

# 8-14 GREAT WESTERN HIGHWAY

MIXED USE DEVELOPMENT

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## PLANNING PROPOSAL

NO:20385

DATE:01/05/2020



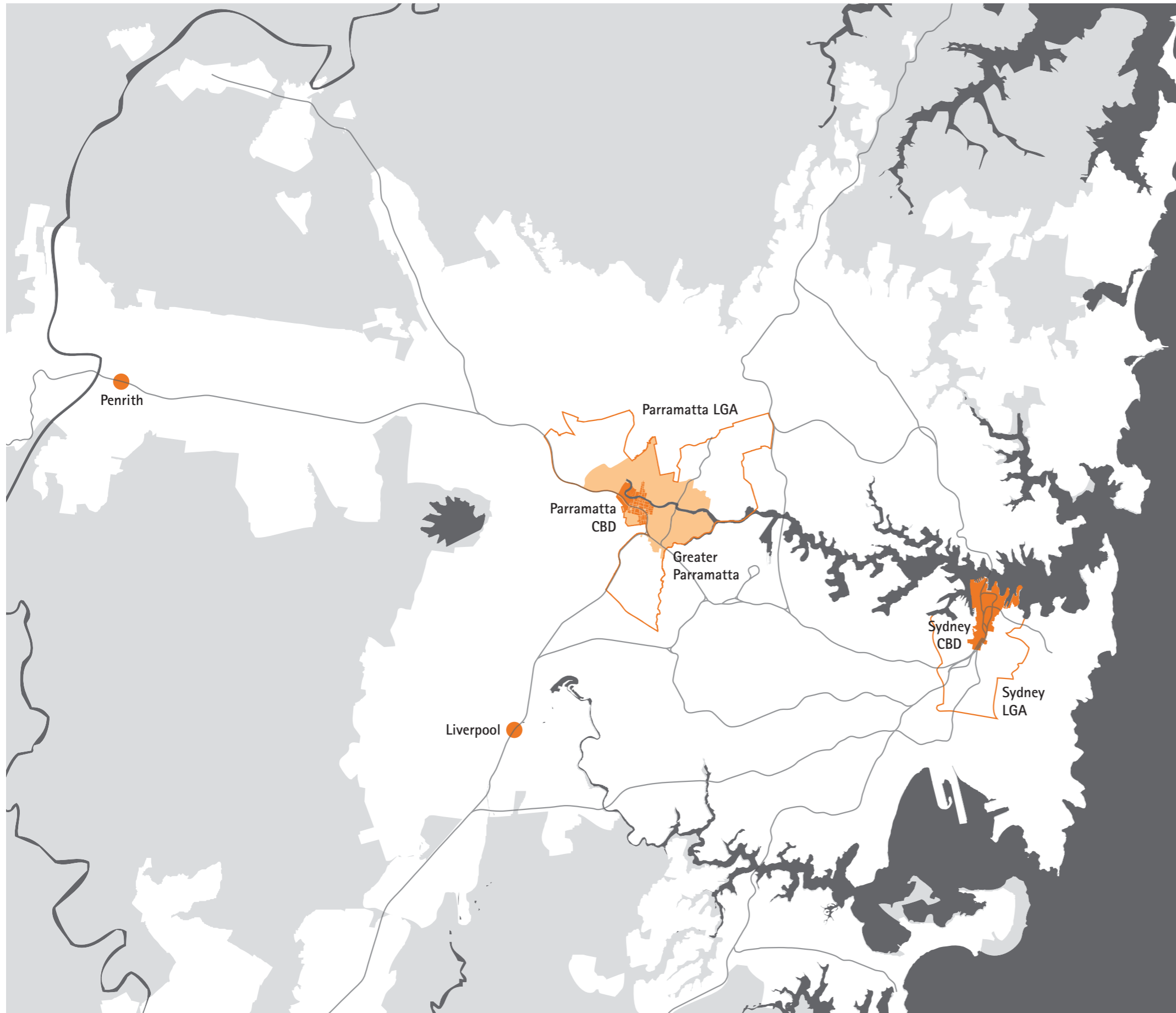
## INTRODUCTION

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

**Mixed Use Development**  
**8-14 Great Western Highway, Parramatta NSW 2150**  
**Planning Proposal**

Client: Sept Fortis Property Group  
Architect: Plus Architecture

Date: 01 May 2020



City Centre Greater Parramatta LGA Boundary

## CONTEXT AND HISTORY

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

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

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

Source: Parramatta City Centre Urban Design Analysis 2012



## CONTEXT CONDITIONS

Source: Parramatta Civic Link Framework Plan 2017 (Edited)



- ① Civic Link: A green, pedestrianised public space and cultural spine which connects Parramatta CBD's two primary civic and riverfront spaces
- ② Church Street: Main 'Eat Street' activated by extensive retail, hospitality and outdoor dining
- ③ Parramatta Square: Proposed pre-eminent and world class civic and ceremonial space
- ④ Centenary Square: Present Civic centre of the CBD, catering for large community events and gatherings.
- ⑤ River Square and Foreshore Precinct: Proposed premier riverside, arts, entertainment and recreational public space
- ⑥ Lancer Barracks: Heritage buildings and open space
- ⑦ George Street: Historically significant street
- ⑧ Parramatta Park: Historic park and lungs of the city. Includes Old Government House heritage building
- ⑨ Western Sydney Stadium
- ⑩ Prince Alfred Square
- ⑪ City River Foreshore: proposed revitalisation of the foreshore celebrating Parramatta's identity as a River City
- ⑫ Parramatta Quay: proposed precinct upgrade anchored by world class ferry terminal



## CONTEXT CONDITIONS

Source: Parramatta Civic Link Framework Plan 2017 (Edited)



- Subject Sites
- Urban Markers
- Key Buildings



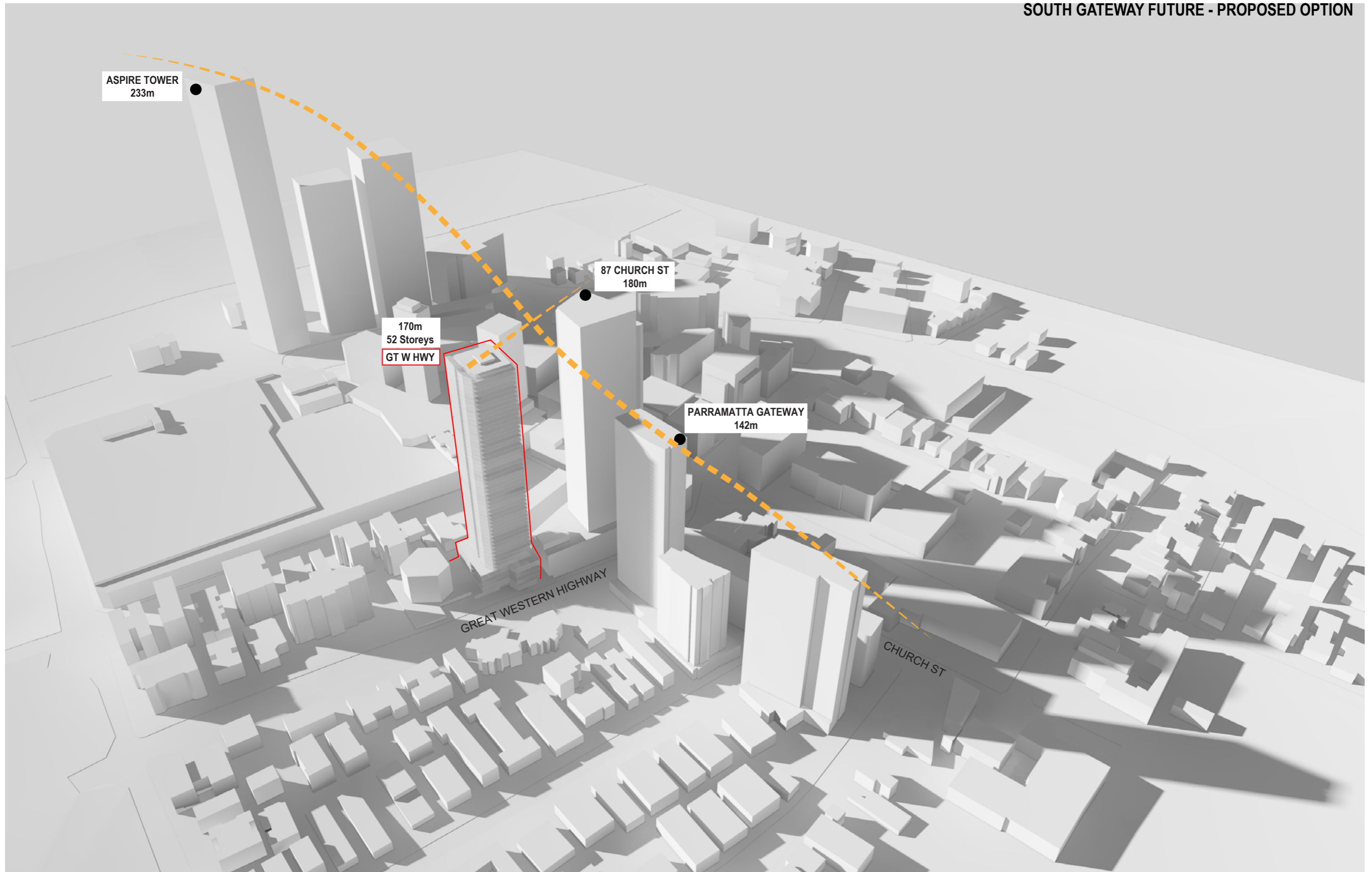
# CONTEXT CONDITIONS

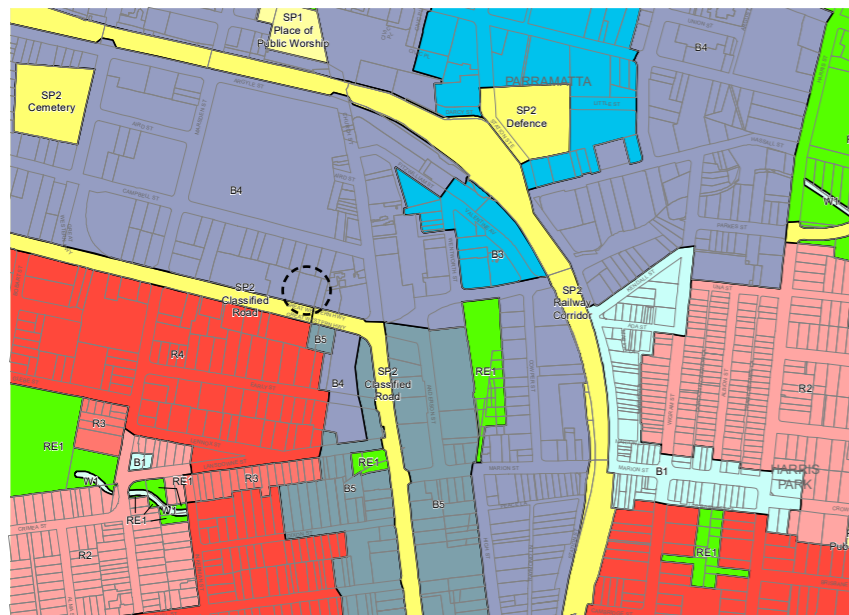
Source: Parramatta Civic Link Framework Plan 2017 (Edited)



- Subject Sites
- Urban Markers



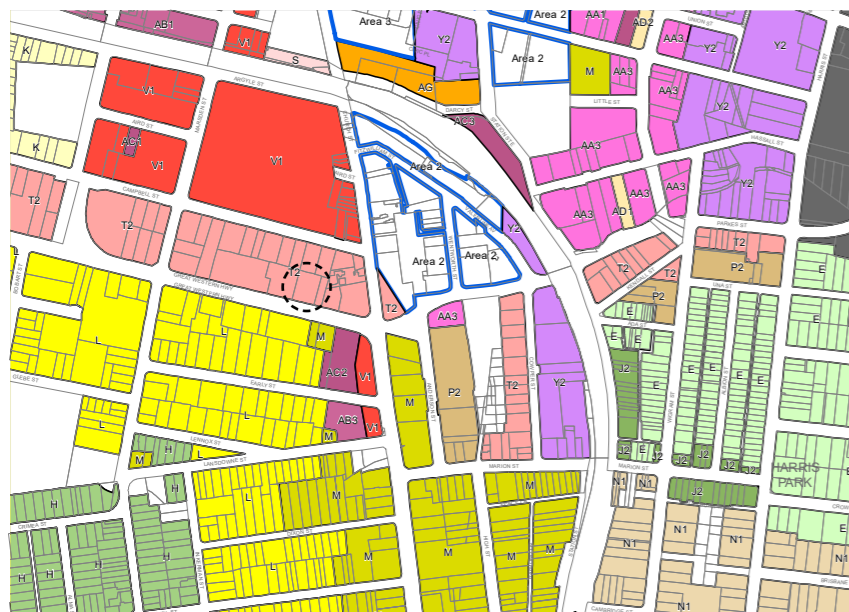




Land Zoning B4 - Mixed



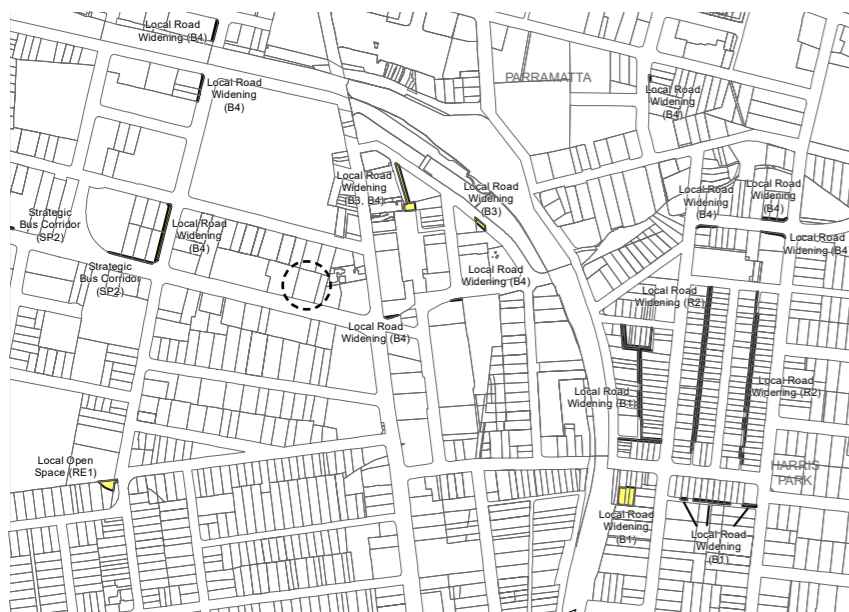
Min Lot Size - 1800sqm as part of Parramatta Centre Planning Control



Height of Building - 28m



Heritage Map - Non-conservation Area



Land Reservation Acquisition - None



FSR - 3.5:1





**DRAFT PARRAMATTA LEP 2016**

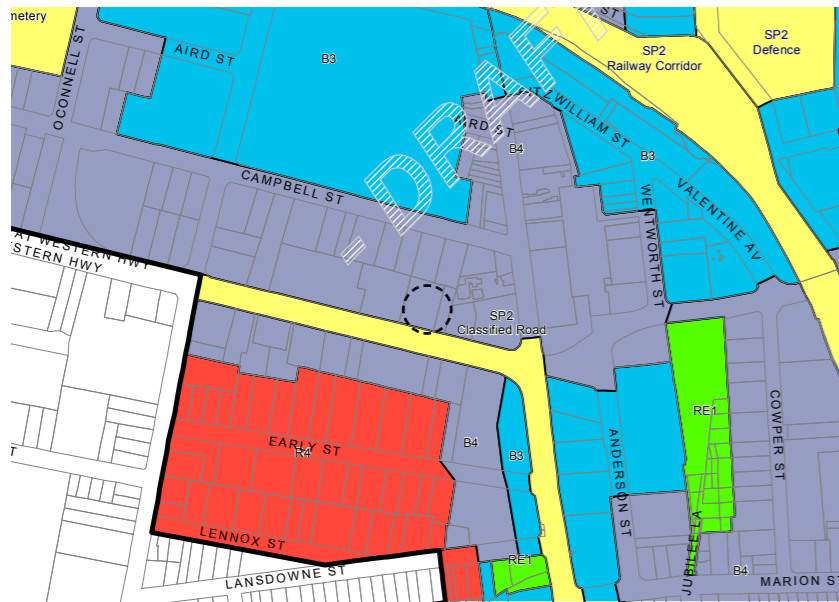
The incentive from the CBD Planning Proposal forwarded to the Department for Gateway Determination has FSR provisions to 10:1 (require community infrastructure to be provided.)

There are then additional FSR for opportunity sites of which the Great Western Highway is of up to 3:1.

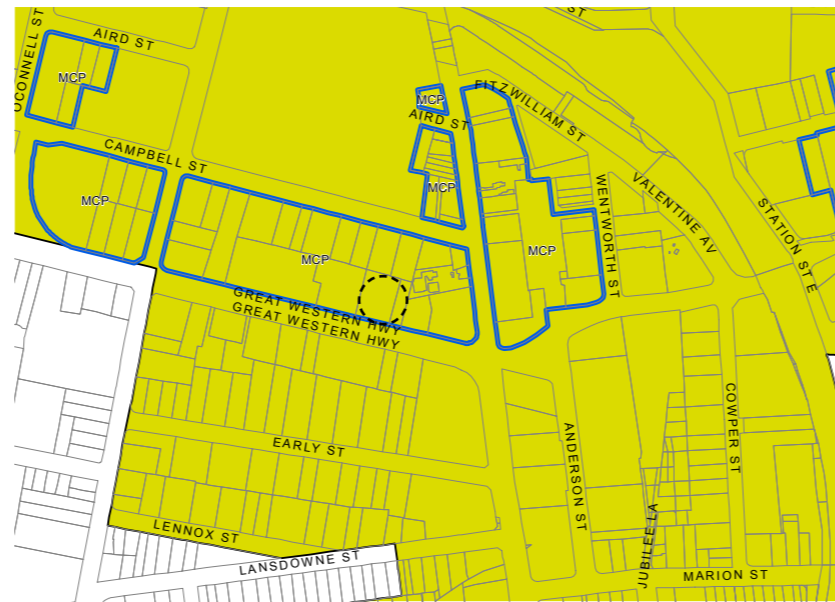
The Design Excellence Clause allows up to 15%

The high performance building clause allows for 0.5:1 additional

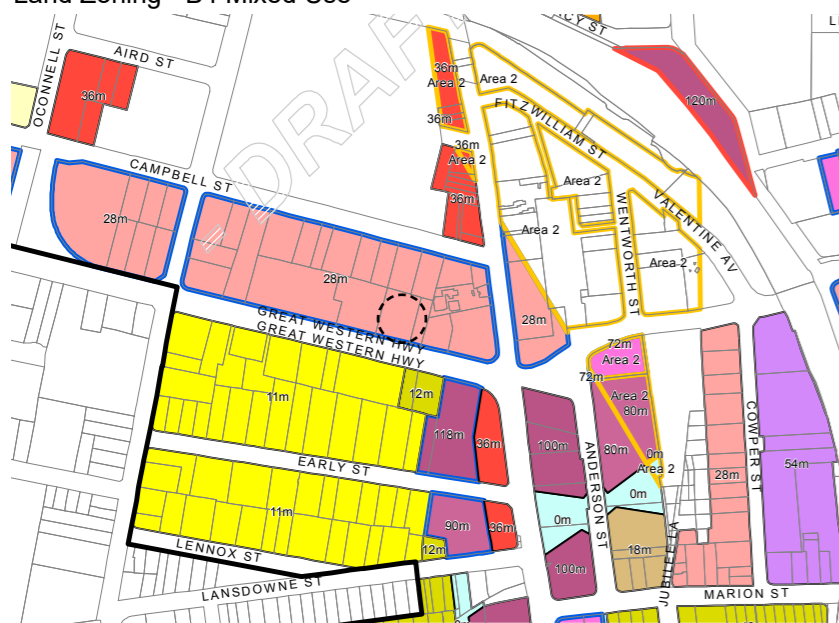
Therefore, the total allowable FSR is 15:1



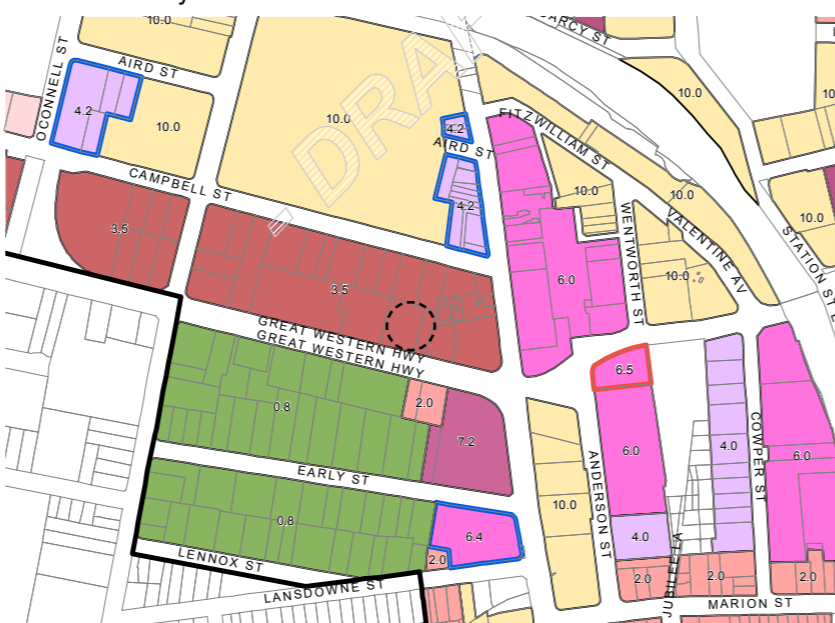
Land Zoning - B4 Mixed Use



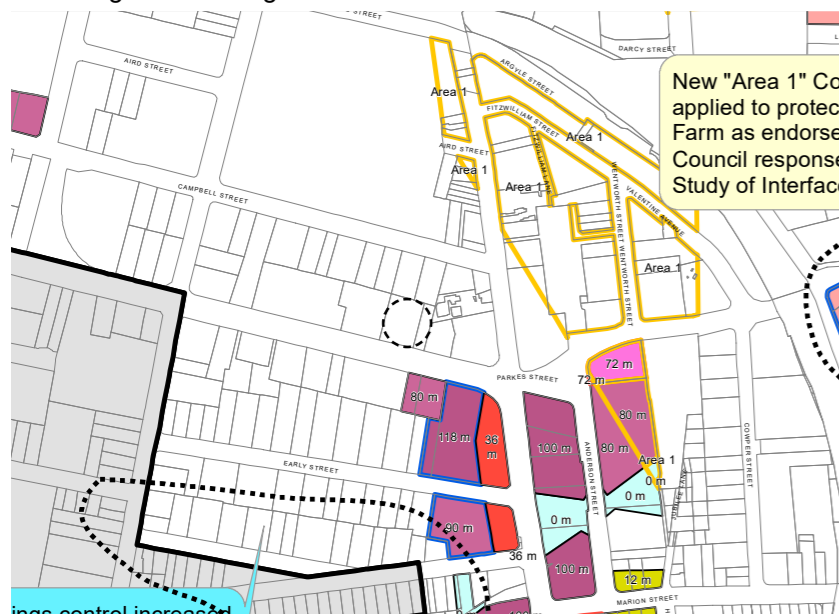
Paramatta City Centre



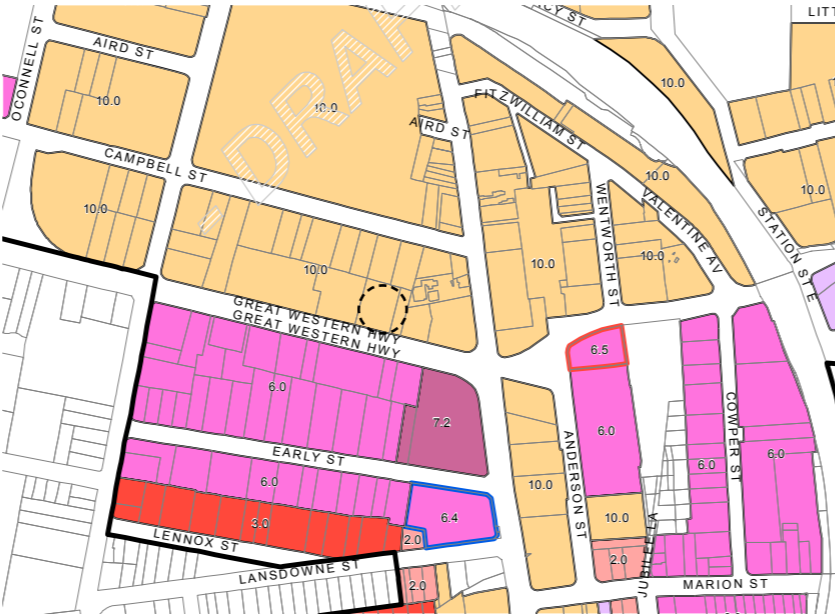
Max Height of Building - 28m



Max FSR - 3.5:1



Max Incentive Height of Building - None

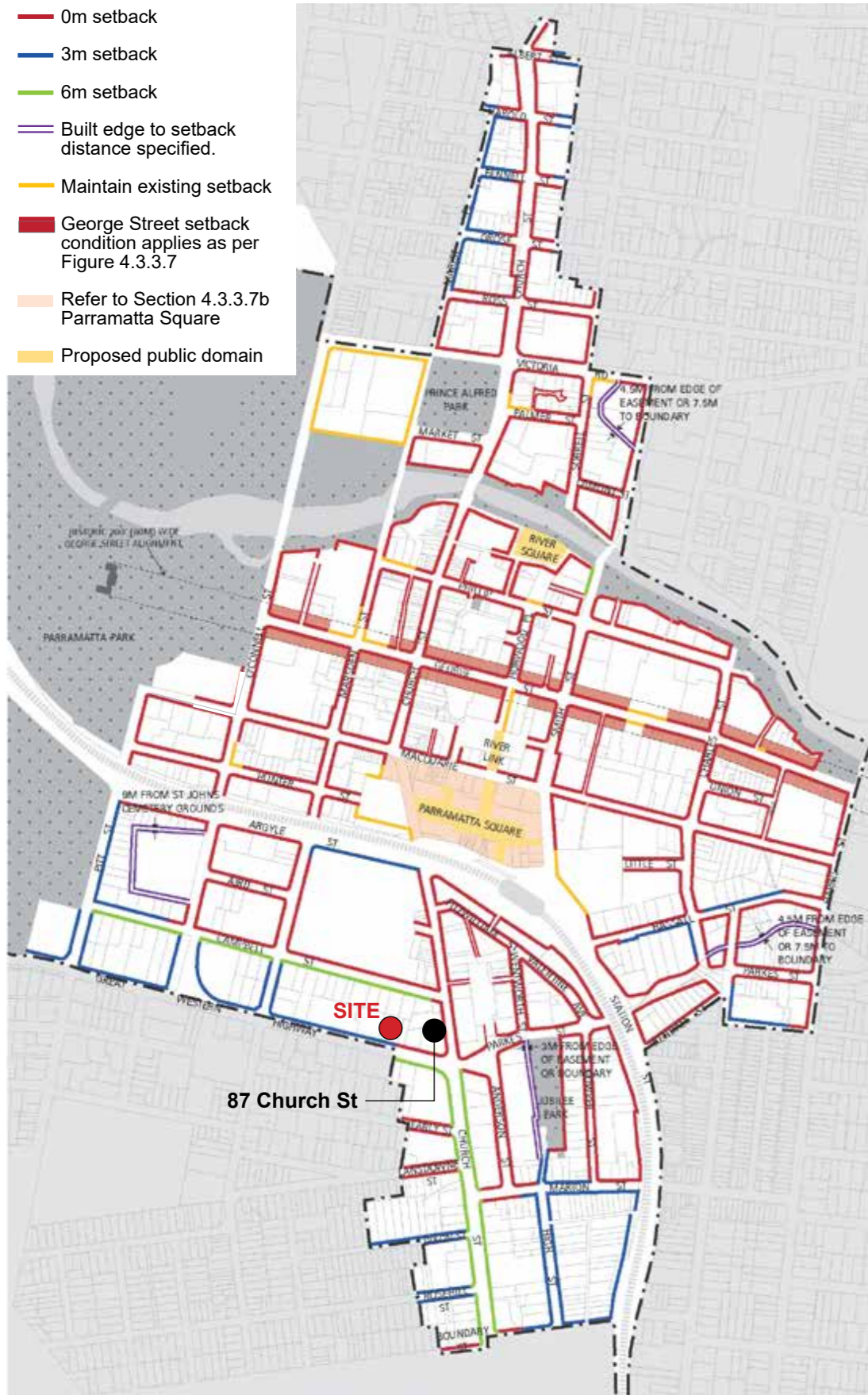


Max Incentive FSR - 10.0:1

## SETBACK CONTROL & EXISTING CONDITION

3m front setback is required based on the Parramatta DCP 2011. However, existing mature trees along the Great Western Highway boundary should be considered to define an appropriate front setback for the development.

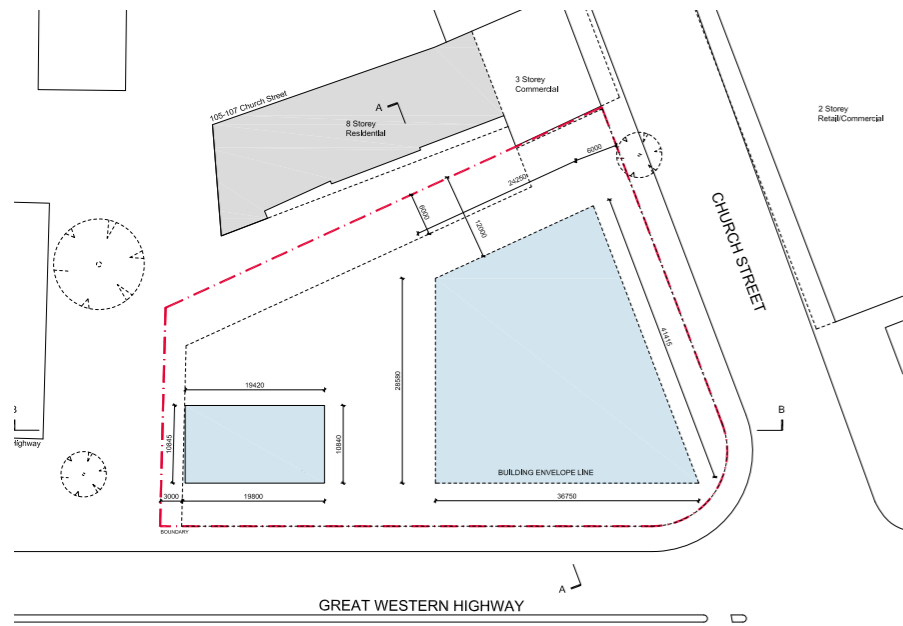
- 0m setback
- 3m setback
- 6m setback
- Built edge to setback distance specified.
- Maintain existing setback
- George Street setback condition applies as per Figure 4.3.3.7
- Refer to Section 4.3.3.7b Parramatta Square
- Proposed public domain



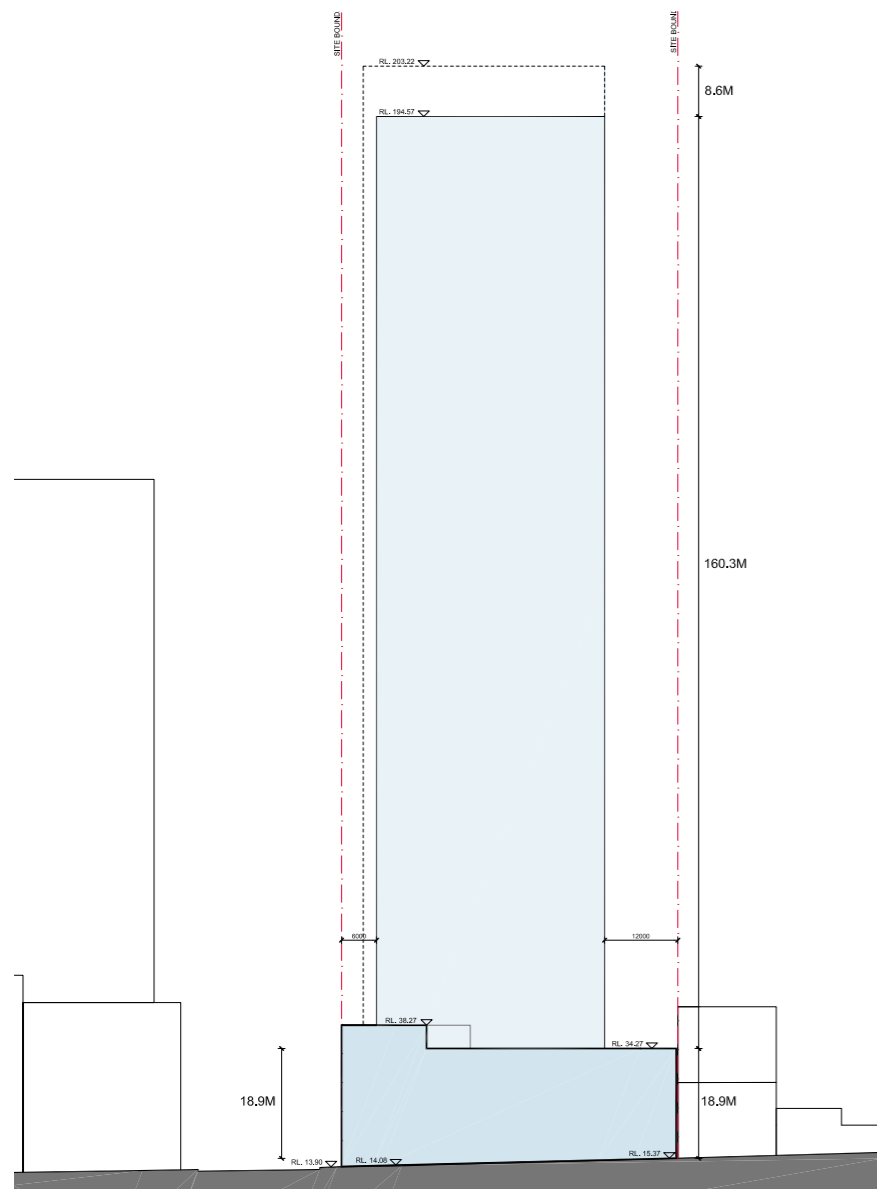
# 87 CHURCH ST PLANNING PROPOSAL

The Planning Proposal produced by Bates Smart dated June 2016 (S11925\_87ChurchSt\_Parramatta\_AmendedPCD\_Rev2\_20160603)

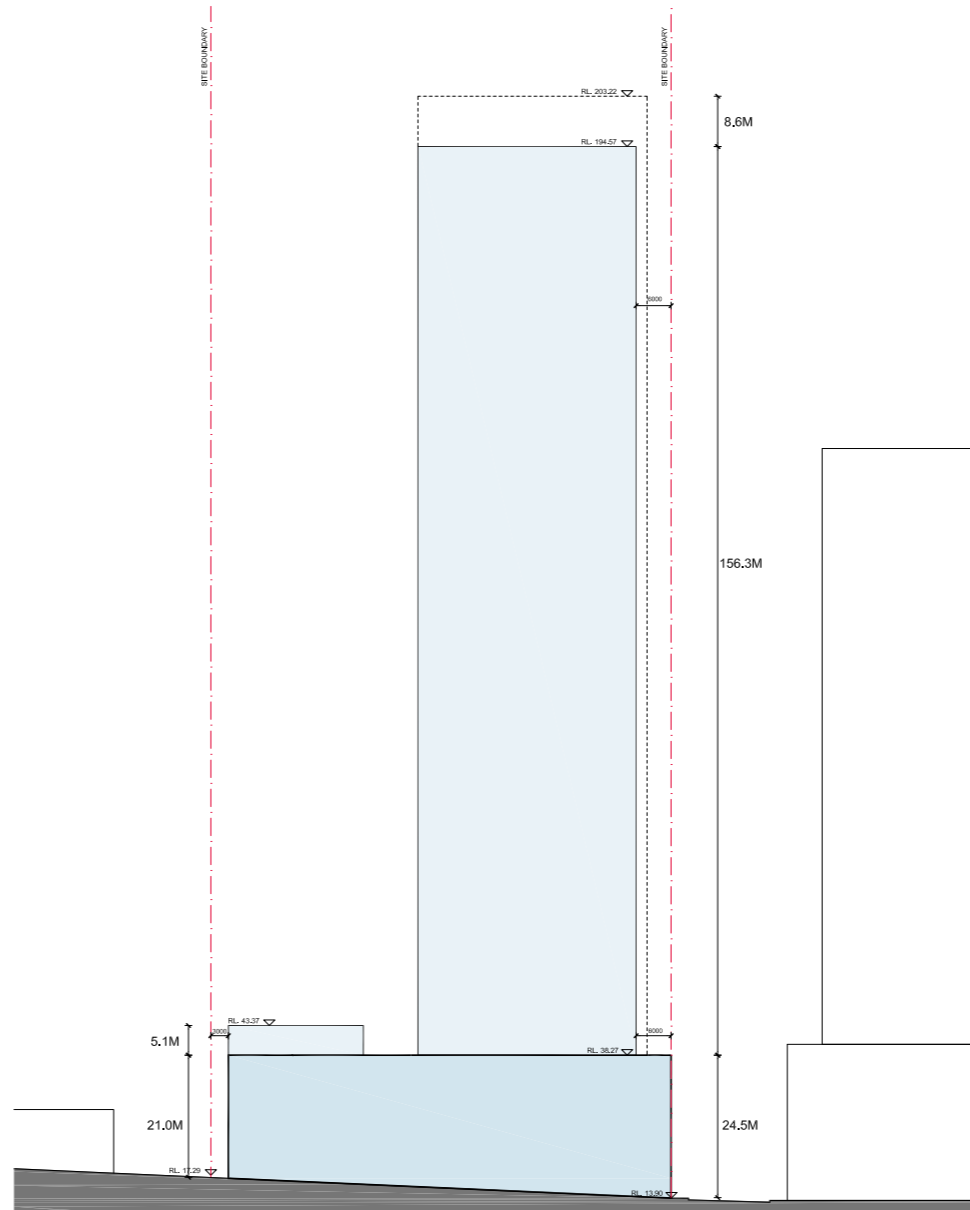
The planning proposal provides reliable guidance towards setbacks, scale and height for the proposed development



PLANNING PROPOSAL DIAGRAM - BUILDING ENVELOPE



PLANNING PROPOSAL DIAGRAM - EAST ELEVATION



PLANNING PROPOSAL DIAGRAM - WEST ELEVATION

THE SITE



**8-14 GREAT WESTERN HIGHWAY**  
PLANNING PROPOSAL

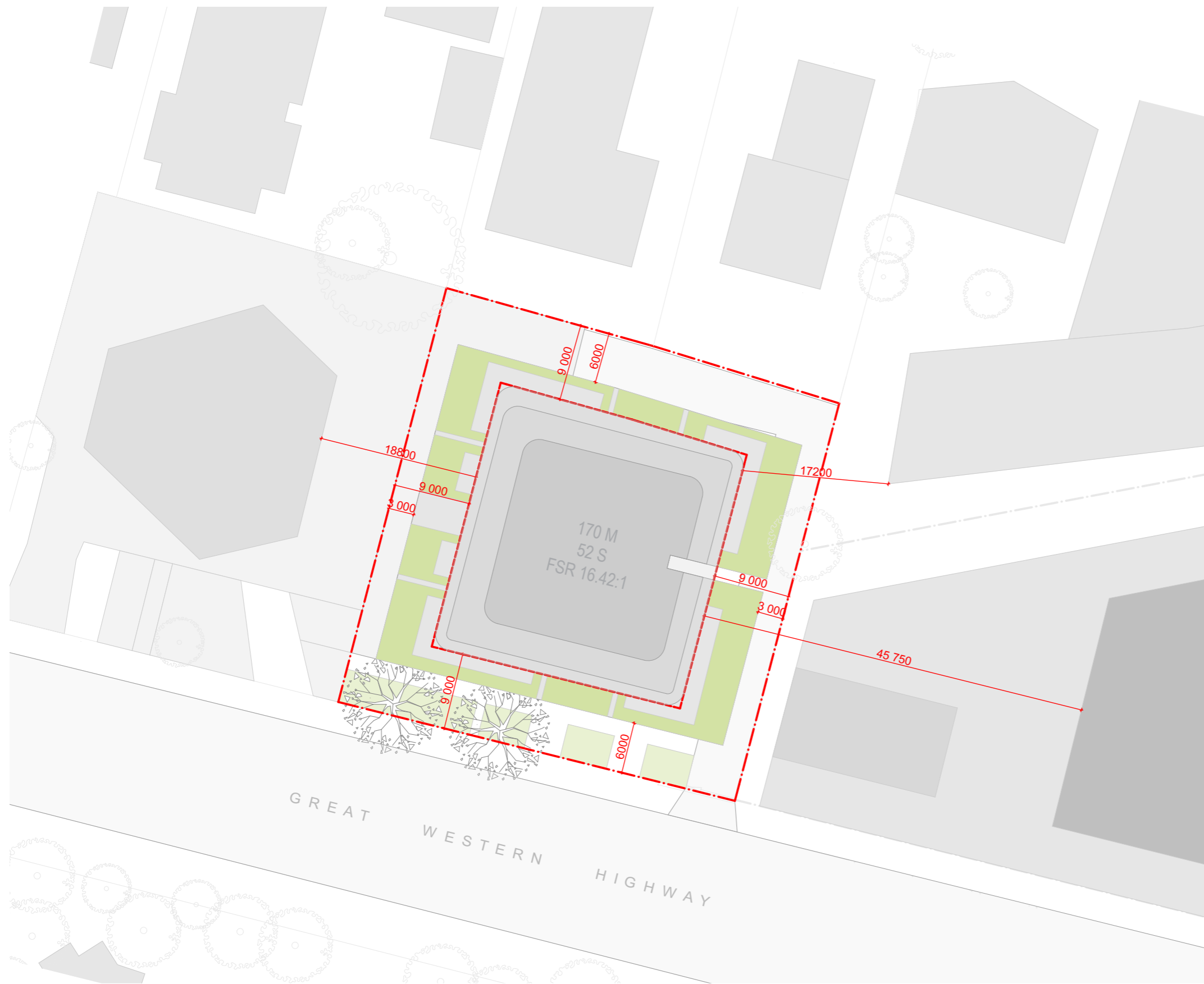
JOB NO. 20385  
DATE 01/05/2020  
SCALE NTS

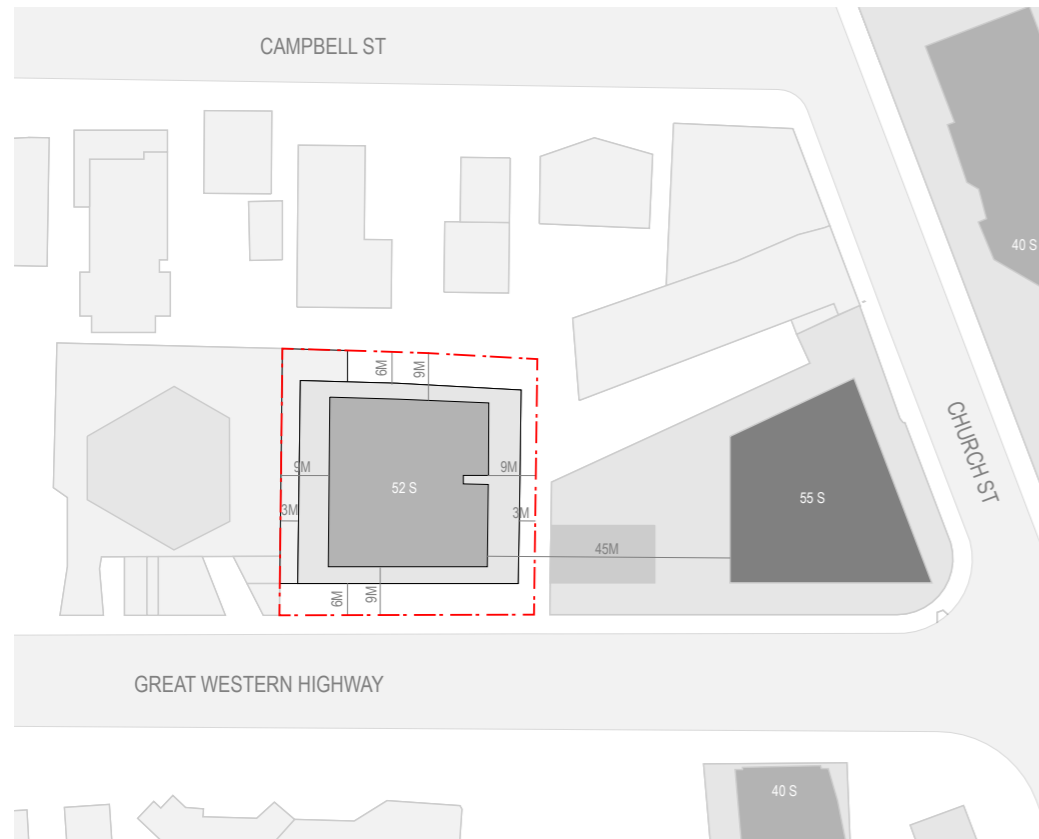


## COUNCIL URBAN DESIGN PANEL ADVISE

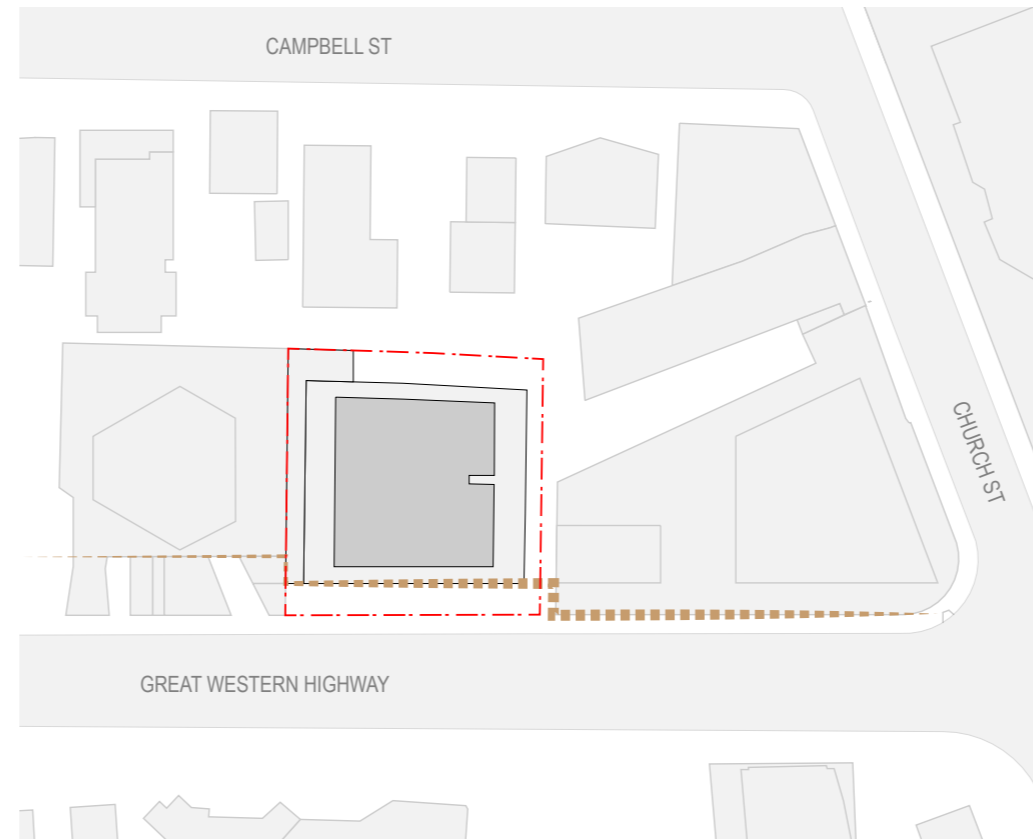


- The tower is to sit on a podium
- The podium set-back to the eastern boundary can have a 3m or nil set-back depending on access conditions along this boundary. The DA for the site to the east has a 6m wide driveway adjacent to the boundary and with the three upper levels of the podium overhanging the driveway. These are set-back 3m from the boundary. There will be a 12m wide access driveway from both properties to the GWH.
- The level of the podium is approximately 4 storeys on the western end of the site and taller to the east to approximately align with the podium on the development to the east.
- The front set back is to be deep soil and to have canopy planting
- The basement can extend over the rest of the site but 1500mm of deep soil is required above the basement slab on the rear set-back for larger scale planting.
- The GFA is to be calculated on the basis of 75% of GBA for residential and 80% GBA for commercial. Ground floor is site specific

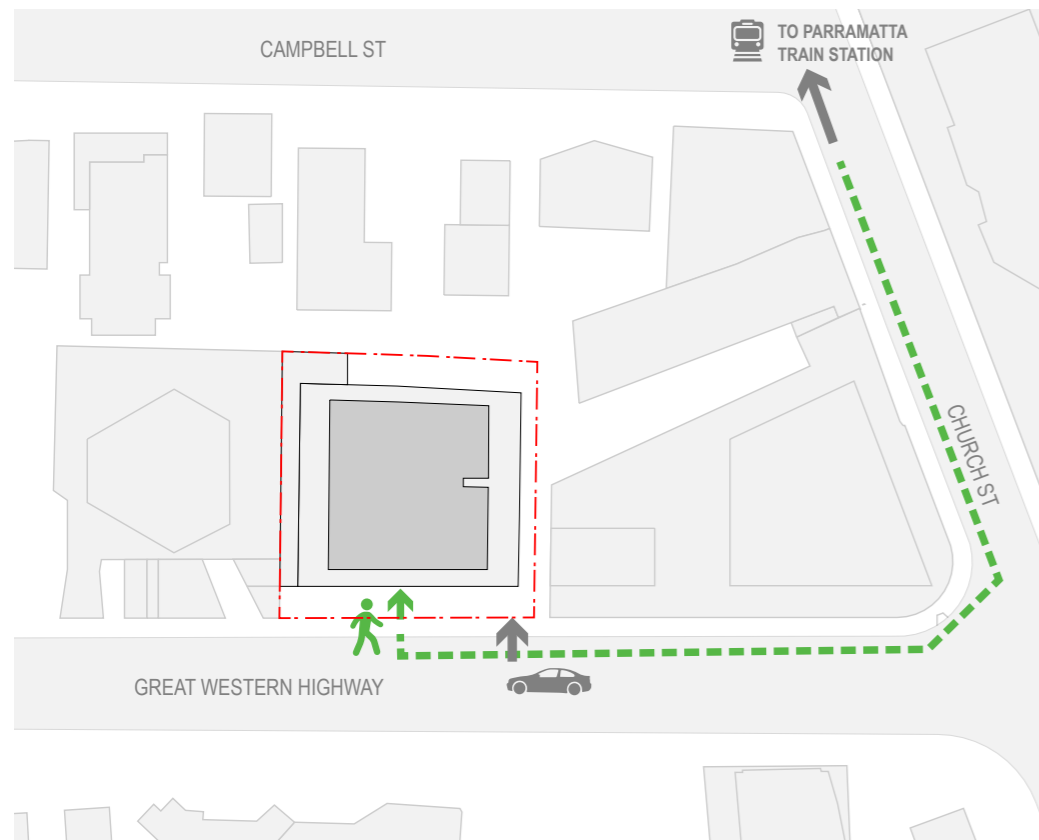




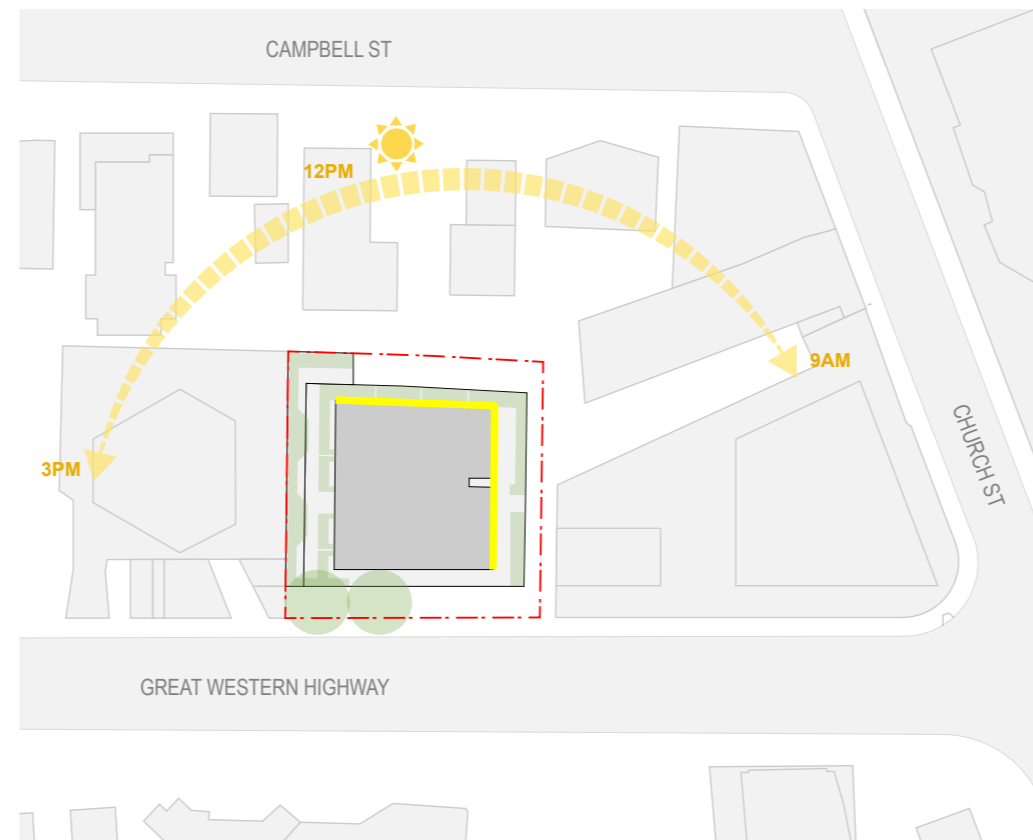
Built Form



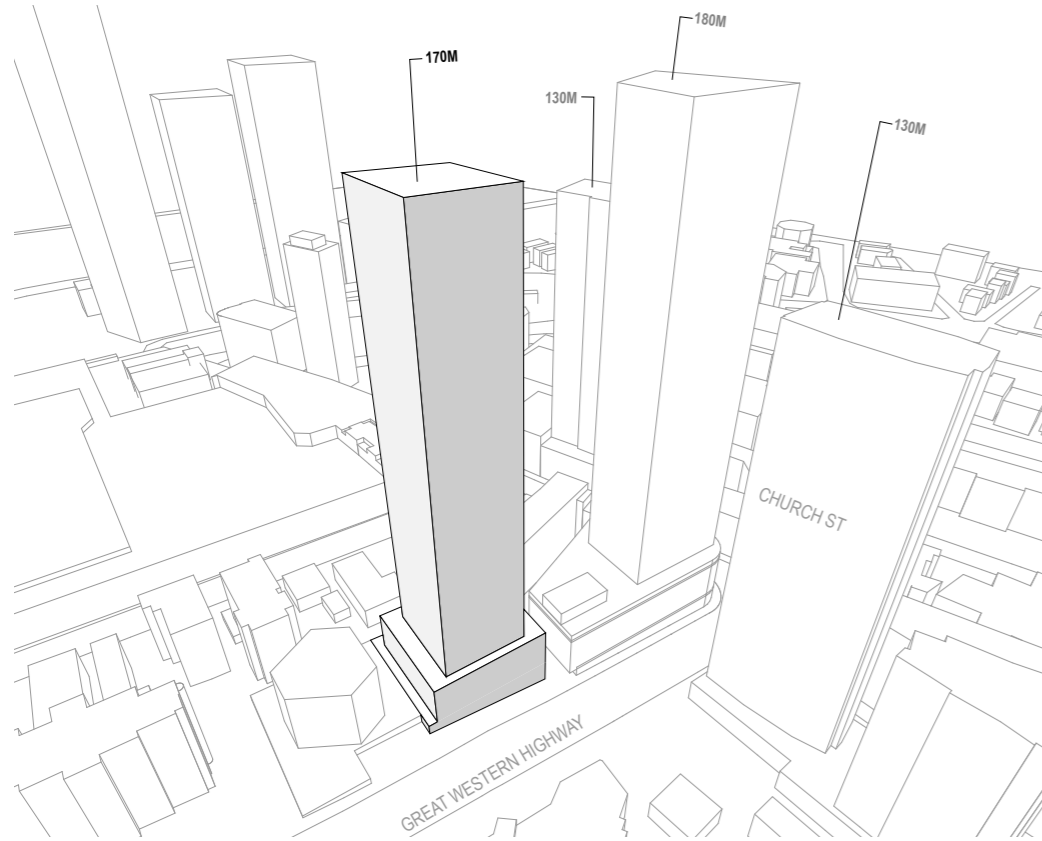
Podium alignment



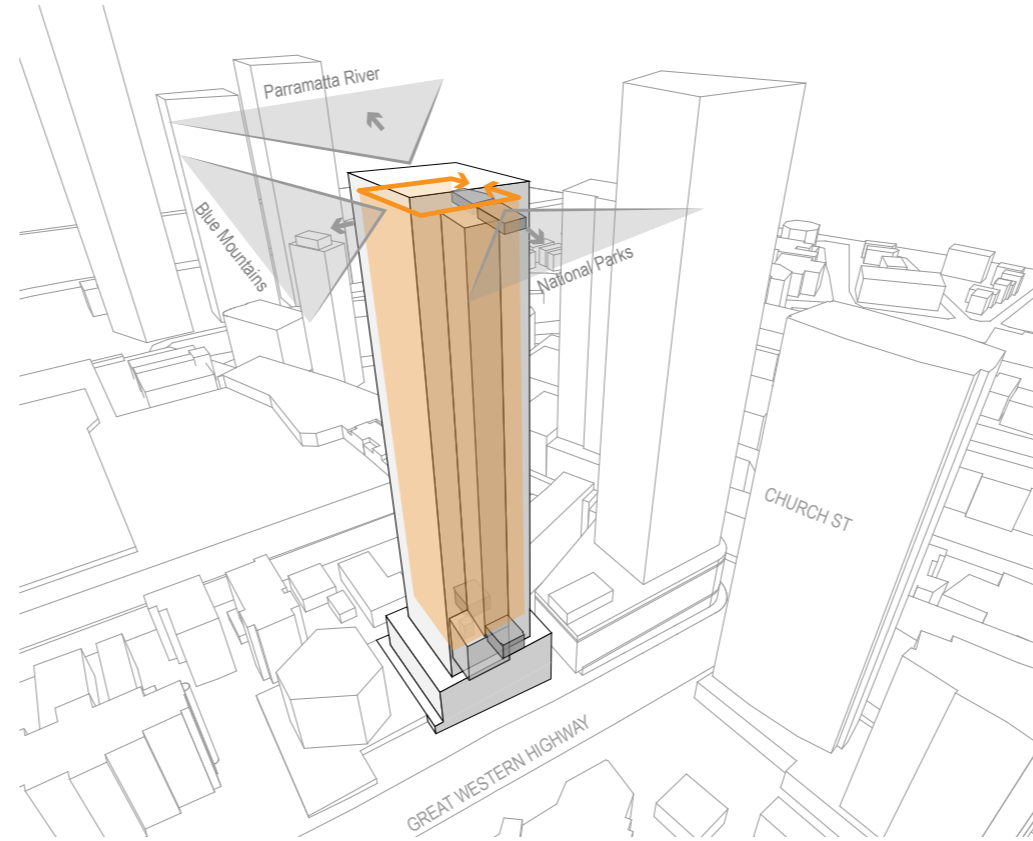
Circulation



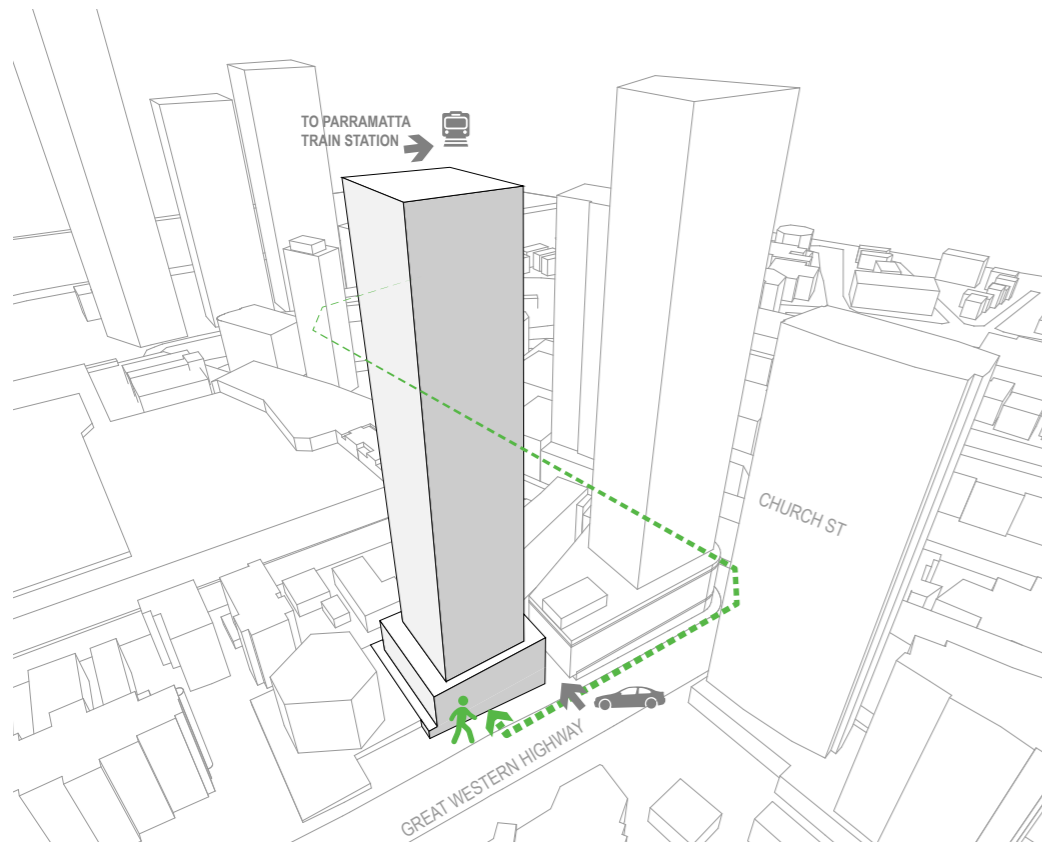
Solar



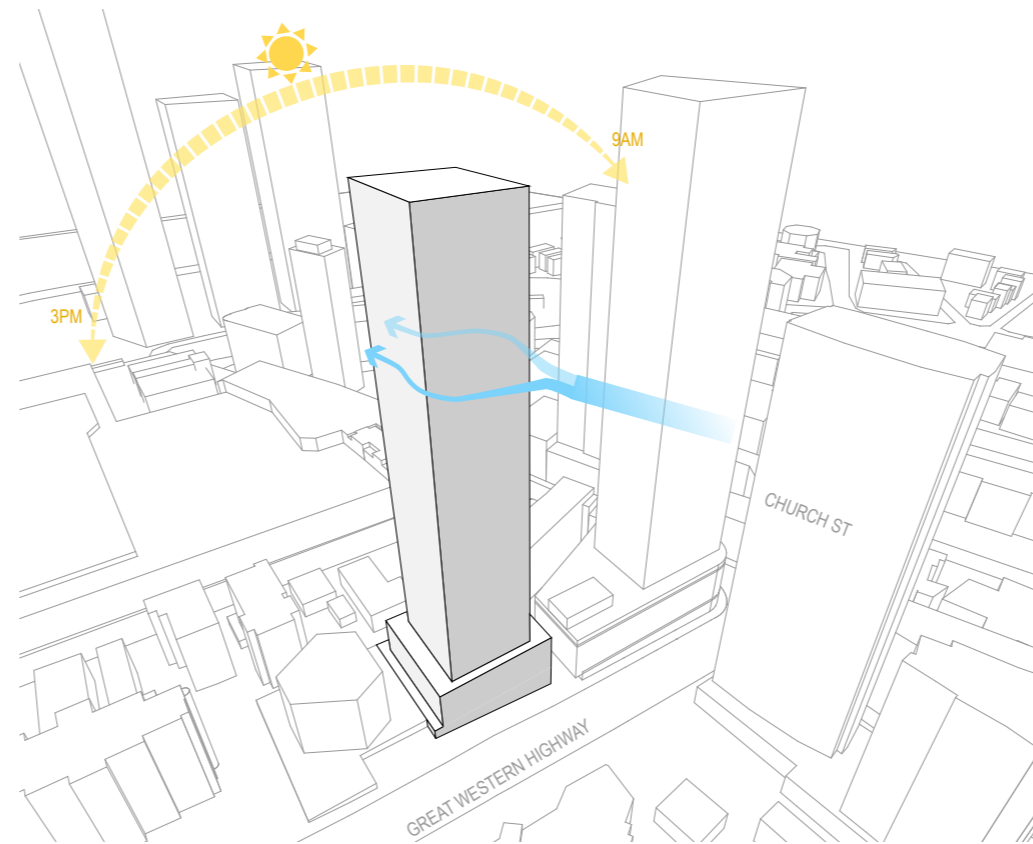
Built Form



Core and Aptment Configuration



Circulation



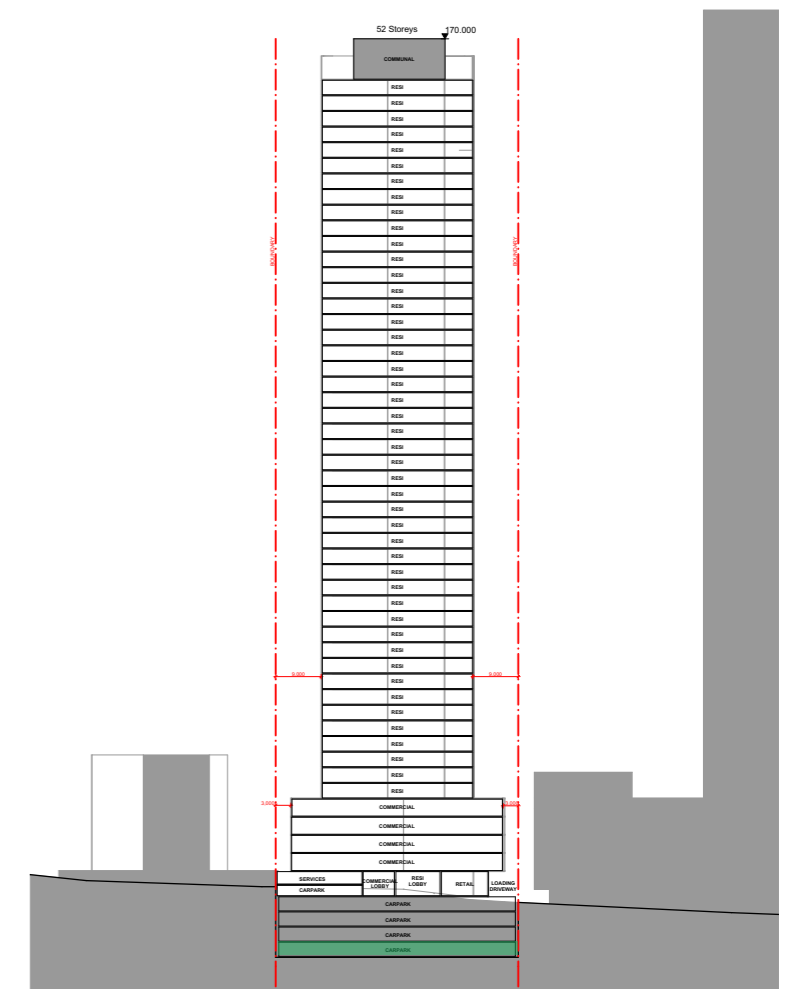
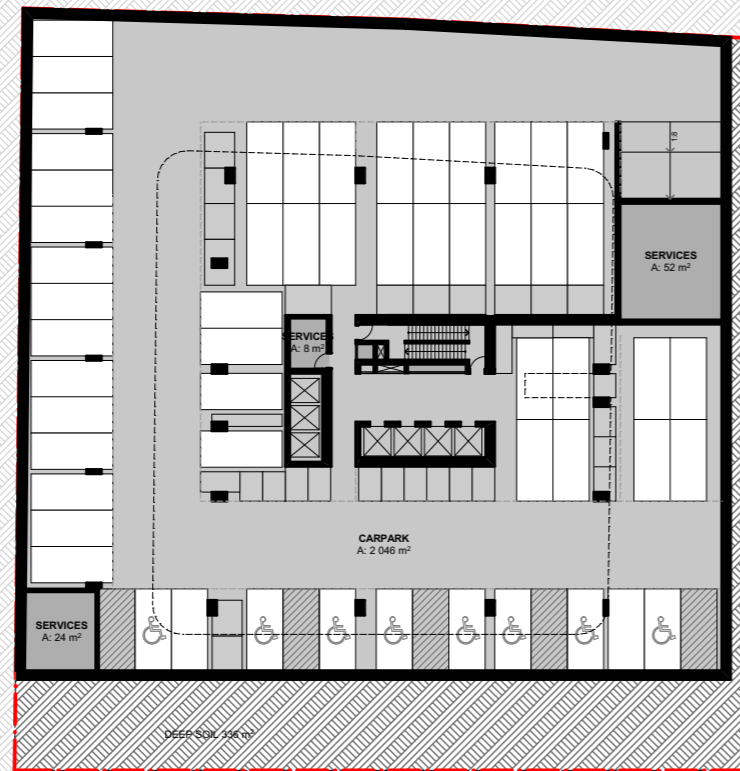
Solar and Wind



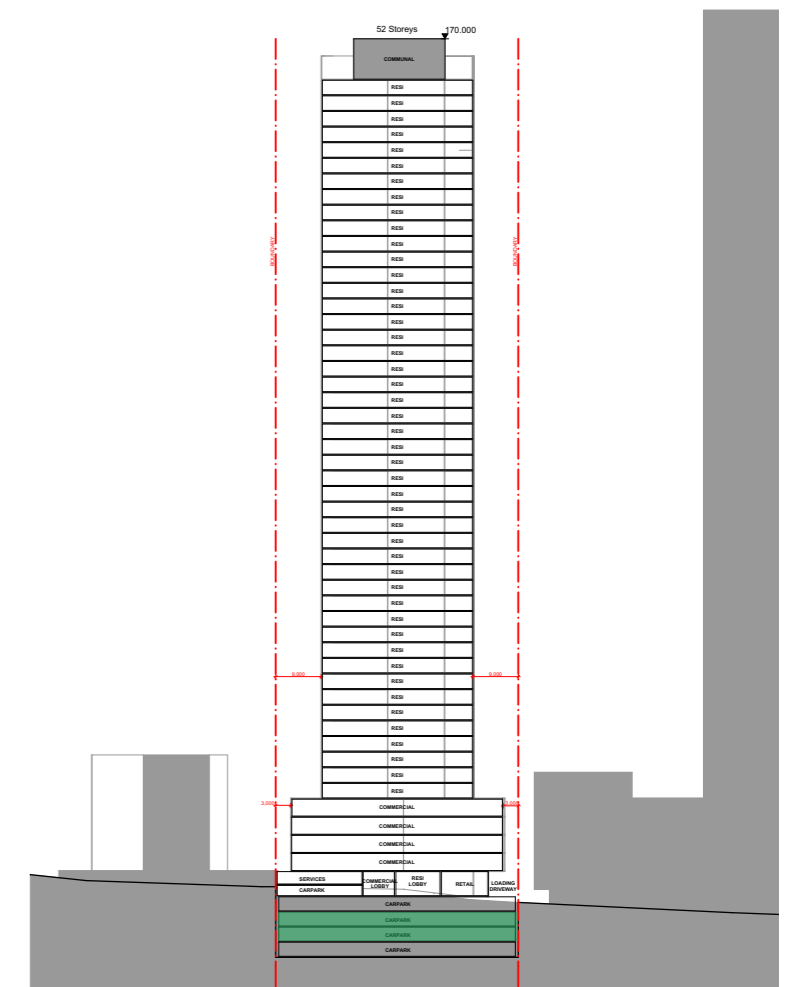
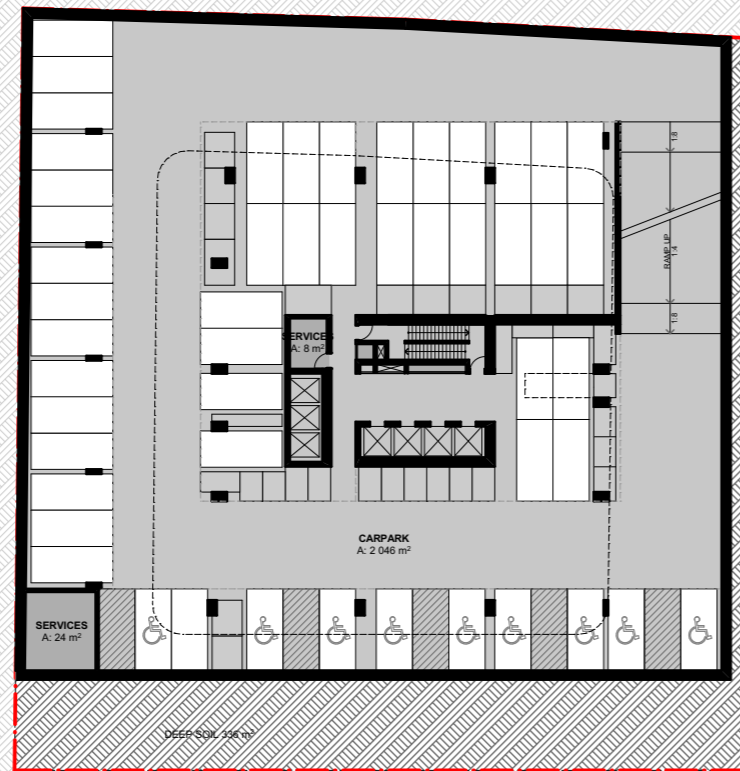
VISION



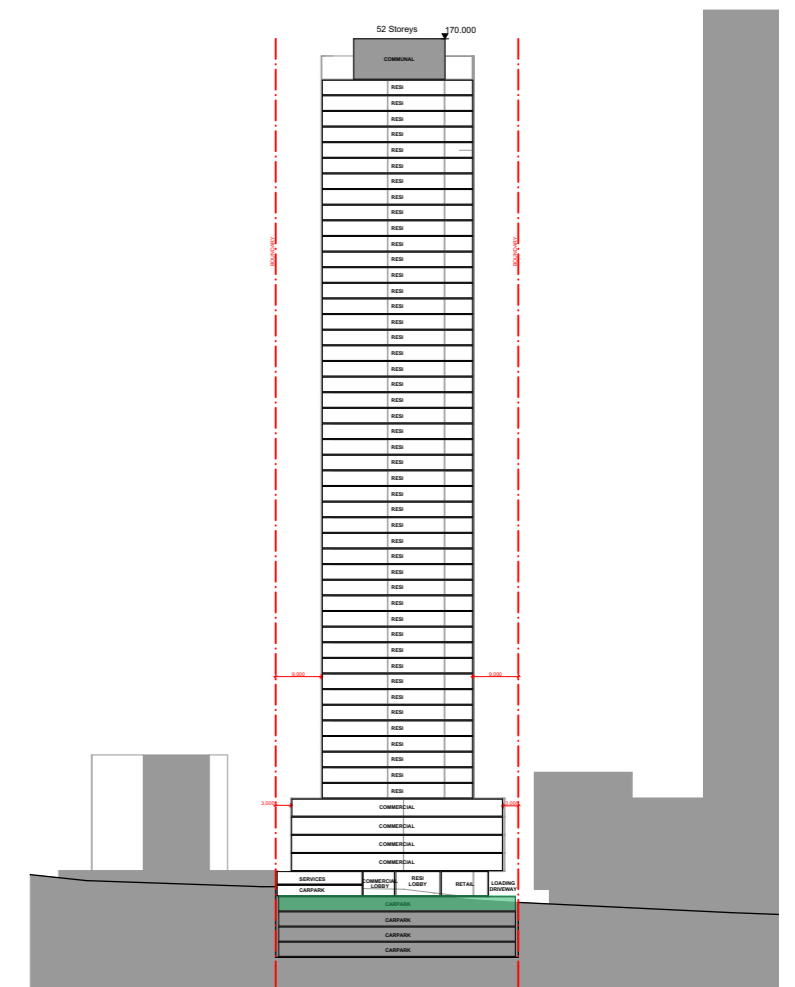
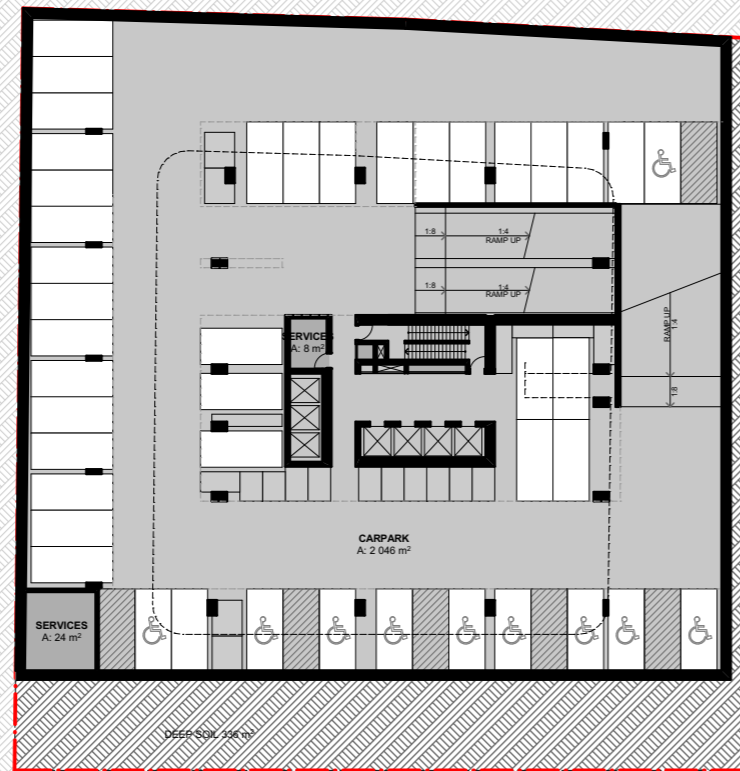
BASEMENT 4



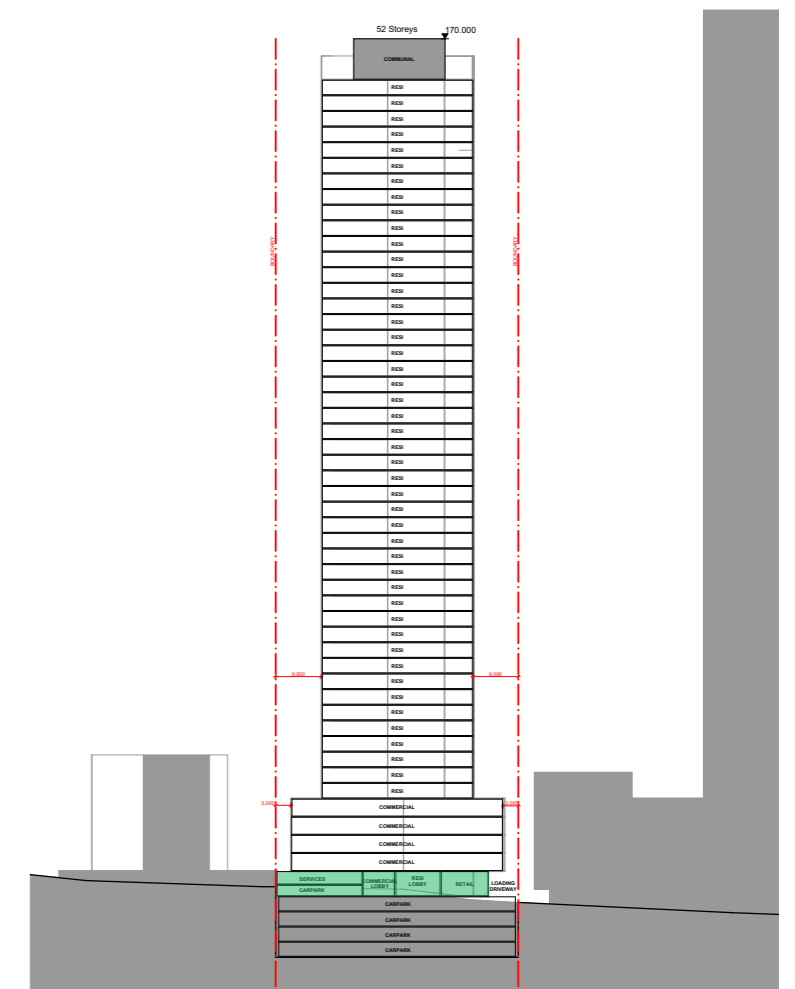
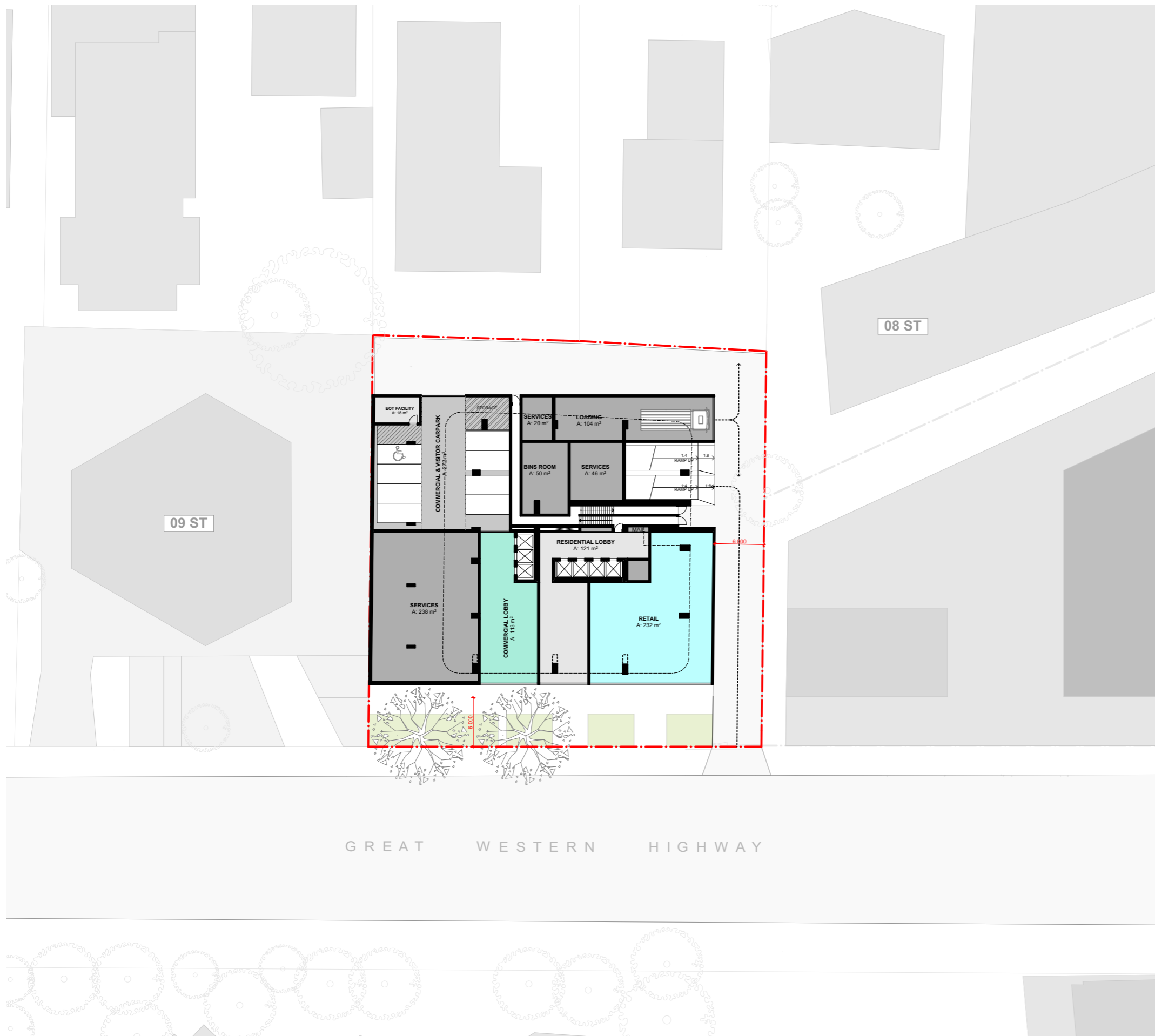
BASEMENT 2-3



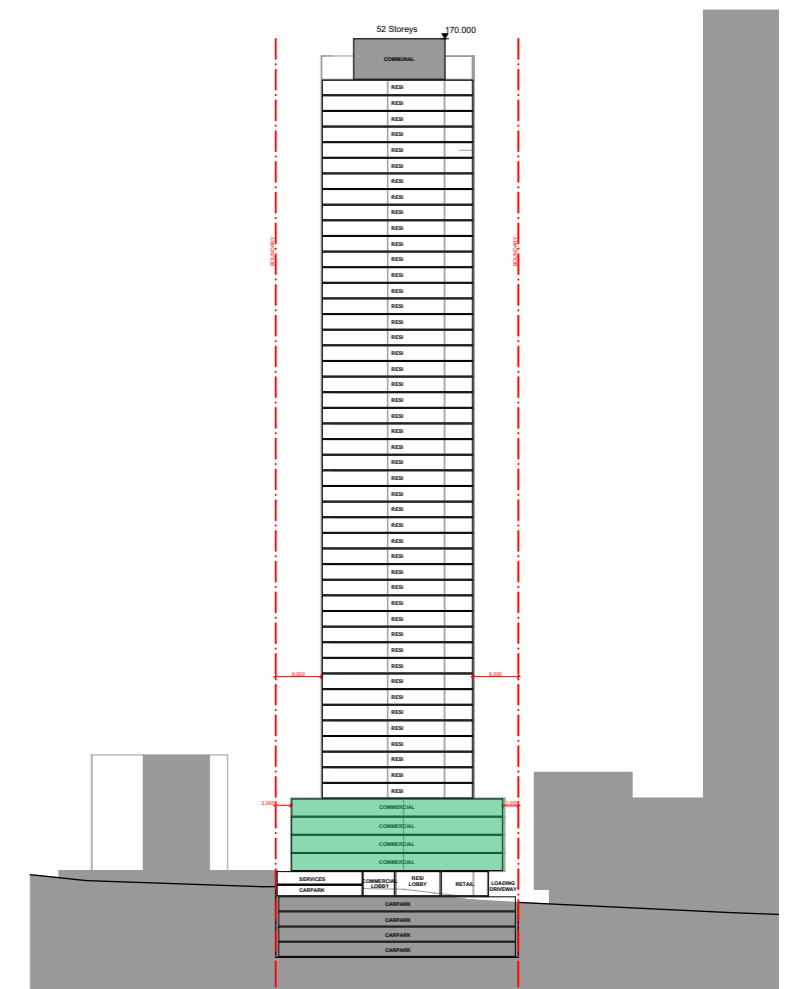
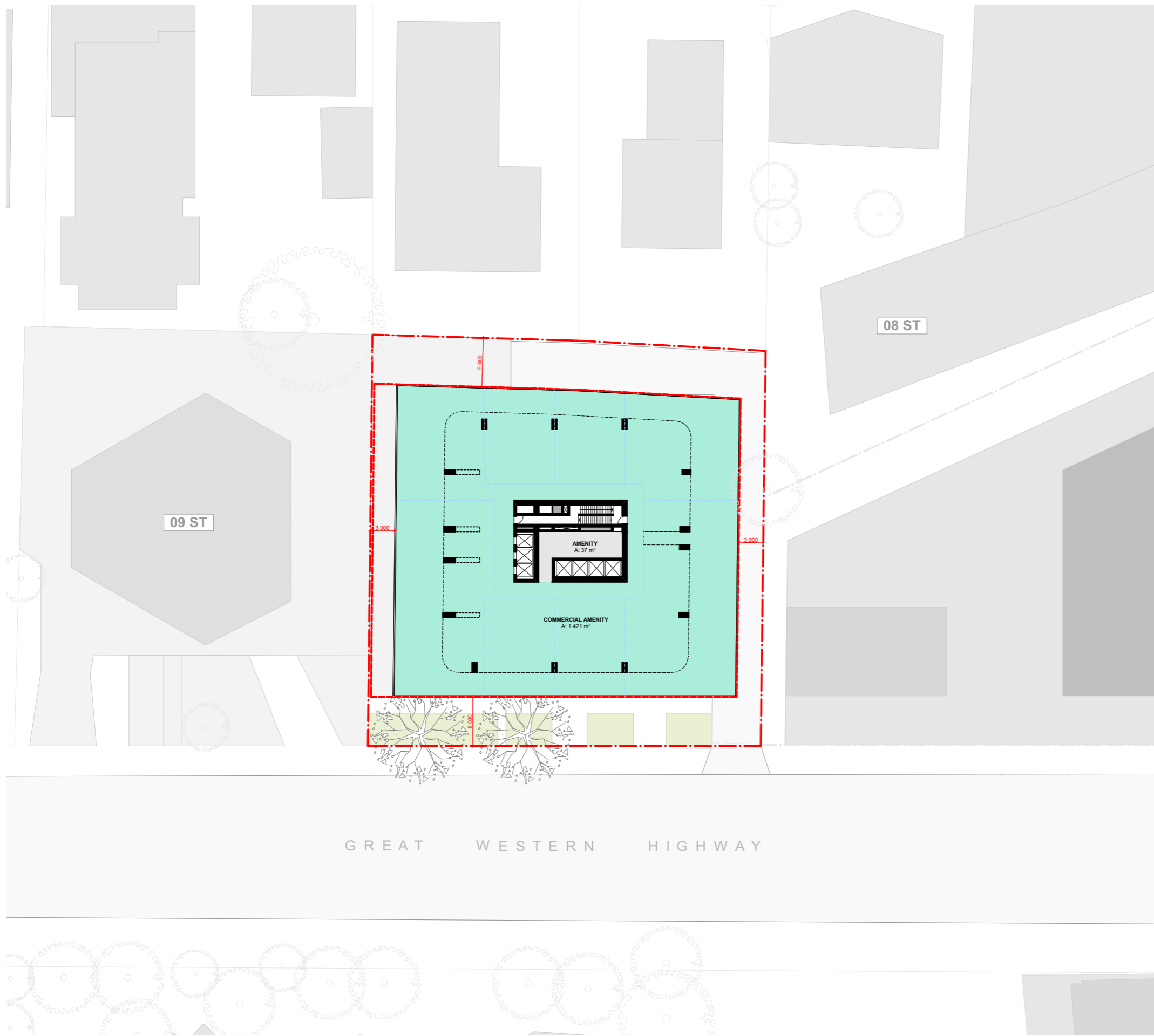
**BASEMENT 1**



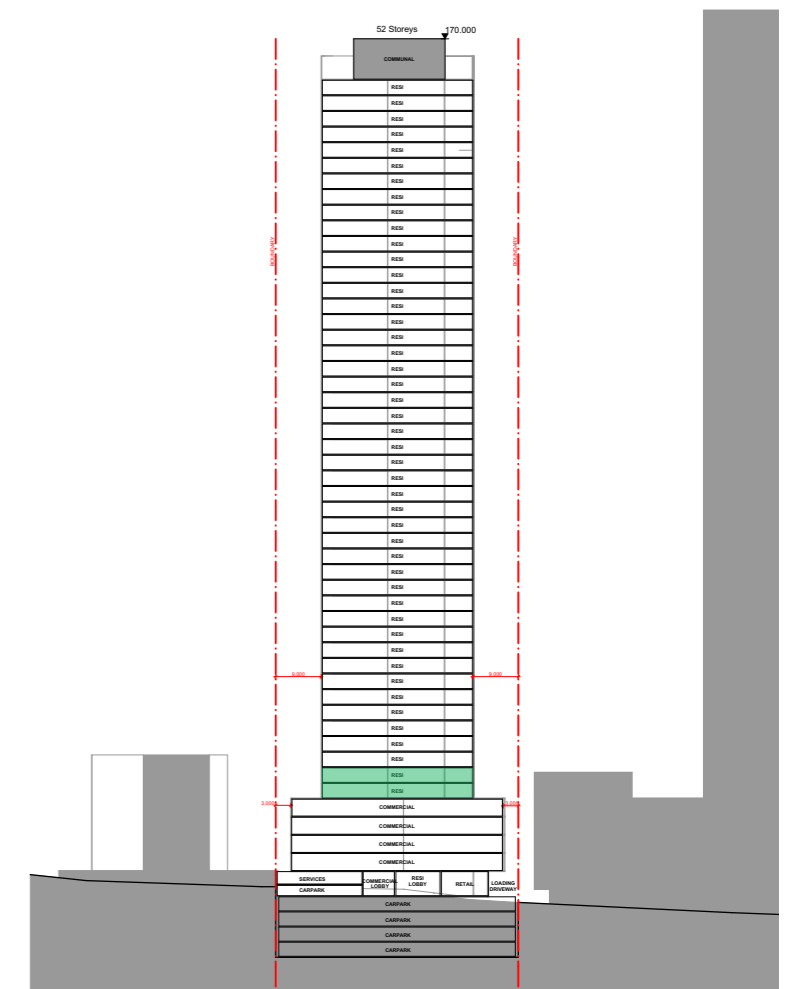
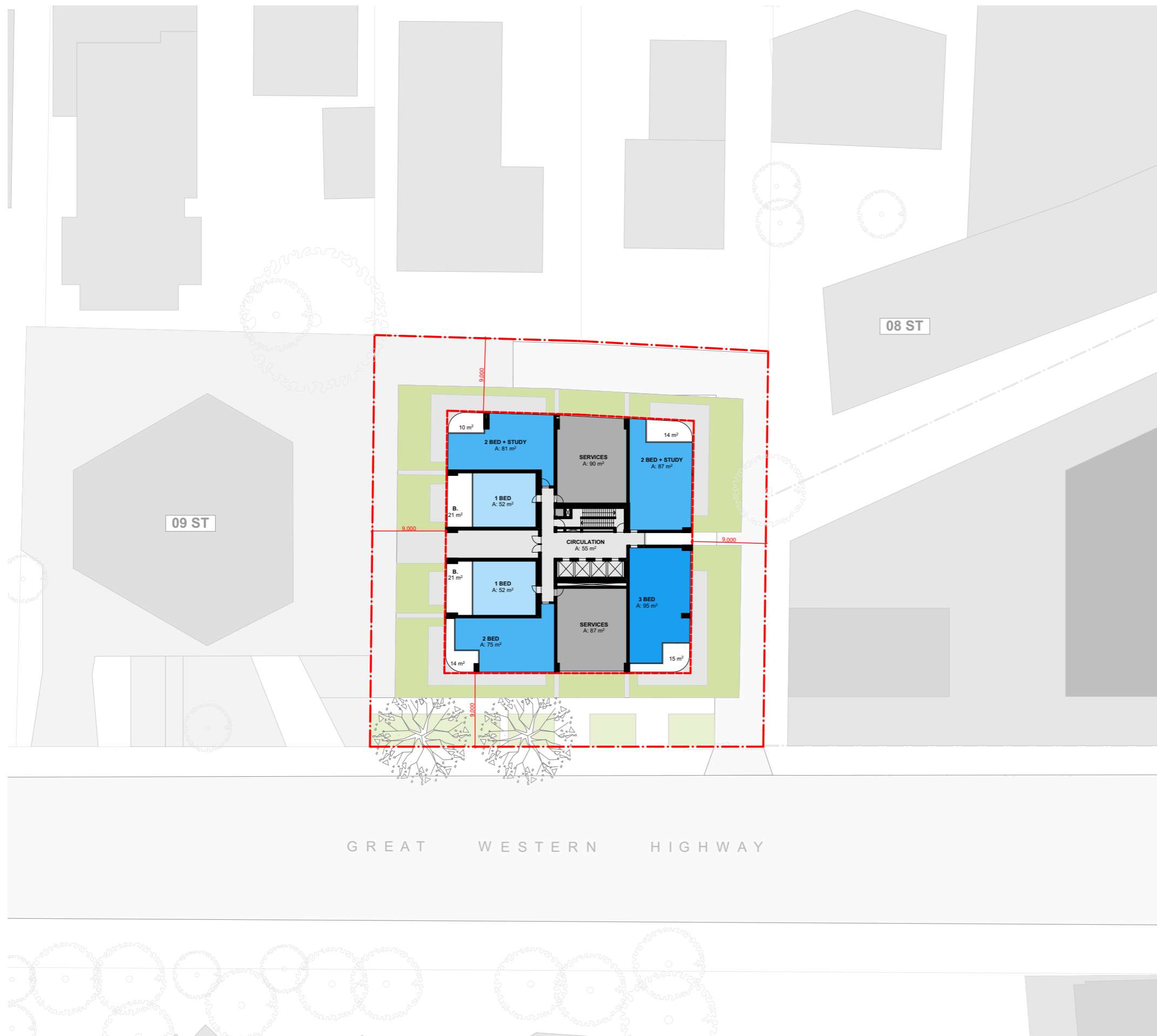
GROUND



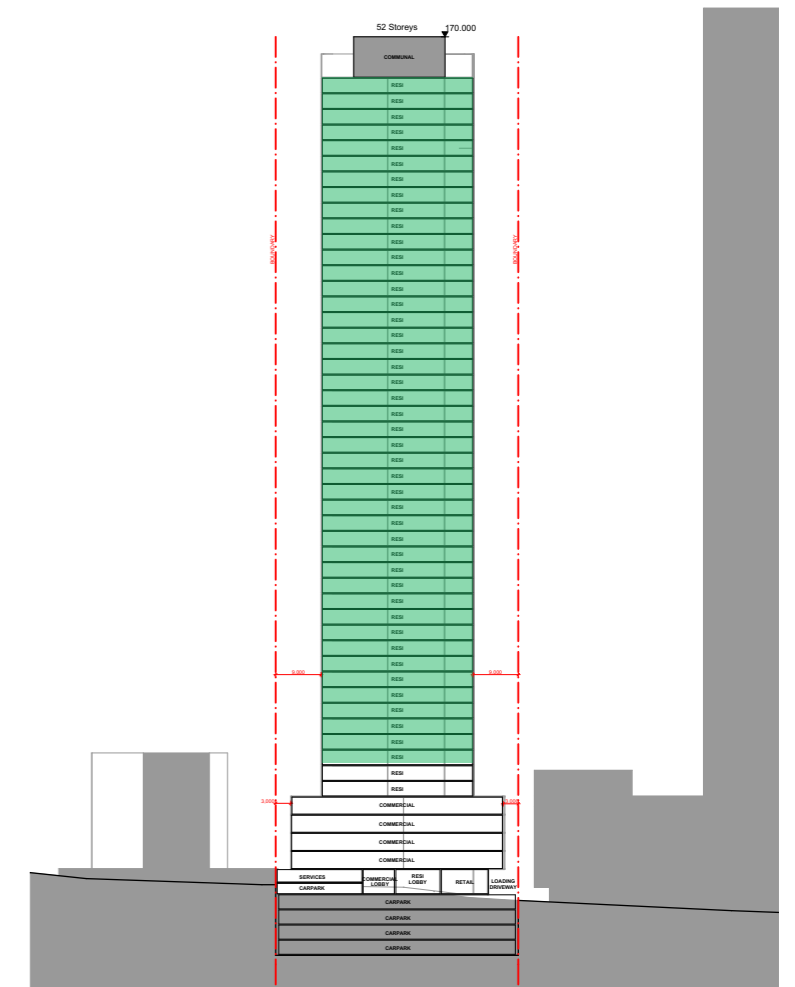
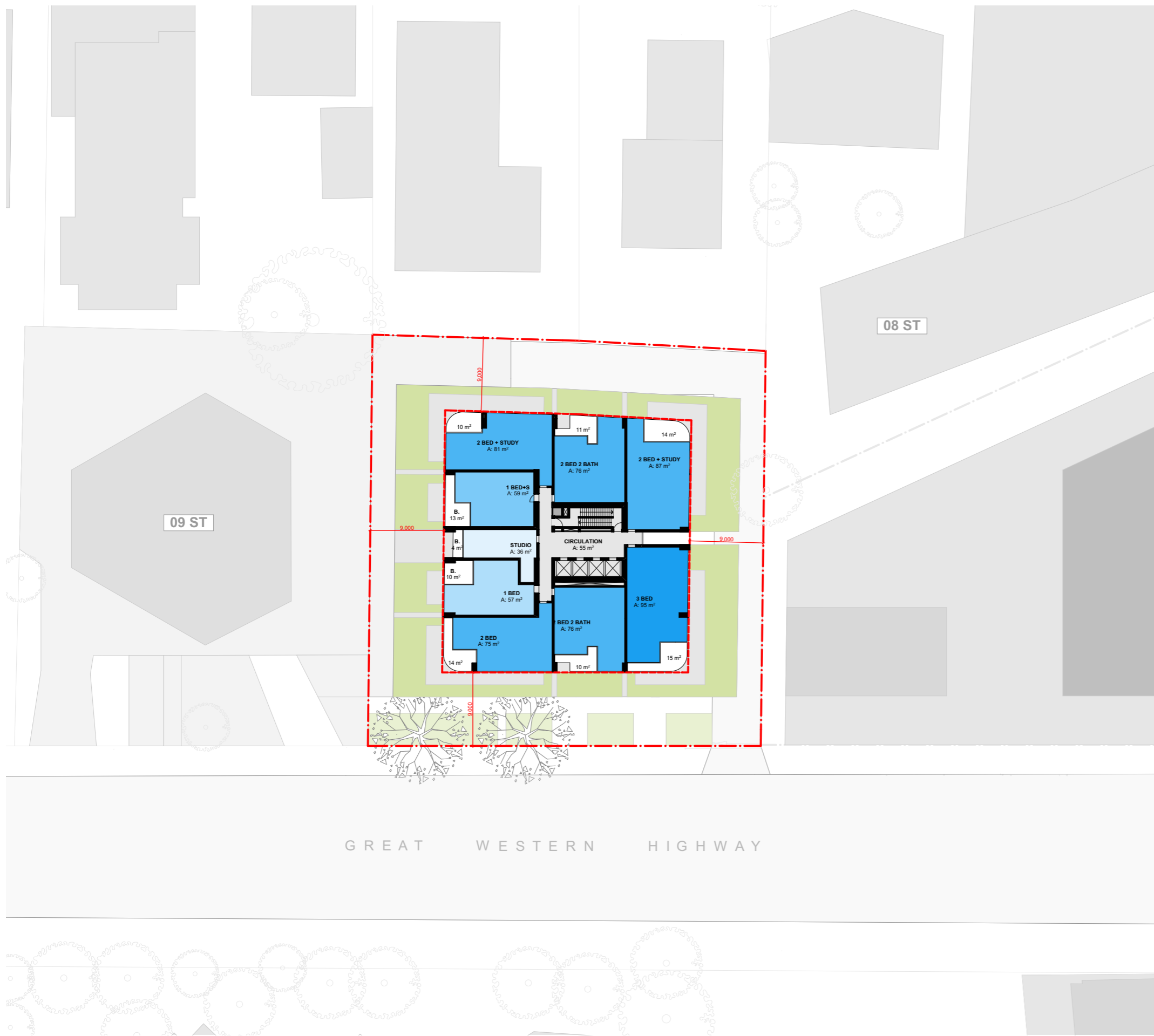
LEVEL 01-04 TYPICAL



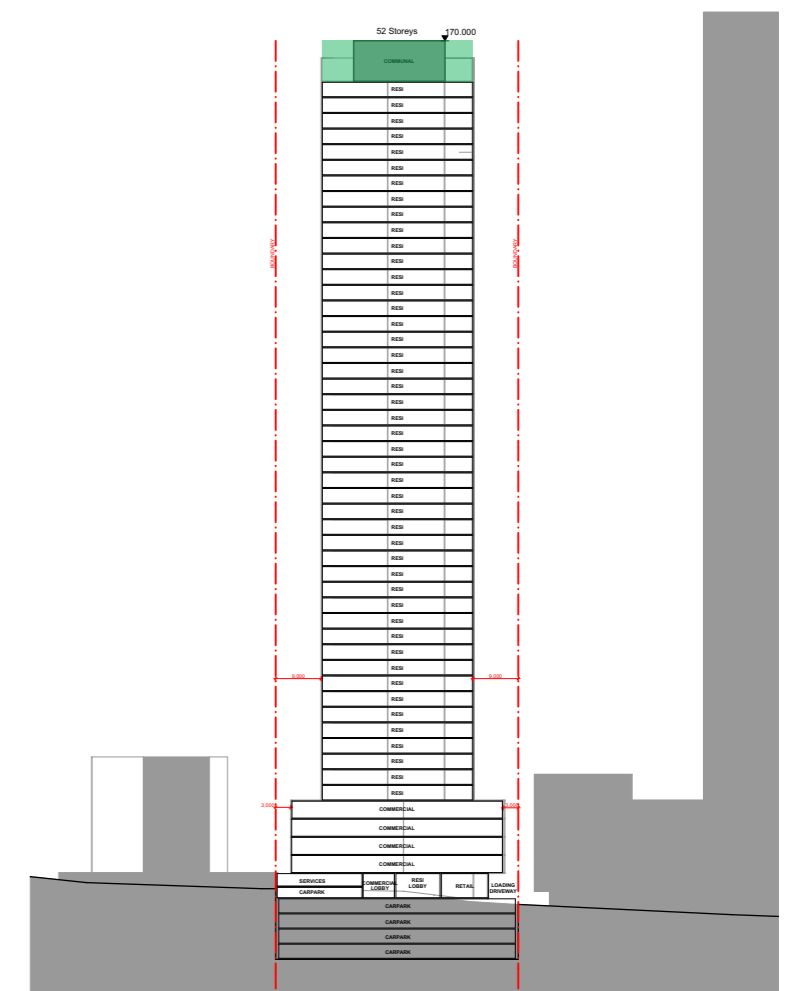
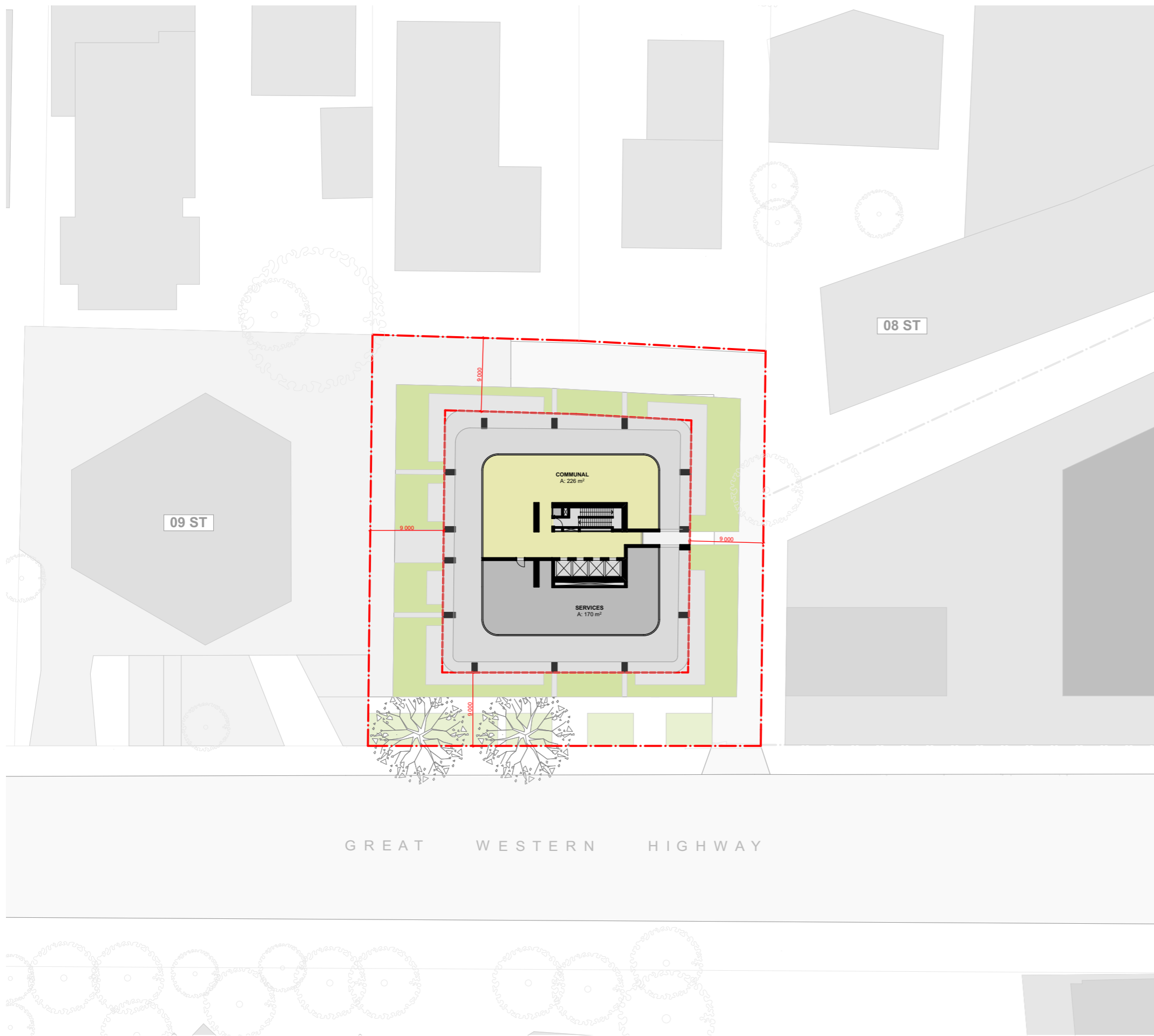
LEVEL 05-06 TYPICAL



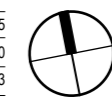
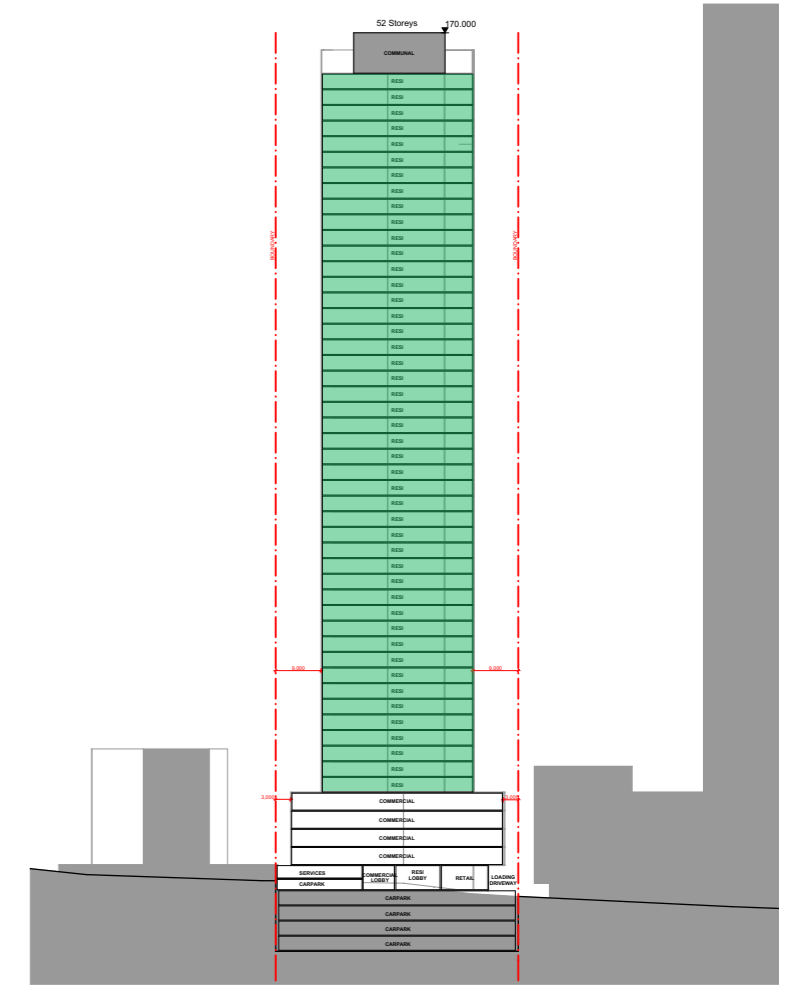
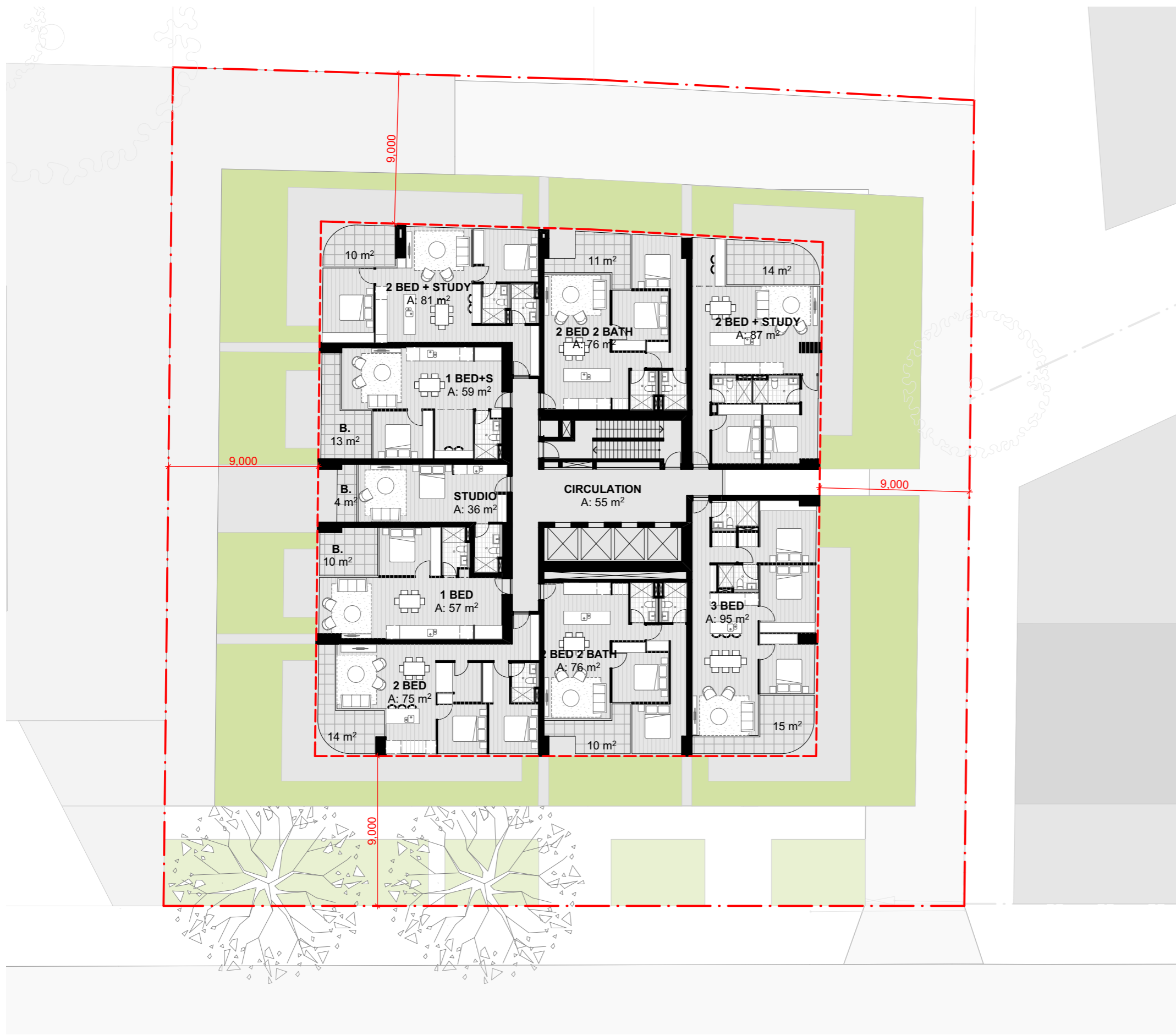
LEVEL 07-50 TYPICAL



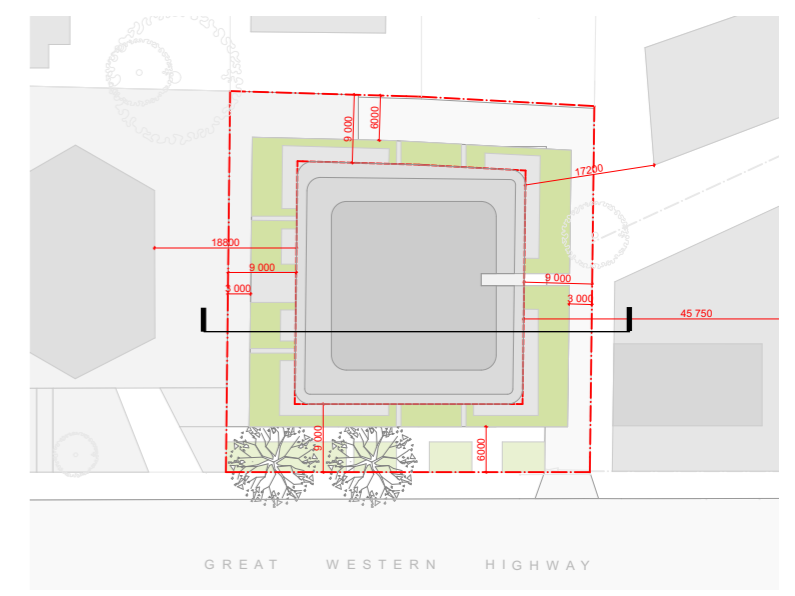
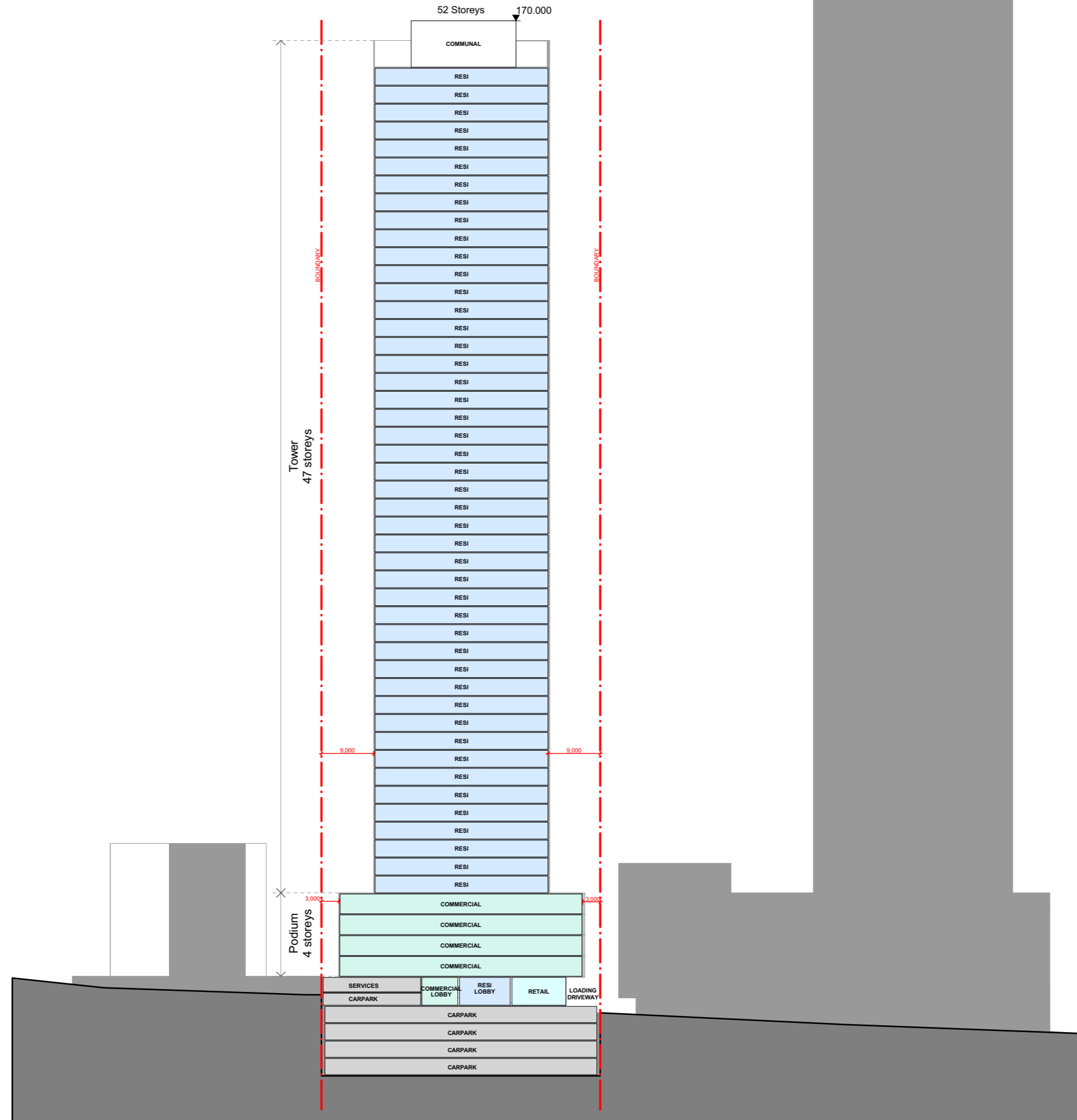




TYPICAL LAYOUTS



DIAGRAMATIC SECTION





09:00 AM



10:00 AM



11:00 AM



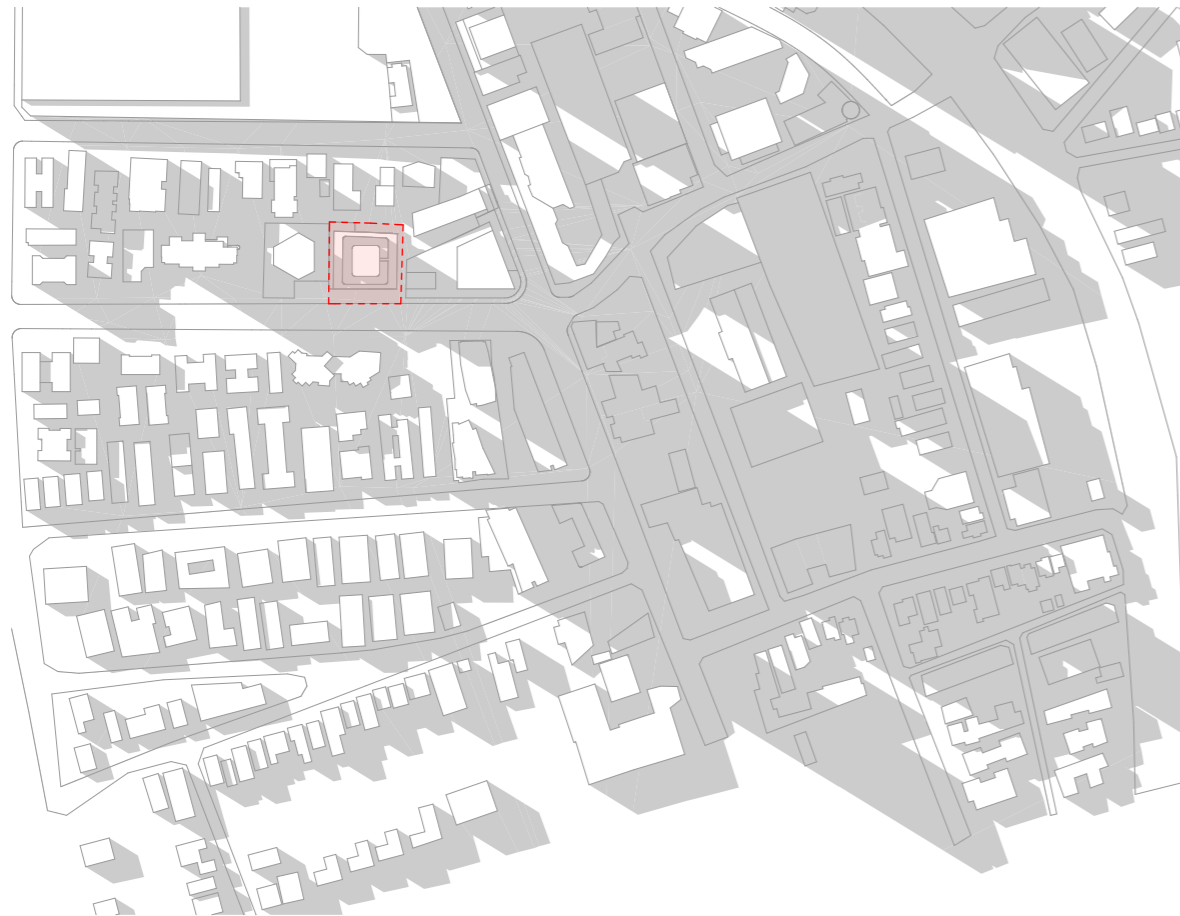
12:00 PM



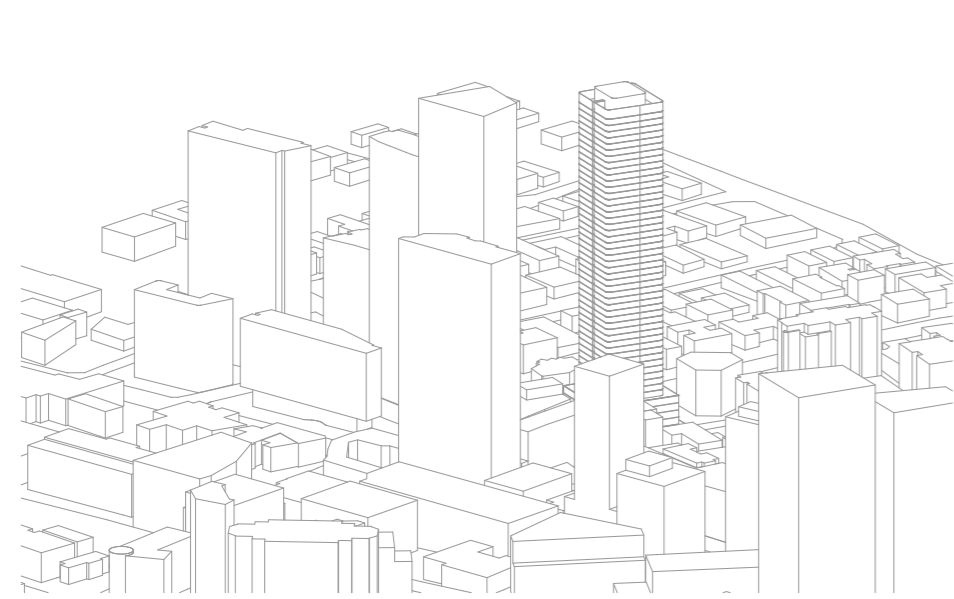
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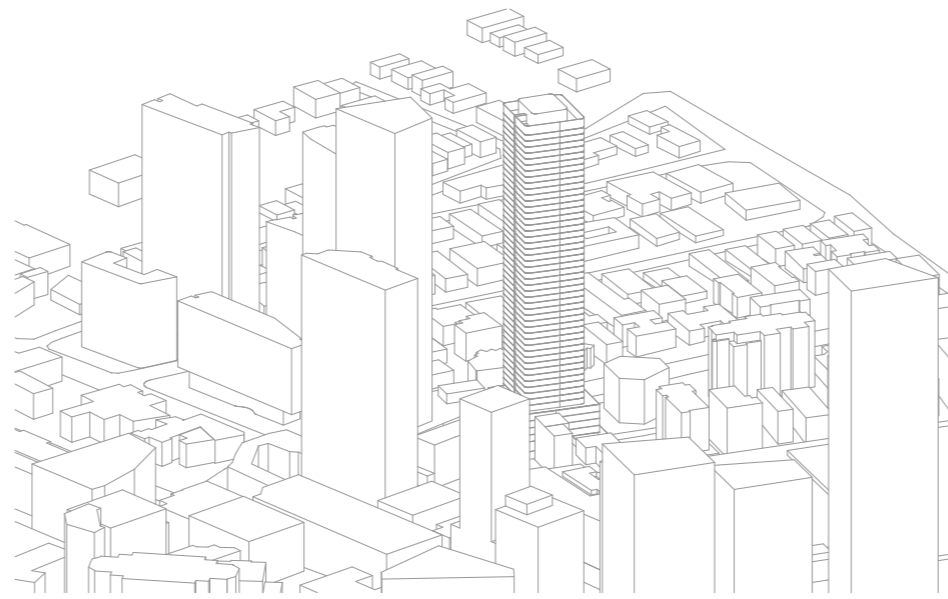
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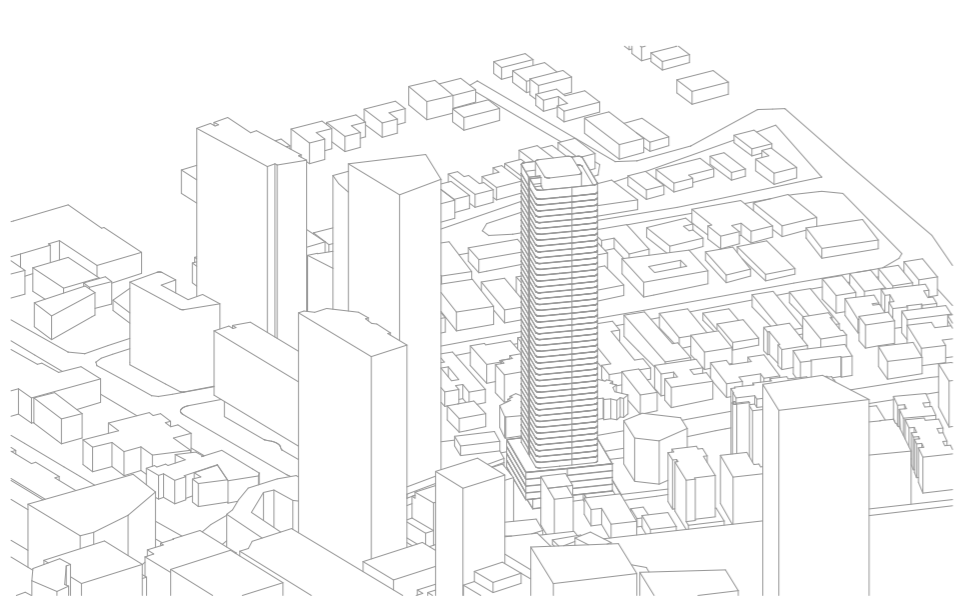
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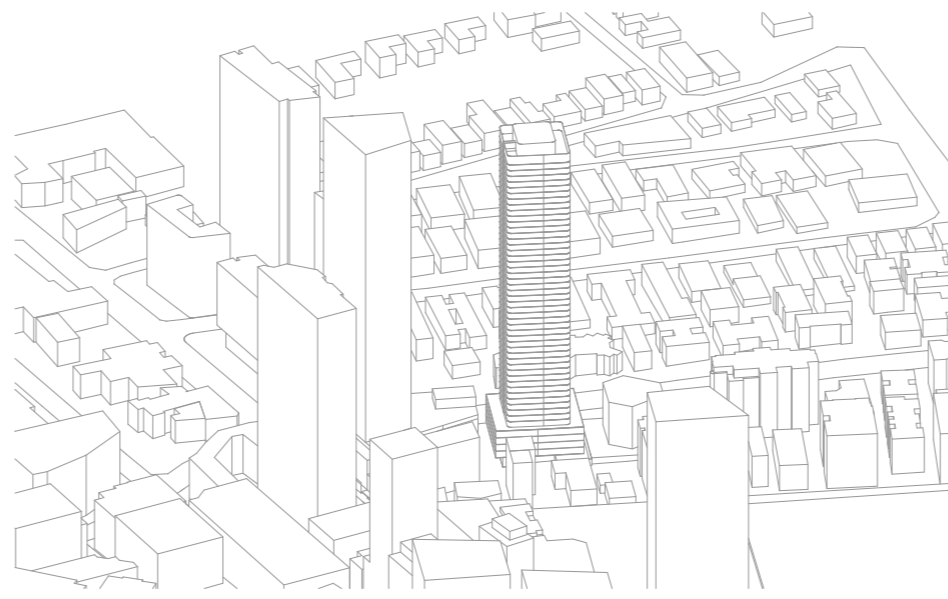
09:00



09:30



10:00



10:30





11:00

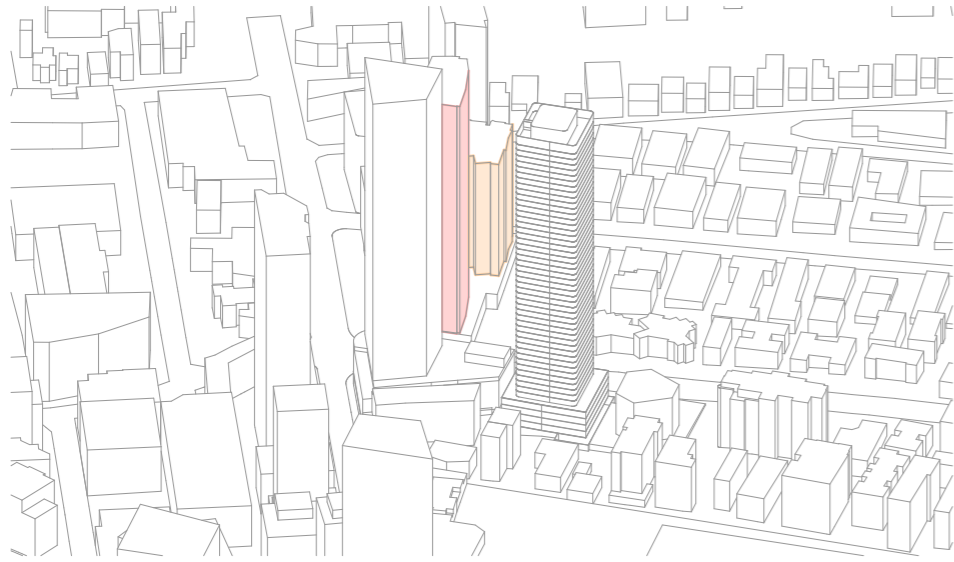


11:30

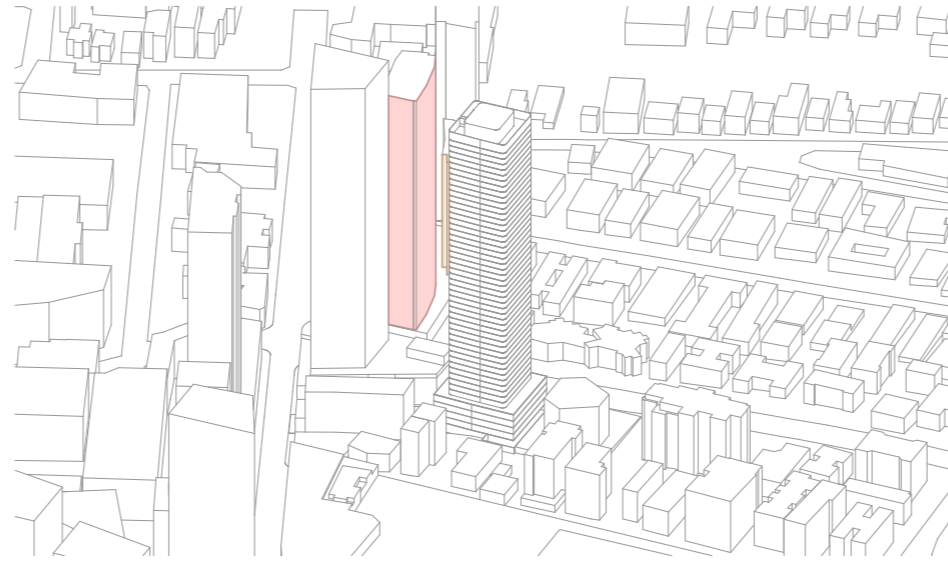
Facade to receive solar access in winter

-  Tower 1
-  Tower 2

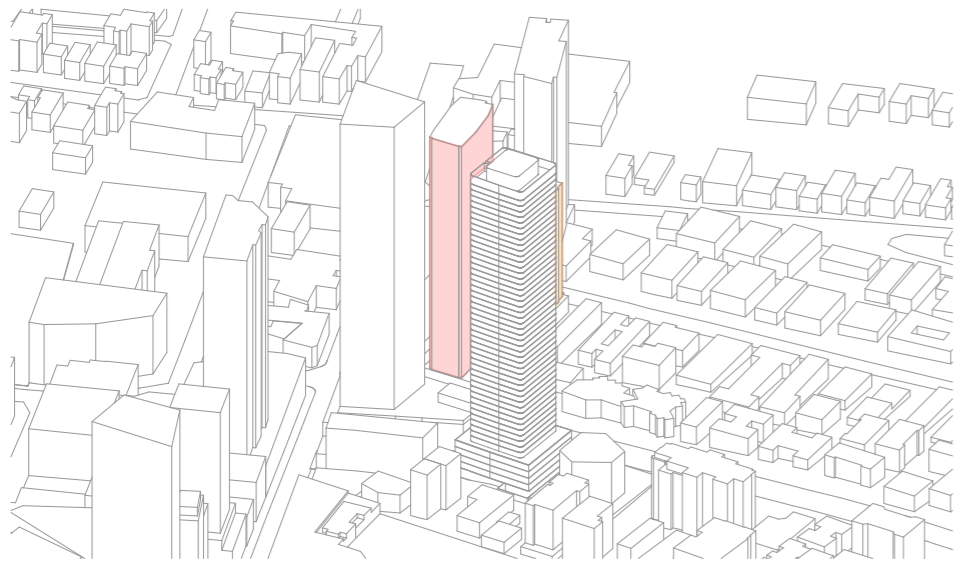
SUN-EYE VIEW ANALYSIS 12:00 - 15:00



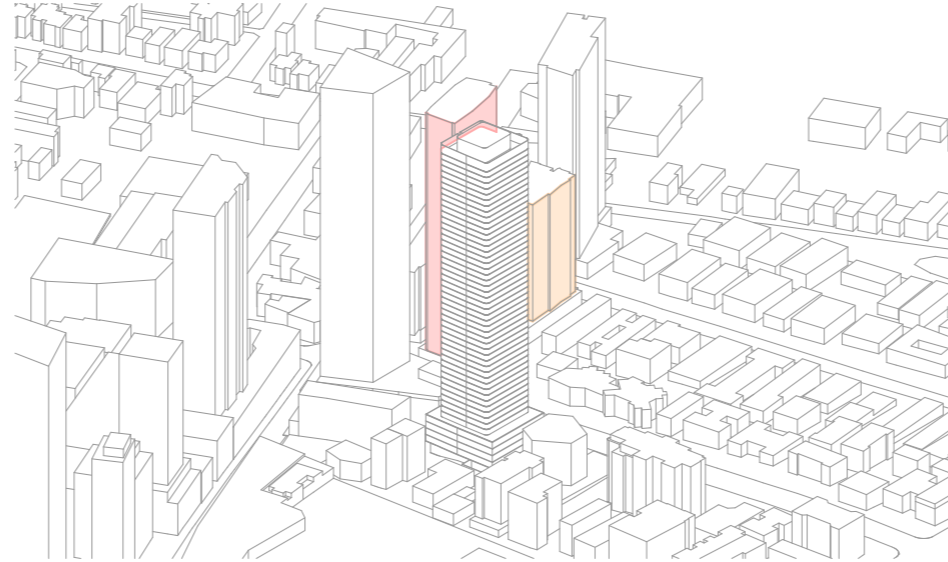
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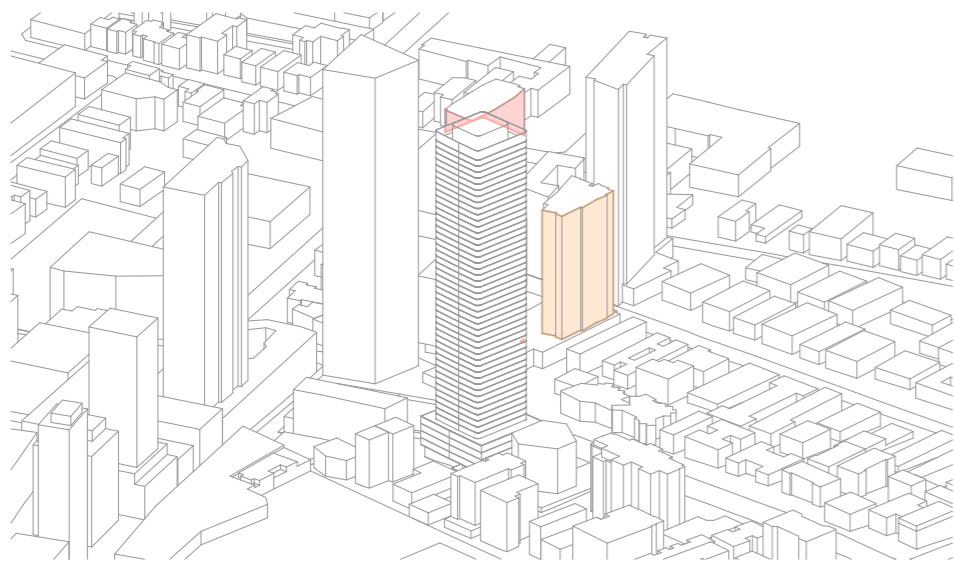
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13:00



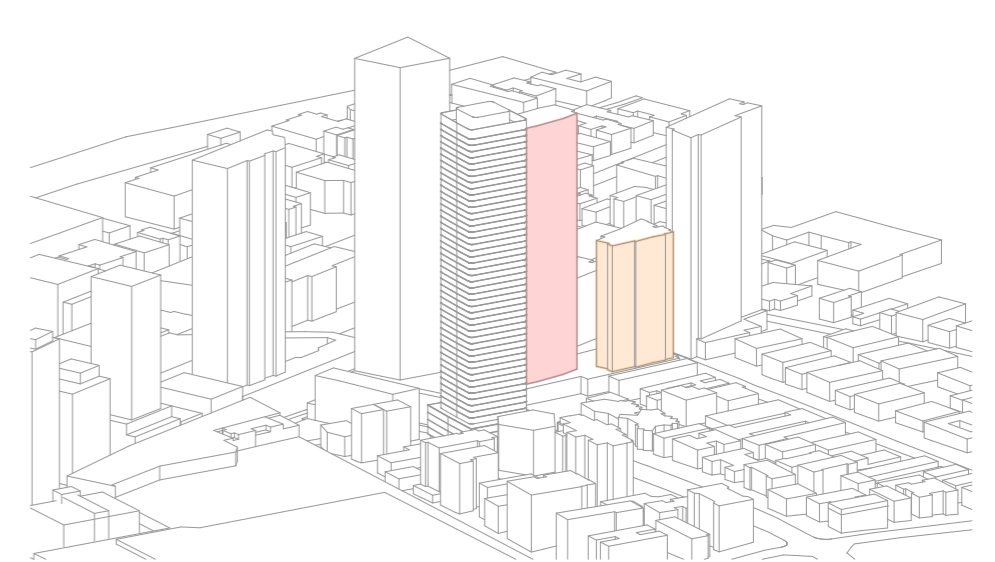
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14:00





14:30



15:00

Facade to receive solar access in winter

-  Tower 1
-  Tower 2



PROPOSED SCHEME

Main data table with columns: HEIGHT (m), FTF (m), LEVEL, G.B.A. (m²), G.F.A. (m²), N.S.A. (m²), Balconies (m²), Communal (m²), Efficiency, No. of Car Space, No. of Apt., APARTMENT MIX (STUDIO, 1 BED, 1B + S, 2B + 1B, 2B + 2B, 2B + ST, 3 BED), SEPP 65 COMPLIANT (SOLAR, CROSS VENT.), and TOTALS.

Summary table with columns: SITE AREA (2386 m²), FSR (15.00 :1), TARGETED FSR (15.00 :1).

COMMERCIAL FSR CALCULATIONS table with rows: Commercial GFA achieved (5776 m²), Commercial FSR achieved (2.42 :1), Commercial FSR to be counted (1.00 :1), Commercial FSR in excess (1.42 :1), Commercial GFA to be counted to final FSR (2386 m²).

Car Rate and Required table with columns: Car Rate (0.1, 0.3, 0.3, 0.7, 0.7, 0.7, 1), Required (4, 14.4, 13.2, 32.2, 61.6, 64.4, 46), Total (243).

M = (G \* A) / (50 \* T)  
where  
M is the maximum number of parking spaces.  
G is the gross floor area of all non-residential premises in the building in square metres.  
A is the site area in square metres.  
T is the total gross floor area of all buildings on the site in square metres.

FSR AND HEIGHT

The proposed built form provides the opportunity to generate an efficient apartment building. Within the established envelope, the proposal generates a FSR of 16.42:1 and a maximum height of 170m.

ADG COMPLIANCE

Solar Access

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

Cross Ventiation

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





