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5-9 Hunter Street
Urban Design Study

Preliminary

For: Develop Corp Pty Ltd

c/- Caladines Town Planning Pty Ltd

1 Lynbrook Court

Castle Hill NSW 2154

Date: 30/07/2014

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Introduction

Introduction
Overview

Scope

This report addresses the development potential for 5-9 Hunter Street, Parramatta.

Site Location

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

– within 800m of Parramatta Station
– within 100m of Parramatta Park and Mays Hill
– immediately north of the western rail line

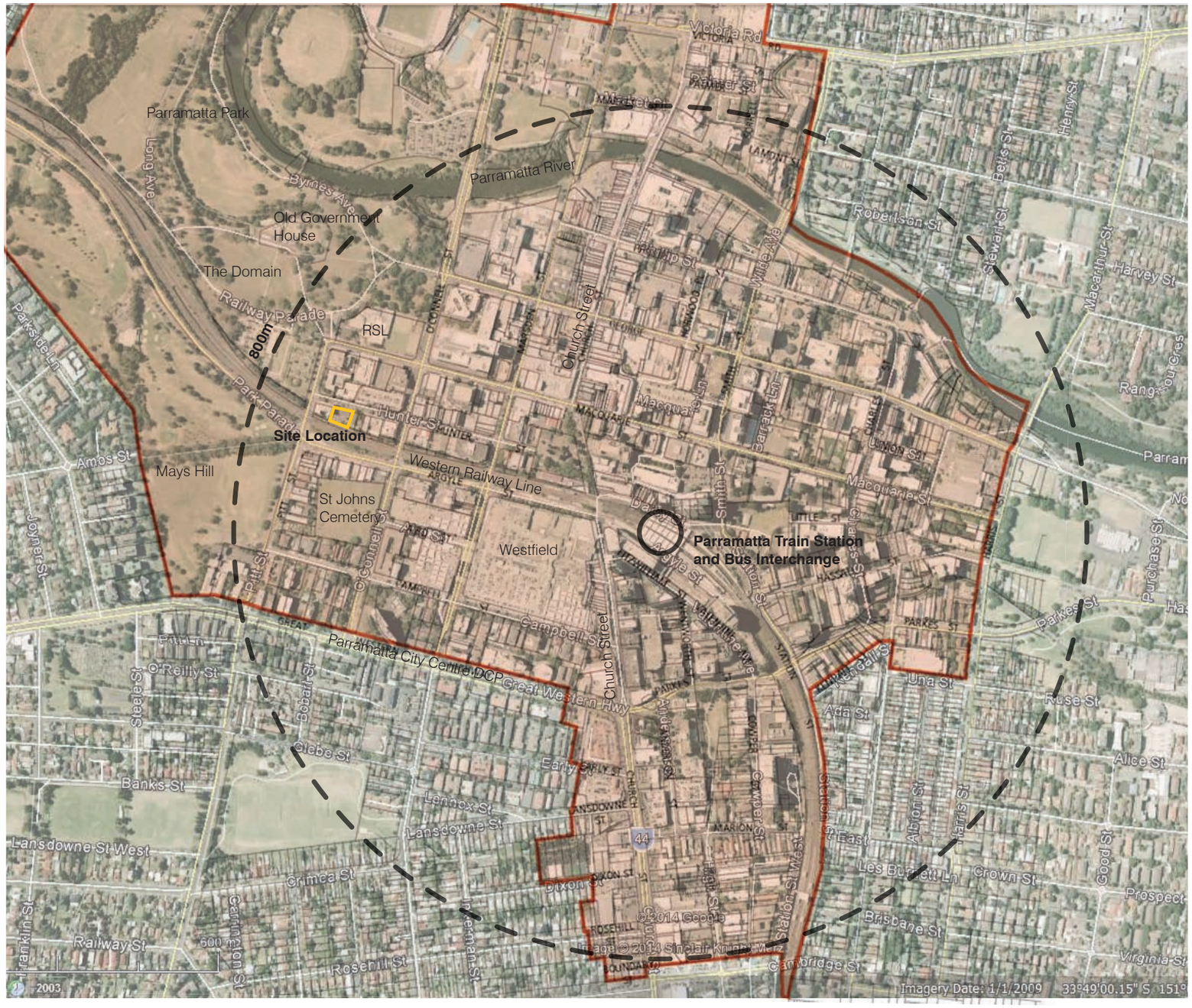
Key Issues:

– Visual impact of proposed building(s) from Parramatta Park (World Heritage Listed)
– Existing approved DA proposes 8-9 storey residential development, matching heights of adjoining development, but not in compliance with DCP street frontage height of 4 storeys
– Both neighboring properties are complete or under construction. The site is an isolated site.
– Site's rear boundary is to the railway line
– Site is flood prone so above ground carparking needs to be considered - existing approved DA has basement parking only
– Opportunity to review proposed development and consider alternatives

The Proposal

In summary, the site is an isolated site, adjacent the railway line, flood affected and is located on the edge of the highly visually sensitive zone of the World Heritage Listed Old Government House and Domain.

The proposal outlined in this report is for above-ground car parking, sleeved with retail and residential with a small floorplate (540m^2) residential tower above. 3 height options for the tower result in a range of FSR options from 6.0:1, 9.0:1 and 10.0:1.



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.

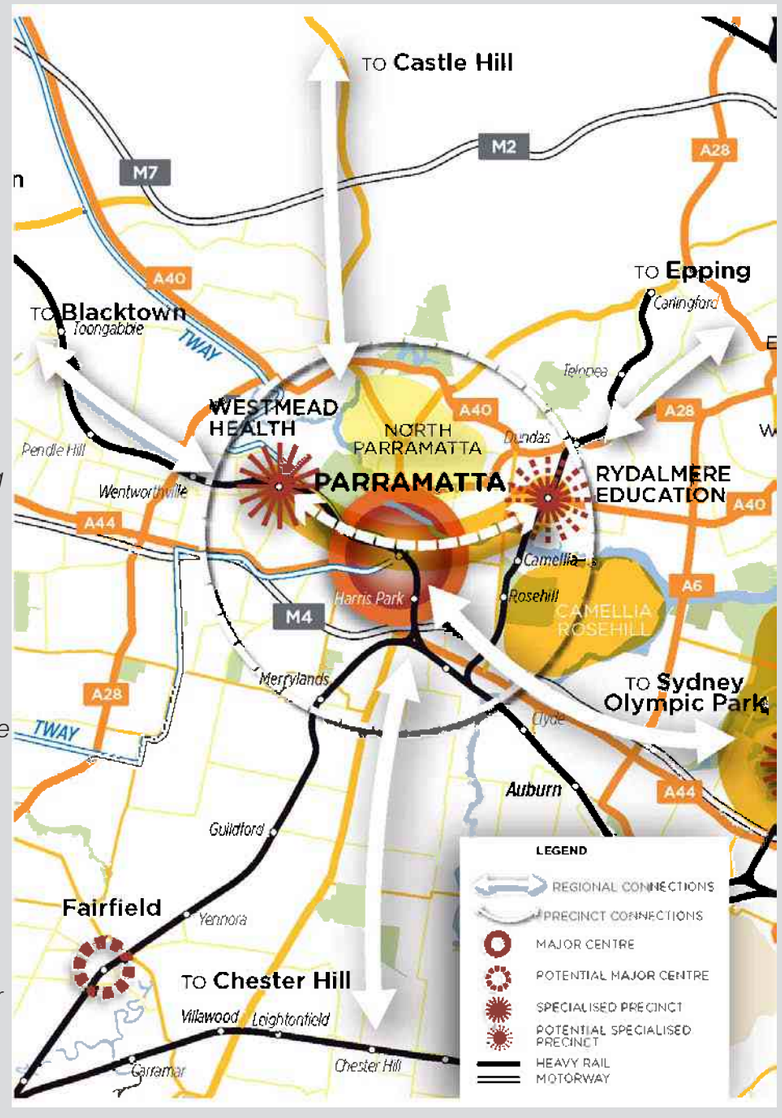
Parramatta is anticipated to be the fastest growing centre outside Global Sydney over the next 20 years.

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

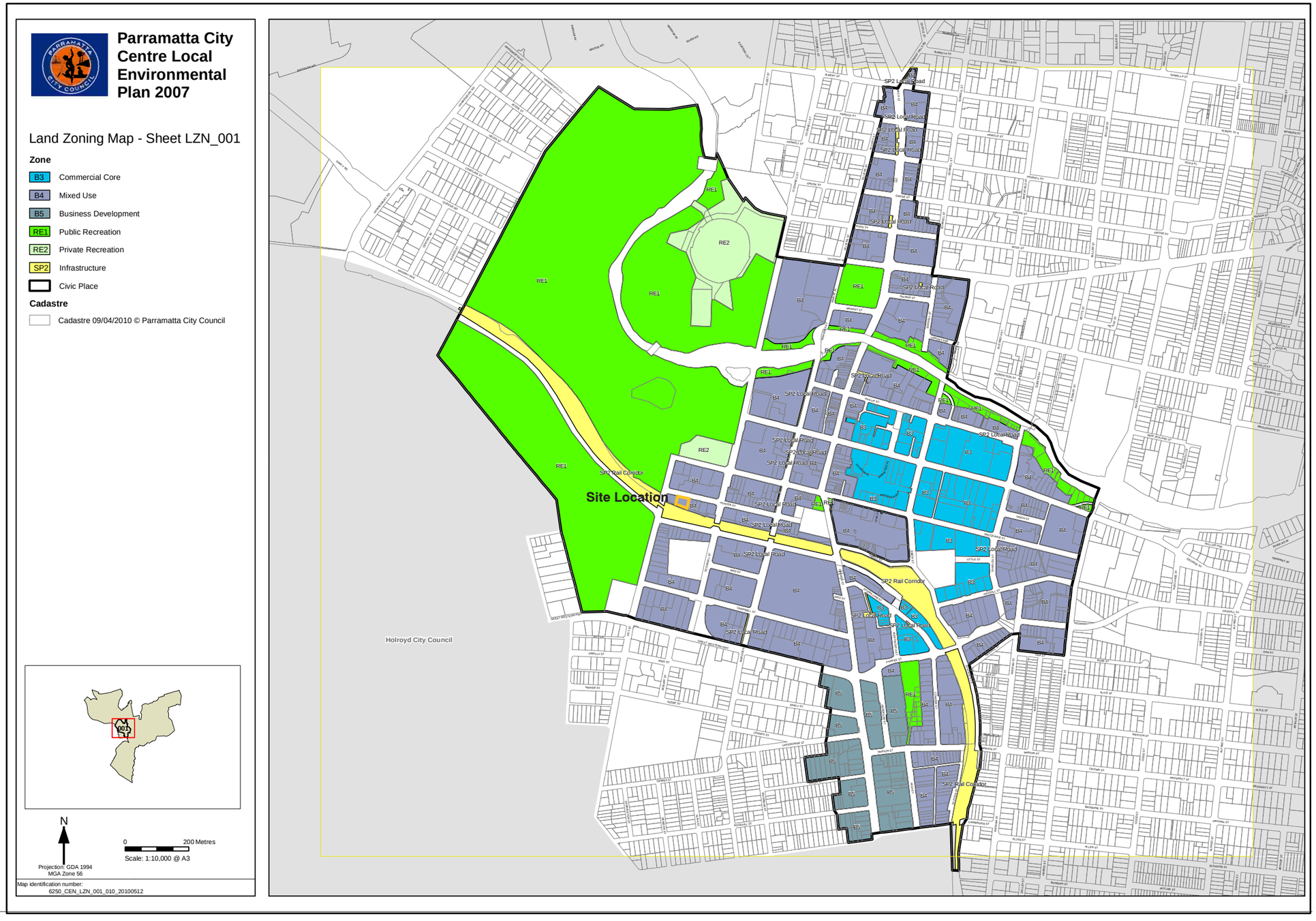
- *create an additional 21,000 new jobs in Parramatta City Centre and support opportunities for economic clustering by extending the commercial core*
- *provide a further 7,000 new jobs at Westmead and capitalise on the employment and research benefits as Sydney's largest health precinct*
- *develop 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 Land Use Zoning

- The site is currently zoned B4 Mixed Use and adjoins SP2 Infrastructure for the Western Railway Line
- The site is not located within the commercial core area of Parramatta CBD and the lot size (991m^2)does not allow for marketable large commercial floor plates (typically 1,800m^2).
- The site is suitable for residential development with retail frontage at street level.



Existing Planning Controls
LEP Floor Space Ratio (FSR)

Site Area

The site area is relatively small, just under 1,000m^2 which is the threshold for FSR increasing from 4.0:1 to 6.0:1.

The small site area will limit tower floorplates to small sizes - resulting in a slender tower form that will minimise overshadowing and bulk

Above ground parking

Proposed above ground car parking provided to meet planning controls is not included in GFA for FSR calculations

Existing FSR

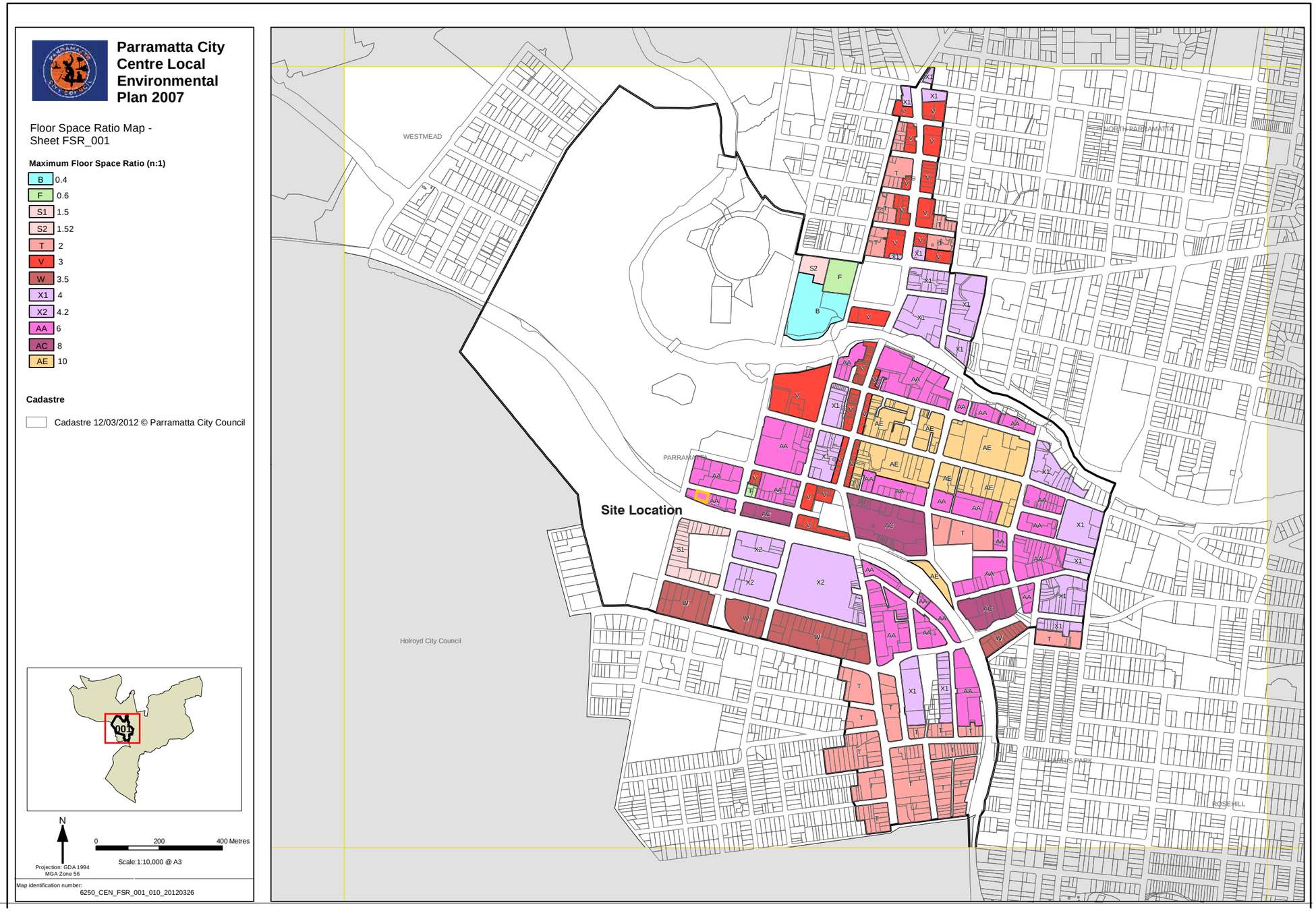
– The site is currently a maximum FSR of 6.0:1. The subject site area is 991m^2 and so an FSR of 4.0:1 would apply.

For Sites < 1,000m^2	For sites >1,000m^2 and <2,500m^2	For sites > 2,500m^2
4:1	(4 + 2X):1	6:1

where X = the site area in square metres − 1000)/1500

– FSRs for the subject site's street block are the same as to the north, but lower than the block to the east (which is 8.0:1)

– There is a mismatch of FSR and Height of Building (HOB) for the subject site's street block when compared to similarly located blocks adjoining and on the north side of the railway line



Existing Planning Controls
LEP Height of Building

Existing Height of Building Control

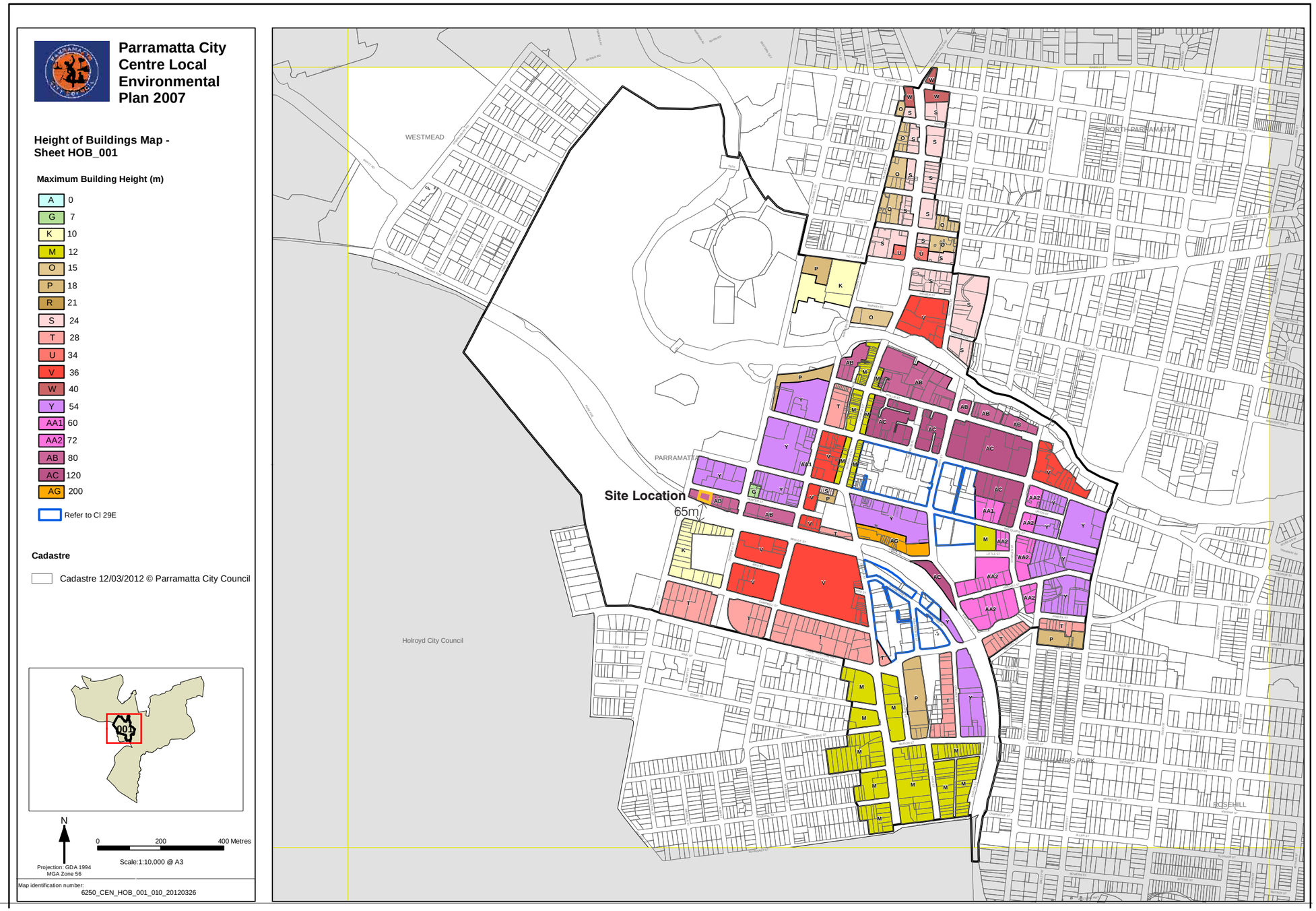
– The site has a maximum building height of 80m.

– Long slender east-west street blocks on the northern side of the adjoining railway line are typically higher than general street blocks to the north.

Potential Overshadowing

Limited potential overshadowing impacts as the site is located immediately to the north of the western rail line and Park Parade. There are no commercial or residential neighbours immediately to the south.

The nearest developable block to the south (adjoining St. Johns Cemetery) is 65m away.



Existing Planning Controls
LEP Heritage

Heritage

– No listed heritage items are on site or on neighbouring properties

– The heritage listed open space areas Parramatta Park, Mays Hill and St. Johns Cemetery are all near to the site

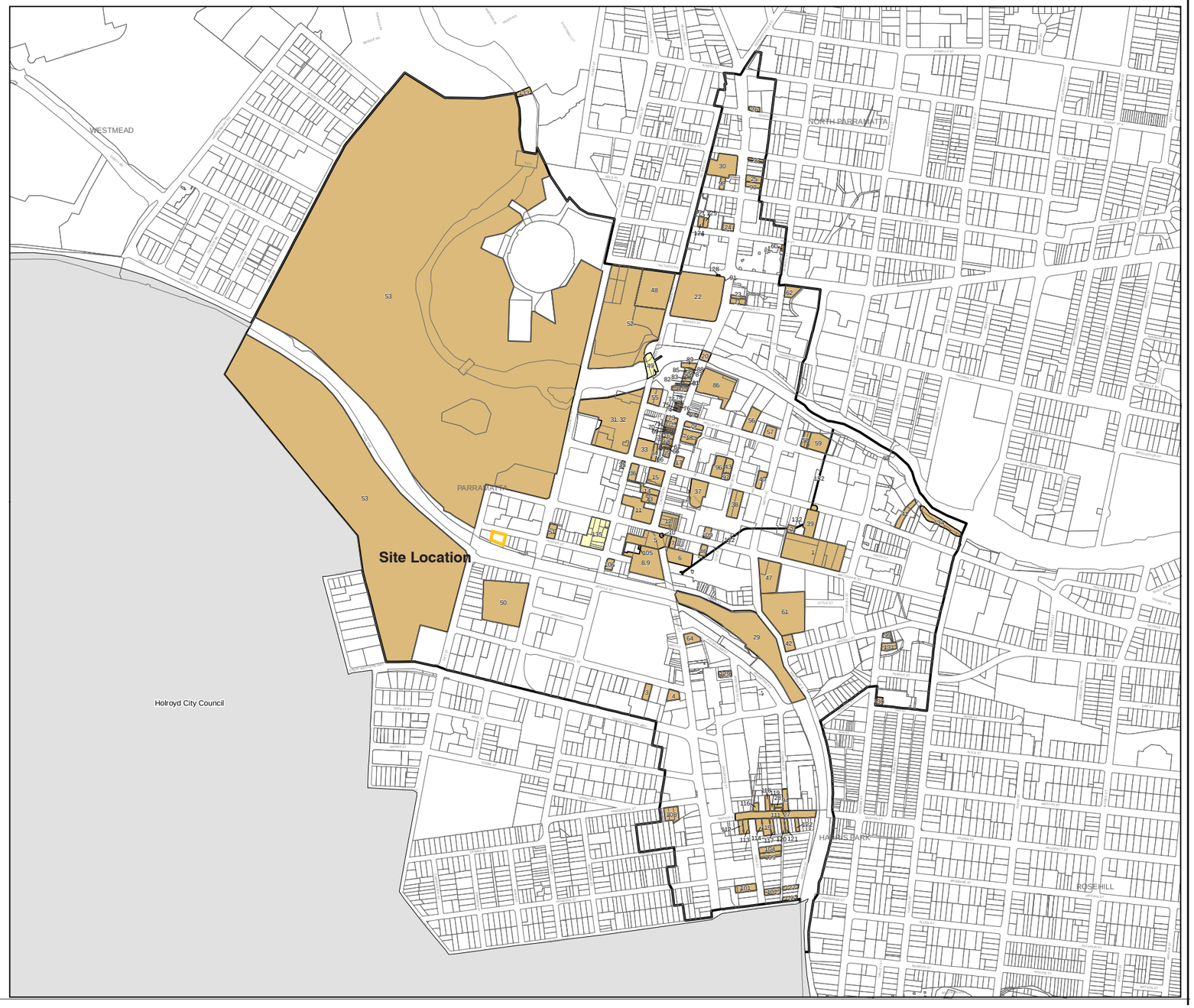
Parramatta City Centre Local Environmental Plan 2007

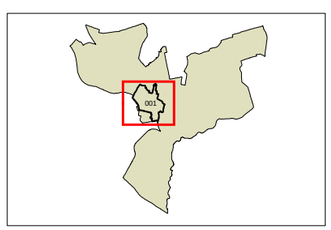
Heritage Map - Sheet HER_001

Item - Archaeological
Item - General

Cadastre

Cadastre 21/06/2013 © Parramatta City Council





N

0 200 400 Metres

Scale: 1:10,000 @ A3

Projection: GDA 1994
MGA Zone 56

Map Identification Number: 6250_CEN_HER_001_010_20131002

Existing Planning Controls
Visual Sensitivity

Visual Sensitivity

The subject site is located on the edge of the 'Highly Sensitive' zone in the report *Development In Parramatta City And The Impact On Old Government House And Domain's World And National Heritage Listed Values: Technical Report* (Planisphere 2012).

The intent of the highly sensitive zone is to nominate areas that pose a high risk to significant visual impact on Old Government House and Domain. To avoid potential for cumulative impacts the proposal must take into account current or approved developments in relation to spacing between buildings and retaining a sense of openess and sky between buildings:

Parramatta City Council has been working with the State and Federal Governments to provide development guidelines for development within the visually sensitive areas of the Parramatta CBD.

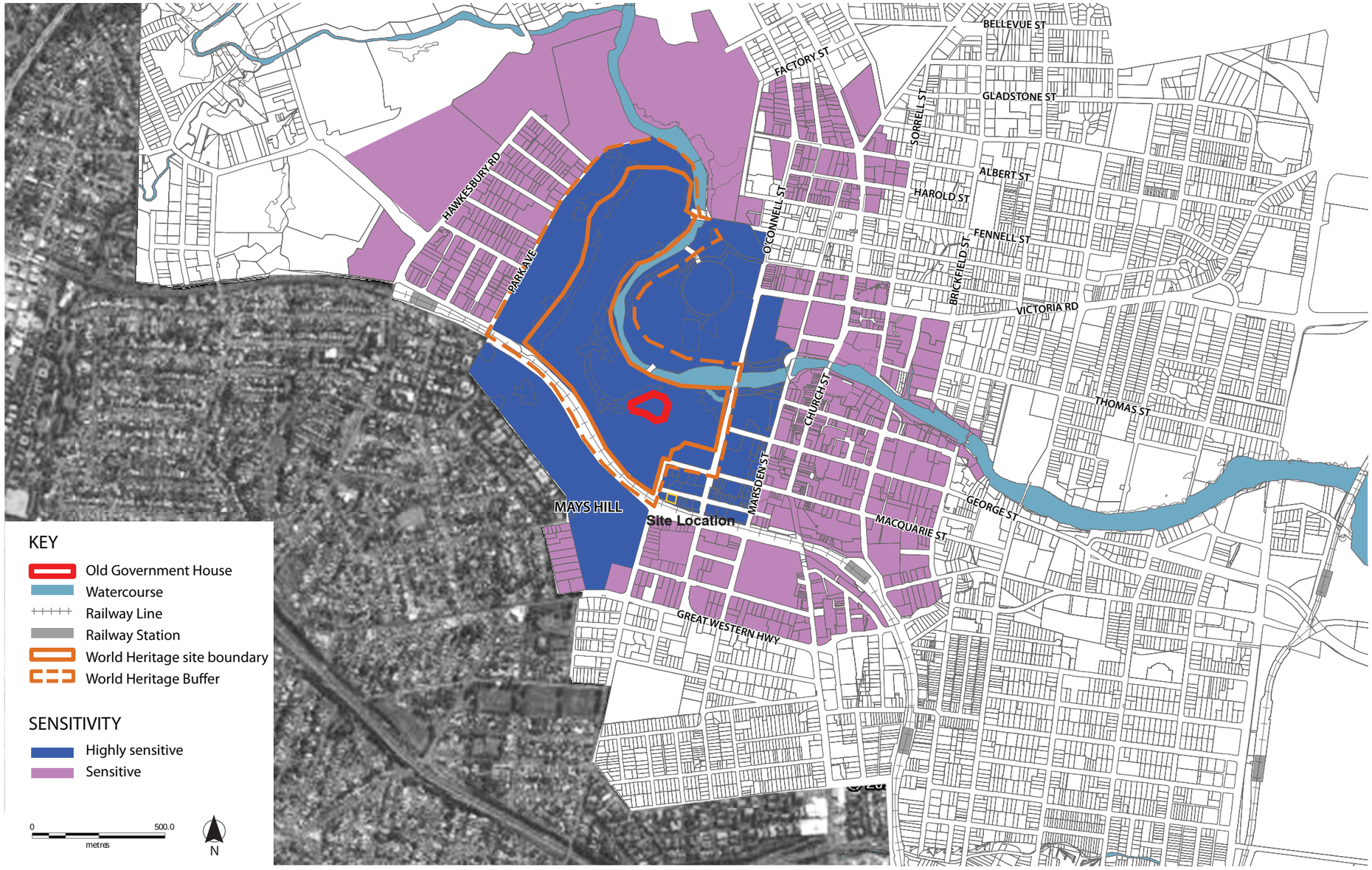
Implications For Proposed Development

Proposed development within the areas of high sensitivity of Parramatta risk having a significant impact on the World and National Heritage values of Old Government House and Domain. This impact may be mitigated below the significant impact threshold by adhering to the essential future development guidelines set out in this document. Impacts that cannot be reduced to below the significant impact level would require assessment by the Commonwealth under the EPBC Act.

To avoid potential for cumulative impacts on the World and National Heritage values, any new development proposal must take into account current or approved developments in relation to spacing between buildings to retain a sense of openness and sky between buildings.

(Planisphere, 2012. p.80)

THE AREA OF SENSITIVITY



(Source: *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values*, Planisphere, 2012. p.81)

Existing Planning Controls
Important Views

VIEWS RATINGS TABLE

VIEWS	HERITAGE VALUES: MULTILAYERED	PROMINENCE	LANDSCAPE SETTING	TOTAL
1: OGH towards the city	2	3	3	8
1b: OGH courtyard towards the city	3	2	1	6
2: Looking NE towards OGH within domain	2	3	3	8
3: Looking NE towards former Kings School from OGH	3	2	2	7
4: Looking N from the crescent	2	1	3	6
5: Bath house area to city	3	2	2	7
6: Looking NE from the crescent towards the city	2	1	2	5
7: Bath house area to Westmead	1	1	2	4
8: Parramatta River views	2	2	3	7
9: Looking E from the crescent towards the city	2	1	1	4
10: Dairy precinct	3	1	3	7
11: Looking N towards the Female Factory	1	2	1	4
12: George Street	2	3	2	7
13: Macquarie Street	1	2	2	5
14: Hunter Street	2	1	1	4
15: Looking E towards Old Government Farm	3	2	1	6
16: Mays Hill	1	1	2	4

High significance | Moderate significance | Low significance

(Source: Planisphere, 2012. p.31)

Visual Impact from Parramatta Park

Views and their 'values significance' are nominated in the Planisphere report with potential impact for the subject site are:

High values significance:

View 1: OGH towards the City

View 1a: OGH Courtyard towards the City

View 5: Bath House area to City

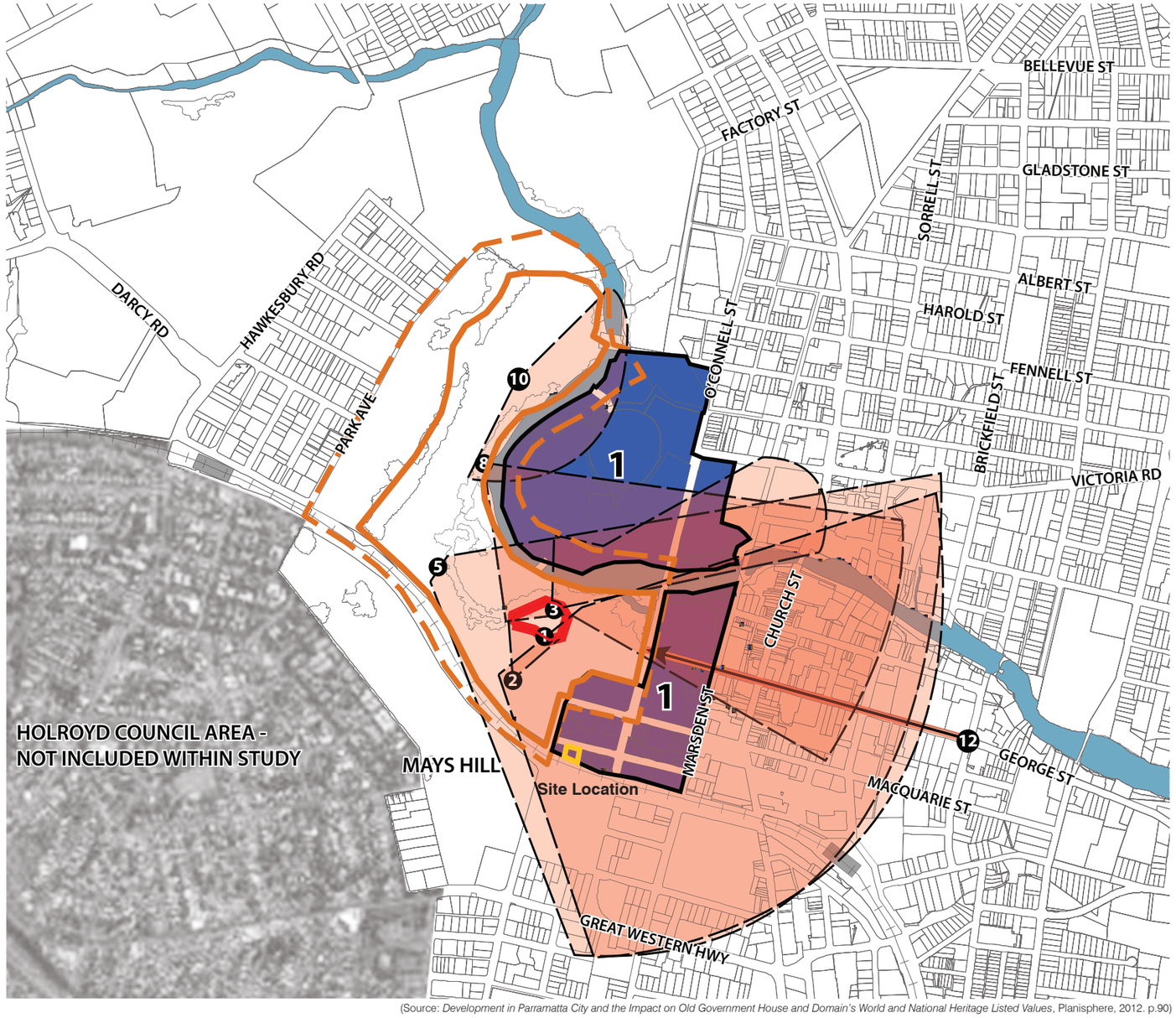
Moderate values signficance:

View 14: Hunter Street

View 16: Mays Hill

More details of the potential impact on key views are discussed in Section 2 - View Analysis.

LOCATION OF IMPORTANT VIEWS



(Source: *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values*, Planisphere, 2012. p.90)

Existing Planning Controls
Development Guidelines for Highly Visual Sensitive Area

Development Guidelines for the Highly Sensitive Area ('Park Edge')

Planisphere (2012) recommends the following development guidelines to minimise visual impact of tower development to Parramatta Park:

Essential Future Development Guidelines

A1 Apply the design excellence provisions of the Parramatta City Centre LEP 2007 to all new developments in this location.

A2 The form, bulk and massing of new buildings must not visually dominate the setting of Old Government House when viewed from within the Domain Parklands. This can be achieved by ensuring that new built form retains a sense of openness and sky between buildings, and does not result in a 'wall' of development when viewed from within the domain, by:

A2.1 ensuring that the upper levels of towers that are visible above the established tree canopy of the Domain Parklands, are narrower and /or more slender in form than the lower levels;

A2.2 ensuring that buildings are designed so that the side of towers facing the Domain is no wider than 30m; and,

A2.3 utilising materials and external finishes that reduce distant visibility against the sky (such as light colours, glass and reflective surfaces).

Development Guidelines for the Sensitive Area ('City Central')

Planisphere (2012) recommends the following development guidelines to minimise visual impact of tower development to Parramatta Park:

Desirable Future Development Guidelines

A5 The most intensive development should be contained within the city central precinct to ensure that the city buildings do not visually dominate the skyline over a broad area. This can be achieved by:

A5.1 ensuring that the tallest buildings within Parramatta are located within the City Central precinct; and

A5.2 ensuring that there is a distinctive height edge to the city centre, particularly at Phillip Street.

B6 New development should strengthen the visual connection between the OGHD and the city, when viewed from the Domain, including by improving the legibility of the central city and its buildings (refer to Important Views 1 and 5). This may be achieved by:

B6.1 ensuring that towers are well proportioned, with a visually interesting top, and an elevation that enhances the skyline; and

B6.2 introducing upper level setbacks to allow for view sharing from, and between, buildings; and

B6.3 ensuring buildings are designed to the highest contemporary architectural standards.

B7 New development in George Street should strengthen and frame the vista along the street and further reinforce the formal Georgian town plan. This concept is outlined within the City Centre DCP and includes:

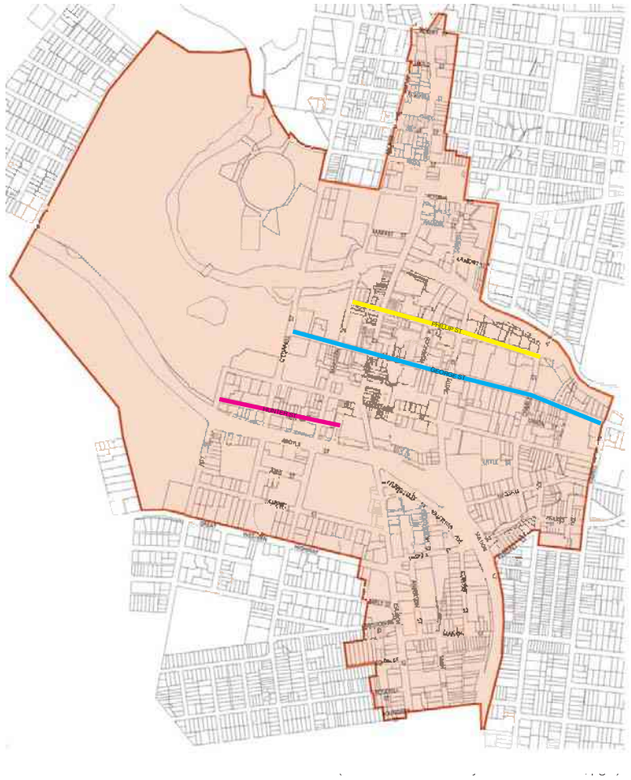
B7.1 consistent setbacks (including consistent front setbacks at street level); and

B7.2 no building facade clutter (including signage), particularly below first floor level is also desirable.

B8 New development throughout the city centre area should reinforce the formal layout of the Georgian town plan with:

B8.1 consistent setbacks (including continuous front setbacks at street level); and

B8.2 orientation of buildings towards the street grid.



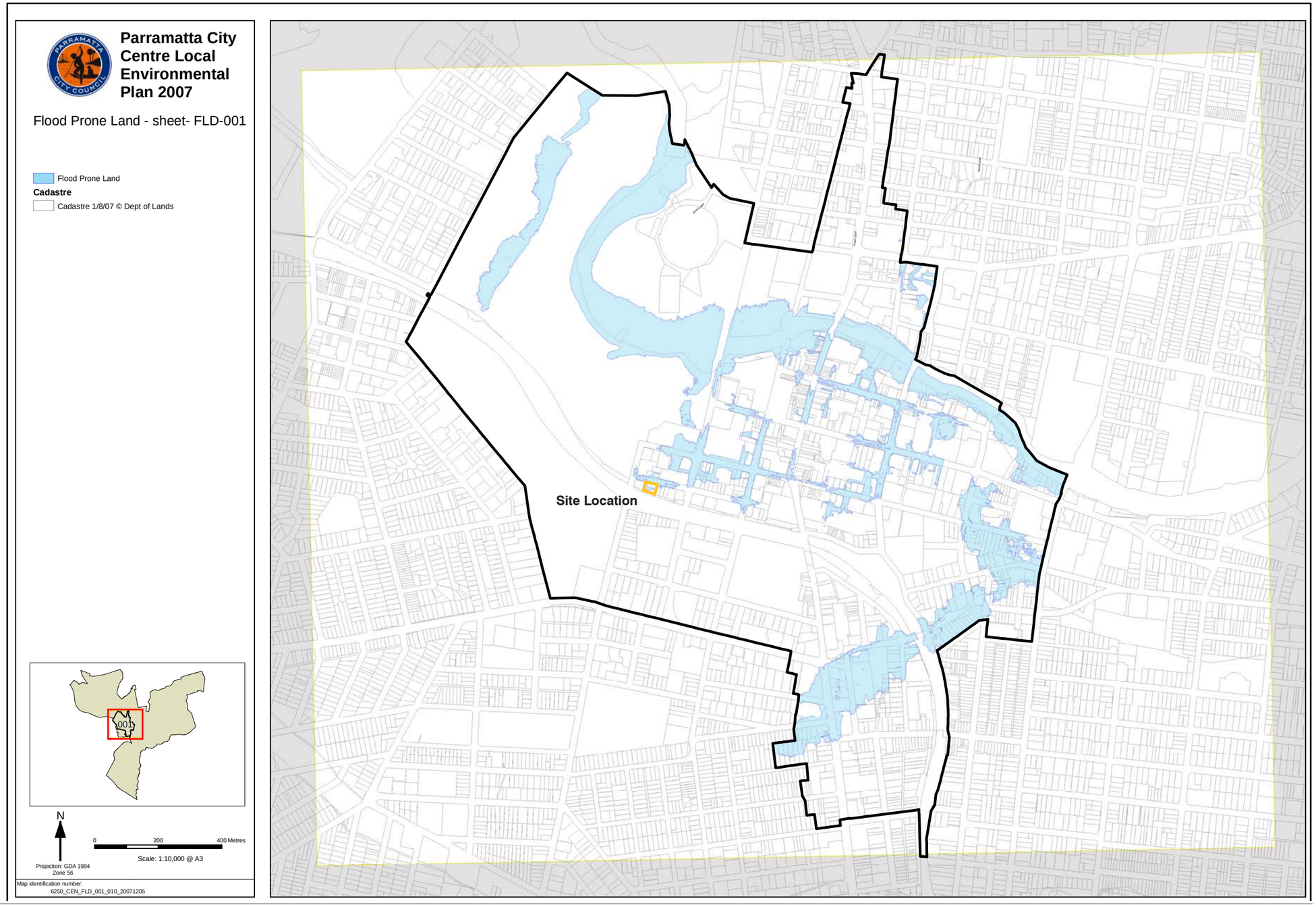
Existing Planning Controls
LEP Flood Prone Land

Flooding

The site is partly within the LEP flood prone land. A more detailed flood study is required to determine actual flood risk.

Car Parking

Above ground car parking needs to be considered given the potential flood risk and the practice by Council to allow above ground parking for flood prone sites.



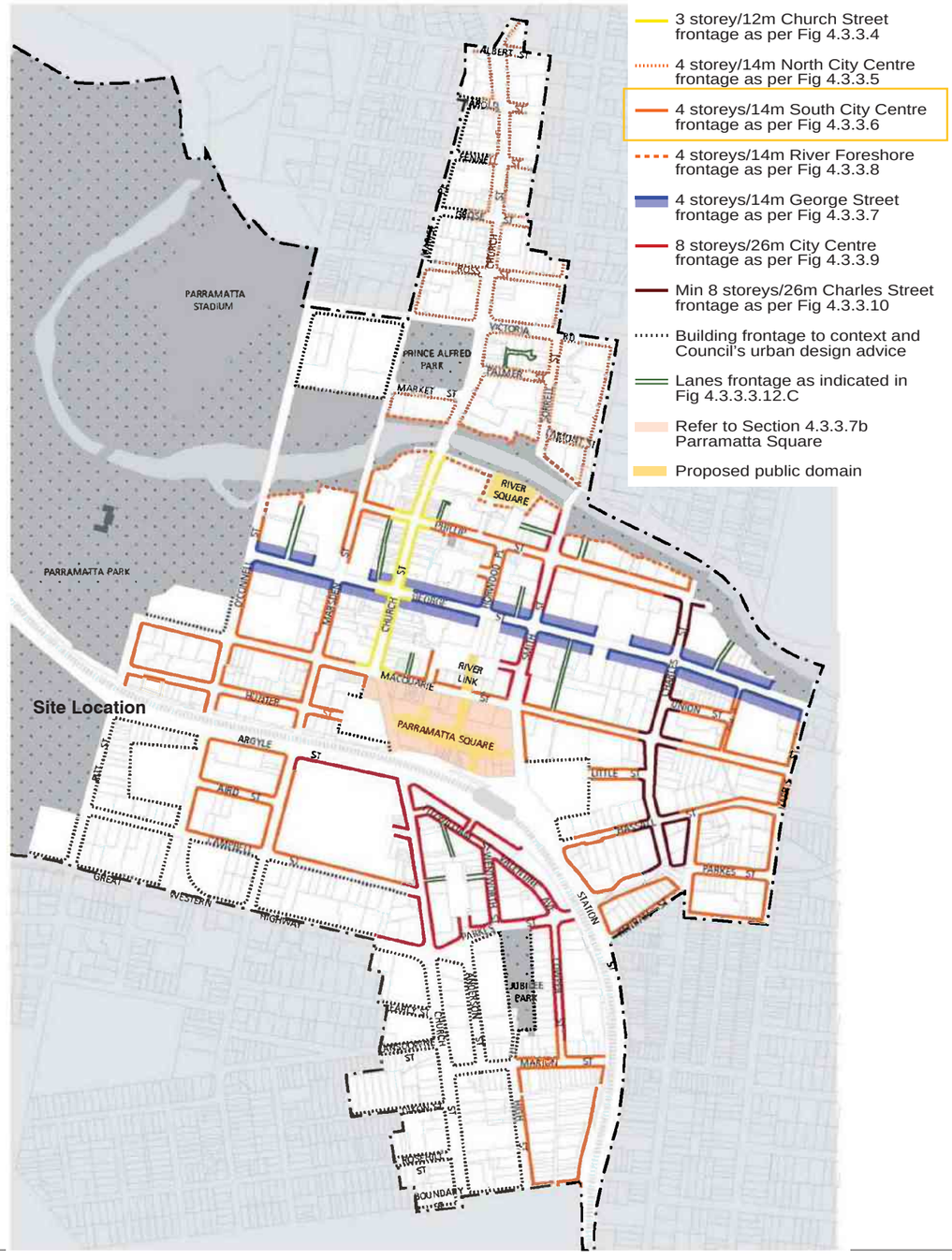
Existing Planning Controls
DCP - Street frontage height

Podium level setbacks

Parramatta DCP requires the following setbacks:

– zero setback for street frontage to 4 storeys / 14m for Hunter Street

– 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

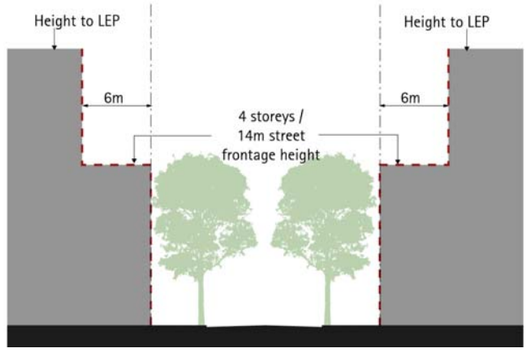
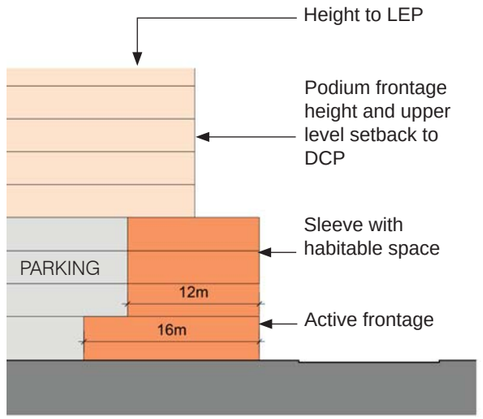
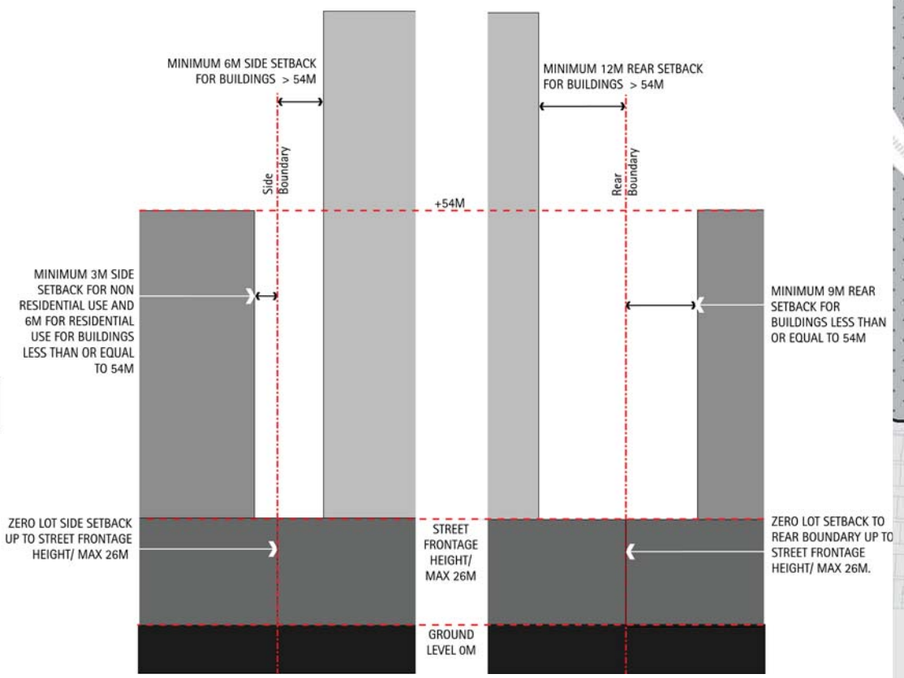


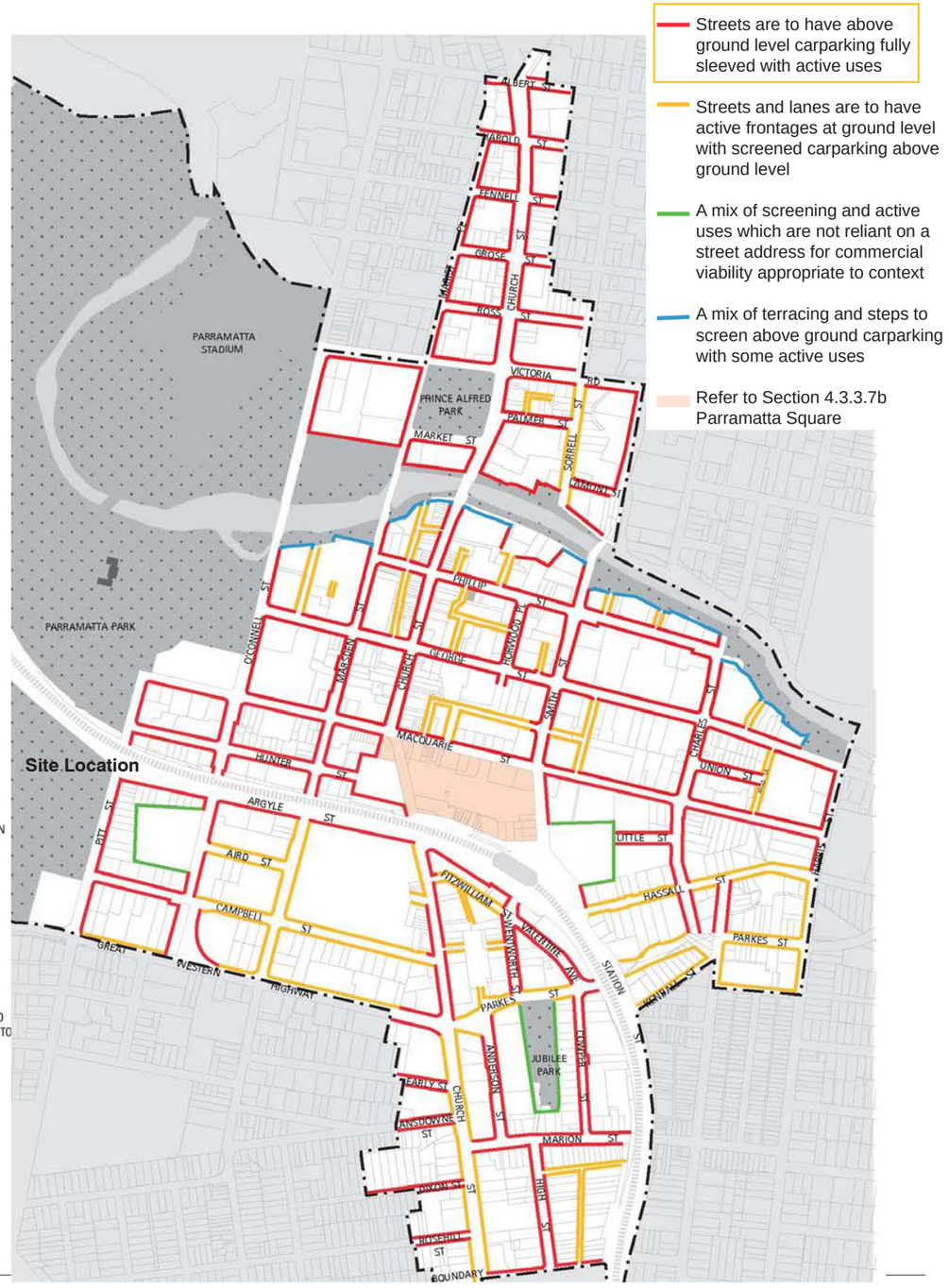
Figure 4.3.3.1.6 City Centre (South)



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



A. SIDE SETBACK B. REAR SETBACK



Existing Adjoining Development
1 Hunter Street

Adjoining built form

The street frontage height for development on both sides of the site is 8 storeys (this is not in accordance with current City Centre DCP).

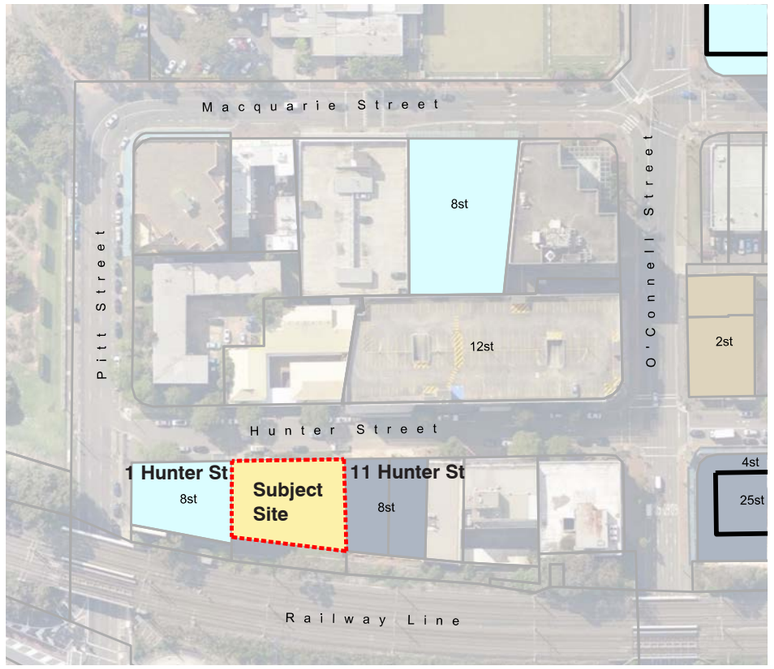
The adjoining 1 Hunter St. development to the east is an existing strata title residential building (with commercial/retail at the ground level).

The adjoining 11 Hunter development to the east is under construction for a strata title residential building (with commercial/retail at ground level).

Future towers above the 8-storey podium height for the site will not have separation issues with these neighbours.

Existing approved Development Application

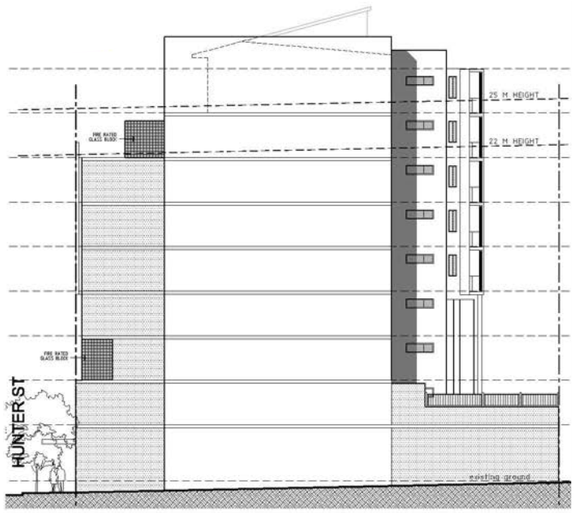
The site has an existing approved DA for an 8-storey residential development.



1 Hunter Street, Parramatta

11 Hunter Street, Parramatta - construction to left of photo. 1 Hunter Street is in the background.

Existing Adjoining Development
11 Hunter Street



11 Hunter Street West Elevation (adjoining subject site)

Hunter Street Elevation

Setback Controls (DCP 2011) Plan

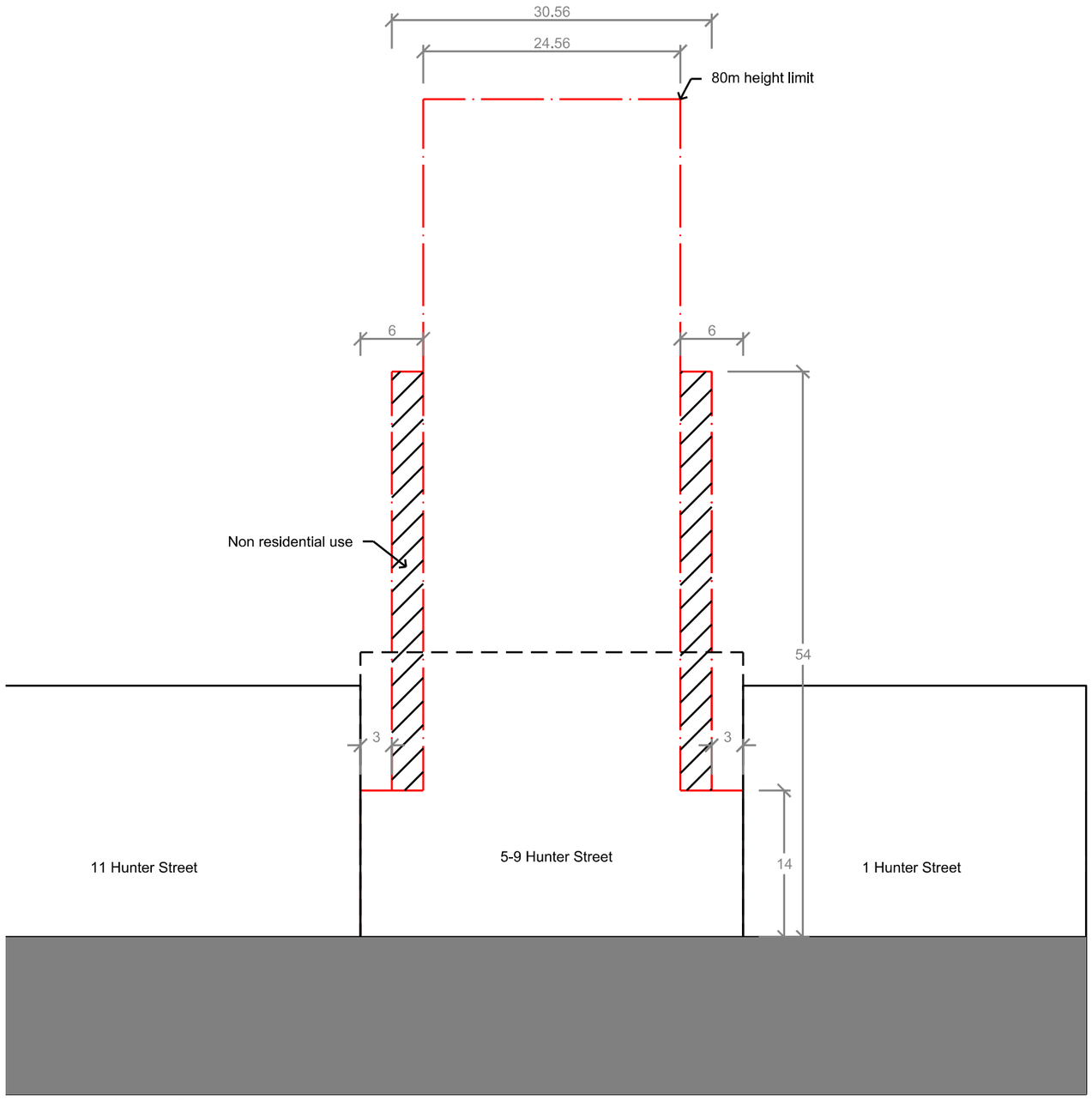
Key Issues

– Rear setback should not apply as there is no developable land to the rear of the subject site

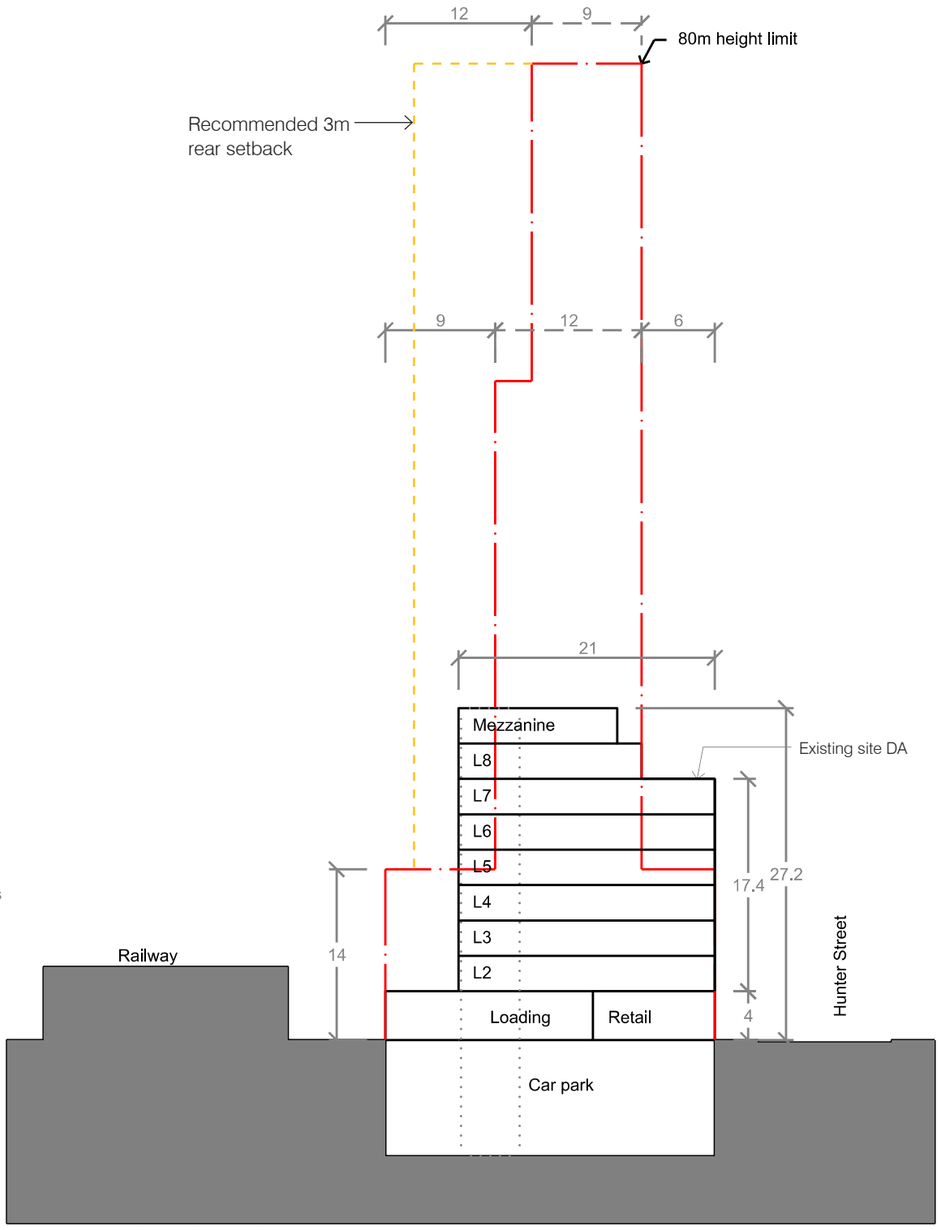
KEY:

a. Zero street setback for street frontage and up to 4 storeys / 14m
b. 6m street setback for street frontage above 4 storeys / 14m
c. Zero lot side setback up to 4 storeys / 14m
d. 3m side setback for non residential uses up to 54m height
e. 6m side setback for residential uses up to 54m height
f. 6m side setback above 54m height
g. Zero rear setback up to 4 storeys / 14m
h. 9m rear setback up to 54m height
i. 12m rear setback above 54m height

Setback Controls (DCP 2011)
Sections



North Elevation



North/South Section

Analysis

Visual Impact Analysis
Key Views

Introduction

The subject site is located on the edge of the visually highly sensitive area. The intent of the highly sensitive zone is to nominate areas that pose a high risk to significant visual impact on Old Government House and Domain.

To avoid potential for cumulative impacts the proposal must take into account current or approved developments in relation to spacing between buildings and retaining a sense of openess and sky between buildings.

Methodology

This section of the report analyses the potential for future development in areas within the highly-sensitive zone within one (1) street block of the proposed development and demonstrates the potential cumulative visual impact.

Views that will be analysed are:

Views with high values significance:

- 1 Old Government House towards the City
- 1a Old Government House Courtyard towards the City
- 5 Bath House area to City

Views not analysed have moderate values significance:

- 14 Hunter Street
- 16 Mays Hill

0 30 150m

Block Analysis
Availability of sites for development

Availability of sites for redevelopment - Key Issues

– The block to the north of the site is likely to substantially redevelop over time. The existing development comprises of three low-rise strata commercial buildings and with two car park sites.

– The Council owned car park is a key site for redevelopment

– Sites adjoining the subject site are unlikely to change

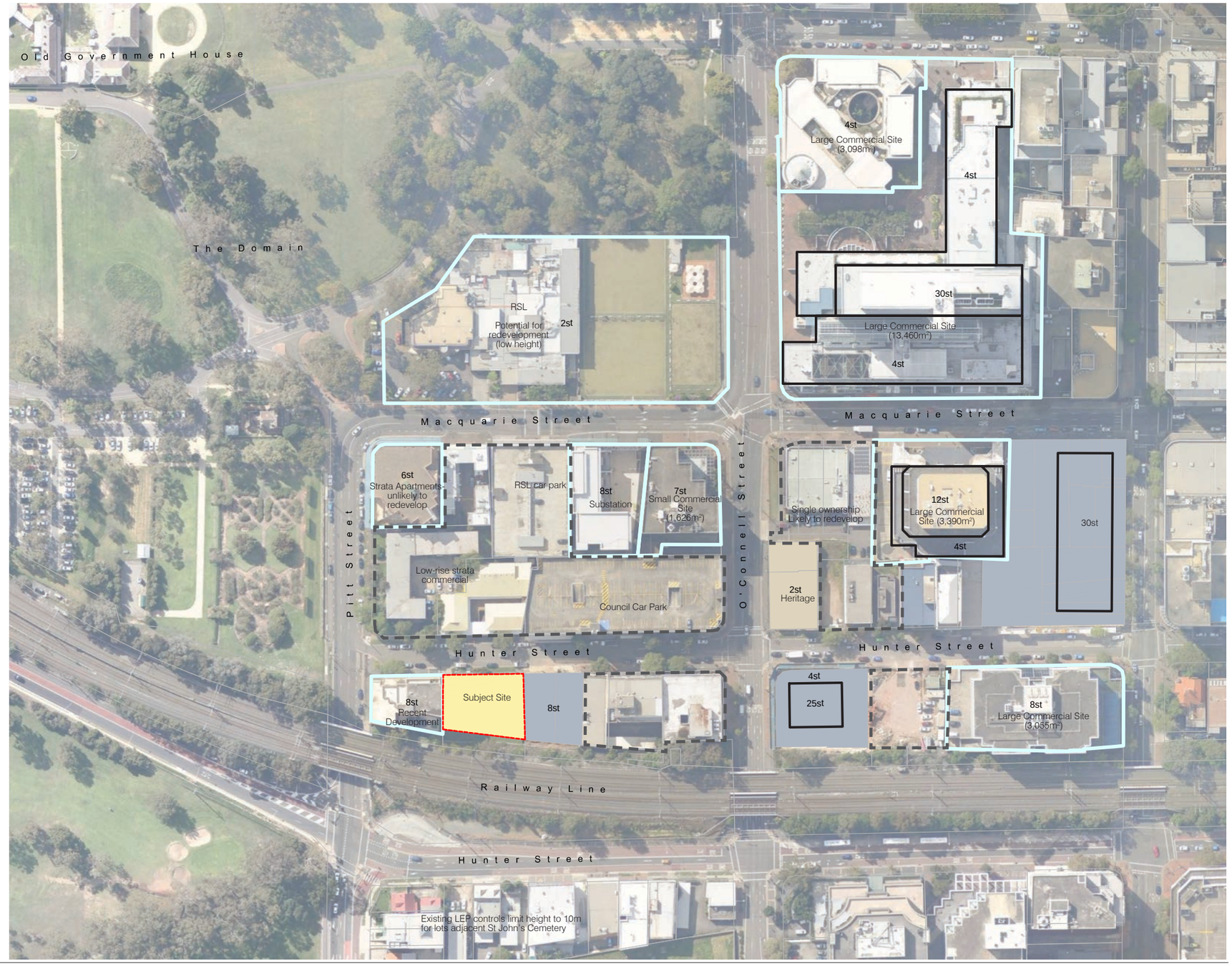
Key:

Heritage - no change

Unlikely to change

Approved Development Application / Under Construction

Likely to redevelop



Block Analysis
Amalgamation scenario existing LEP Height of Building

Tower floor plate size and separation

The following principles (derived by Architectus experience, City of Sydney, research, and the NSW Residential Flat Design Code) ensure adequate spacing between buildings and retaining a sense of openess and sky between buildings:

– Maximum floorplate is 800m² GBA (Gross Building Area) for buildings up to 25 storeys
– Maximum floorplate is 950m² GBA (Gross Building Area) for buildings up to 35 storeys
– Maximum 1,150m² GBA (Gross Building Area) for buildings above 35 storeys
– Maximum 30m tower width facing the Domain
– 24m minimum tower separation

Amalgamation Assumptions:

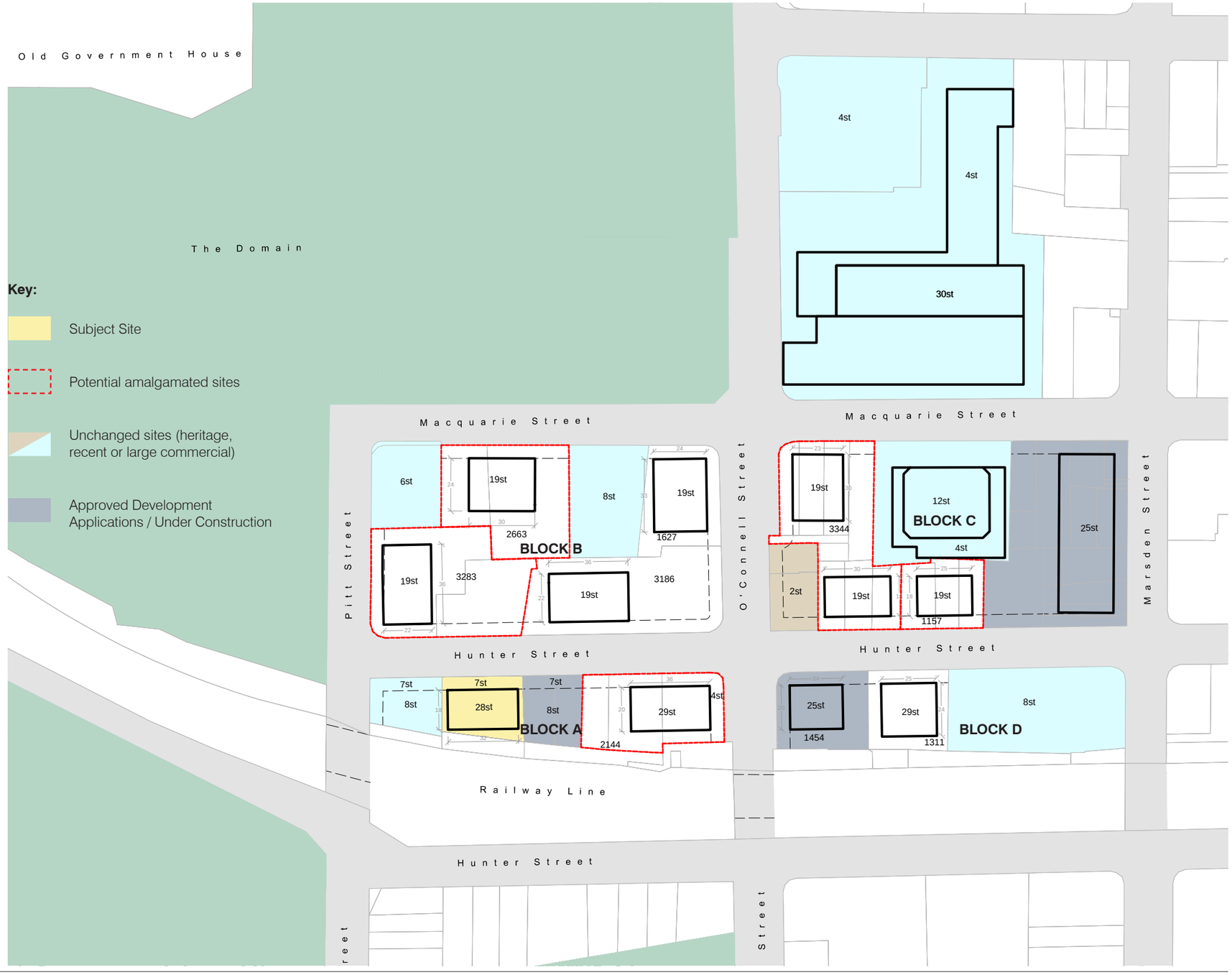
– 2,000m² minimum lot amalgamation size
– Up to 2-3 lots amalgamated
– Heritage buildings remain unchanged
– Recent developments remain unchanged (<15 years)
– Large existing commercial buildings remain unchanged (lots >3,000m²)
– Includes approved Development Applications
– Includes known sites in contiguous ownership

Assumed Development Controls

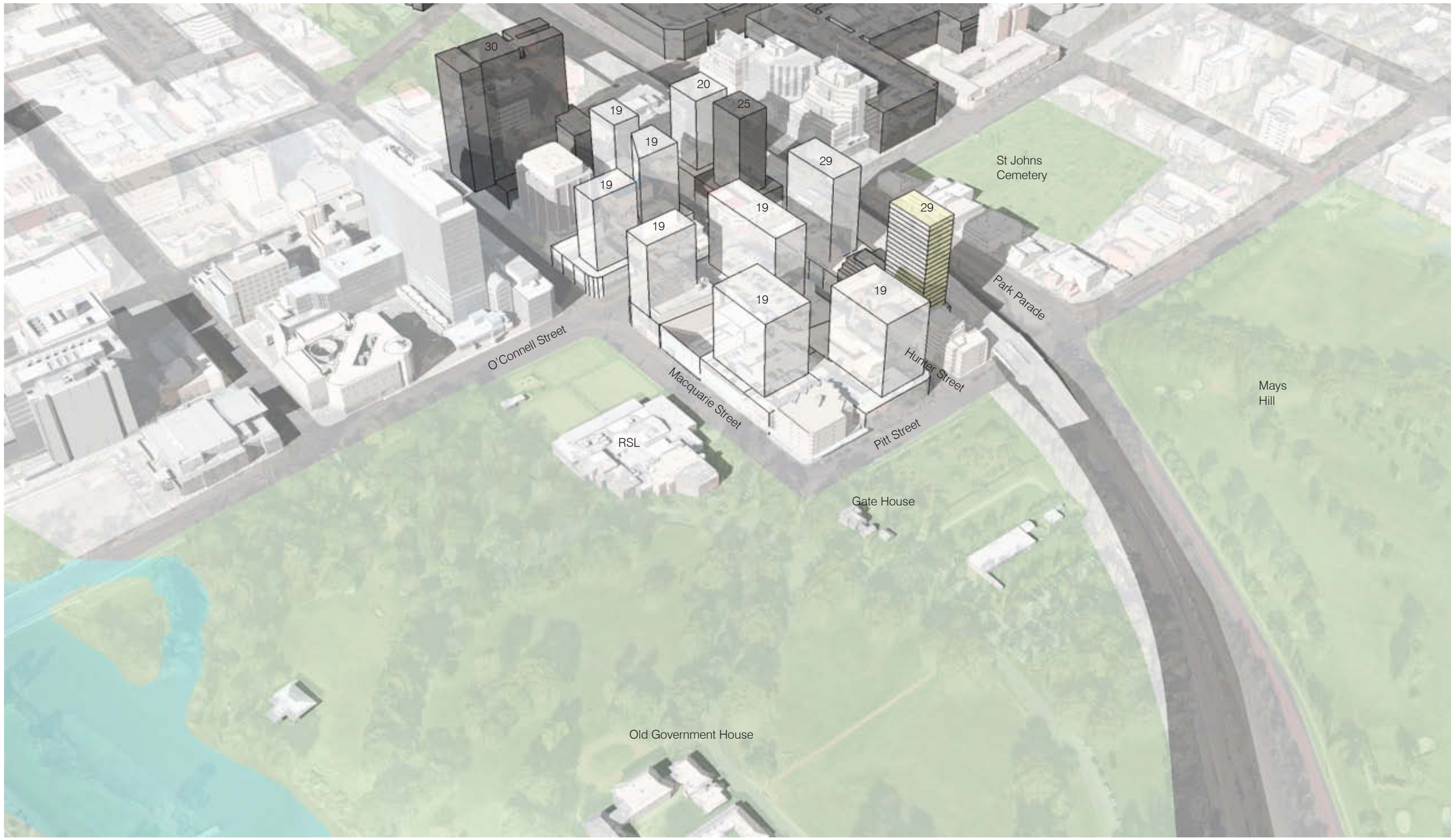
– Assumes above ground podium parking with retail / residential sleeving in flood affected sites
– Typical street frontage podium height of 4 storeys
– LEP maximum tower heights + 15%
– Maximum FSR 10.0:1

Resultant FSRs based on existing LEP heights:

– Block A: FSR range of 9.0:1-10.0:1
– Block B: FSR range of 4.0:1-5.0:1
– Block C: FSR 5.0:1
– Block D: FSR 7.0:1

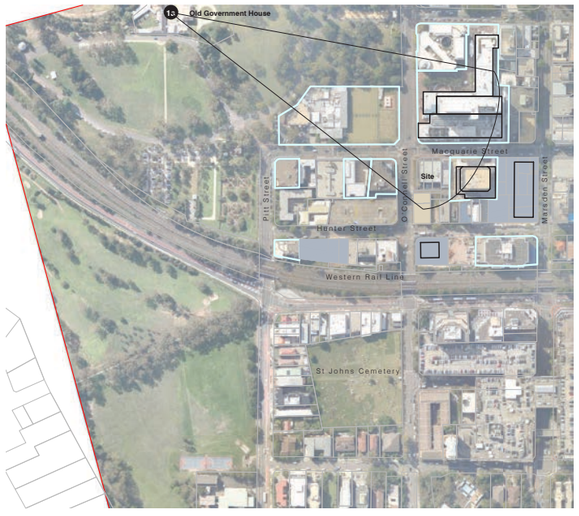


LEP Floor Space Ratio + Height of Building Aerial View

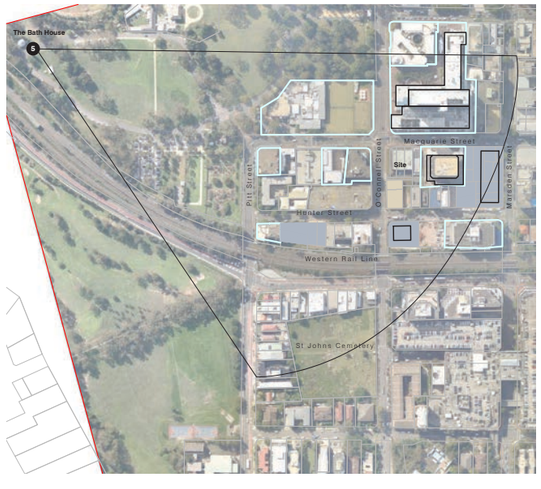


Key Views
Old Government House to City: LEP Height

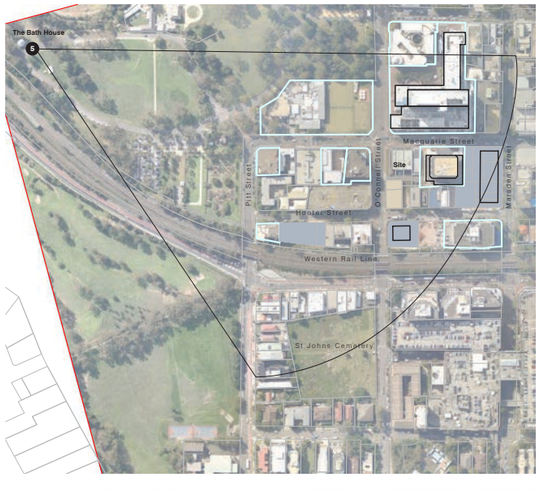
Key Views
Old Government House to City: LEP Height + 15%

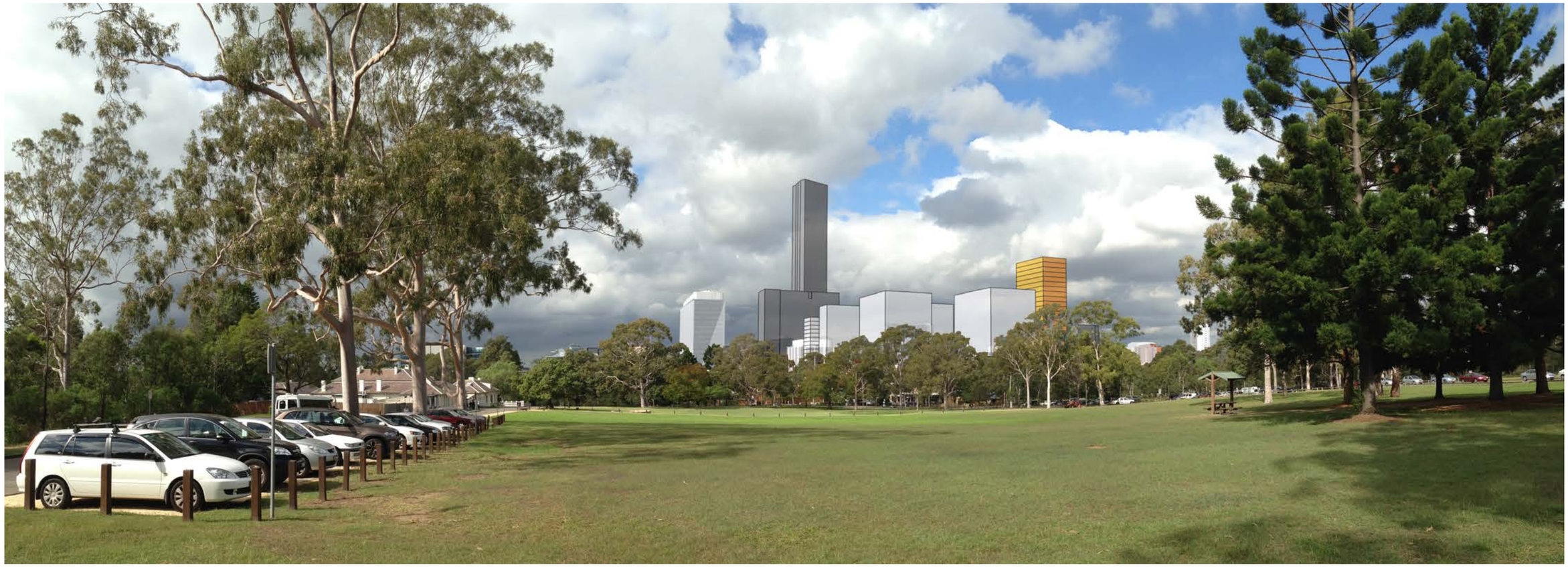


Key Views
View from the Bath House: LEP Height



Key Views
View from the Bath House: LEP Height + 15%





Key Views
View from Old Government House courtyard to City

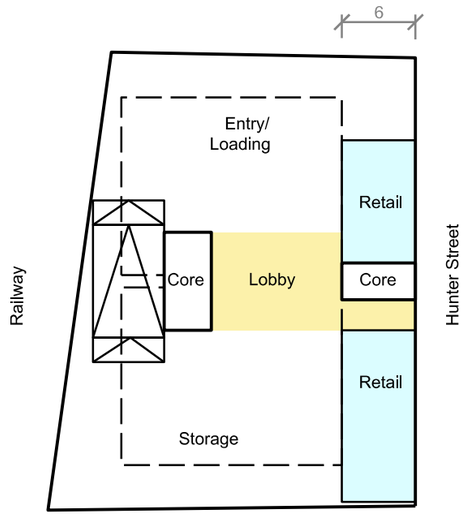
Options

Proposal
Typical Plans

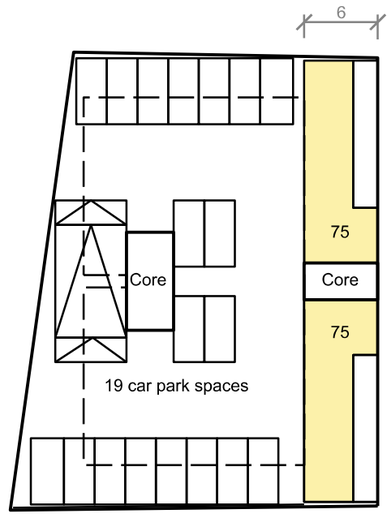
Key Issues

– Sleeving of car park is challenging for the small site area. A minimum of 6m sleeving is proposed - sufficient for small ground level retail and single-aspect apartments

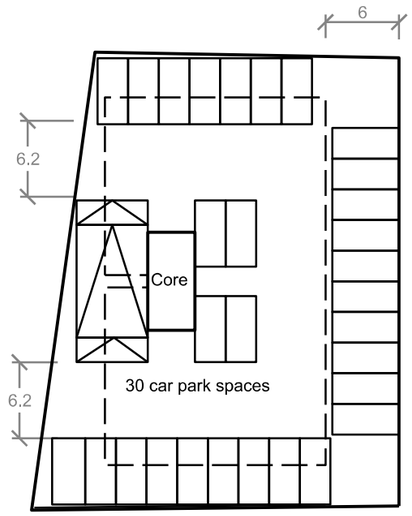
– Tower core location is towards southern side of site to allow for tower setback and provide good amenity to apartments



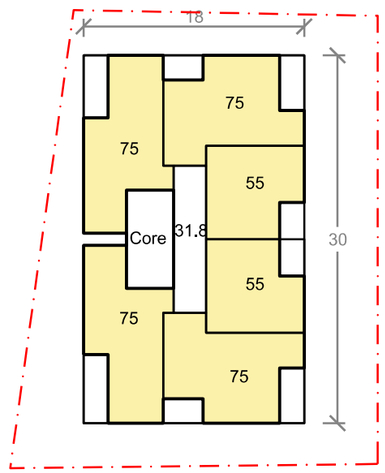
Ground Level with retail sleeving



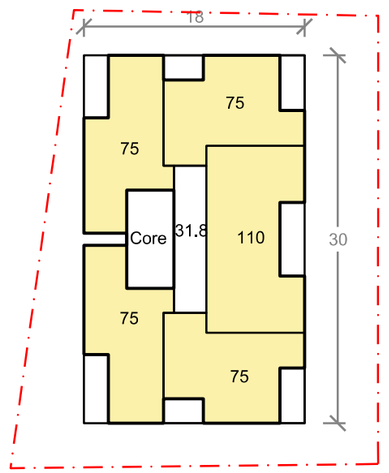
Podium Level with parking and residential sleeving



Podium Level with parking only



Tower Levels (type 1)



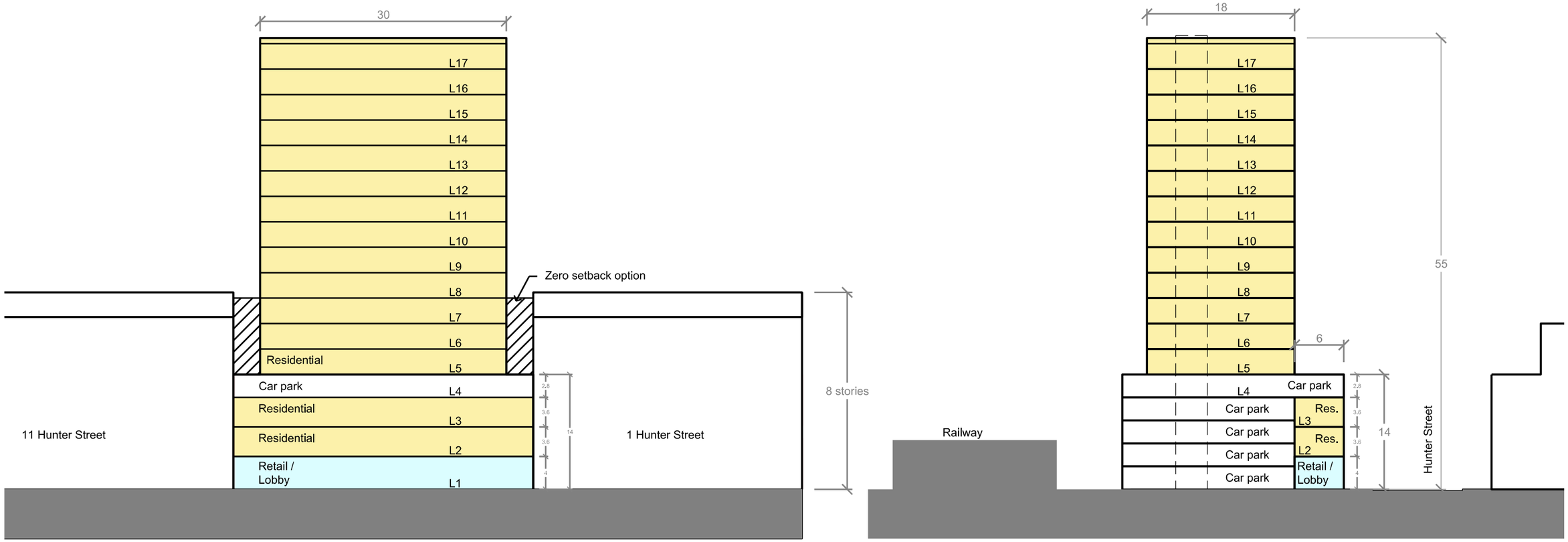
Tower Levels (type 2)

Proposal FSR 6.0:1
Typical sections

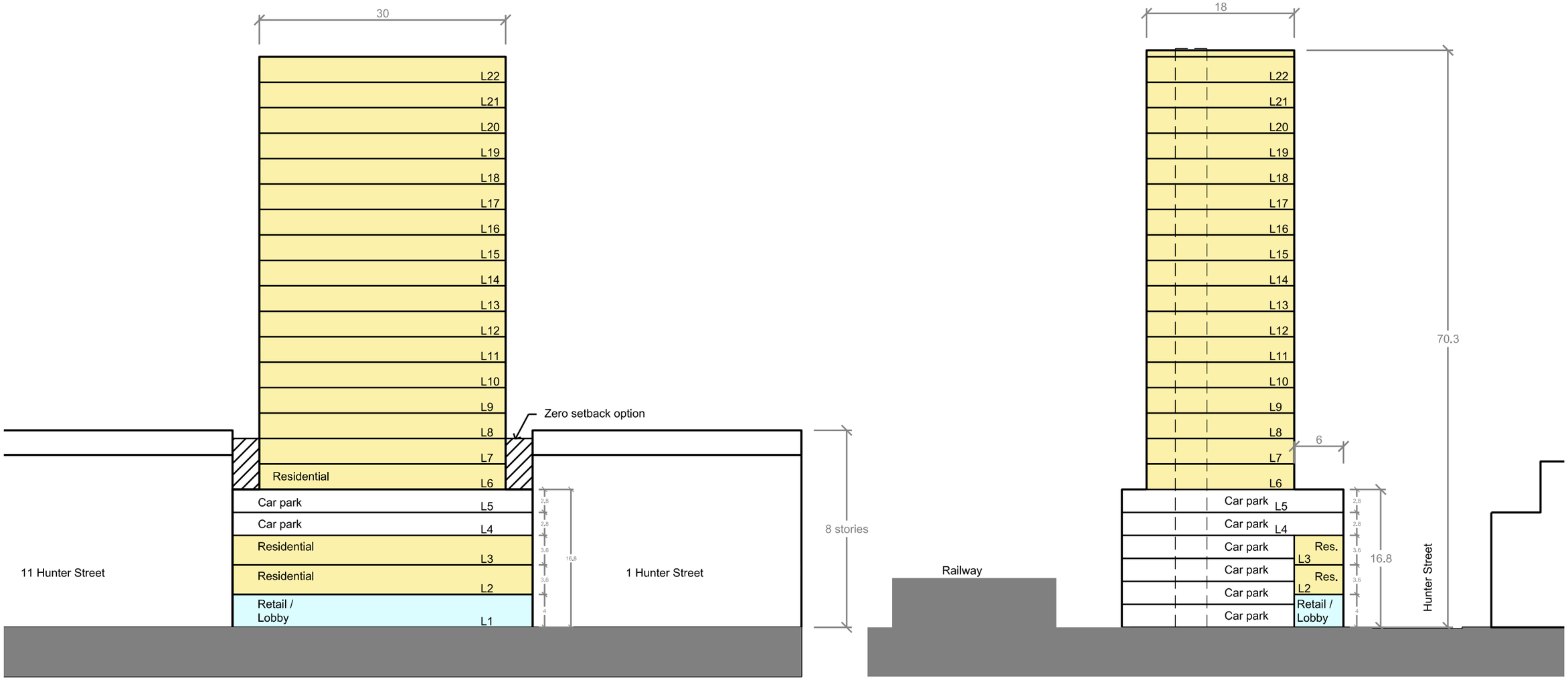
Key Issues

– Complies with DCP podium height (14m) and LEP FSR for lots > 1,000m²

– Podium height does not match well with adjoining development



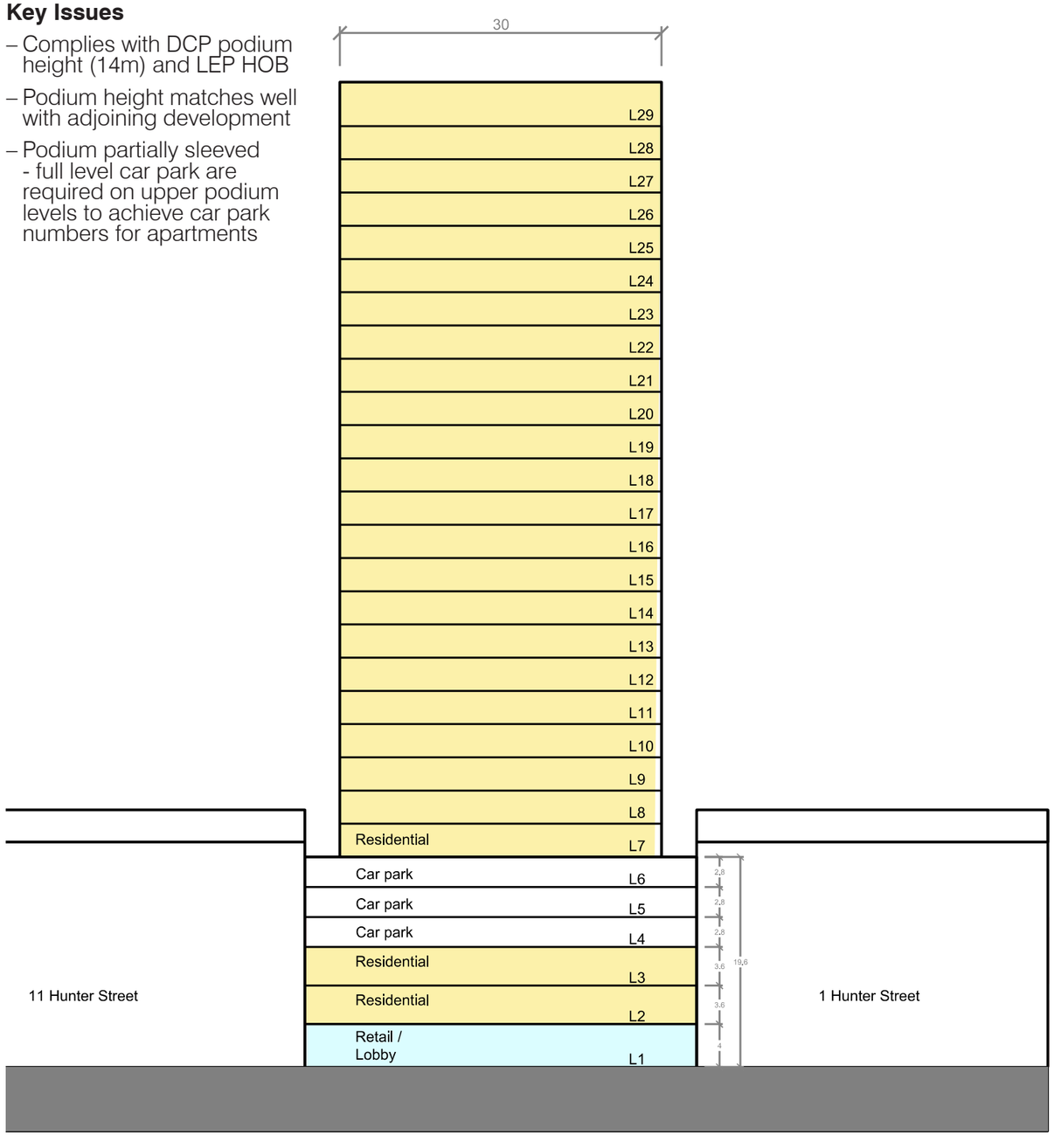
Proposal FSR 8.0:1
Typical sections

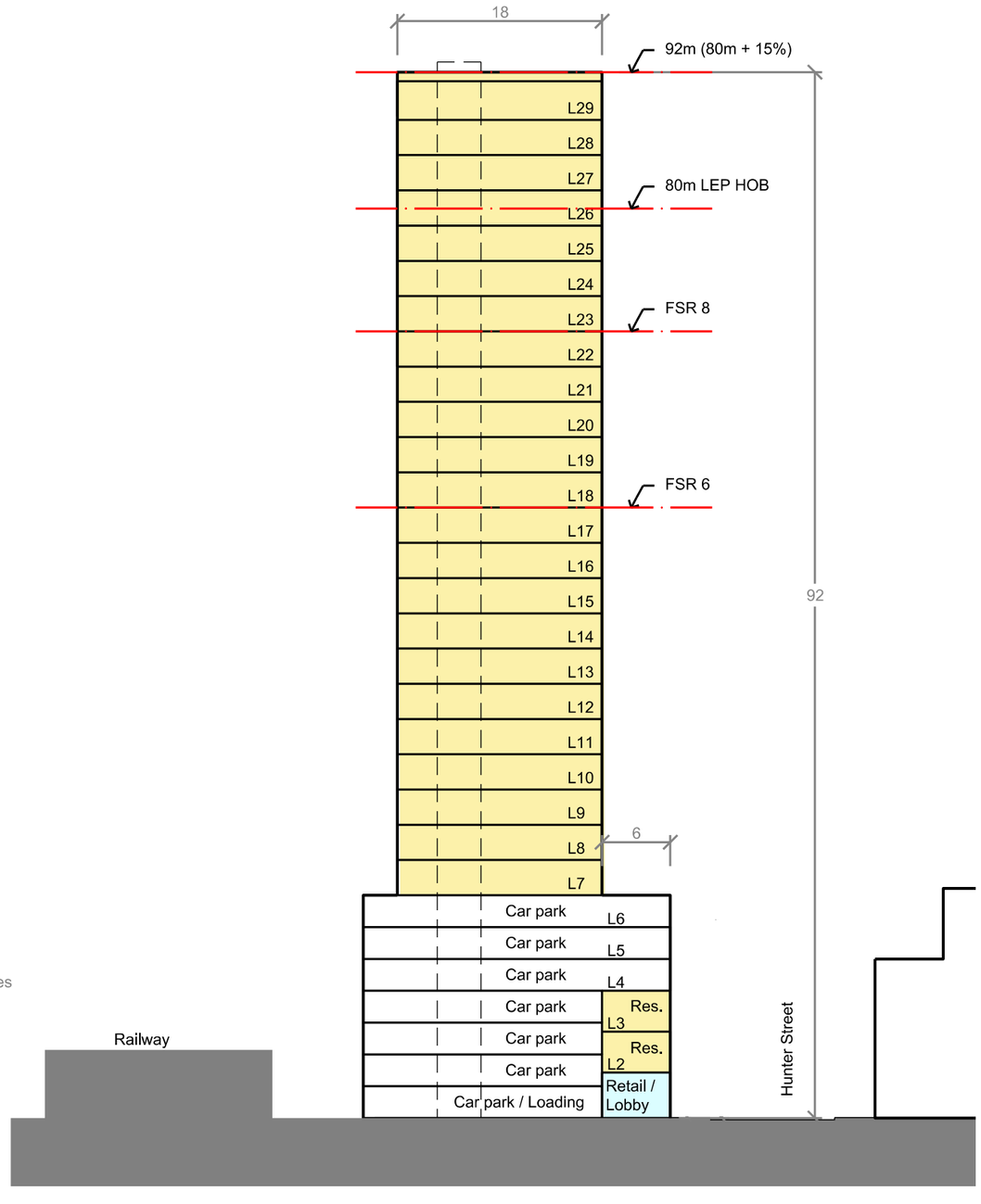


Proposal FSR 10.0:1
Typical sections

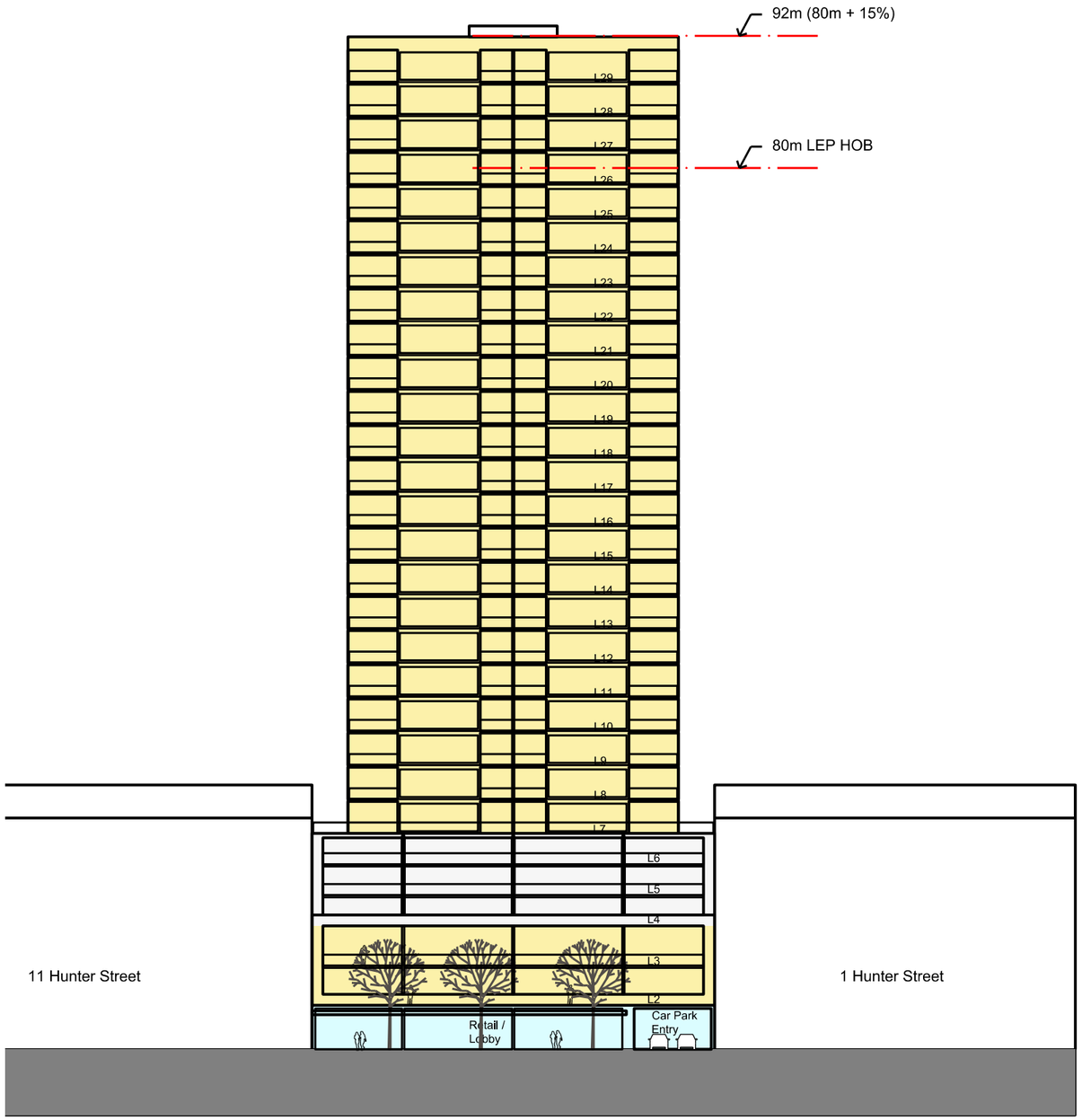
Key Issues

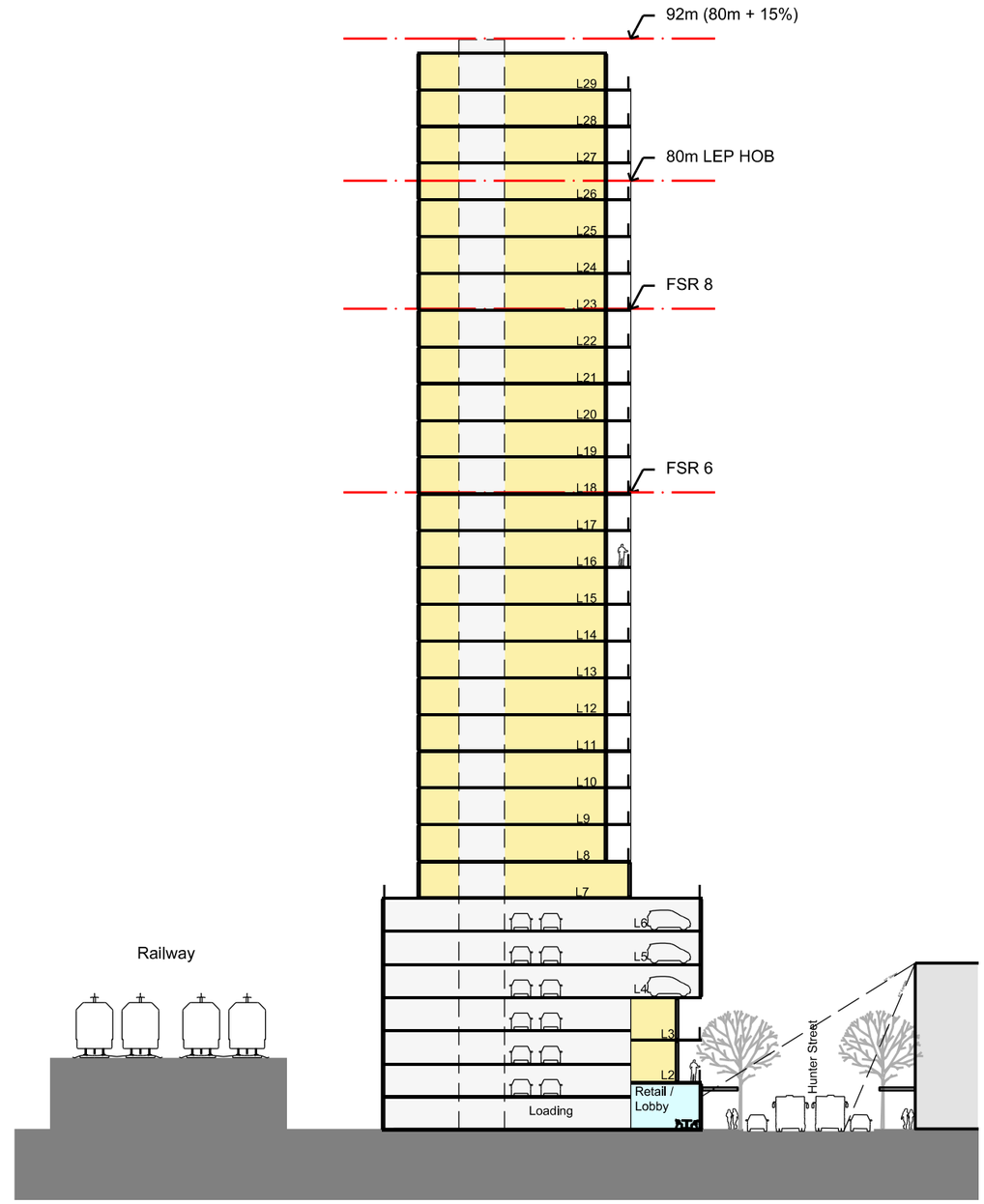
– Complies with DCP podium height (14m) and LEP HOB
– Podium height matches well with adjoining development
– Podium partially sleeved - full level car park are required on upper podium levels to achieve car park numbers for apartments





Proposal FSR 10.0:1
Typical elevation/section





Proposal Typical Yield and Apartment Mix
FSR 10.0:1

GFA and FSR calculation					
	1-bed	2-bed	3-bed	Corridor	Retail
Total No.	20	92	12	22	1
GFA per unit	55	75	110	31.8	160
subtotal GFA	1100	6900	1320	699.6	160
Total GFA					10179.6
Site Area					991
FSR					10.27

Unit Total and Mix				Total
Total Units	20	92	12	124
Mix	16%	74%	10%	

Car Parking			
Residential	rate	1.2/ unit	149
Retail	rate	30m²/ space	5
Total Spaces Required			154
Ground	12	x1 level	12
Podium 1	19	x3 levels	57
Podium 2	30	x3 levels	90
Total Spaces Provided			159

Level	1-bed	2-bed	3-bed
1			
2		2	
3		2	
4			
5			
6			
7	2	4	
8	2	4	
9	2	4	
10	2	4	
11	2	4	
12	2	4	
13	2	4	
14	2	4	
15	2	4	
16	2	4	
17		4	1
18		4	1
19		4	1
20		4	1
21		4	1
22		4	1
23		4	1
24		4	1
25		4	1
26		4	1
27		4	1
28		4	1
subtotal No.	20	92	12
Total			124

Proposal Typical Yield and Apartment Mix
FSR 8.0:1

GFA and FSR calculation					
	1-bed	2-bed	3-bed	Corridor	Retail
Total No.	14	72	10	17	1
GFA per unit	55	75	110	31.8	160
subtotal GFA	770	5400	1100	540.6	160
Total GFA					7970.6
Site Area					991
FSR					8.04

Unit Total and Mix				Total
Total Units	14	72	10	96
Mix	15%	75%	10%	

Car Parking			
Residential	rate	1.2/ unit	115
Retail	rate	30m²/ space	5
Total Spaces Required			121
Ground	12	x1 level	12
Podium 1	19	x3 levels	57
Podium 2	30	x2 levels	60
Total Spaces Provided			129

Level	1-bed	2-bed	3-bed
1			
2		2	
3		2	
4			
5			
6	2	4	
7	2	4	
8	2	4	
9	2	4	
10	2	4	
11	2	4	
12	2	4	
13		4	1
14		4	1
15		4	1
16		4	1
17		4	1
18		4	1
19		4	1
20		4	1
21		4	1
22		4	1
subtotal No.	14	72	10
Total			96

Proposal Typical Yield and Apartment Mix
FSR 6.0:1

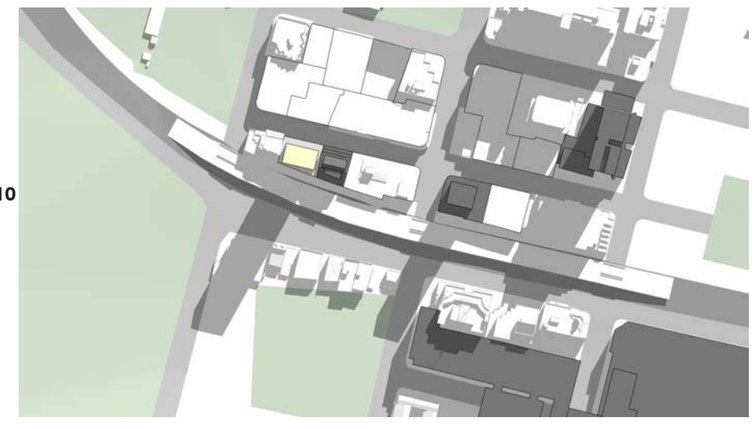
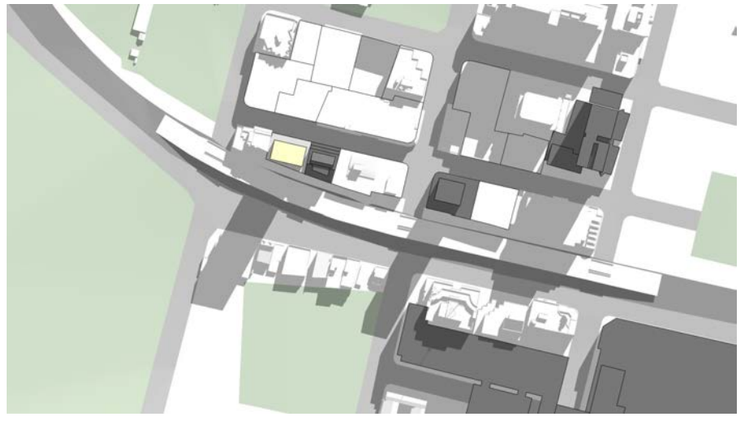
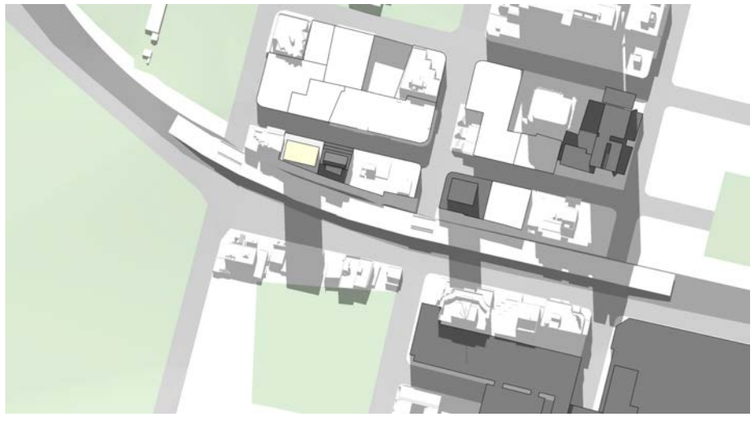
GFA and FSR calculation					
	1-bed	2-bed	3-bed	Corridor	Retail
Total No.	12	56	7	13	1
GFA per unit	55	75	110	31.8	160
subtotal GFA	660	4200	770	413.4	160
Total GFA					6203.4
Site Area					991
FSR					6.26

Unit Total and Mix				Total
Total Units	12	56	7	75
Mix	16%	75%	9%	

Car Parking			
Residential	rate	1.2/ unit	90
Retail	rate	30m²/ space	5
Total Spaces Required			95
Ground	12	x1 level	12
Podium 1	19	x3 levels	57
Podium 2	30	x1 level	30
Total Spaces Provided			99

Level	1-bed	2-bed	3-bed
1			
2		2	
3		2	
4			
5	2	4	
6	2	4	
7	2	4	
8	2	4	
9	2	4	
10	2	4	
11		4	1
12		4	1
13		4	1
14		4	1
15		4	1
16		4	1
17		4	1
subtotal No.	12	56	7
Total			75

Mid-winter shadow analysis

	10am	12pm	2pm
FSR 10			
FSR 8			
FSR 6