

URBAN DESIGN REPORT

135 GEORGE ST +
118 HARRIS ST
PARRAMATTA

MMD CONSTRUCTION
CONSULTANTS PTY LTD

AUGUST 2018



ALEKSANDAR
PROJECTS

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PROJECTS

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INTRODUCTION

Sydney is growing to its western boundaries.
Parramatta has been identified as the next City Centre and
is undergoing a densification process.

This Urban Design Report has been prepared by Aleksander Design Group to explore the future development of the subject land, being 135 George St + 118 Harris St, Parramatta.

This Report considers the history and background of the site, the existing planning controls, the strategic context and the opportunities and constraints for the development of the land.

The site is subject to an existing Gateway approval for a 35 storey residential tower with a 3 storey podium and a 3 storey new Albion Hotel with 5 levels of underground car park.

The findings of the report present a number of options for redevelopment, including massing and elevations, which will form a planning proposal for submission to Parramatta Council seeking to amend the development controls.

The comprehensive review of the site + its surroundings reveals that the subject site has the opportunity to provide both additional density + height on the approved proposal for the Albion Hotel site.

The client has expressed an interest in the opportunity to develop the site into a mixed use multi-residential development.

This urban design report examines :

- Rezoning the FSR controls of the site (currently approved at 7.99:1)
- Building envelope testing (height, setbacks, floor plate, efficiencies, bulk, mass and overshadowing, Apartment Design Guide amenity/ building separations)
- 3D modelling of the built form proposed on the subject site and on adjacent properties is provided to demonstrate impact as well as contextual fit
- The impact of the redevelopment on neighbouring sites

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

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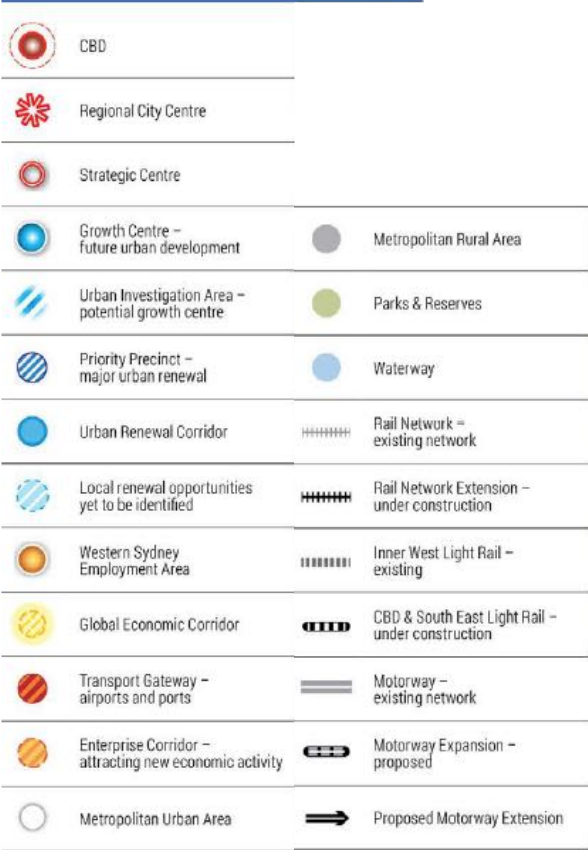
STRATEGIC POSITION

Analysis of the site within its strategic context

A Plan for Growing Sydney

A Plan for Growing Sydney is the Government's Plan to manage the growth of Sydney over the next 20 years. It is intended to guide land use planning decisions and presents a strategy for accommodating Sydney's projected population growth. The Plan supersedes the Metropolitan Plan for Sydney 2036 and is broad in its application, however targets some specific objectives such as the expansion and enhancement of Western Sydney; the provision of increased housing numbers and densities near transport and employment areas; and the provision of greater connectivity throughout Sydney.

FIGURE 2: A Plan for Growing Sydney

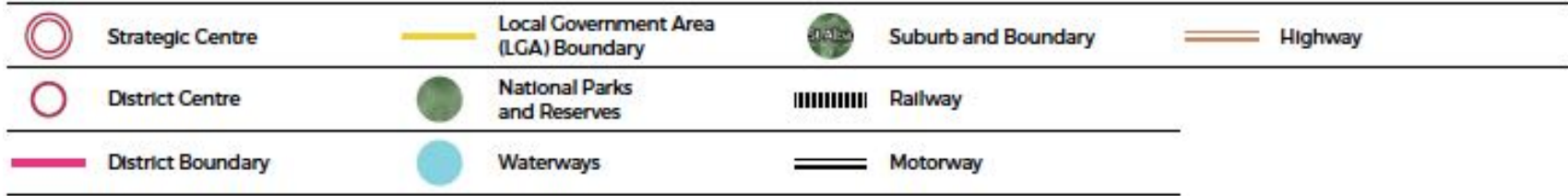
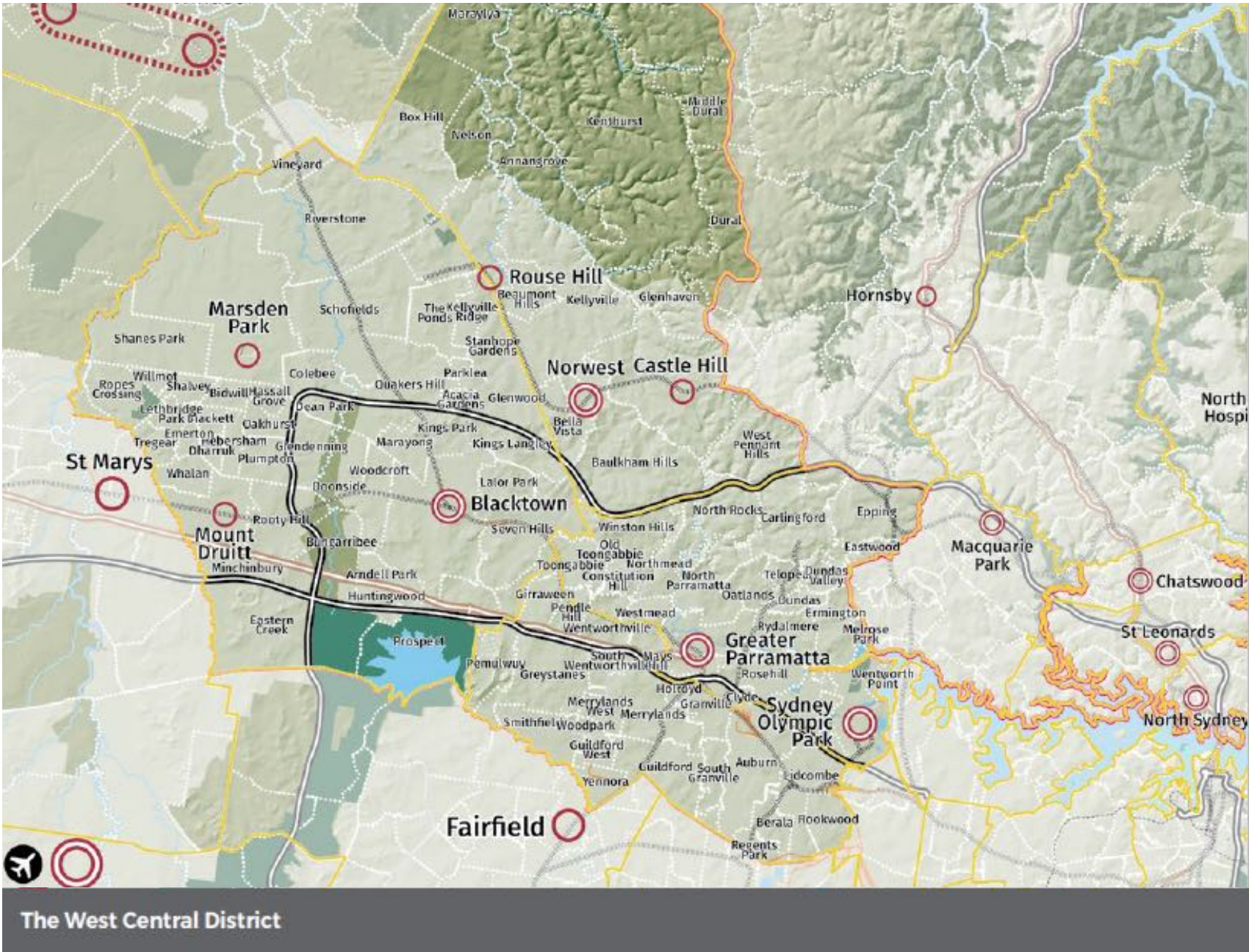


Greater Sydney Regional Plan, pp. 12-13

West Central Subregion

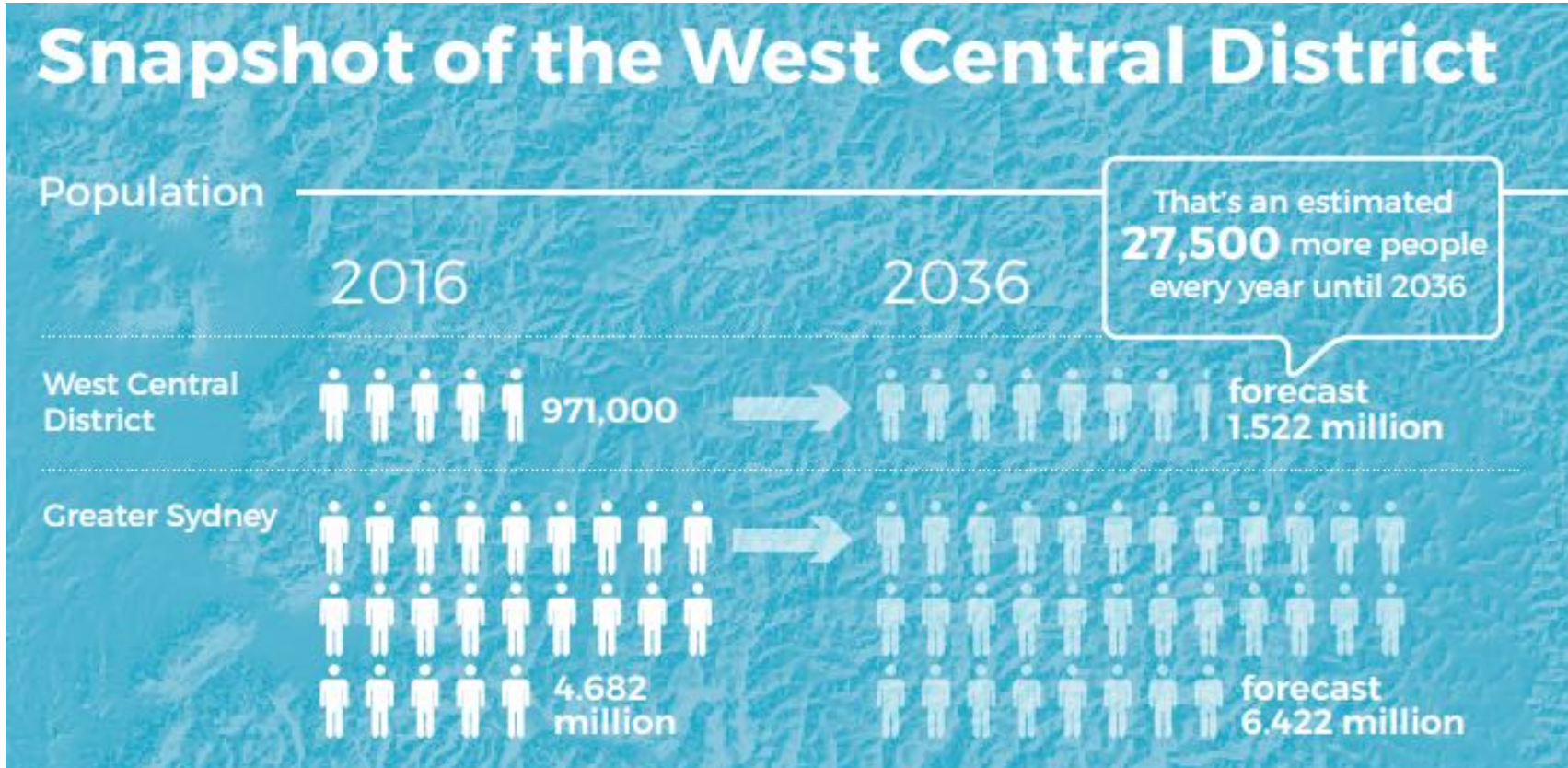
The site is located in the West Central Subregion, which is one of six subregions across Sydney. On 21 November 2016, the Greater Sydney Commission put on public exhibition the six District Plans. The Plans set out the opportunities, priorities and actions and provide the means by which *A Plan for Growing Sydney* can be implemented.

The site is within the Parramatta City Centre, approximately 800 metres from the train station. Parramatta is identified as a Strategic Centre under *A Plan for Growing Sydney*. A Strategic Centre is an area of intense, mixed economic and social activity built around the transport network. Under the West Central subregion District Plan, Parramatta is identified as a ‘District Centre’, being a centre that has jobs, facilities and services that support the district population.



Draft West Central District Plan, pp. 08





West Central Subregion Population Projections

To inform the preparation of the District Plans, the Department of Planning and Environment released population household and dwelling projections for the period 2011 to 2036. The west central subregion is expected to grow by 551,000 people over the 20-year period, growing at an annual growth rate of 2.8% each year to 2031.

The NSW Government's dwelling targets as informed by the future household projections provides for an additional 202,500 dwellings in the West Central District area between 2016 and 2036.

Table 4-3: West Central District minimum 20-year housing targets 2016 – 2036

	Minimum 20-year housing target 2016 - 2036
West Central District*	202,500
Greater Sydney	725,000

Source: Department of Planning and Environment, 2016 New South Wales State and Local Government Area Population and Household Projections and Implied Dwelling Requirements 2016 to 2036, NSW Government, Sydney.
Note: Does not include Epping, which was formerly part of Hornsby local government area.

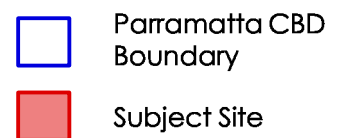
West Central District Plan Overview, pp. 02

STRATEGIC POSITION - LOCAL CONTEXT

The site is 135 George St + 118 Harris St, and is located on the corner of George St and Harris St, Parramatta, adjacent to the Parramatta CBD boundary.

The site is defined by the following factors:

- Located on the approved Albion Hotel site and next to approved Cumberland Media Site.
- Located immediately to the east of the Parramatta CBD, which has a proposed FSR of 6:1 and unlimited building height.
- Close proximity to Parramatta station and bus interchange.
- Close proximity to Robin Thomas reserve and key public open space.
- Close proximity to Parramatta river and ferry terminal.



SCALE 1:5000 @A3

3

PLANNING FRAMEWORK

Existing LEP for subject site

SUBJECT SITE



IMAGE SOURCE: (PARRAMATTA CITY COUNCIL)

Development in Parramatta

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

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

The primary planning instrument that controls the mass and scale of a development are contained within the Parramatta CBD Planning Strategy. This instrument outlines the strategic direction of Council.

Key controls that affect development on the site are detailed below and described on the following pages:

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

LAND ZONING

Land Zoning

The site is zoned Mixed Use (B4)

- Zone
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use**
 - B5 Business Development
 - B6 Enterprise Corridor
 - E2 Environmental Conservation
 - E3 Environmental Management
 - IN1 General Industrial
 - IN2 Light Industrial
 - IN3 Heavy Industrial
 - R1 General Residential
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - R4 High Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - SP1 Special Activities
 - SP2 Infrastructure
 - W1 Natural Waterways
 - W2 Recreational Waterways
 - Parramatta Square
 - Parramatta City Centre Area



Holroyd City Council

Height of Buildings

The site is permitted to have a building height of 54m (Y2).

Maximum Building Height (m)

- E 6
- G 7
- J1 9
- J2 9.2
- J3 9.5
- K 10
- L 11
- M 12
- N1 13
- N2 14
- O1 15
- O2 16
- P1 17
- P2 18
- Q 20
- R 21
- S 24
- T1 25
- T2 28
- U1 31
- U2 34
- V 36
- W 40
- Y1 52
- Y2 54**
- AA1 60
- AA2 72
- AB 80
- AC 120
- AG 200
- Refer to CI 29E
- Parramatta City Centre Area

EXISTING GATEWAY PROPOSAL APPROVED AT 117 m.
NEW PROPOSAL AT 166 m.



Floor Space Ratio

The site is permitted to have a floor space ratio of 4.0:1 (X1).

Maximum Floor Space Ratio (n:1)

A	0.33
B	0.4
D	0.5
F	0.6
J	0.8
K	0.89
N	1.0
O	1.1
P	1.2
R	1.4
S1	1.5
S2	1.52
S3	1.7
S4	1.75
T1	2.0
T2	2.1
V	3.0
W	3.5
X1	4.0
X2	4.2
AA	6.0
AC	8.0
AE	10.0
	Refer to table in CI 4.4(2A)
	Parramatta City Centre Area

EXISTING GATEWAY PROPOSAL APPROVED AT 7.99:1
NEW PROPOSAL AT 13.5:1



Heritage

The site is nearby to a number of heritage items.

The closest sites include Harrisford and nearby ancient Aboriginal & early colonial landscapes.

- Item - Archaeological
- Item - General
- Parramatta City Centre Area



Holroyd City Council

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SITE ANALYSIS

Analysis of site from a local perspective

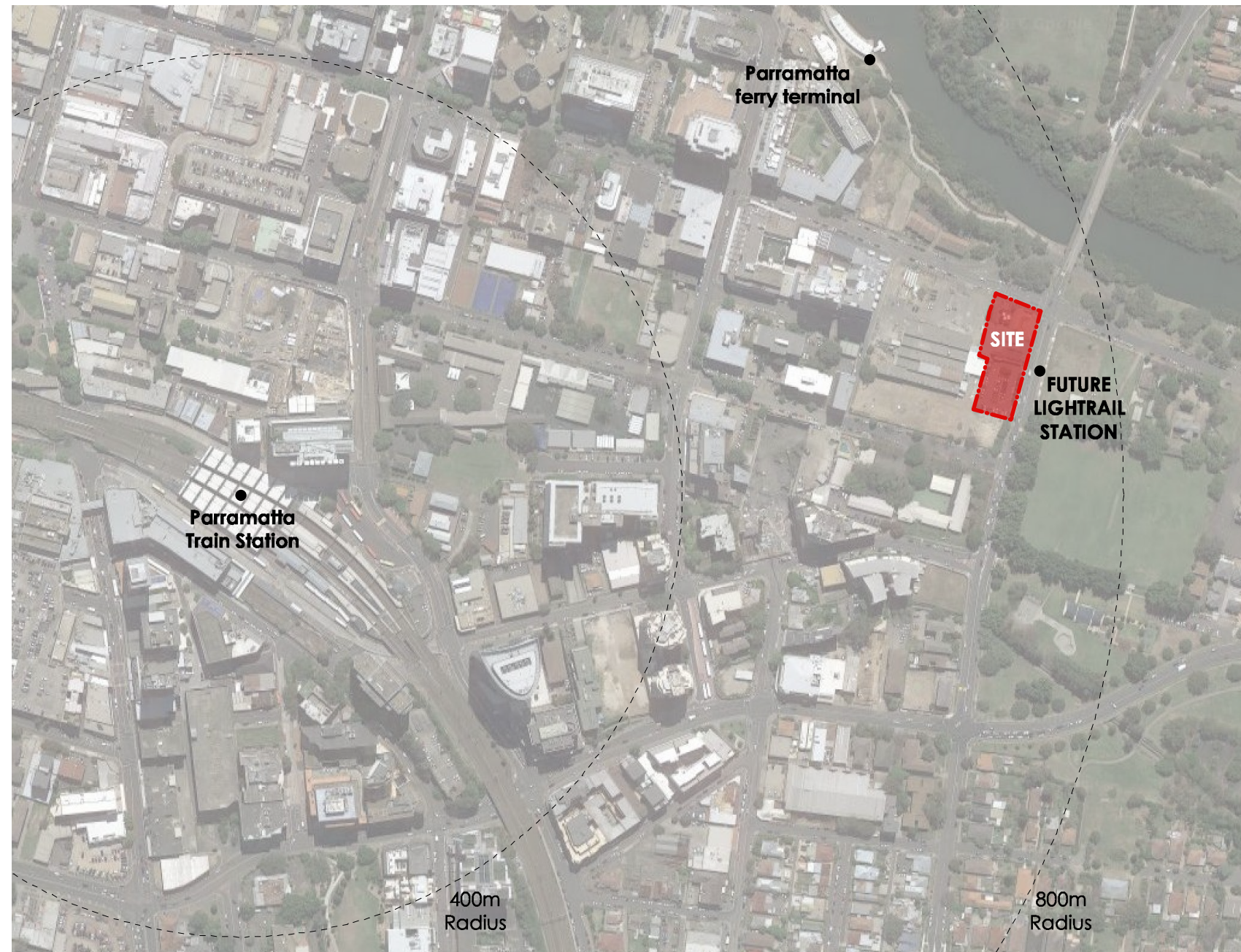
The subject site is located within an existing B4 Mixed Use area.

It is within approximately 800m from Parramatta Interchange Train Station which is part of the Sydney Train Network on :

1. Blue Mountain Train Line
2. T1 North Shore, Northern and Western Line
3. T5 Cumberland Lines
4. Future Lightrail Station

and 350m of Parramatta Ferry Terminal.

Residential amenity is good being adjacent 'Open Space' across Harris Street to Robin Thomas Reserve and across George Street to Parramatta River.



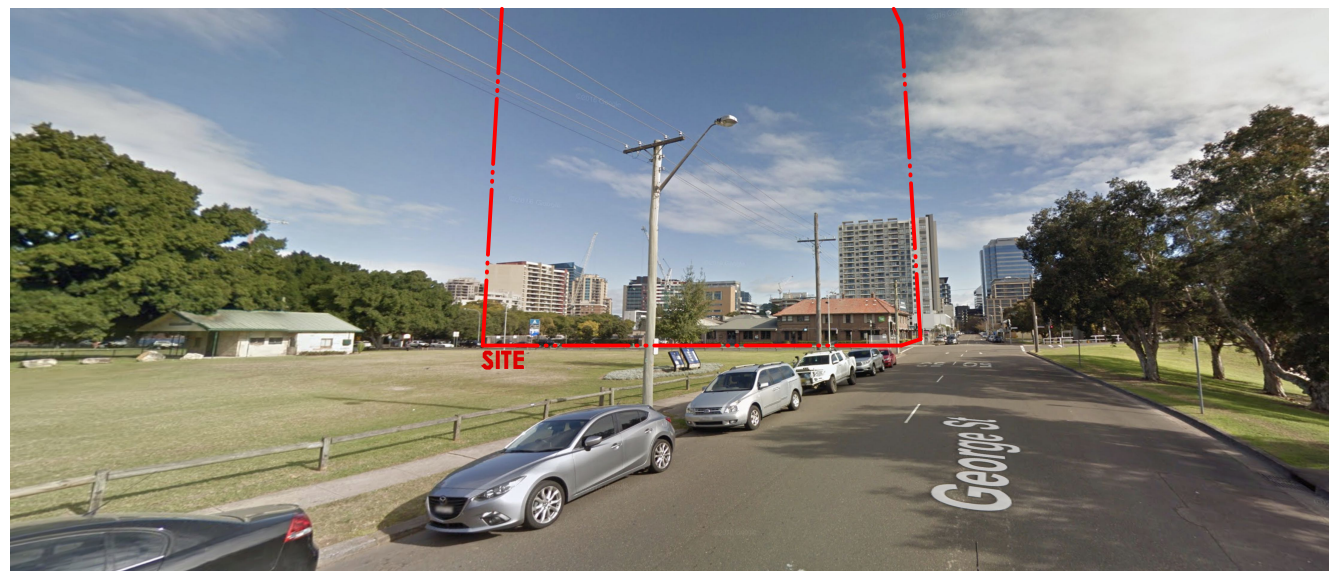
SCALE 1:5000 @A3



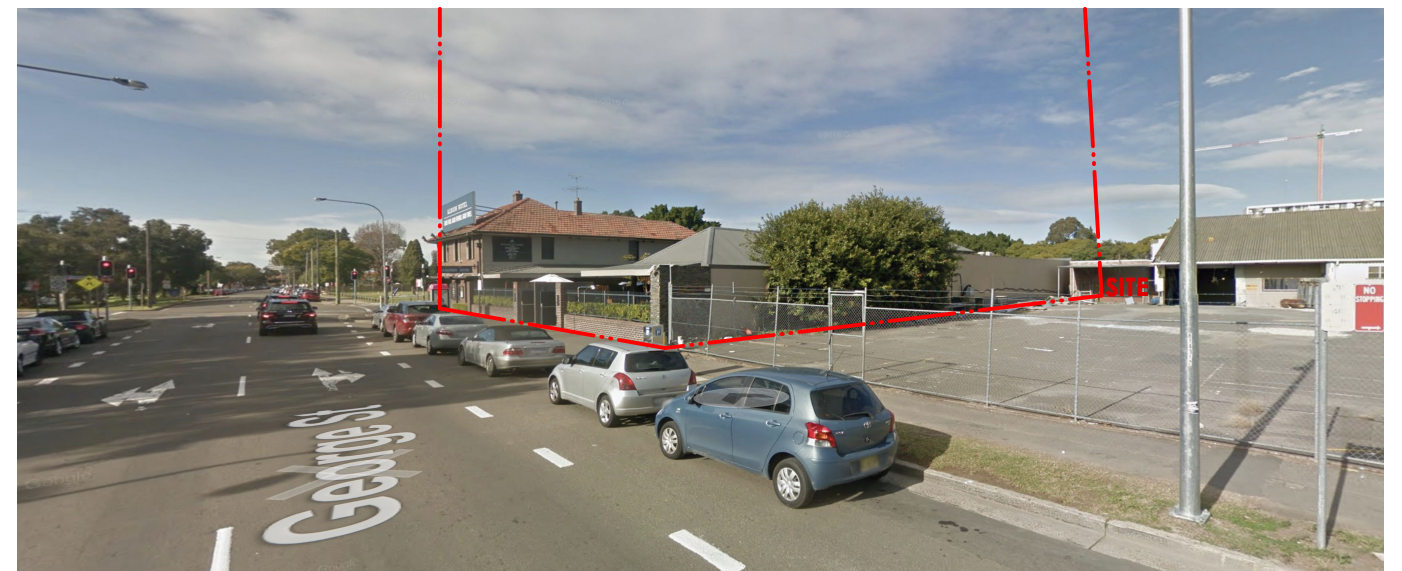
View 1 - North along Harris St



View 2 - Corner of Harris St and George St



View 3 - West along George St



View 4 - East along George St



Key

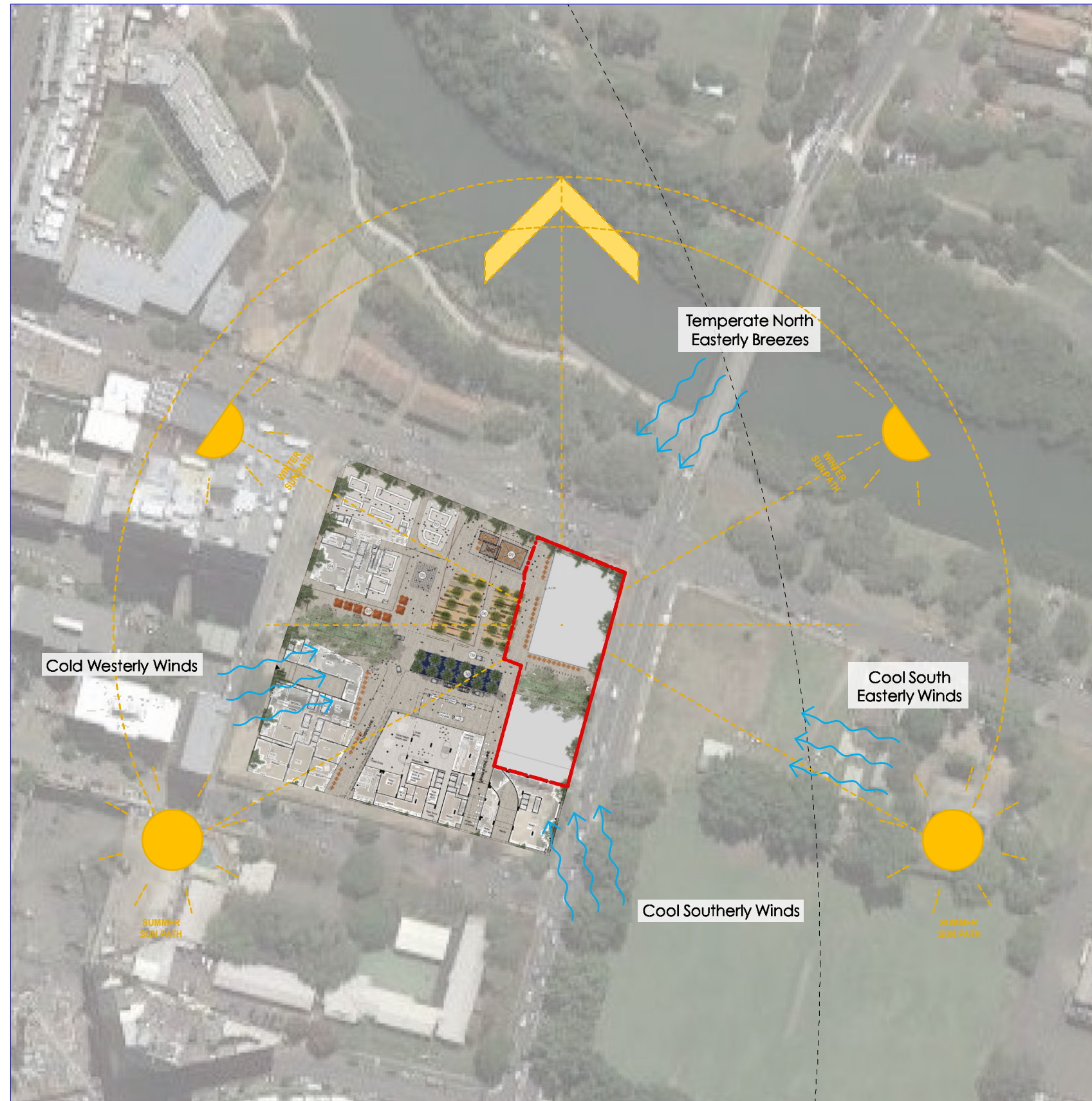
- 1 View 1
- 2 View 2
- 3 View 3
- 4 View 4

Site Boundary

SOLAR ORIENTATION

The site is rectangular in shape with the long axis running north-south for 88.6m and the short boundary to George St of 37.7m facing north. The grid of Parramatta has generally been set to magnetic north. In Sydney, true north is 13-13.5 degrees west of magnetic north. Units facing north and west will receive exceptional solar access throughout the day.

The site is subject to an annual cycle of warm, temperate and cold winds which swing from the north to south direction. In summer, the site receives temperate, north-easterly breezes and in winter it receives cooler southerly winds. Between winter and summer, the site is subject to south-westerly and north-westerly winds. Parramatta does not benefit from cooler sea-breezes in the warmer months as it is too far from the coast.



 Subject Site Boundary

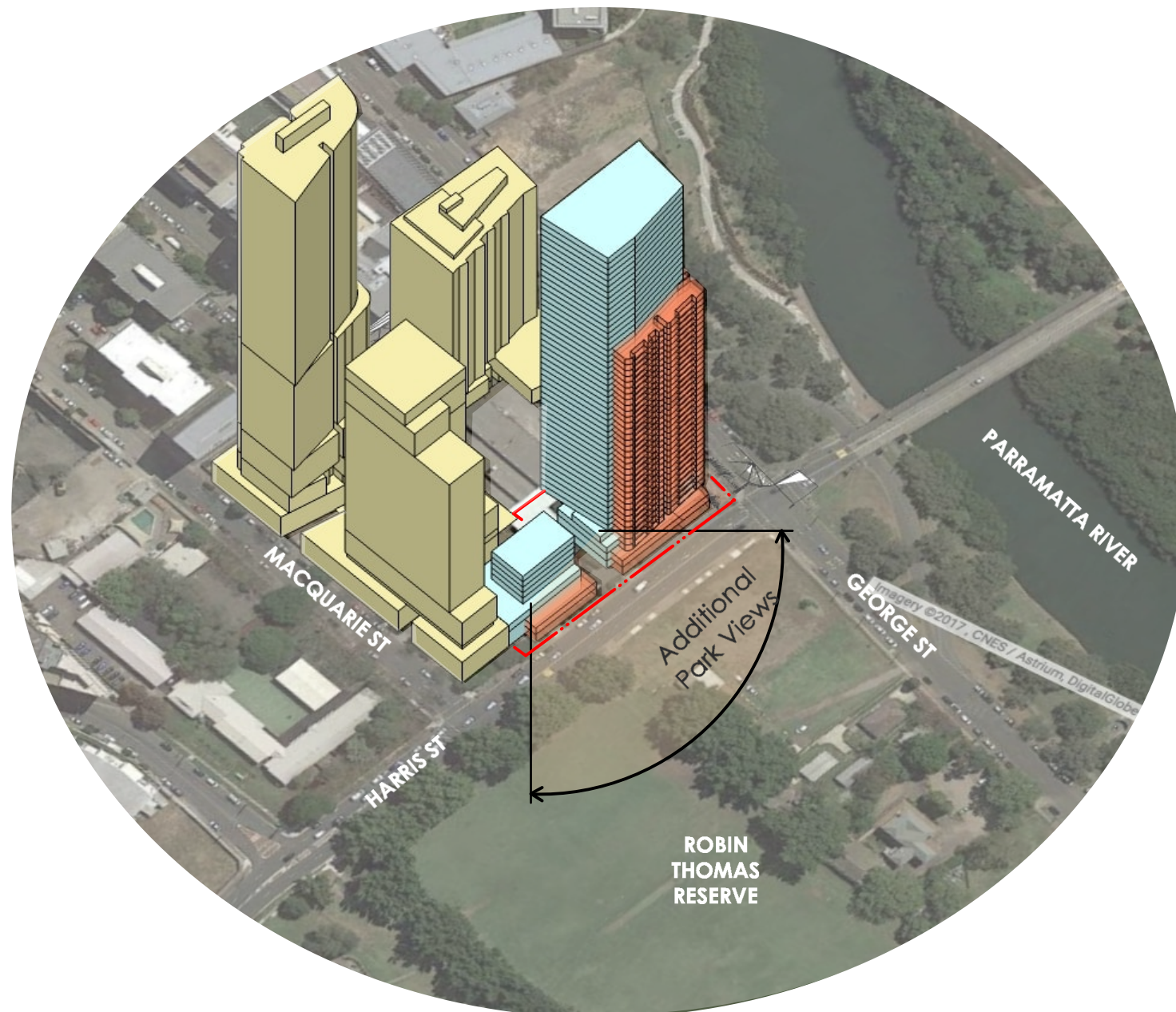


SCALE 1:2000 @A3

LOW-RISE VIEW OPPORTUNITIES

Extending Low-Rise View Opportunities

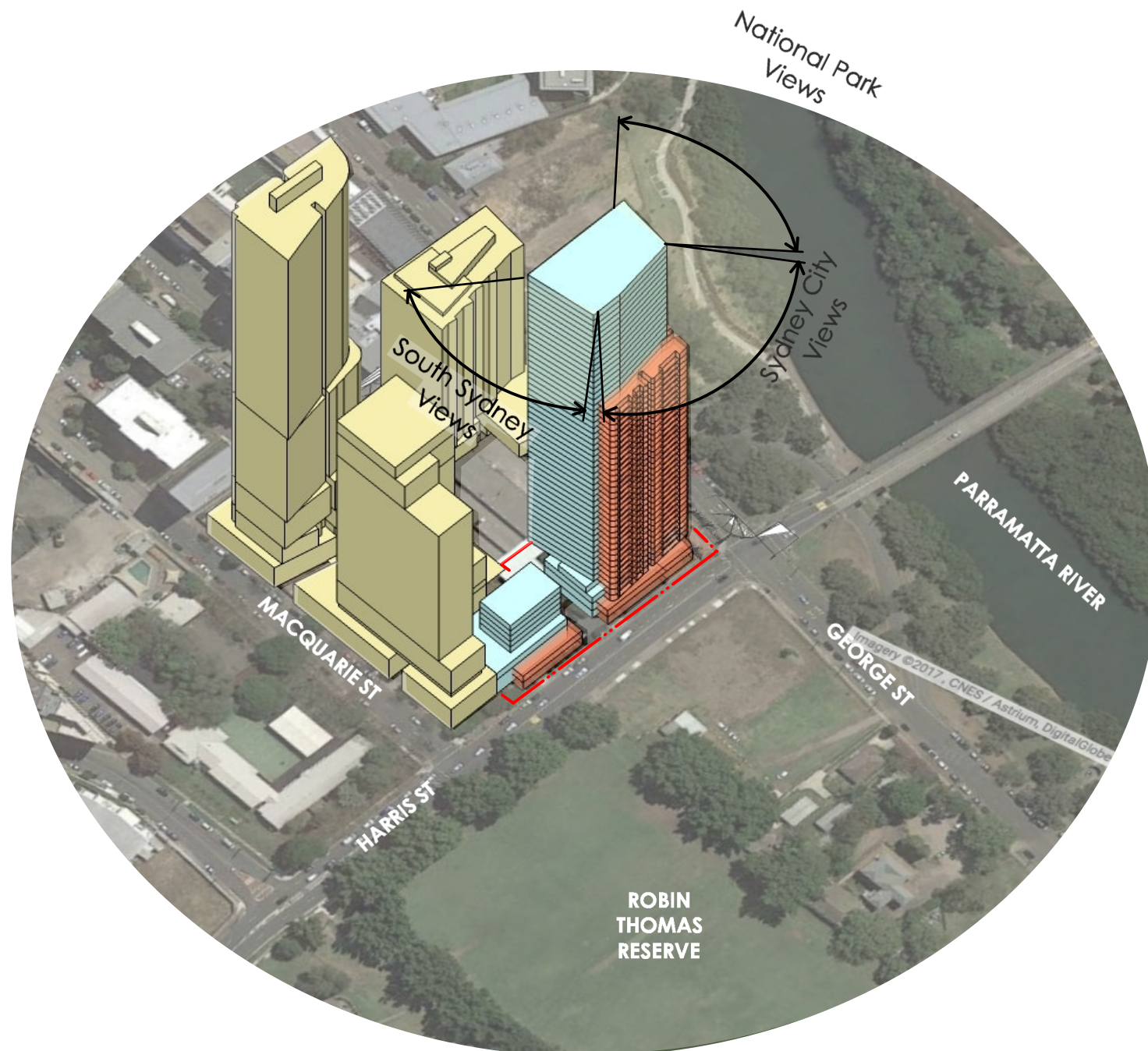
Extending key controls of the 3 storey Albion Hotel will unlock additional unobstructed views of Robin Thomas Reserve and address vast open green space.



- PROPOSED SITE 13.5:1
- APPROVED GATEWAY PROPOSAL AT 7.99:1
- APPROVED DYLDAM APARTMENTS

Extending High-Rise View Opportunities

Increasing the height of the proposed tower will create additional unobstructed views from residential dwellings towards Sydney city, national park and South Sydney.



- PROPOSED SITE 13.5:1
- APPROVED GATEWAY PROPOSAL AT 7.99:1
- APPROVED DYLDAM APARTMENTS

Proposed Additional Stories



3D IMAGE SOURCE: APPROVED PLANNING PROPOSAL UDR

Albion Hotel Parramatta

The subject site is located at 135 George St + 118 Harris St, Parramatta.

The approved Gateway development, of 291 apartments on the location of the current Albion Hotel is of a 35 storey residential tower and a new 3 storey Albion hotel with 369 car parking spaces over 5 levels of basement.

A summary snapshot of the design -

Site area : 3,135 m2

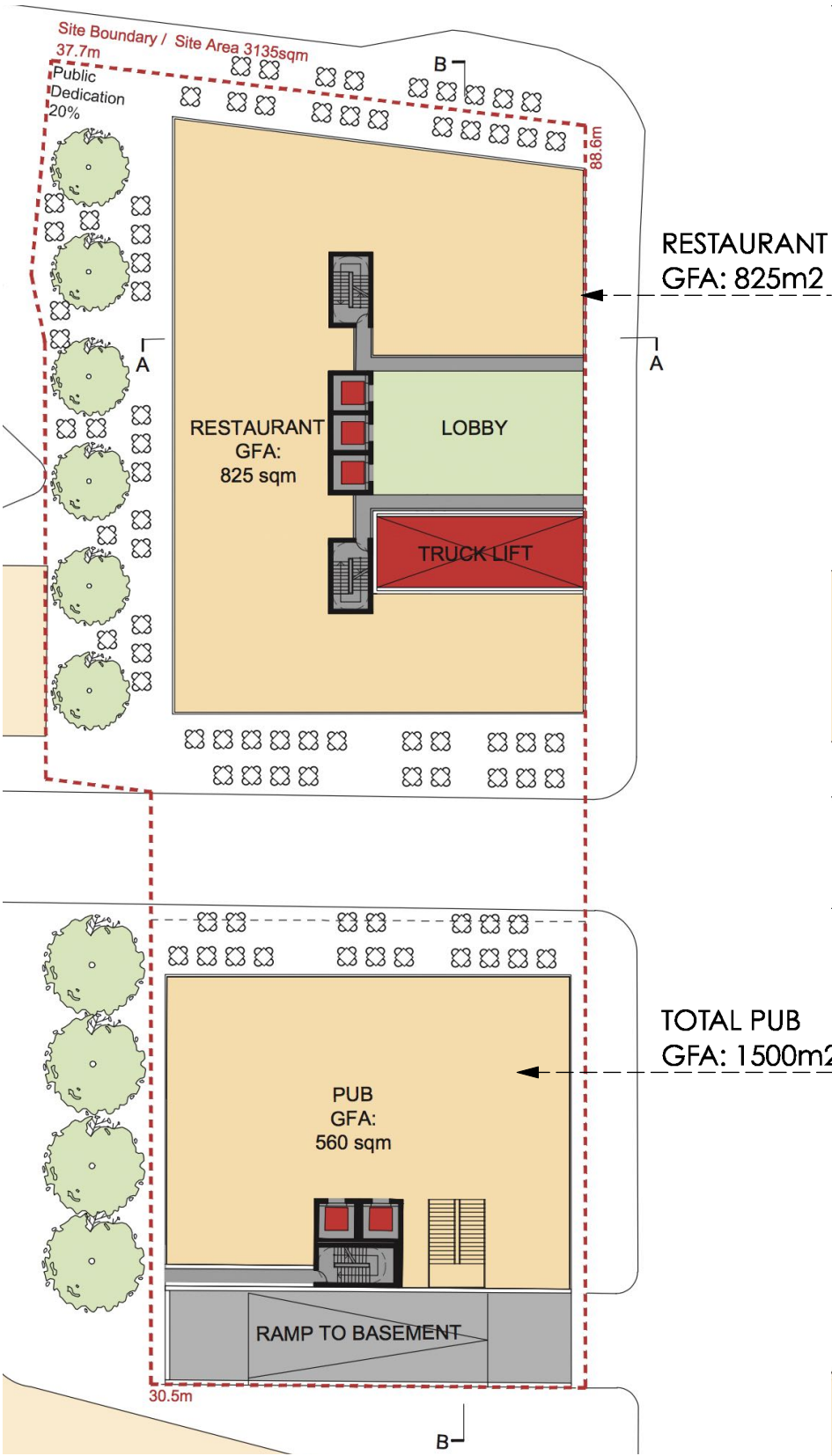
Restaurant + Pub GFA : 2,325 m2

Residential GFA : 24,254 m2

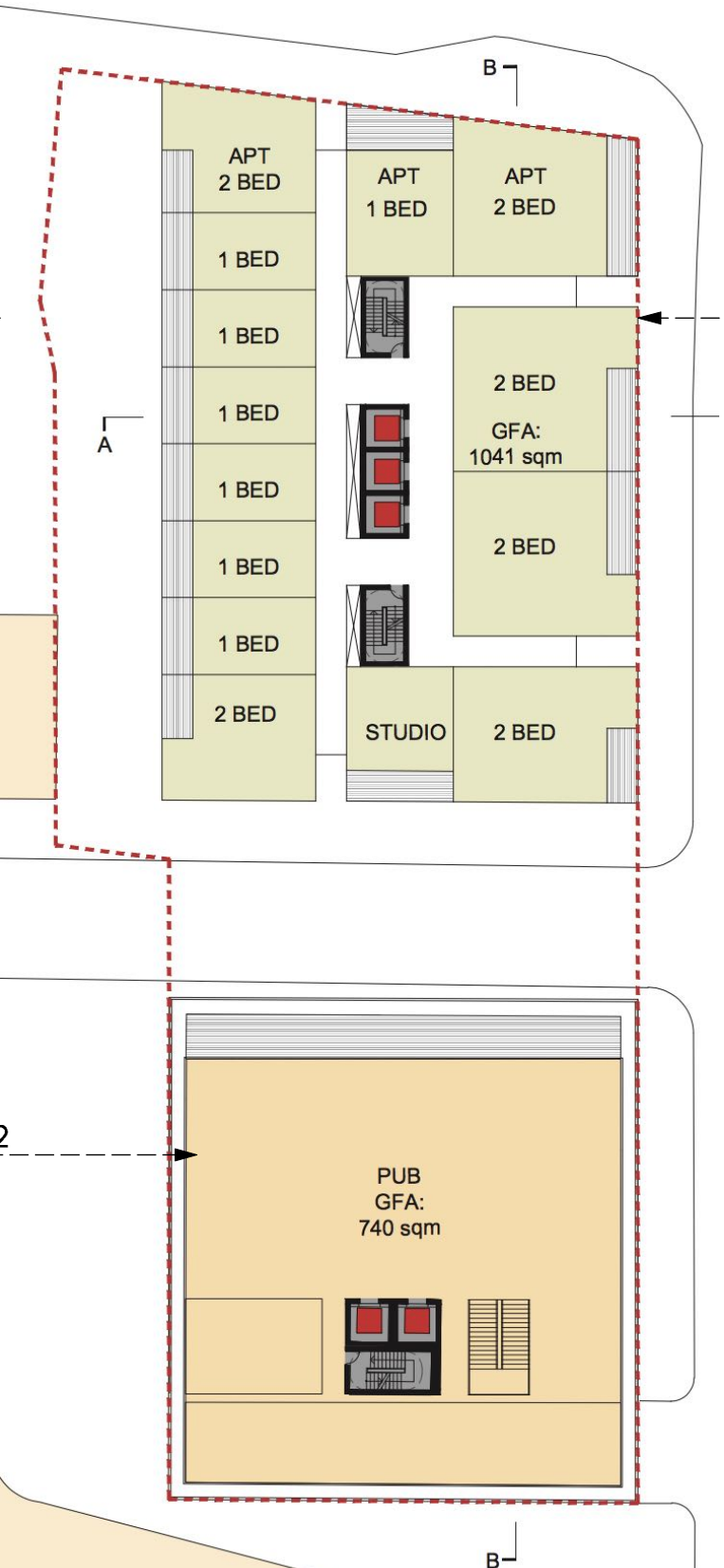
FSR Achieved : 7.99:1

Apartments : 291 apartments

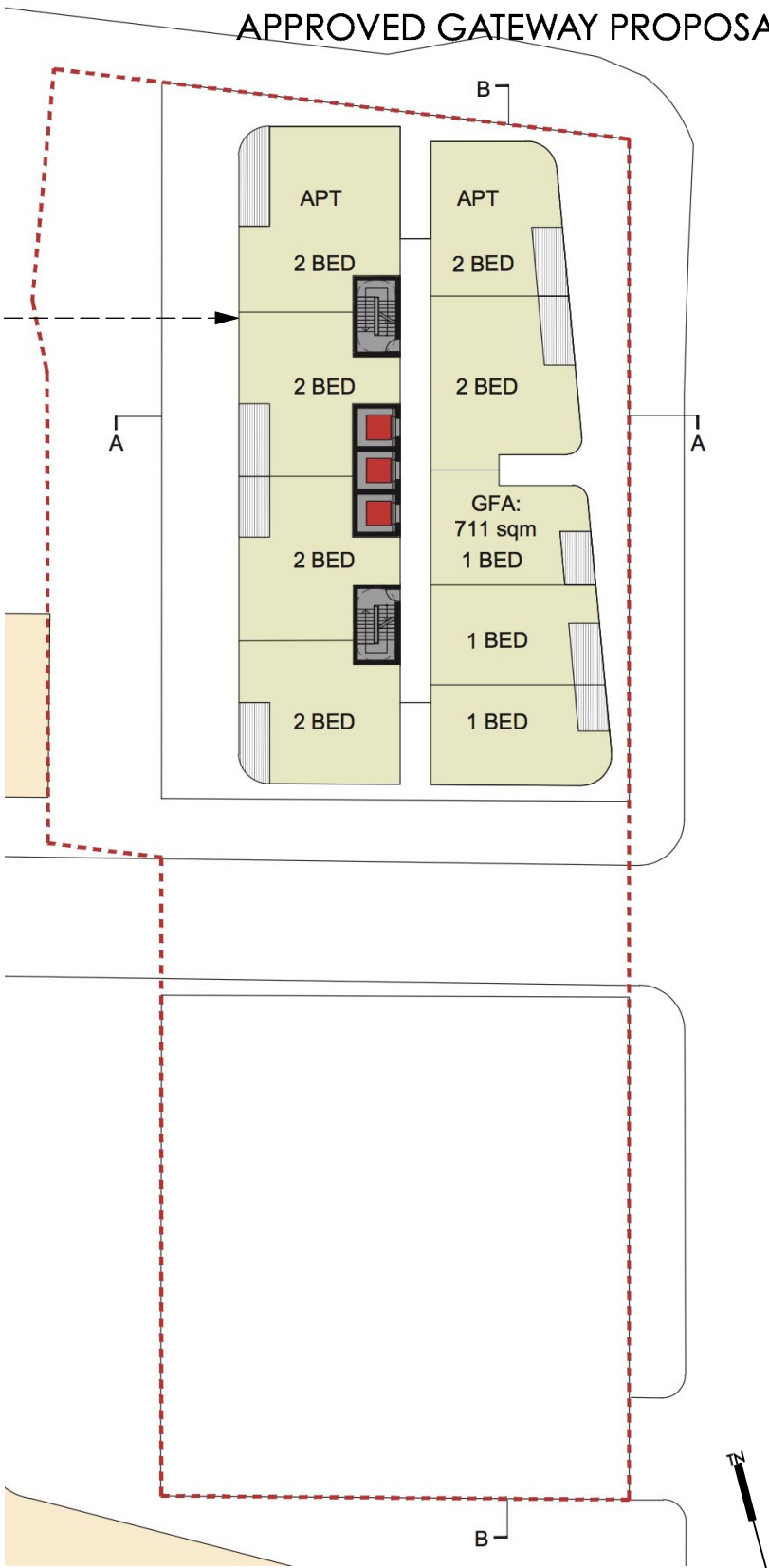
APPROVED GATEWAY PROPOSAL



GROUND FLOOR PLAN



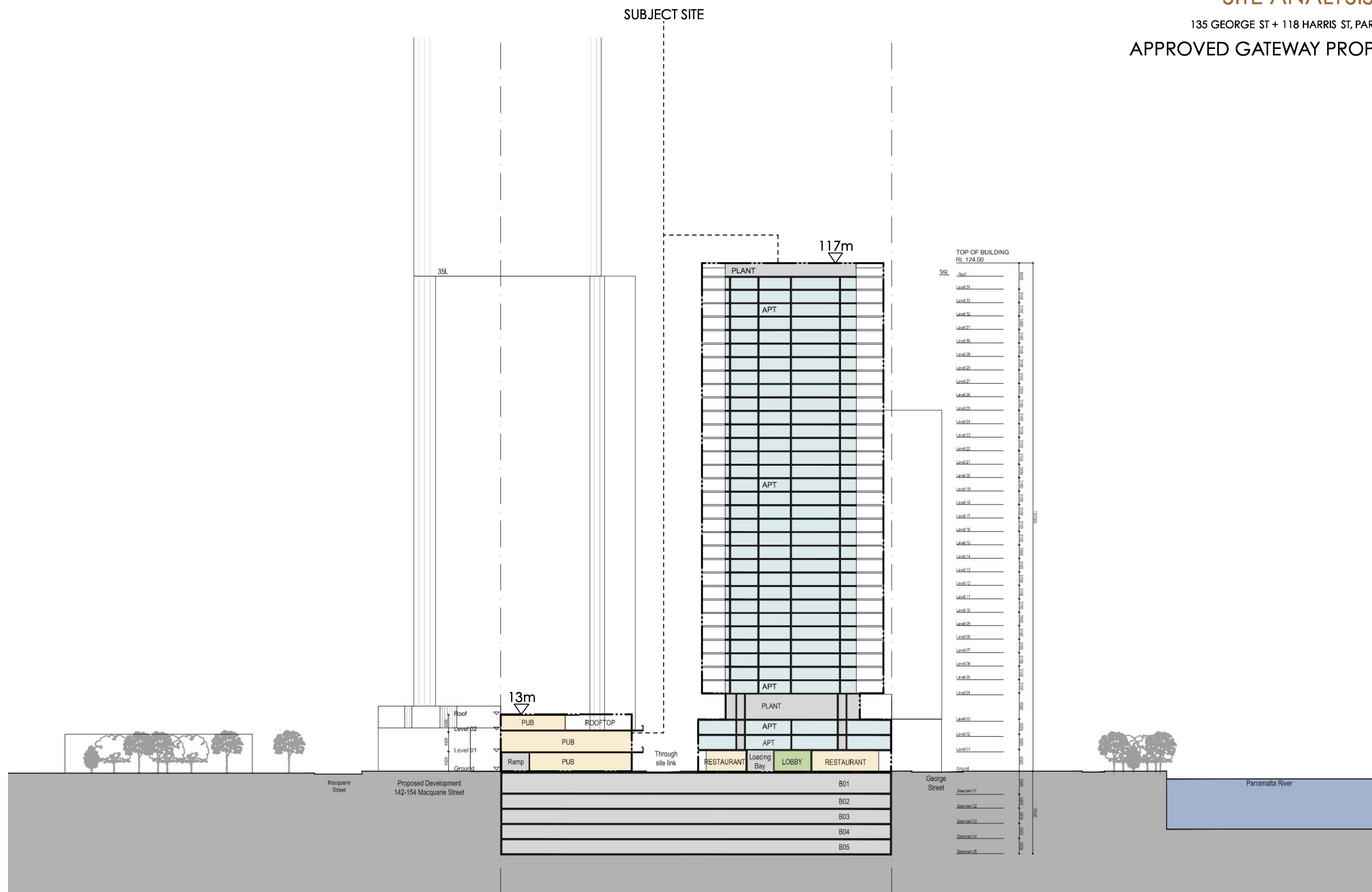
TYPICAL PODIUM LEVEL



TYPICAL FLOOR PLAN

291 APARTMENTS

IMAGE SOURCE: APPROVED PLANNING PROPOSAL UDR



SECTION B-B

IMAGE SOURCE: APPROVED PLANNING PROPOSAL UDR

Cumberland Media Site

This design proposal is situated next to the approved Cumberland Media Site. Our proposal aims to extend and further unlock the strategic possibilities of the already approved planning proposal.

A summary snapshot of the design -

Site area : 12,499.8m2

Commercial GFA : 13,970 m2

Retail GFA : 7,021 m2

Residential GFA : 79,632 m2

FSR Achieved : 8.05:1

Apartments : 964 apartments



3D IMAGE SOURCE: DESIGN COMPETITION - CUMBERLAND MEDIA SITE



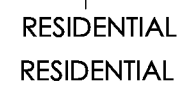
GROUND FLOOR



LEVEL 03

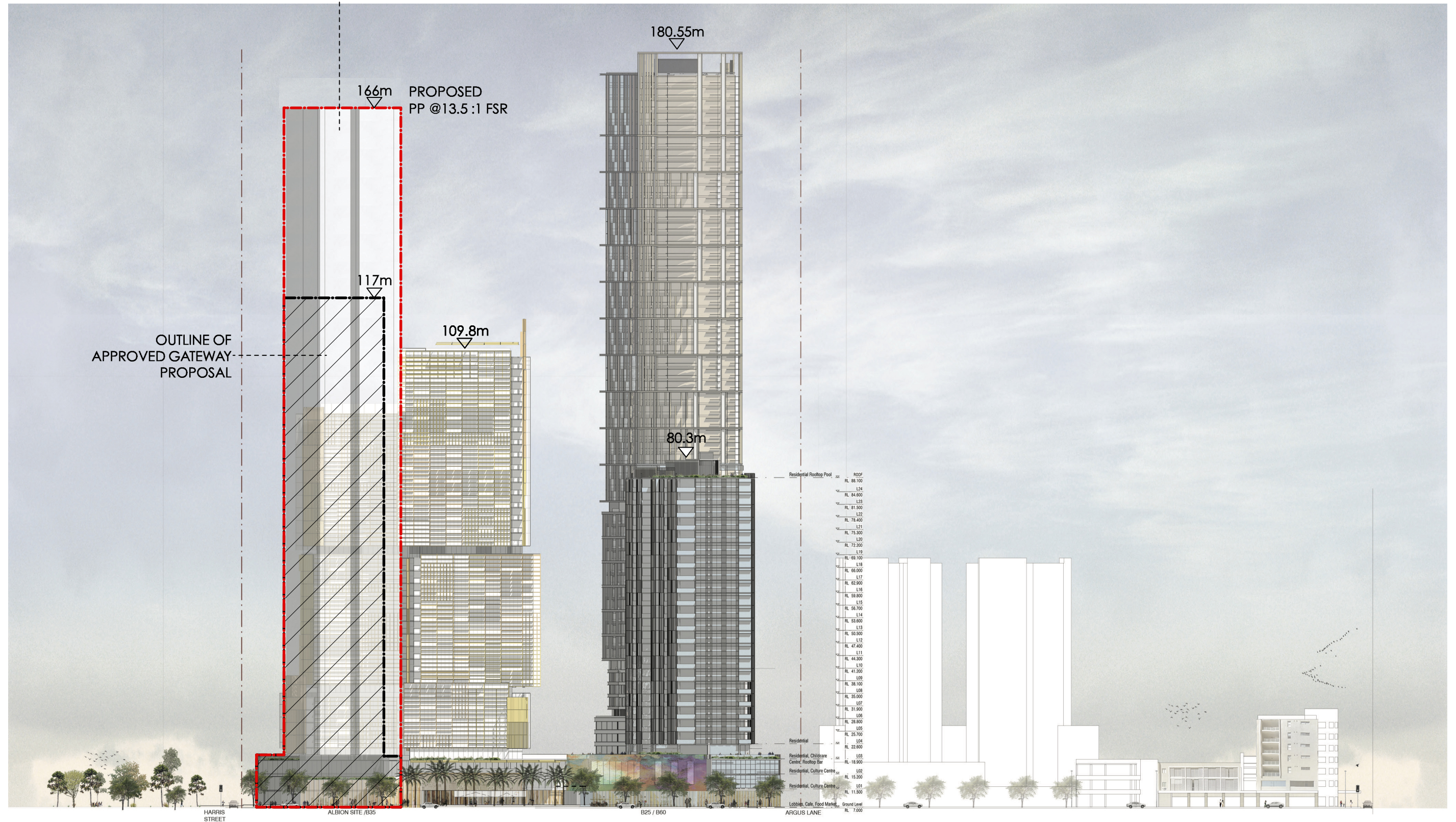


LEVEL 18



LEVEL 40





GEORGE ST ELEVATION (NORTH)

3D IMAGE SOURCE: DESIGN COMPETITION - CUMBERLAND MEDIA SITE

5

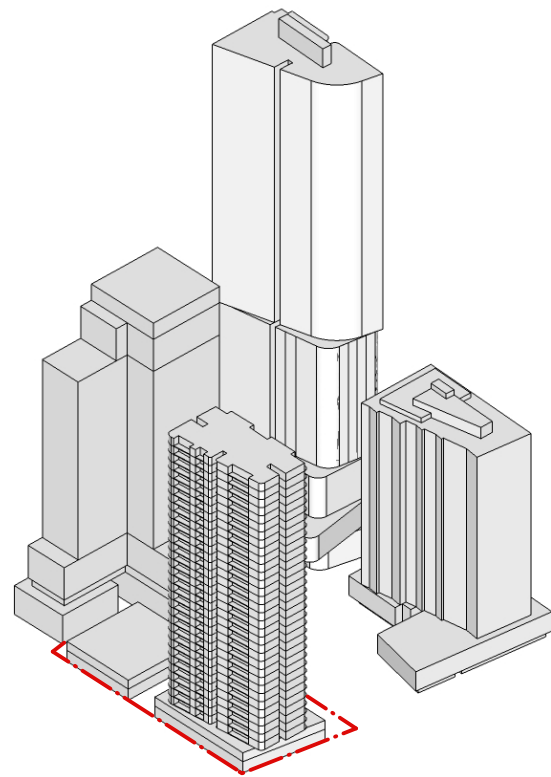
THE PROPOSAL



The current proposal is for 51 storeys tower and an 8 storey building to the South end of site. Proposal to provide 8 levels of carparks with entry point from Harris Street.

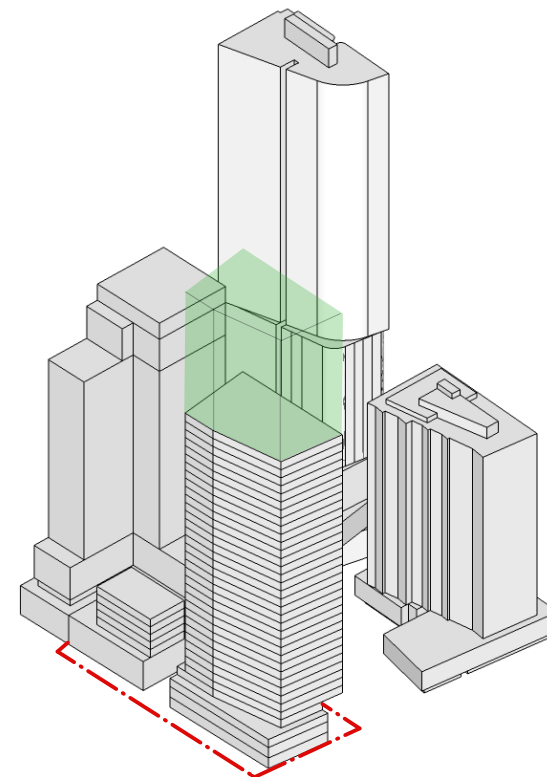
Our vision for the site is a development that exceeds the current proposal by encompassing the following -

- Substantially improving solar and cross ventilation to the apartments to exceed the ADG minimum requirements as opposed to the current approval which does not comply with the new ADG.
- Providing inviting commercial space over 4 levels which will substantially improve community benefits by incorporating retail with community program spaces like day care centre, restaurants, gymnasiums etc over these level
- Provide amenity for the residents of the development by providing adequate Communal Open Spaces and pool area which have not been provided in the approved development.



APPROVED CONTEXT

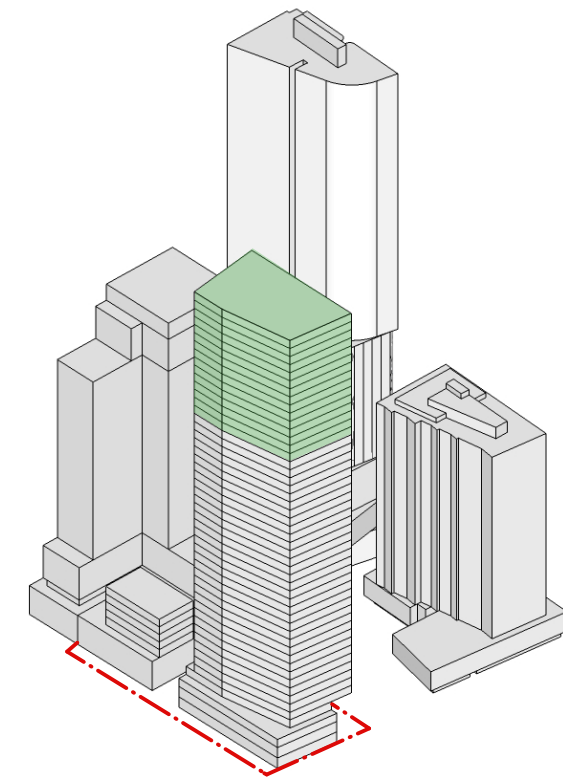
The site currently has an approval for a 35 storey residential tower with a 3 storey podium and a 3 storey new Albion hotel building with little residential amenity and no community promoting landmarks.



BUILT FORM EVOLUTION

Built form modelling of a the site within its context has shown that a fully compliant scheme offered by the current approval falls short in certain critical areas:

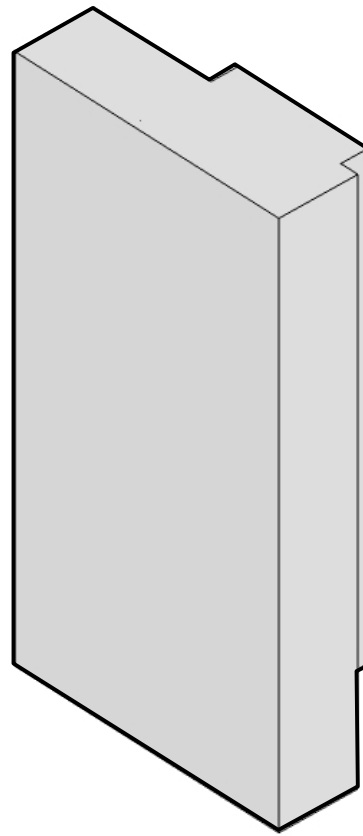
- No residential amenities or communal open spaces provided.
- Limited solar access to more than 50% of apartments which does not comply with current ADG requirements of 1m2 on living room window and balcony in midwinter.
- Poor cross ventilations layout that does not satisfy current ADG requirements



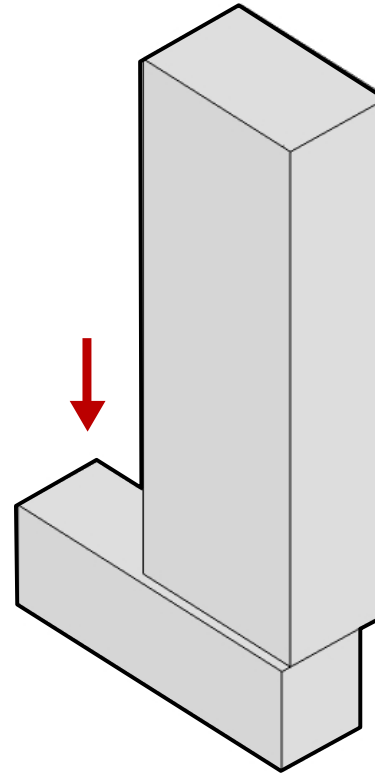
PROPOSED BUILT FORM

Built form modelling of the site with the proposed scheme achieves:

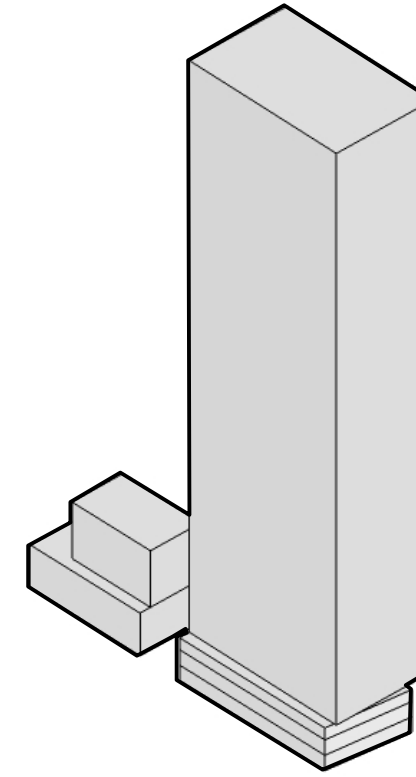
- Revised Orientation allows good solar access to more than 90% of units.
- Good solar access to communal open space
- More than 70% apartments cross ventilated
- Efficient utilisation of building footprints while staying within the requirements of the ADG



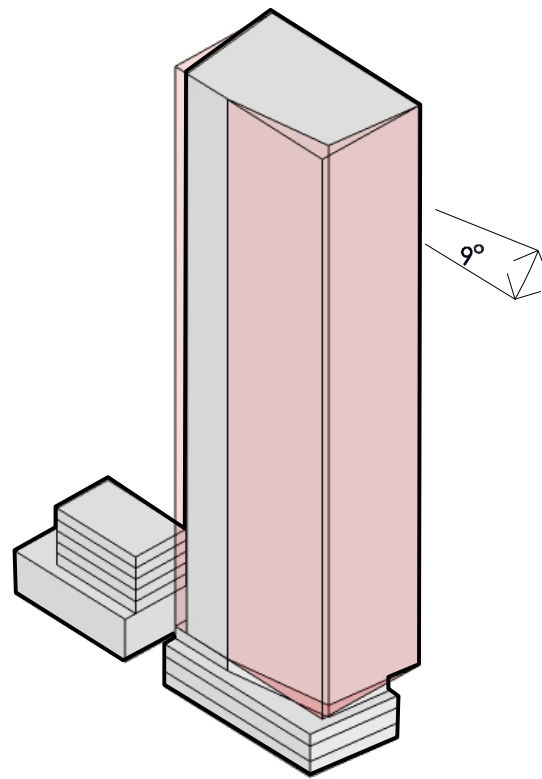
1. 51h STOREY MASSING EXTRUDED WITH REFERENCE TO ESTABLISHED SETBACKS



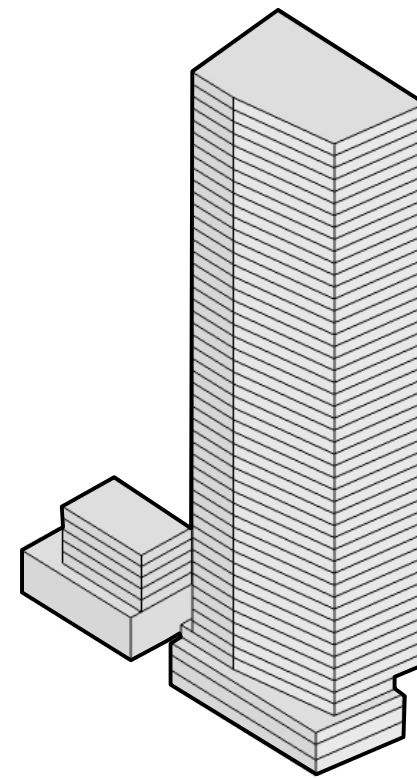
2. MASSING IS STEPPED DOWN TO INCREASE SOLAR ACCESS TO NEIGHBOURING SITE AND MAINTAIN ADG SEPARATIONS



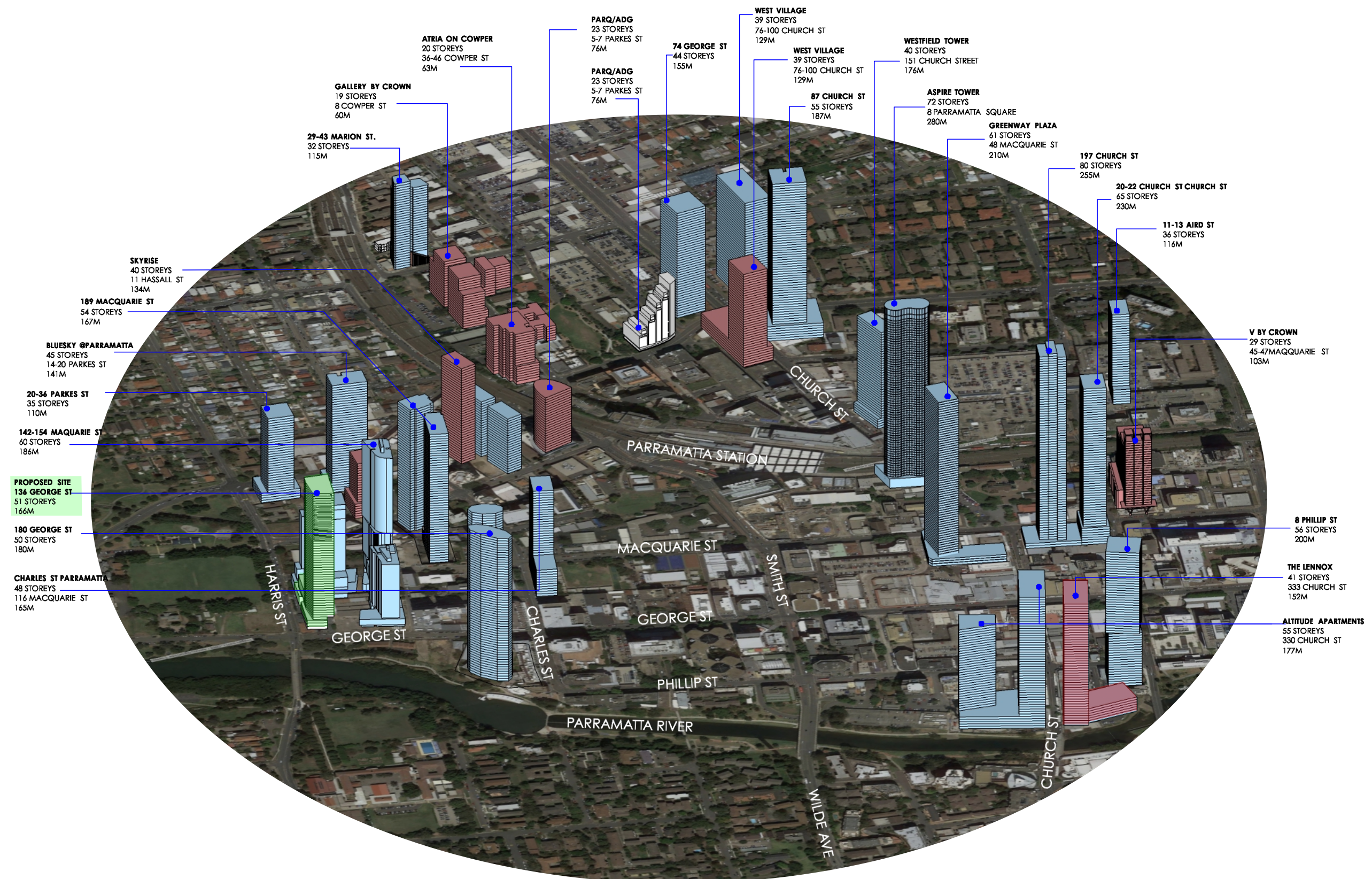
3. MASSING SPLIT INTO 2 BUILDINGS TO FACILITATE A ONE WAY STREET. A 3-STOREY PODIUM IS CREATED FOR RETAIL/COMMERCIAL USE.



4. TOWER IS ROTATED 9° TO ACHIEVE MAXIMUM SOLAR ACCESS



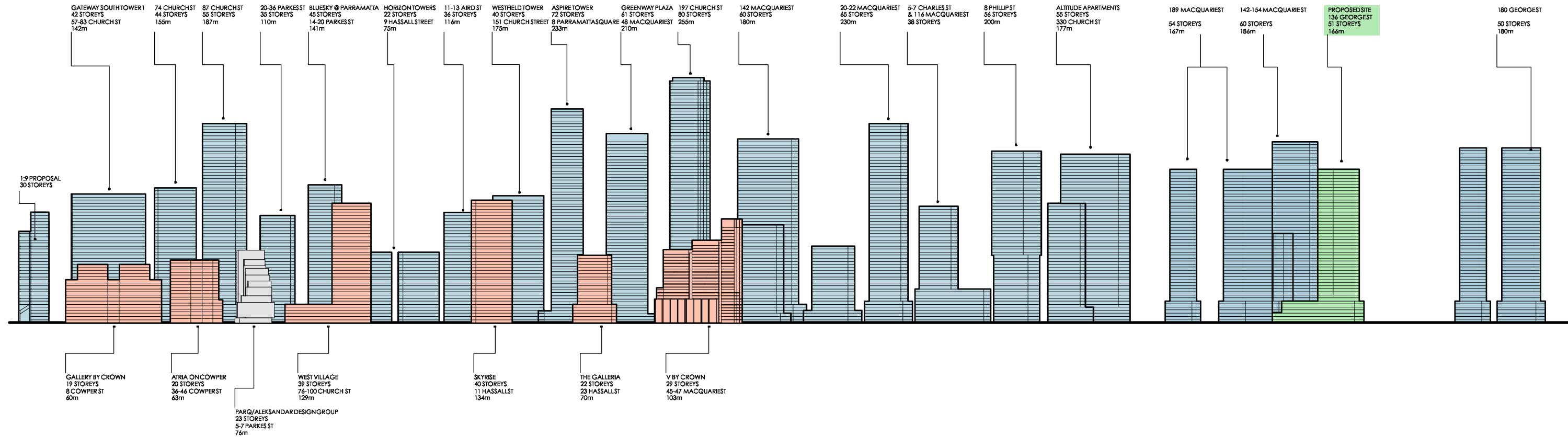
5. STEPPED DESIGN INCORPORATED TO FACILITATE CROSS-VENTILATION TO MAXIMUM NUMBER OF APARTMENTS



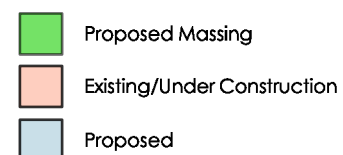
Existing and Proposed Towers in Parramatta CBD with Residential Component Massing Comparison

- Proposed Massing
- Existing/Under Construction
- Proposed

HEIGHT COMPARISON



Existing and Proposed Towers in Parramatta CBD with Residential Component Massing Comparison



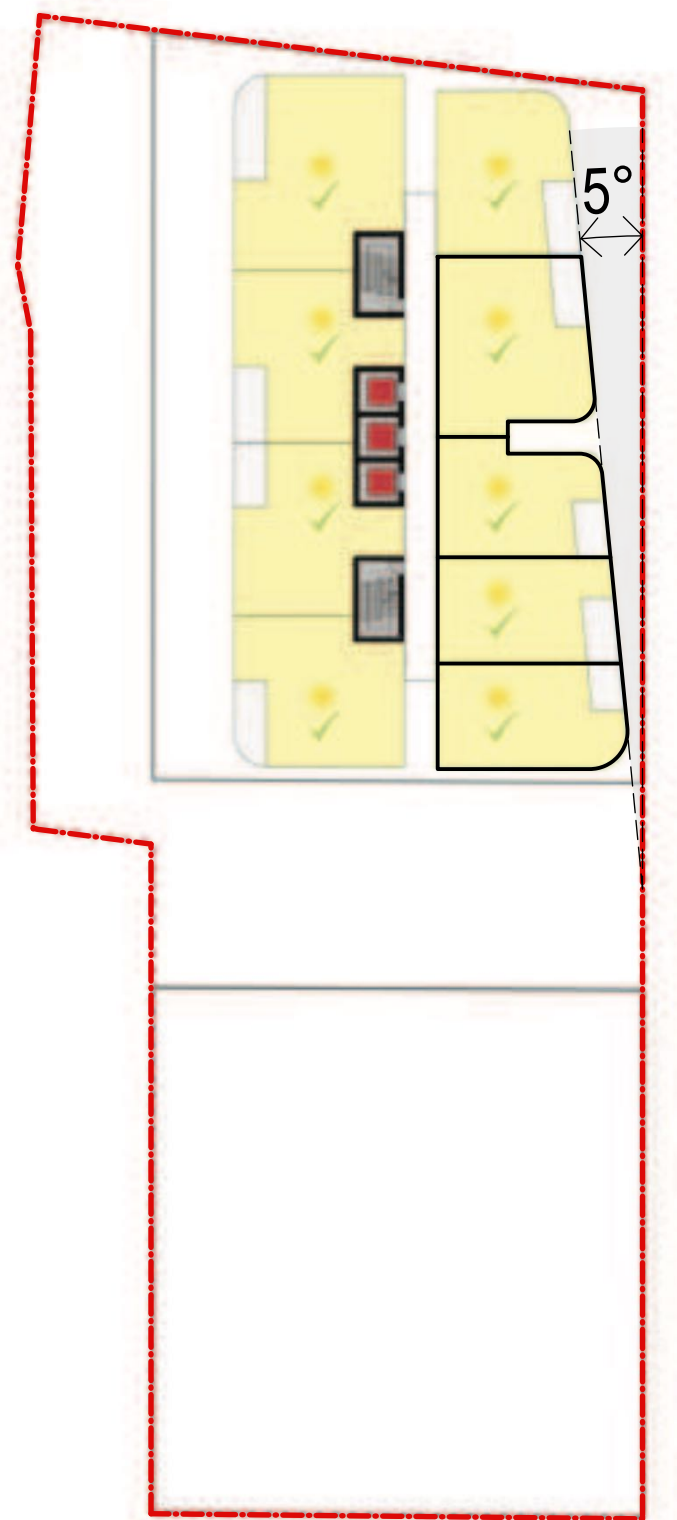
SOLAR - COMPARATIVE ANALYSIS

The approved proposal shows all apartments as receiving solar compliance. While all apartments do receive some solar, the east facing apartments do not receive the minimum requirements for solar compliance as per the revised ADG (2 hours of solar to balcony and 1m2 of living room window on 21st June).

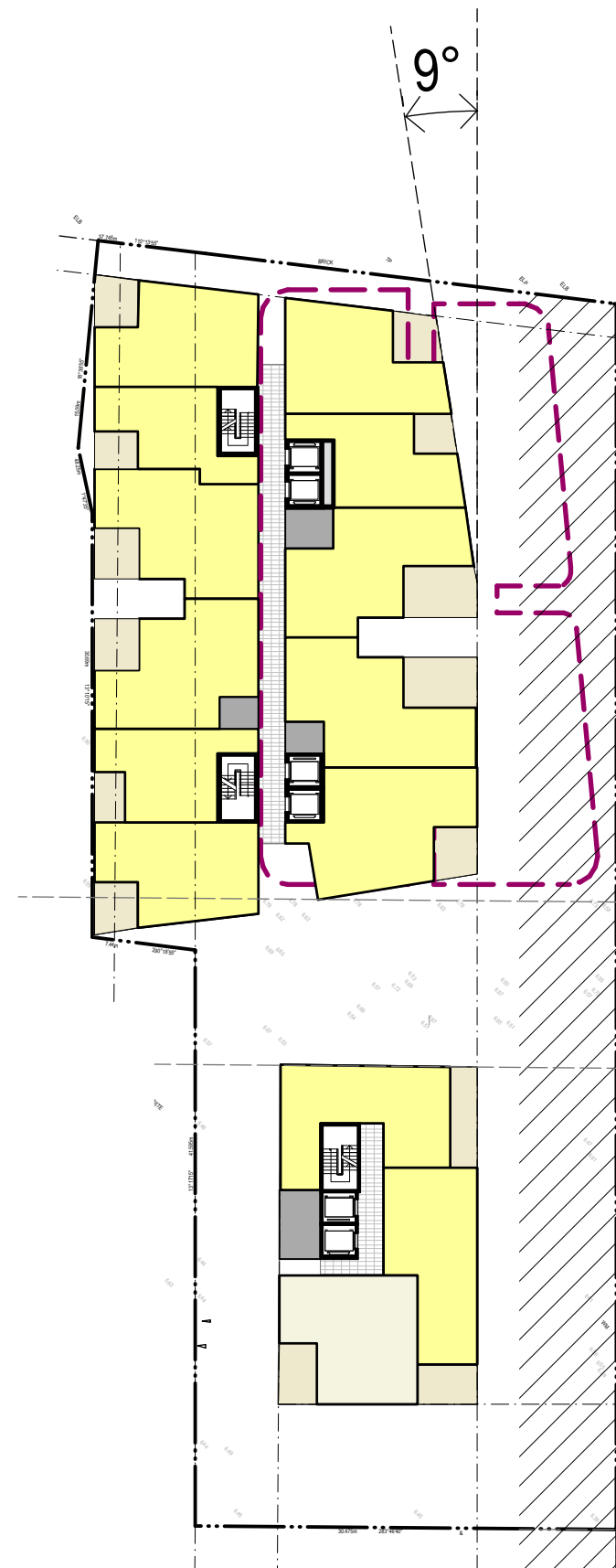
The new proposal seeks to achieve maximum ADG compliant solar by modifying the orientation of the building.

On a typical floor plan level, the approved design achieves 55% solar as per the new ADG.

The proposed design achieves 90% solar on a typical level as per the new ADG.



APPROVED TYPICAL FLOOR LAYOUT



PROPOSED TYPICAL FLOOR LAYOUT

BUILDING A + B

TOTAL NUMBER OF APARTMENTS	505
NUMBER THAT RECEIVE MIN 2HR SOLAR	496
MIN. PERCENTAGE REQUIRED (ADG)	70%
PERCENTAGE ACHIEVED	98%

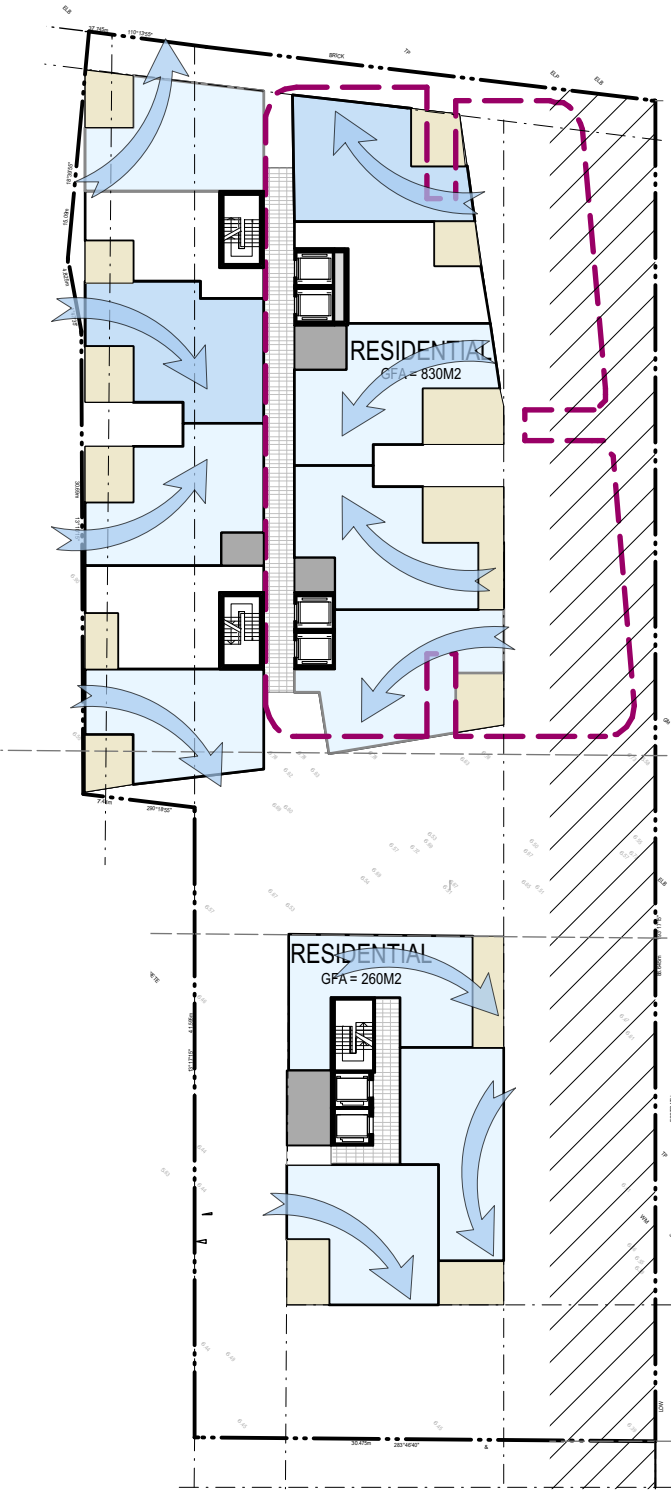
KEY	
2+ HOURS OF SOLAR ACCESS	
BETWEEN 0-2 HOURS OF SOLAR ACCESS	
BETWEEN 0-2 HOURS OF SOLAR ACCESS	



CROSS VENTILATION- COMPARATIVE ANALYSIS



APPROVED TYPICAL FLOOR LAYOUT



PROPOSED TYPICAL FLOOR LAYOUT

The approved proposal shows 66% apartments as being cross ventilated.

The new proposal seeks to achieve maximum number cross ventilated apartments. The propose building has been stepped to allow cross ventilation and a 2m wide separation has been provided along the whole width of the tower to facilitate free air movement.

The proposed design achieves 78% cross ventilated on a typical level. Over the whole building we achive 93% cross vetilation.

BUILDING A + B	
TOTAL NUMBER OF APARTMENTS	505
NUMBER THAT ARE CROSS VENTILATED	470
MIN. PERCENTAGE REQUIRED (ADG)	60%
PERCENTAGE ACHIEVED	93%

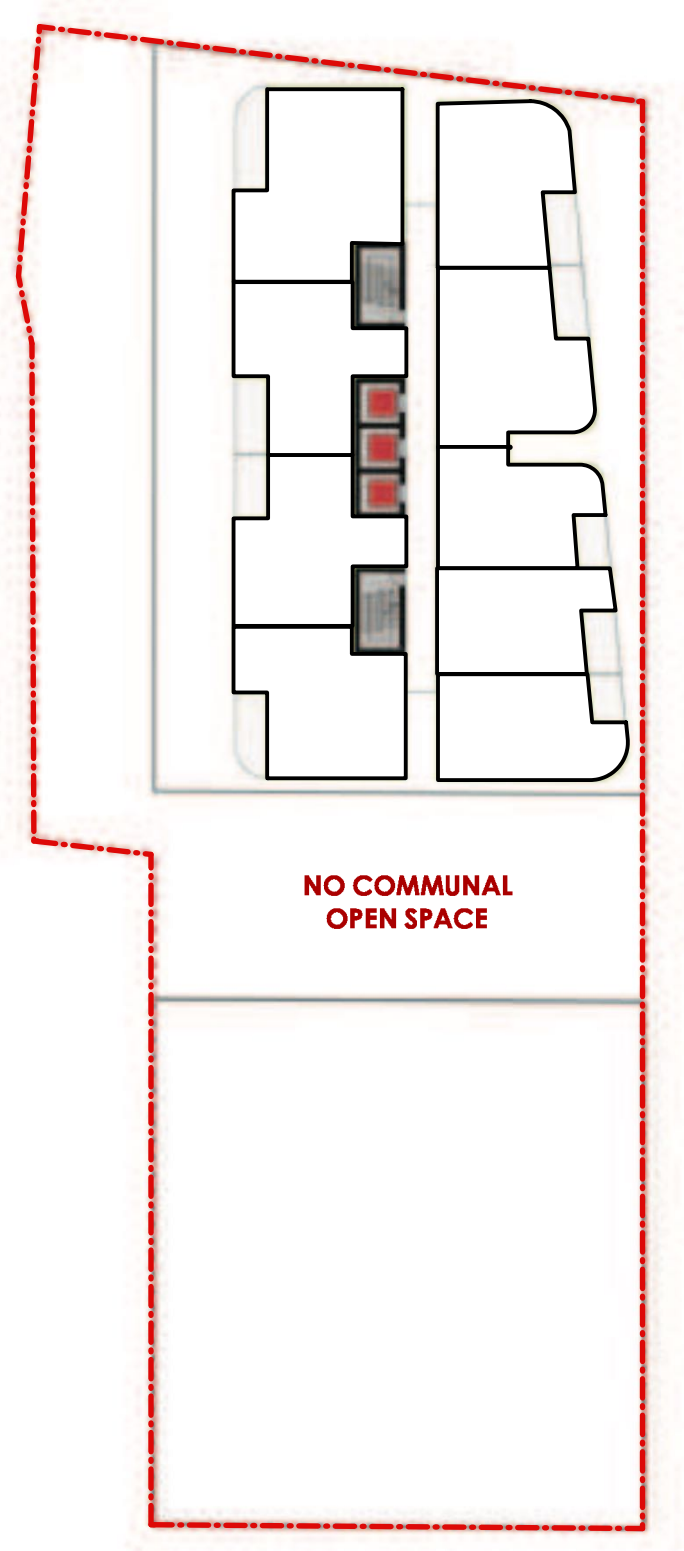
KEY

CROSS-VENTILATED

NOT CROSS-VENTILATED



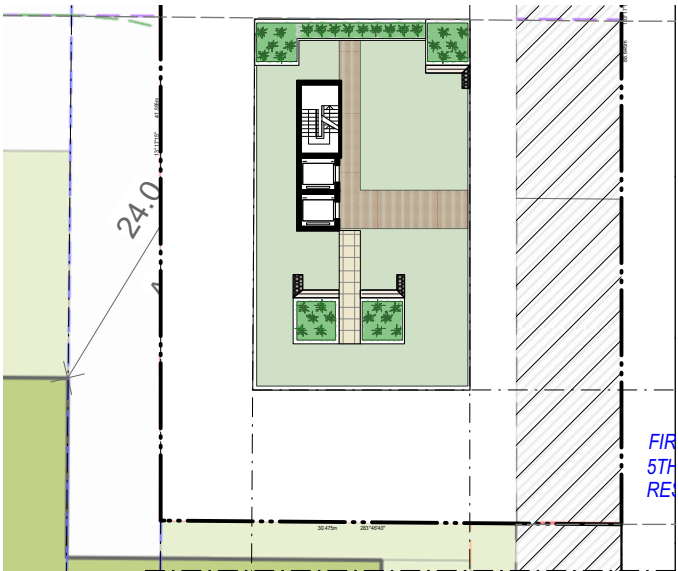
COMMUNAL OPEN SPACE - COMPARATIVE ANALYSIS



APPROVED TYPICAL FLOOR LAYOUT



PROPOSED PODIUM LEVELS 17 & 32



PROPOSED ROOFTOP COMMUNAL
OPEN SPACE TO BUILDING B- LEVEL 8

The approved proposal does not show any dedicated area for Communal Open Space or any communal activities for the residents of the building.

As per the ADG - Communal Open area has to be a minimum of 25% of the site, 50% of which should receive direct sunlight for at least 2 hours between 9am - 3pm on 21st June.

The new proposal seeks to dedicate the whole of level L17 & L32 of Building A for residential amenity of the residents. It comprises of outdoor areas, BBQ area, gym, communal meeting room and COS with some landscape. New proposal also has a COS on building B rooftop, Level 8)



THE PROPOSAL | 5.09

135 GEORGE ST + 118 HARRIS ST, PARRAMATTA

TYPICAL BASEMENT PLAS

YIELD SUMMARY

TYPICAL BASEMENT LEVEL = 72 **CARS**

TOTAL OF 8 LEVELS OF CARPARK
(INCLUDING BASEMENT LEVEL 01)

ALSO REFER TO PLANNING PROPOSAL TRAFFIC
AND TRANSPORT ASSESSMENT PREPARED BY
ARUP DATED 16 NOVEMBER 2017

NUMBER OF CAR SPACES WILL ALTER DUE TO
ACCESSIBLE CAR SPACES REQUIRED FOR
COMMERCIAL, RESIDENTIAL AND VISITABLE SPACE.



ALEKSANDAR
PROJECTS

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Nominated Architect Aleksandar Jelicic No. 7167

BASEMENT 01 PLAN

PARKING BASEMENT LEVEL 01 = 67

NUMBER OF CAR SPACES WILL ALTER DUE TO ACCESSIBLE CAR SPACES REQUIRED FOR COMMERCIAL, RESIDENTIAL AND VISITABLE SPACE.

THE PROPOSAL | 5.11

135 GEORGE ST + 118 HARRIS ST, PARRAMATTA

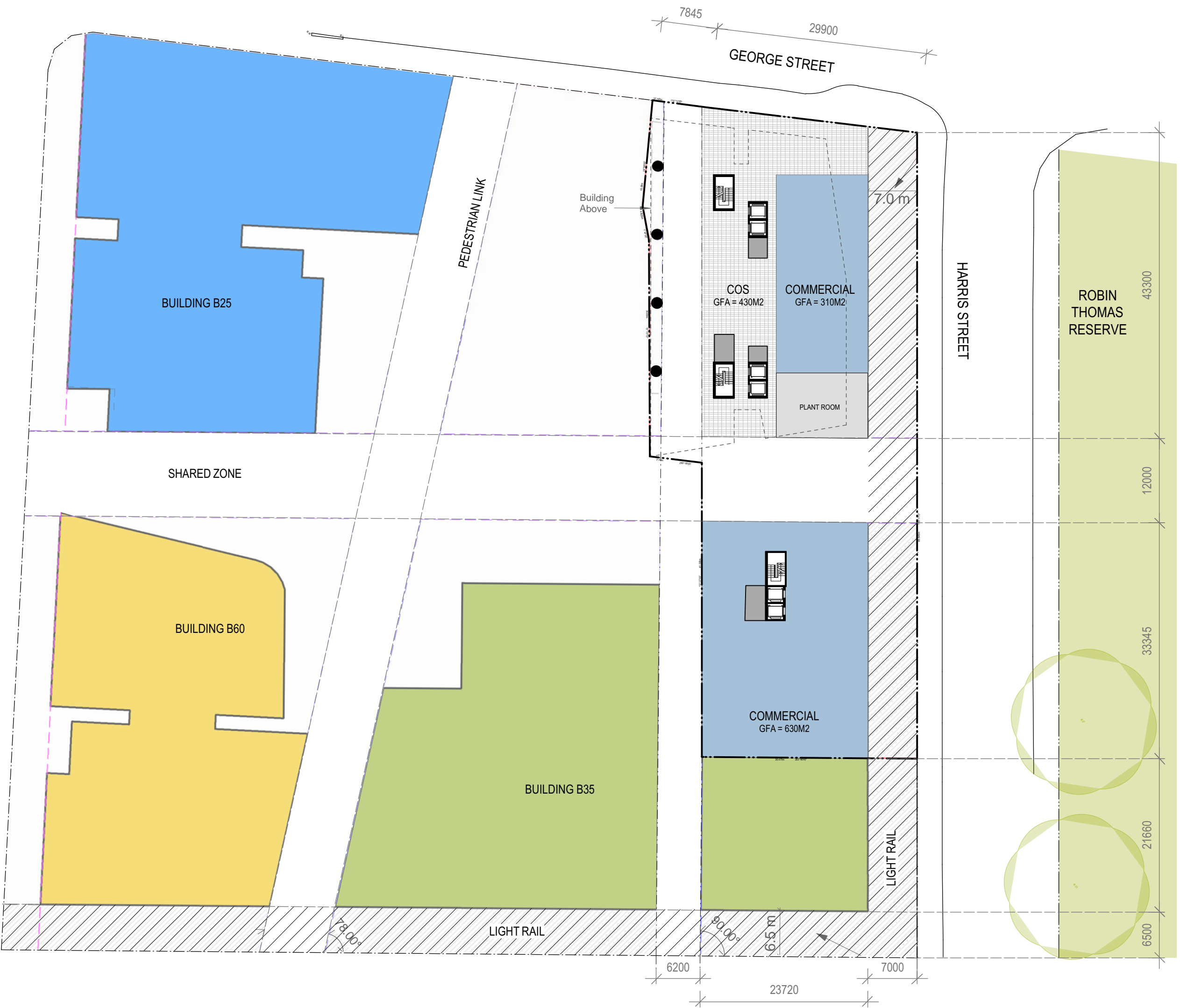
GROUND FLOOR PLAN



- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- BOUNDARY
- COMMERICAL USES
- RESIDENTIAL
- PTW PROPOSED NEW ENVELOPES
- PTW PROPOSED NEW SETBACKS
- APPROVED ENVELOPE



- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- BOUNDARY
- COMMERICAL USES
- RESIDENTIAL
- PTW PROPOSED NEW ENVELOPES
- PTW PROPOSED NEW SETBACKS
- APPROVED ENVELOPE



- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- BOUNDARY
- COMMERICAL USES
- RESIDENTIAL
- PTW PROPOSED NEW ENVELOPES
- PTW PROPOSED NEW SETBACKS
- APPROVED ENVELOPE



- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- BOUNDARY
- COMMERICAL USES
- RESIDENTIAL
- PTW PROPOSED NEW ENVELOPES
- PTW PROPOSED NEW SETBACKS
- APPROVED ENVELOPE



THE PROPOSAL | 5.15

135 GEORGE ST + 118 HARRIS ST, PARRAMATTA

TYPICAL LEVEL 4-7 PLAN



- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- BOUNDARY
- COMMERICAL USES
- RESIDENTIAL
- PTW PROPOSED NEW ENVELOPES
- PTW PROPOSED NEW SETBACKS
- APPROVED ENVELOPE



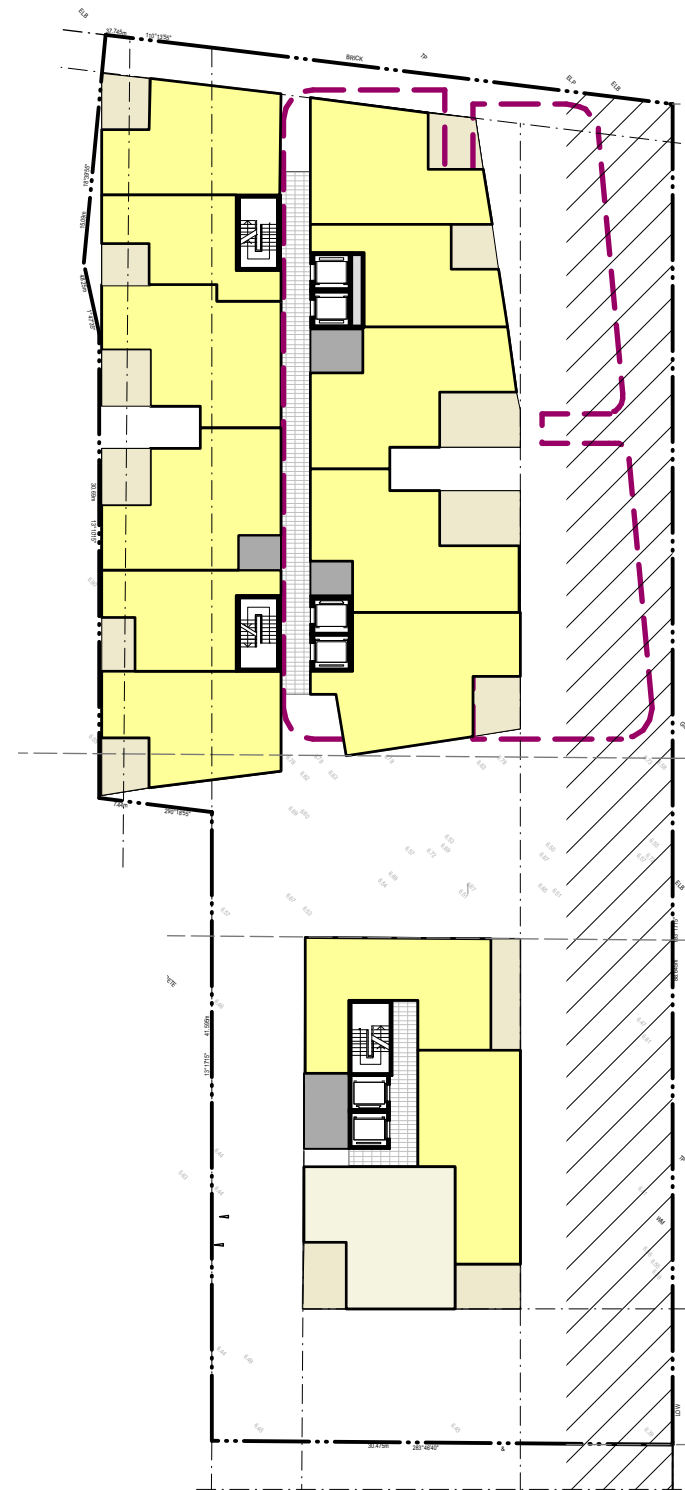




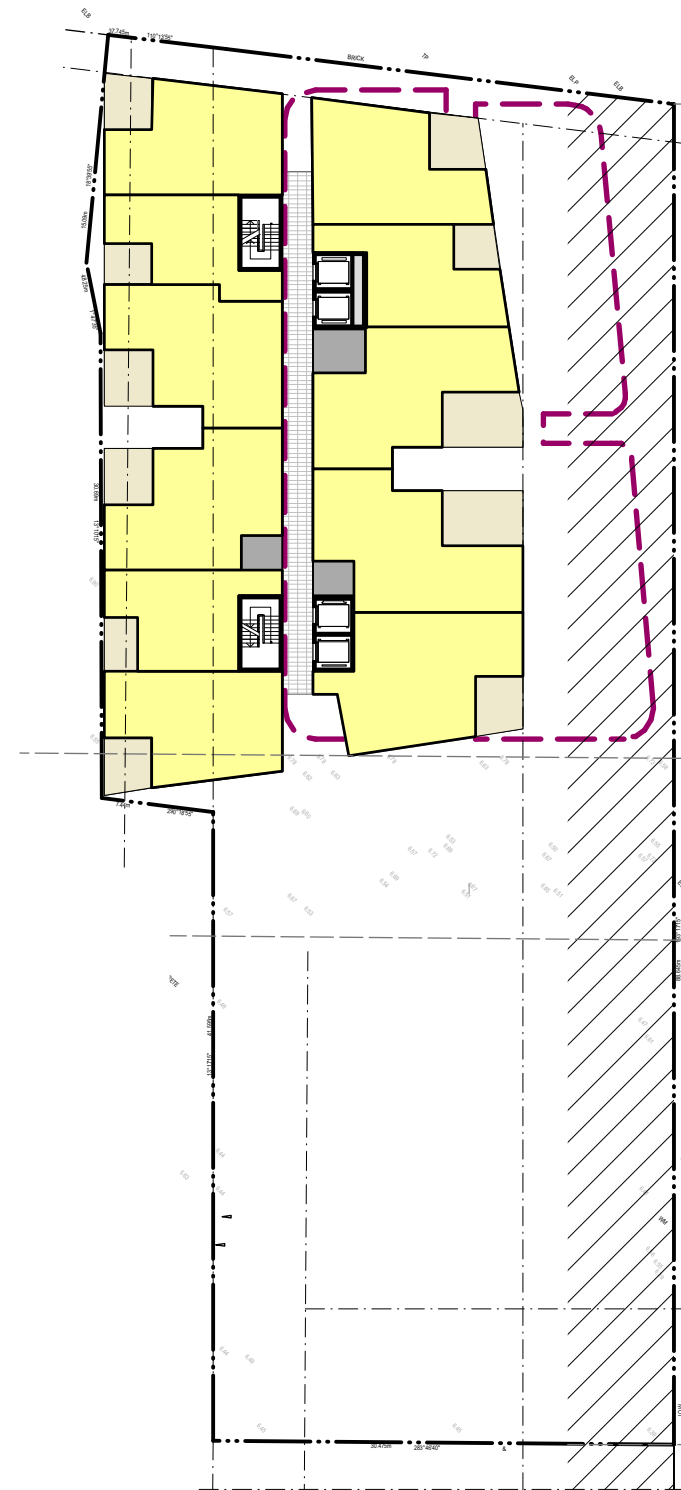


- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT
- BOUNDARY
- COMMERCIAL USES
- RESIDENTIAL
- PTW PROPOSED NEW ENVELOPES
- PTW PROPOSED NEW SETBACKS
- APPROVED ENVELOPE

SOLAR ANALYSIS



PROPOSED TYPICAL L04-07 PLAN



PROPOSED TYPICAL L08- 55 PLAN

BUILDING A + B

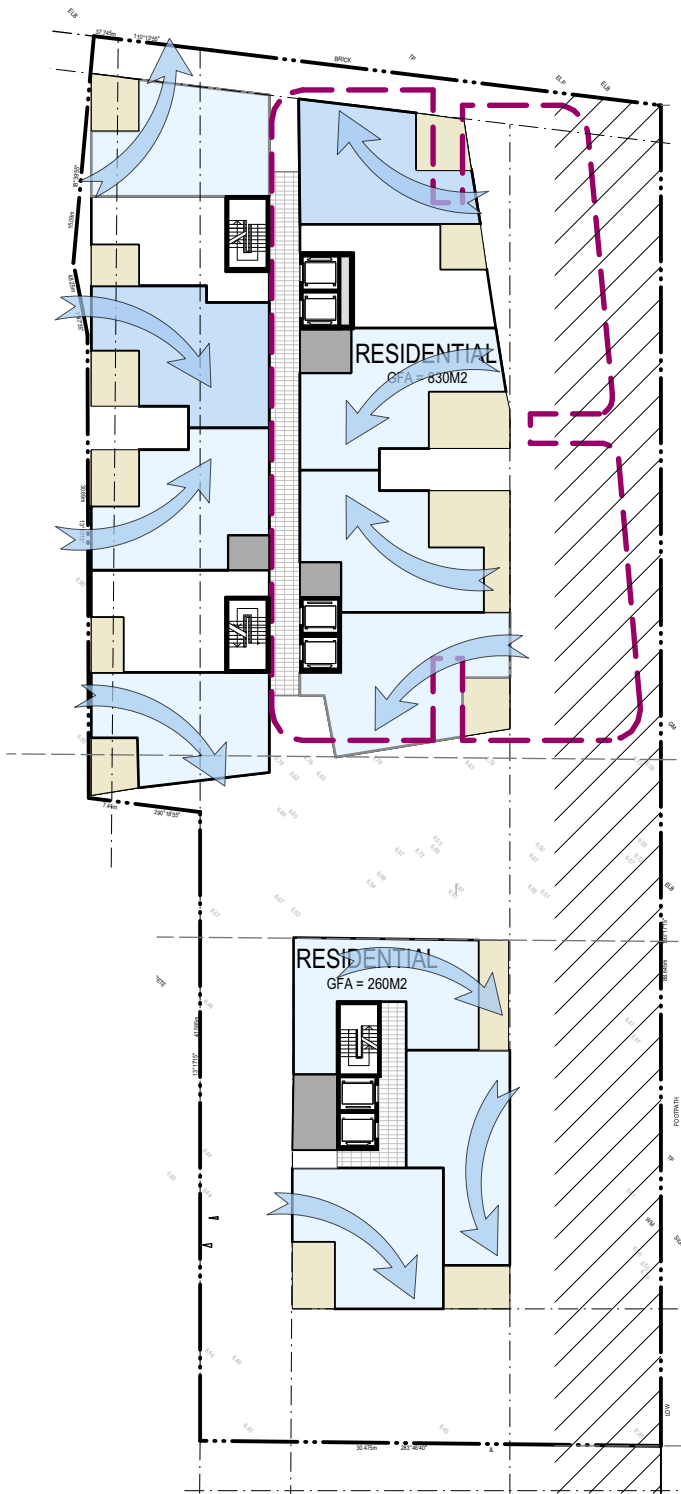
TOTAL NUMBER OF APARTMENTS	505
NUMBER THAT RECEIVE MIN 2HR SOLAR	496
MIN. PERCENTAGE REQUIRED (ADG)	70%
PERCENTAGE ACHIEVED	98%

KEY	
2+ HOURS OF SOLAR ACCESS	
BETWEEN 0-2 HOURS OF SOLAR ACCESS	
BETWEEN 0-2 HOURS OF SOLAR ACCESS	

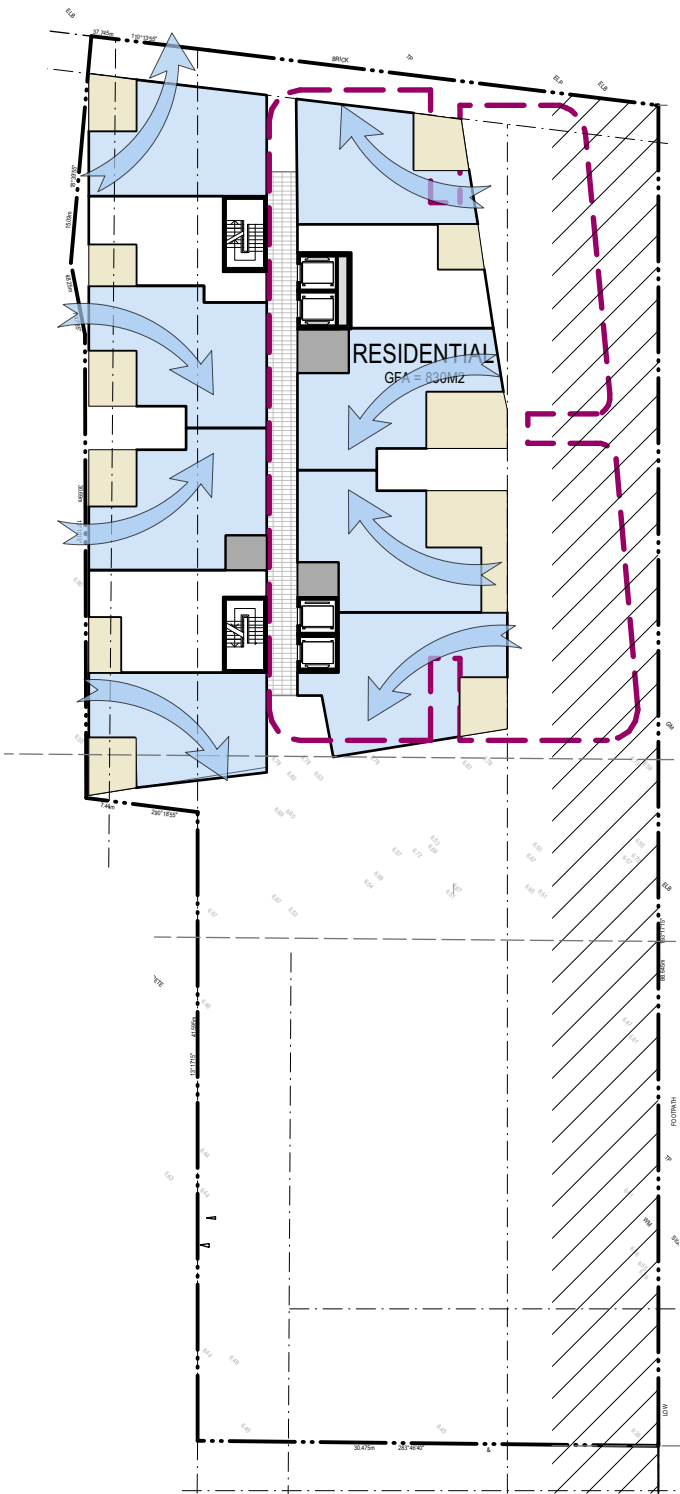


SCALE 1:500 @A3

BUILDING A + B	
TOTAL NUMBER OF APARTMENTS	505
NUMBER THAT ARE CROSS VENTILATED	470
MIN. PERCENTAGE REQUIRED	60%
PERCENTAGE ACHIEVED	93%





PROPOSED TYPICAL L04-07 PLAN



PROPOSED TYPICAL L08- 55 PLAN

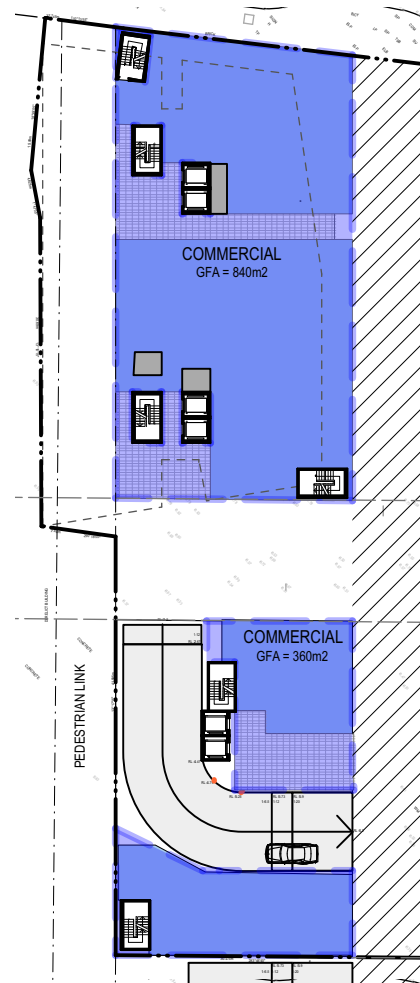
KEY

CROSS-VENTILATED 

NOT CROSS-VENTILATED 



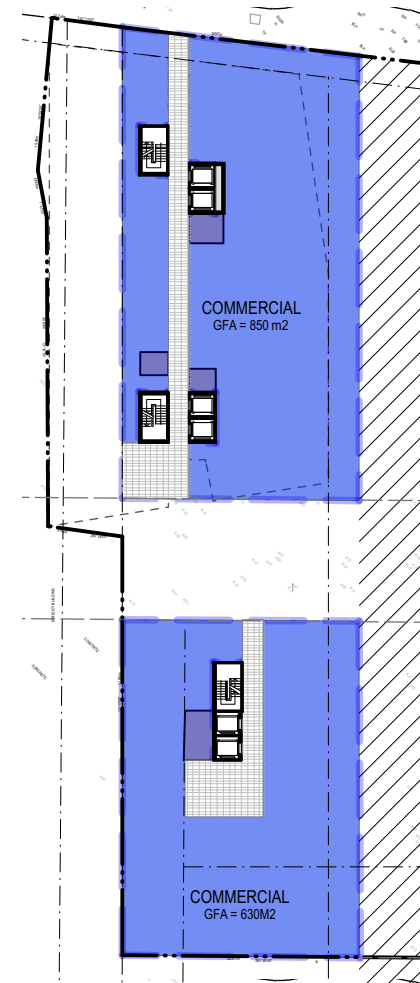
SCALE 1:500 @A3



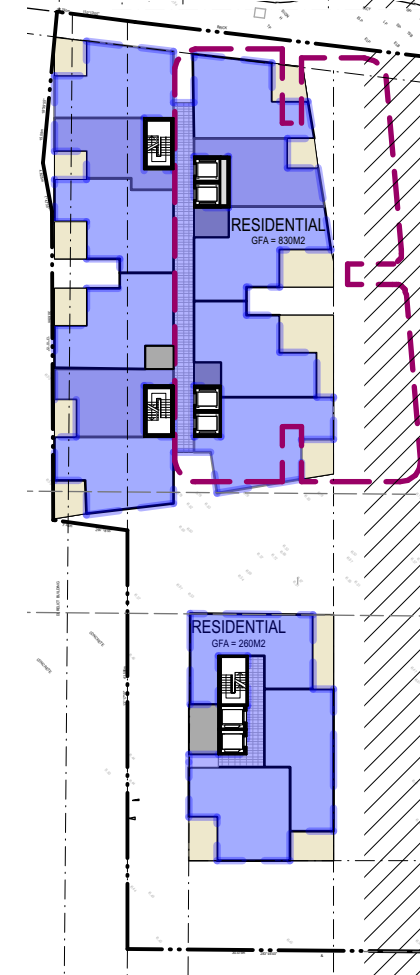
GROUND FLOOR
PROPOSED
FLOOR AREA
= 1200M²



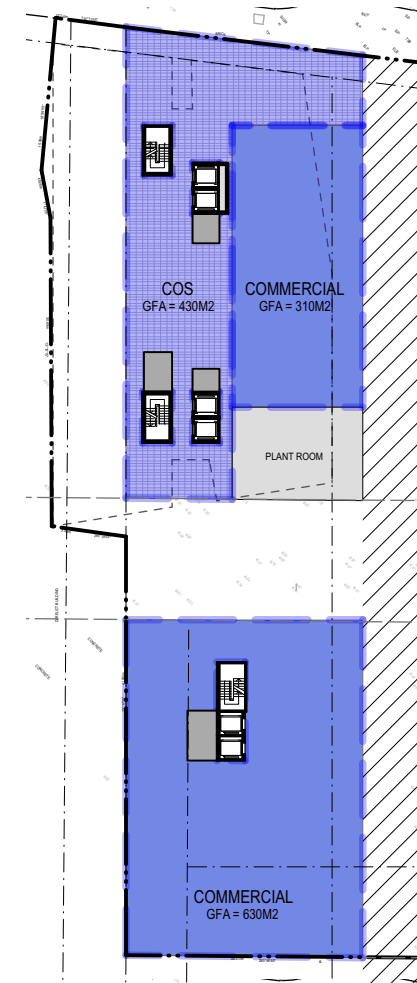
LEVEL 3
PROPOSED
FLOOR AREA
= 740M²



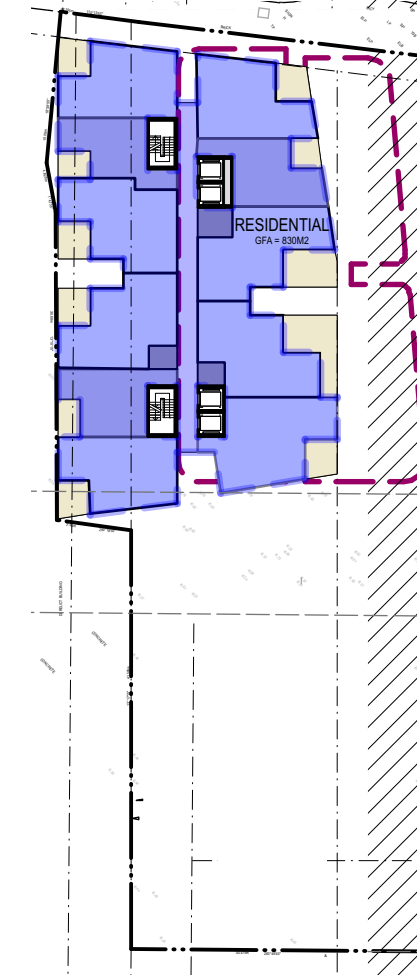
LEVEL 1
PROPOSED
FLOOR AREA
= 1480M²



LEVEL 4-7
PROPOSED
FLOOR AREA
= 1090M²



LEVEL 2
PROPOSED
FLOOR AREA
= 940M²



LEVEL 8+
PROPOSED
FLOOR AREA
= 830M²

135 GEORGE ST, PARRAMATTA

GROUND
GFA/LEVEL: 1,200m²

LEVEL 1
GFA/LEVEL: 1,480m²

LEVEL 2
GFA/LEVEL: 940m²

LEVEL 3
GFA/LEVEL: 740m²
1 LEVELS x 740m² = 740m²

LEVEL 4-7
GFA/LEVEL: 1,090m²
4 LEVELS x 1,090m² = 4,360m²

LEVELS 17 & 32 COMMON OPEN SPACE
GFA/LEVEL: 830m²
2 LEVELS x 830m² = 1,660m² (NOT INCL IN GFA)

LEVEL 8-50
GFA/LEVEL: 830m²
40 LEVELS x 830m² = 33,200m²

LEVEL 51
GFA/LEVEL: 430m²
1 LEVEL x 410m² = 410m²

TOTAL GFA:
1,200m² + 1,480m² + 940m² + 740m² +
4,360m² + 33,200m² + 410m² = 42,330m²
FSR: 42,300m²/3,135m² = 13,50:1

SITE AREA: 3,135m²
HOB: 51 STOREY
TOTAL GFA: 42,330m²
FSR: 13,5:1





10AM - 21ST JUNE



11AM - 21ST JUNE



12PM - 21ST JUNE

Shadow Testing

The overshadowing impacts of the proposed design were tested for the 21st June. The majority of the overshadowing occurred to the residential areas to the West and South of the site. Although the testing indicated that these sites could be developed with residential accommodation, and achieve 2hrs solar access in mid-winter as per the Apartment Design Guide.

KEY

SHADOWS CAST BY GATEWAY PROPOSAL



SHADOWS CAST BY 13.5 :1 FSR PROPOSAL



EXISTING HERITAGE CONSERVATION AREAS





1PM - 21ST JUNE



2PM - 21ST JUNE

KEY

SHADOWS CAST BY GATEWAY PROPOSAL

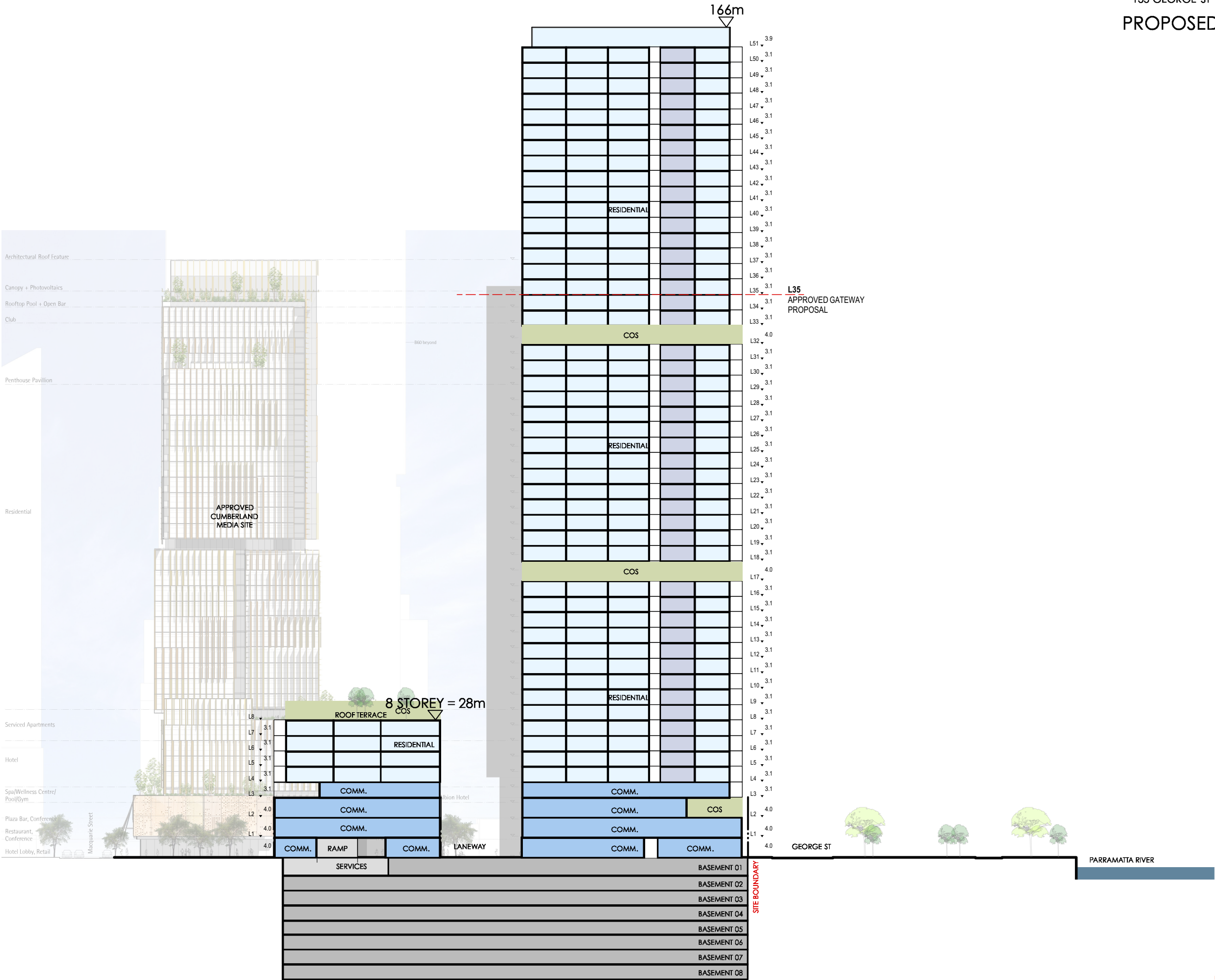


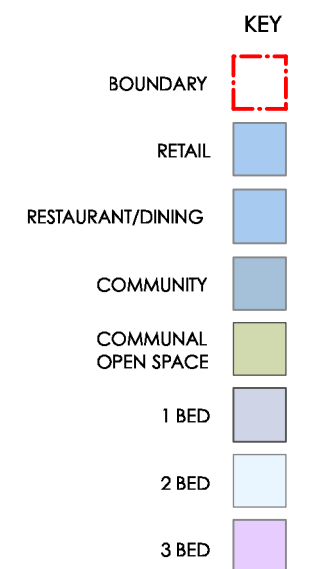
SHADOWS CAST BY 13.5 :1 FSR PROPOSAL



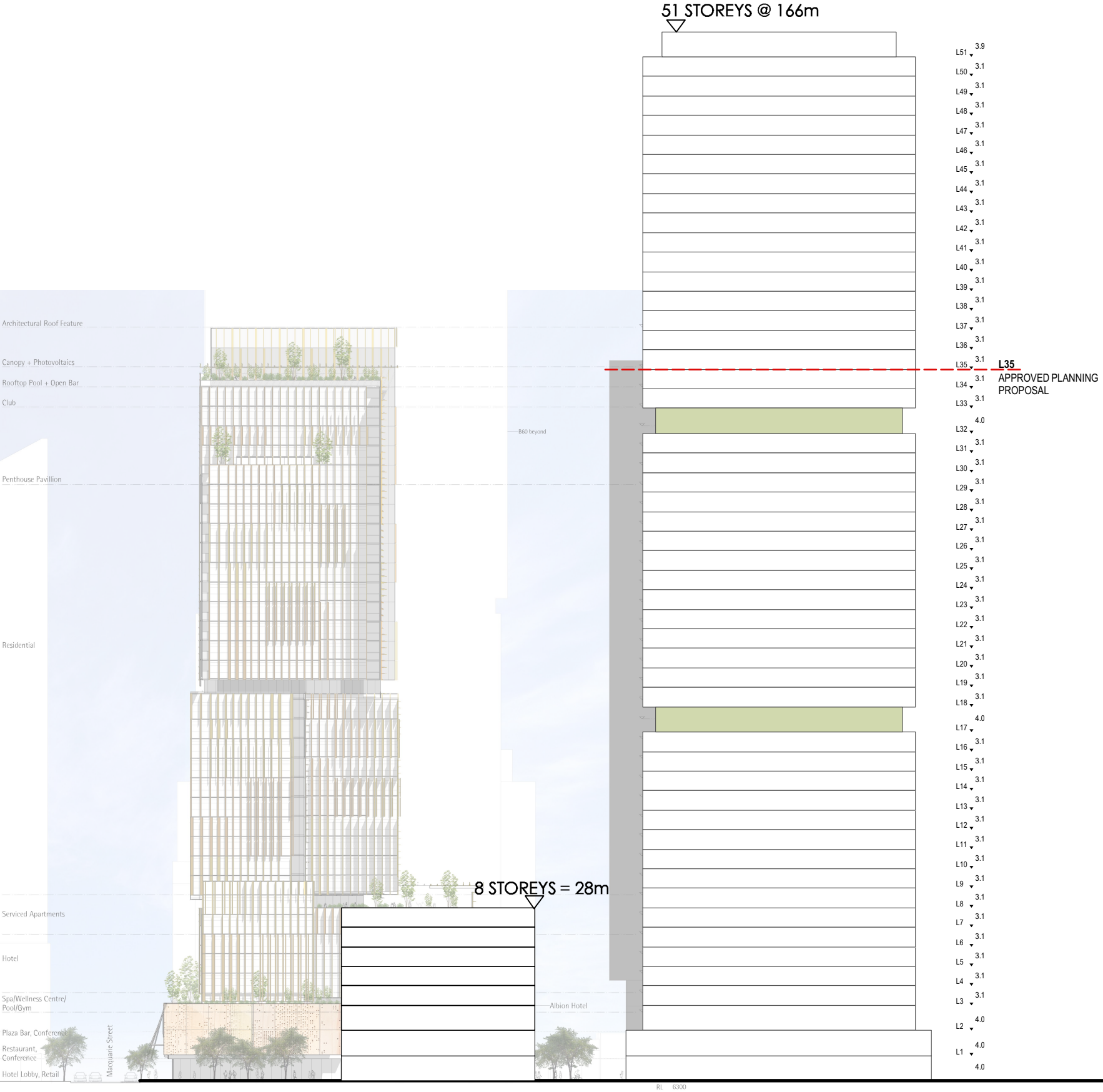
EXISTING HERITAGE CONSERVATION AREAS







PROPOSED SITE ELEVATION

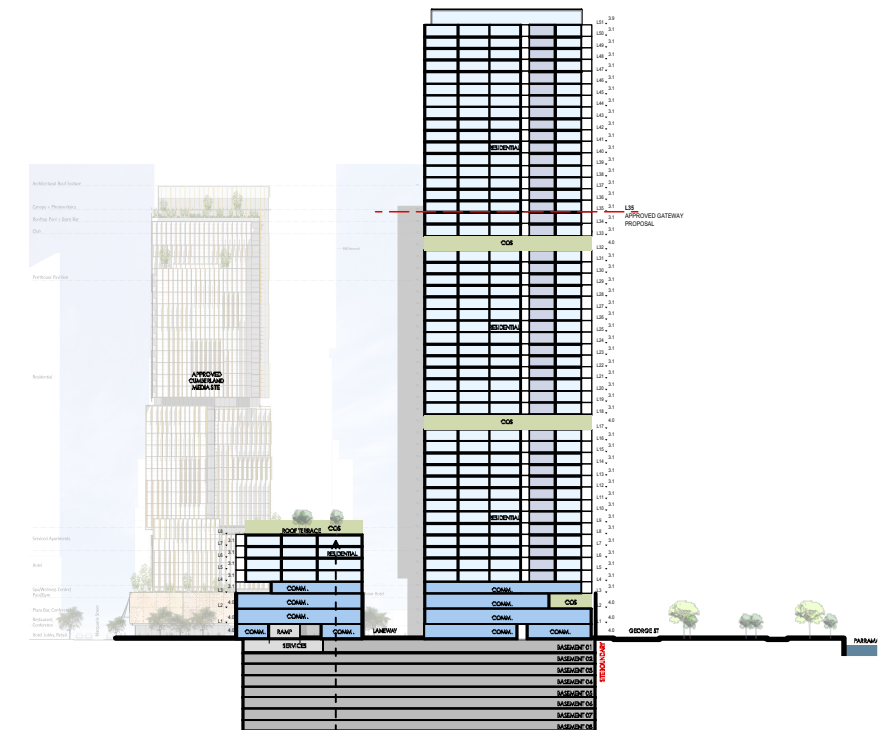


The proposed development to consist of 51 storeys tower and an 8 storey building to the South end of site. The first 4 levels to both buildings will be commercial with 2 levels in the tower allocated as communal open spaces to its residence. The attached 8 storey building will have a rooftop terrace as communal open space to these residents.



RESIDENTIAL AMENITIES

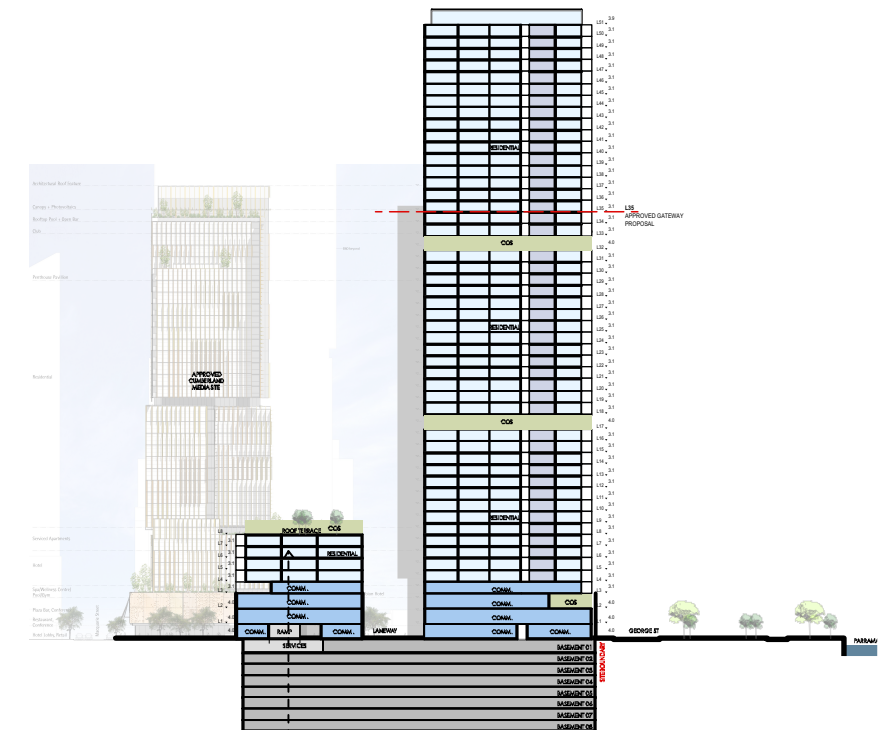
SOURCE: KAMPUNG ADMIRALTY BY WOHA ARCHITECTS





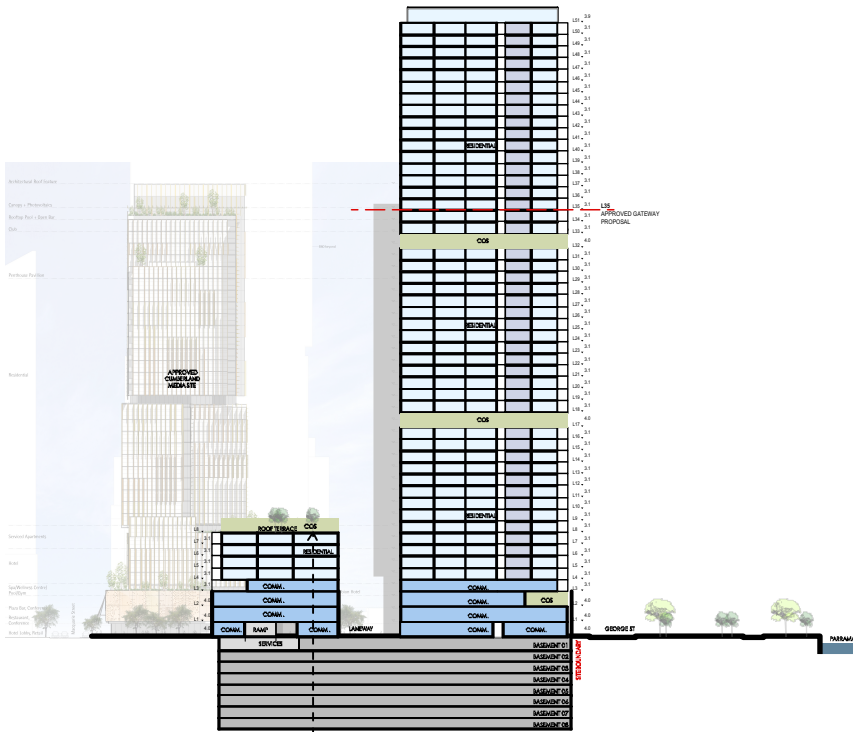
COMMUNAL AREAS

SOURCE: THE BROUGHAM, NORTH ADELAIDE



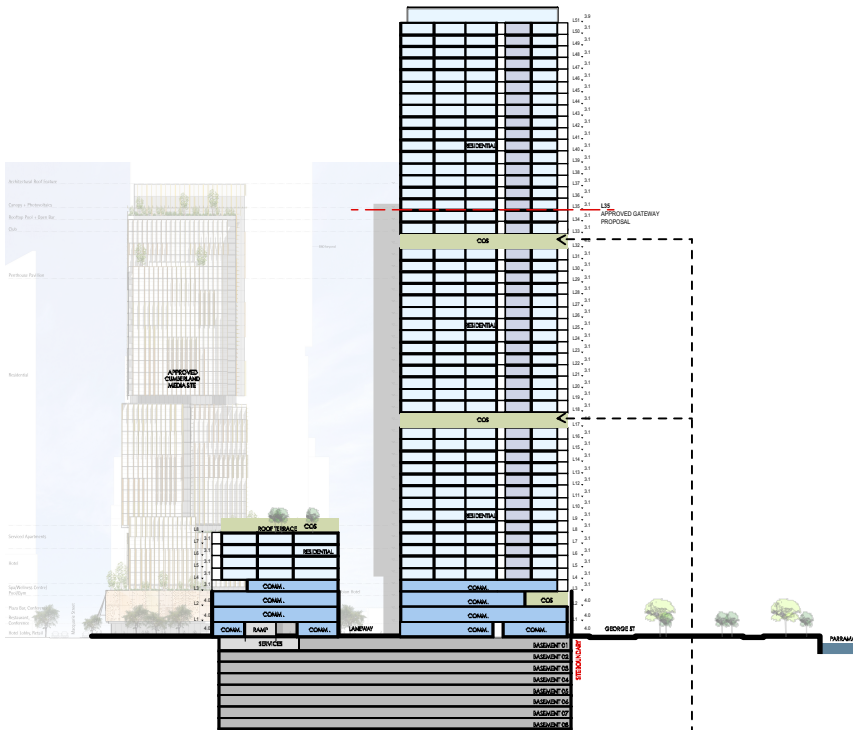


COMMUNAL OPEN SPACE - GARDEN
SOURCE: CENTRAL LONDON ALMSHOUSE , BY WITHERFORD WATSON MANN



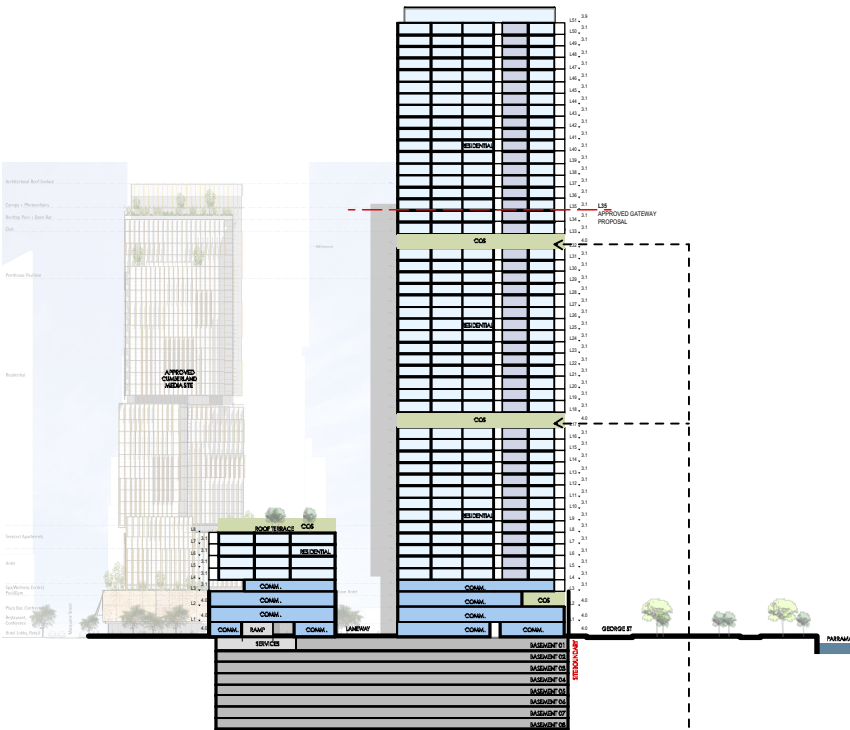


COMMUNAL OPEN SPACE - GARDEN TERRACE
SOURCE: ONE CENTRAL PARK, SYDNEY





COMMUNAL OPEN SPACES
SOURCE: RESIDENTIAL TOWER BY PARALX



PROPOSED DEVELOPMENT SUMMARY

LOT 135/DP748984

3135 M²

COUNCIL CONTROLS

COUNCIL	PARRAMATTA CITY COUNCIL				
ZONE	B4 MIXED USE				
HEIGHT LIMIT	54m				
ALLOWABLE FSR	4.49		PROPOSED FSR	13.50	:1
ALLOWABLE GFA	14076	M²	TOTAL GFA	42330	M²
COMMUNAL OPEN SPACE (ADG)	25%	M²	PROPOSED COS	67%	2090 M²
LANDSCAPED AREA	40%	M²	PROPOSED LANDSCAPED AREA		TBC M²

YIELD GFA

	NO. OF STOREYS	COMMUNAL OPEN SPACE (M2)	GROSS FLOOR AREA (M2)	BUILDING A			BUILDING B			
				1 BED	2 BED	3 BED	1 BED	2 BED	3 BED	
GF	1		1200							COMMERCIAL
PODIUM LEVEL 01	1		1480							COMMERCIAL
PODIUM LEVEL 02	1	430	940							COMMERCIAL
LEVEL 03	1		740							COMMERCIAL
LEVEL 04-07	4		1090	3	8			3		RESIDENTIAL
LEVEL 09-12	4		830	3	8					RESIDENTIAL
LEVEL 13-17	5		830	3	8					RESIDENTIAL
LEVEL 18	1	830								COS
LEVEL 19-32	14		830	3	8					RESIDENTIAL
LEVEL 33	1	830								COS
LEVEL 34+	17		830	3	8					RESIDENTIAL
TOP LEVEL	1		410			4				RESIDENTIAL
SUB TOTAL	51	2090	42330	132	352	4	4	13		
						488				17
							136	365	4	
TOTAL										

RESIDENTIAL	38710	M²
TOTAL GFA RETAIL / COMMERCIAL	3620	M²
TOTAL NO. OF UNITS	505	

CAR PARKING

	NO. OF UNITS	MIN. PARKING PER DWELLING	TOTAL REQUIRED	PROVIDED
1 BEDROOM	136	0.4	54.4	
2 BEDROOM	365	0.7	255.5	
3 BEDROOM	4	1.2	4.8	
1 VISITOR PER 5 APTS	505	0.14	72.1	
TOTAL			386.8	

BICYCLE PARKING

	NO. OF UNITS	MIN PARKING REQ. PER DWELLING	PROVIDED	PROVIDED
RESIDENTIAL	505	1 SPACE / 2 DWELLING	253	
VISITOR	3620	1 SPACE / 200M2	18	

Development Summary

This UDR describes the design and planning considerations of adding additional stories over the approved DA for the Albion Hotel site.

The proposed development consists of 505 apartments on the location of the current Albion hotel built over 2 buildings overlooking Robin Thomas Reserve and Parramatta River.

The design concept addresses urban design principles as set out for the proposed development at Cumberland Media site including activation of frontage to the proposed open square and continuation of the through site link from Argus Lane to Harris Street.

KEY

COMMUNAL OPEN SPACE

