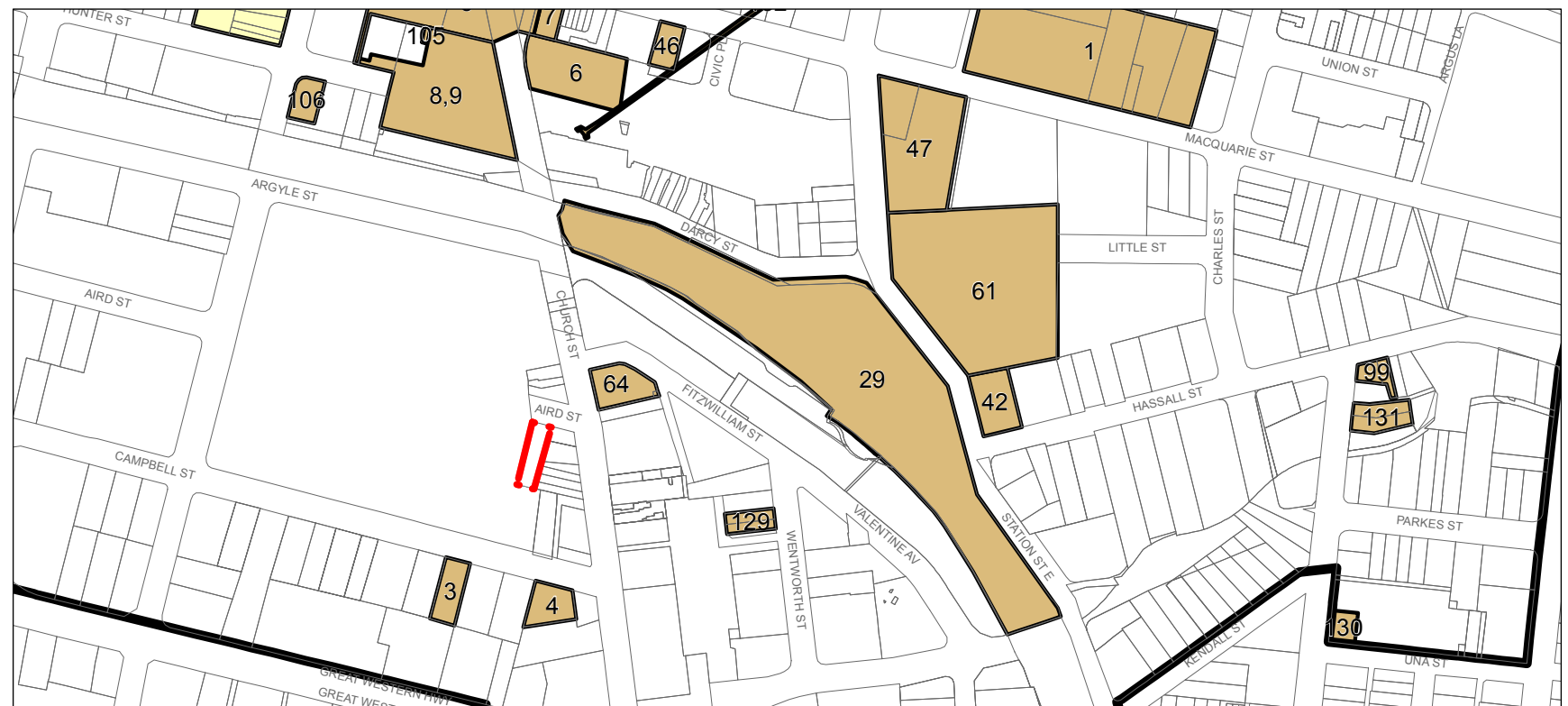
G	7	W	40
K	10	Y	54
M	12	AA1	60
O	15	AA2	72
P	18	AB1	80
R	21	AB2	90
S	24	AC1	118
T	28	AC2	120
U	34	AE	150
V	36	AG	200
			Refer to CI 29E



Heritage

There are no heritage items located on the site.

	Item - Archaeological
	Item - General

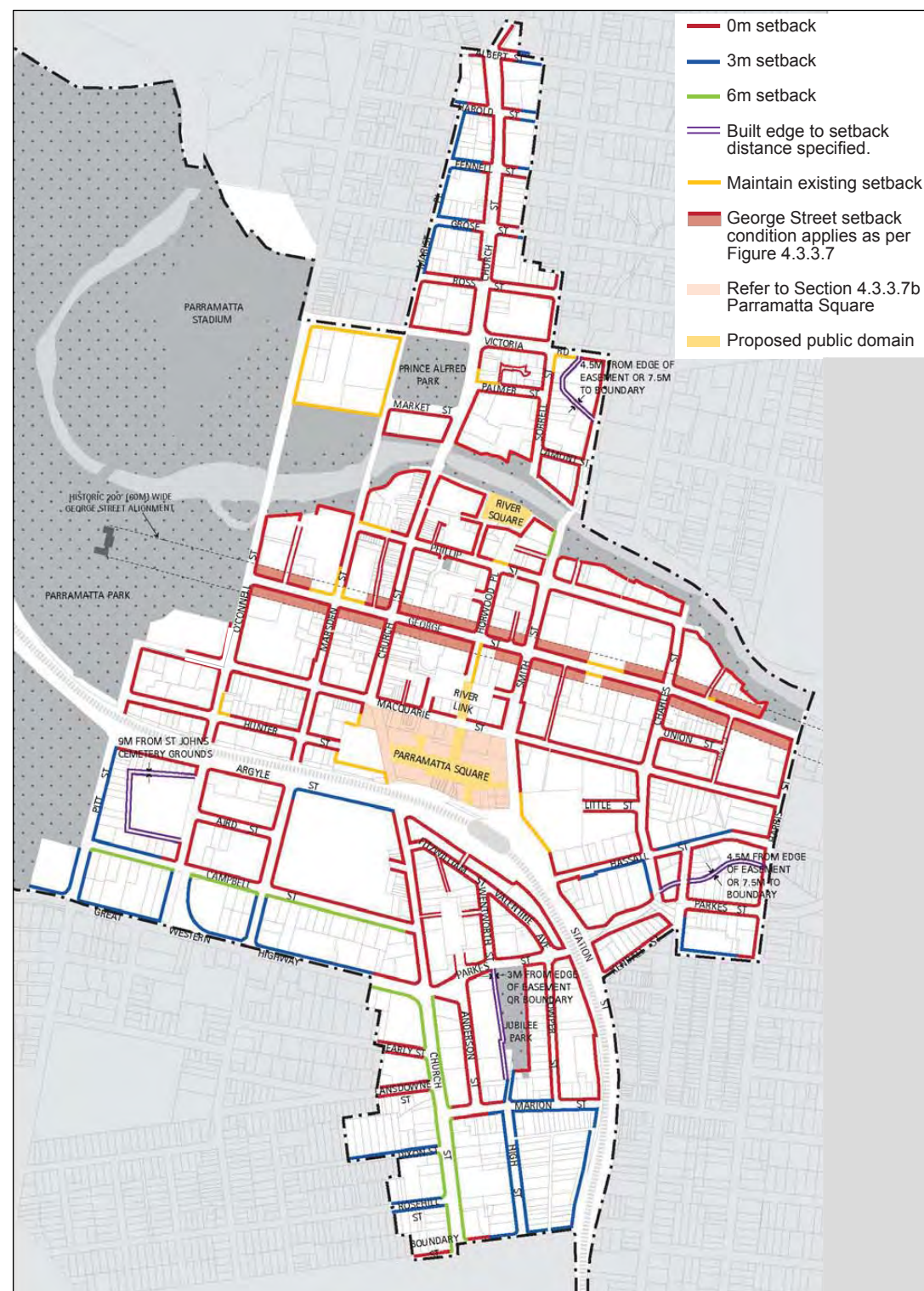


3.2 PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

The provisions which affect the building form and the interface with the public domain are contained within the Parramatta DCP 2011. 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



Street Alignment

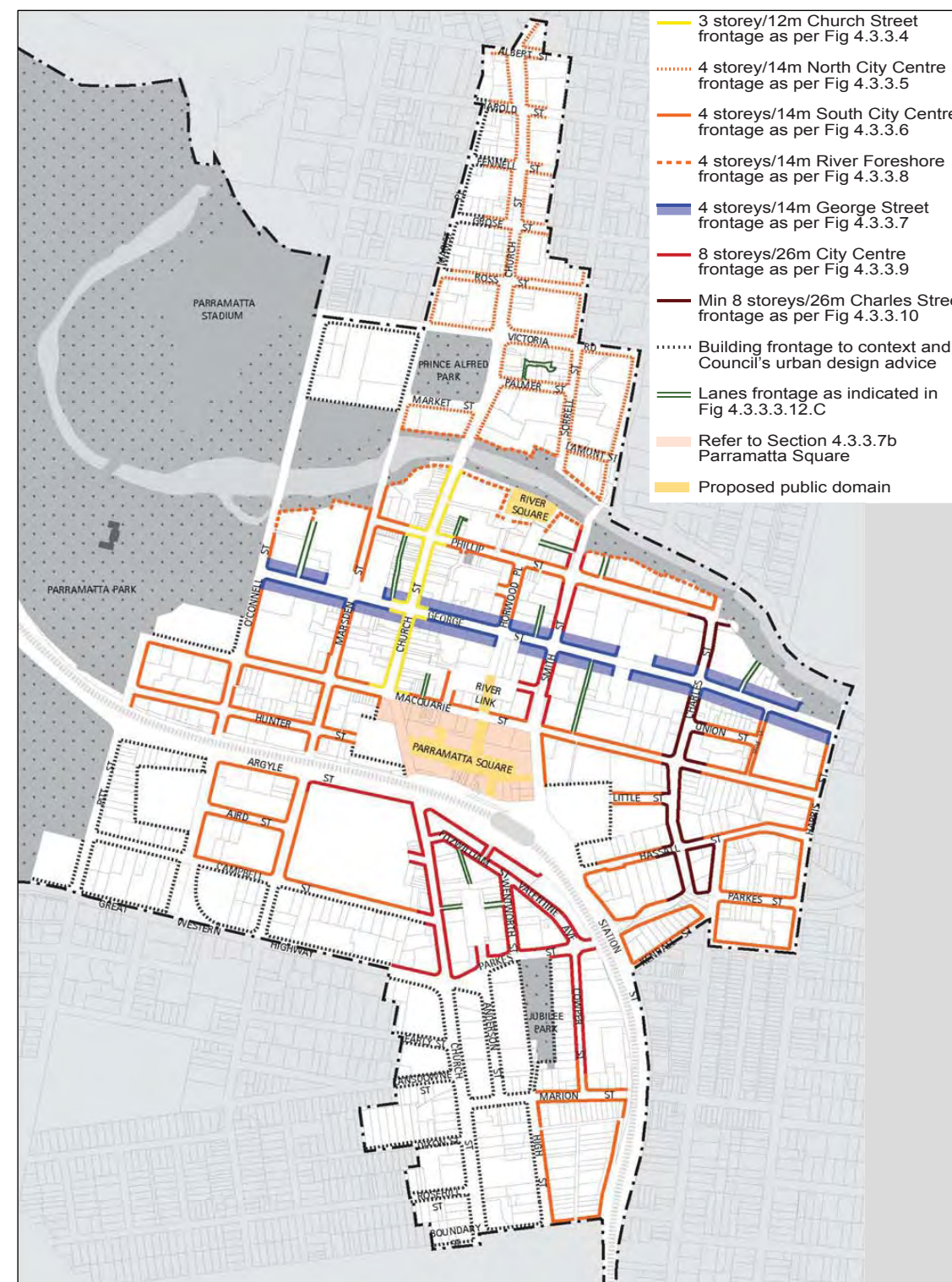
The building form is required to have nil setback to Aird Street at street level.

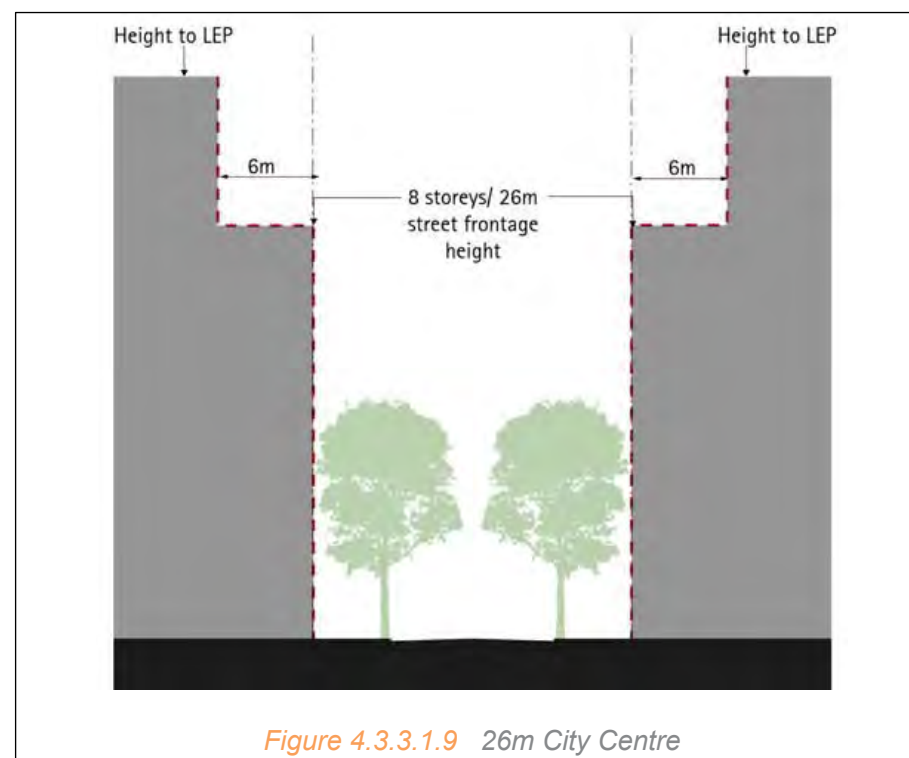
Neighbouring sites along Church Street are also required to have nil setback at street level.

Street Frontage Heights

The building form is required to have a minimum 8 storey (26m) street wall height to Aird Streets.

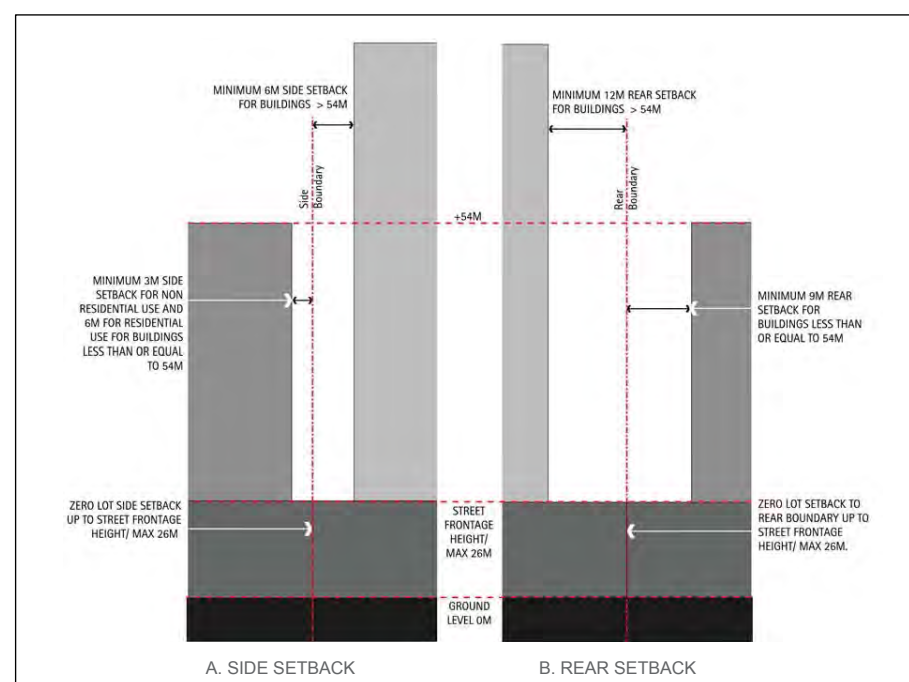
The adjoining site to Church Street the same street wall height.





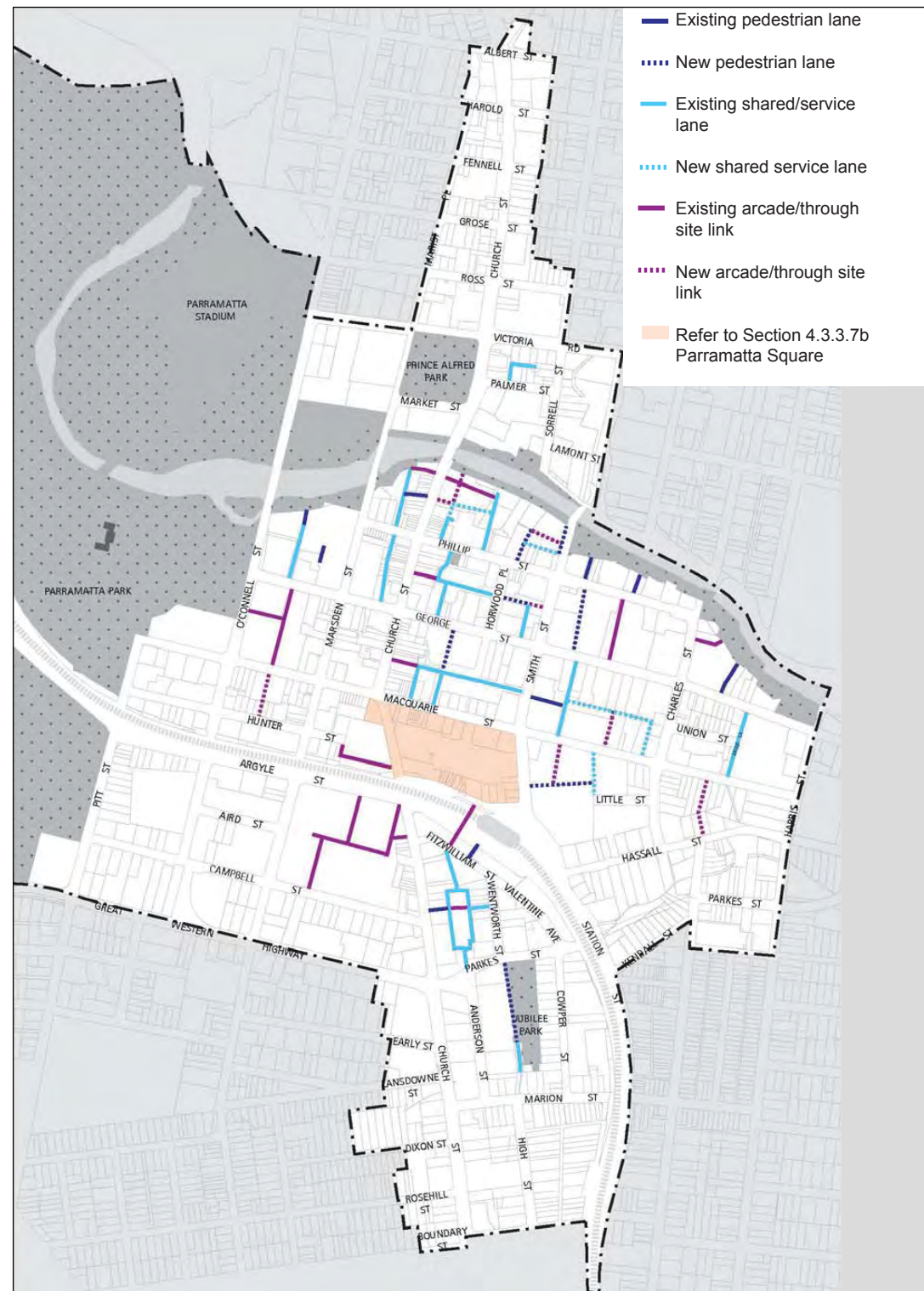
Building Setbacks

The building form is required to have a 6m setback above the 26m street wall height to Aird Streets.



Sun Access Plane

The subject site sits outside the 2pm Sun Access Plane with regards to overshadowing of Jubilee Park. Therefore the potential height can be increased without significant overshadowing the park.



Existing and Desired Links

The plan identifies no new lanes or pedestrian links near the site.

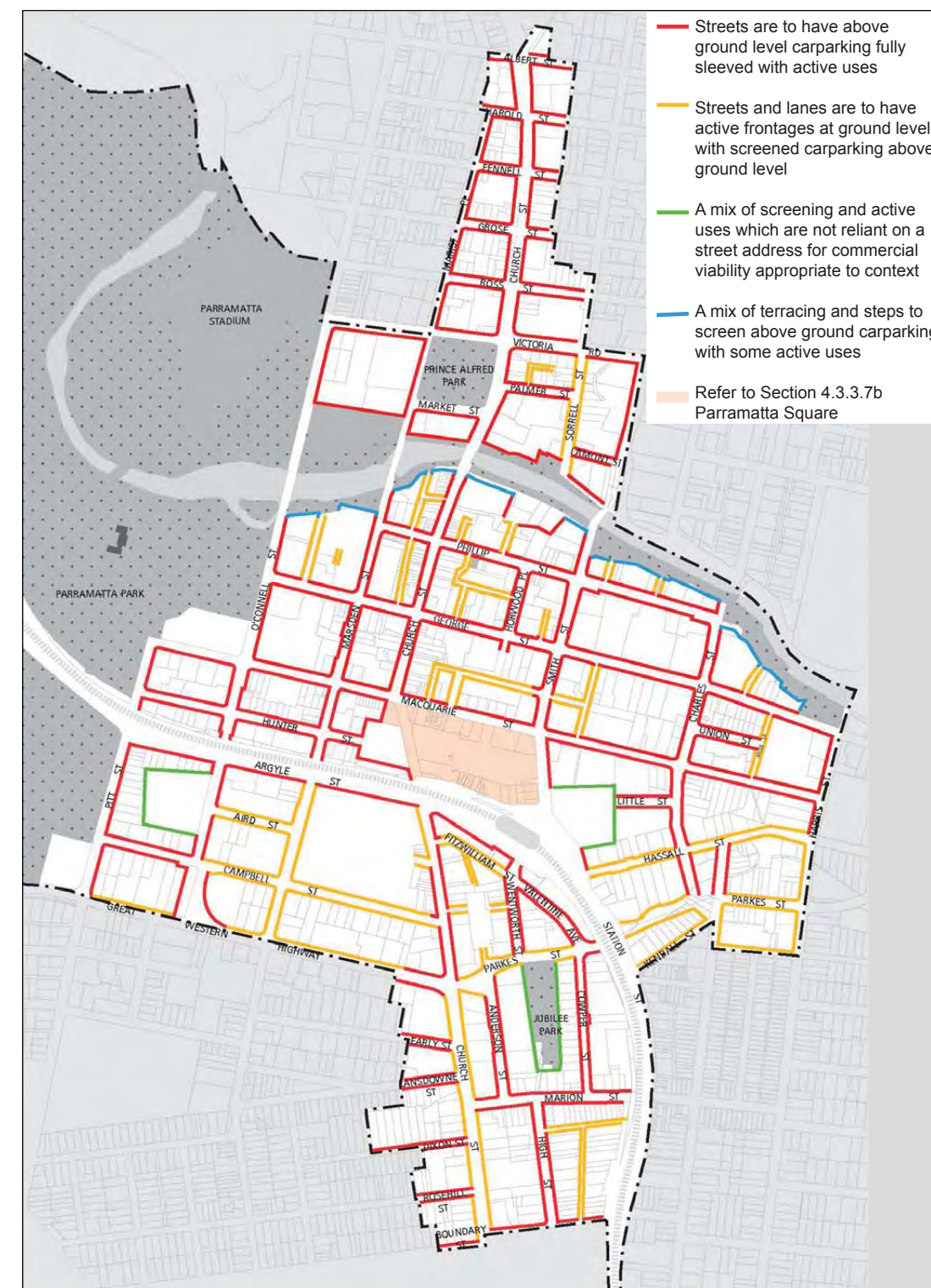
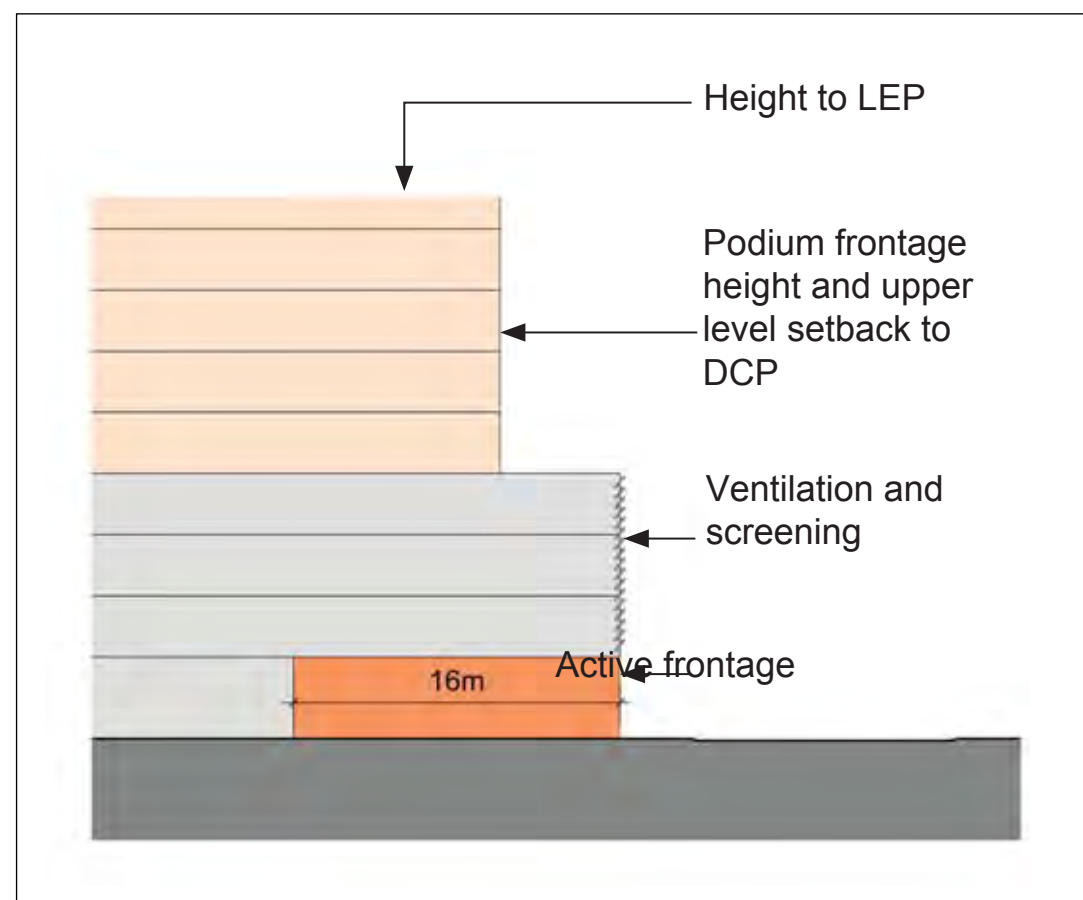


Public Domain Plan

The public domain plan identifies a existing link on the neighbouring site (Westfield) to the west of the site.

Above Ground Parking Treatment

Above ground parking is permissible on the site, with any above ground parking to be sleeved with an architectural facade.



Development in Parramatta

Parramatta City Centre is undergoing significant change with numerous high-rise developments proposed or under-construction. This is the result of Council's strategic review of its key statutory and development controls.

Council has also undertaken a number of major developments of its own sites with the view to "unlock value, optimise potential and establish and grow an income earning property and investment portfolio which will provide a significant contribution to Council's long-term financial plan."



Development within 400m of Site

There are a number of developments planned, under construction or recently completed within 400m of the site including:

- A. Parramatta Square
- B. The Aspire Tower, 90 storey mixed-use
- C. Dual Commercial Office Tower, 53 storey
- D. Westfield Tower, 53 storey
- E. 140 Church St, 27 storey mixed-use
- F. B1 Tower, 118 Church St, 29 storey mix-use
- G. Eclipse Tower, 60 Station St, 19 storey commercial
- H. 83 Church St, 40 storey mixed-use

-  Site
-  Existing
-  Proposed





Parramatta Square
Grimshaw Architects
90 storeys (336m)
88,000sqm mainly residential



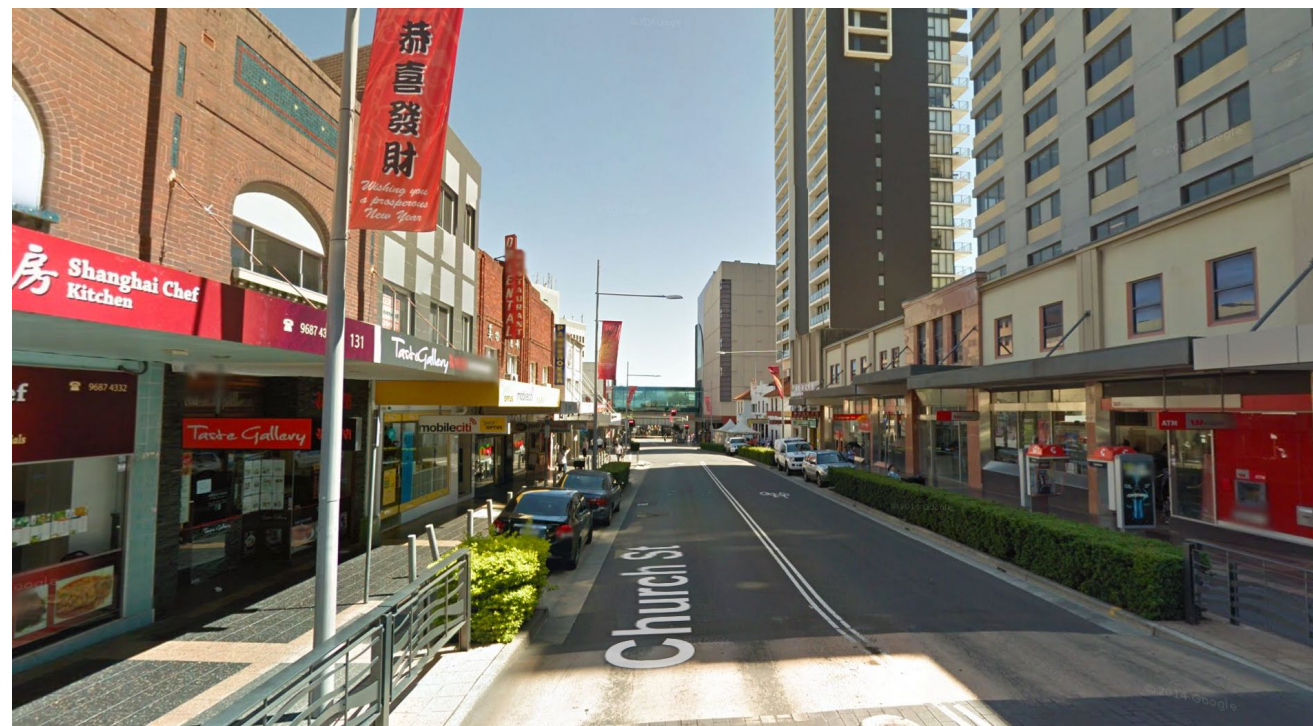
Parramatta Square
PTW Architects
53 storeys (200m)
140,000sqm of office space



B1 Tower
Zhinar Architects
29 storeys (107m)
Mixed-use
Built



83 Church Street
Planning proposal for a mix of
residential and commercial
buildings.



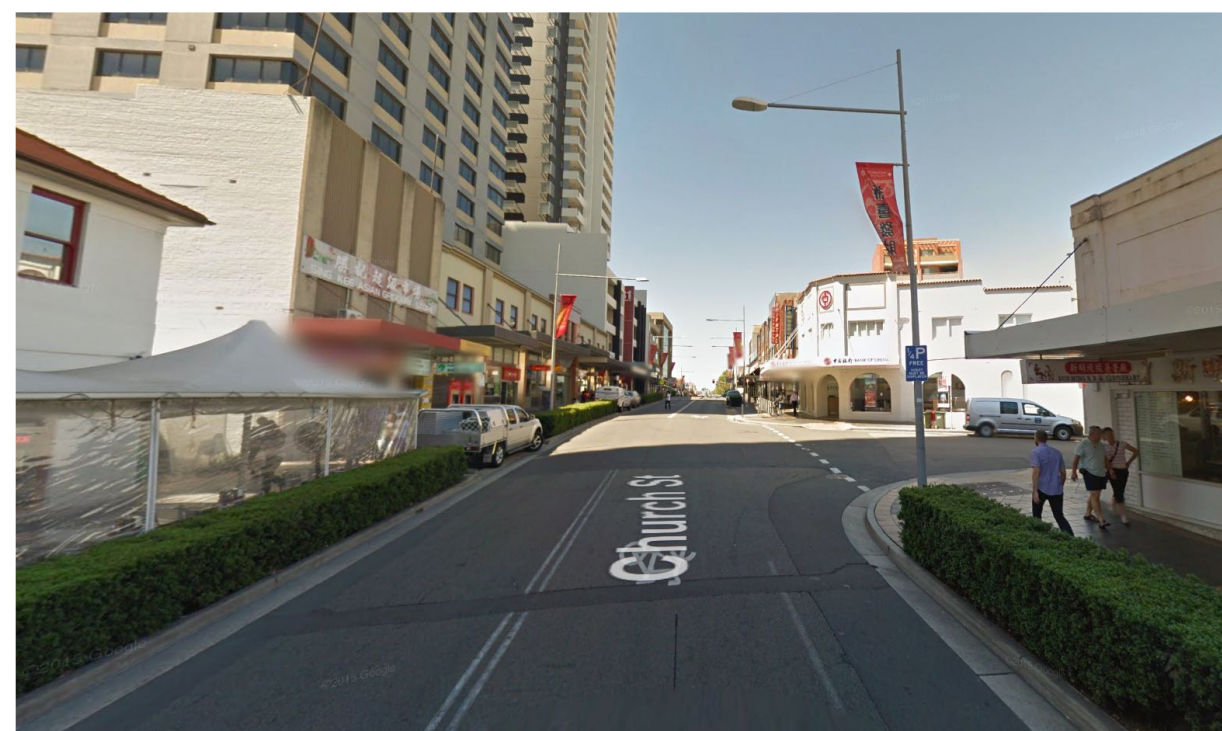
Church St heading north towards station



Corner of Aird St and Church St looking north



Corner of Aird St and Church St looking west towards Westfield



Church St heading south away from station



Front view of site showing 'right of way'



View of Westfield loading dock entrance



Corner of Aird St and Church St looking west towards Westfield



Corner of Aird St and Church St

Site Analysis

The site is rectangular in shape with the long axis running north-south for 46.9m and the short boundary to Aird Street of 14.3m facing north.

The grid of Parramatta has generally been set to magnetic north. In Sydney, true north is 13-13.5 degrees west of magnetic north. Units must be arranged with living rooms and private open spaces to the north east and north west in order to gain solar access.

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.

→ Winds
 [Red dashed rectangle] Site

