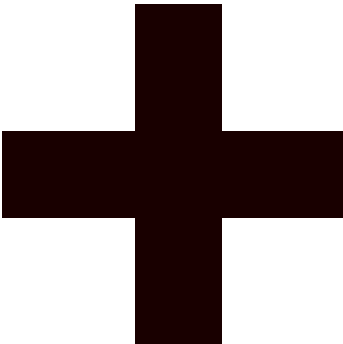


2-4 SORRELL ST PARRAMATTA

ARCHITECTURAL REFERENCE DESIGN

19 March 2018



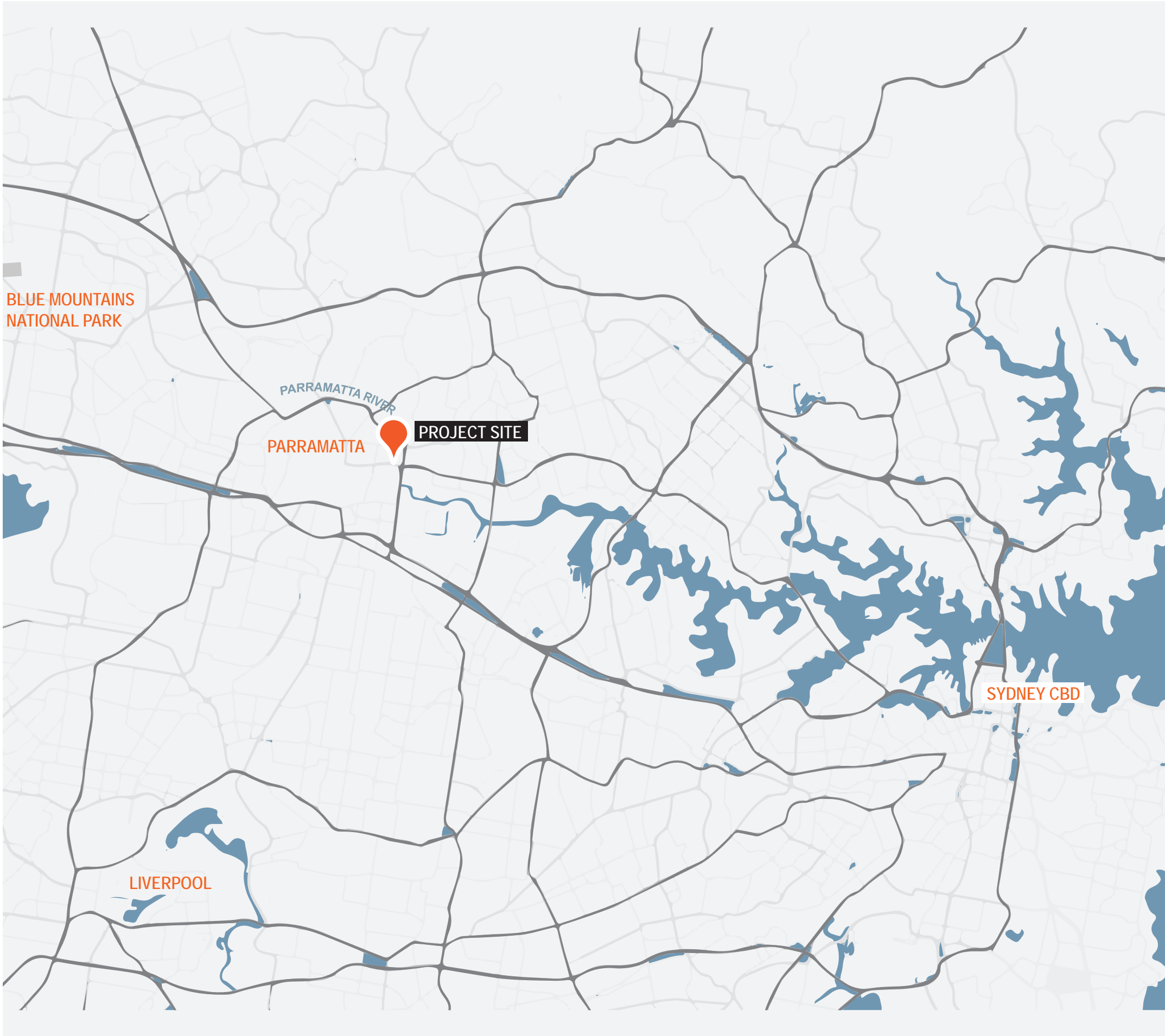
INTRODUCTION

Plus Architecture is delighted to put forward a strategy in support of the Planning Proposal for this site. This proposal relies on a strong contextual response and analysis of the constraints of the site. The proposal anticipates the future vision for this part of Parramatta and draws from the character and opportunities which will be the future public domain of Parramatta. It presents an opportunity to create a strong urban statement, to cater for high quality living over an active and vibrant public domain – enhanced by good permeability and easy pedestrian movement through development from both the river bank as well as Lamont Street. Our aim is to build on the character and natural setting of the river and create a place where people can live well and be supported by great amenity both within their apartments as well as on the ground plane. We aim to contribute to the public domain for the benefit of the community, to help realise Council's vision for Parramatta while creating the basis for a commercially viable and strong urban design outcome.

Mixed Use Development
2-4 Sorrell Street Parramatta NSW 2150
Planning Proposal

Client: Ventura Property Group
Planner: GLN Planning
Architect: Plus Architecture

Date: 19 March 2018



SITE ANALYSIS AND HISTORY

Parramatta is located some 23 kilometres west of Sydney CBD with the subject site on the northern perimeter of the Parramatta CBD. Now the sixth largest CBD in Australia, Parramatta has emerged as an economic and cultural hub of Western Sydney.

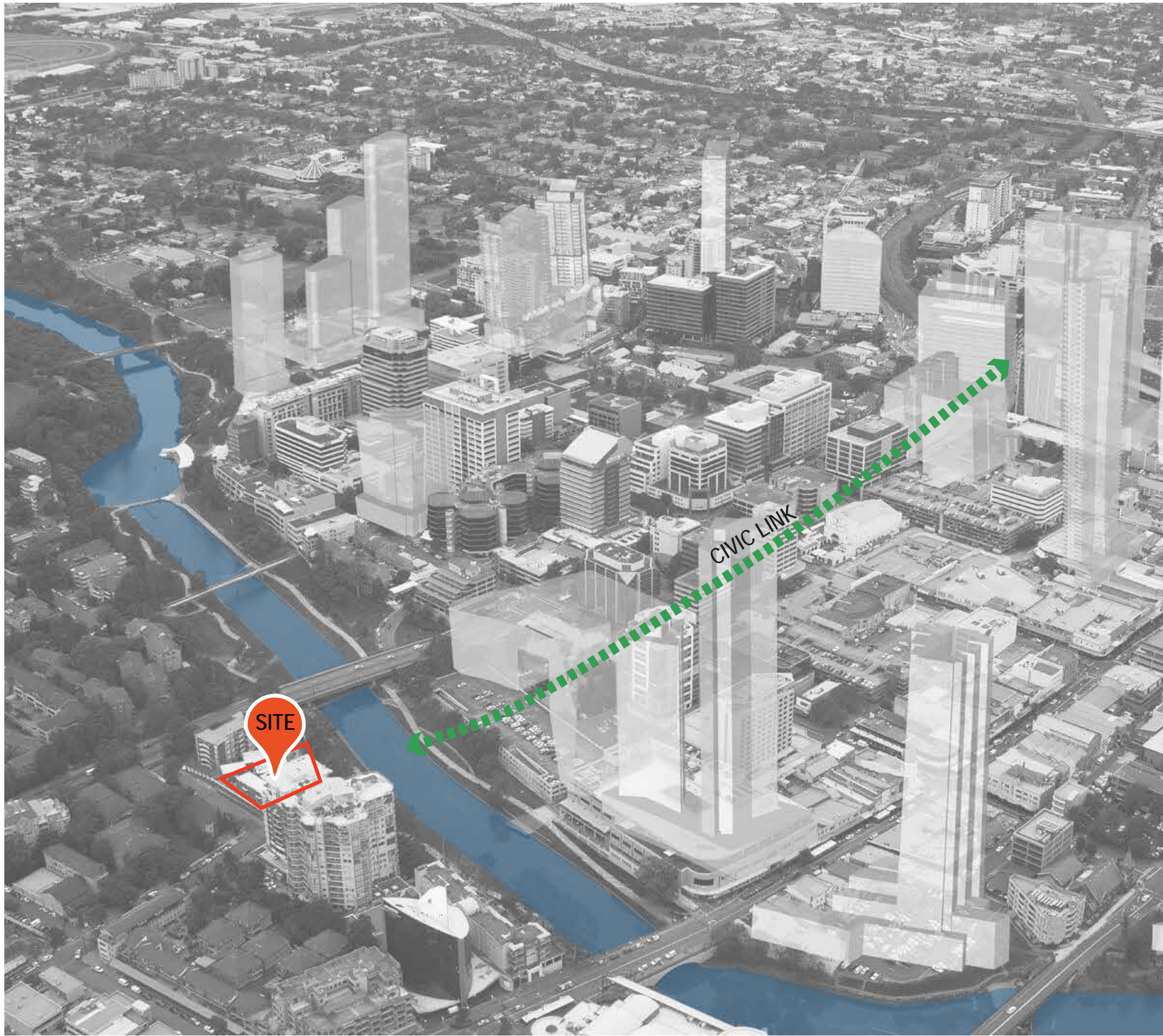
From the colonial settlements in the late 1700s to the mid-1850s, there has been more than 150 years of modern history in which Parramatta's population and community identity has been taken shape. Sydney Metropolitan Area and NSW are expecting great increases in population. The strategic location of some existing town centres positioned around infrastructure and train stations are key to the development of these to accommodate the future demographic changes. A vision included in the Parramatta 2038 Strategy has been drafted for what is already established as a Primary Regional City.

Parramatta City will become the next CBD in NSW with a range of tall tower forms which will act as a catalyst for the coming communities and work commuters. The new buildings will help to generate marker within the new proposed public domain guiding people from the key transport nodes to the active zones along the river among which this site is located.



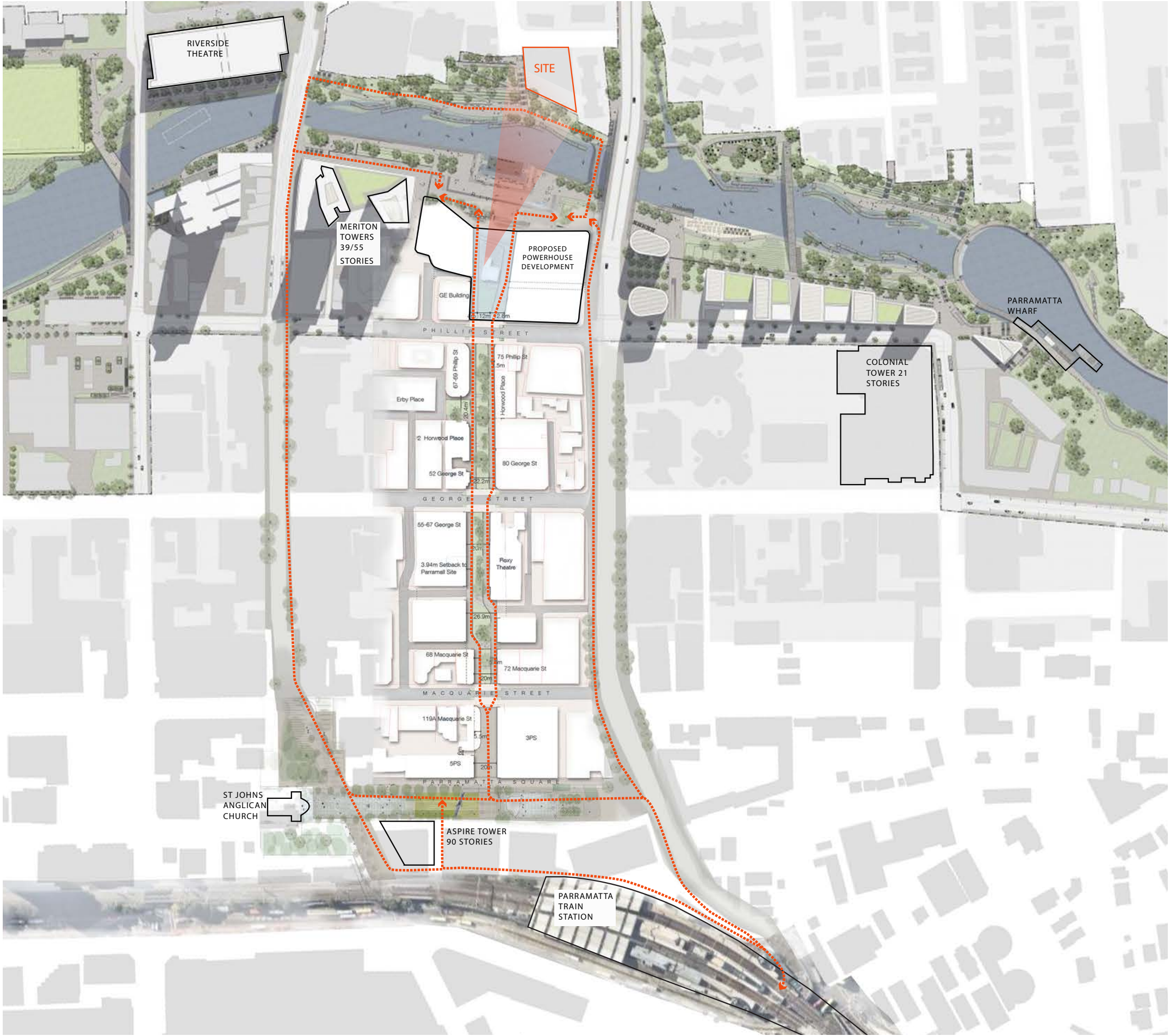
SITE LOCATION

The site is located along the northern bank of the Parramatta River and forms part of the Parramatta CBD character which is currently being established.



SITE LOCATION AND FUTURE CONTEXT

Parramatta is building a strong public domain framework which consists of a range of plazas, squares and parks connected by existing and future planned streets and civic corridors. The framework will be activated by a range of uses including retail, commercial and cultural. The urban framework will allow for a city with good connectivity allowing people arriving by train or ferry to permeate through the city. The key civic link planned starts at the junction of Parramatta Square and Parramatta Train Station and runs north to arrive at the water edge of Parramatta River.



SITE LOCATION AND PUBLIC DOMAIN

The subject site is strategically located on the axis of one of the proposed civic public domain links which will brings people from the train station and the newly proposed Parramatta Square to the river bank. The river bank is proposed to become a people's place with the upcoming MAAS Powerhouse museum being a key destination along the southern bank of the Parramatta River. The developments on the southern river bank, opposite to the subject site, provides the opportunity for a strong urban design response to compli- ment this key link through this existing urban fabric.

LOCATION - SITE PHOTOS



1: VIEW OF SITE FROM SOUTH RIVER BANK LOOKING NORTH



2: VIEW OF SITE FROM WILDE AVE (BRIDGE) LOOKING NORTH-WEST



3: VIEW OF NEIGHBOURING BUILDING FROM SITE LOOKING EAST



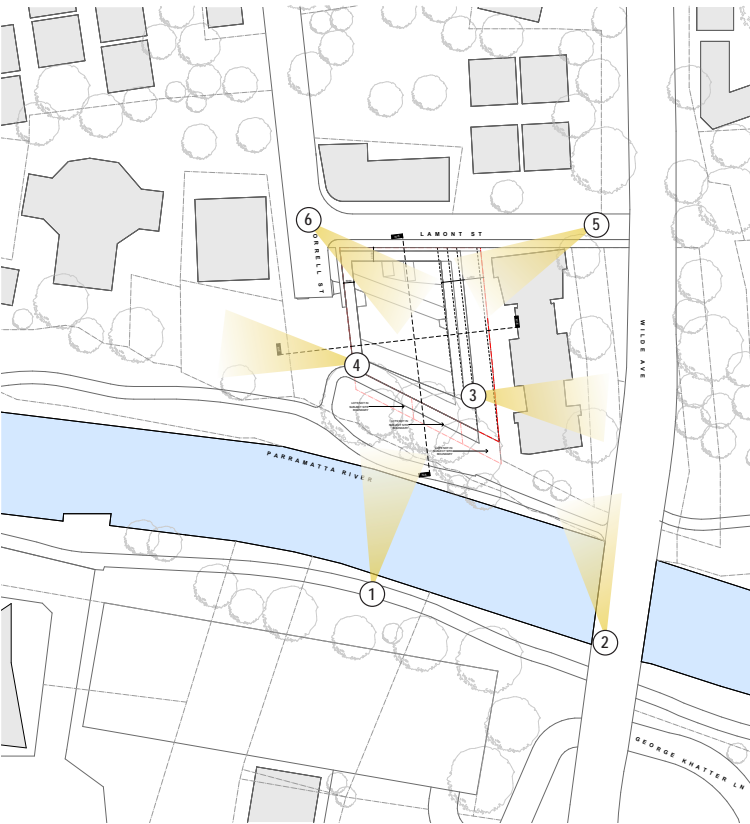
4: VIEW OF FOOTPATH FROM SITE LOOKING WEST



5: VIEW OF SITE FROM LAMONT ST LOOKING WEST



6: VIEW OF SITE FROM LAMONT ST LOOKING EAST



2-4 SORRELL ST PARRAMATTA
PLANNING PROPOSAL PRE-DA DISCUSSION

JOB NO.	20264
DATE	19/03/2018
SCALE	NTS



7: AERIAL VIEW OF RIVER



8: AERIAL VIEW OF RIVER



9: APARTMENT VIEW - 6 SORRELL ST



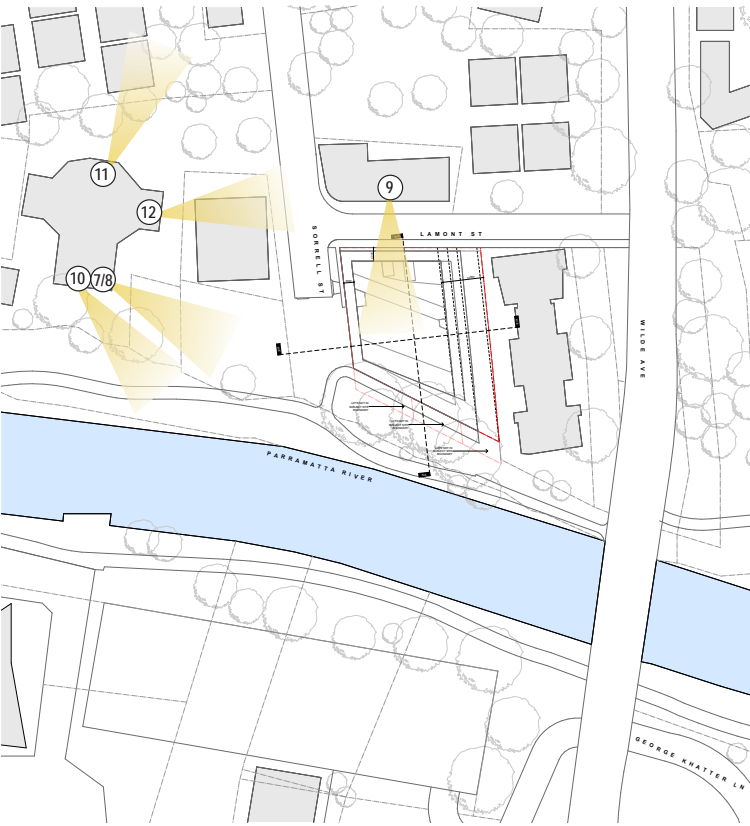
10: APARTMENT VIEW TO SOUTH - 99-3 SORRELL ST

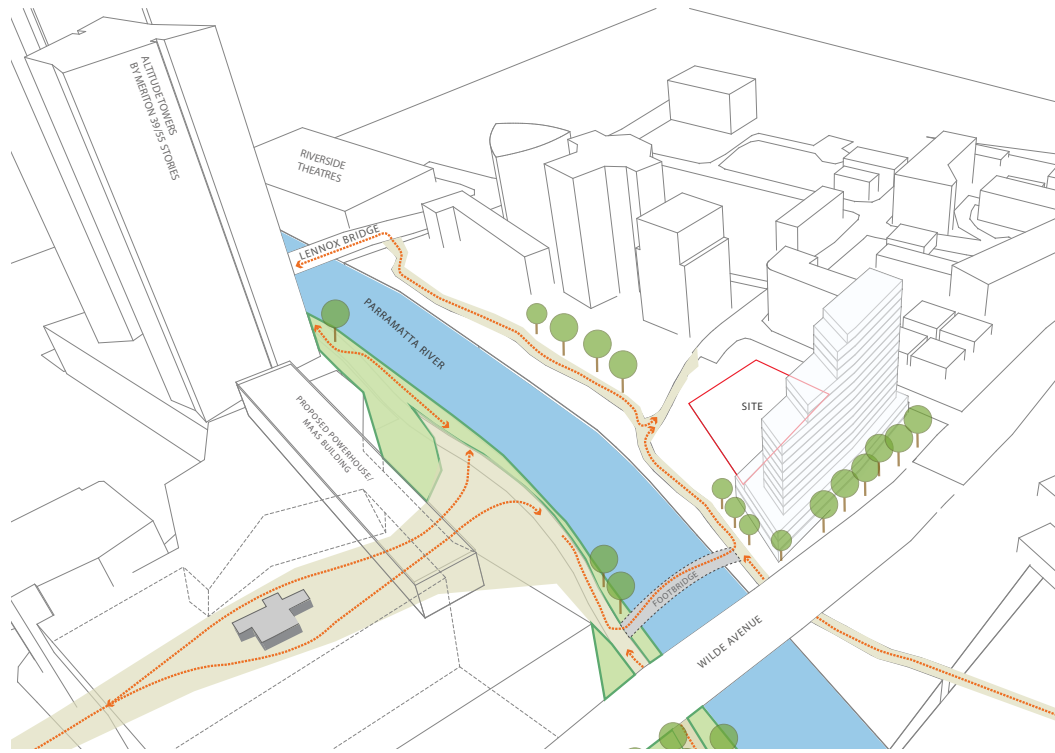


11: APARTMENT VIEW TO NORTH - 135-3 SORRELL ST

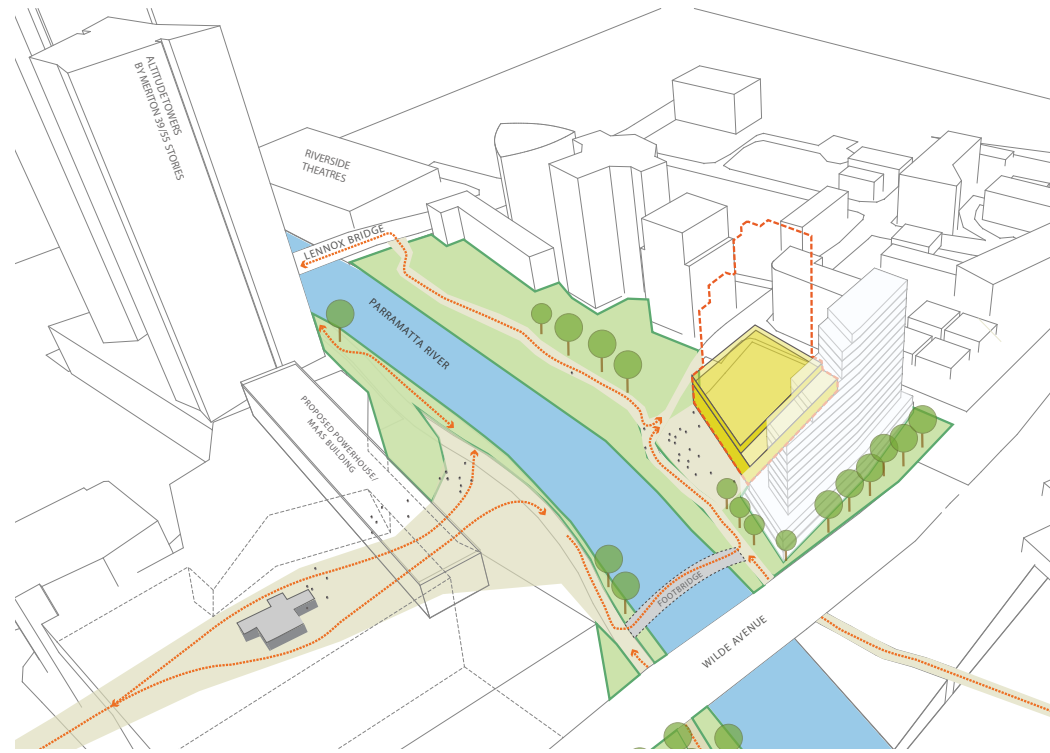


12: APARTMENT VIEW TO EAST - 135-3 SORRELL ST

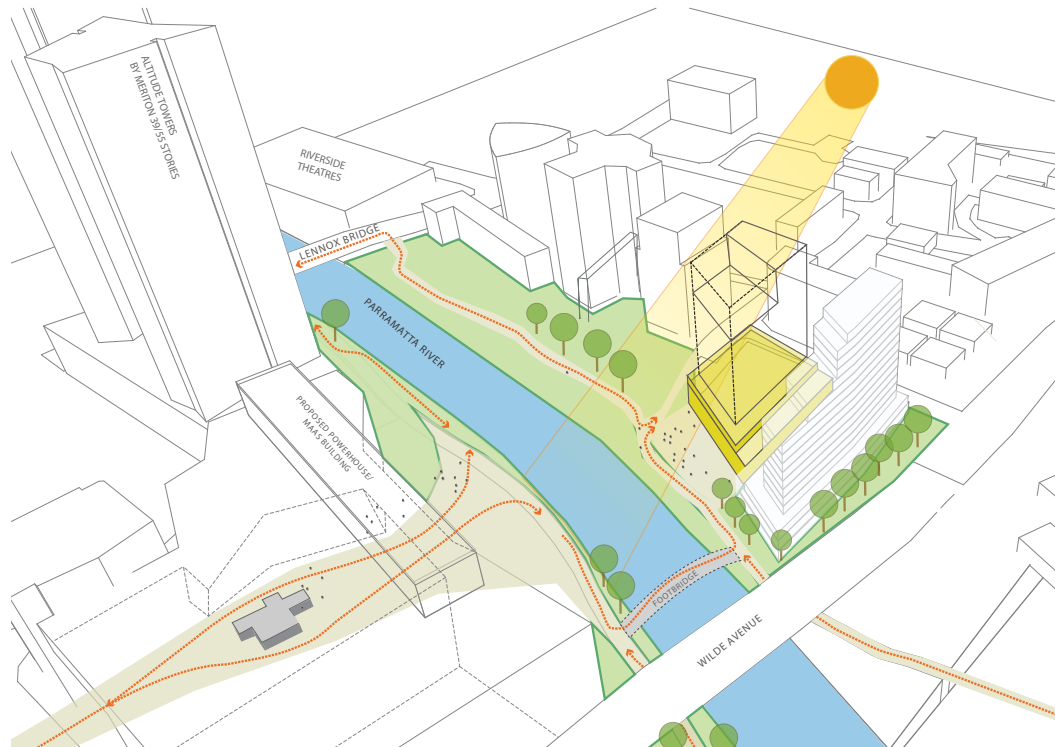




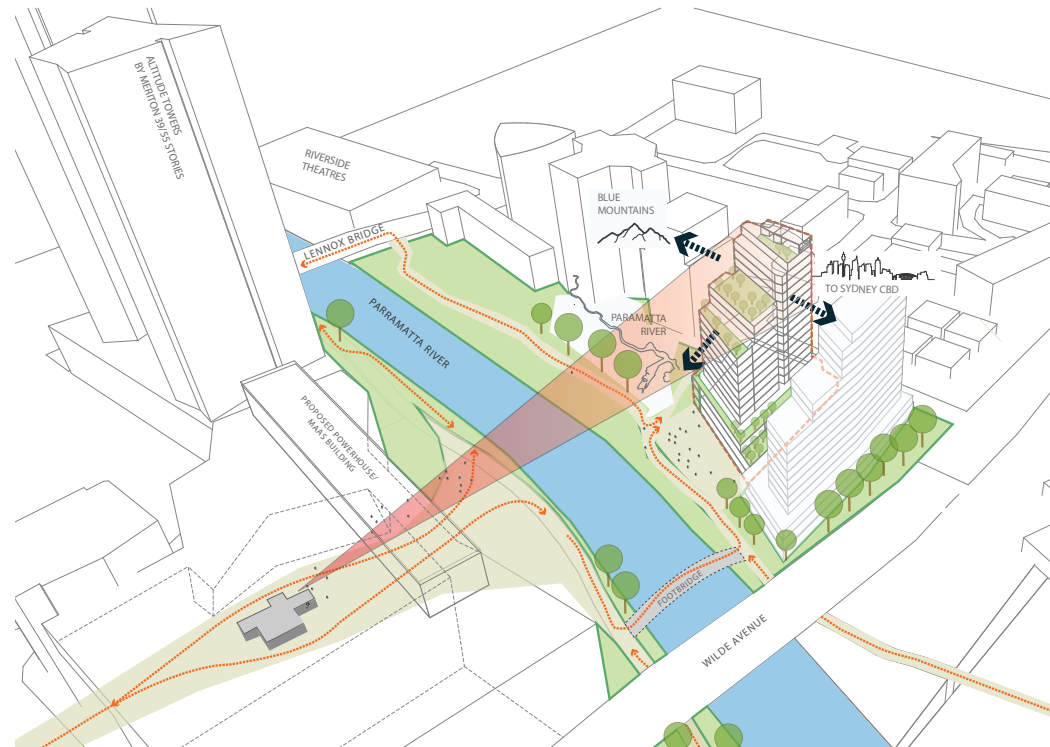
1: CONNECTIVITY LOOP



2: GROUND ACTIVATION



3: SHAPING THE TOWER



4: VIEWS

SITE ANALYSIS

1: CONNECTIVITY

The site is located cross the river from the newly proposed spine in central Parramatta CBD. The site sits within the vista from the public route that connects the junction of Parramatta Train Station and Parramatta Square to the water edge of the southern River bank, where the new Powerhouse MAAS development will be built. A newly proposed pedestrian bridge (to the west), in addition to the existing pedestrian footpath (next to Wilde Ave) will allow the public to walk to the site, generating a dynamic pedestrian loop around this part of the river.

2: GROUND ACTIVATION

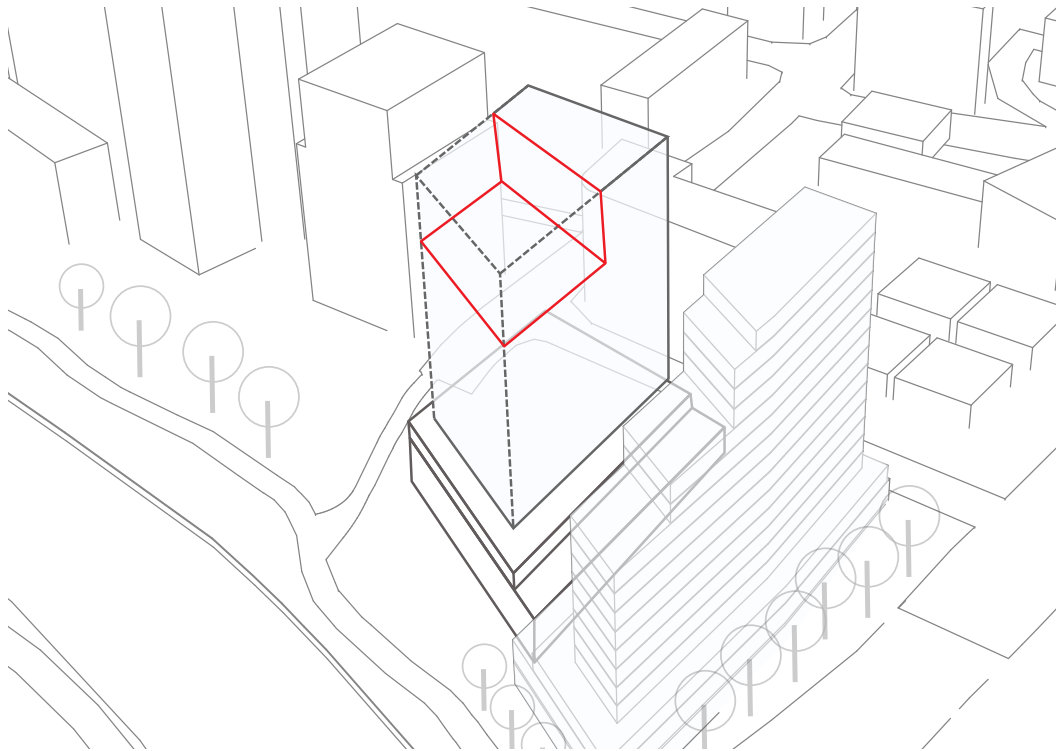
The lower levels of the proposal will have a commercial character consisting of cafes and commercial tenancies which will be accessible from the public domain along the river. The proposed spaces will activate this part of the river bank and tie in with the natural pedestrian movement pattern along the river. The lower levels of the proposal will have a strong relationship with the landscape character of the river bank while having an aspect back to the newly created public domain across the river.

3: SHAPING THE TOWER

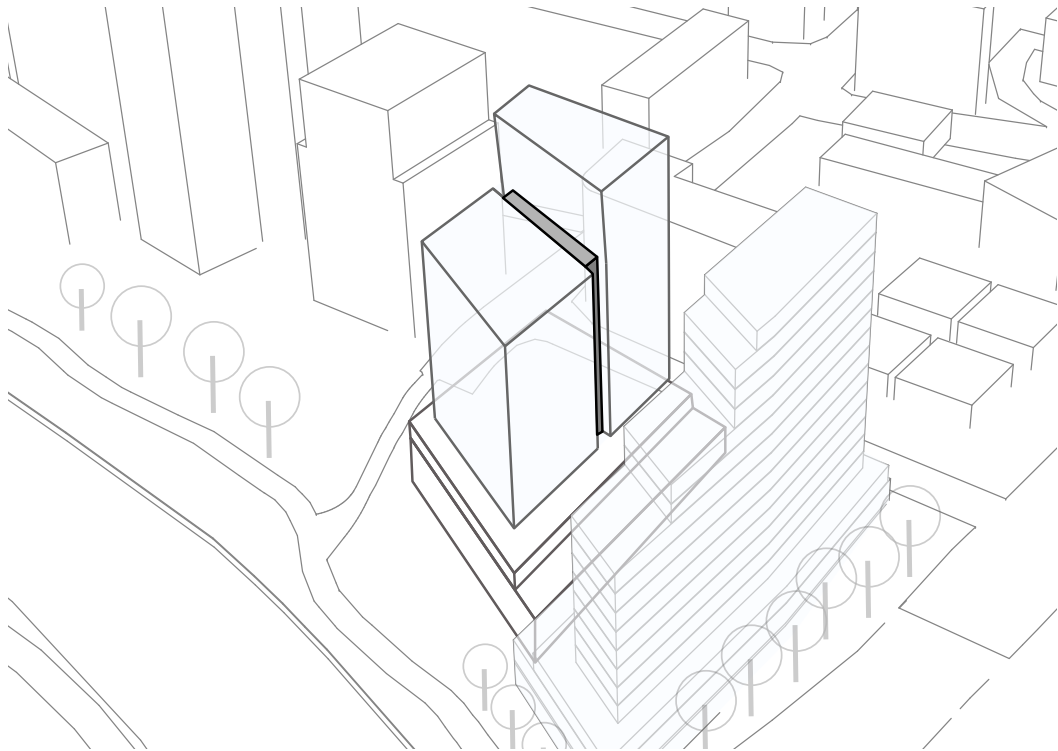
The tower form has been shaped by the shadow studies which avoids overshadowing to the public domain in midwinter on the southern bank of the river. This results in a stepped profile to the top of the building, restricting the tower form to be taller, but generating a distinct and sculptural building form which will be unique in its character.

4: URBAN MARKER

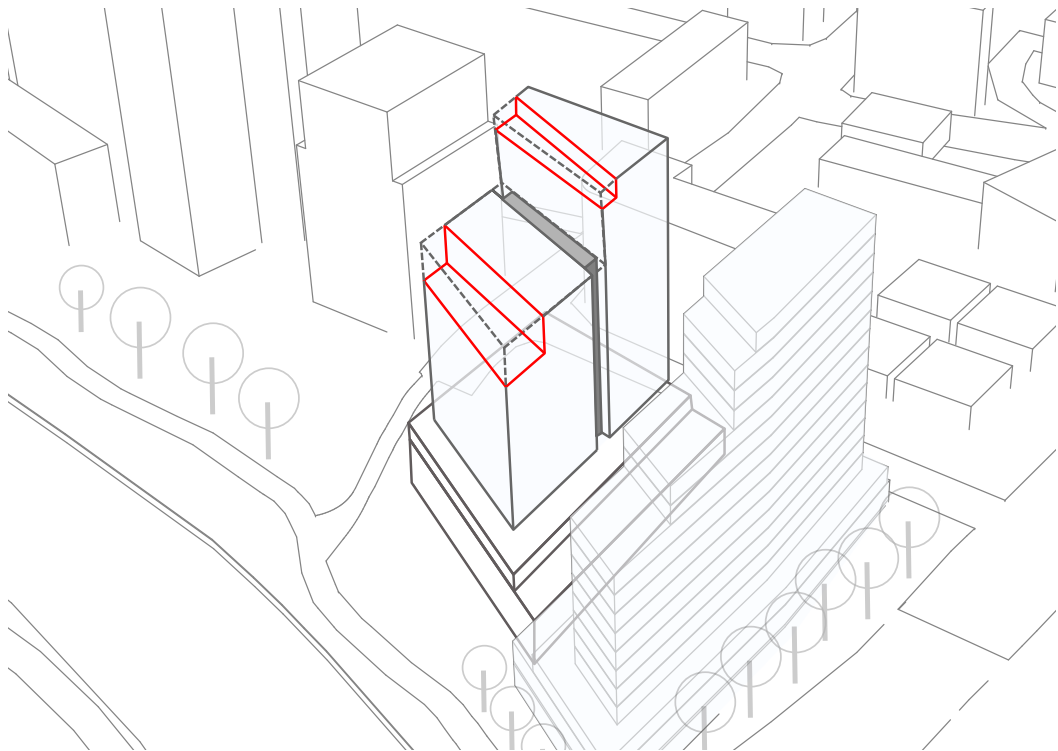
The form of the building has also been generated by the solar assessment and required setbacks from the future future adjacent development to the east. The resulting form is unique in character and incorporates a series of landscape terraces which conceptually extend the landscape nature of the riverbank up the building. The result is a development which will be distinct and visible at the end of the civic link across the river from the Parramatta CBD.



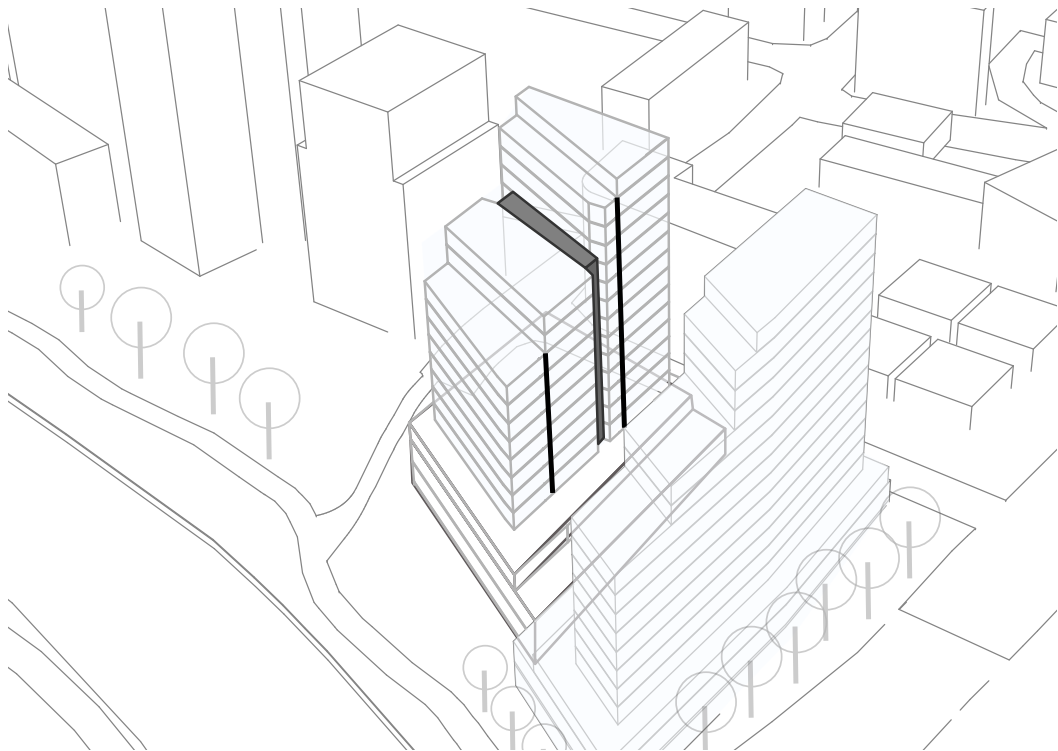
1: STEPPING



2: VERTICALITY



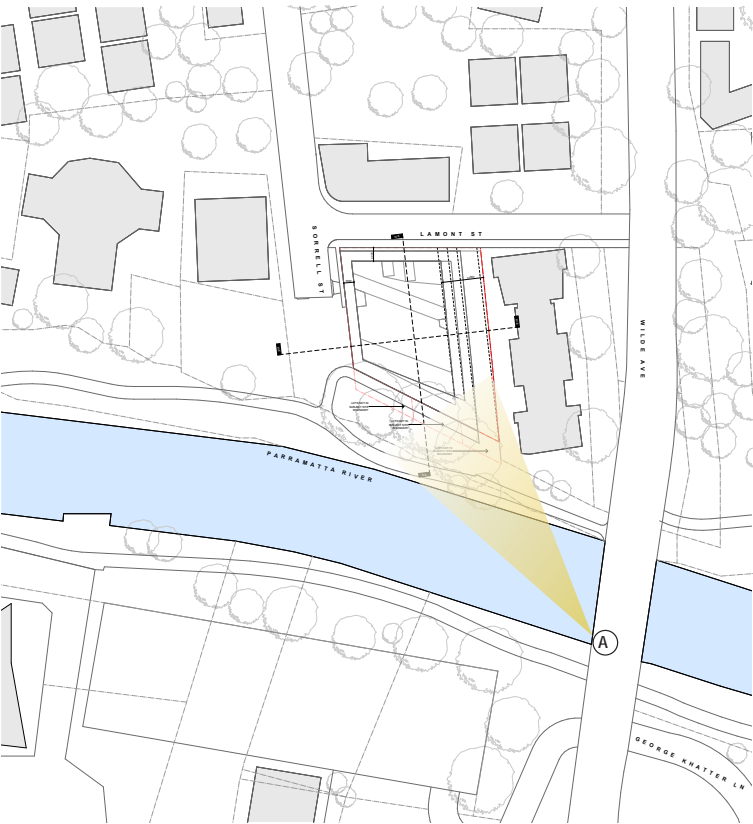
3: ADDITIONAL STEPPING

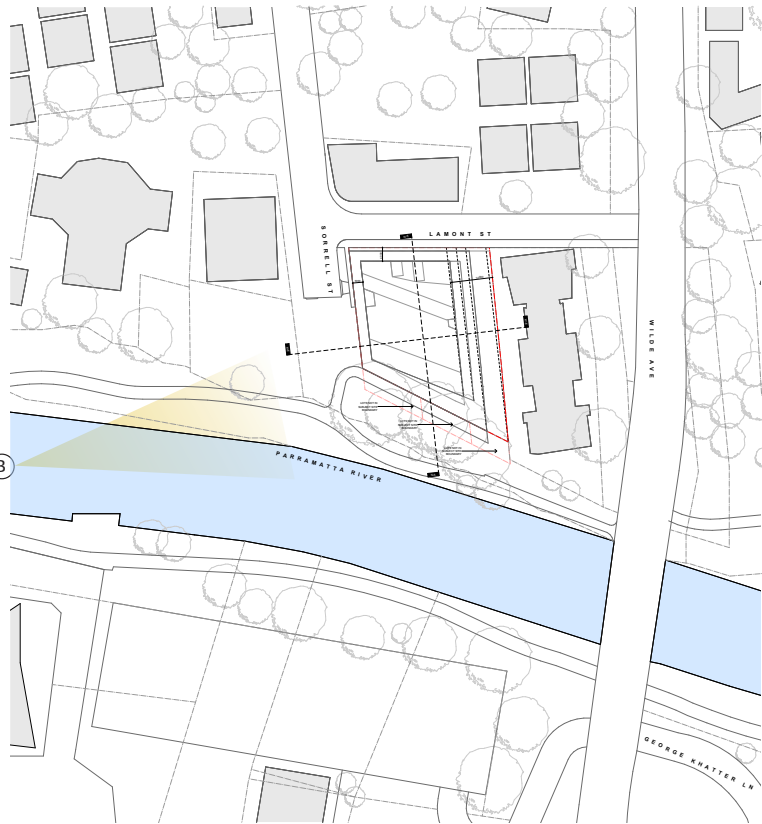


4: FINAL PROPOSED ARTICULATION



VIEW STUDIES









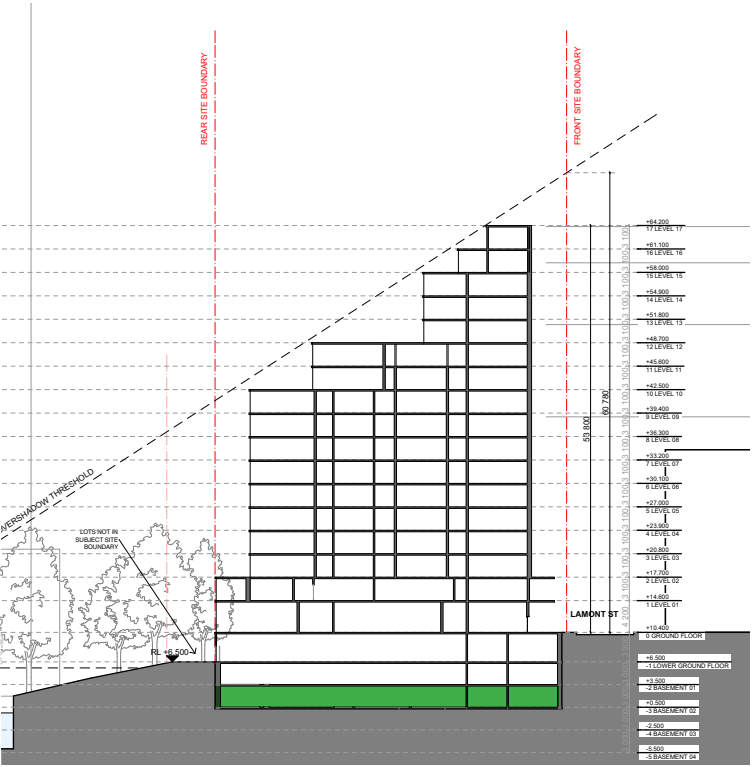
SITE PLAN





BASEMENT 02

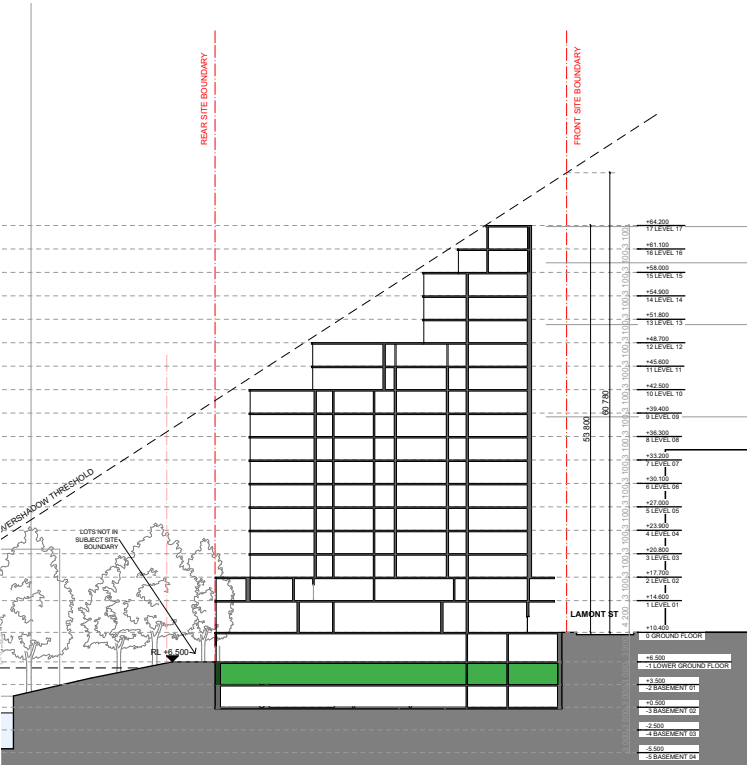
The proposal has a 2-storey underground basement providing sufficient carparking for both the residential and commercial components of the development.





BASEMENT 01

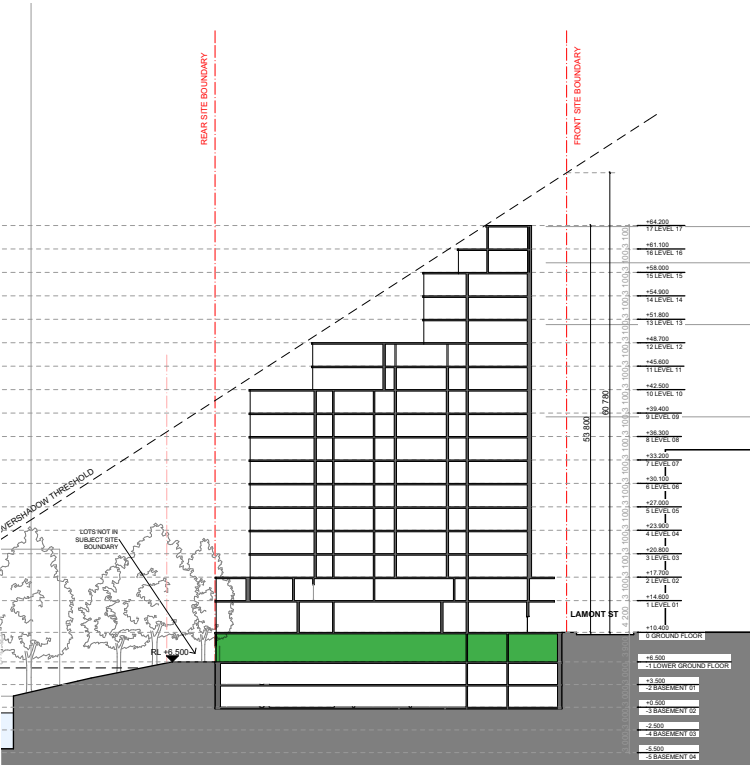
The proposal also allows for sufficient carparking for disabled people, bicycles and stores for all apartments.

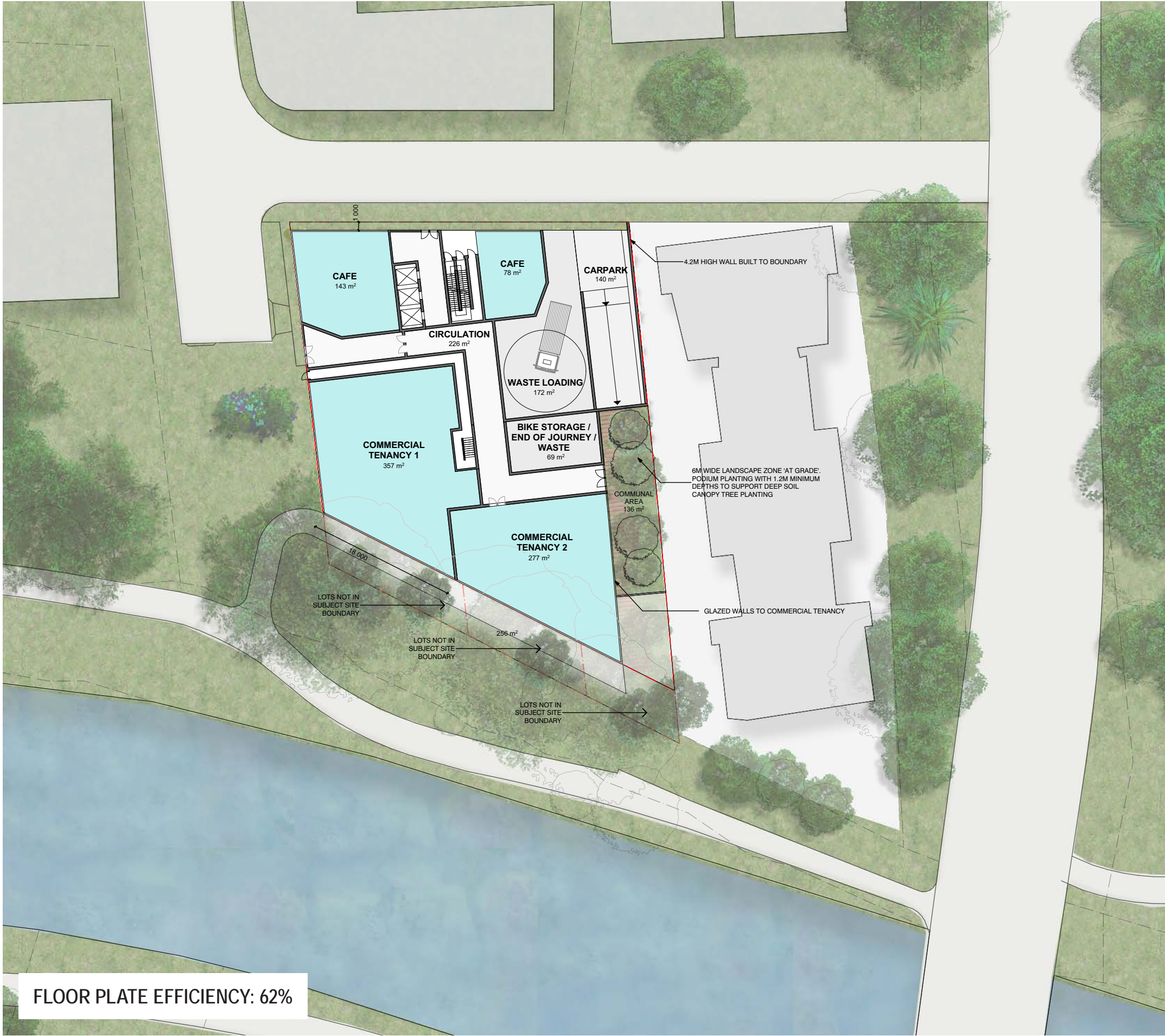




LOWER GROUND

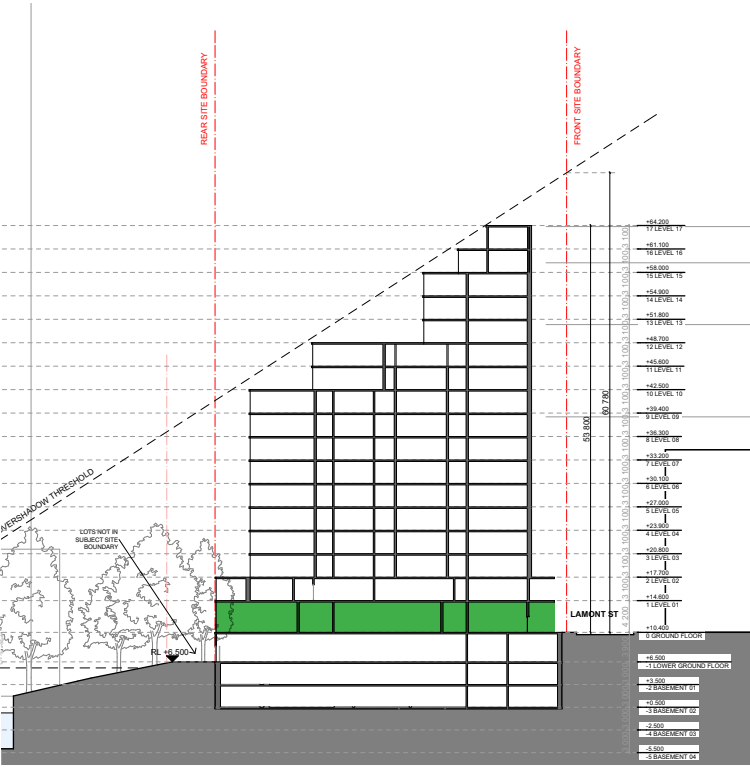
The lower ground plane is aligned with the river bank one level below Lamont street level. The majority of the proposed retail space has good exposure to the river and will allow for generous terraces with good aspect to the newly proposed public domain character as part of the Powerhouse museum across the Parramatta River. To the northern end of the site the lower ground provides sufficient area for services and back of house.





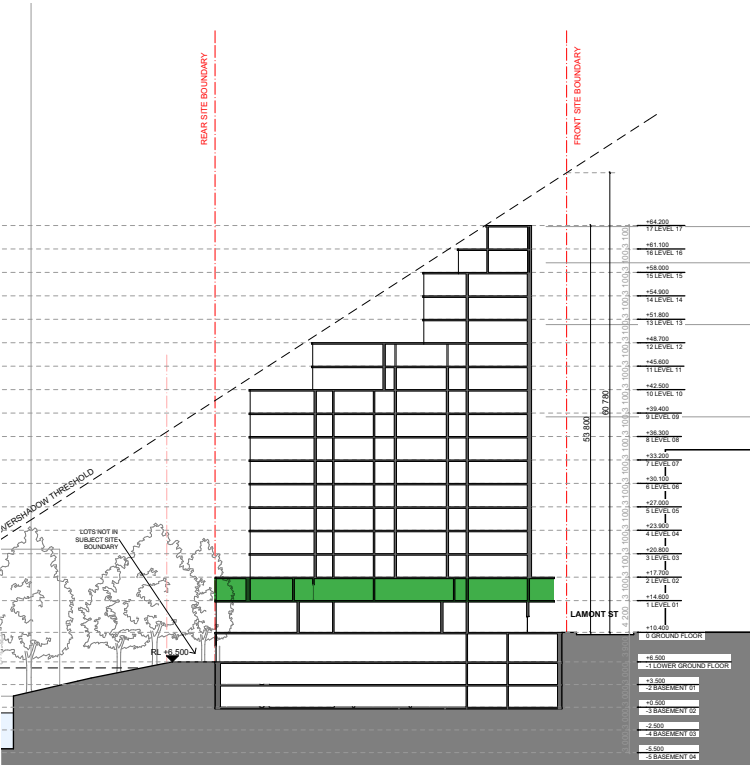
GROUND FLOOR

The ground floor is aligned with Lamont Street and provides an address for both the residential tower as well as the commercial component of the proposal. The loading dock and access to carpark have been positioned along the eastern end of the site allowing for retail exposure along the western and southern end of the site. The commercial floorplate will have good exposure to the Parramatta River and public domain across the river.



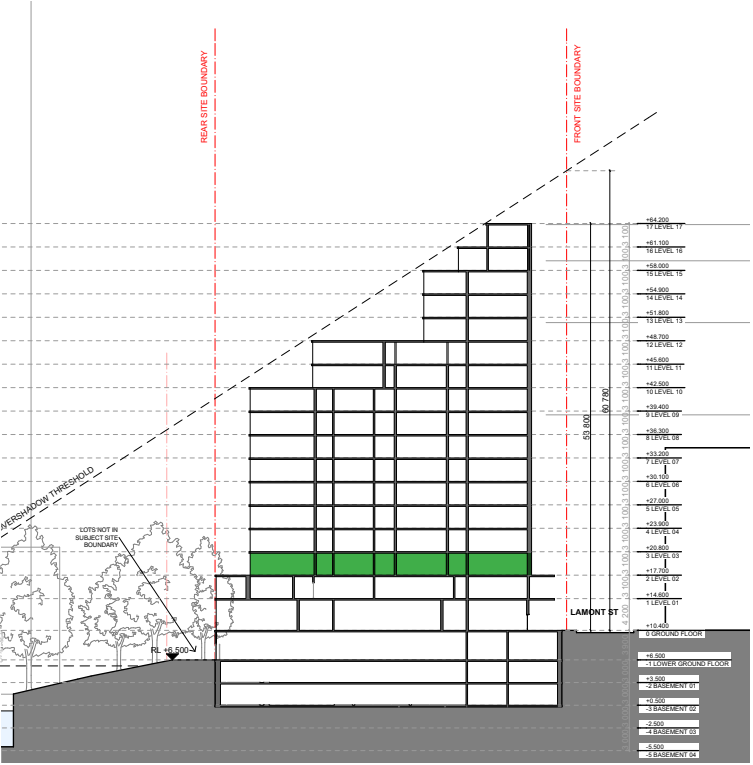


LEVEL 01





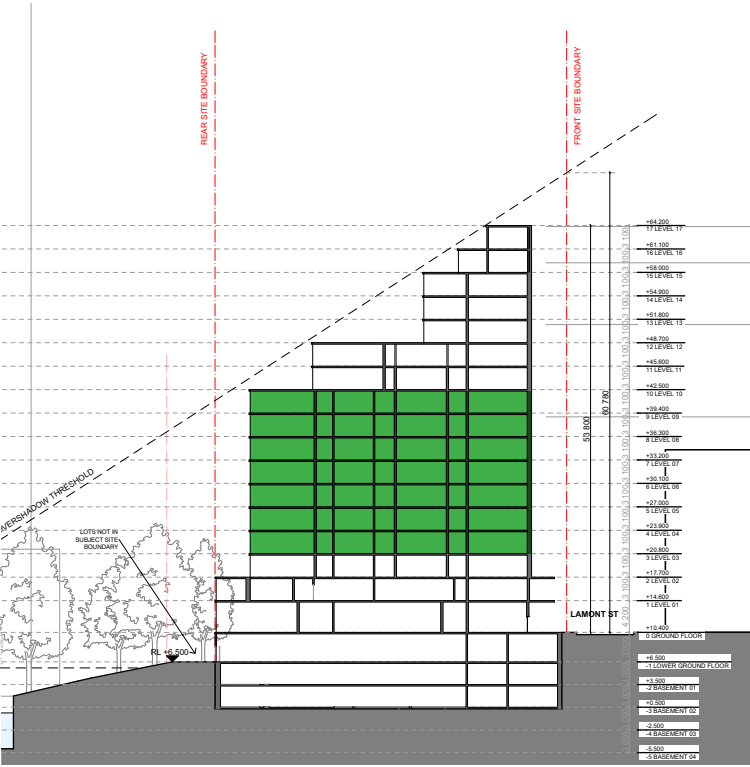
LEVEL 02

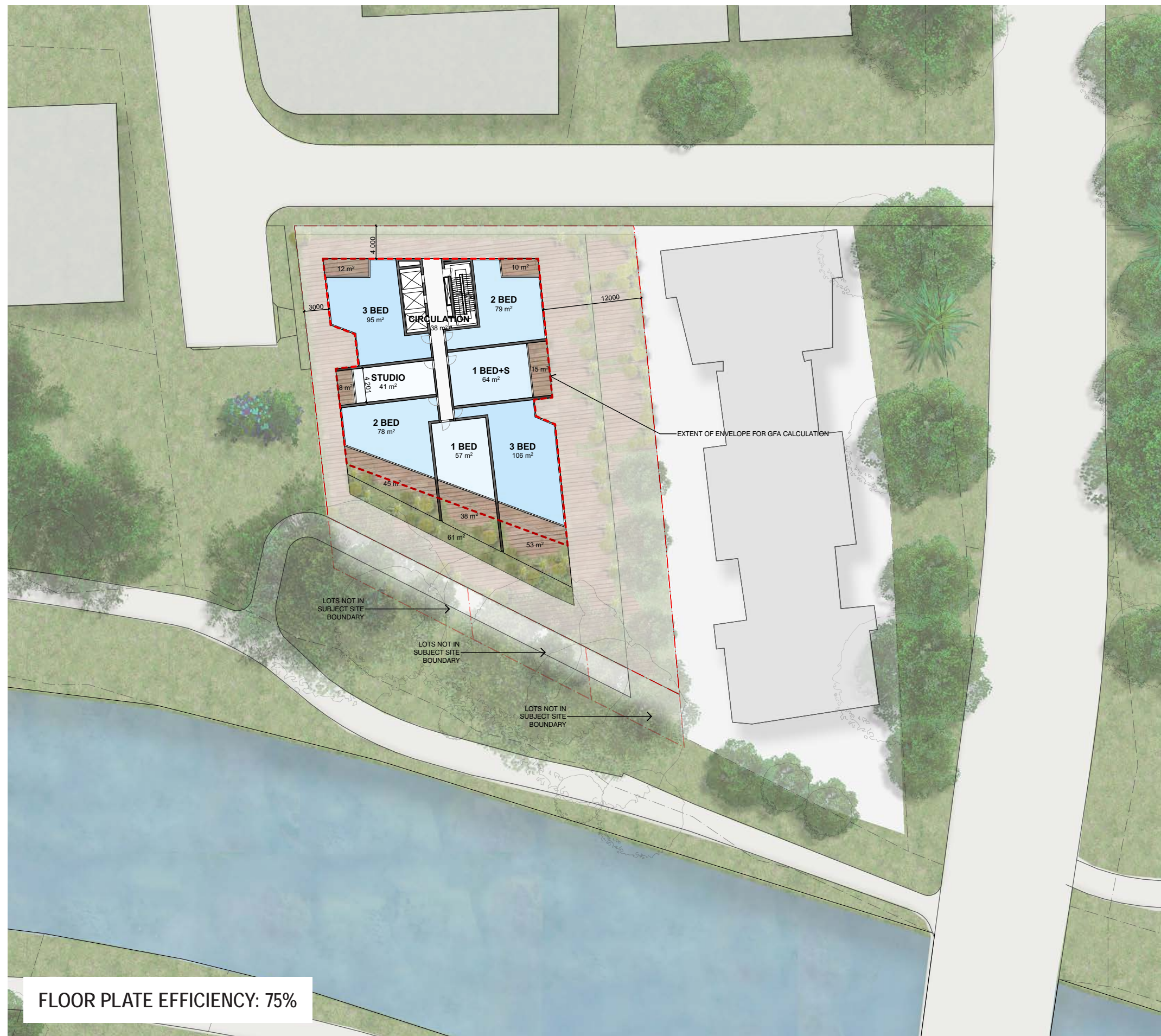




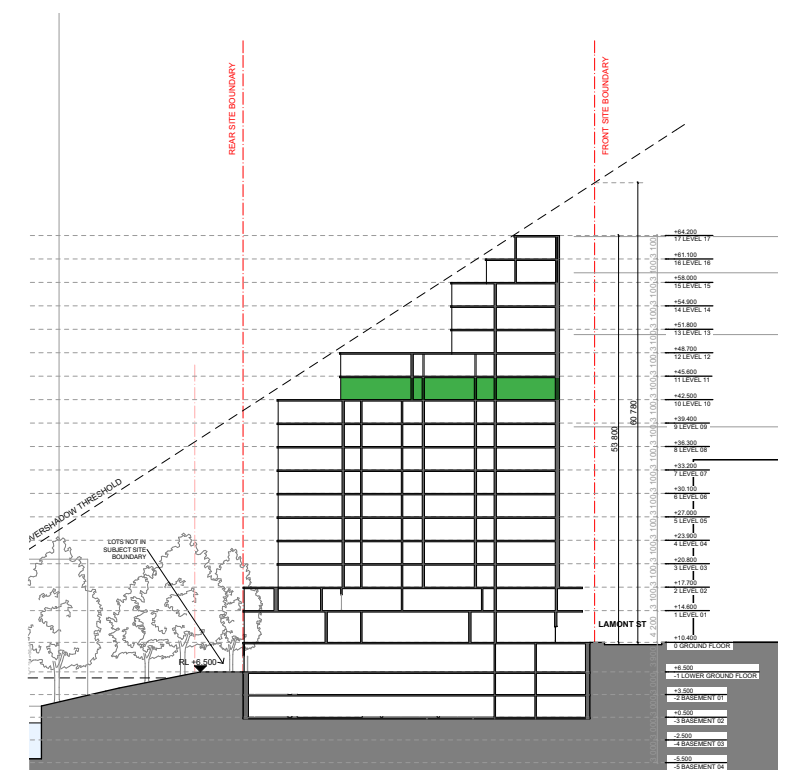
FLOOR PLATE EFFICIENCY: 75%

LEVEL 03-09





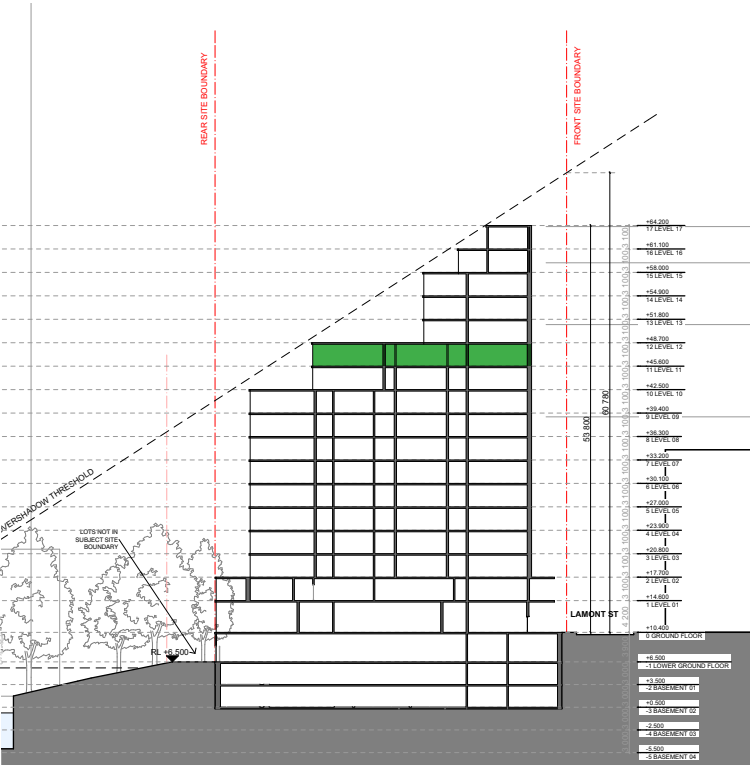
LEVEL 10





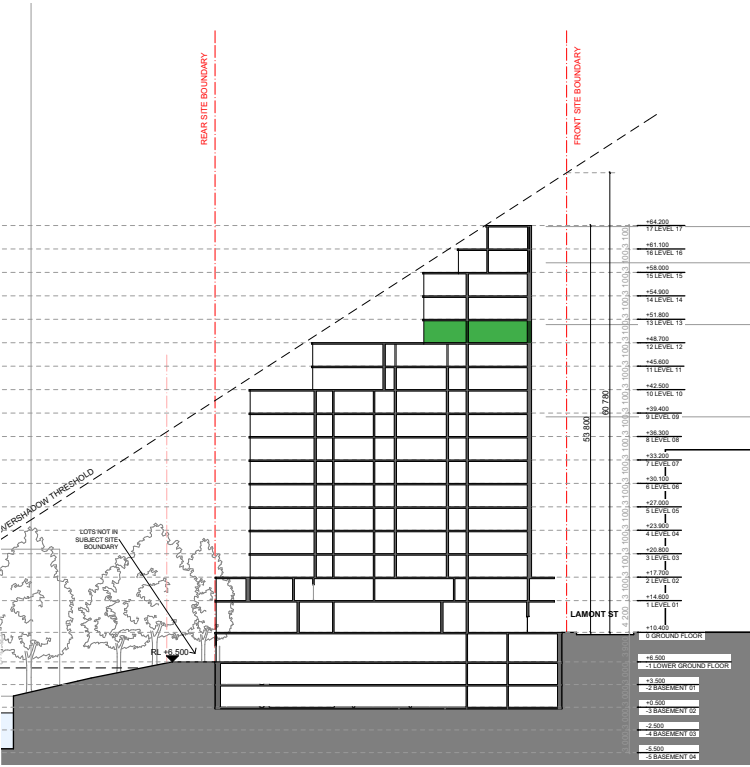
FLOOR PLATE EFFICIENCY: 75%

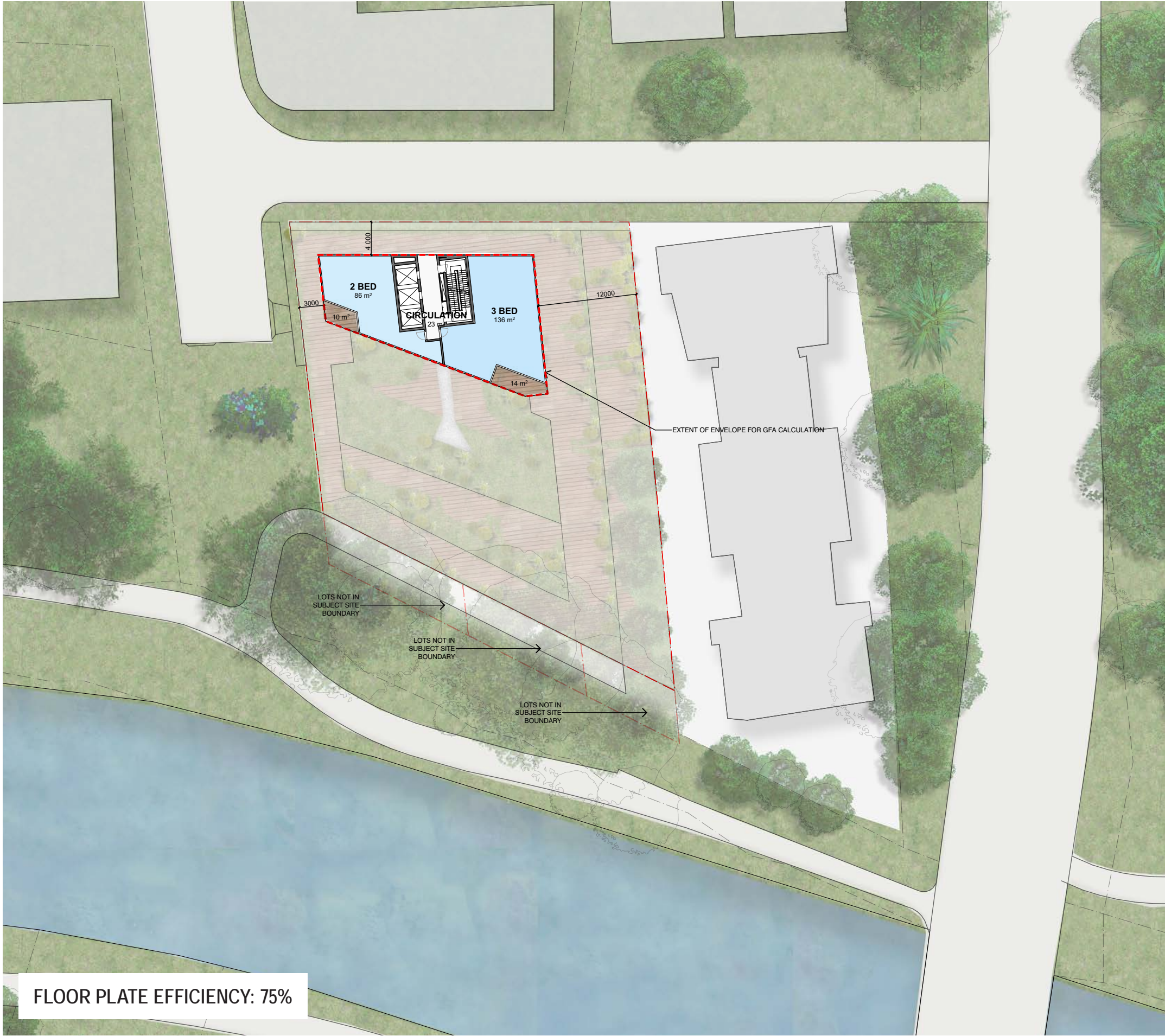
LEVEL 11



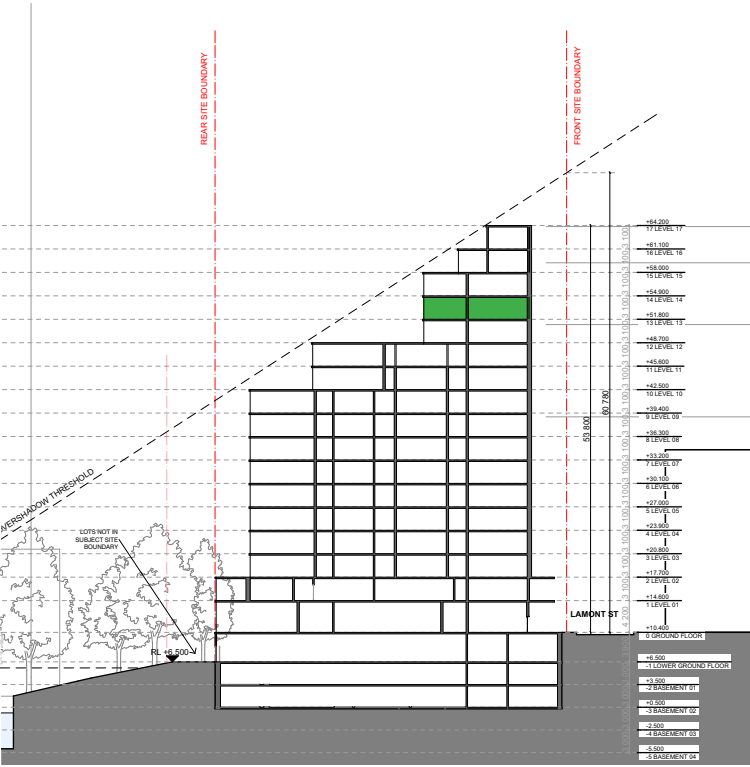


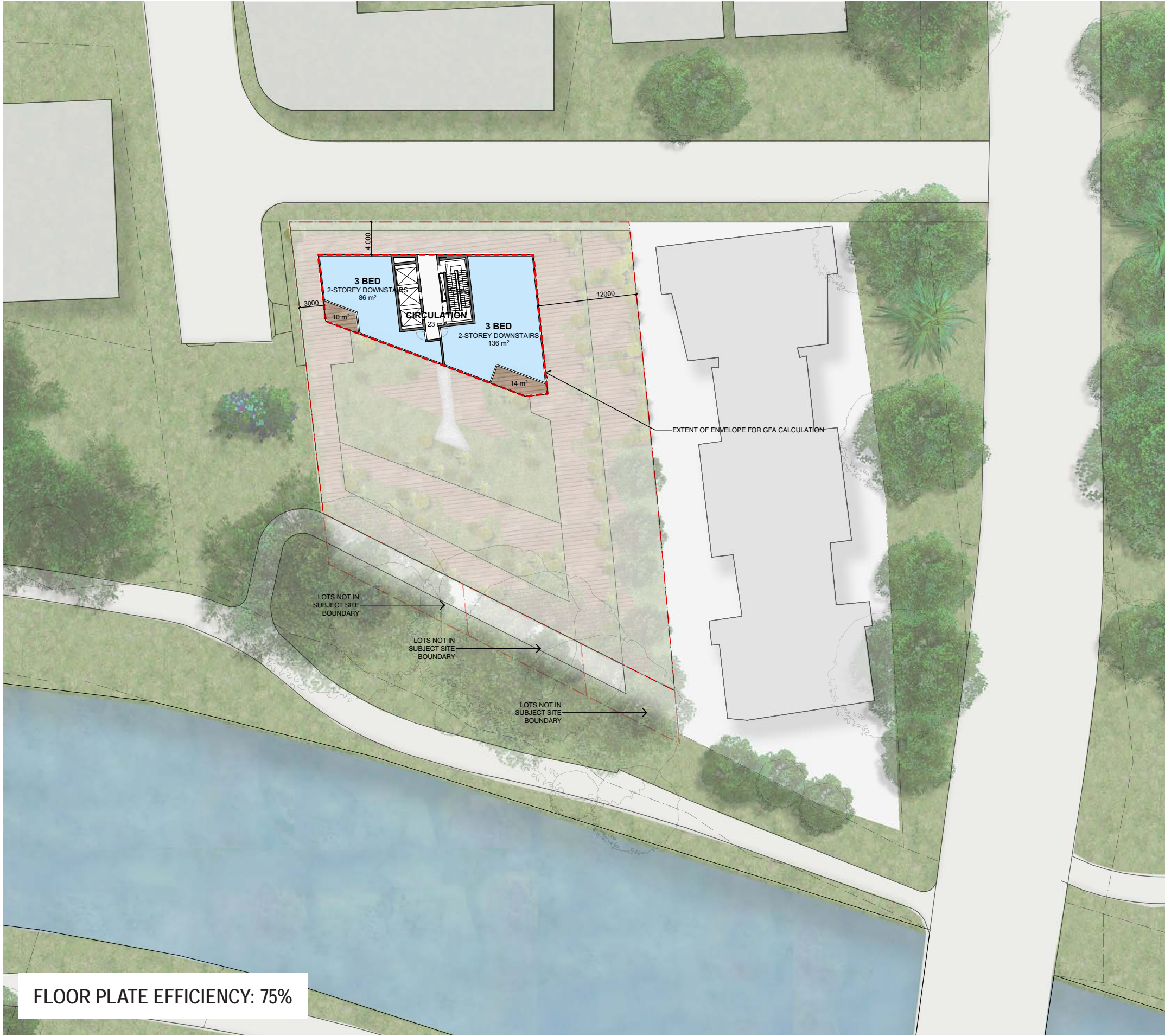
LEVEL 12





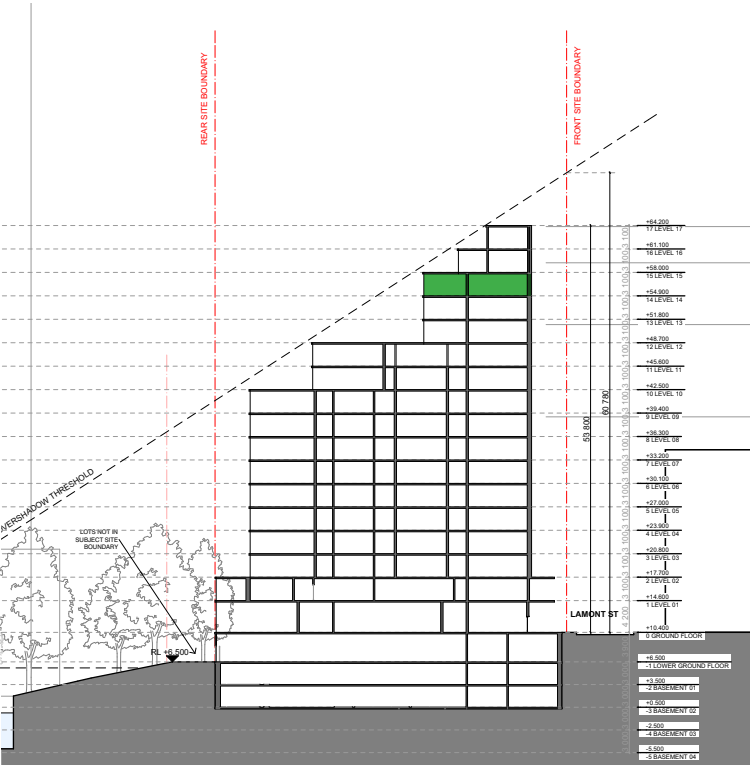
LEVEL 13





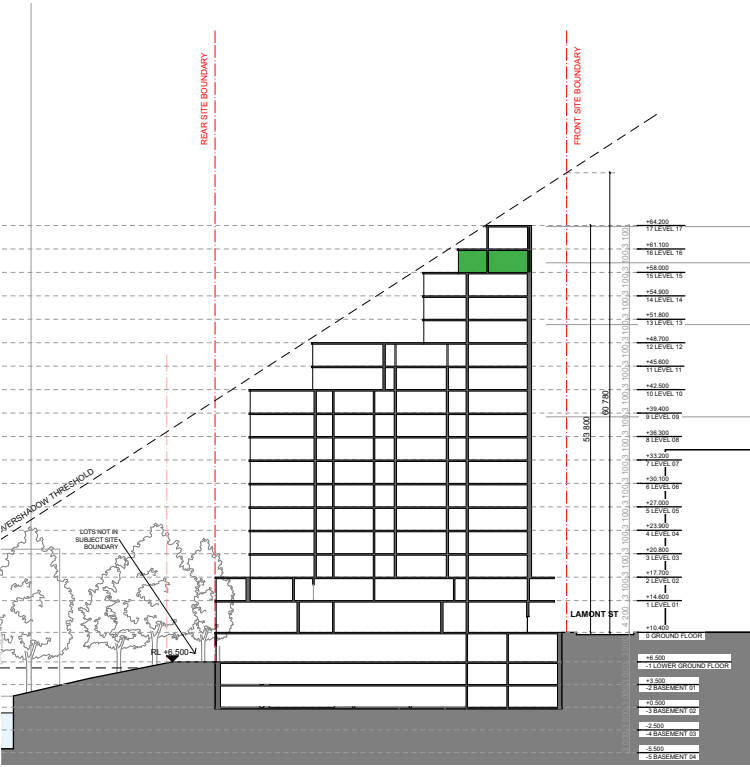
FLOOR PLATE EFFICIENCY: 75%

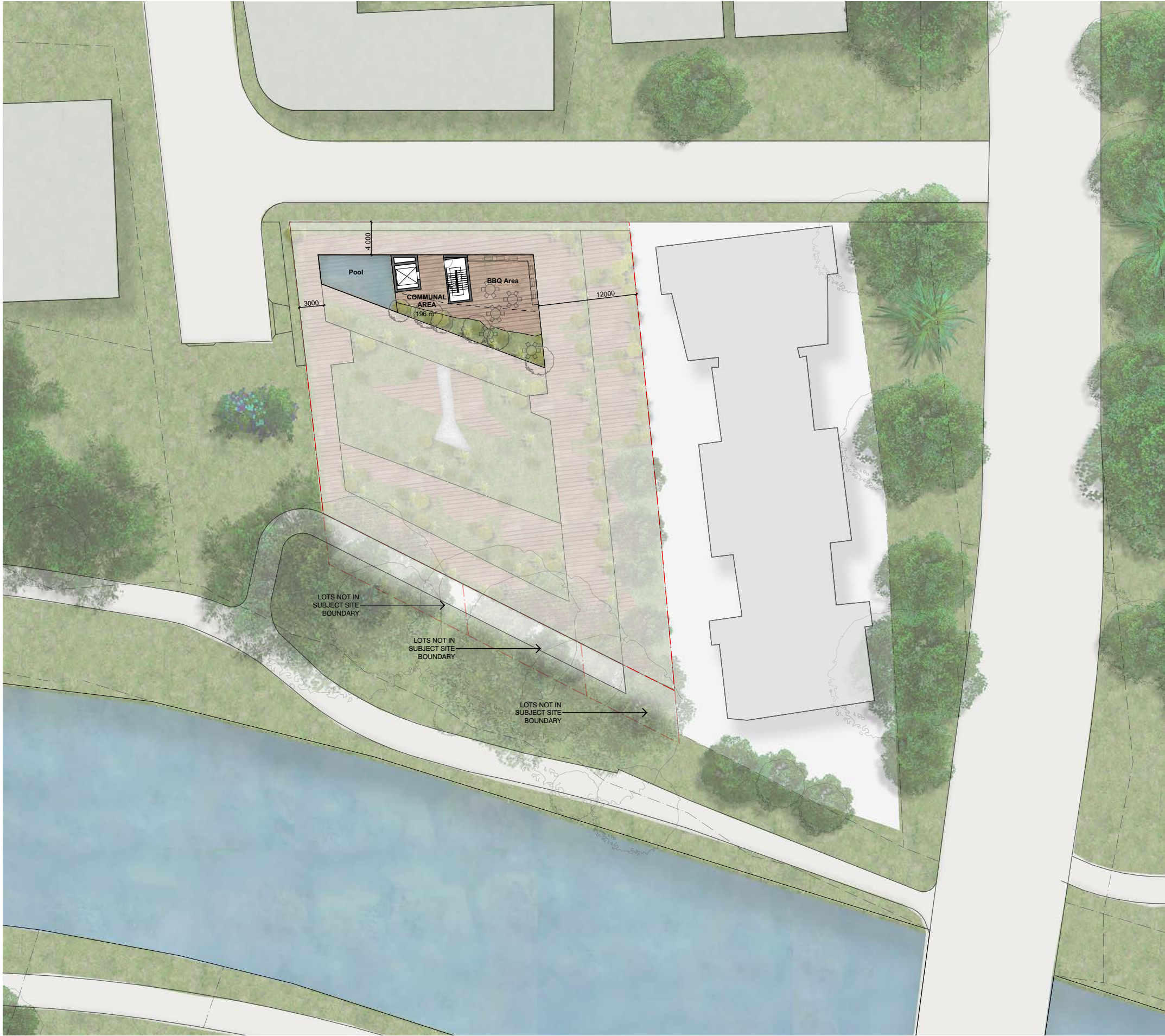
LEVEL 14





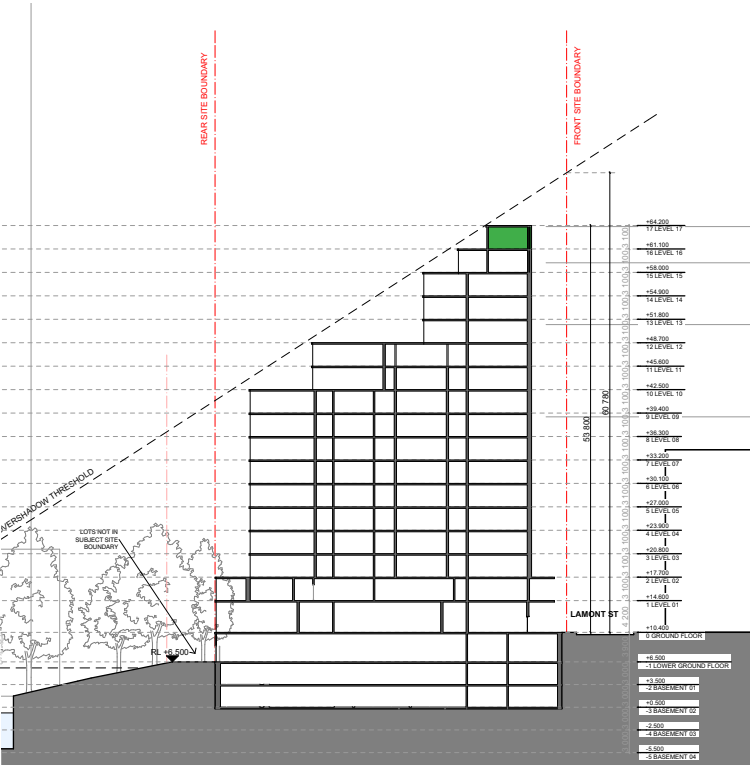
LEVEL 15



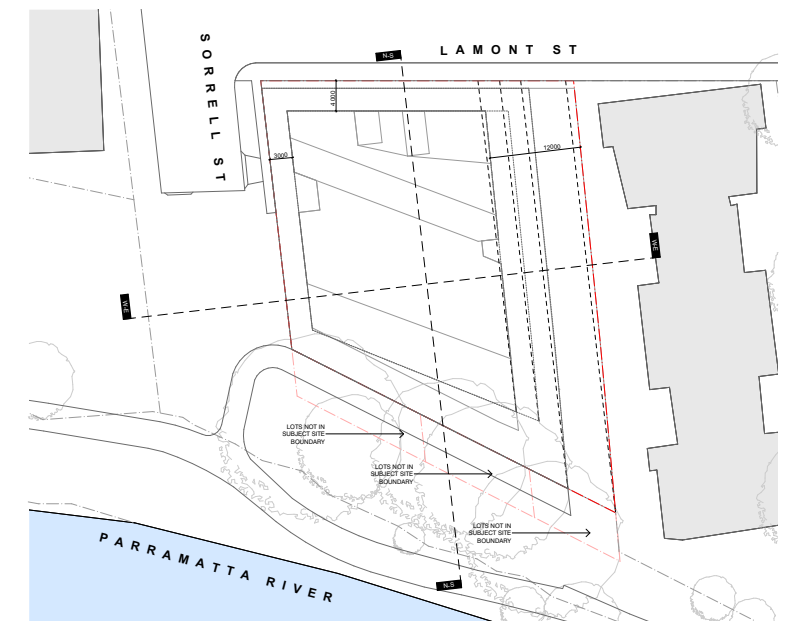


ROOF

The terraced roof profile of the building results from the series of setbacks from the southern side, creating a series of green terraces that have a strong landscape character, responding to the landscape character of the riverbank of Parramatta River. The built form provides a strong basis for a detailed architectural response.

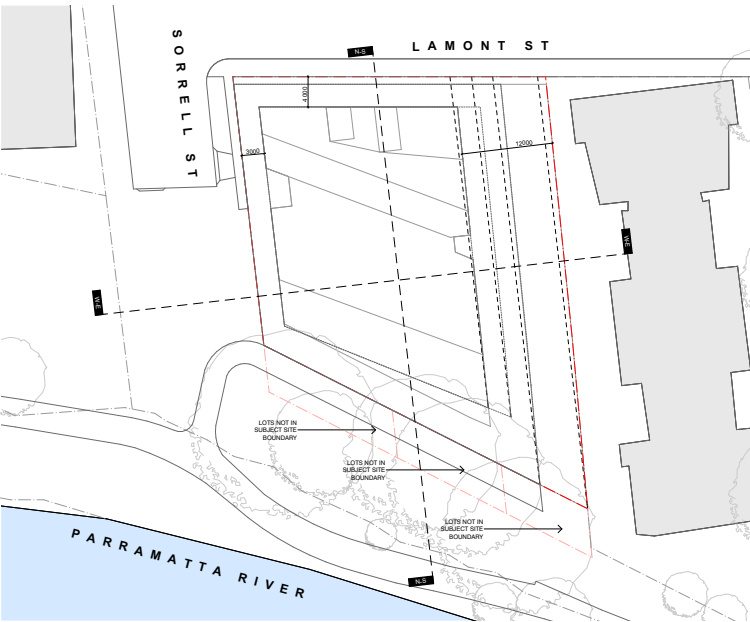
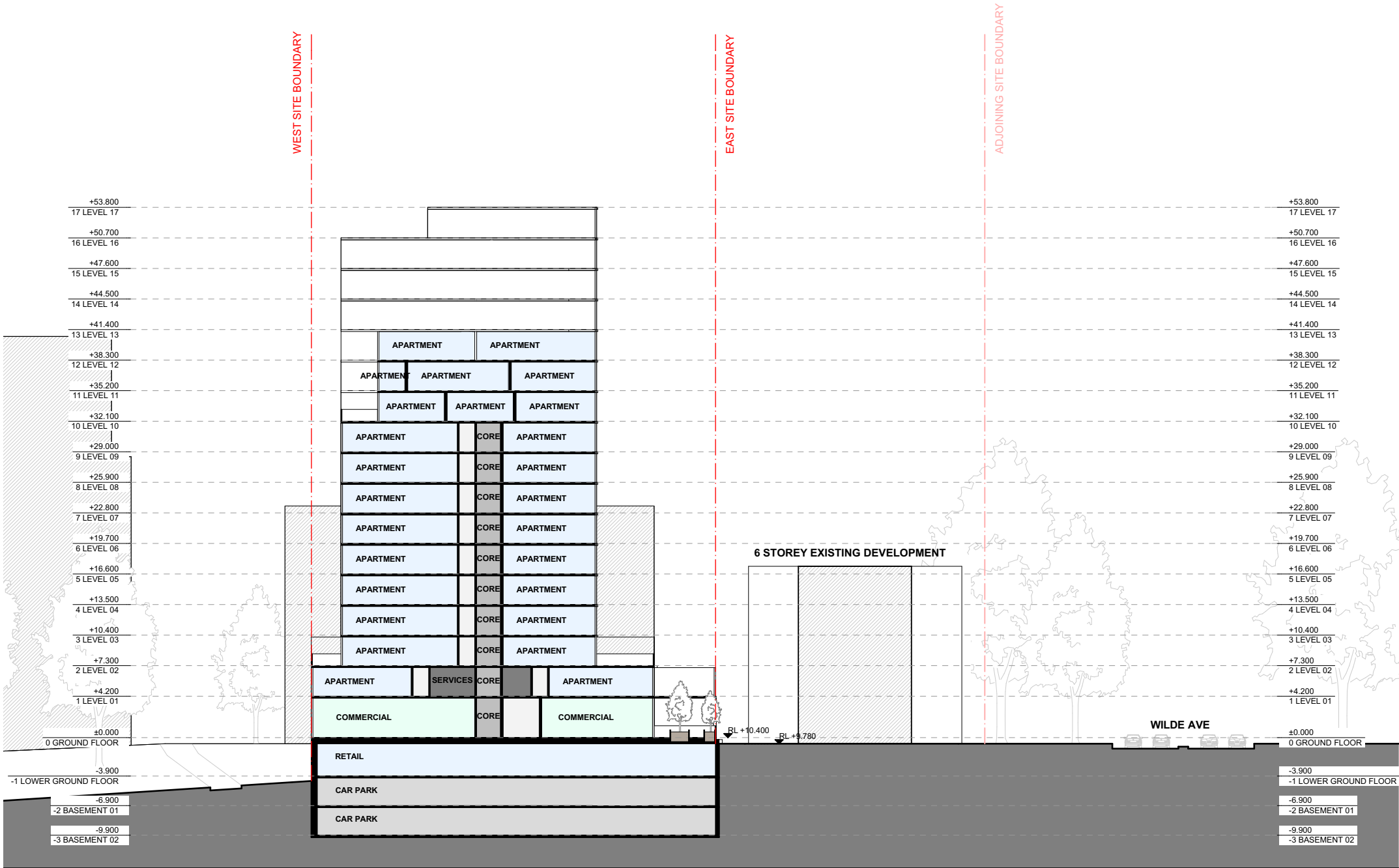


The section illustrates the proposed program in relation to the topography of the site leading from Lamont Street to the Parramatta River. The stepped profile of the building prevents overshadowing on the opposite public domain, as required.



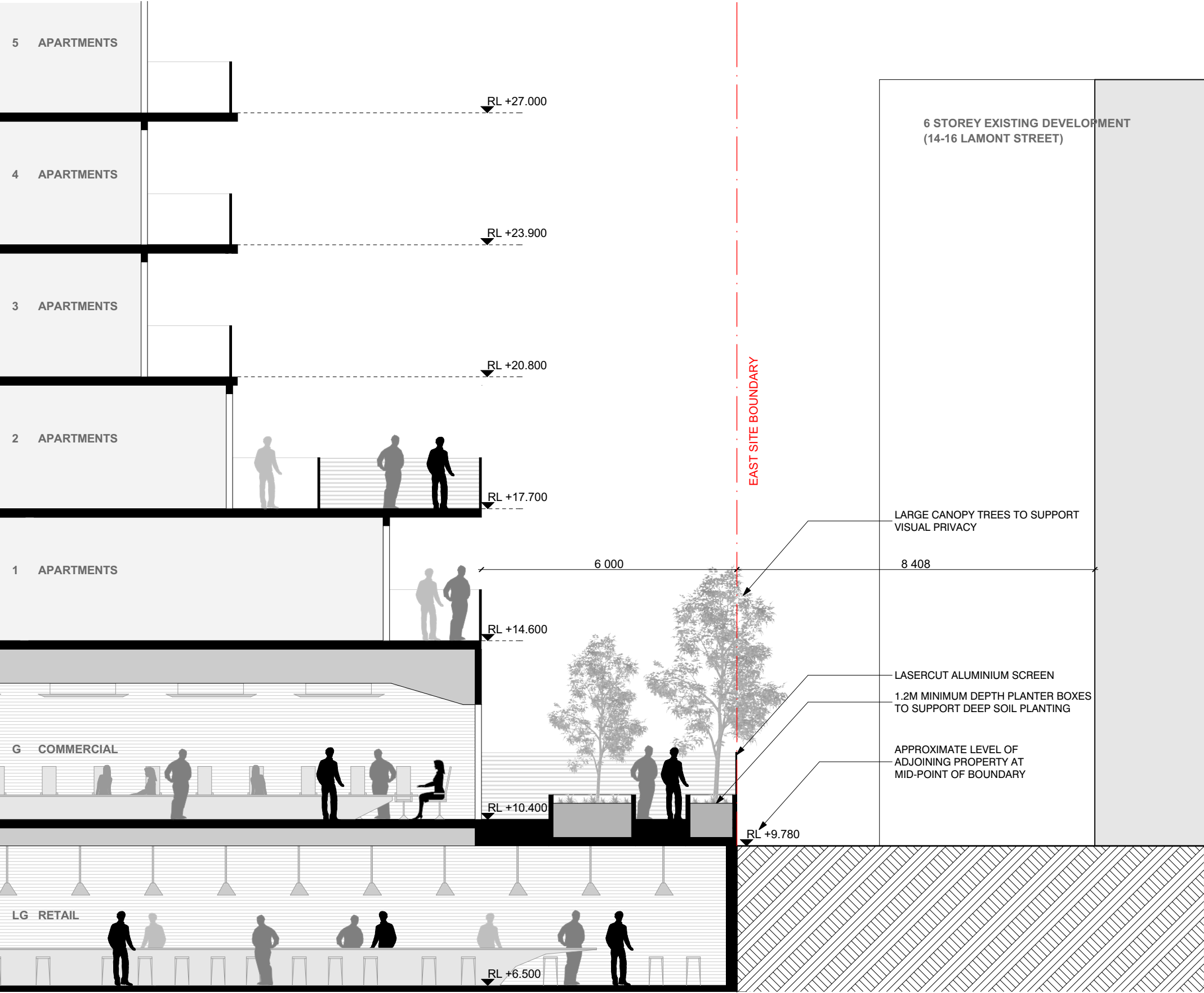
SECTION W-E

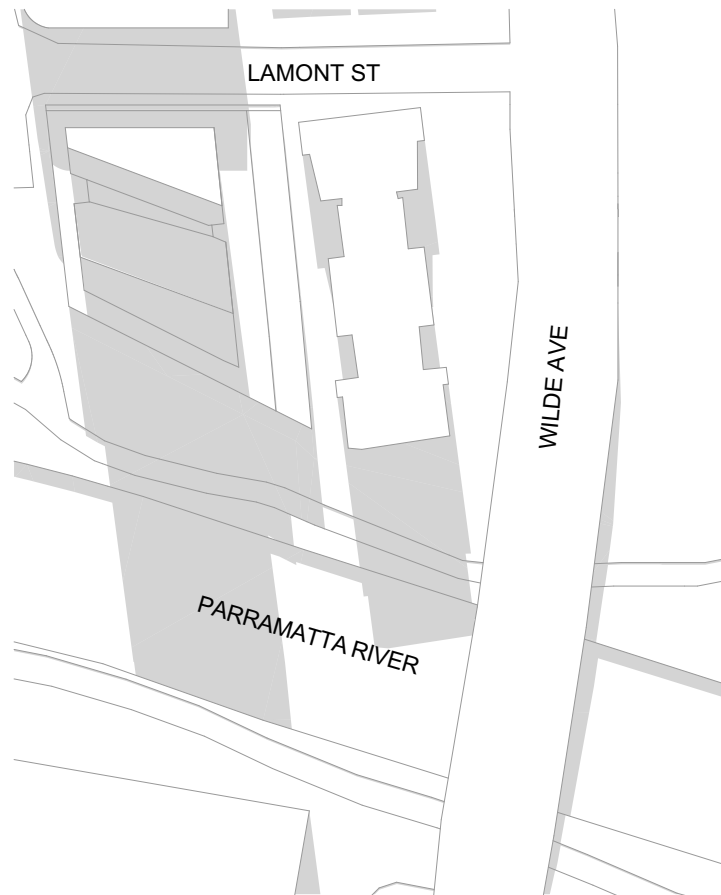
The section shows the proposed program in relation to the adjoining property to the east of the subject site, in terms of RLs, building heights and boundary conditions.



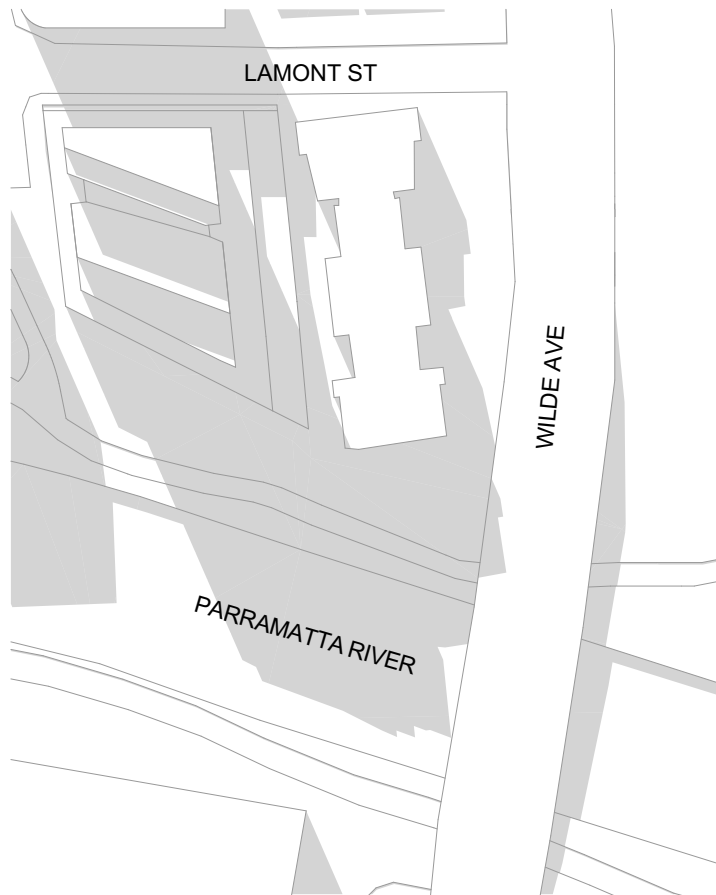
SECTION W-E DETAILED

The enlarged section focuses on the boundary relationship between the proposed program and the adjoining property.

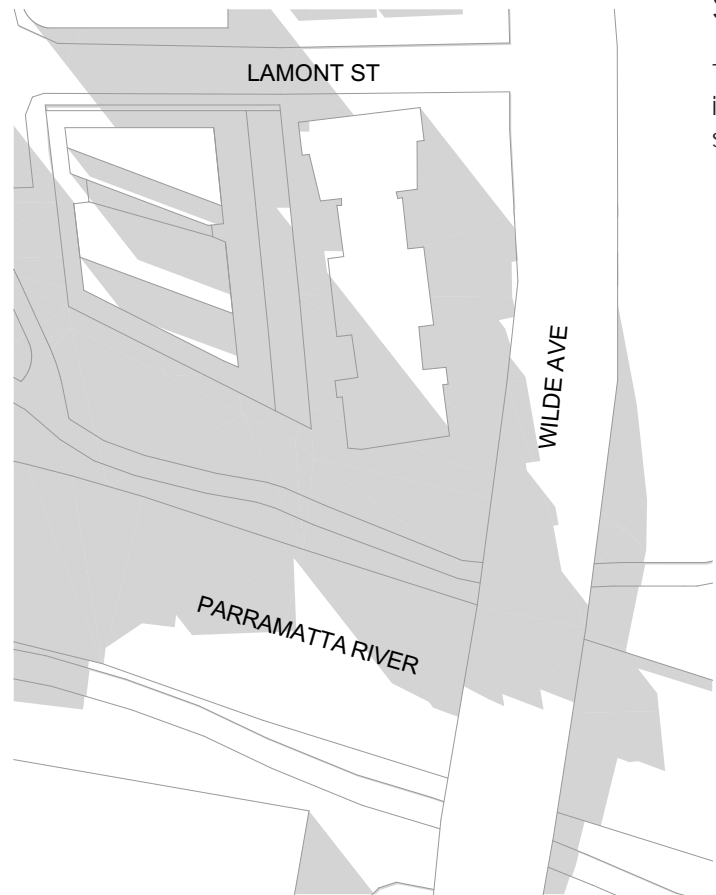




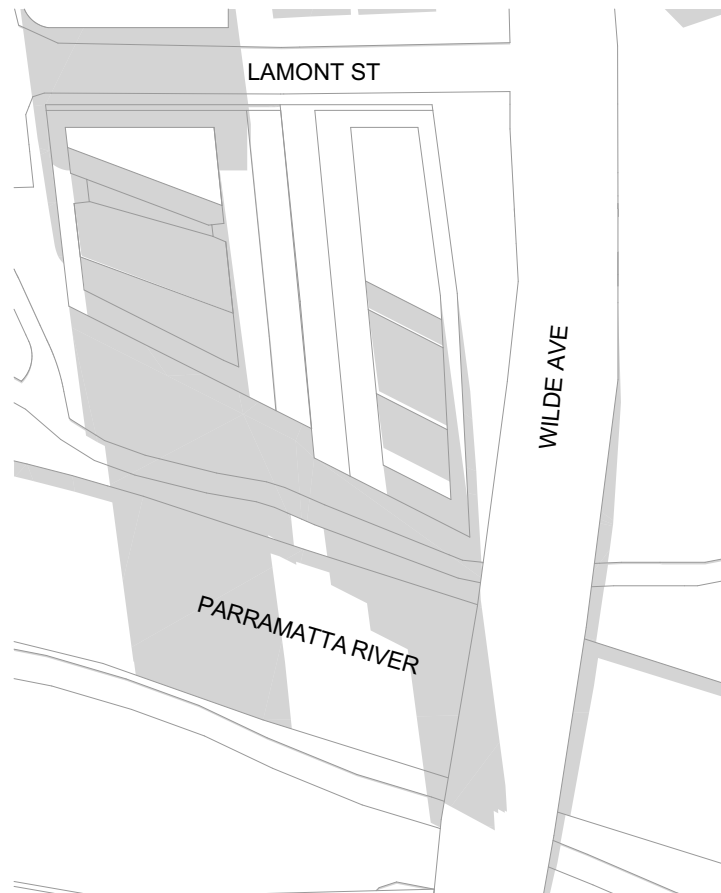
EXISTING - 12PM - 21ST OF JUNE



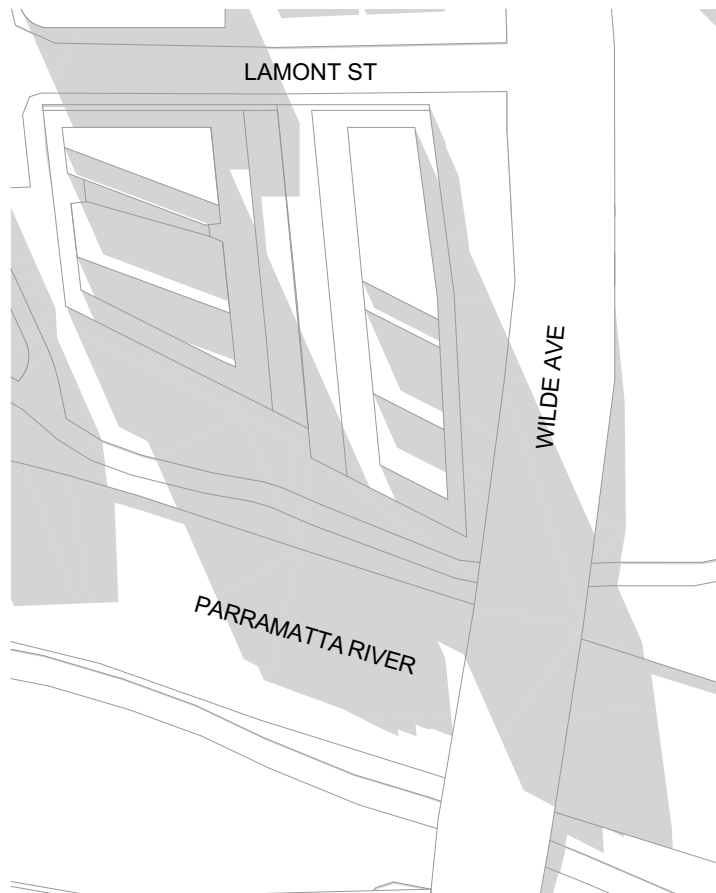
EXISTING - 1PM - 21ST OF JUNE



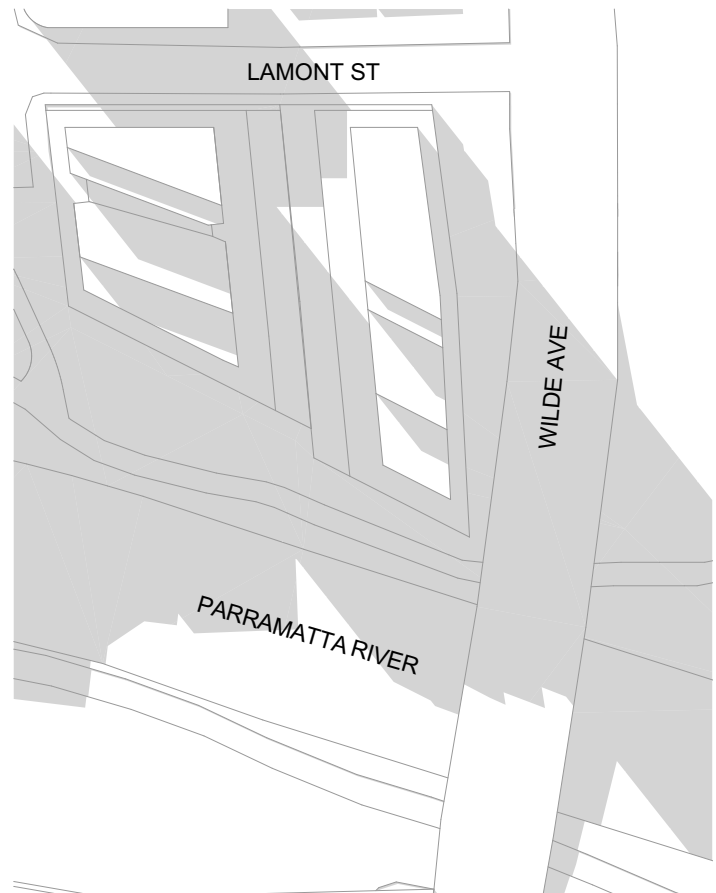
EXISTING - 2PM - 21ST OF JUNE



PROPOSED - 12PM - 21ST OF JUNE



PROPOSED - 1PM - 21ST OF JUNE



PROPOSED - 2PM - 21ST OF JUNE

SHADOW STUDIES

The shadow studies illustrate the proposed form and the shadows generated in Mid-Winter on the 21st of June between 12pm and 2pm. The shadow study is the key driver for the maxium height and form generated on this site.

	CARPARK		SERVICE/CIRC	RETAIL	COMMERCIAL	COMMUNAL	COMMUNAL	LANDSCAPE	RESIDENTIAL								SOLAR	VENTILATION	BALCONIES	AREA PER LEVEL					HOB	
	NO	Area	Area	Area	Area	Area	Area	Area	MIX							No. of Apartments per Level	No. of Apartments	No. of Apartments	Area	(EX BALCONIES)		(INCL. BALCONIES)		GFA rate (x100 %)	HOB	FTF Height
									35-45sqm	50sqm	60-70sqm	70-75sqm	75-85sqm	95-110sqm	110sqm+					Sellable area	GBA*	GFA*	Floor Plate Area			
Basement 2	52	1838	131																		1838					
Basement 1	17	1838	131																		1838					
Lower Ground Floor			410	1452		61		130												1452	1899	1435.98	1841	0.78		
Ground Floor			684		1068	135														852	1861	1116	1800	0.82	0	4.2
Level 1			323				106	295		1			9	1		11	9	6		856	1531	1087.72	1532	0.71	4.2	3.1
Level 2			138						2	1	1		3	2		9	8	5		823		898.5	1198	0.75	7.3	3.1
Level 3			138						2	1	1		3	2		9	8	5		823		679.5	906	0.75	10.4	3.1
Level 4			138						2	1	1		3	2		9	8	5		823		679.5	906	0.75	13.5	3.1
Level 5			138						2	1	1		3	2		9	8	5		823		679.5	906	0.75	16.6	3.1
Level 6			138						2	1	1		3	2		9	8	5		823		679.5	906	0.75	19.7	3.1
Level 7			138						2	1	1		3	2		9	8	5		823		679.5	906	0.75	22.8	3.1
Level 8			138						2	1	1		3	2		9	8	5		823		679.5	906	0.75	25.9	3.1
Level 9			138						2	1	1		3	2		9	8	5		823		679.5	906	0.75	29	3.1
Level 10			105					61	1	1	1		2	2		7	6	4		522		572.25	763	0.75	32.1	3.1
Level 11			105								1		3	2		6	5	5		497		528.75	705	0.75	35.2	3.1
Level 12			86			214		308						1	1	2	2	2		242		291	388	0.75	38.3	3.1
Level 13			86										1	1		2	2	2		222		257.25	343	0.75	41.4	3.1
Level 14			86											2		2	2	2		222		257.25	343	0.75	44.5	3.1
Level 15			31					59												185		213	284	0.75	47.6	3.1
Level 16			31			195		149																	50.7	3.1
Level 17																									53.8	
Totals	69	3676	3313	1452	1068	606	106	1002	17	10	10	0	39	25	1	102	90	61	0	10034	8967	11414.2	15539		53.8	
	sqm/car =	53.3				31.9%			17%	20%			38%	25%	1%	100%	88%	60%								
of site area																										

TOTAL GFA*:	11414.2 SQ.M.
TOTAL FSR ACHIEVED:	6.00 :1
TOTAL HOB* ACHIEVED:	54 M

	CAR RATES*	REQUIRED	PROVIDED	TOTAL	BIKE RATES	REQUIRED	PROVIDED
STUDIO	0.1	2	2		0.5	9	9
1-BED	0.3	6	6		0.5	5	5
2-BED	0.7	27	27		0.5	20	20
3-BED	1	25	25		0.5	13	13
4-BED	1	1	1	61	0.5	1	1
COMMERCIAL / RETAIL		8	8	8	1 / 200 sqm	13	13
DISABLED	0.1	11	11	11			
TOTAL		69	69			61	61

*max. rates

STORE RATES	REQUIRED	PROVIDED
1	102	102

DEFINITIONS:
Commercial carpark rates
GFA:
If the FSR > 3.5:1, then M = (G * A) / (50 * T) where: M = maximum number of parking spaces; G = GFA of all office/business premises in the building (m²); A = Site Area (m²); T = Total GFA of all buildings on the site (m²); If the FSR <= 3.5:1, then Office/Business: 1 space / 175 sqm GFA Retail: 1 space / 90 sqm GFA
GROSS FLOOR AREA AS DEFINED BY COUNCIL FOR THE PURPOSES OF DERIVING A FLOOR SPACE RATIO. TYPICALLY DEFINED AS THE SUM OF THE FLOOR AREA OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, AND INCLUDES:
*THE AREA OF A MEZZANINE

*HABITABLE ROOMS IN A BASEMENT OR ATTIC
*ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE IN A BASEMENT OR ATTIC
BUT EXCLUDES:
*ANY AREA FOR COMMON VERTICAL CIRCULATION INCLUDING LIFTS AND STAIRS
*ANY BASEMENT STORAGE, VEHICULAR ACCESS, LOADING AREA, GARBAGE AND SERVICES
*PLANT ROOMS, LIFT TOWERS, AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR DUCTING
*CARPARKING TO MEET THE REQUIREMENTS OF THE CONSENT AUTHORITY INCLUDING ACCESS TO THAT PARKING)
*ANY SPACE USED FOR THE LOADING AND UNLOADING OF GOODS (INCLUDING ACCESS TO IT)
*TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4M HIGH
*VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STORE ABOVE

GBA:
DEFINED AS THE SUM OF THE AREA OF EACH FLOOR/PLATE, MEASURED TO THE EXTERNAL FACE OF FAÇADE WALLS BUT NOT INCLUSIVE OF BALCONIES
DEFINED AS THE PERCENTAGE OF SELLABLE AREA VERSUS GROSS BUILDING AREA

FSR AND HEIGHT

The proposed built form provides the opportunity to generate an efficient apartment building. Within the established envelope, the proposal generates a FSR of 6:1 and a maximum height of 53.8m.

ADG COMPLIANCE

Solar Access

The proposed orientation of the built form on the site provides the opportunity to generate an apartment configuration which will have either east or west orientation. The proposed building has been designed to ensure that 70% of the apartments will receive sufficient solar access and will achieve the minimum of 2 hours solar access during mid-Winter between 9am and 3pm.

Cross Ventiation

The proposed building has been designed to ensure 60% of the apartments have sufficient cross ventilation.