355 CHURCH STREET PARRAMATTA

URBAN DESIGN REPORT
PREPARED FOR
PARRAMATTA COUNCIL
AND STOCKLAND

V3.0

LOW-RESOLUTION VERSION FOR EMAIL

19TH MAY 2020

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1.0 INTRODUCTION

Artist's Impression

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1.1 LOCATION

This document forms part of a workshop with Parramatta Council, Stockland, and Bates Smart on opportunities for the site at 355 Church Street in North Parramatta. It describes a planning and massing strategy for a new mixed-use podium and two residential towers at the corner of Church Street and Victoria Road.

Development Summary

Total Floor Space

Site Area	4,737 m²
FSR Allowable	6.9 : 1
GFA Proposed	32,685 m²

Mixed Use Podium

GFA	2,256 m²

Tower 1 (South)

Apartments	approx. 190 units
GFA	15,620 m²

Tower 2 (North)

Apartments	approx. 156 units
GFA	13,460 m²

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1.2 CLIENT BRIEF

/ *Redevelopment of the site to construct residential apartments on the existing McDonald's site whilst developing a new McDonald's store*

/ *Preparation of a two tower scheme that allows for market appropriate, multi-release staging*

/ *Preparation of a scheme that is compliant with the proposed planning controls under the CBD wide Planning Proposal, of note the Incentive heights (solar access to Prince Alfred Square) and Incentive FSR (6.9:1)*

/ *Provide good residential amenity, meeting McDonald's spatial and traffic requirements while creating a separation between the residential address, retail areas and McDonald's facilities*

/ *Provision of a mixed use podium*

/ *Provision of an integrated McDonald's drive-through*

Artist's impression

1.3 SITE CONTEXT

Subject Site
Proposed Light Rail Network
Key high rises / Gateway sites
Active Street Front

SURROUNDING CONTEXT

1/ Church St

2/ Church St and Victoria Rd Intersection

SURROUNDING CONTEXT

3/ Victoria Rd

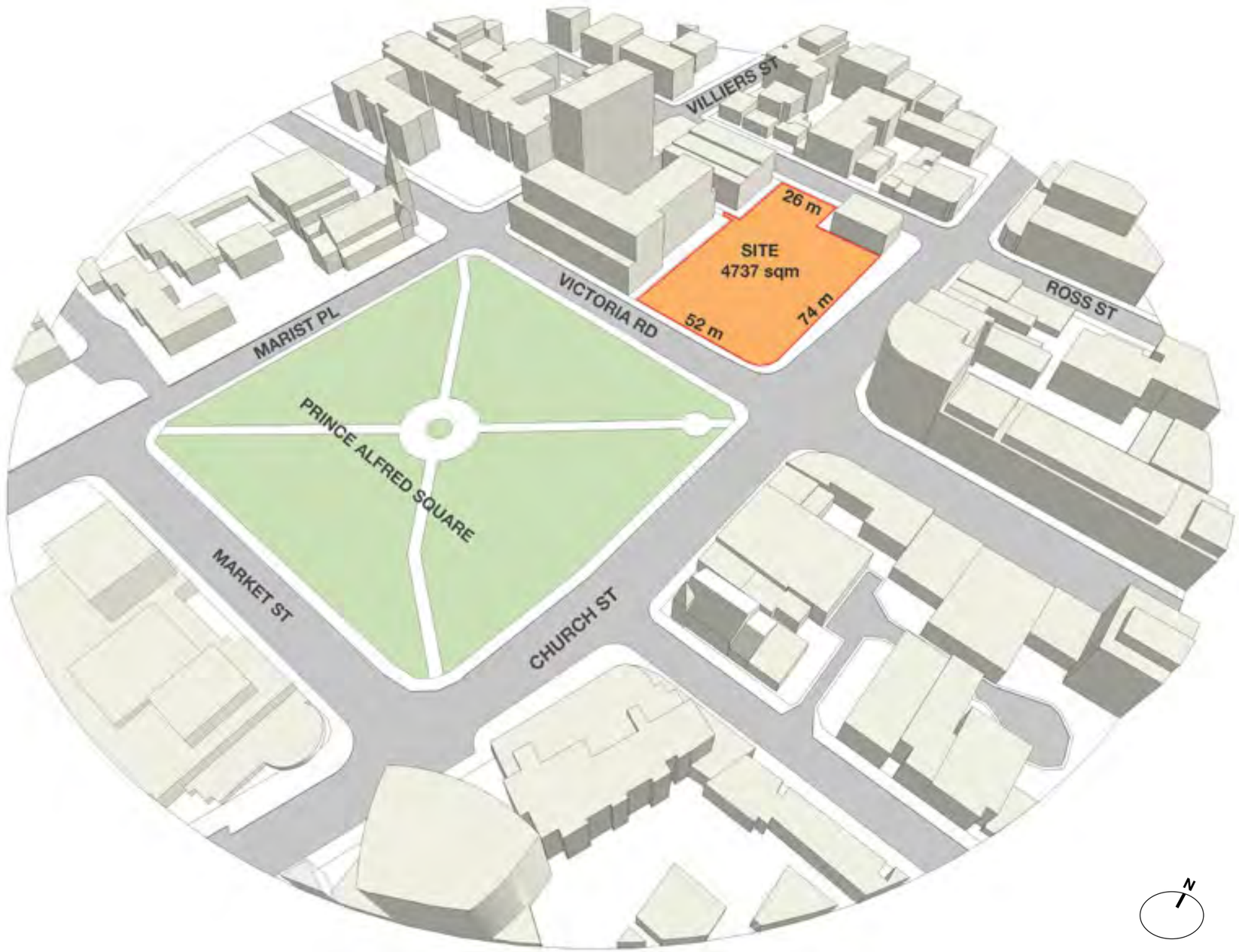
4/ Church St and Ross St crossing

SURROUNDING CONTEXT

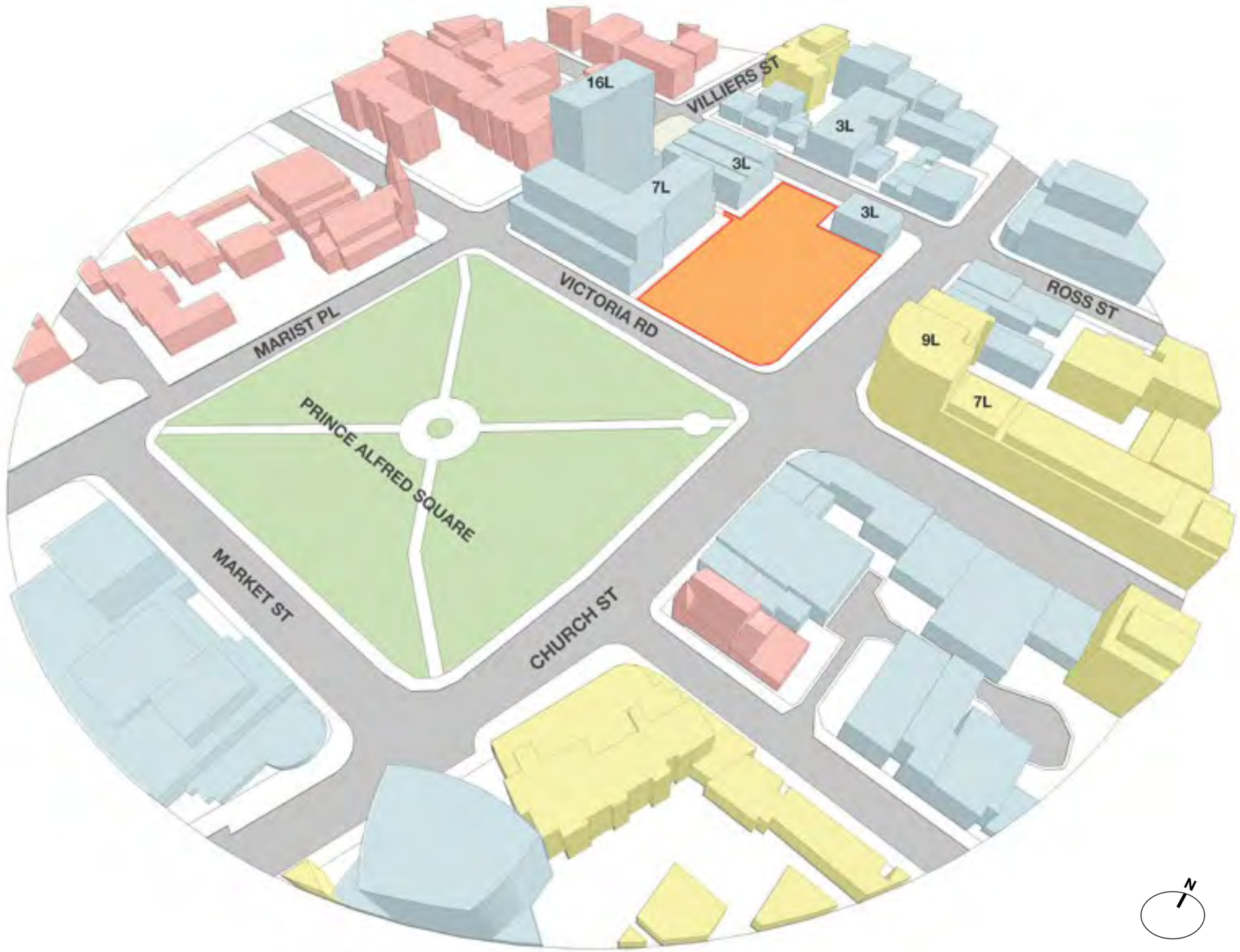
5/ Ross St towards Church Street. There are currently four vehicular crossovers along the site boundary.

1.4 SITE ANALYSIS

SITE PARAMETERS



URBAN CONTEXT



RESIDENTIAL

COMMERCIAL

INSTITUTION

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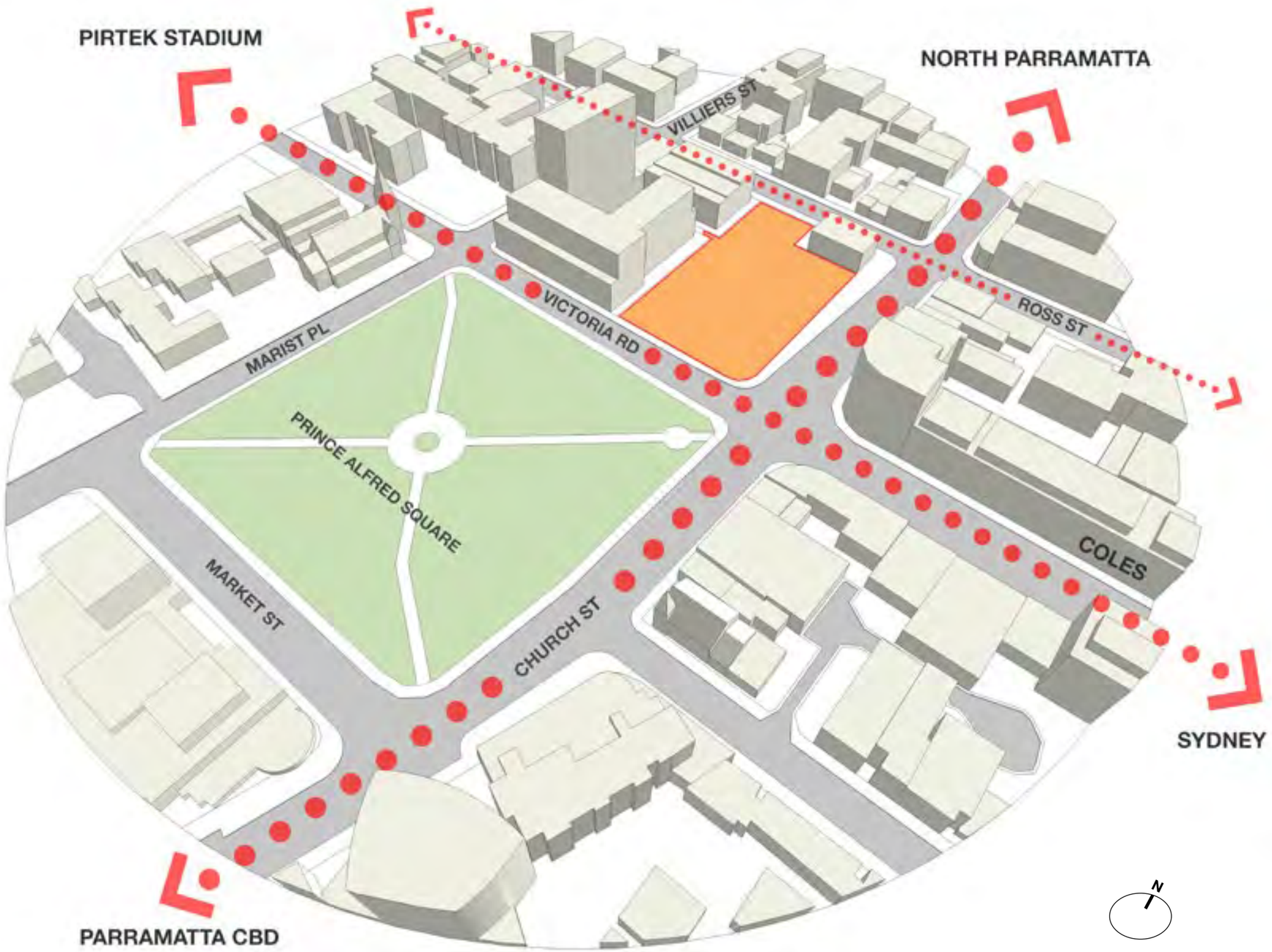
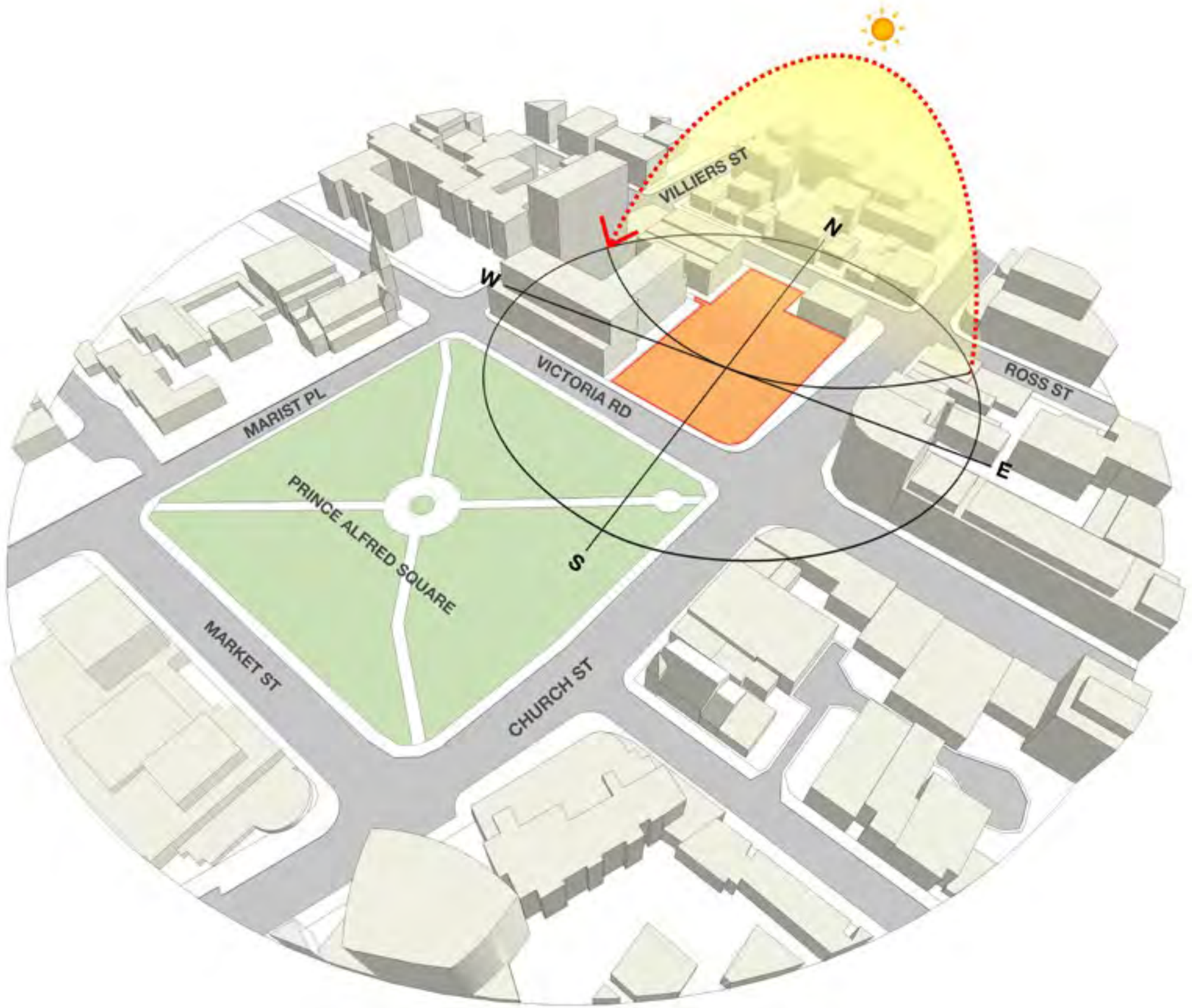
ROADS


PIRTEK STADIUM
NORTH PARRAMATTA
VILLIERS ST
ROSS ST
VICTORIA RD
MARIST PL
PRINCE ALFRED SQUARE
COLES
MARKET ST
CHURCH ST
SYDNEY
PARRAMATTA CBD
N

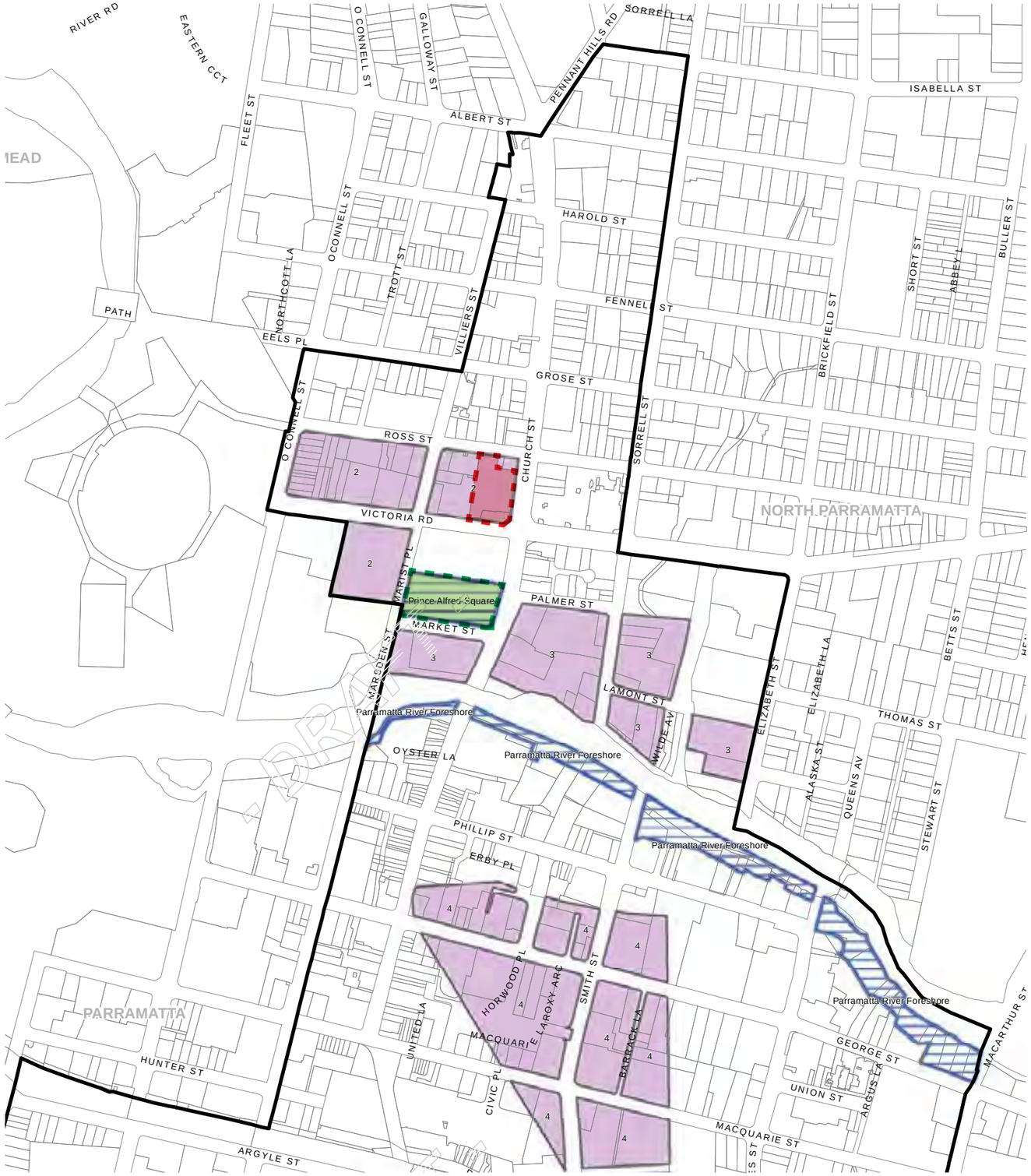
SOLAR ORIENTATION



1.5 SOLAR ACCESS PROTECTION

SUN ACCESS PROTECTION

The subject site is affected by a sun access plane to Prince Alfred Square. The southern portion of Prince Alfred Square is prohibited from additional overshadowing between the hours of 12pm and 2pm on the mid-winter solstice (June 21st).



Sun Access Protection - Refer Clause 7.4 Sun Access Protection

Land Affected by Sun Access Planes

- 1 - Jubilee Park
- 2 - Prince Alfred
- 3 - Parramatta River Foreshore
- 4 - Lancer Barracks

Specified Sites

- No Additional
- Subject site

EXTRACT FROM THE PARRAMATTA CBD PLANNING PROPOSAL

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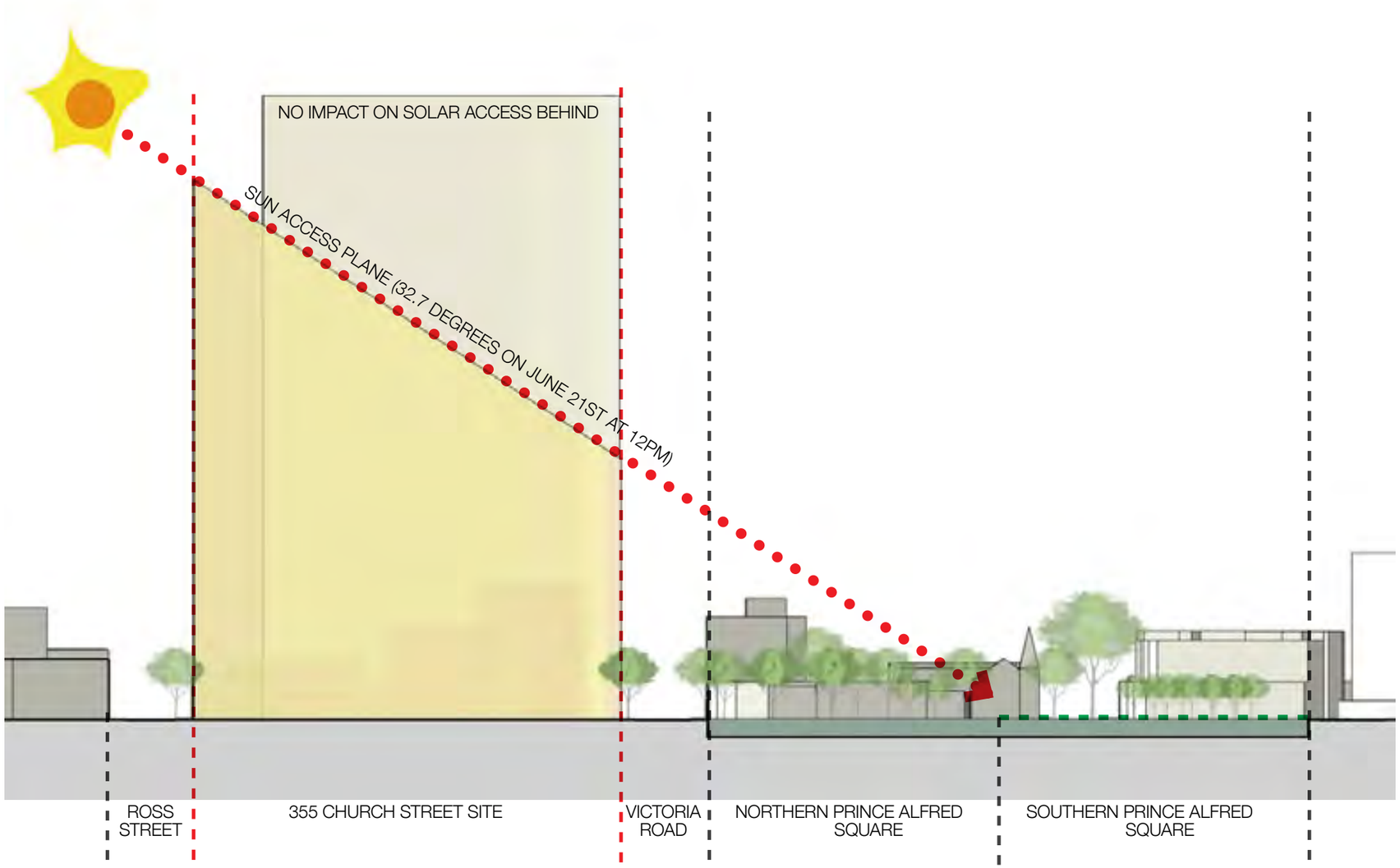
SUN ACCESS PLANE

The diagram opposite demonstrates the solar access plane at 12pm on June 21st. The sun access plane limits the height of development over the western portion of the site.

SUN ACCESS PLANE PLAN DIAGRAM



SECTION DIAGRAM TO SHOW THE SUN ACCESS PLANE AT 12PM ON JUNE 21ST

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VIEW FROM THE SUN
JUNE 21ST 12PM

SUN-MASSING ENVELOPE

By representing the view from the sun at 12pm on June 21st we can see that no additional overshadowing is created by the ‘sun-massing envelope’.

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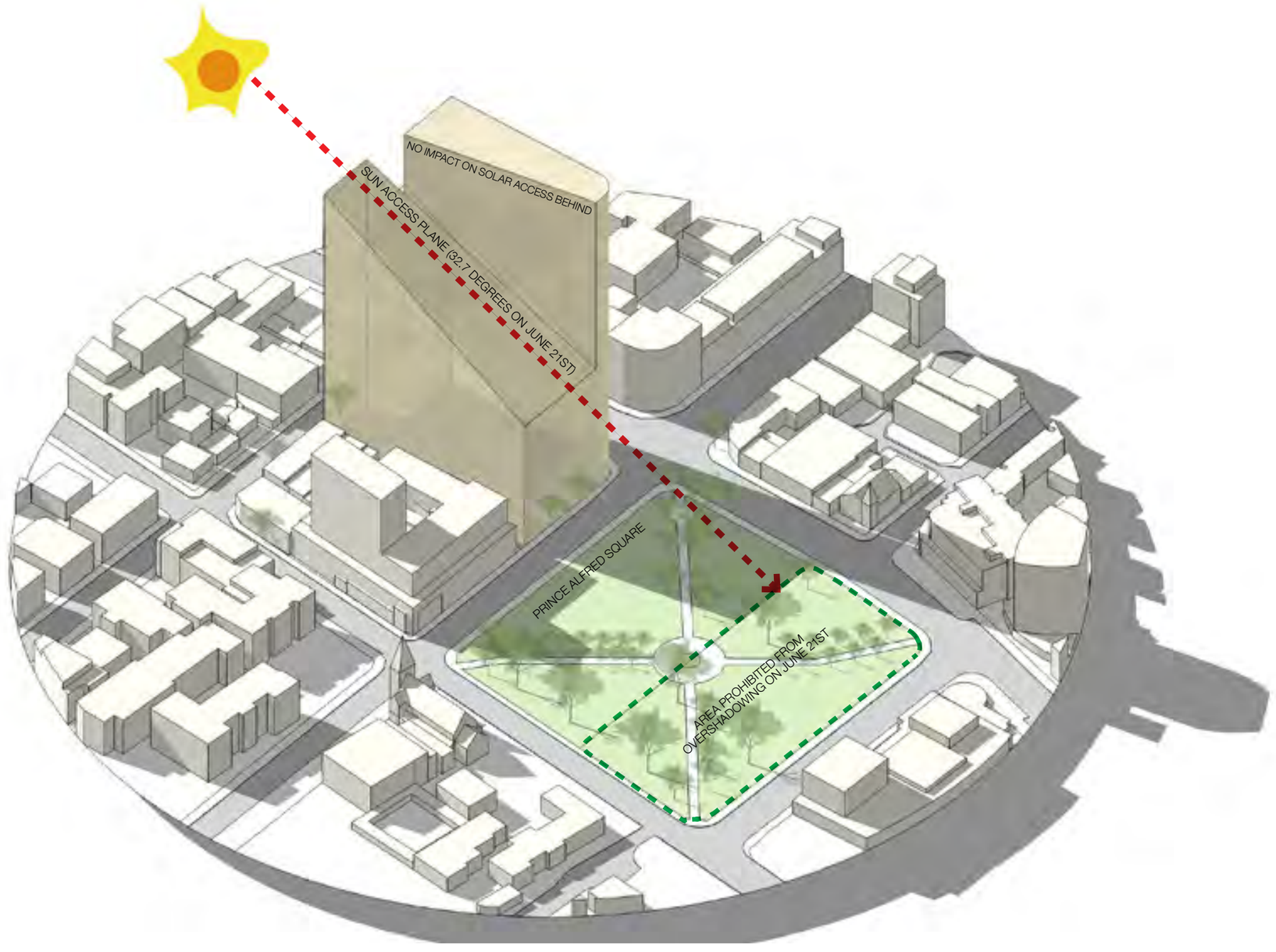
SUN-MASSING ENVELOPE

The sun-massing envelope therefore defines the maximum extent of the building envelope in order to comply with the overshadowing controls outlined in the Parramatta CBD Planning Proposal.



1.6 BUILDING ENVELOPE

This diagram demonstrates how the proposed building envelope falls within the sunplane envelope eliminating any overshadowing to the prohibited area.

2.0 PROPOSED SCHEME

Artist's Impression

PROPOSED SCHEME

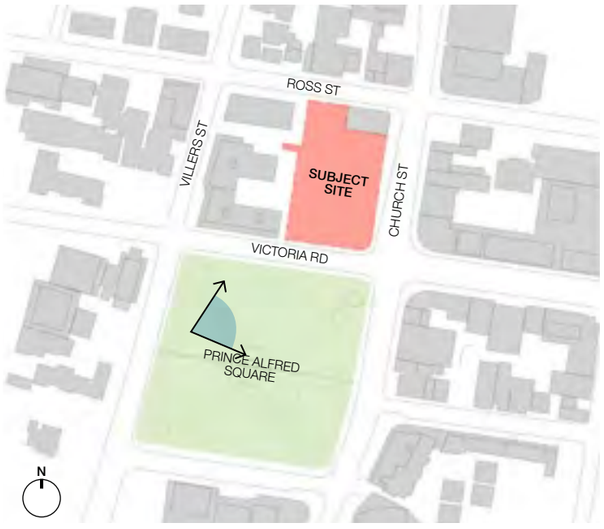
PRINCE ALFRED SQUARE VIEW

The two towers work together to create and frame space, at a scale that is suitable to the heritage park and surrounding context. The buildings become a gateway marker to Northern Parramatta. The proportions of the two tower scheme are more favorable when compared to single tower options.

3 m Setback to Church Street
37 m Frontage to Church Street
9 m Separation between Towers

South Tower (R):
912 m² Max Floorplate
32 Levels

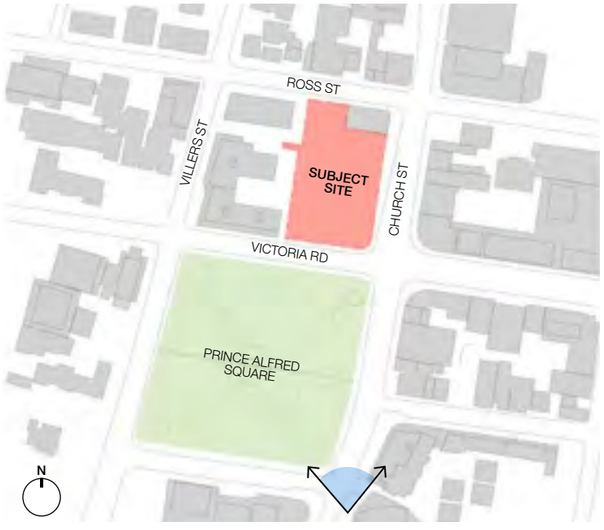
North Tower (L):
733 m² Max Floorplate
29 Levels



PROPOSED SCHEME

SOUTHERN APPROACH

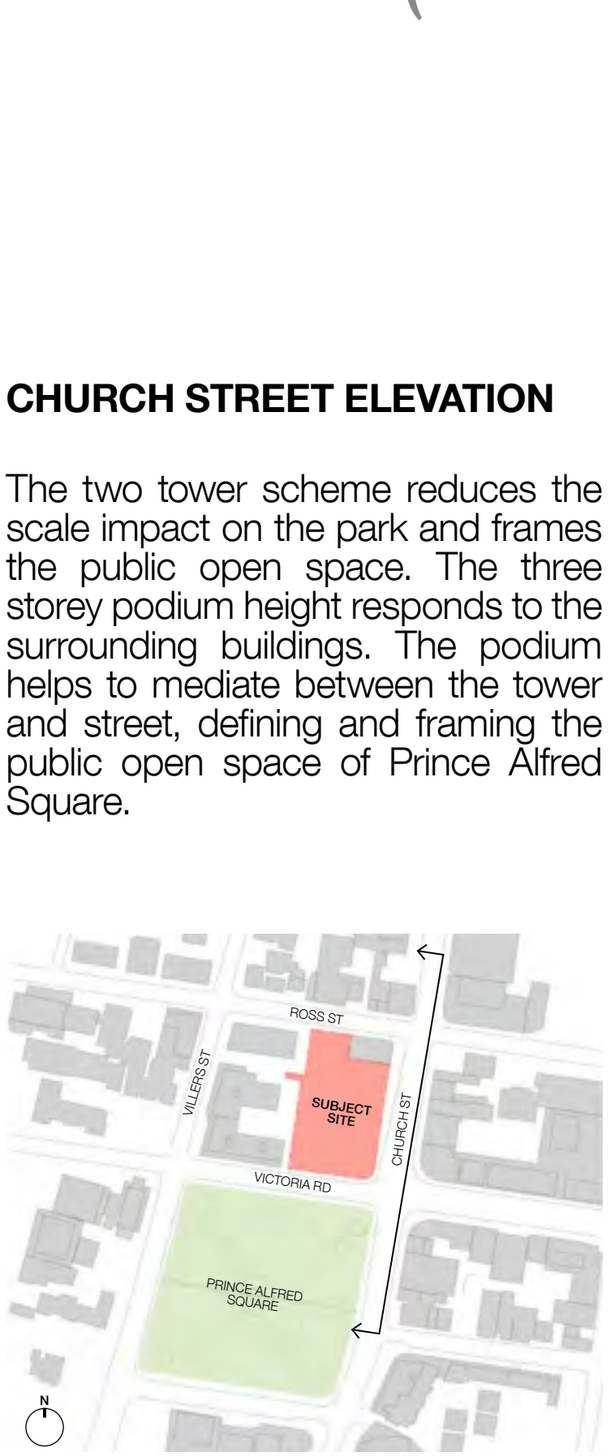
The two tower scheme reduces the scale impact on the park and frames the public open space. The three storey podium height responds to the surrounding buildings and the heritage park.

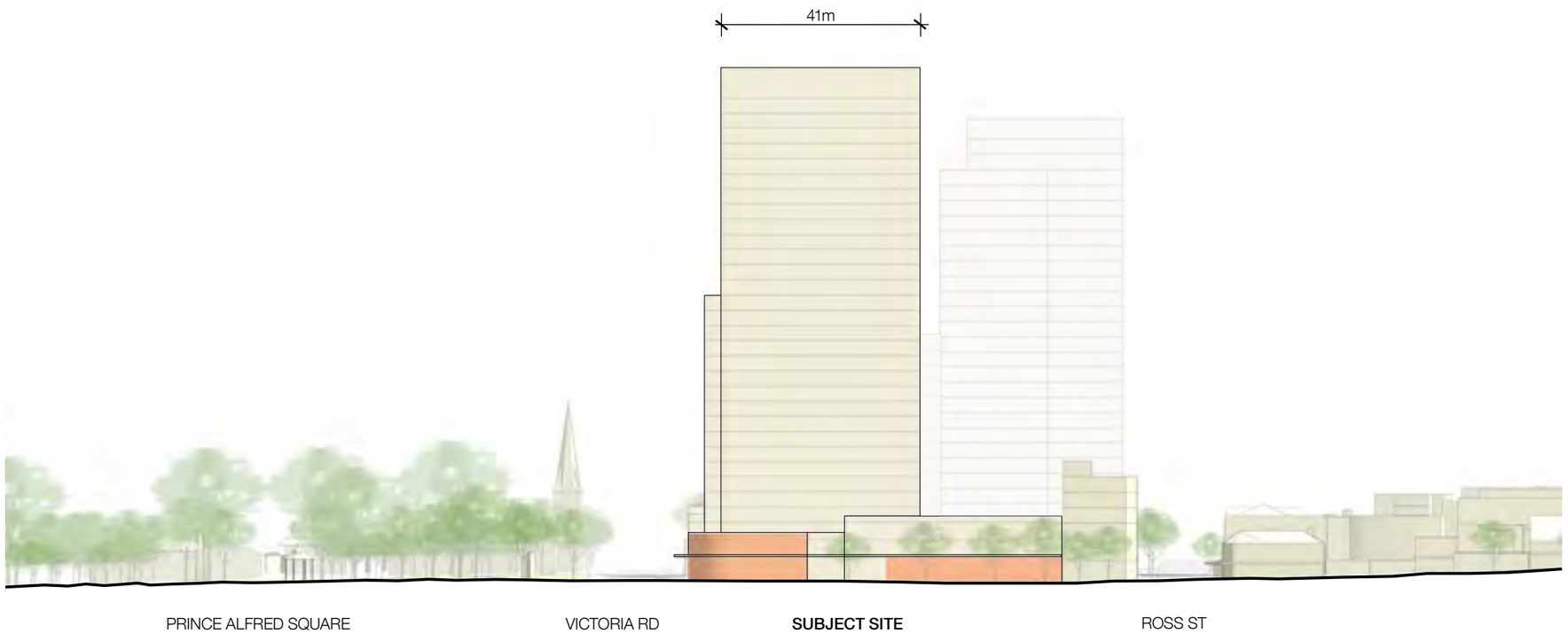


PROPOSED SCHEME (2019 UPDATE)

CHURCH STREET ELEVATION

The two tower scheme reduces the scale impact on the park and frames the public open space of Prince Alfred Square.





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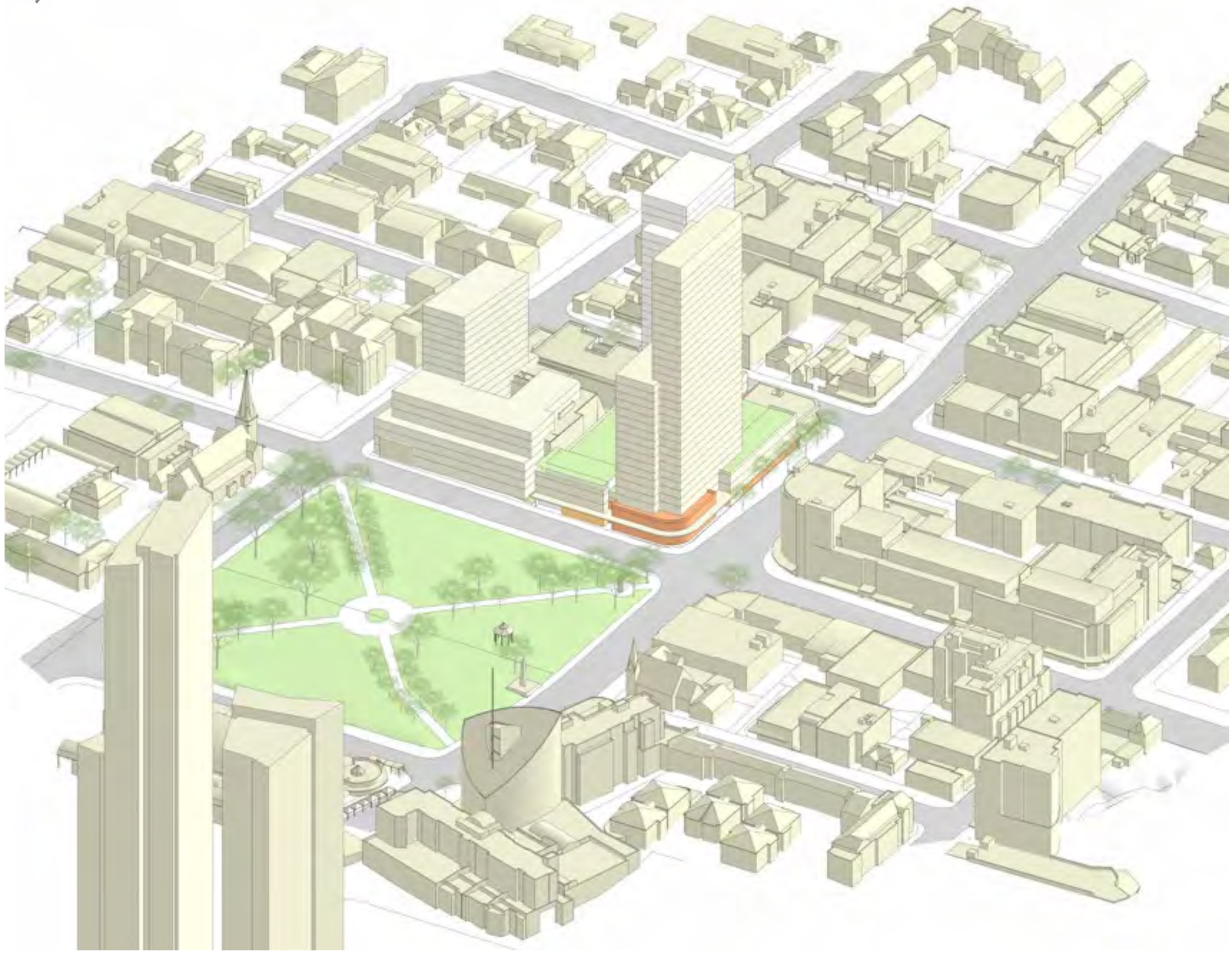
PROPOSED SCHEME (2019 UPDATE)

AERIAL



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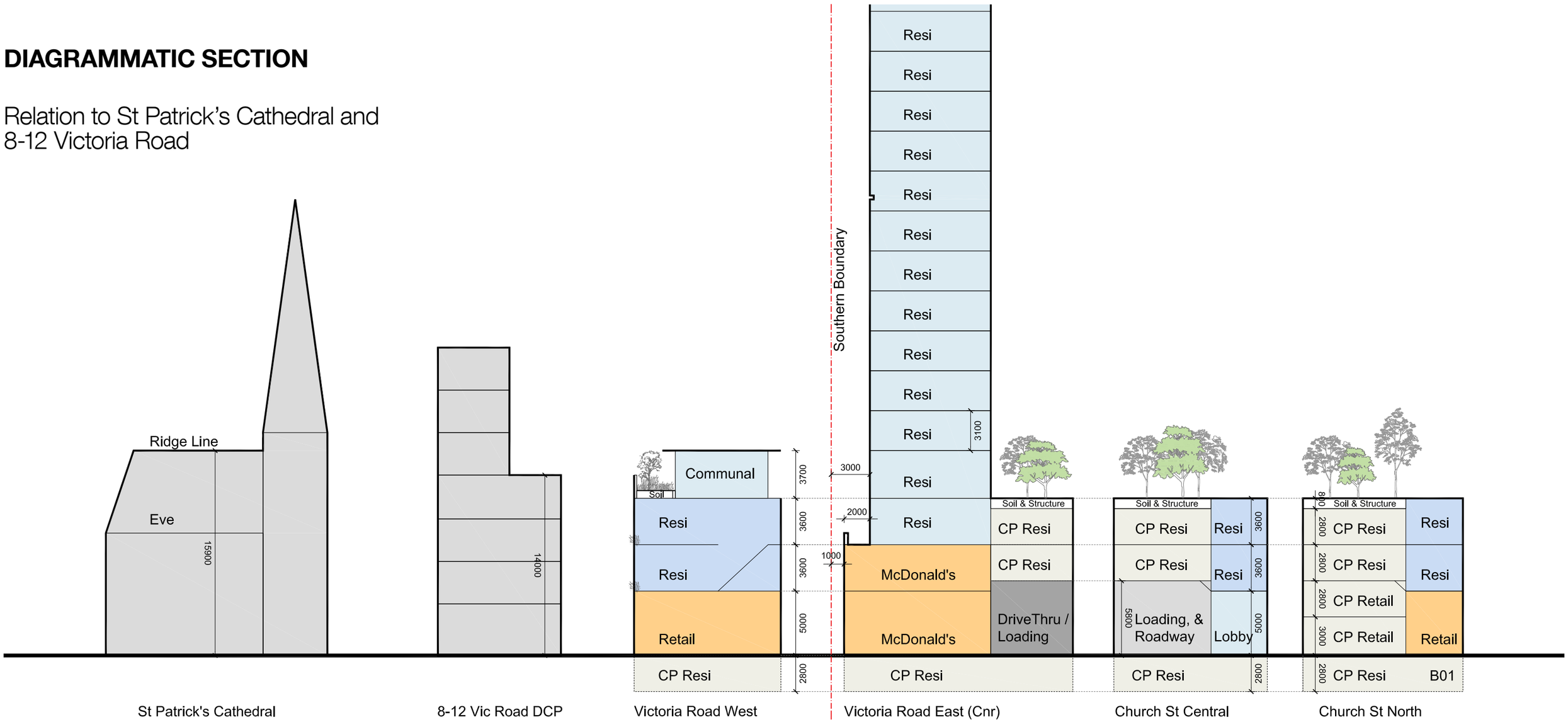
PROPOSED SCHEME

DIAGRAMMATIC SECTION

Relation to St Patrick's Cathedral and
8-12 Victoria Road



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PROPOSED SCHEME

GROUND FLOOR PLAN

The footpath along Victoria Road has been widened by 1m to accommodate foot traffic from the stadium passing around the corner.

1:~~400~~ @ A3

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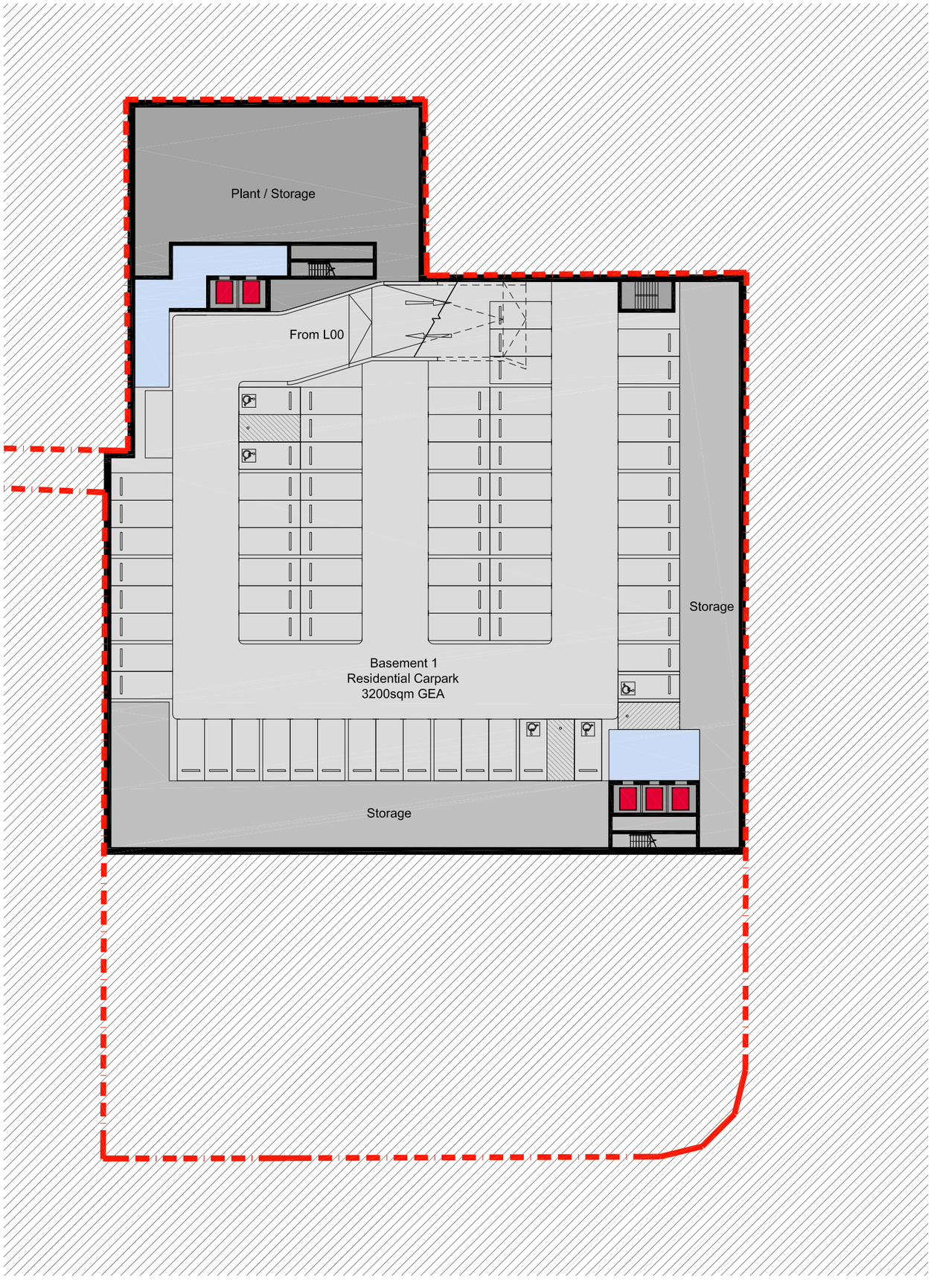
PROPOSED SCHEME (2019 UPDATE)

BASEMENT LEVEL PLAN

A half level of basement.



1:400 @ A3

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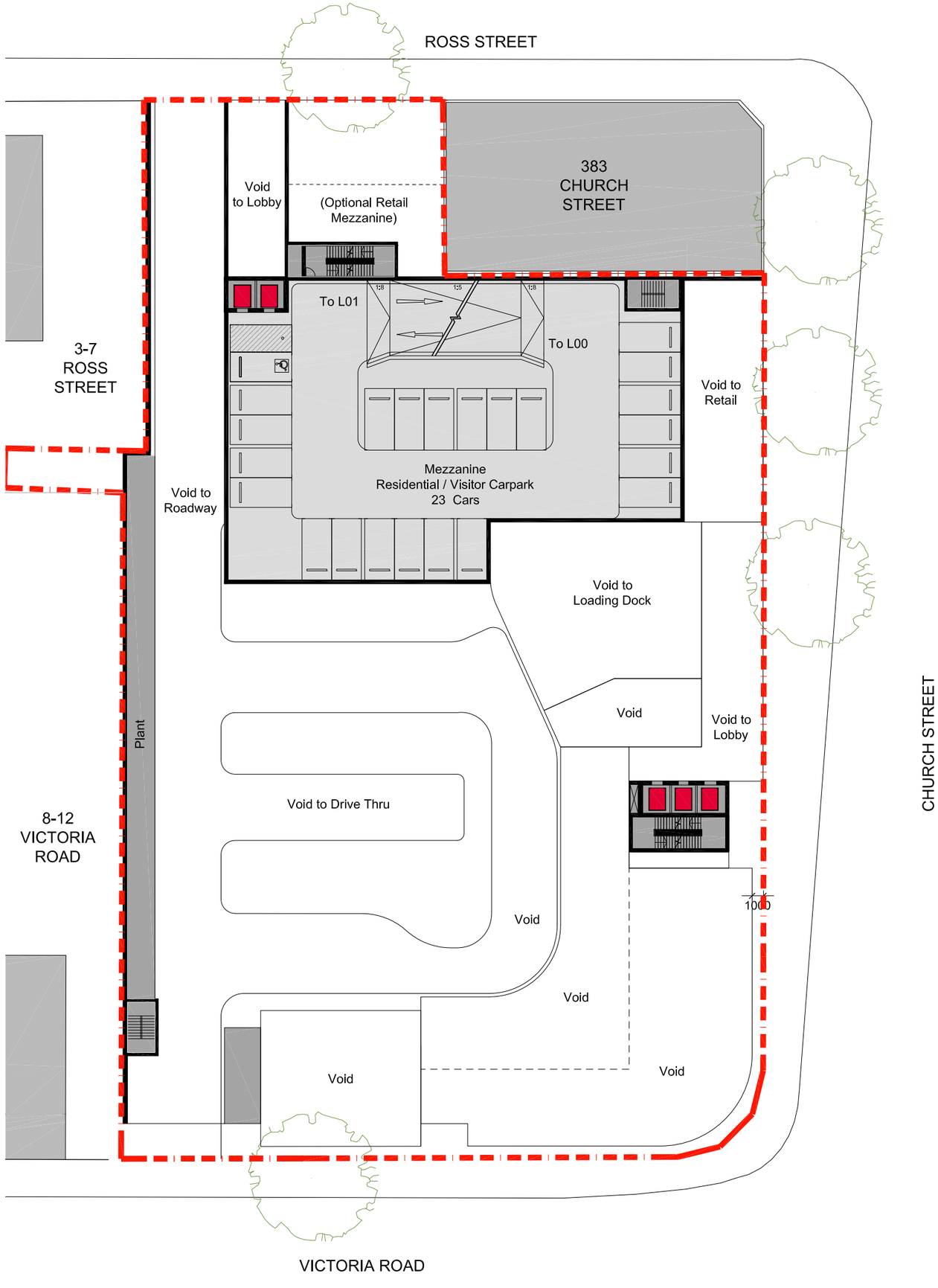
PROPOSED SCHEME

GROUND FLOOR MEZZANINE PLAN

The plan shows the mezzanine car park level and the double-height void space over the loading dock.

A higher ground level floor to floor level allows for future flexibility of use.



1:400 @ A3

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PROPOSED SCHEME

LEVEL 1 PLAN

Level 1 shows active uses to Church Street, Victoria Road and Ross Street, which sleeve a residential carpark.

1:400 @ A3

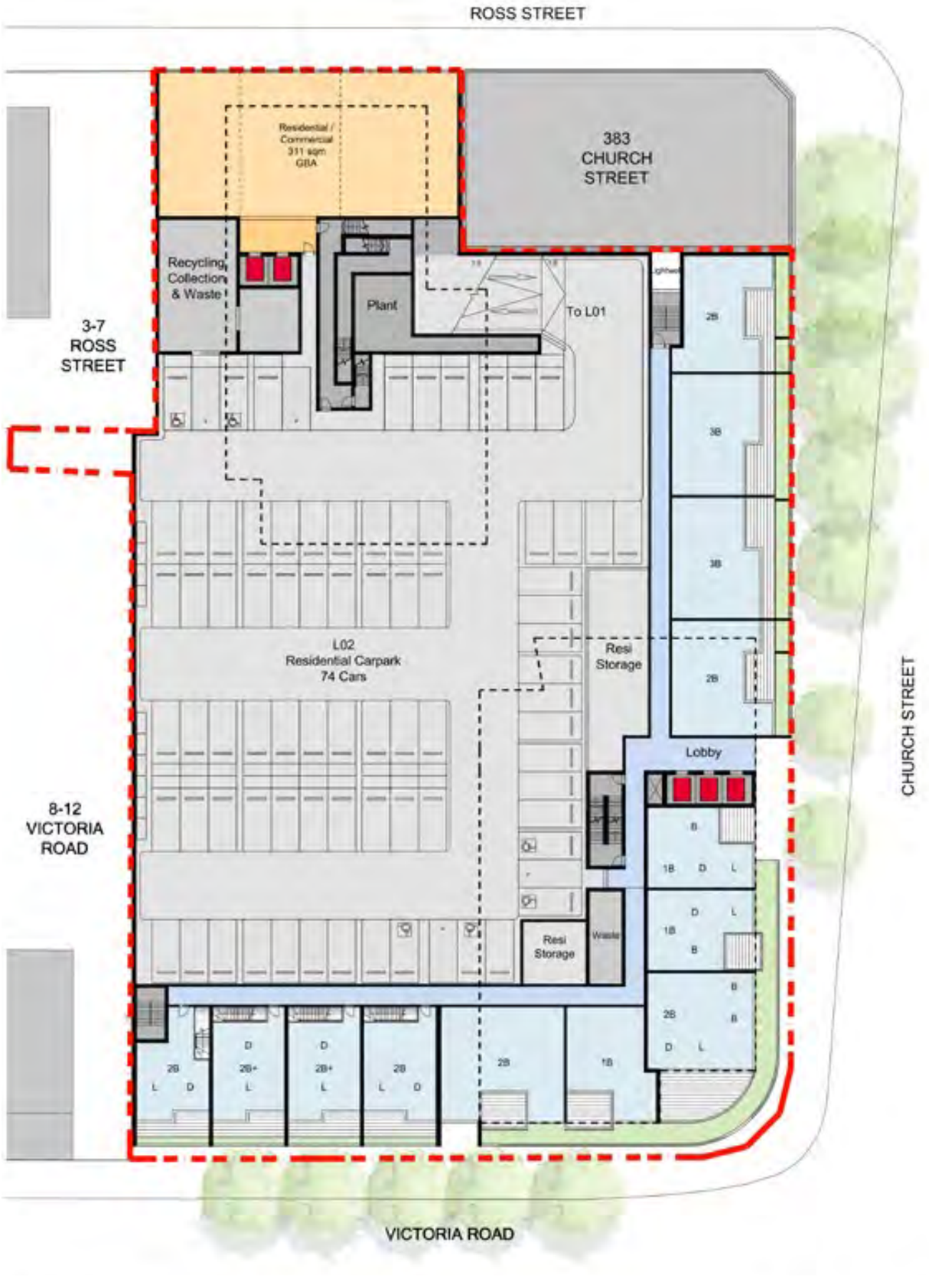
PROPOSED SCHEME

LEVEL 2 PLAN

Level 2 is the top floor of the podium creating an appropriate three-storey street wall, responding to the surrounding buildings and heritage park. The podium matches the height of the approved site-specific DCP envelope of 8-12 Victoria Road.

The mix of programs that sleeve the car park provide activation to Victoria Road, Church Street and Ross Street.

1:400 @ A3

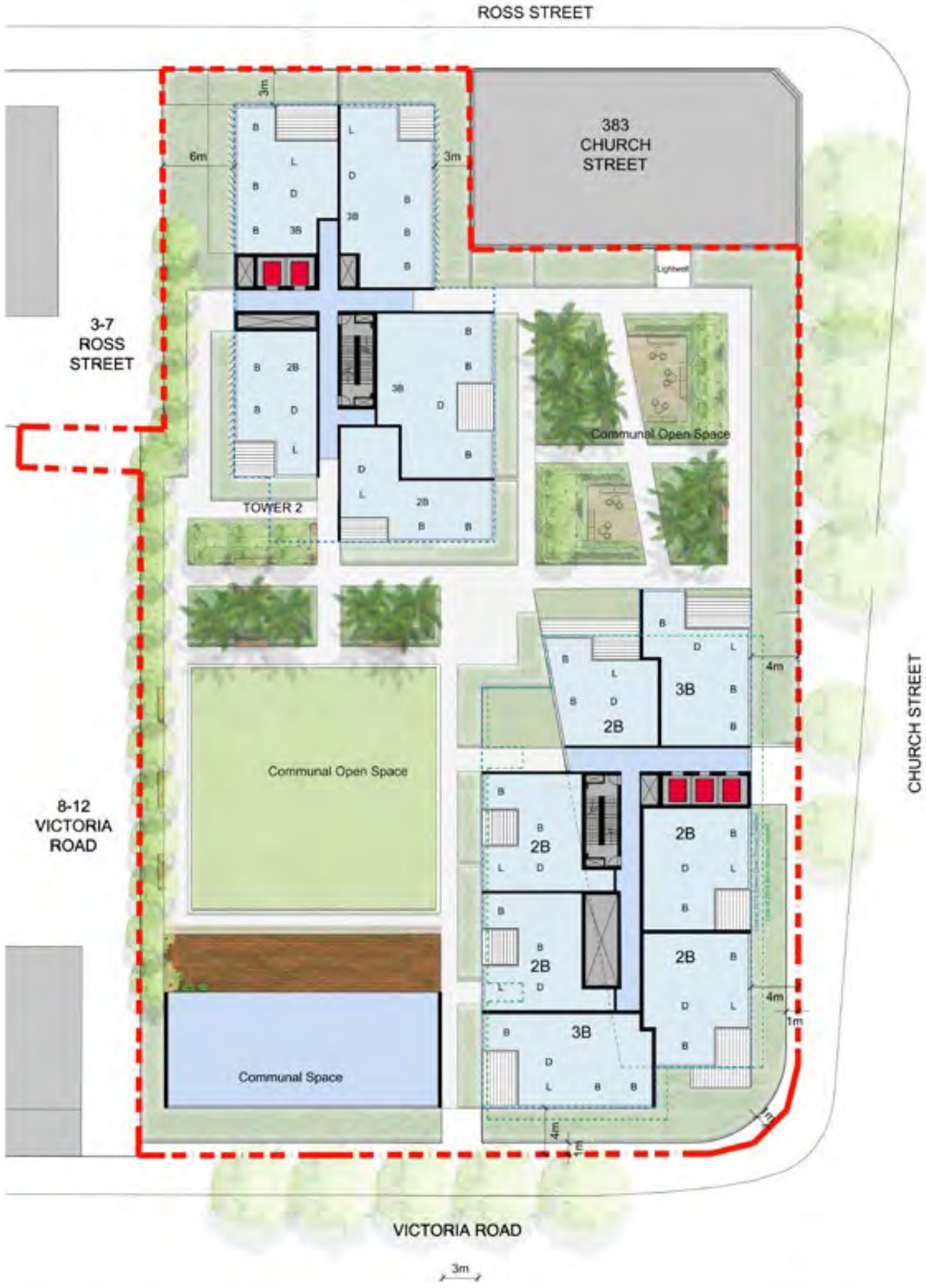


PROPOSED SCHEME (2019 UPDATE)

LEVEL 3 PLAN

Above the three level podium is a landscaped courtyard with substantial soil for significant growth. A setback pavilion fronts Prince Alfred Park; this is as a residential communal space with views over the park and courtyard.

The apartments are planned to ensure living spaces have a clear line of sight (24m or more). Bedrooms near side boundaries are architecturally screened to ensure privacy at lower levels.



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PROPOSED SCHEME (2019 UPDATE)

TYPICAL LOW RISE LEVEL PLAN (L4-15)

The two buildings are offset, and living rooms are strategically located to ensure privacy between units.

This reference design shows an indicative mix of units that fit within the proposed envelope.

1:400 @ A3

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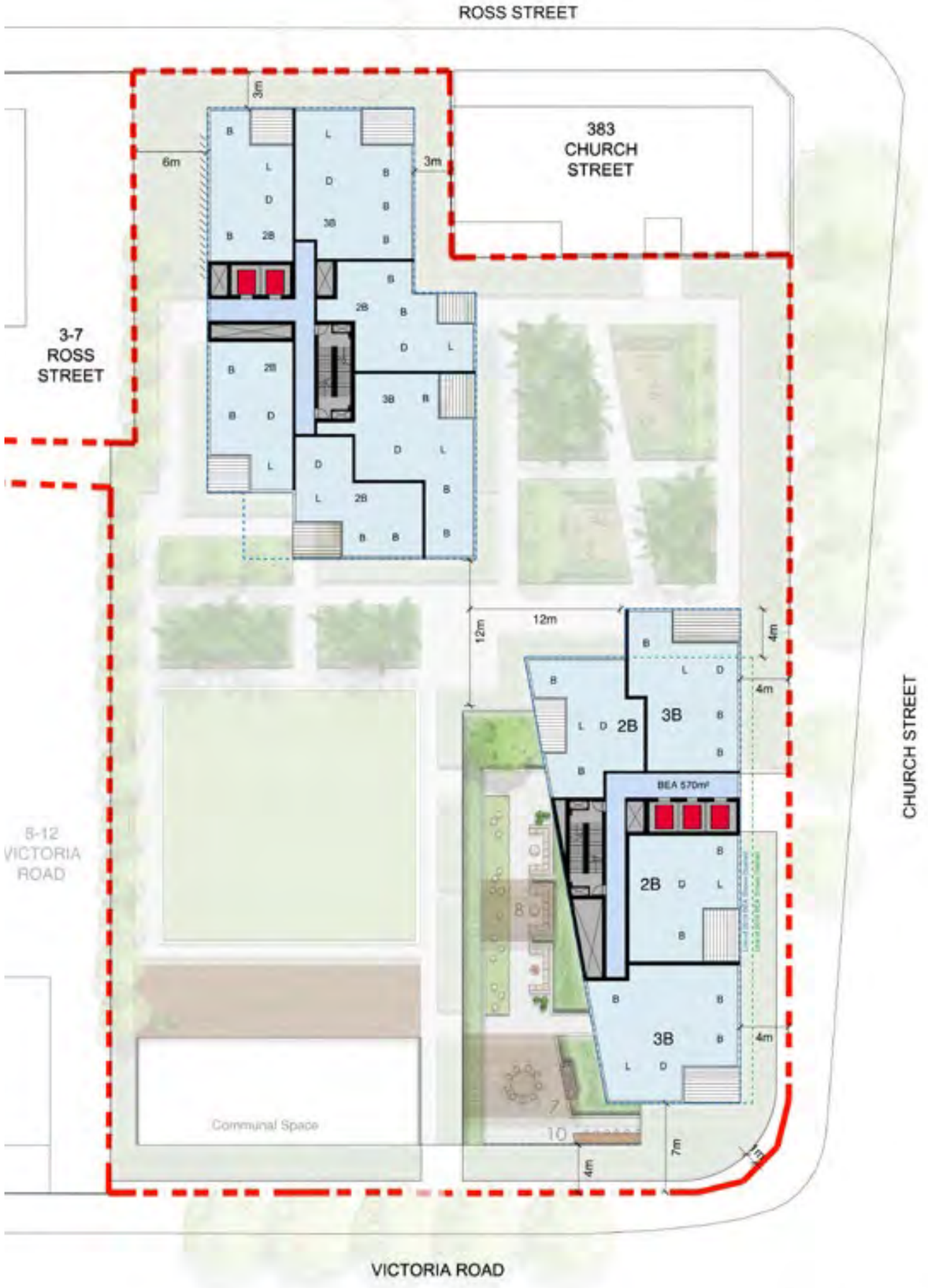
PROPOSED SCHEME (2019 UPDATE)

TYPICAL MID RISE LEVEL PLAN (L16-25)

A large portion of the southern tower is sliced off at this level. This ensures that, during the worst day of the year, there is no overshadowing of the southern half of Prince Alfred Park between 12pm - 2pm.

This creates a slender articulated form. However, the form is still wide-enough to offer well-proportioned units with high amenity.

An architecturally expressed scissor stair reduces heat gain from the west.

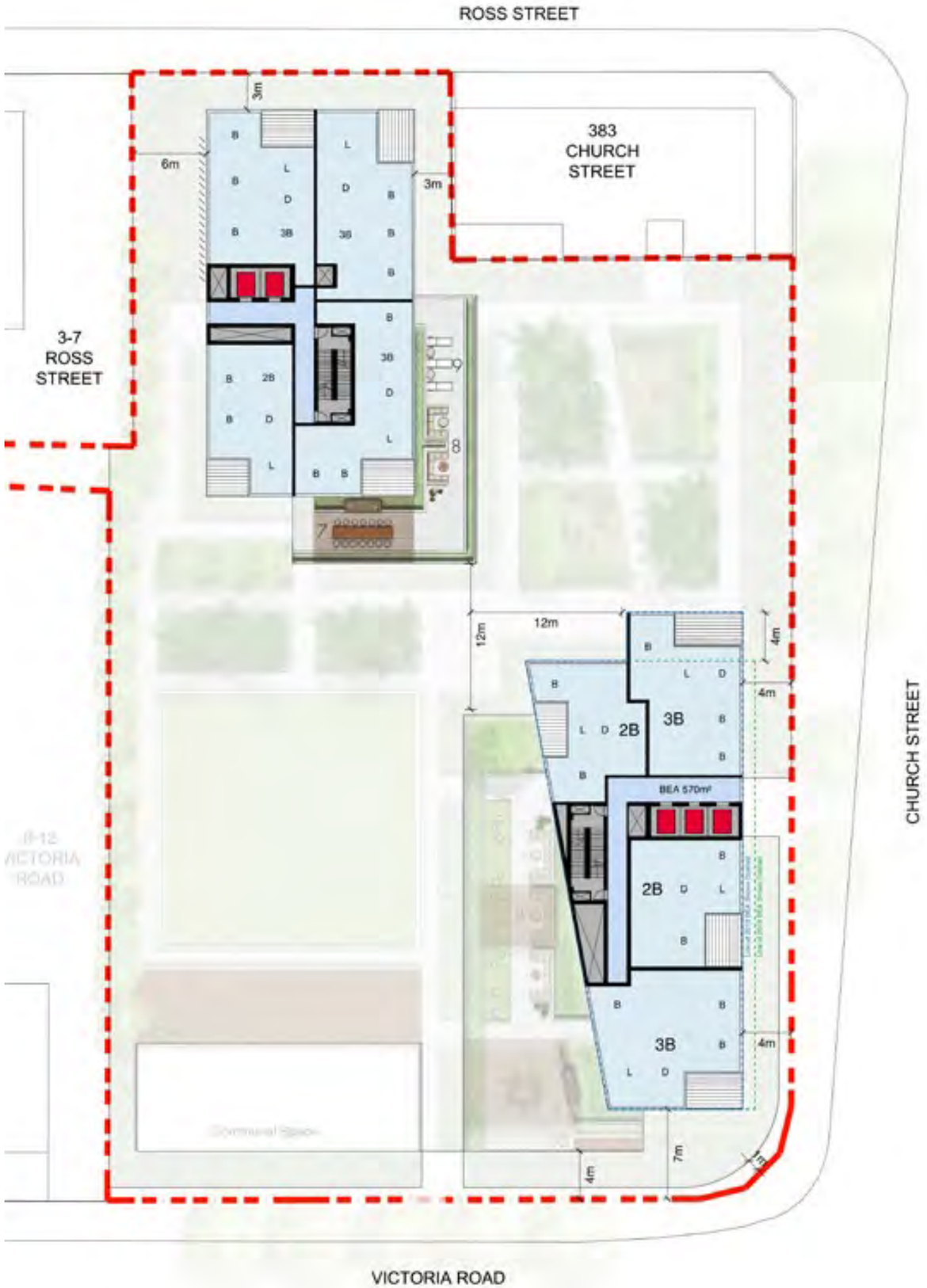


1:400 @ A3

PROPOSED SCHEME (2019 UPDATE)

TYPICAL HIGH RISE LEVEL PLAN (L26-28)

The northern tower sets back, helping to articulate the tower form into two-interlocking vertical forms.



1:400 @ A3

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PROPOSED SCHEME (2019 UPDATE)

VIEWS FROM THE SUN

12pm Mid-Winter

1pm Mid-Winter

2pm Mid-Winter

PROPOSED SCHEME (2019 UPDATE)

AUTUMNAL EQUINOX SHADOW ANALYSIS

30TH MARCH. DAYLIGHT SAVINGS TIME IN EFFECT.

6% of Prince Alfred Square in Shadow
9am Daylight Savings Time **(8am Solar Time)**

16% of Prince Alfred Square in Shadow
10am Daylight Savings Time (9am Solar Time)

10% of Prince Alfred Square in Shadow
11am Daylight Savings Time (10am Solar Time)

ADDITIONAL SHADOW

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PROPOSED SCHEME (2019 UPDATE)

AUTUMNAL EQUINOX SHADOW ANALYSIS

30TH MARCH. DAYLIGHT SAVINGS TIME IN EFFECT.

6% of Prince Alfred Square in Shadow
12pm Daylight Savings Time (11am Solar Time)

4% of Prince Alfred Square in Shadow
1pm Daylight Savings Time (12pm Solar Time)

0.4% of Prince Alfred Square in Shadow
2pm Daylight Savings Time (1pm Solar Time)

ADDITIONAL SHADOW

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PROPOSED SCHEME (2019 UPDATE)

WINTER SHADOW ANALYSIS

21ST JUNE. NO DAYLIGHT SAVINGS IN EFFECT.

DAY OF MAXIMUM IMPACT / WORST CASE SCENARIO.

38% of Prince Alfred Square in Additional Shadow
9am

44% of Prince Alfred Square in Additional Shadow
10am

30% of Prince Alfred Square in Additional Shadow
11am

ADDITIONAL SHADOW

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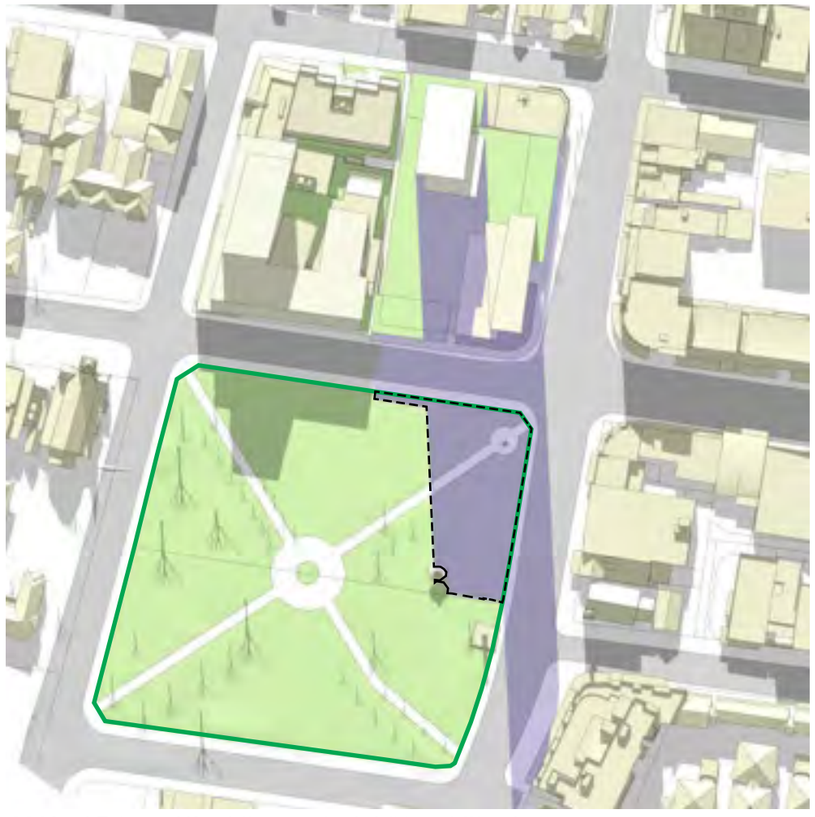
PROPOSED SCHEME (2019 UPDATE)

WINTER SHADOW ANALYSIS

21ST JUNE. NO DAYLIGHT SAVINGS IN EFFECT.

DAY OF MAXIMUM IMPACT / WORST CASE SCENARIO.



13% of Prince Alfred Square in Additional Shadow
12pm

3% of Prince Alfred Square in Additional Shadow
1pm

0.7% of Prince Alfred Square in Additional Shadow
2pm

ADDITIONAL SHADOW

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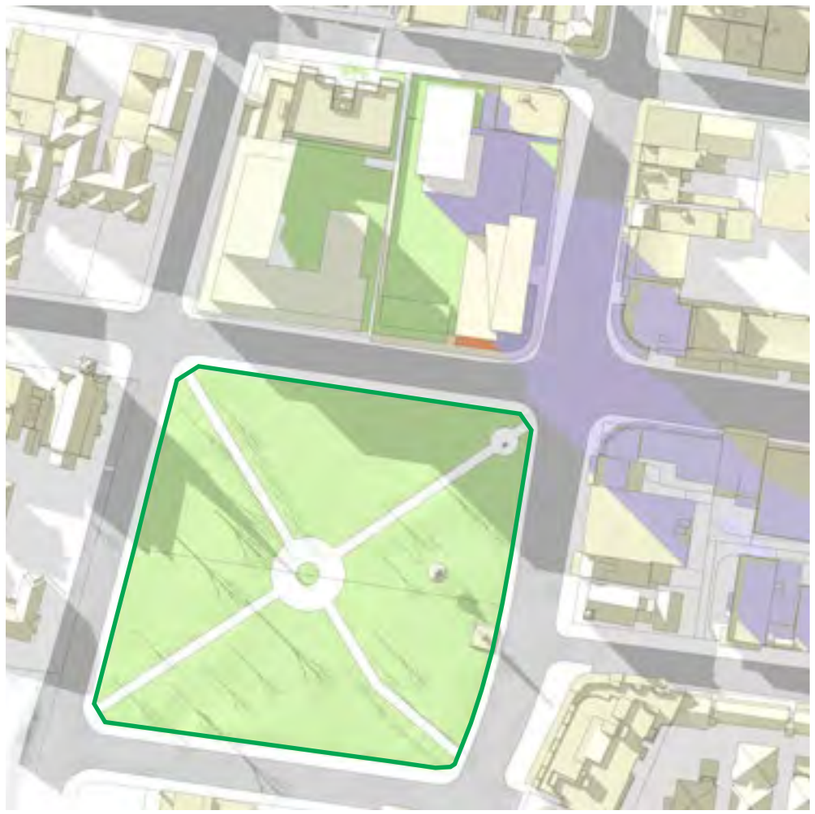
PROPOSED SCHEME (2019 UPDATE)

WINTER SHADOW ANALYSIS

21ST JUNE. NO DAYLIGHT SAVINGS IN EFFECT.

DAY OF MAXIMUM IMPACT / WORST CASE SCENARIO.



0.0% of Prince Alfred Square in Additional Shadow
3pm

0.0% of Prince Alfred Square in Additional Shadow
4pm

ADDITIONAL SHADOW

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PROPOSED SCHEME (2019 UPDATE)

SPRING EQUINOX SHADOW ANALYSIS

23RD SEPTEMBER. NO DAYLIGHT SAVINGS IN EFFECT.

16% of Prince Alfred Square in Shadow
9am

9% of Prince Alfred Square in Shadow
10am

6% of Prince Alfred Square in Shadow
11am

ADDITIONAL SHADOW

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PROPOSED SCHEME (2019 UPDATE)

SPRING EQUINOX SHADOW ANALYSIS

23RD SEPTEMBER. NO DAYLIGHT SAVINGS IN EFFECT.

3% of Prince Alfred Square in Shadow
12pm

0.4% of Prince Alfred Square in Shadow
1pm

0.0% of Prince Alfred Square in Shadow
2pm

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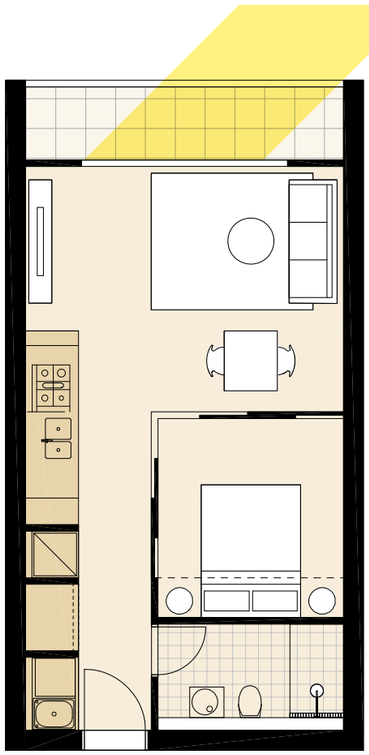
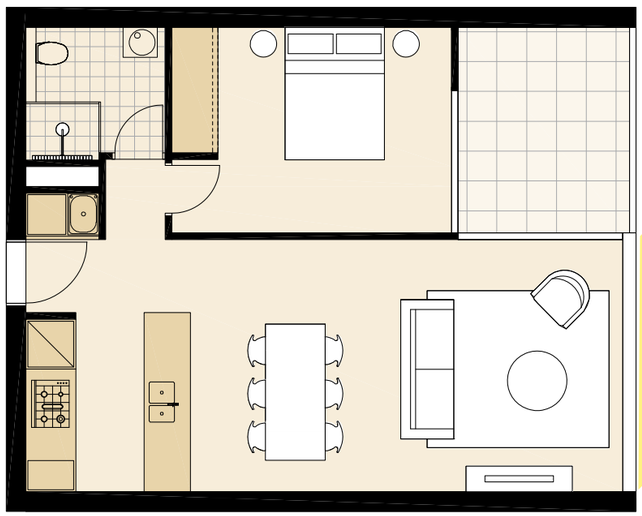
PROPOSED SCHEME

TYPICAL UNIT LAYOUTS

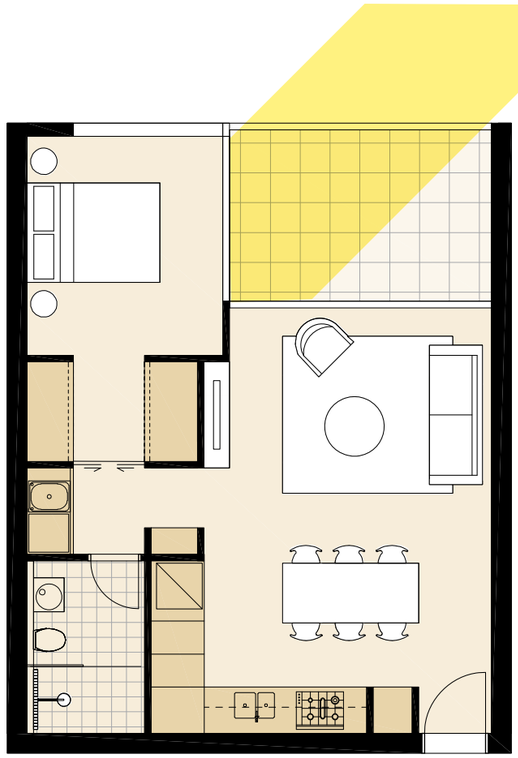
1:100 @ A3



STUDIO
Northern Aspect
40.8 sqm NLA (Balc 5.5 sqm)



1 BED
Eastern or Western Aspect
54.7 sqm NLA (Balc 8 sqm)

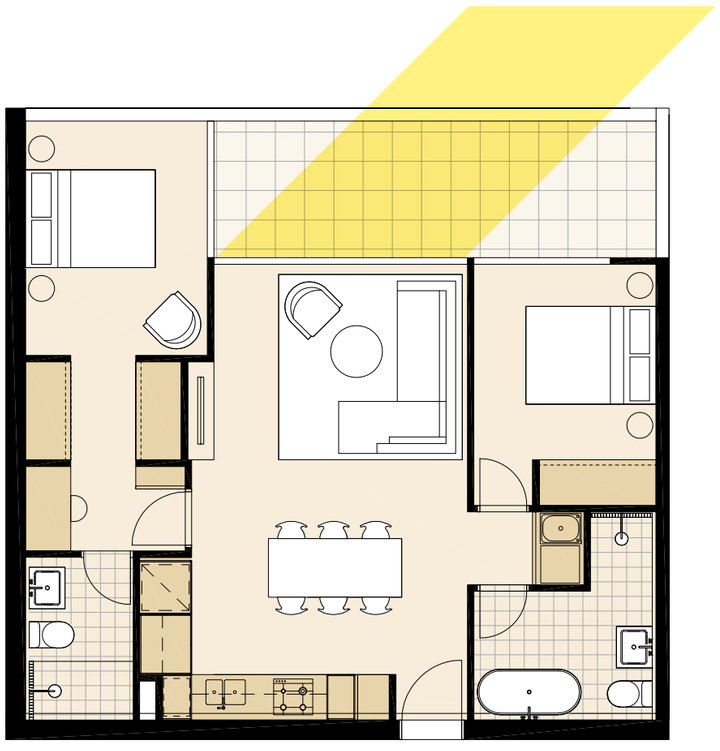


1 BED
Northern or Southern Aspect
52.5 sqm NLA (Balc 10 sqm)

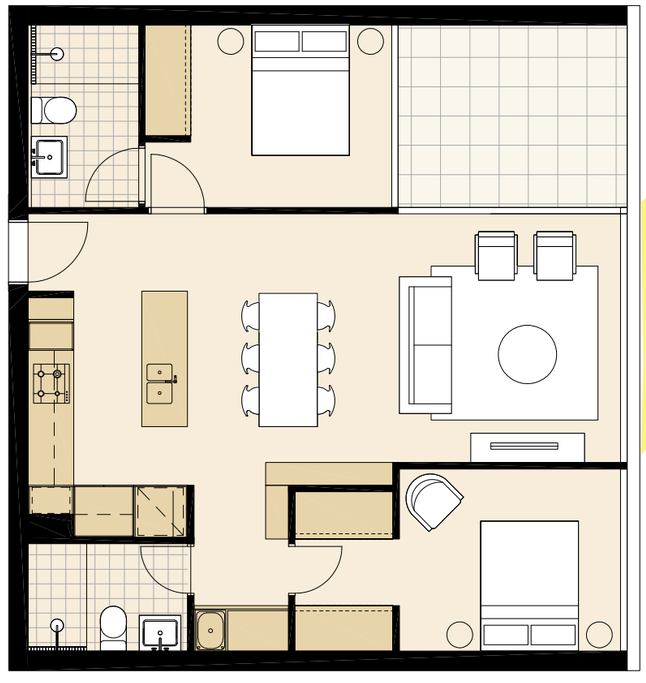
PROPOSED SCHEME

TYPICAL UNIT LAYOUTS

1:100 @ A3



2 BED
Northern or Southern Aspect
75.1 sqm NLA (Balc 14.3 sqm)

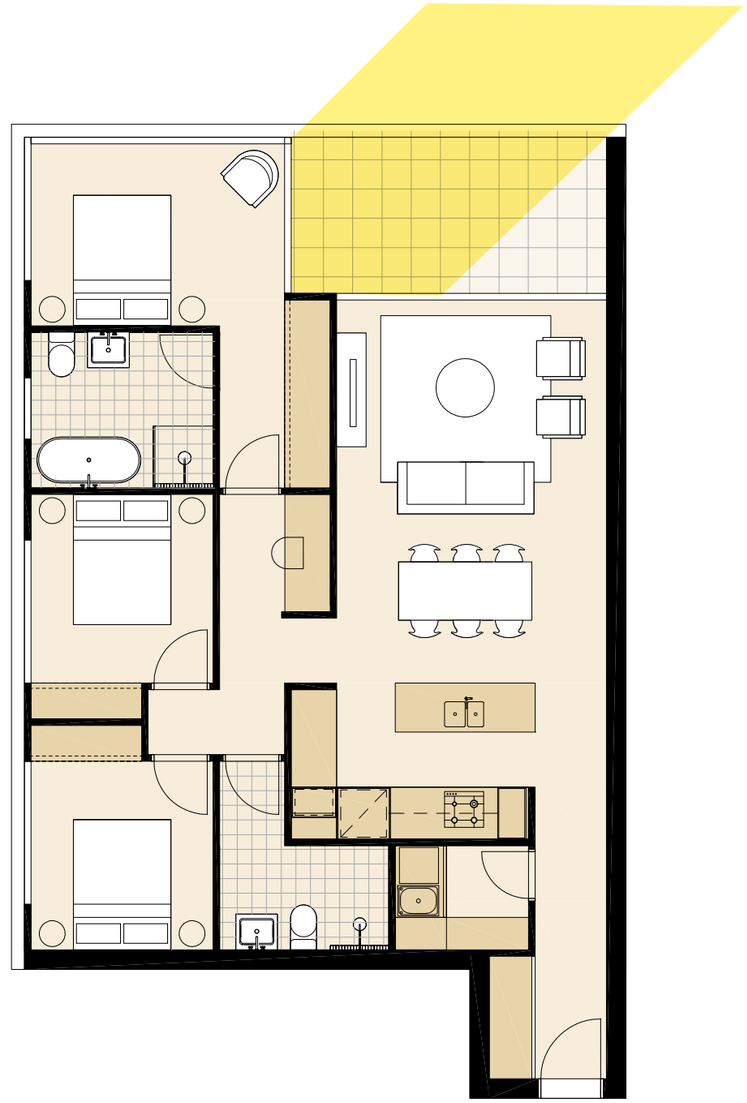


2 BED
Eastern or Western Aspect
79.9 sqm NLA (Balc 10 sqm)

PROPOSED SCHEME

TYPICAL UNIT LAYOUTS

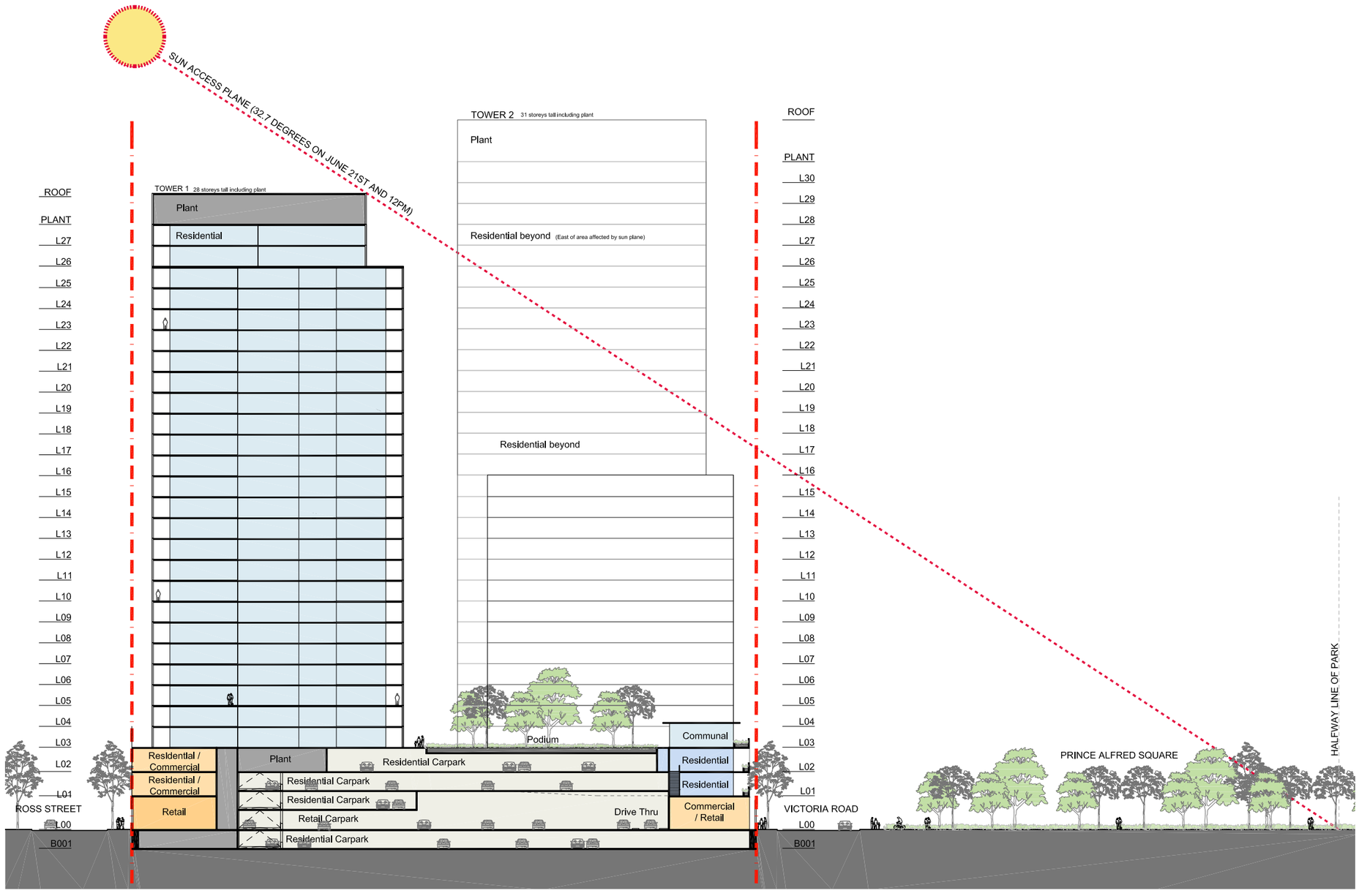
1:100 @ A3



3 BED
Northern Aspect
102.8 sqm NLA (Balc 12.1 sqm)

PROPOSED SCHEME

SECTION: NORTH SOUTH



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PROPOSED SCHEME (2019 UPDATE)

YIELD SCHEDULE

355 Church St
Pair of Towers

Site Area	FSR	GFA
4,737 m²	**6.90 : 1**	32,696 m²

Level	Use		Residential BEA	Residential GFA	Commercial BEA	Commercial GFA	Other (Non-GFA) BEA	Total GFA
Summary								
	North Tower		**17,947 m²**	**13,460 m²**			**544 m²**	**13,460 m²**
	South Tower		**20,828 m²**	**15,621 m²**			**570 m²**	**15,621 m²**
	Podium		**3,515 m²**	**2,260 m²**	**1,671 m²**	**1,355 m²**	**11,800 m²**	**3,615 m²**
			42,290 m²	**31,341 m²**	**1,671 m²**	**1,355 m²**	**12,914 m²**	**32,696 m²**
North Tower								
L28	Plant	3L					544 m²	
L27	Residential	2L	544 m²	408 m²				408 m²
L26	Residential	1L	544 m²	408 m²				408 m²
L25	Residential	23L	733 m²	550 m²				550 m²
L24	Residential	22L	733 m²	550 m²				550 m²
L23	Residential	21L	733 m²	550 m²				550 m²
L22	Residential	20L	733 m²	550 m²				550 m²
L21	Residential	19L	733 m²	550 m²				550 m²
L20	Residential	18L	733 m²	550 m²				550 m²
L19	Residential	17L	733 m²	550 m²				550 m²
L18	Residential	16L	733 m²	550 m²				550 m²
L17	Residential	15L	733 m²	550 m²				550 m²
L16	Residential	14L	733 m²	550 m²				550 m²
L15	Residential	13L	733 m²	550 m²				550 m²
L14	Residential	12L	733 m²	550 m²				550 m²
L13	Residential	11L	733 m²	550 m²				550 m²
L12	Residential	10L	733 m²	550 m²				550 m²
L11	Residential	9L	733 m²	550 m²				550 m²
L10	Residential	8L	733 m²	550 m²				550 m²
L09	Residential	7L	733 m²	550 m²				550 m²
L08	Residential	6L	733 m²	550 m²				550 m²
L07	Residential	5L	733 m²	550 m²				550 m²
L06	Residential	4L	733 m²	550 m²				550 m²
L05	Residential	3L	733 m²	550 m²				550 m²
L04	Residential	2L	733 m²	550 m²				550 m²
L03	Residential	1L	733 m²	550 m²				550 m²
			17,947 m²	**13,460 m²**			**544 m²**	**13,460 m²**
South Tower								
L31	Plant	15L					570 m²	
L30	Residential	14L	570 m²	428 m²				428 m²
L29	Residential	13L	570 m²	428 m²				428 m²
L28	Residential	12L	570 m²	428 m²				428 m²
L27	Residential	11L	570 m²	428 m²				428 m²
L26	Residential	10L	570 m²	428 m²				428 m²
L25	Residential	9L	570 m²	428 m²				428 m²
L24	Residential	8L	570 m²	428 m²				428 m²
L23	Residential	7L	570 m²	428 m²				428 m²
L22	Residential	6L	570 m²	428 m²				428 m²
L21	Residential	5L	570 m²	428 m²				428 m²
L20	Residential	4L	570 m²	428 m²				428 m²
L19	Residential	3L	570 m²	428 m²				428 m²
L18	Residential	2L	570 m²	428 m²				428 m²
L17	Residential	1L	570 m²	428 m²				428 m²
L16	Residential	14L	912 m²	684 m²				684 m²
L15	Residential	13L	912 m²	684 m²				684 m²
L14	Residential	12L	912 m²	684 m²				684 m²
L13	Residential	11L	912 m²	684 m²				684 m²
L12	Residential	10L	912 m²	684 m²				684 m²
L11	Residential	9L	912 m²	684 m²				684 m²
L10	Residential	8L	912 m²	684 m²				684 m²
L09	Residential	7L	912 m²	684 m²				684 m²
L08	Residential	6L	912 m²	684 m²				684 m²
L07	Residential	5L	912 m²	684 m²				684 m²
L06	Residential	4L	912 m²	684 m²				684 m²
L05	Residential	3L	912 m²	684 m²				684 m²
L04	Residential	2L	912 m²	684 m²				684 m²
L03	Resi / Communal	1L	992 m²	744 m²				744 m²
			20,828 m²	**15,621 m²**			**570 m²**	**15,621 m²**
Podium			**As Measured**					
L02	Mixed							
	Ross St Resi or Commercial		407 m²	300 m²				300 m²
	Residential (exc Ross St)		1,478 m²	973 m²				973 m²
	Carpark						2,240 m²	
	Storage/Plant						767 m²	
L01	Mixed							
	McDonald's				467 m²	300 m²		300 m²
	Ross St Resi or Commercial		407 m²	300 m²				300 m²
	Residential		931 m²	537 m²				537 m²
	Carpark						2,185 m²	
	Storage/Plant						959 m²	
Mez	Carpark							
	Carpark						924 m²	
	Storage/Plant						97 m²	
L00	Mixed							
	McDonald's				677 m²	600 m²		600 m²
	Retail/Commercial				527 m²	455 m²		455 m²
	Residential		292 m²	150 m²				150 m²
	Carpark						2,663 m²	
	Storage/Plant						630 m²	
B01	Carpark							
	Carpark						960 m²	
	Storage/Plant						375 m²	
			3,515 m²	**2,260 m²**	**1,671 m²**	**1,355 m²**	**11,800 m²**	**3,615 m²**

THIS PAGE WAS UPDATED ON 12TH NOVEMBER 2019

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3.0 SINGLE TOWER SCHEME

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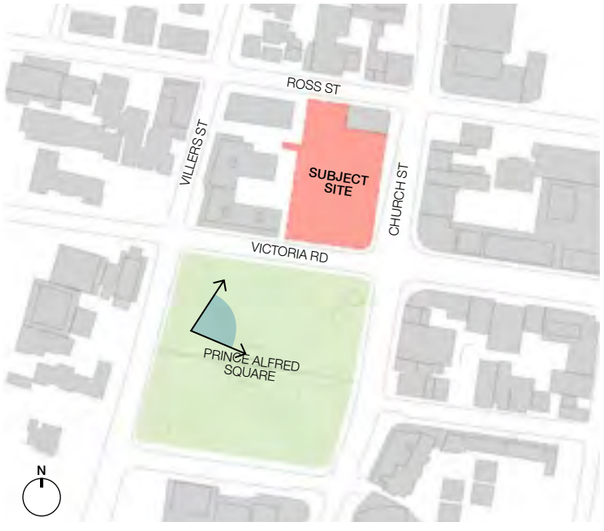
SINGLE TOWER COMPLIANT SCHEME

PRINCE ALFRED SQUARE VIEW

The compliant scheme is a monolith. The scheme does not frame surrounding space, and there is less relationship to the heritage park or surrounding context. The proportions of the tower are less favorable when compared to a two-tower scheme.

4m Setback to Church Street
1,000 m² Max Floorplate
45m Max Frontage
12m ADG separation to side boundary
146 m Height
45 Levels

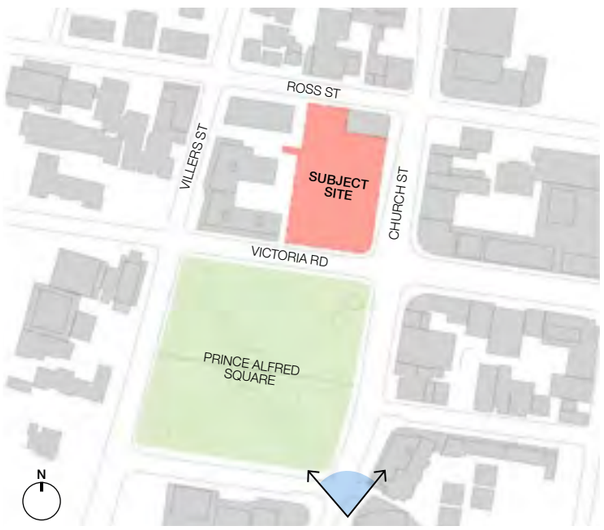


SINGLE TOWER COMPLIANT SCHEME

SOUTHERN APPROACH

4m Setback to Church Street
1,000 m² Max Floorplate
45m Max Frontage
12m ADG separation to side boundary

The compliant scheme is an **object building** that dominates the park; the option occupies space, rather than framing it.



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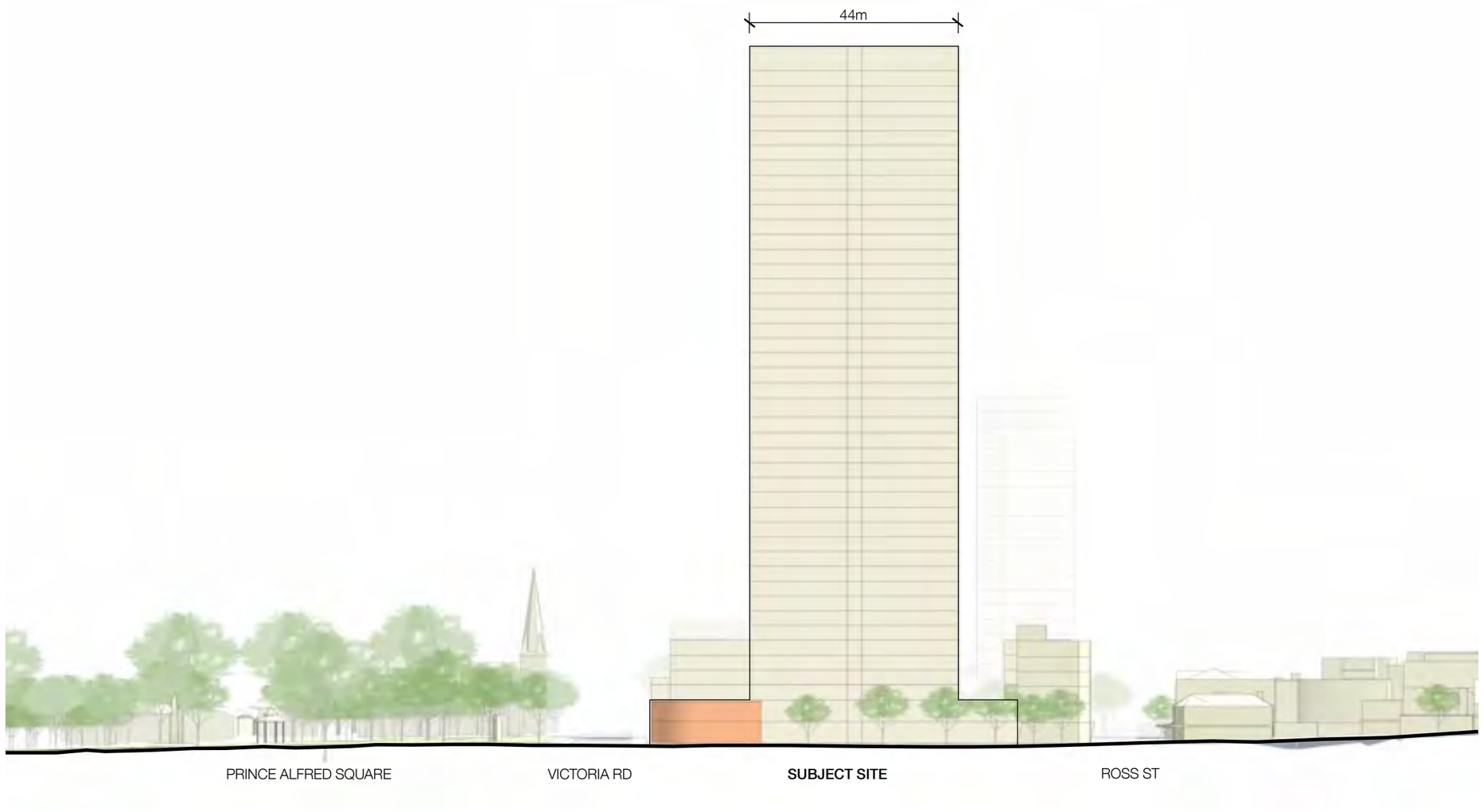
SINGLE TOWER COMPLIANT SCHEME

CHURCH STREET ELEVATION

4m Setback to Church Street
1,000 m² Max Floorplate
45m Max Frontage
12m ADG separation to side boundary



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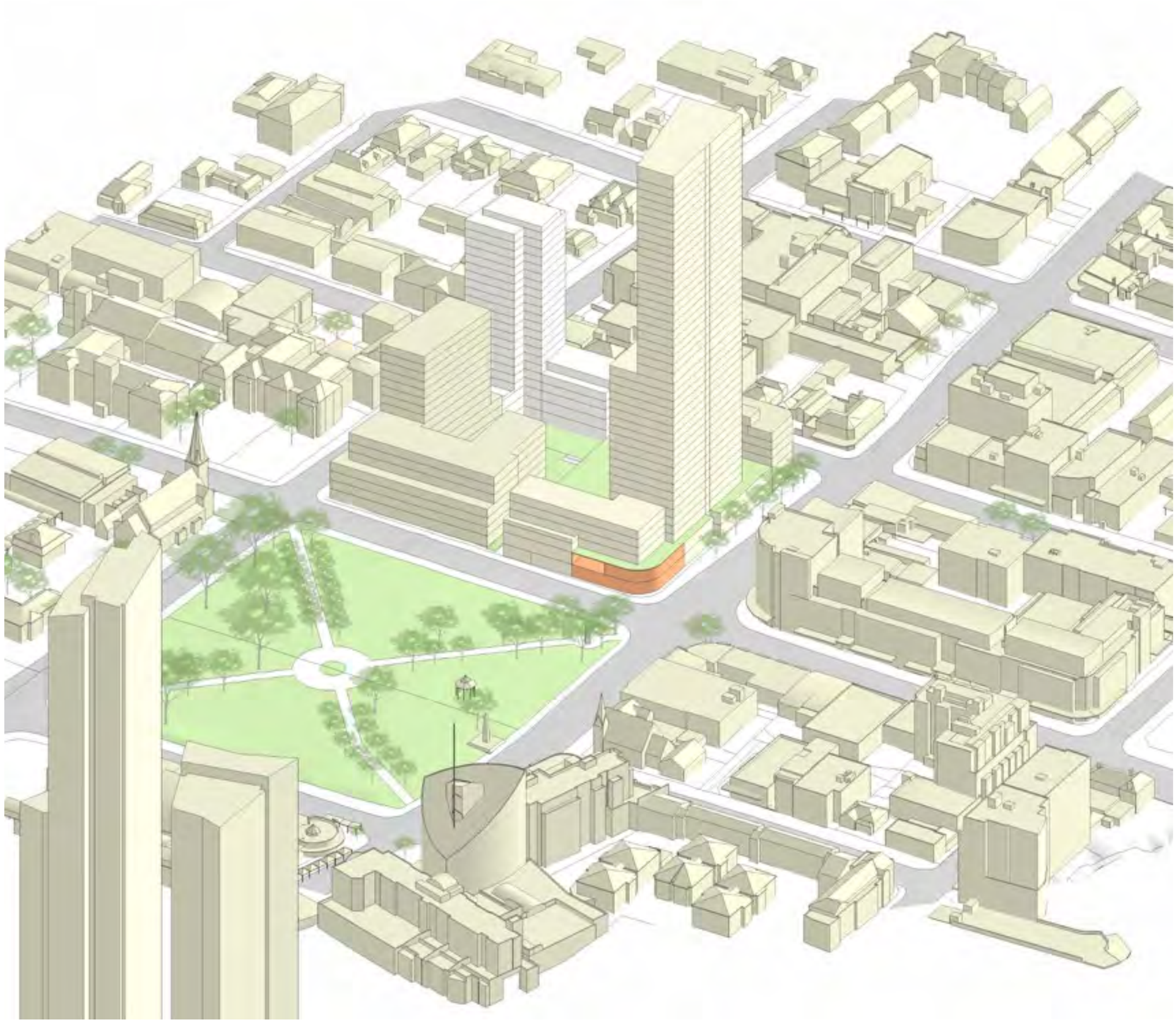
SINGLE TOWER COMPLIANT SCHEME

AERIAL

4m Setback to Church Street
1,000 m² Max Floorplate
45m Max Frontage
12m ADG separation to side boundary
146 m Height
45 Levels



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SINGLE TOWER
COMPLIANT SCHEME

VIEWS FROM THE SUN

12pm Mid-Winter

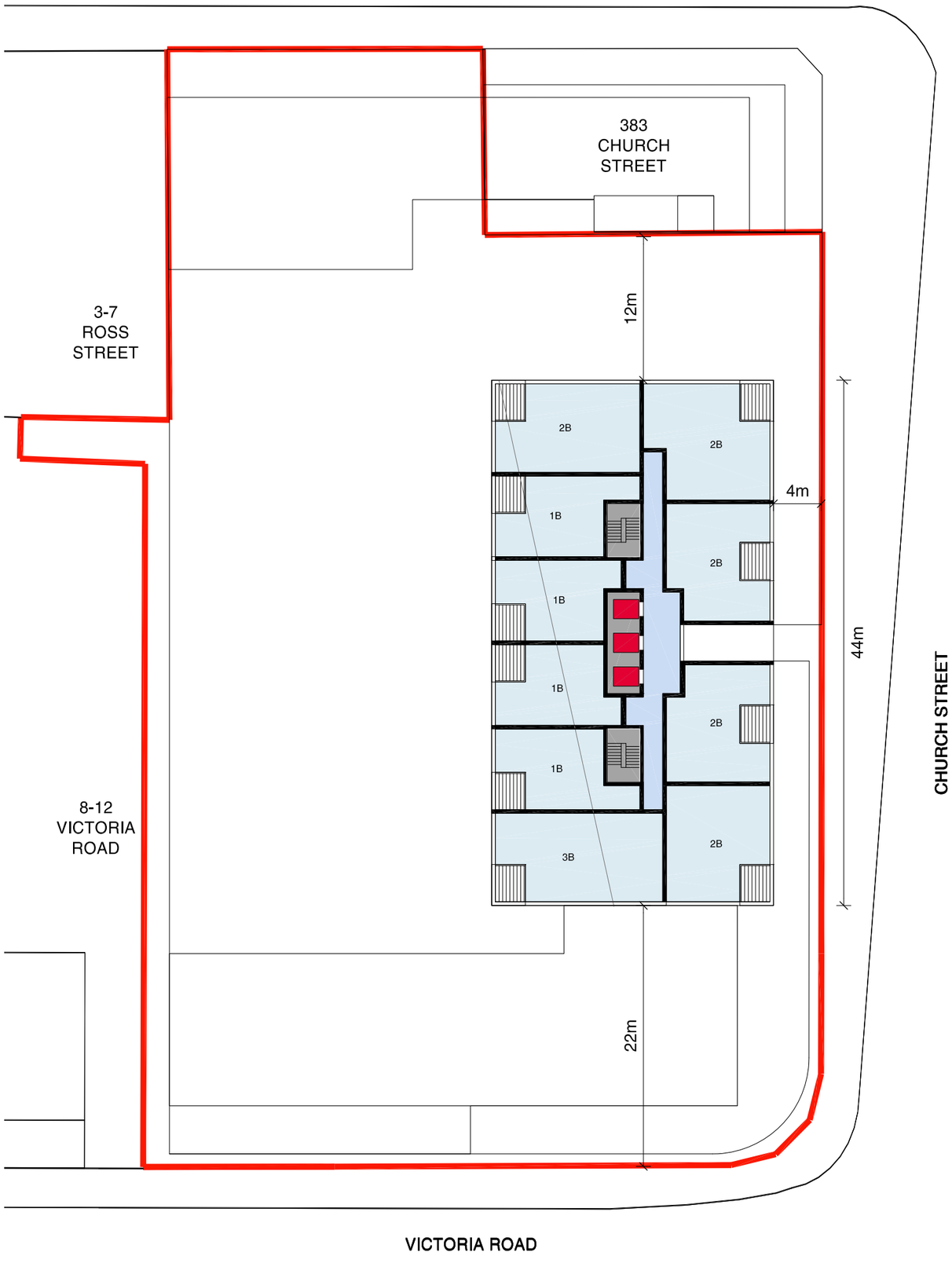
1pm Mid-Winter

2pm Mid-Winter

SINGLE TOWER COMPLIANT SCHEME

TYPICAL LOWER LEVEL PLAN

4m Setback to Church Street
1,000 m² Max Floorplate
45m Max Frontage
12m ADG separation to side boundary



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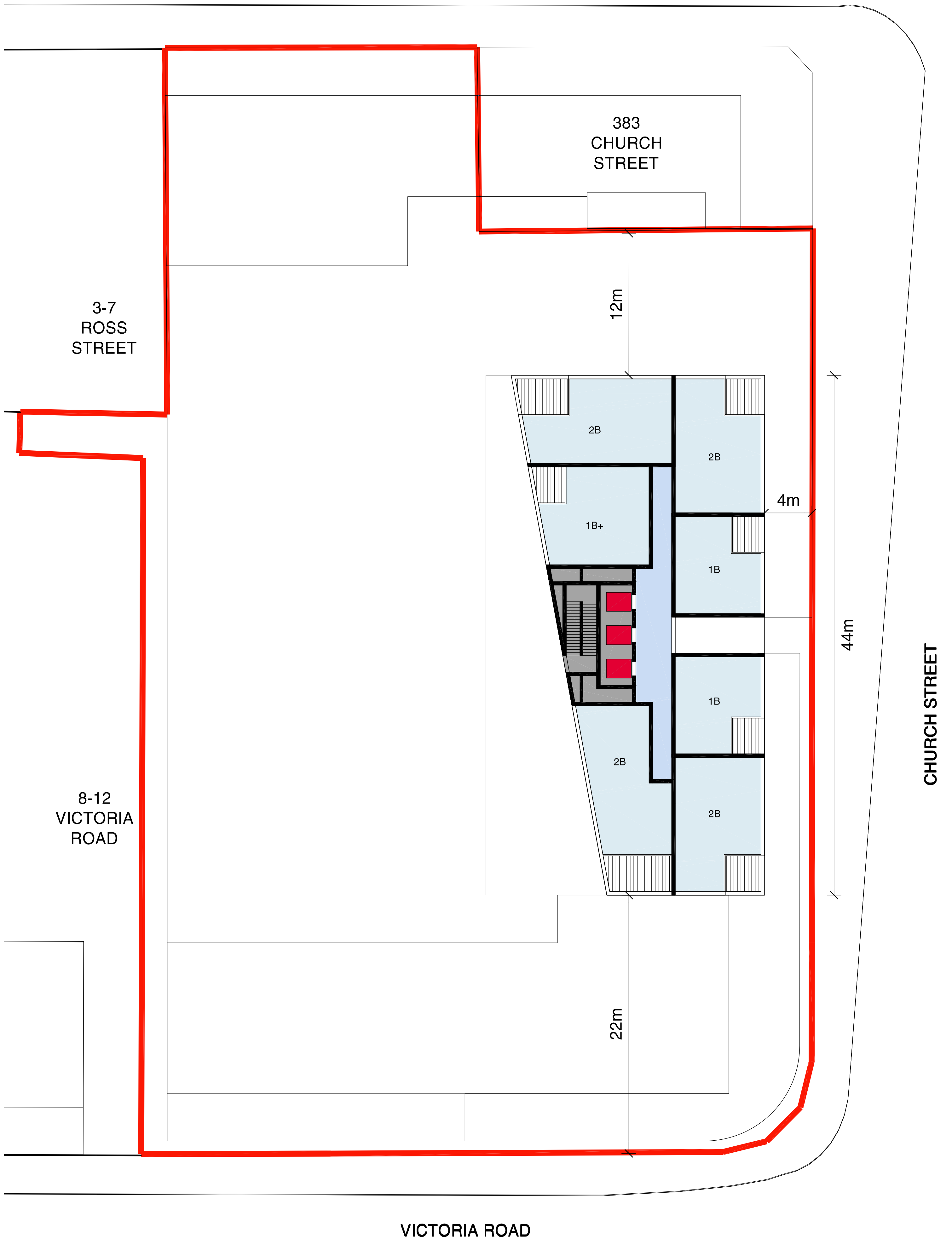
SINGLE TOWER COMPLIANT SCHEME

TYPICAL UPPER LEVEL PLAN

4m Setback to Church Street
1,000 m² Max Floorplate
45m Max Frontage
12m ADG separation to side boundary

The 4m setback increases the difficulty of planning an ideal upper-level. The upper levels have an envelope area of 753m². Apartments are shallower than desired, which results in increased internal circulation.



1:400 @ A3

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SINGLE TOWER
COMPLIANT SCHEME

YIELD SCHEDULE

1,000m² GBA+Balc (Floorplate) = 1,024m² GEA
01/06/2018

4m Setback to Church St
ADG Side Boundary Setback Compliant

355 Church St Compliant Scheme			Approximate Site Area				Building Envelope FSR	Building Envelope GFA
1,000m² Floorplate				**4,737 m²**			**6.9 : 1**	**32,604 m²**
			Floor-to	Height	Envelope Area GEA		Envelope GFA	
Level	Use		Floor	**146 m**	Commercial	Residential	Commercial	Residential
L44	**Plant / LOR**	24L	5.0 m	140.8 m		753 m²		
L43	Residential	23L	3.3 m	137.6 m		753 m²		565 m²
L42	Residential	22L	3.1 m	134.5 m		753 m²		565 m²
L41	Residential	21L	3.1 m	131.4 m		753 m²		565 m²
L40	Residential	20L	3.1 m	128.3 m		753 m²		565 m²
L39	Residential	19L	3.1 m	125.2 m		753 m²		565 m²
L38	Residential	18L	3.1 m	122.1 m		753 m²		565 m²
L37	Residential	17L	3.1 m	119.0 m		753 m²		565 m²
L36	Residential	16L	3.1 m	115.9 m		753 m²		565 m²
L35	Residential	15L	3.1 m	112.8 m		753 m²		565 m²
L34	Residential	14L	3.1 m	109.7 m		753 m²		565 m²
L33	Residential	13L	3.1 m	106.6 m		753 m²		565 m²
L32	Residential	12L	3.1 m	103.5 m		753 m²		565 m²
L31	Residential	11L	3.1 m	100.4 m		753 m²		565 m²
L30	Residential	10L	3.1 m	97.3 m		753 m²		565 m²
L29	Residential	9L	3.1 m	94.2 m		753 m²		565 m²
L28	Residential	8L	3.1 m	91.1 m		753 m²		565 m²
L27	Residential	7L	3.1 m	88.0 m		753 m²		565 m²
L26	Residential	6L	3.1 m	84.9 m		753 m²		565 m²
L25	Residential	5L	3.1 m	81.8 m		753 m²		565 m²
L24	Residential	4L	3.1 m	78.7 m		753 m²		565 m²
L23	Residential	3L	3.1 m	75.6 m		753 m²		565 m²
L22	Residential	2L	**3.3 m**	72.3 m		753 m²		565 m²
L21	**Transfer / Residential**	1L	**4.0 m**	68.3 m		**753 m²**		**565 m²**
L20	Residential	19L	**3.3 m**	65.0 m		1,020 m²		765 m²
L19	Residential	18L	3.1 m	61.9 m		1,020 m²		765 m²
L18	Residential	17L	3.1 m	58.8 m		1,020 m²		765 m²
L17	Residential	16L	3.1 m	55.7 m		1,020 m²		765 m²
L16	Residential	15L	3.1 m	52.6 m		1,020 m²		765 m²
L15	Residential	14L	3.1 m	49.5 m		1,020 m²		765 m²
L14	Residential	13L	3.1 m	46.4 m		1,020 m²		765 m²
L13	Residential	12L	3.1 m	43.3 m		1,020 m²		765 m²
L12	Residential	11L	3.1 m	40.2 m		1,020 m²		765 m²
L11	Residential	10L	3.1 m	37.1 m		1,020 m²		765 m²
L10	Residential	9L	3.1 m	34.0 m		1,020 m²		765 m²
L09	Residential	8L	3.1 m	30.9 m		1,020 m²		765 m²
L08	Residential	7L	3.1 m	27.8 m		1,020 m²		765 m²
L07	Residential	6L	3.1 m	24.7 m		1,020 m²		765 m²
L06	Residential	5L	3.1 m	21.6 m		**1,020 m²**		**765 m²**
L05	Residential	4L	3.1 m	18.5 m		2,003 m²		1,502 m²
L04	Residential	3L	3.1 m	15.4 m		2,003 m²		1,502 m²
L03	**Residential**	2L	3.1 m	12.3 m		**2,003 m²**		**1,502 m²**
L02	**Resi / Communal**	1L	**3.3 m**	9.0 m		**2,208 m²**		**1,656 m²**
Levels 01 & 02				**9 m**				
L01	**Mixed**		**4.5 m**	4.5 m				
	McDonalds				478 m²		359 m²	
	Retail/Commercial				480 m²		432 m²	
	Resi Lobby					105 m²		81 m²
	Carpark / Plant							
L00	**Mixed**		**4.5 m**	0.0 m				
	McDonalds				601 m²		451 m²	
	Retail/Commecial				620 m²		465 m²	
	Resi Lobby					252 m²		189 m²
	Carpark / Plant							
B01	Carpark		3.6 m	-3.6 m				
B02	Carpark		2.8 m	-6.4 m				
					2,179 m²	**41,946 m²**	**1,707 m²**	**30,897 m²**
					44,125 m² GEA		**32,604 m² GFA**	

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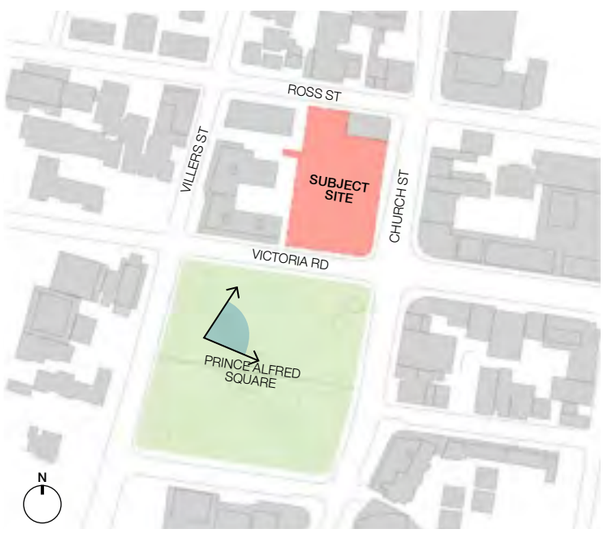
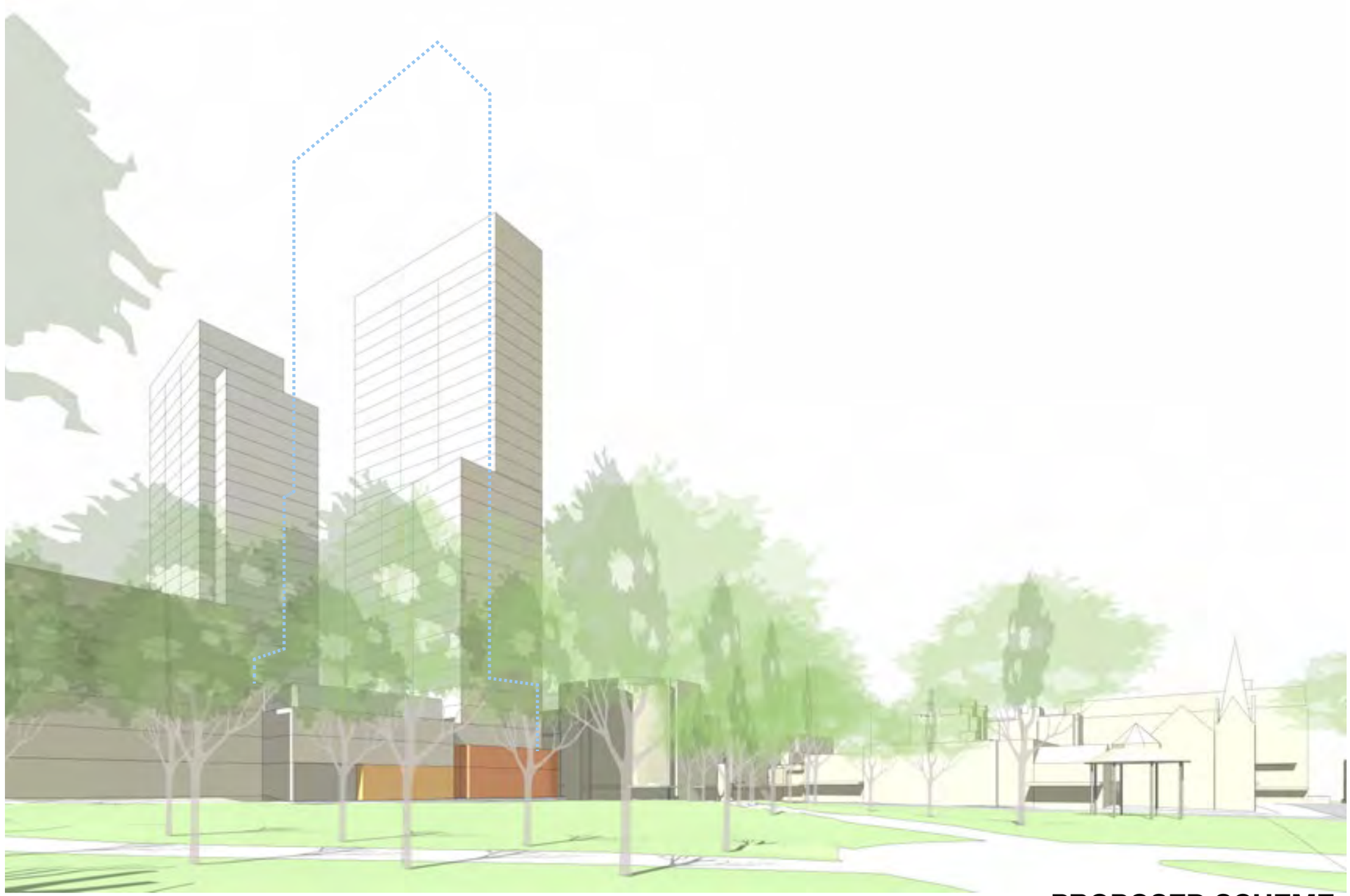
VIEW COMPARISON
PROPOSED VS SINGLE TOWER

PRINCE ALFRED SQUARE VIEW

The outline of the Single Tower scheme is dashed in Blue over the Proposed Scheme.





PROPOSED SCHEME

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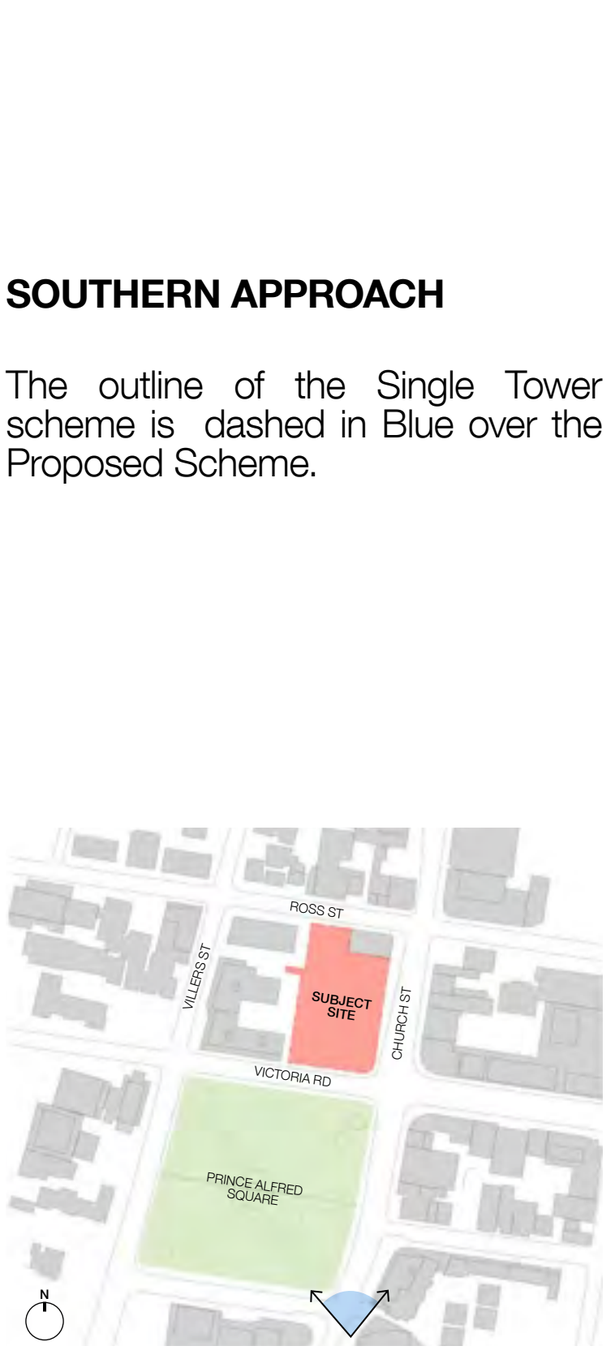
VIEW COMPARISON
PROPOSED VS SINGLE TOWER

SOUTHERN APPROACH

The outline of the Single Tower scheme is dashed in Blue over the Proposed Scheme.



PROPOSED SCHEME

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APPENDIX ONE: DRIVE THROUGH ADAPTABLE USE OPTIONS

DRIVE THROUGH ADAPTABLE USE OPTIONS

SCHEDULE OF POSSIBLE TENANT SIZES

Maloneys / QE Foodstores
150-300sqm

Community Hub
500-1000sqm

Harris Farm / Aldi /
Woolworths Metro
500-1000sqm

Automotive / Furniture
Showroom
500-1500sqm

Strike Bowling
1000-1500sqm

Woolworths / Harvey Norman
1000-3000sqm

DRIVE THROUGH ADAPTABLE USE OPTIONS

INNOVATION AND COMMUNITY HUB

Innovation and Community Hubs are multifunctional spaces that serve as gathering points within the community, providing a diverse range of services. They must be accessible, flexible and readily adaptable to serve changing needs.

As outlined in the Parramatta City Council's Draft Social Infrastructure Strategy, there is an under-supply of Community Spaces greater than 200m^2. Council aims to increase the provision of Community Centre spaces from 64m^2 / 1000 people up to 80m^2.

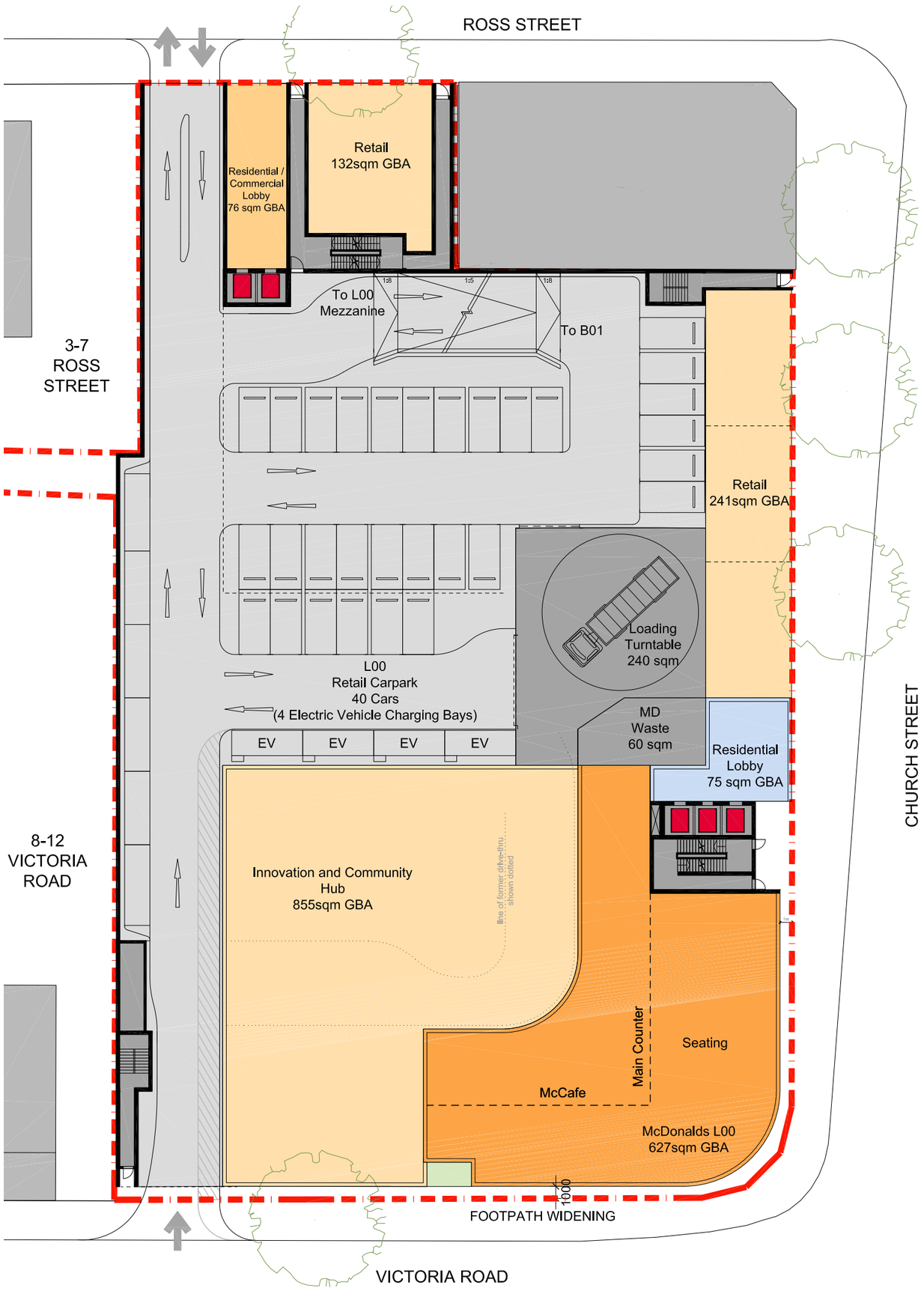
By creating and operating larger community spaces, Council can increase the quality and breadth of services provided by these facilities.

Upon the completion of the Parramatta light Rail line, the subject site will be well served by public transport. It is within short walking distance of the CBD, Riverside Theatre and Western Sydney Stadium.

The subject site presents a unique opportunity to engage McDonald's, the existing tenant, in some of the operational aspects of the facility.

The Innovation and Community Hub may include:

/ A Community Lounge room with work desks and Wi-fi access.
/ A flexible hall space for Community group meetings, performances, movie screenings, markets, swap meets indoor sports.
/ Private meeting rooms which can be booked by both the community groups and residents.
/ A Cooking school potentially operated by McDonald's for both training and community classes.
/ Hospitality training school for youth managed by McDonalds
/ Dedicated Micro Theatre (20-30 people) available for public bookings
/ A Multipurpose Art Spaces exhibiting local art and providing educational facilities.
/ Repair and Reuse Centre (The Bower)
/ A Maker-Space (Community Shed)
/ Creative centre for community run classes in Visual Arts.
/ Bicycle parking and maintenance workshop
/ Electric Vehicle Charging points



DRIVE THROUGH ADAPTABLE USE OPTIONS

INNOVATION AND COMMUNITY HUB - PRECEDENTS

Clockwise from Top Left:

/ Neighbourhood Centre - Surry Hills, Sydney

/ Wework Officespace - Yangping, China

/ 107 Projects - Redfern, Sydney

/ Bike Storage - Central Park, Sydney

/ Tesla Electric Vehicle Charging Kiosk

/ Vive Cooking School - Rosebery, Sydney

/ 107 Projects - Redfern, Sydney

APPENDIX TWO: HERITAGE VIEW CORRIDOR STUDY

Artist's Impression of Proposed Development

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HISTORIC VIEWS

1. **Old Government House to Old King's School**
5. **Church Street Looking North**
6. **Church Street Looking South from Fennell St**
8. **Mays Hill Looking Across The City Centre**
9. **Ridge of The Crescent Across the City Centre**

Site: 355 Church St Parramatta

DCP on 8-12 Victoria Rd Site & Possible Future Development at 3-7 Ross St

VIEW 1

View from Old Government House to Old King's School

Proposed Towers

DCP on 8-12 Victoria Rd Site & Possible Future Development at 3-7 Ross St

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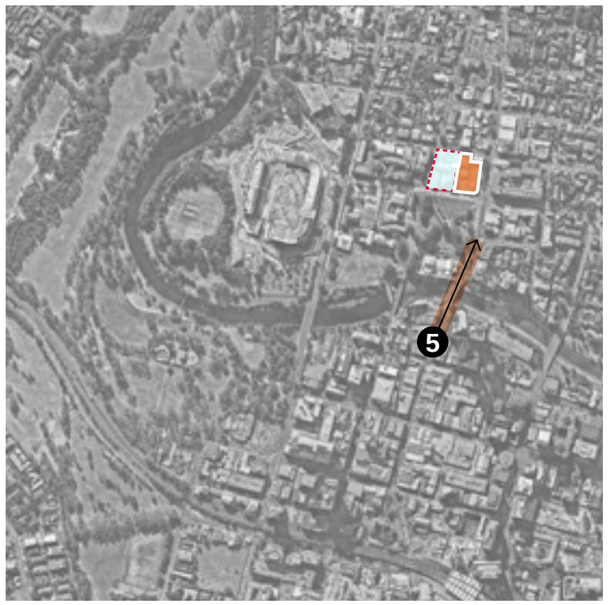
VIEW 5

Church Street Looking North Towards St Peter's Church

Proposed Towers

St Peter's Church



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VIEW 6

Church Street Looking South from Fennell St

Proposed Towers

DCP on 8-12 Victoria Rd Site & Possible Future Development at 3-7 Ross St

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VIEW 8

Mays Hill Looking Across The City Centre

Proposed Towers

DCP on 8-12 Victoria Rd Site & Possible Future Development at 3-7 Ross St

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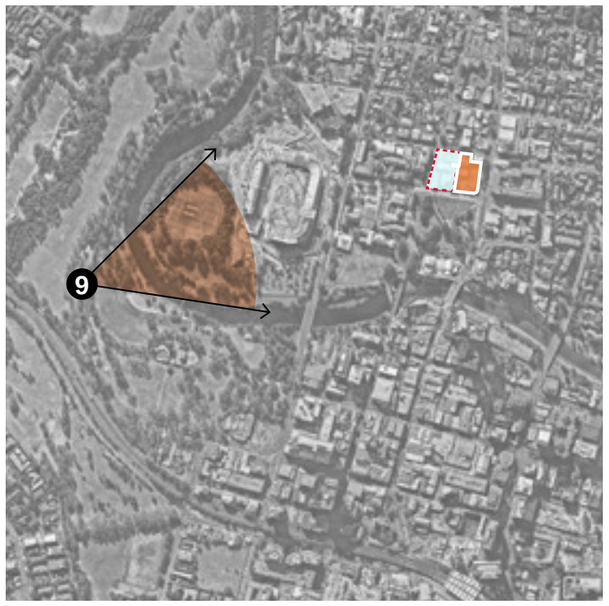
VIEW 9

Ridge of The Crescent Across the City Centre

Proposed Towers

DCP on 8-12 Victoria Rd Site & Possible Future Development at 3-7 Ross St



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APPENDIX THREE: LANDSCAPE

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355 CHURCH ST
PARRAMATTA

PLANNING PROPOSAL - LANDSCAPE

JULY 2018
ISSUE A

Prepared for:

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Prepared by:

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LANDSCAPE CONTEXT

The project site is located directly opposite Prince Alfred Square, a large park declared state heritage significant in 2017.

Prince Alfred Square was the site of Parramatta's second gaol from 1804 until 1841 and first female factory from 1804 until 1821. It became a village green in 1837. As an intact public square from the Victorian era it is a rare example of the early Public Parks Movement in NSW, which also contains elements added in the Edwardian, inter-war and post-war eras (Source: City of Parramatta).

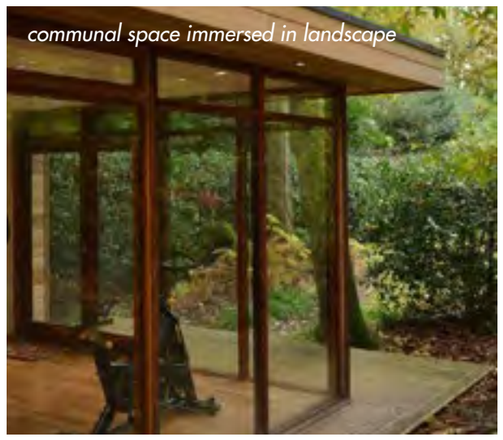
Today, Prince Alfred Square is a key open space connection from Victoria Rd to the Parramatta River Foreshore. The landscape proposal for 355 Church St celebrates this open space asset by maximising elevated views across the park throughout, and creating a green transition to the built form with new street trees and cascading planting on lower-level balconies and upper level communal terraces.

DESIGN STATEMENT


'cooling gardens'

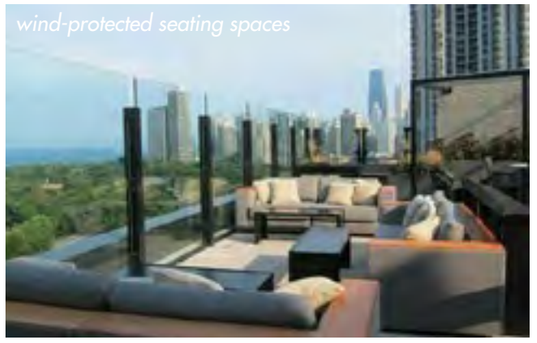

yoga deck


city-view bar bench / workstations


communal space immersed in landscape


tower terraces


water play with palm forest backdrop


wind-protected seating spaces

Podium landscapes in today's cities need to perform a number of roles beyond their basic function of offering amenity for residents. Taking a whole-of-city perspective, each podium landscape is an opportunity to contribute to urban tree canopy & greening, biodiversity & habitat, cleaning the air, urban cooling, and enhancing borrowed landscape views from adjacent properties. Current state government strategic documents support these outcomes; namely the Sydney Green Grid, Greener Places, Better Placed, 5 Million Trees, and the Apartment Design Guide.

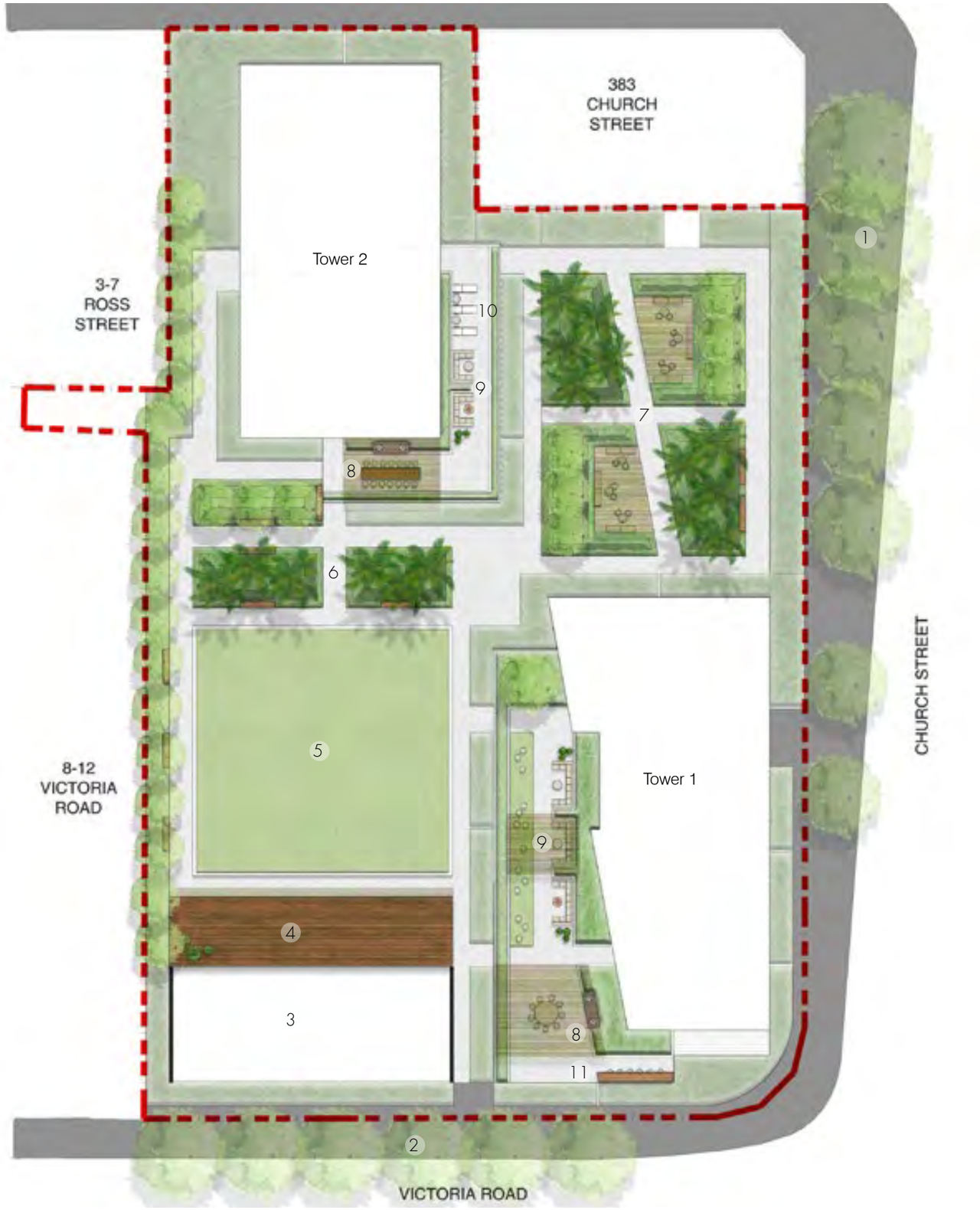
355 Church St is blessed with uninterrupted views south across the greenery of Prince Alfred Square. The communal podium and tower terraces orientate themselves towards this important 'borrowed landscape' asset, and offer residents a diversity of amenities that can be enjoyed all times of the year. There is a focus on creating spaces that are adaptable to a range of programs and inclusive of all ages and abilities; all framed by lush planting that provides shade, privacy, and assists with wind mitigation.

The Level 3 podium offers opportunities for everything from an intimate garden to a large open lawn. A sound-proofed communal room with kitchen facilities offers elevated views south to Prince Alfred Square and combines with a large north-facing, partially weather-protected deck to create a highly flexible space. Potential uses include hiring of the space for social gatherings, health & well-being activities, and music practice. A waterfall element to the deck edge brings energy, informal play, and cooling to the main podium space.

The proposed 'cooling gardens' recognise the need for shaded retreat in the hot urban summer, and provide the surrounding apartments with a lush green outlook. Open pergola structures nestled within the greenery offer dappled screening of moveable seating areas below.

The communal tower terraces complement the podium landscape offering with a series of seating and lounging spaces for social gathering in small groups, day beds, and also a bar bench with power & usb connections to facilitate working from home with views across the city.

At street level, the public domain will be designed consistent with City of Parramatta Council's public domain guidelines, with all existing street trees on Church St retained and additional street trees proposed on Victoria Rd in accordance with the CBD - Street Tree Strategy.



Design Response

LANDSCAPE CONCEPT PLAN

LEGEND

STREET LEVEL

1. Existing Street Trees Retained
2. Proposed New Street Trees

PODIUM LEVEL 3

3. Communal Room - with bar / kitchen facilities, sound-proofed
4. Timber Deck - with partially weather-protected pergola & waterfall feature
5. Open Lawn - with seating to edge and buffer planting to apartments
6. Palm Forest - green threshold between lawn and building
7. Cooling Gardens - pergolas and moveable furniture within rainforest planting

TOWER TERRACES

8. BBQ Bench and dining table under weather-protected pergola
9. Lounge areas with fire pit / coffee table
10. Day beds - prime solar access
11. Bar Bench - elevated views of the park and city beyond

PROJECT, ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	Planning Proposal	06.07.18	MC

N

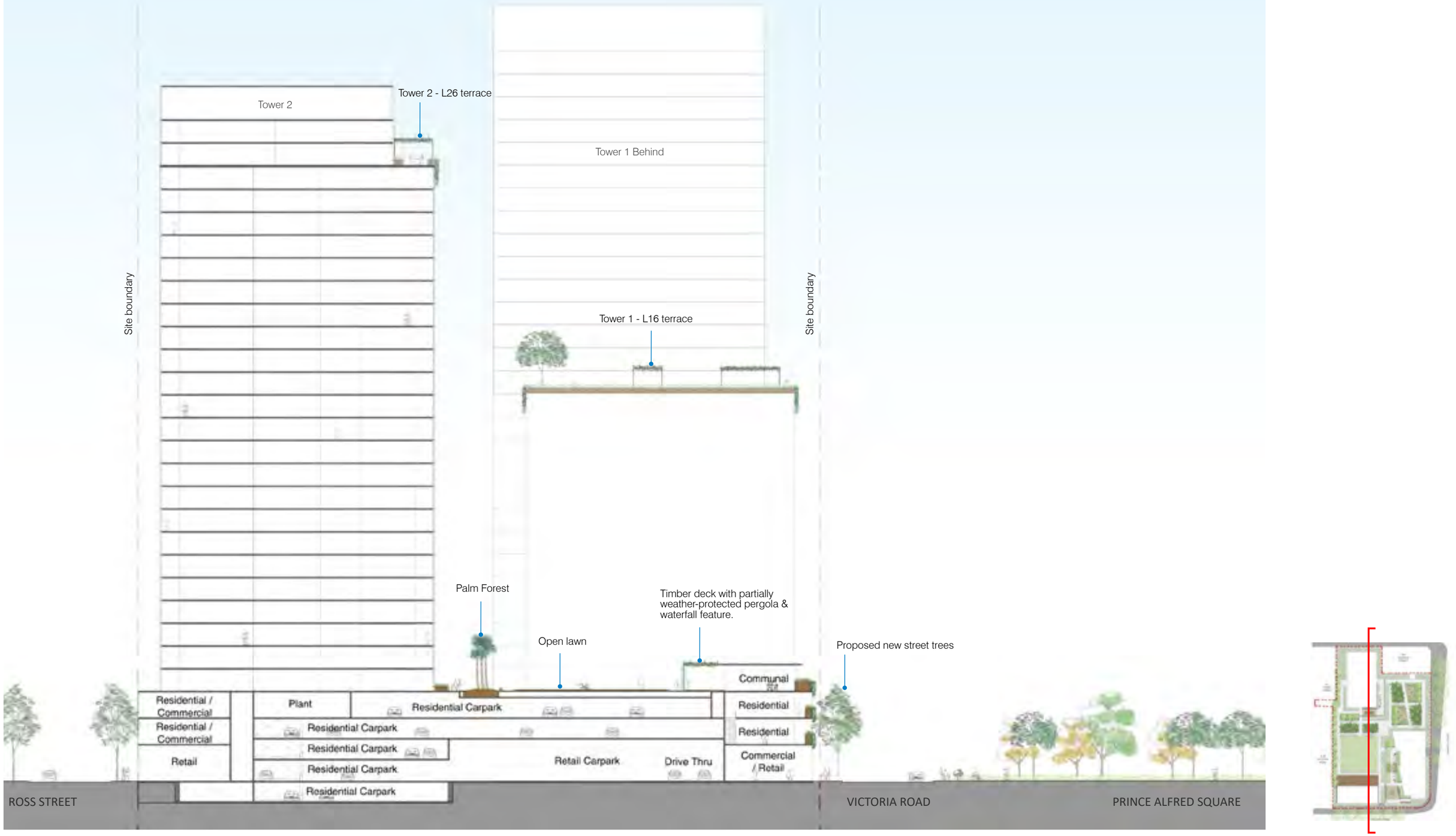
0 4 8 12 16m

SCALE 1:400

Prepared for: Stockland

Prepared by: Turf Design Studio

NORTH-SOUTH SECTION



PROJECT, ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	Planning Proposal	06.07.18	MC

N

0 5 10 20m

SCALE 1:500

Prepared for: Stockland

Prepared by: Turf Design Studio

Design Response

STREETSCAPE SECTION

PROJECT, ADDRESS		LANDSCAPE DA REPORT	
Iss.	Amendment	Date	Checked
A	Planning Proposal	06.07.18	MC

N

0 2 4 6 8m

SCALE 1:200

L-PP-6

Prepared for: Stockland

Prepared by: Turf Design Studio

MATERIAL PALETTE

HARDWARE

The external areas material selection will complement the Architectural materials. Natural, earthy materials and tones will give warmth to the communal spaces. All materials and products will be high quality and hard-wearing, appropriate for use in communal areas.

PODIUM LEVEL 3


Concrete unit paving


Concrete bench with timber battens


Timber pergola with greening


Outdoor lounges

ROOFTOP TERRACES


Concrete BBQ bench


Corten steel fire pit


Lounge settings


Feature pots


Day beds


Dining table settings


Timber bar bench with stools

PLANTING

Planting throughout the development will be designed for environmental comfort and long-term resilience. All species will be hardy, drought tolerant, and proven to be successful for podium landscapes in the Parramatta area. Species selection across all planters will be determined by environmental exposure (solar/wind) and soil volumes (ADG compliant).


Cupaniopsis anacardioides

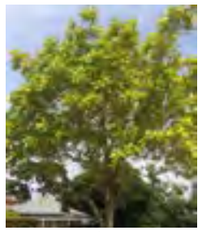

Citrus limon


Howea forsteriana


Hymenosporum flavum


Plumeria acutifolia


Philodendron selloum


Tristaniopsis laurina


Alcantarea imperialis 'Rubra'

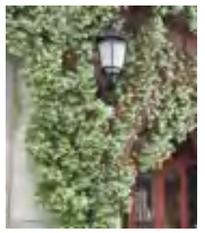

Alpinia zerumbet 'Variegata'


Cordyline rubra


Fatsia japonica


Hibbertia scandens

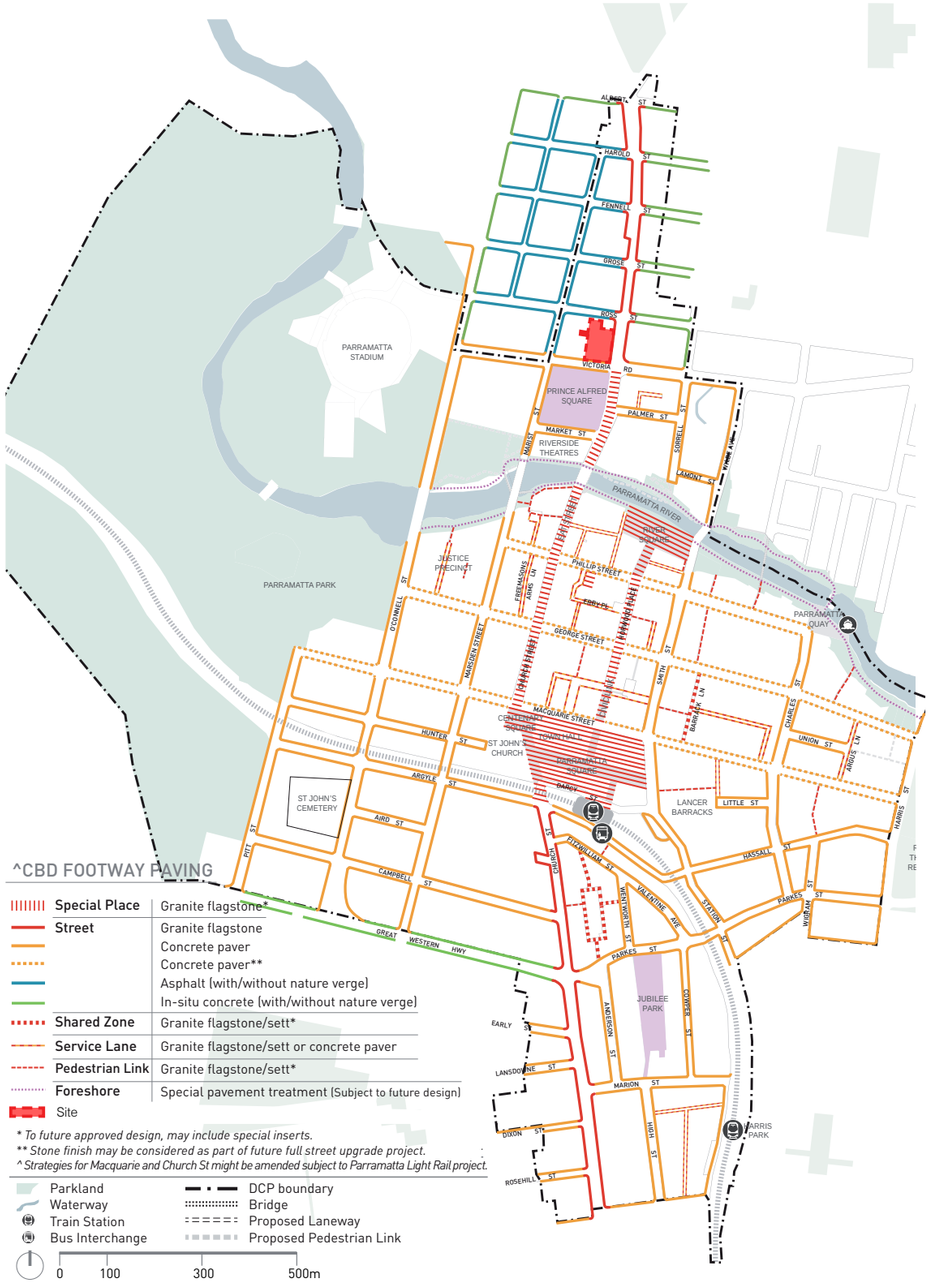

Strelitzia reginae


Trachelospermum jasminoides

TREES		
Botanical Name	Common Name	Pot Size / Installation size
Cupaniopsis anacardioides	Tuckeroo	6m High
Citrus limon	Lemon Tree	3-5m High
Howea forsteriana	Kentia Palm	3-5m trunks
Hymenosporum flavum	Native Frangipani	3-5m High
Plumeria acutifolia	White Frangipani	Min. 75L
Philodendron selloum	Horsehead philodendron	3m High
Tristaniopsis laurina	Water Gum	5-6m High

Botanical Name	Common Name	Pot Size / Installation size
Alcantarea imperialis 'Rubra'	Giant Bromeliad	250-300mm
Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	300mm
Cordyline rubra	Red-fruited Palm Lily	300mm
Fatsia japonica	Japanese Araia	300mm
Hibbertia scandens	Climbing Guinea Flower	150-200mm
Strelitzia reginae	Bird of Paradise	100Lt
Trachelospermum jasminoides	Star Jasmine	150mm

Figure 4.2 CBD - Paving Strategy



^CBD FOOTWAY PAVING

Special Place	Granite flagstone*
Street	Granite flagstone
	Concrete paver
	Concrete paver**
	Asphalt (with/without nature verge)
	In-situ concrete (with/without nature verge)
Shared Zone	Granite flagstone/sett*
Service Lane	Granite flagstone/sett or concrete paver
Pedestrian Link	Granite flagstone/sett*
Foreshore	Special pavement treatment (Subject to future design)
Site	

** To future approved design, may include special inserts.*
*** Stone finish may be considered as part of future full street upgrade project.*
^ Strategies for Macquarie and Church St might be amended subject to Parramatta Light Rail project.

Parkland
Waterway
Train Station
Bus Interchange
DCP boundary
Bridge
Proposed Laneway
Proposed Pedestrian Link

0 100 300 500m

Figure 4.4 CBD - Street Tree Strategy

^CBD STREET TREE

- *Caesalpinia ferra* (Leopard Tree)
- *Corymbia maculata* (Spotted Gum)
- *Flindersia australis* (Australian Teak)
- *Fraxinus pennsylvanica 'Urbanite'* (Urbanite Ash)
- *Koelreuteria bipinnata* (Chinese Golden Rain Tree)
- *Lophostemon confertus* (Brush Box)
- *Platanus orientalis 'Digitata'* (Cut-leaf Plane Tree)
- *Pyrus calleryana 'Chanticleer'* (Ornamental Pear)
- *Tristaniopsis laurina 'Luscious'* (Luscious Water Gum)
- *Waterhousia floribunda 'Green Avenue'* (Weeping Lilly Pilly)
- *Zelkova serrata 'Green Vase'* (Japanese Elm)
- Site

^ Strategies for Macquarie and Church St might be amended subject to Parramatta Light Rail project.

Parkland
Waterway
Train Station
Bus Interchange
DCP boundary
Bridge
Proposed Laneway
Proposed Pedestrian Link

0 100 300 500m

Excerpts from Parramatta City Council
Public Domain Guidelines July 2017

Corymbia maculata street trees

APPENDIX FOUR: SINGLE TOWER 6M SETBACK

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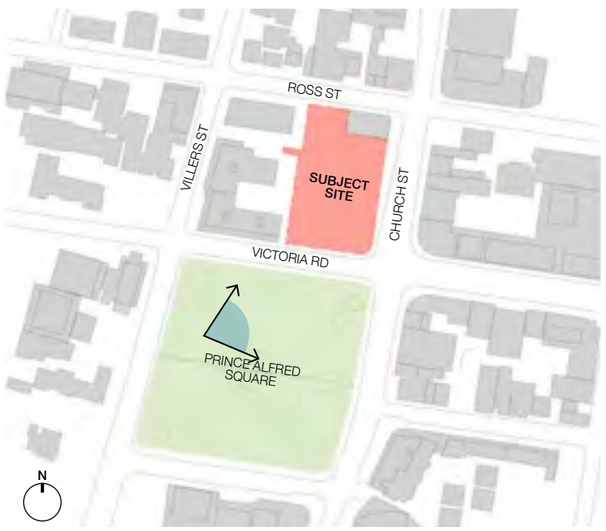
SINGLE TOWER COMPLIANT SCHEME 6M SETBACK

PRINCE ALFRED SQUARE VIEW

6m Setback to Church Street
1,000 m² Max Floorplate
45m Max Frontage
12m ADG separation to side boundary
155 m Height
48 Levels

The compliant scheme is a monolith. The scheme does not frame surrounding space, and there is less relationship to the heritage park or surrounding context. The proportions of the tower are less favorable when compared to a two-tower scheme.

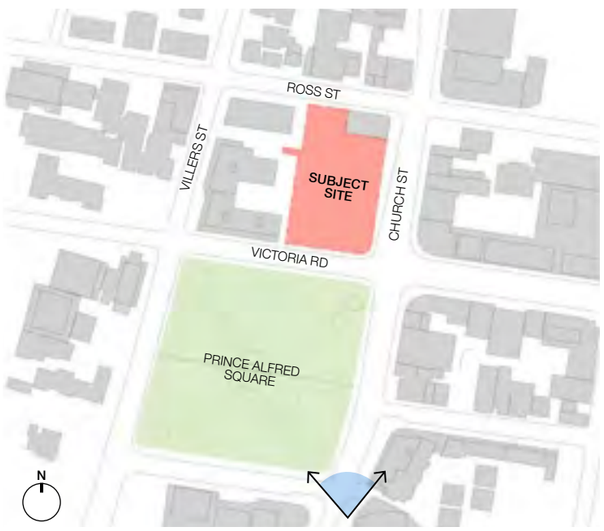


SINGLE TOWER COMPLIANT SCHEME 6M SETBACK

SOUTHERN APPROACH

6m Setback to Church Street
1,000 m² Max Floorplate
45m Max Frontage
12m ADG separation to side boundary
155 m Height
48 Levels

The compliant scheme is an **object building** that dominates the park; the option occupies space, rather than framing it.



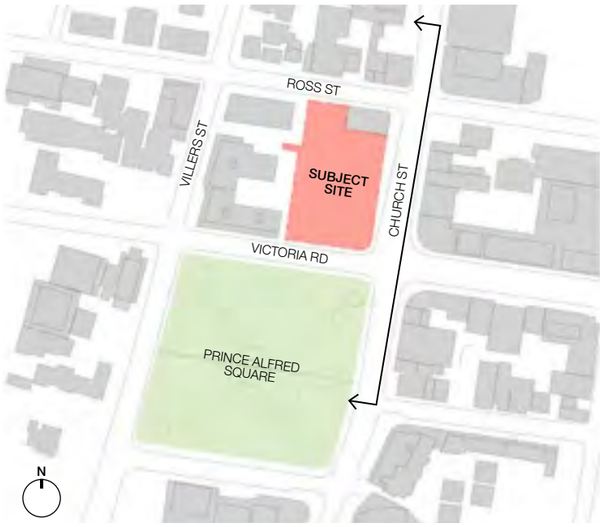
BATESSMART™

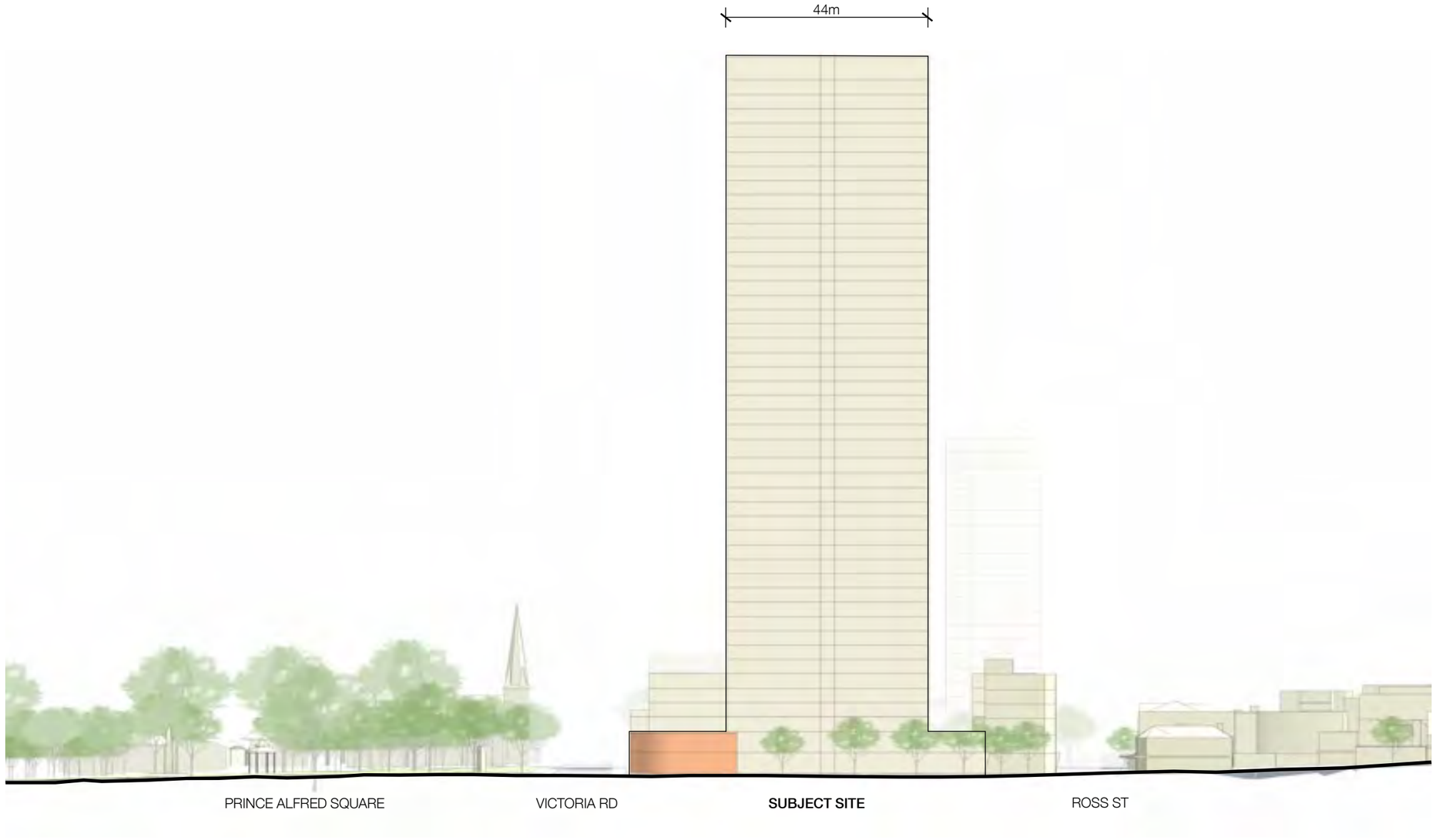
SINGLE TOWER
COMPLIANT SCHEME
6M SETBACK

CHURCH STREET ELEVATION

6m Setback to Church Street
1,000 m² Max Floorplate
45m Max Frontage
12m ADG separation to side boundary

155 m Height
48 Levels





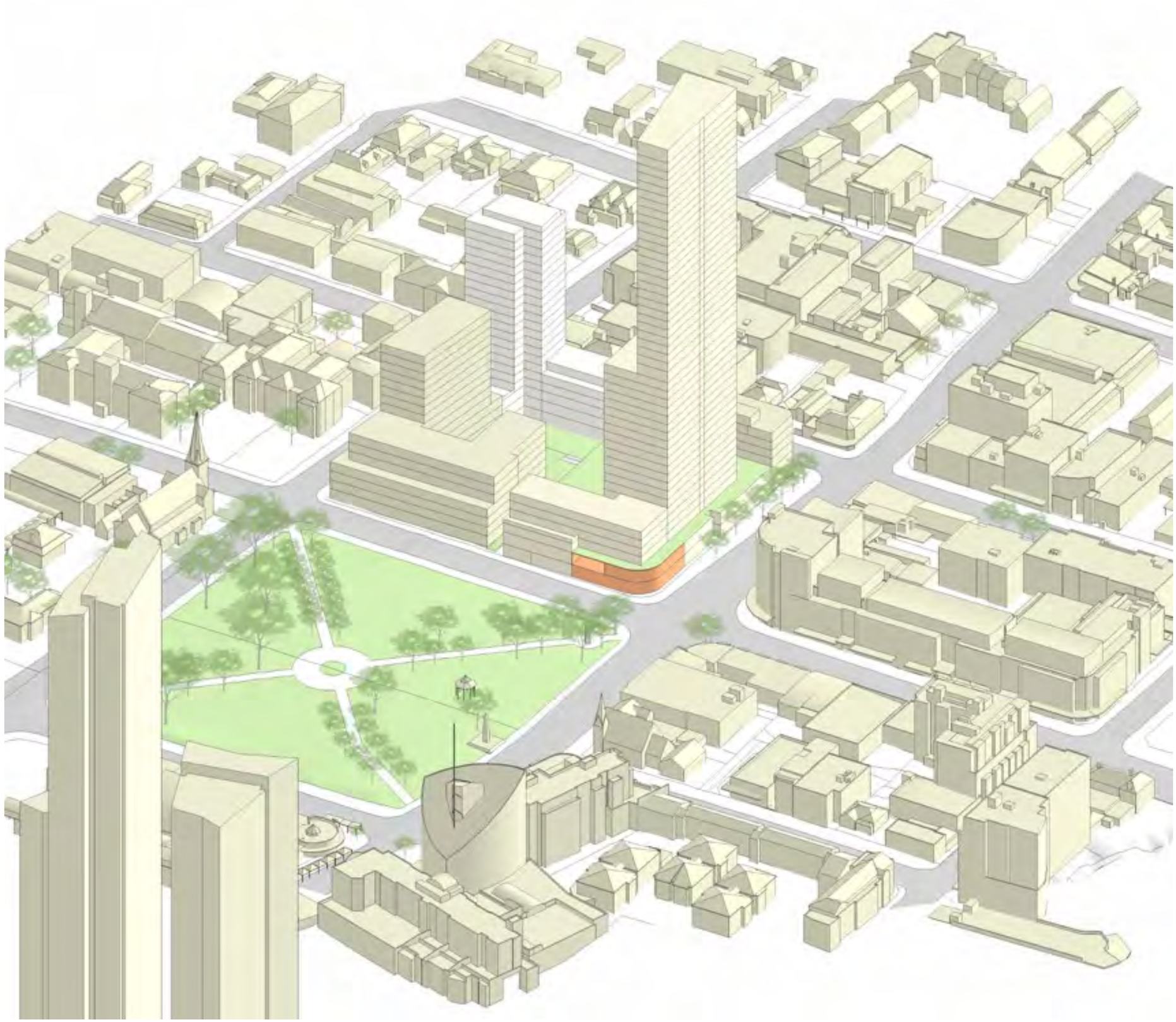
BATESSMART™

SINGLE TOWER COMPLIANT SCHEME 6M SETBACK

AERIAL

6m Setback to Church Street
1,000 m² Max Floorplate
45m Max Frontage
12m ADG separation to side boundary

155 m Height
48 Levels



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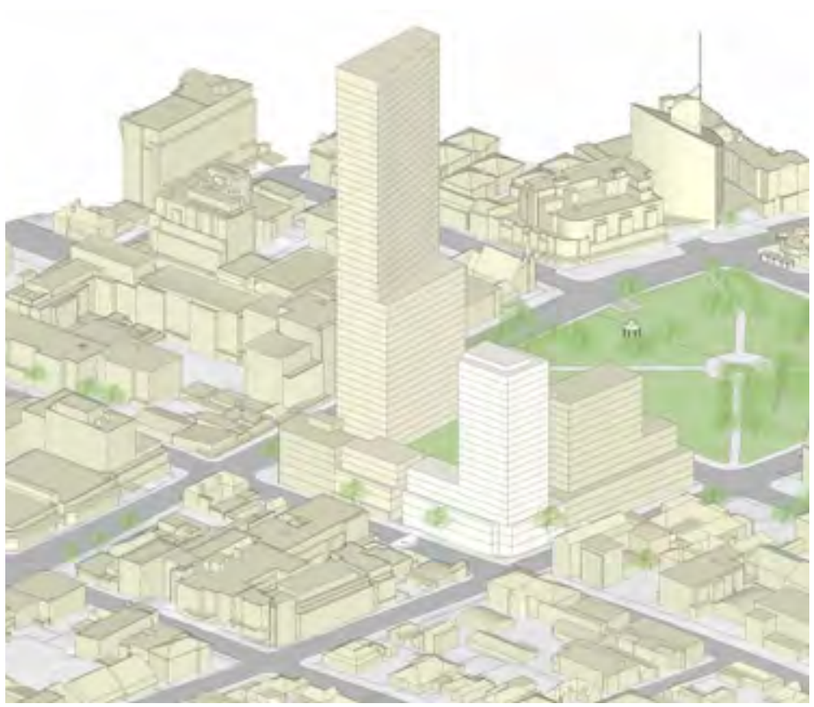
SINGLE TOWER
COMPLIANT SCHEME
6M SETBACK

VIEWS FROM THE SUN

12pm Mid-Winter

1pm Mid-Winter

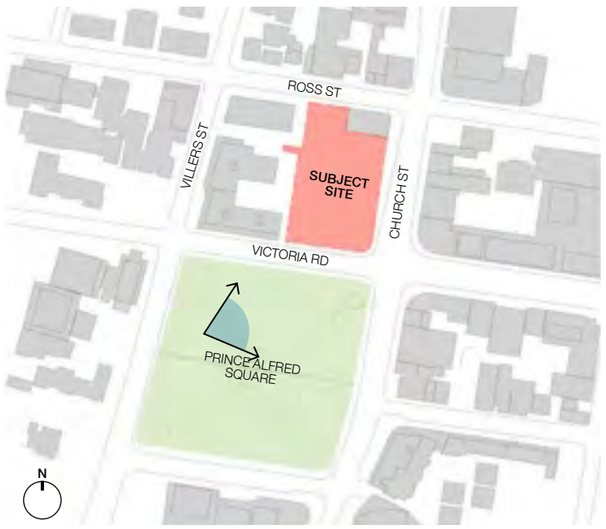


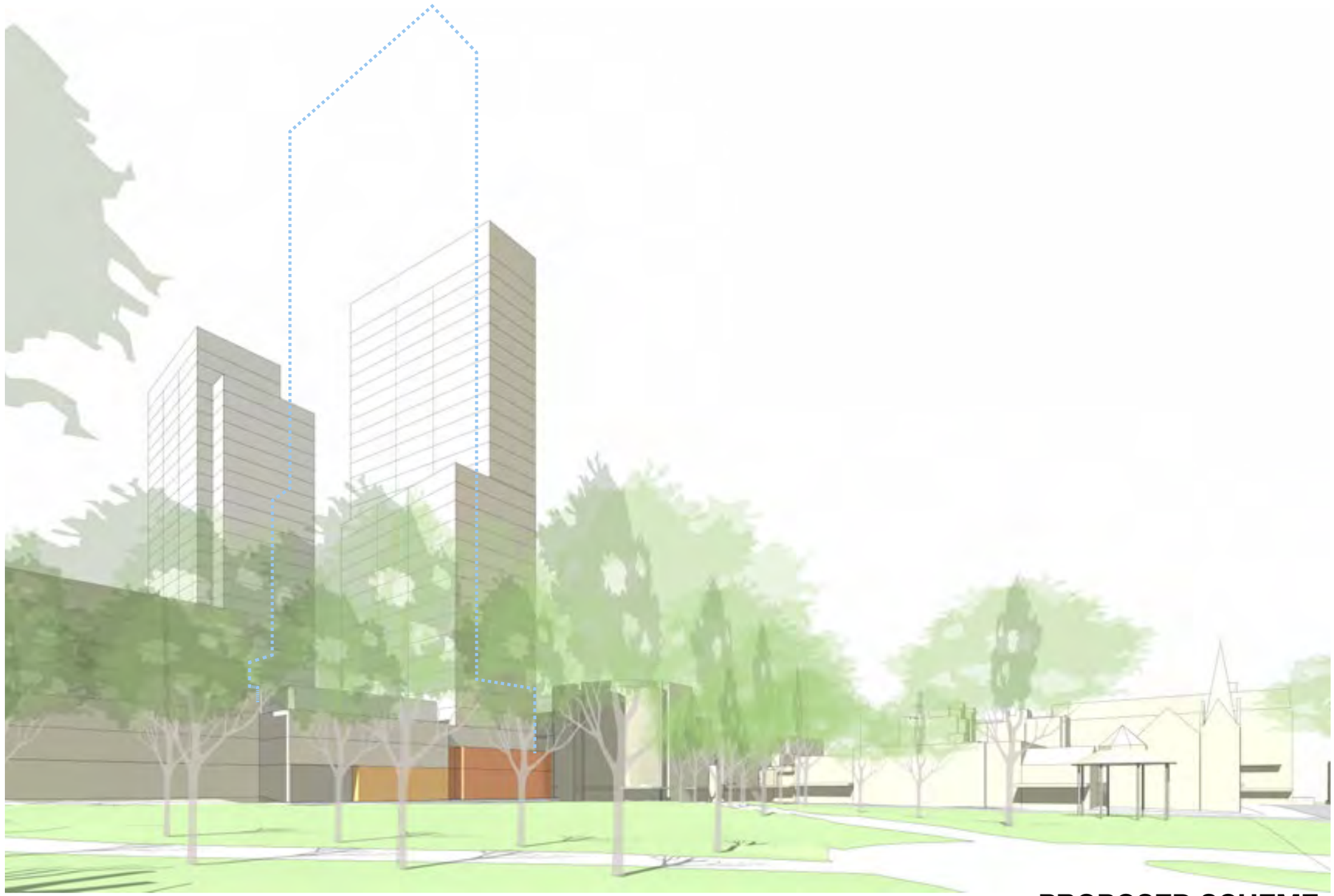
2pm Mid-Winter

VIEW COMPARISON
PROPOSED VS
SINGLE TOWER 6M SETBACK

PRINCE ALFRED SQUARE VIEW

The outline of the Single Tower Option with a 6m setback to Church St dashed in Red over the proposed scheme.



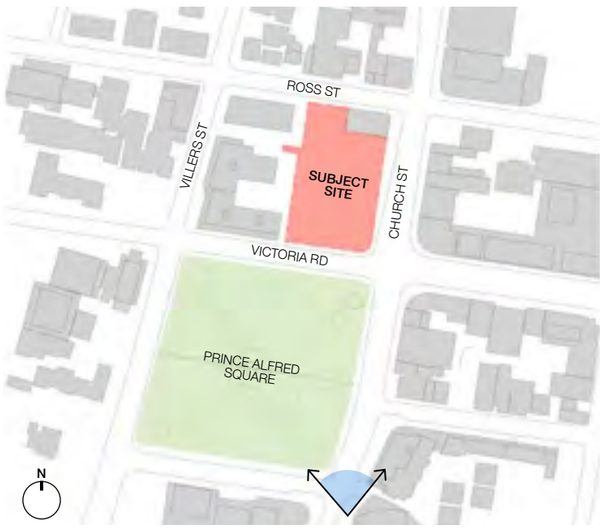


PROPOSED SCHEME

VIEW COMPARISON
PROPOSED VS
SINGLE TOWER 6M SETBACK

SOUTHERN APPROACH

The outline of the Single Tower Option with a 6m setback to Church St dashed in Red over the proposed scheme.



PROPOSED SCHEME

BATESSMART™

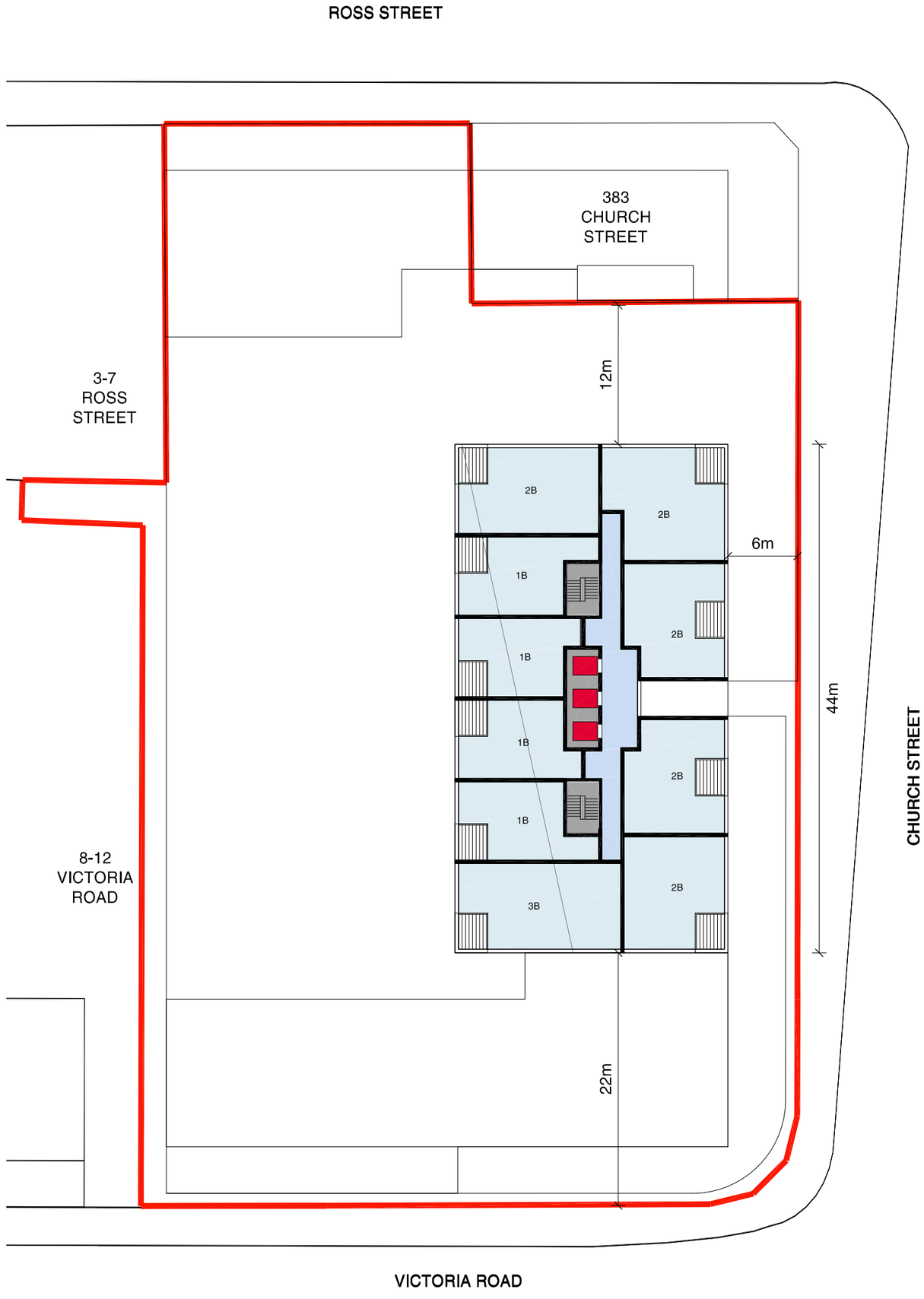
SINGLE TOWER COMPLIANT SCHEME 6M SETBACK

TYPICAL LOWER LEVEL TOWER PLAN

6m Setback to Church Street
1,000 m² Max Floorplate
45m Max Frontage
12m ADG separation to side boundary

155 m Height
48 Levels

1:400 @ A3



BATESSMART.™

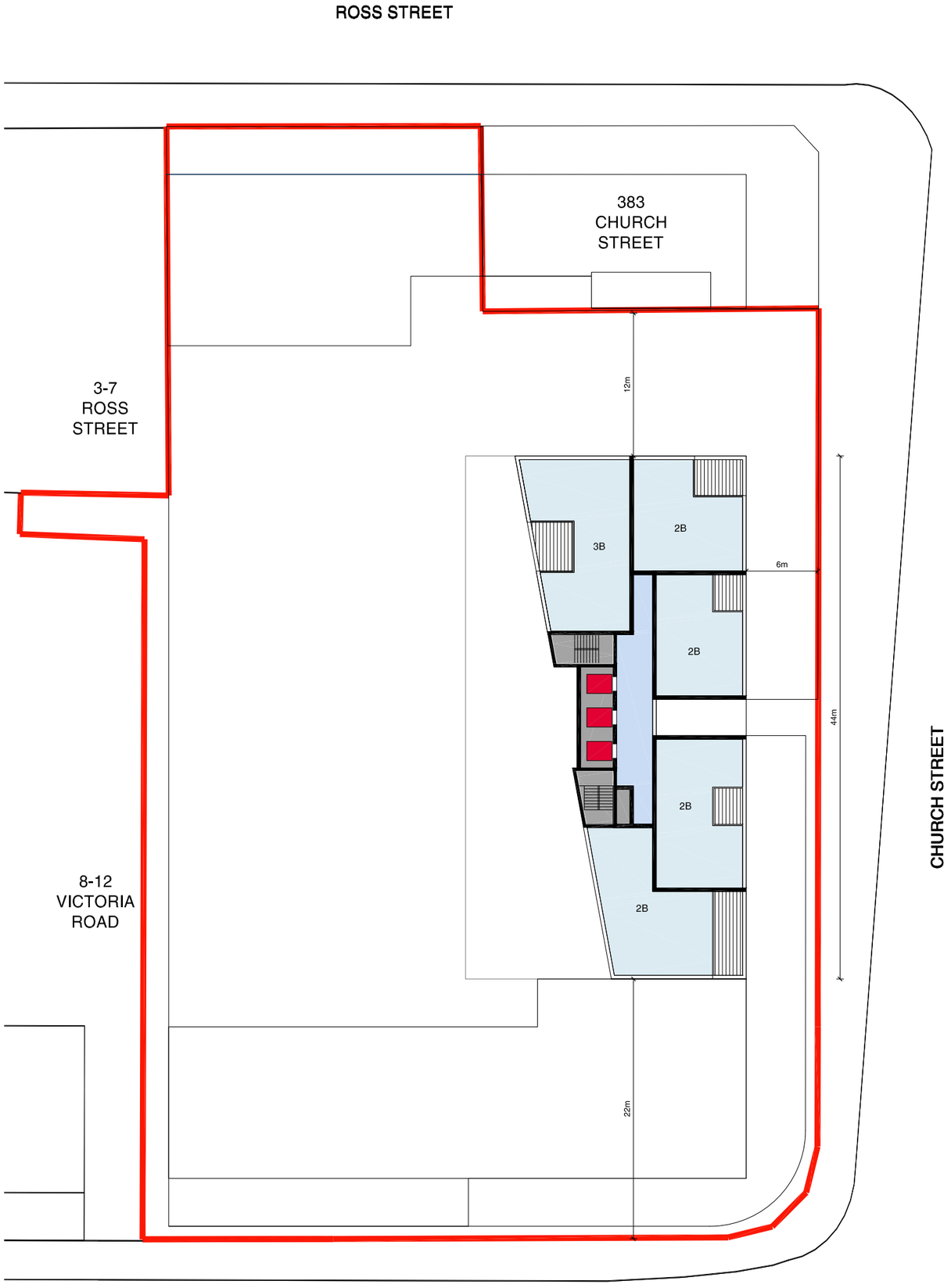
SINGLE TOWER
COMPLIANT SCHEME
6M SETBACK

TYPICAL UPPER LEVEL TOWER PLAN

6m Setback to Church Street
1,000 m² Max Floorplate
45m Max Frontage
12m ADG separation to side boundary

155 m Height
48 Levels

The 6m setback significantly increases the difficulty of planning a viable upper-level.
The upper levels have an envelope area of 665m². Apartments are undesirably narrow.



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SINGLE TOWER COMPLIANT SCHEME 6M SETBACK

YIELD SCHEDULE

BATESSMART™

1,000m² GBA+Balc (Floorplate) = 1,024m² GEA
01/06/2018

6m Setback to Church St
ADG Side Boundary Setback Compliant

355 Church St	Approximate	Building Envelope	
Option D Single Tower	Site Area	FSR	GFA
1,000m² Floorplate	**4,737 m²**	**6.9 : 1**	**32,697 m²**

Level	Use		Floor-to Floor	Height **155 m**	Envelope Area GEA Commercial	Envelope Area GEA Residential	Envelope GFA Commercial	Envelope GFA Residential
L47	**Plant / LOR**	27L	**5.0 m**	150.1 m		665 m²		
L46	Residential	26L	**3.3 m**	146.9 m		665 m²		499 m²
L45	Residential	25L	3.1 m	143.8 m		665 m²		499 m²
L44	Residential	24L	3.1 m	140.7 m		665 m²		499 m²
L43	Residential	23L	3.1 m	137.6 m		665 m²		499 m²
L42	Residential	22L	3.1 m	134.5 m		665 m²		499 m²
L41	Residential	21L	3.1 m	131.4 m		665 m²		499 m²
L40	Residential	20L	3.1 m	128.3 m		665 m²		499 m²
L39	Residential	19L	3.1 m	125.2 m		665 m²		499 m²
L38	Residential	18L	3.1 m	122.1 m		665 m²		499 m²
L37	Residential	17L	3.1 m	119.0 m		665 m²		499 m²
L36	Residential	16L	3.1 m	115.9 m		665 m²		499 m²
L35	Residential	15L	3.1 m	112.8 m		665 m²		499 m²
L34	Residential	14L	3.1 m	109.7 m		665 m²		499 m²
L33	Residential	13L	3.1 m	106.6 m		665 m²		499 m²
L32	Residential	12L	3.1 m	103.5 m		665 m²		499 m²
L31	Residential	11L	3.1 m	100.4 m		665 m²		499 m²
L30	Residential	10L	3.1 m	97.3 m		665 m²		499 m²
L29	Residential	9L	3.1 m	94.2 m		665 m²		499 m²
L28	Residential	8L	3.1 m	91.1 m		665 m²		499 m²
L27	Residential	7L	3.1 m	88.0 m		665 m²		499 m²
L26	Residential	6L	3.1 m	84.9 m		665 m²		499 m²
L25	Residential	5L	3.1 m	81.8 m		665 m²		499 m²
L24	Residential	4L	3.1 m	78.7 m		665 m²		499 m²
L23	Residential	3L	3.1 m	75.6 m		665 m²		499 m²
L22	Residential	2L	**3.3 m**	72.3 m		665 m²		499 m²
L21	**Transfer / Residential**	1L	**4.0 m**	68.3 m		**665 m²**		**499 m²**
L20	Residential	19L	**3.3 m**	65.0 m		1,020 m²		765 m²
L19	Residential	18L	3.1 m	61.9 m		1,020 m²		765 m²
L18	Residential	17L	3.1 m	58.8 m		1,020 m²		765 m²
L17	Residential	16L	3.1 m	55.7 m		1,020 m²		765 m²
L16	Residential	15L	3.1 m	52.6 m		1,020 m²		765 m²
L15	Residential	14L	3.1 m	49.5 m		1,020 m²		765 m²
L14	Residential	13L	3.1 m	46.4 m		1,020 m²		765 m²
L13	Residential	12L	3.1 m	43.3 m		1,020 m²		765 m²
L12	Residential	11L	3.1 m	40.2 m		1,020 m²		765 m²
L11	Residential	10L	3.1 m	37.1 m		1,020 m²		765 m²
L10	Residential	9L	3.1 m	34.0 m		1,020 m²		765 m²
L09	Residential	8L	3.1 m	30.9 m		1,020 m²		765 m²
L08	Residential	7L	3.1 m	27.8 m		1,020 m²		765 m²
L07	Residential	6L	3.1 m	24.7 m		1,020 m²		765 m²
L06	Residential	5L	3.1 m	21.6 m		**1,020 m²**		**765 m²**
L05	Residential	4L	3.1 m	18.5 m		2,041 m²		1,531 m²
L04	Residential	3L	3.1 m	15.4 m		2,041 m²		1,531 m²
L03	**Residential**	2L	3.1 m	12.3 m		**2,041 m²**		**1,531 m²**
L02	**Resi / Communal**	1L	**3.3 m**	9.0 m		**2,247 m²**		**1,685 m²**
Levels 01 & 02				**9 m**				
L01	**Mixed**		**4.5 m**	4.5 m				
	McDonalds				478 m²		359 m²	
	Retail/Commercial				480 m²		432 m²	
	Resi Lobby					105 m²		81 m²
	Carpark / Plant							
L00	**Mixed**		**4.5 m**	0.0 m				
	McDonalds				601 m²		451 m²	
	Retail/Commecial				620 m²		465 m²	
	Resi Lobby					252 m²		189 m²
	Carpark / Plant							
B01	Carpark		3.6 m	-3.6 m				
B02	Carpark		2.8 m	-6.4 m				
					2,179 m²	**41,982 m²**	**1,707 m²**	**30,990 m²**
						44,161 m² GEA		**32,697 m² GFA**

APPENDIX FIVE: ADDITIONAL INFORMATION

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PROPOSED SCHEME

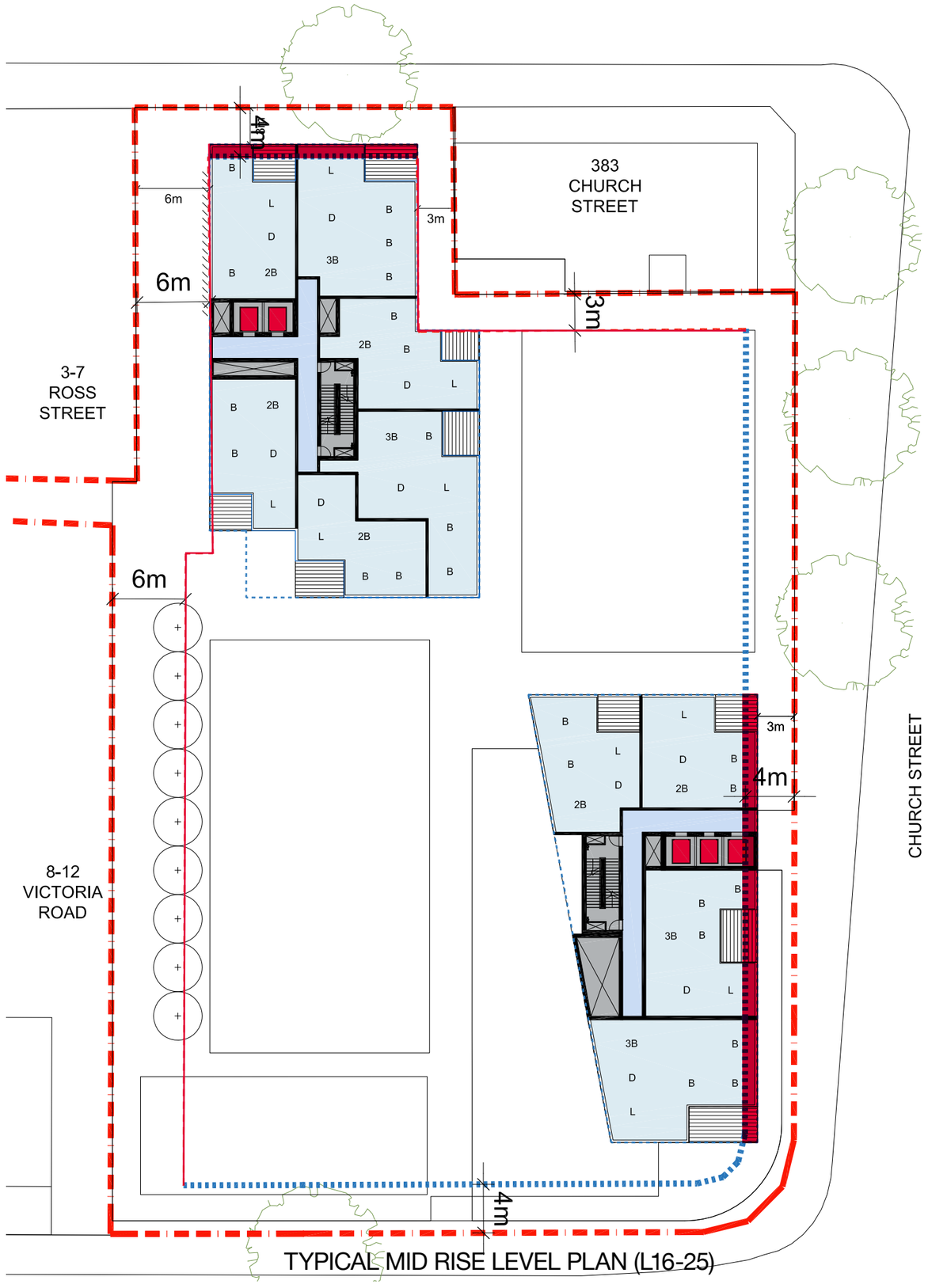
DCP Non-Compliances

Parramatta Development Control Plan 201 stipulates a setback of 4m from the street frontage above a level of 14m. The proposed scheme encroaches into this setback by 1m along Church and Ross St.

Imposing the 4m setback and the solar plane on to Prince Alfred Park creates issues with both the depth of the plan and the separation between towers. The upper tower plan becomes narrow and inefficient. Applying a 3m Setback improves apartment amenity as the separation between the North and South Towers increases.

4m Setback Non-Compliance

1:400 @ A3



TYPICAL MID RISE LEVEL PLAN (L16-25)

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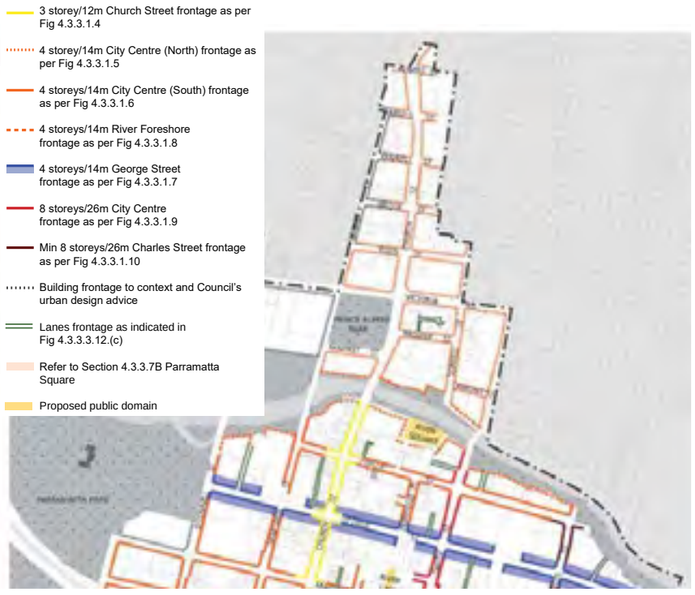
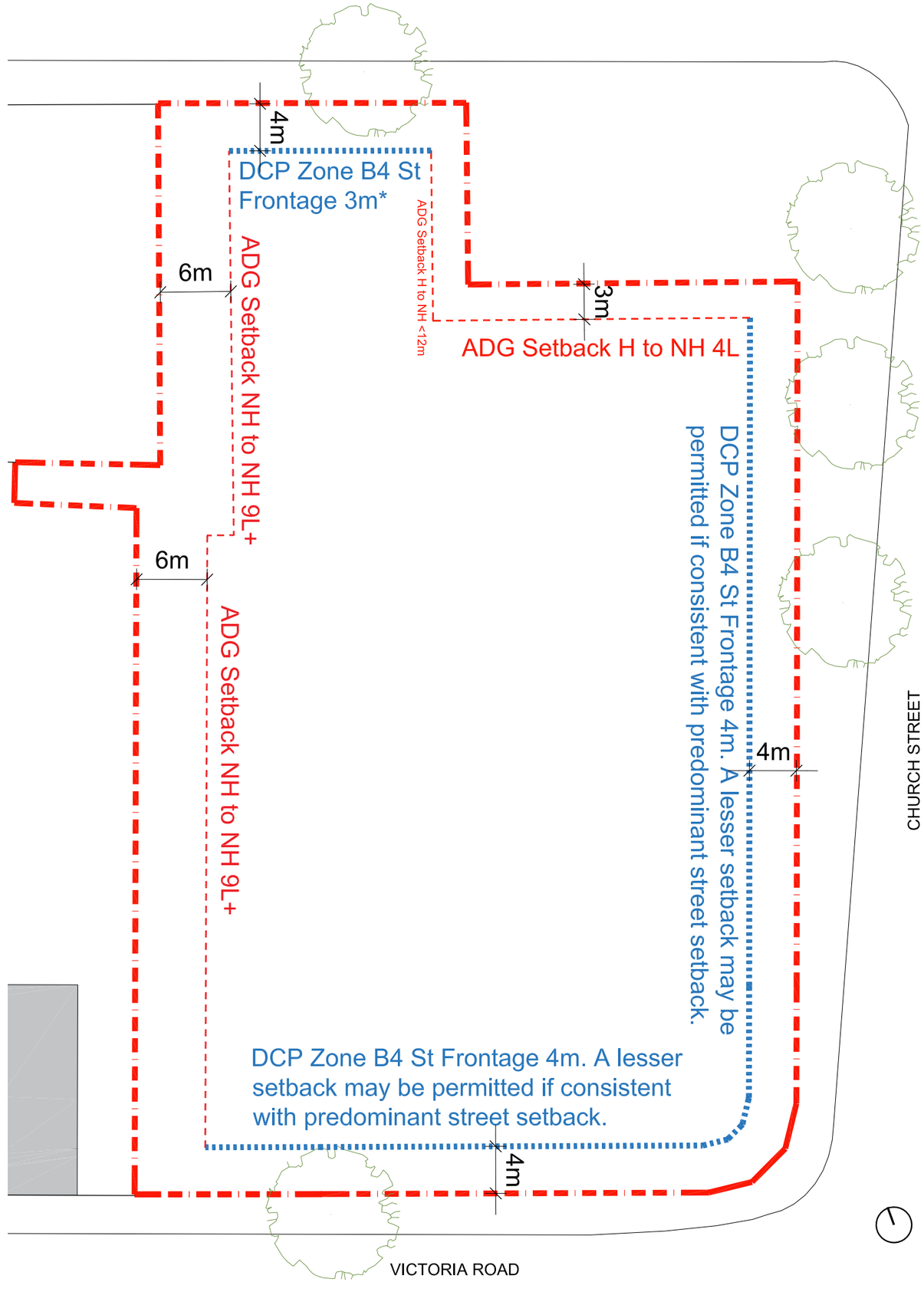
APPENDIX: FRONT AND SIDE SETBACKS



Building Alignment and Front Setbacks
Figure 4.3.3.1.1 - Parramatta Development Control Plan 2011

Street Frontage Heights and Upper Level Setbacks Church Street
Figure 4.3.3.1.4 - Parramatta Development Control Plan 2011



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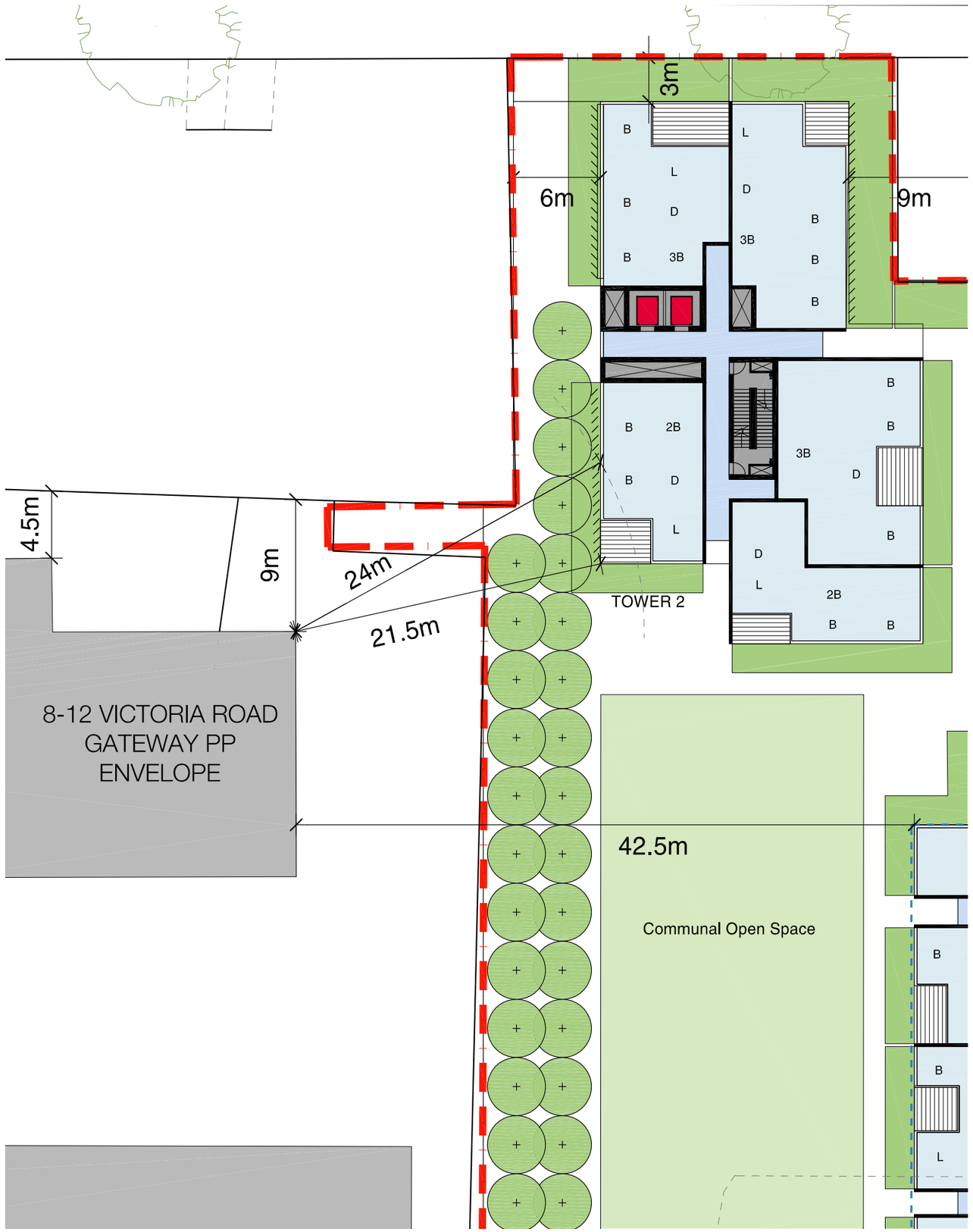
SEPARATION TO 8-12 VICTORIA ROAD GATEWAY DESIGN ENVELOPE



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APPENDIX:

PRIVACY AND SEPARATION IN THE APARTMENT DESIGN GUIDE:

Mutually opposing development versus offset development; allowing for the opportunity for extended outlooks through perpendicular balconies and windows

The Apartment Design Guide's guidelines on "2F -Building Separation" and "3F - Visual Privacy" concentrate on buildings with windows and balconies that are **directly facing each other** (parallel).

All diagrams (shown right) are explicitly in reference to buildings that directly face each other.

The ADG does not include significant diagrams or text referring to offset buildings with perpendicular balconies and windows that have non-opposing outlooks. Only figure 3F.1 discusses offset windows, however the buildings are still mutually opposing.

There is an opportunity to clarify site-specific DCP guidelines on separation and privacy and **encourage developments with increased amenity through significantly offset buildings, with windows and balconies that enjoy extended outlooks.**

2F Building separation

Building separation is the distance measured between building envelopes or buildings. Separation between buildings contributes to the urban form of an area and the amenity within apartments and open space areas.

Amenity is improved through establishing minimum distances between apartments within the site, between apartments and non-residential uses and with boundaries to neighbours. Building separation ensures communal and private open spaces can have useable space with landscaping, deep soil and adequate sunlight and privacy. Within apartments, building separation assists with visual and acoustic privacy, outlook, natural ventilation and daylight access.

Building separation controls should be set in conjunction with height controls and controls for private/communal open space and visual and acoustic privacy.

Aims

- ensure that new development is scaled to support the desired future character with appropriate massing and spaces between buildings
- assist in providing residential amenity including visual and acoustic privacy, natural ventilation, sunlight and daylight access and outlook
- provide suitable areas for communal open spaces, deep soil zones and landscaping.

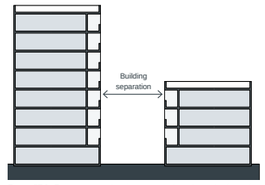


Figure 2F.1 Building separation is measured from the outer face of building envelopes which includes balconies

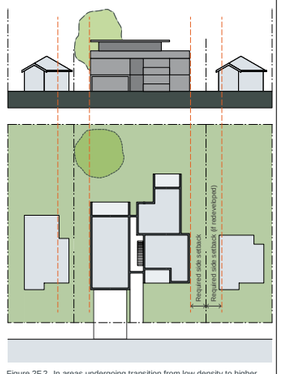


Figure 2F.2 In areas undergoing transition from low density to higher densities, minimum building separation distances may not be achieved until the area completes its transition

Figure 2F.3 Building separation supports residential amenity and helps to provide suitable communal open space areas

Table 1 Minimum building separation increases proportionally to the building height

Building height	Separation distance
9 storeys and above	12-24m
Up to 8 storeys	9-18m
Up to 4 storeys	6-12m

How to measure building separation

Gallery access circulation areas should be treated as habitable space, with separation measured from the exterior edge of the circulation space.

When measuring the building separation between commercial and residential uses, consider office windows and balconies as habitable space and service and plant areas as non-habitable.

Where applying separation to buildings on adjoining sites, apply half the minimum separation distance measured to the boundary. This distributes the building separation equally between sites (consider relationship with section 3F Visual privacy).

Considerations in setting building separation controls
Design and test building separation controls in plan and section
Test building separation controls for sunlight and daylight access to buildings and open spaces
Minimum separation distances for buildings are: *Up to four storeys (approximately 12m):* • 12m between habitable rooms/balconies • 9m between habitable and non-habitable rooms • 6m between non-habitable rooms *Five to eight storeys (approximately 25m):* • 18m between habitable rooms/balconies • 12m between habitable and non-habitable rooms • 9m between non-habitable rooms *Nine storeys and above (over 25m):* • 24m between habitable rooms/balconies • 18m between habitable and non-habitable rooms • 12m between non-habitable rooms
Building separation may need to be increased to achieve adequate sunlight access and enough open space on the site, for example on slopes
Increase building separation proportionally to the building height to achieve amenity and privacy for building occupants and a desirable urban form
At the boundary between a change in zone from apartment buildings to a lower density area, increase the building setback from the boundary by 3m
No building separation is necessary where building types incorporate blank party walls. Typically this occurs along a main street or at podium levels within centres
Required setbacks may be greater than required building separations to achieve better amenity outcomes

3F Visual privacy

Visual privacy allows residents within an apartment development and on adjacent properties to use their private spaces without being overlooked. It balances the need for views and outlook with the need for privacy. In higher density developments it also assists to increase overall amenity.

Visual privacy balances site and context specific design solutions with views, outlook, ventilation and solar access. The adjacent context, site configuration, topography, the scale of the development and the apartment layout all need to be considered.

Degrees of privacy are also influenced by a number of factors including the activities of each of the spaces where overlooking may occur, the times and frequency these spaces are being used, the expectations of occupants for privacy and their ability to control overlooking with screening devices.

Figure 3F.1 Visual privacy is an important factor for residential amenity. The siting of buildings needs to ensure adequate separation between apartments

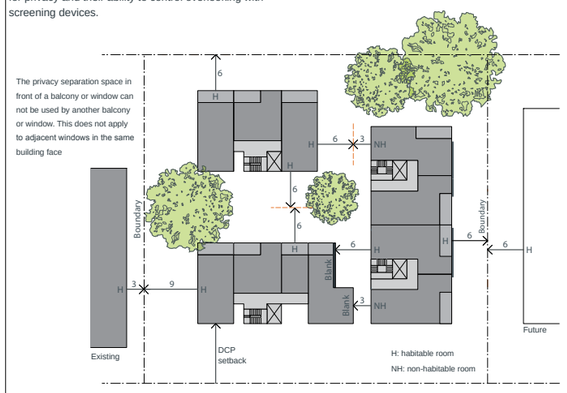


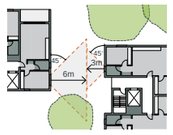
Figure 3F.2 Any one development will have a variety of visual privacy conditions to be accommodated. Section A (Figure 3F.4) shows separation distances between apartments within the same site

3F Visual privacy

Conditions within a development

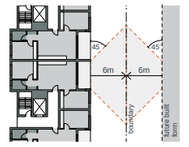
Habitable to habitable rooms

Habitable to non-habitable rooms

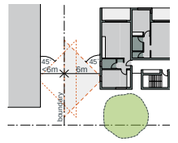


Boundary conditions

Habitable to habitable rooms

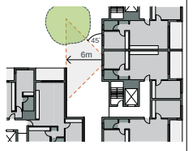


Habitable to non-compliant existing



Blank wall conditions

To habitable rooms



To non-habitable rooms

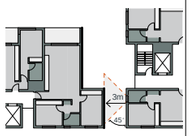


Figure 3F.6 Diagrams showing different privacy interface conditions

Figure 3F.7 Solid walls with non-habitable room windows are used for end elevations to manage privacy impacts between buildings. Solid balconies at lower levels provide better privacy from the street

Figure 3F.8 Well designed fences and balconies provide privacy to apartments when viewed from the public domain or adjacent apartment buildings

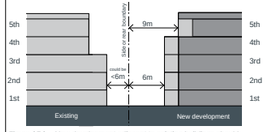


Figure 3F.3 New development adjacent to existing buildings should provide adequate separation distances to the boundary in accordance with the design criteria

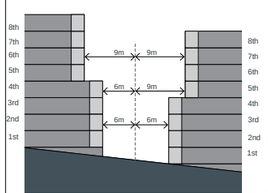


Figure 3F.4 Within the same site, minimum separation should be shared equitably between buildings. On sloping sites, appropriate separation distances ensure visual privacy for apartments on different levels

Figure 3F.5 To resolve amenity impacts, apartment buildings should increase the building separation distance (+3m) when adjacent to a different zone that permits lower density residential development

Objective 3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy

Design criteria

1. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

Building height	Habitable rooms and balconies	Non-habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)

Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties

Design guidance

Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance

For residential buildings next to commercial buildings, separation distances should be measured as follows:

- for retail, office spaces and commercial balconies use the habitable room distances
- for service and plant areas use the non-habitable room distances

New development should be located and oriented to maximise visual privacy between buildings on site and for neighbouring buildings. Design solutions include:

- site layout and building orientation to minimise privacy impacts (see also section 3B Orientation)
- on sloping sites, apartments on different levels have appropriate visual separation distances (see figure 3F.4)

Apartment buildings should have an increased separation distance of 3m (in addition to the requirements set out in design criteria 1) when adjacent to a different zone that permits lower density residential development to provide for a transition in scale and increased landscaping (figure 3F.5)

Direct lines of sight should be avoided for windows and balconies across corners

No separation is required between blank walls

Figure 3F.9 Fencing of ground floor apartments should not be solid to allow for surveillance of common open space and the public domain

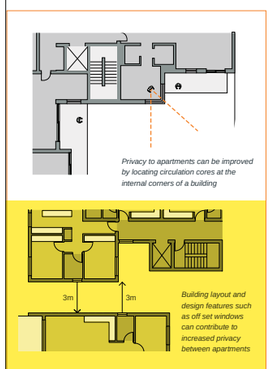


Figure 3F.10 Examples of solutions to increase privacy
Note: building separations are shown for up to 12m (4 storeys)

Objective 3F-2

Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space

Design guidance

Communal open space, common areas and access paths should be separated from private open space and windows to apartments, particularly habitable room windows. Design solutions may include:

- setbacks
- solid or partially solid balustrades to balconies at lower levels
- fencing and/or trees and vegetation to separate spaces
- screening devices
- bay windows or pop out windows to provide privacy in one direction and outlook in another
- raising apartments/private open space above the public domain or communal open space
- planter boxes incorporated into walls and balustrades to increase visual separation
- pergolas or shading devices to limit overlooking of lower apartments or private open space
- on constrained sites where it can be demonstrated that building layout opportunities are limited, fixed louvres or screen panels to windows and/or balconies

Bedrooms, living spaces and other habitable rooms should be separated from gallery access and other open circulation space by the apartment's service areas

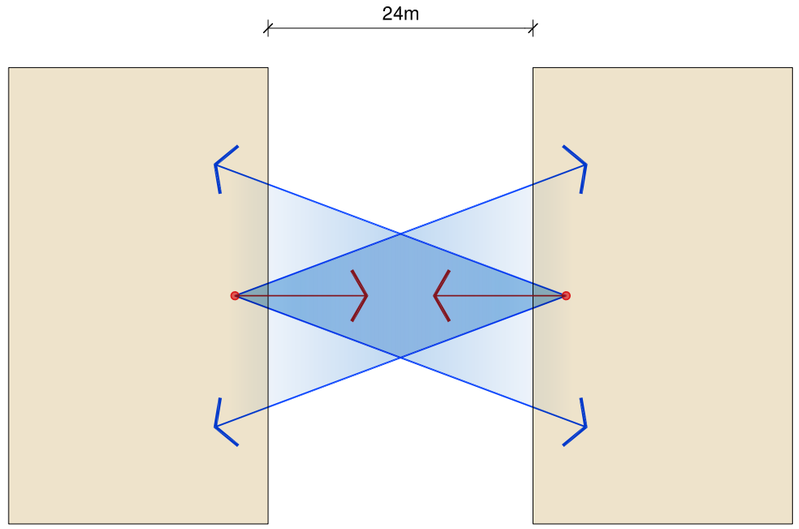
Balconies and private terraces should be located in front of living rooms to increase internal privacy

Windows should be offset from the windows of adjacent buildings

Recessed balconies and/or vertical fins should be used between adjacent balconies

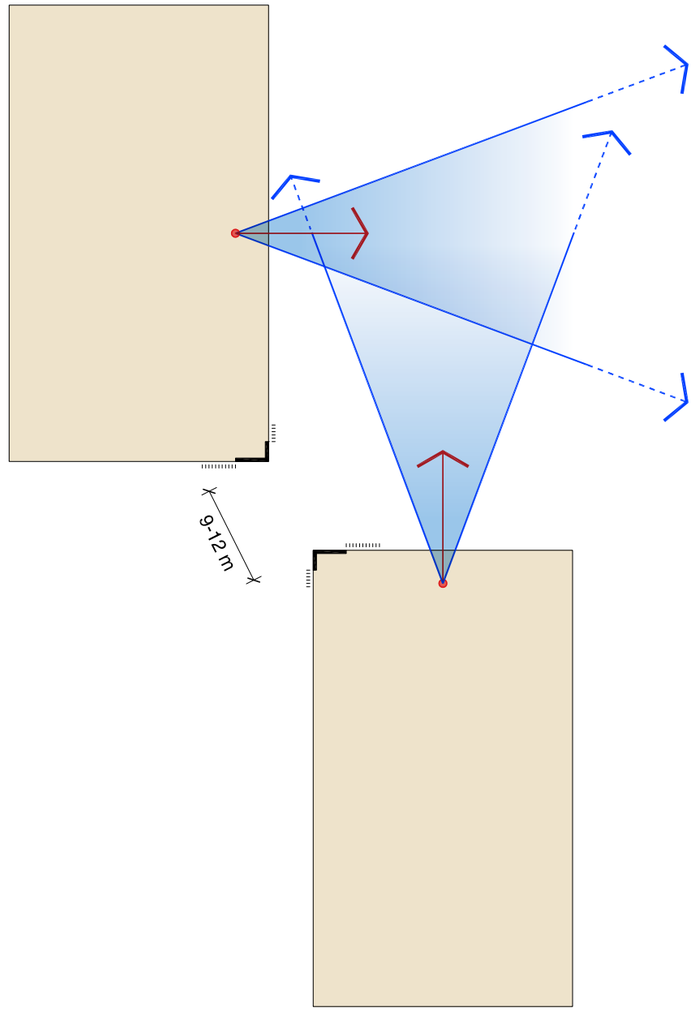
All six Apartment Design Guide pages referring to separation and privacy. Figure 3F.1 (highlighted) discusses offset windows, however the buildings are predominantly mutually opposing.

MUTUALLY-OPPOSING DEVELOPMENTS
VERSUS **OFFSET DEVELOPMENTS**



The above diagram is an example of two mutually-opposing buildings. Significant frontages directly face each other.

Mutually-opposing developments must overcome considerably privacy, outlook, and solar access issues.



The above diagram is an example of two offset buildings. These buildings do not have frontages that directly face each other.

Offset developments with perpendicular windows and balconies offer extended, unbroken outlook opportunities far beyond 24m.

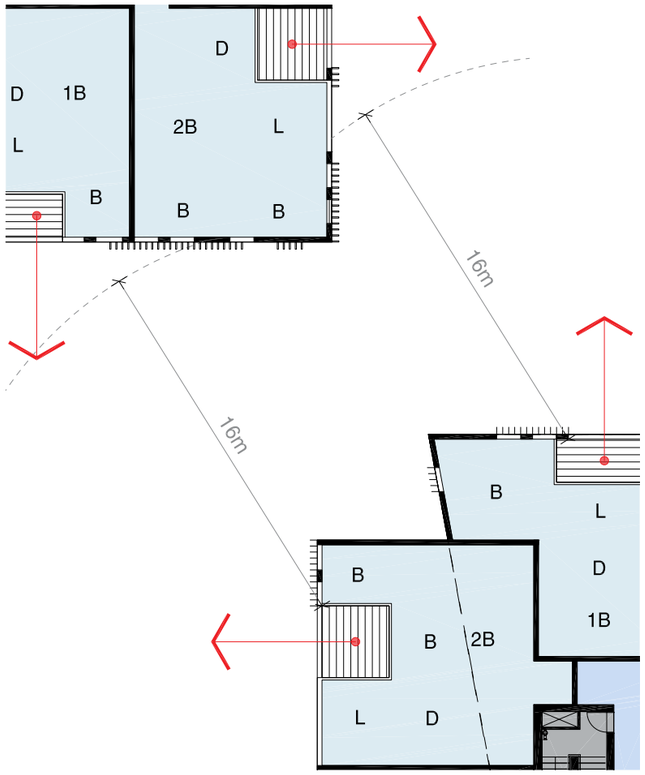
SITE-SPECIFIC DCP:

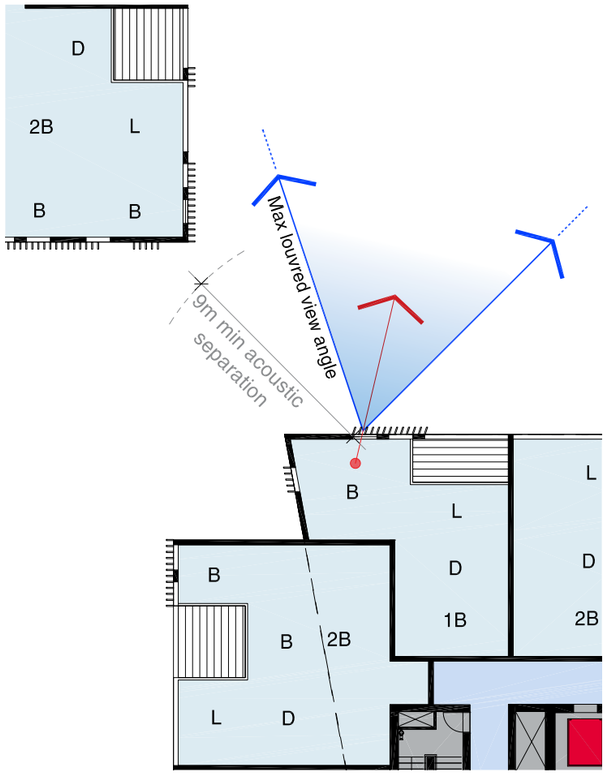
A site specific DCP may employ similar text & diagrams to the following. This would add clarity and limitations to future high-amenity development.

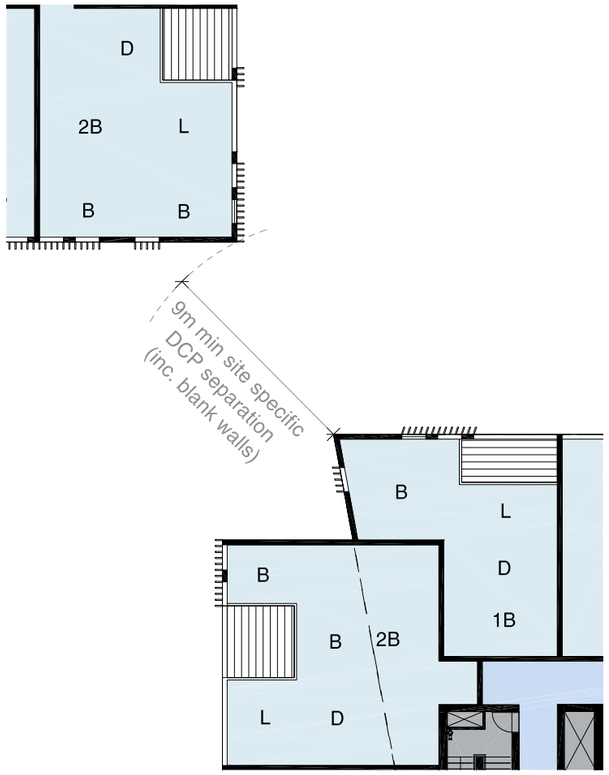
/ Perpendicular (non-facing) balconies should be located a minimum of 2/3 of the distance that would be required if they were directly facing balconies. For example, for a building greater than 8 stories, perpendicular balconies must be a minimum of 16m apart.

/ Visually, louvred windows with no view of another window (accounting for the spacing and angle of the louvres) are to be treated as blank walls. Blank walls require no separation distance under the ADG. To ensure acoustic amenity, louvred windows of offset developments must be a minimum of 9m apart.

/ Any part of the two offset, non-opposing buildings, including blank walls, fins, and facade components, must keep a minimum separation of 9m at any point.





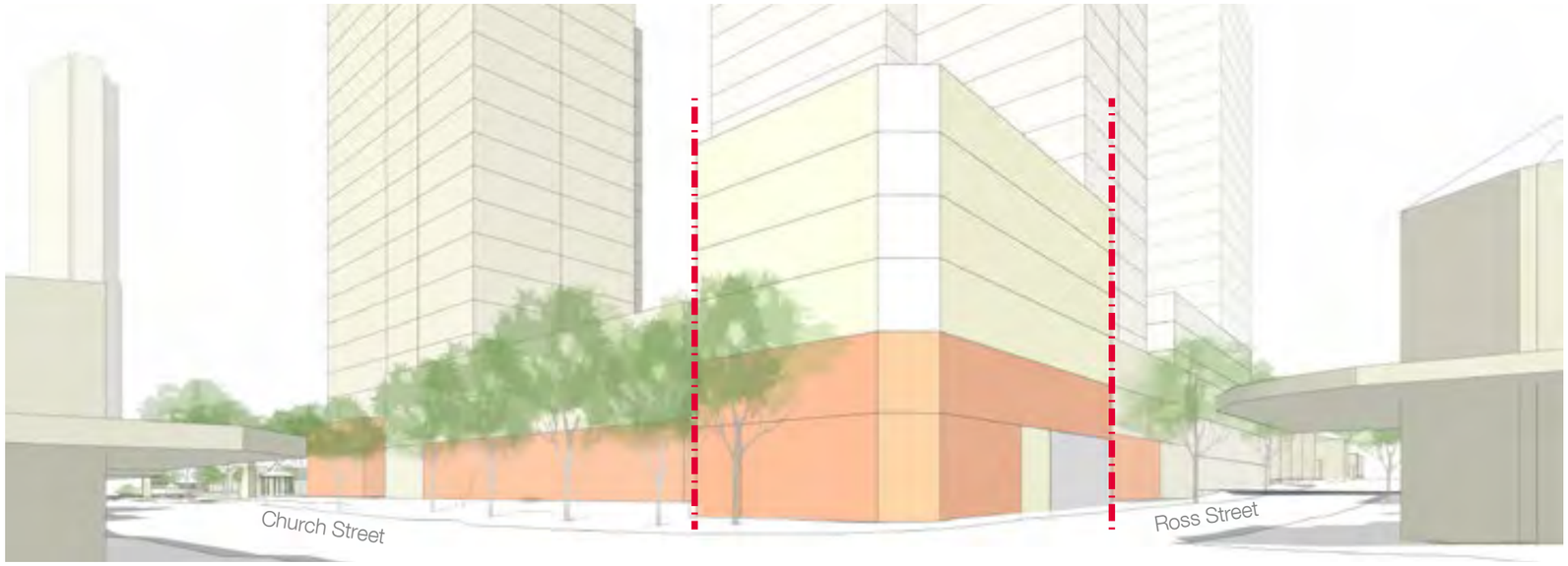


APPENDIX SIX:
383 CHURCH ST
POTENTIAL FUTURE DEVELOPMENT

383 CHURCH ST
POTENTIAL FUTURE DEVELOPMENT

FSR 4.00 : 1
6 LEVELS

16 APARTMENTS &
490m² RETAIL / COMMERCIAL



Ground Level

Level 1

Levels 2 - 5

383 Church St	Site Area					FSR	GFA
	424 m²					4.00 : 1	1,697 m²

			Residential		Commercial		Other (Non-GFA)	Total
Level	Use		BEA	GFA	BEA	GFA	BEA	GFA
L05	Residential	6L	402 m²	302 m²				302 m²
L04	Residential	5L	402 m²	302 m²				302 m²
L03	Residential	4L	402 m²	302 m²				302 m²
L02	Residential	3L	424 m²	302 m²				302 m²
L01	Commercial	2L			424 m²	349 m²		349 m²
L00	Mixed Use / Services	1L	72 m²	30 m²	166 m²	111 m²	187 m²	141 m²
B01	Storage / Plant						190 m²	
			1,702 m²	1,237 m²	590 m²	460 m²	377 m²	1,697 m²

1 : 500 @ A3

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APPENDIX SEVEN:
SOLAR ACCESS AND CROSS VENTILATION

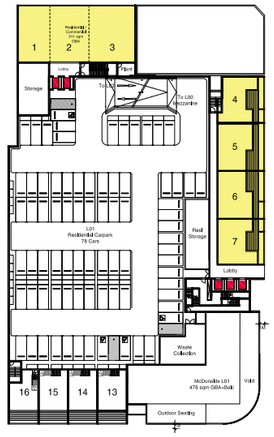
BATESSMART™

SOLAR ACCESS & CROSS VENTILATION

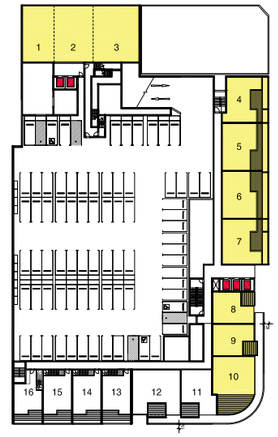
/ 2 Hours Solar Access to Living Area in Mid-Winter: 79%

/ Cross Ventilated: 71%

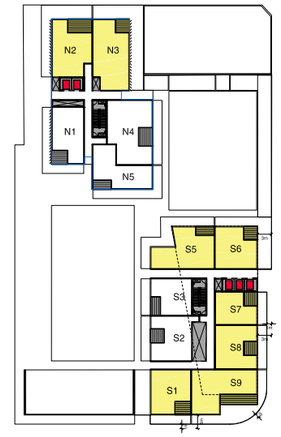
The planning proposal building envelope is designed to encourage high solar access and cross ventilation. This is achieved through seperating the envelope into two articulate towers to maximize corners, and orienting these towers along a North-South access.



1 Level 01 Plan



2 Level 02 Plan

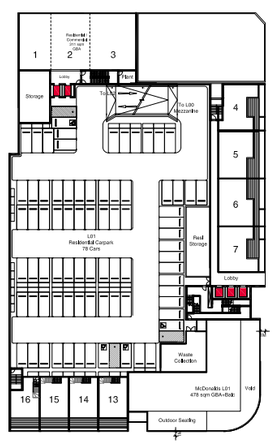


3 Level 03 Plan

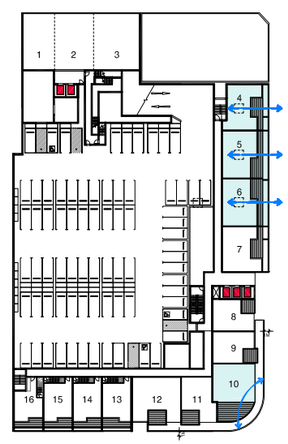
4 Typ LL Plan

5 Typ ML Plan

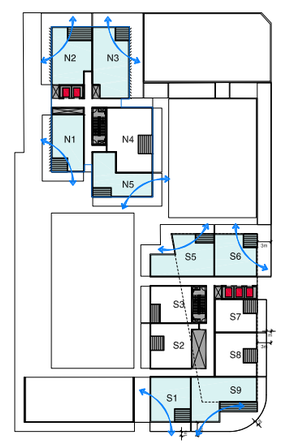
6 Typ UL Plan



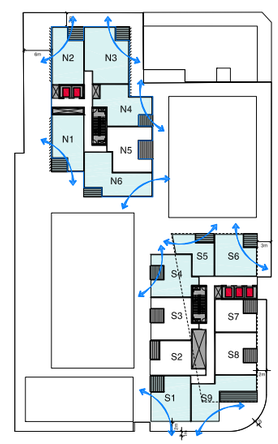
1 Level 01 Plan



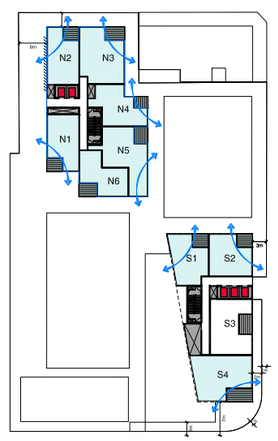
2 Level 02 Plan



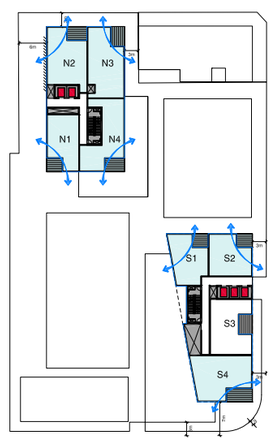
3 Level 03 Plan



4 Typ LL Plan



5 Typ ML Plan



6 Typ UL Plan

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