

03

Parramatta Riverside
ACCESS & TRAFFIC

Access & Traffic Existing Conditions



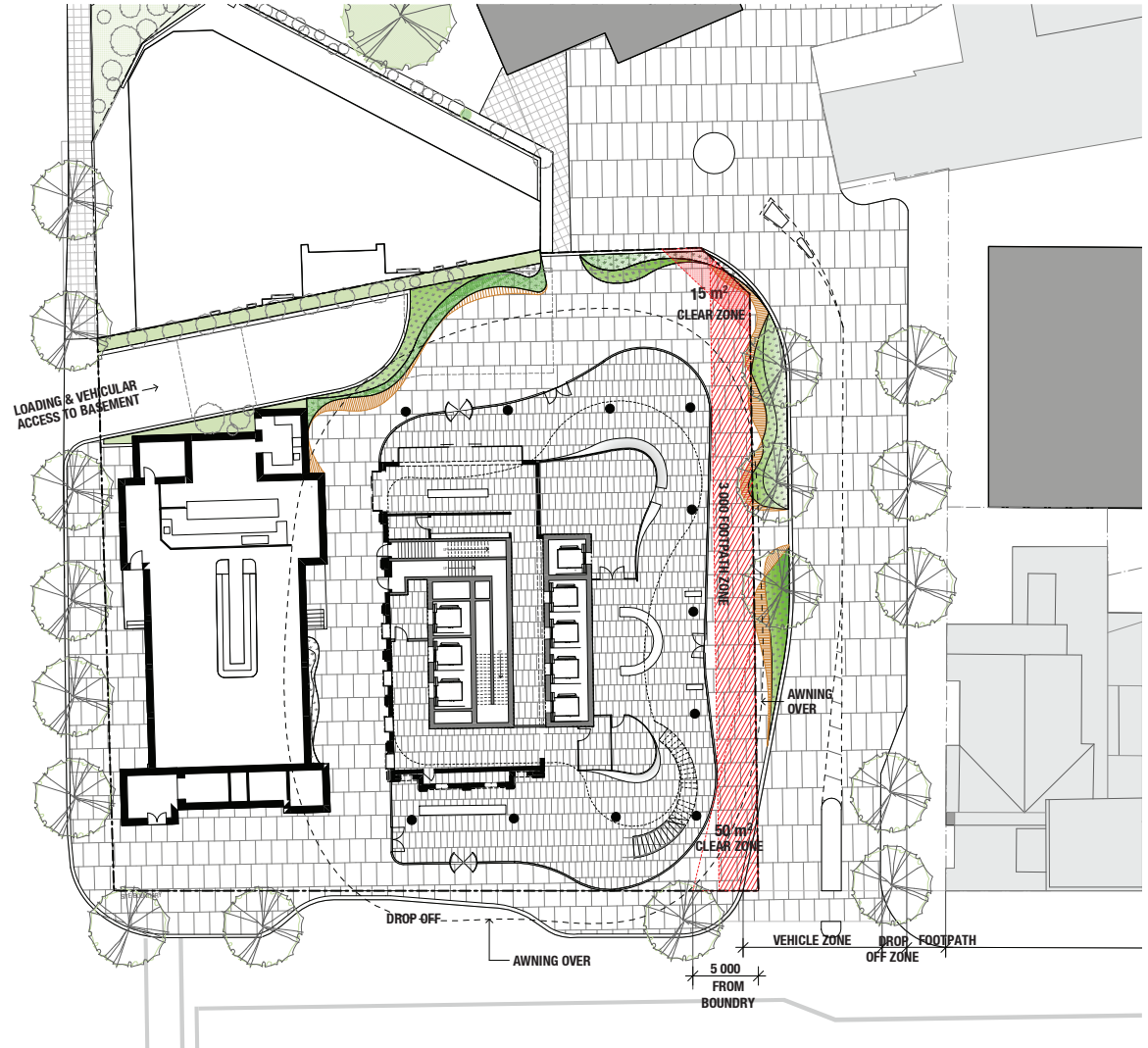
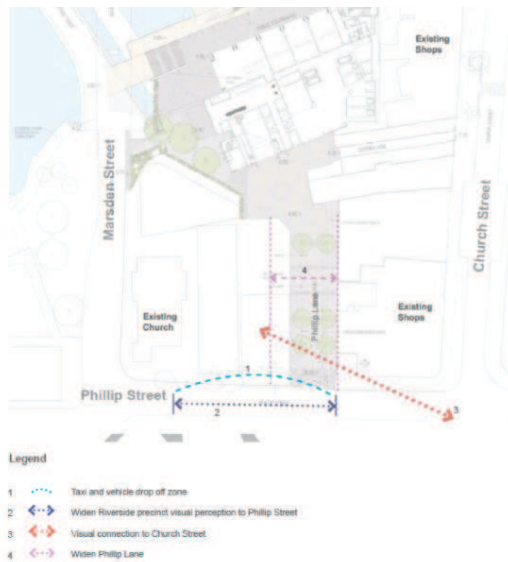
Image 1: Existing Access / Parking / Servicing Areas accessed via Phillip Lane

03.02

Access & Traffic Unlocking the Precinct

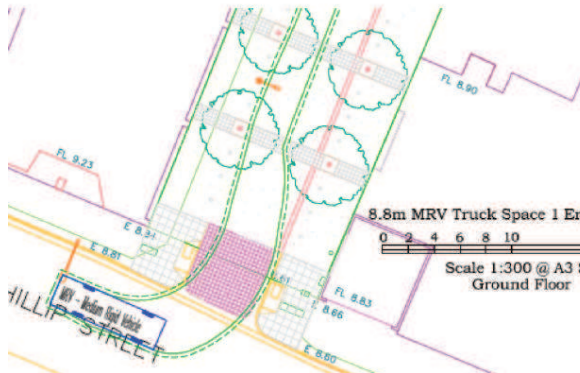
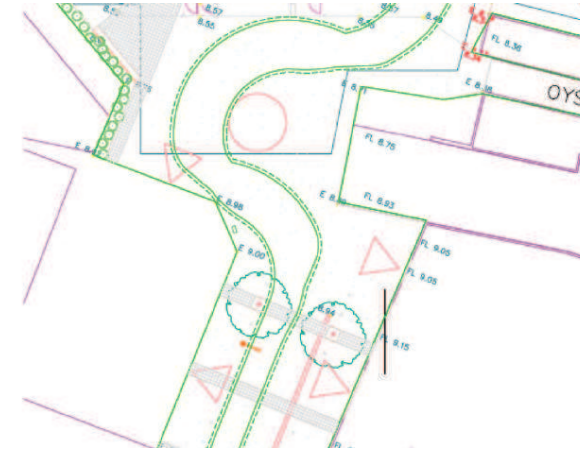
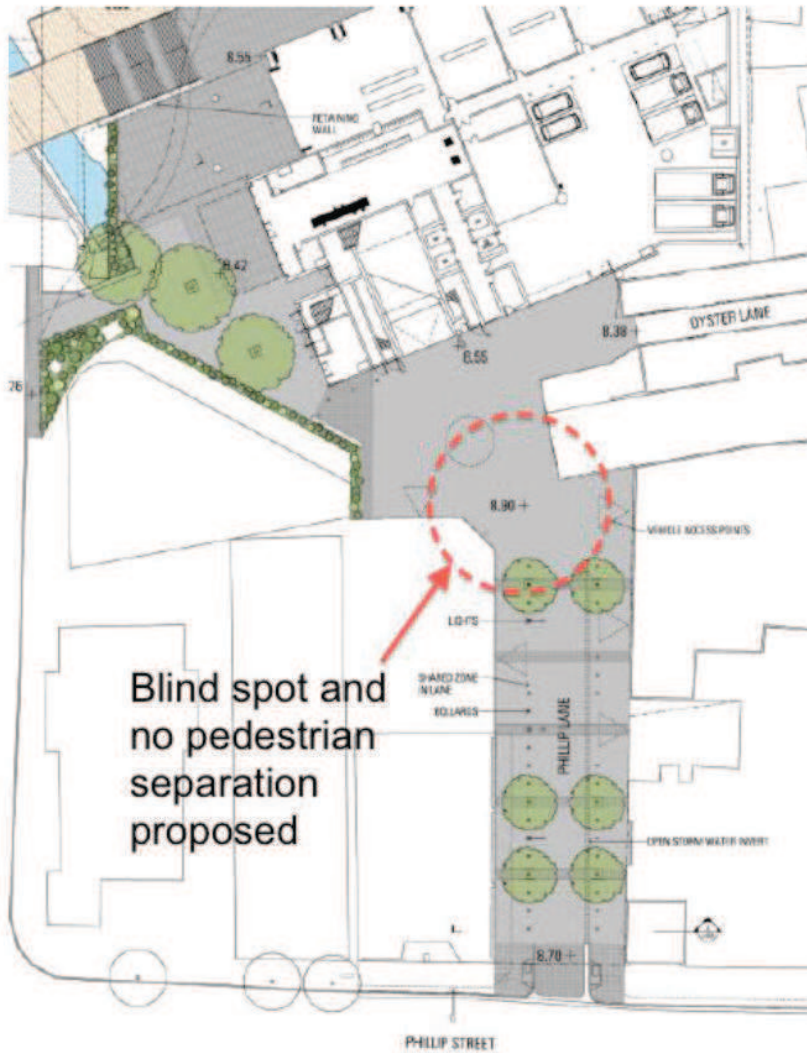
2-10 Phillip Street Public Benefits:

- All vehicular access including service vehicles from Marsden Street
- Dedication of land for the widening of Phillip Lane to improve functioning of precinct
- Drop off/taxi zone on Phillip Street
- Extension to “Eat” street with flagship food & beverage at Phillip Street, Phillip Lane, along the heritage lane way and at the first floor



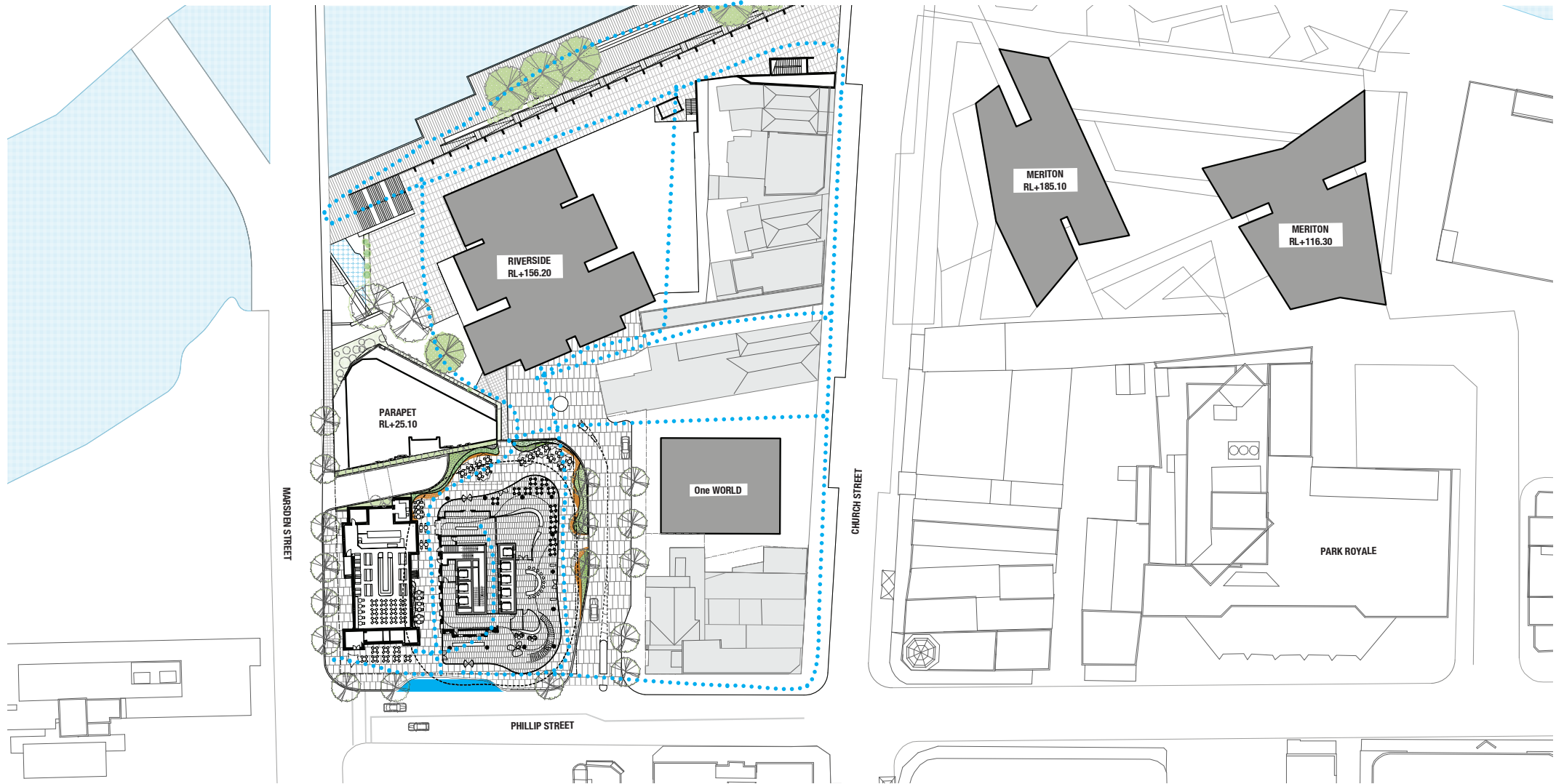
03.03

Access & Traffic 12-14 Phillip Street Proposal



Left: 12-14 Phillip Street vehicle access into Phillip Lane
Above: 12-14 Phillip Street loading vehicle analysis

Access & Traffic Precinct Drop-off



2-10 Phillip Street drop-off allows pedestrian circulation connections with the river, Church Street and laneways

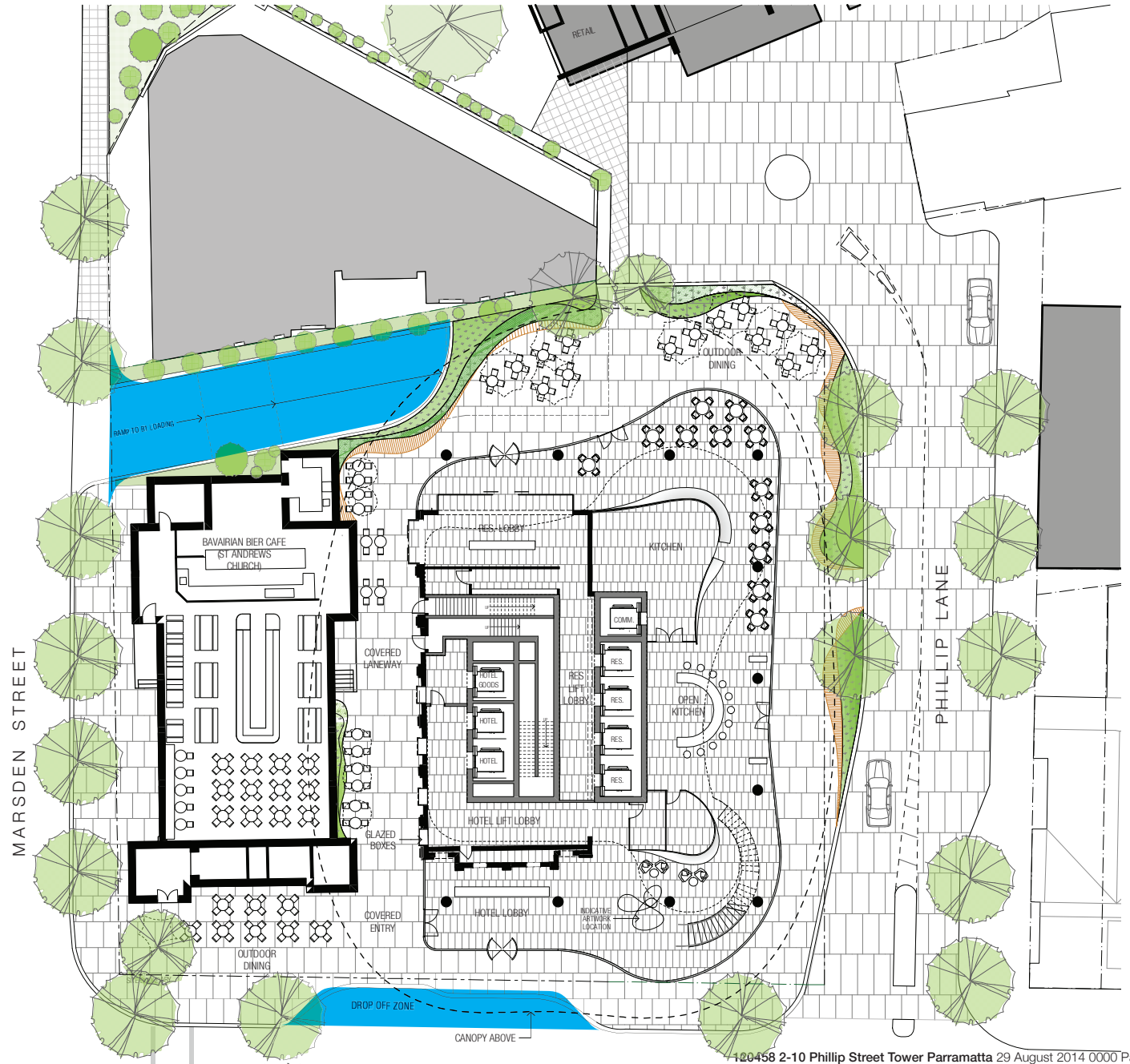
03.05

Access & Traffic

Precinct Drop-off & Marsden St. Access

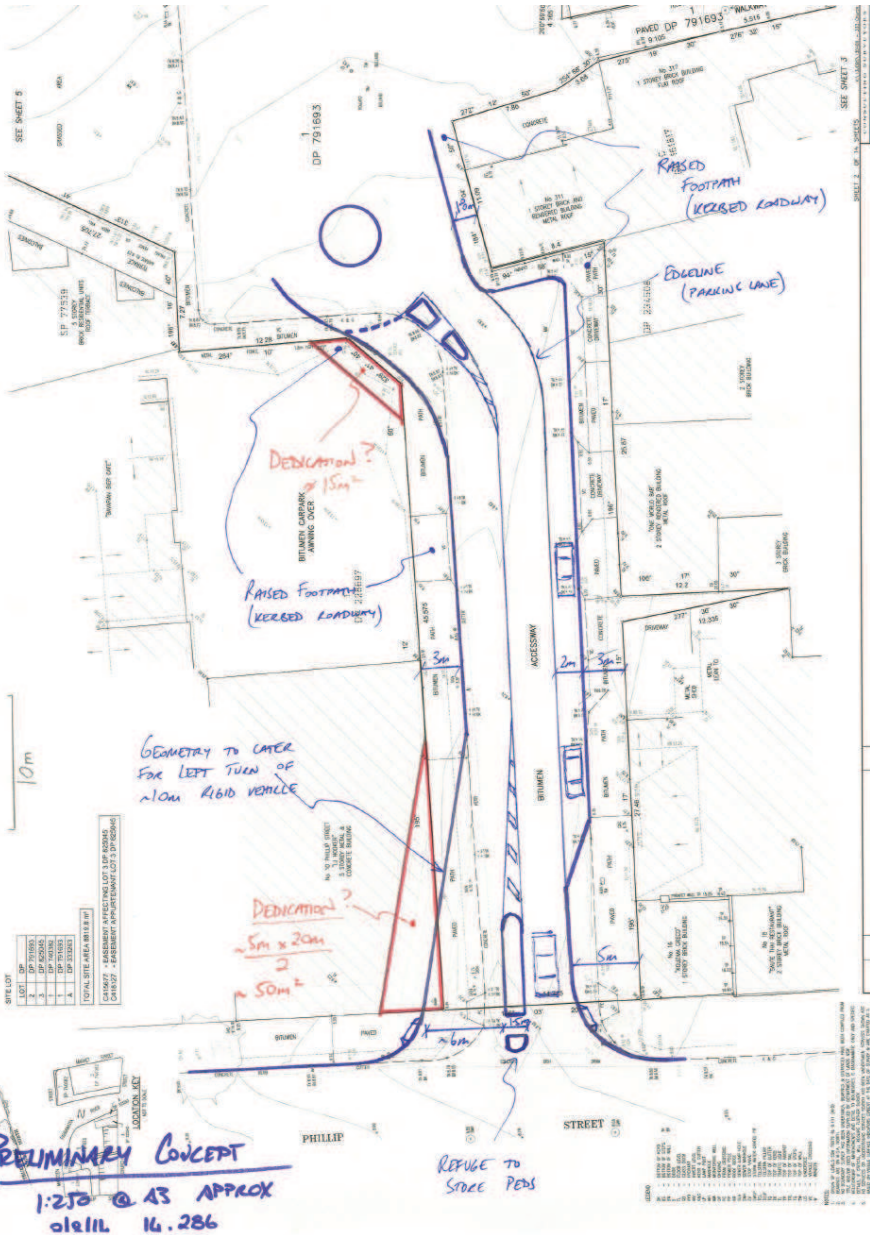
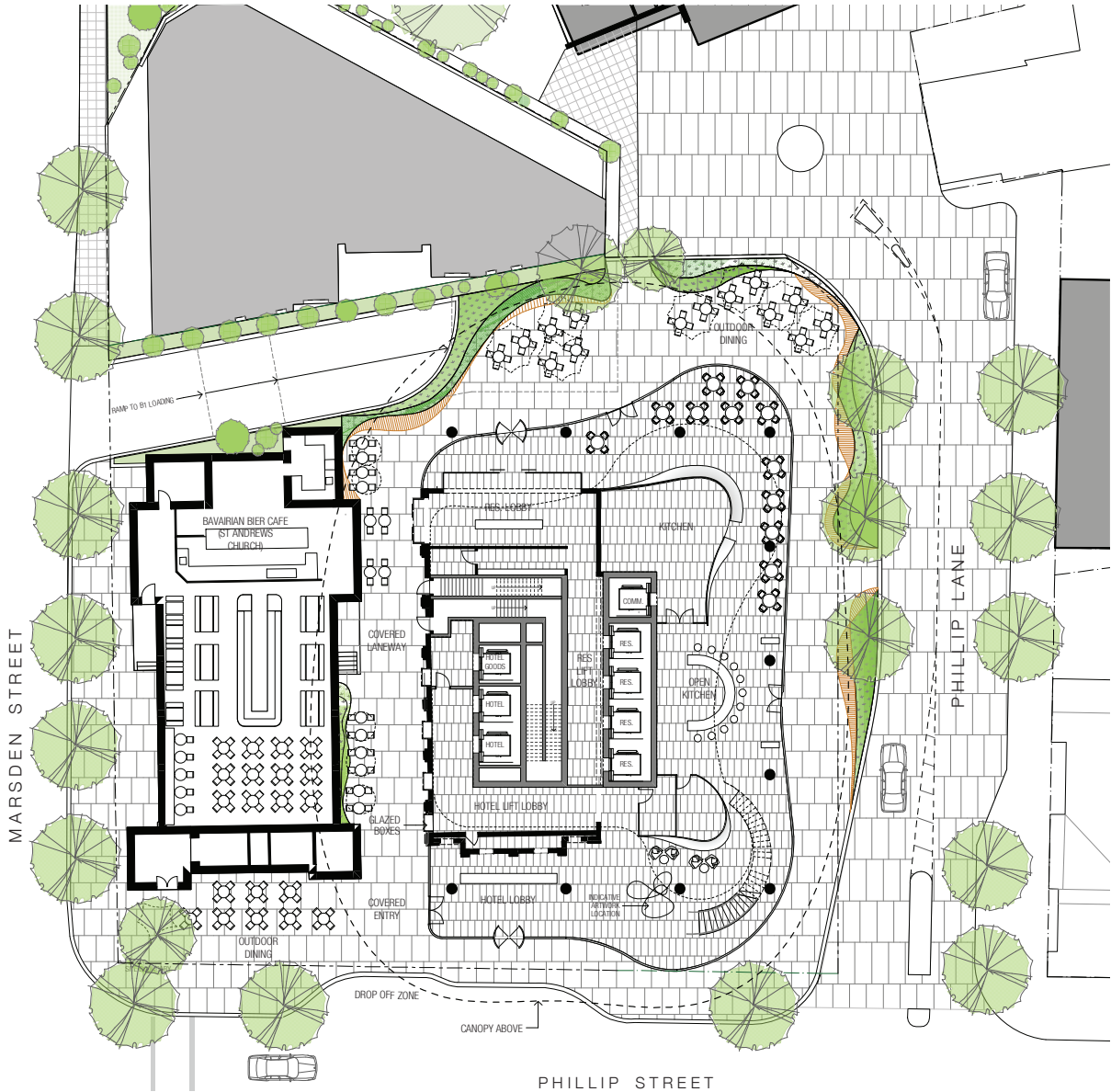
Public benefits proposed:

- Increased Public Domain & continuous laneway experience
- Softening of built form & landscaping to respond to river precinct contouring
- Precinct drop off/taxi zone on Phillip Street
- Embellishment of Phillip Lane (outside of Riverside proposal boundaries)
- Cash contribution to foreshore upgrades
- Cash contribution to CCTV program



03.06

Access & Traffic 2-10 Phillip St. Proposal for Phillip Lane



04

Parramatta Riverside
SITE PRINCIPLES

04.01

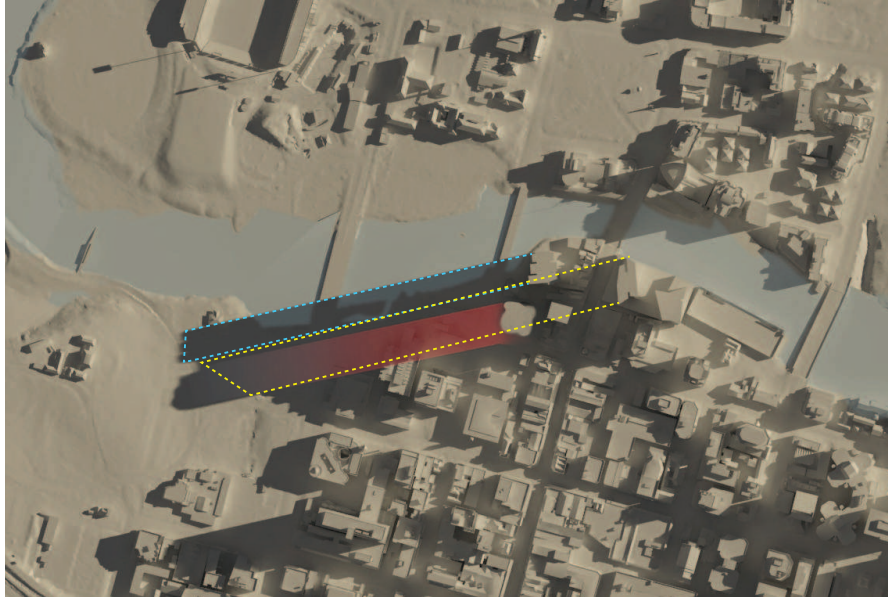
Site Principles Building Height

Establishing the building height:

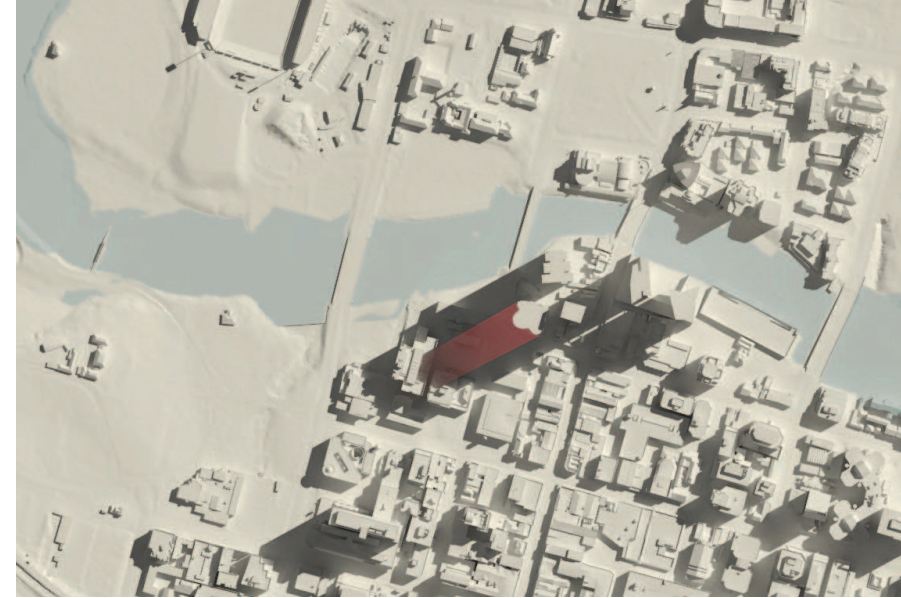
A height plane limit is established by applying the following:

1. Alignment of shadows with neighboring 12-14 Phillip Street Tower and under the length of shadows with neighboring One World Tower and Meriton Altitude Riverside Tower.

2. Alignment with +156.00 AHD plane to comply with the Bankstown Airport Restriction.



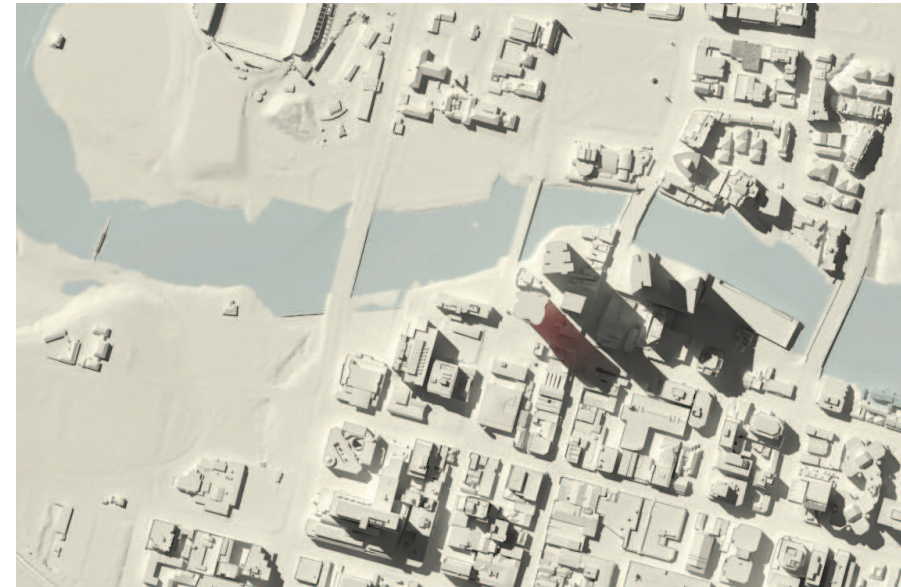
21st March 8:30am



21st March 10:00am



21st March Noon



21st March 3pm

LEGEND

2-10 Phillip Street

12-14 Phillip Street

Meriton Altitude
Riverside

Site Principles Surrounding Tower Heights



PROPOSED SIGNIFICANT DEVELOPMENTS

- ① 'ALTITUDE' RIVERSIDE, MERITON
330 Church st RL.185 Residential
- ② 'ALTITUDE' RIVERSIDE, MERITON
330 Church st RL.116.5 Residential
- ③ 1 WORLD, GRIMSHAW
Residential
- ④ RIVERSIDE, JPW
RL.156.2 Residential
- ⑤ PROPOSAL - 2-10 Phillip Street
- ⑥ Riverbank Precinct
Mixed Use Residential
- ⑦ 105 Phillip St,
Commercial
- ⑧ Parramatta Sq - Stage 1&3
- ⑨ Parramatta Sq - Stage 5&6
- ⑩ 'Aspire', Grimshaw
Residential, 90 storey RL.305
- ⑪ B1 Tower, 28 Storeys
Residential
- ⑫ V By Crown, AJC
Residential
- ⑬ 20 Macquarie Street
Mixed Use

Site Principles

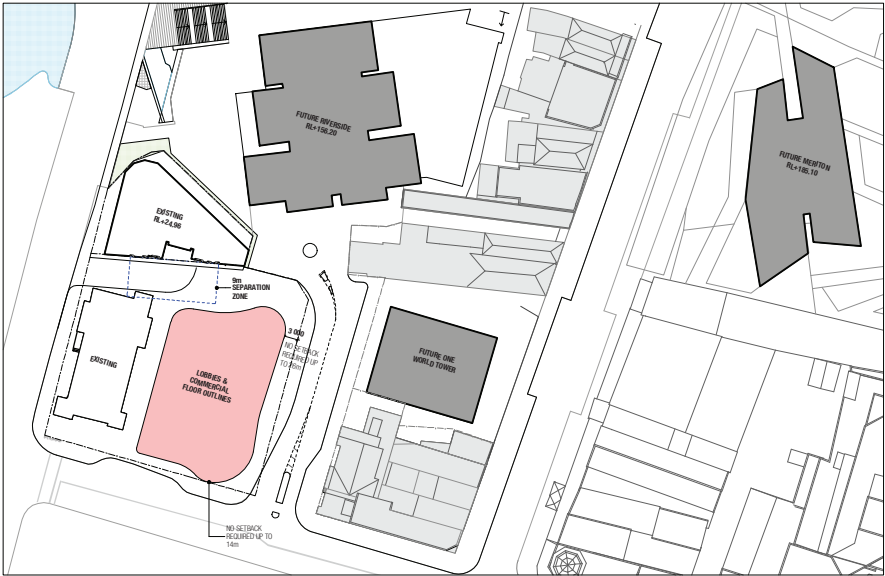
Setback & Separation Controls

SETBACK CONTROLS

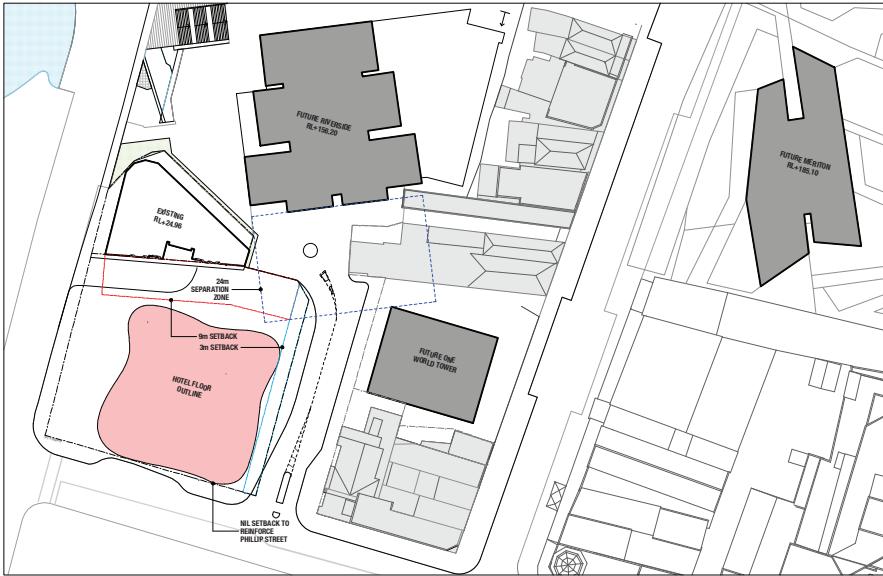
- REAR SETBACK
- SIDE SETBACK

SEPARATION CONTROLS

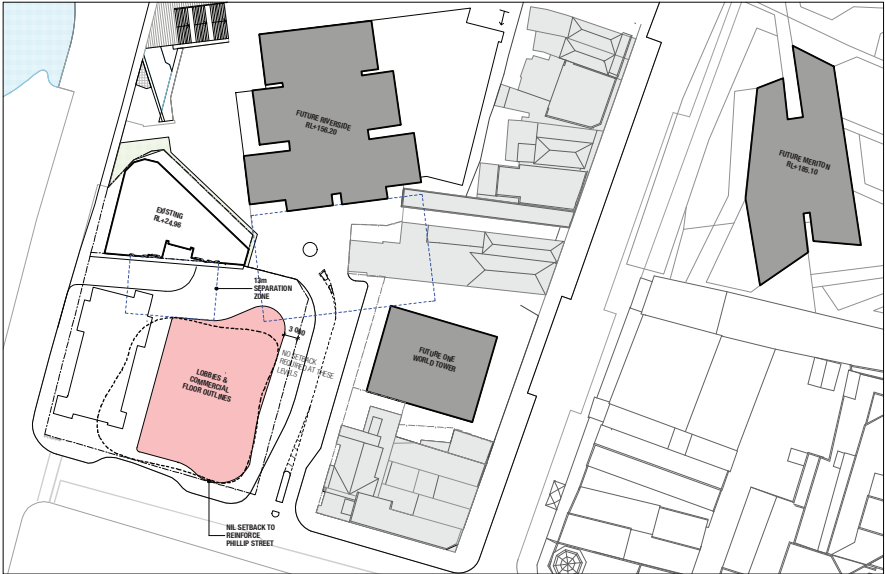
- BUILDING SEPARATION



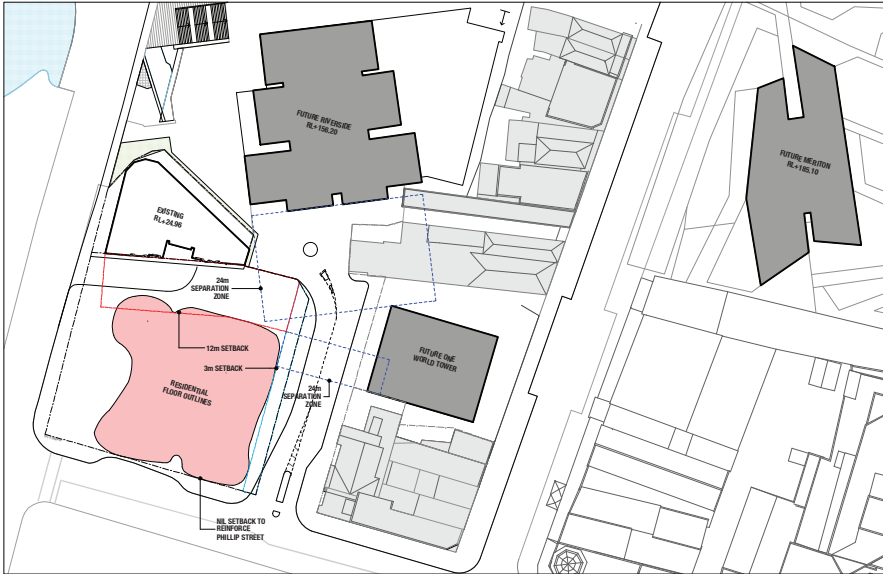
1 SITE SETBACKS
GROUND FLOOR THRU 4 STOREYS/14m



3 SITE SETBACKS
26m THRU 54m



2 SITE SETBACKS
14m THRU 26m



4 SITE SETBACKS
54m & ABOVE

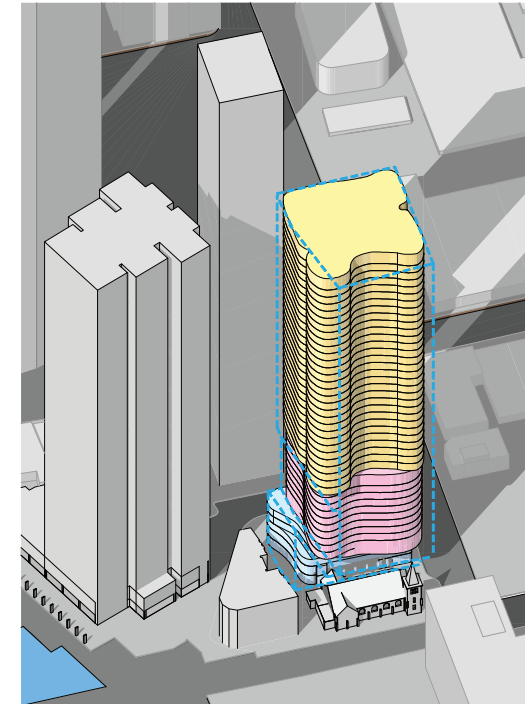
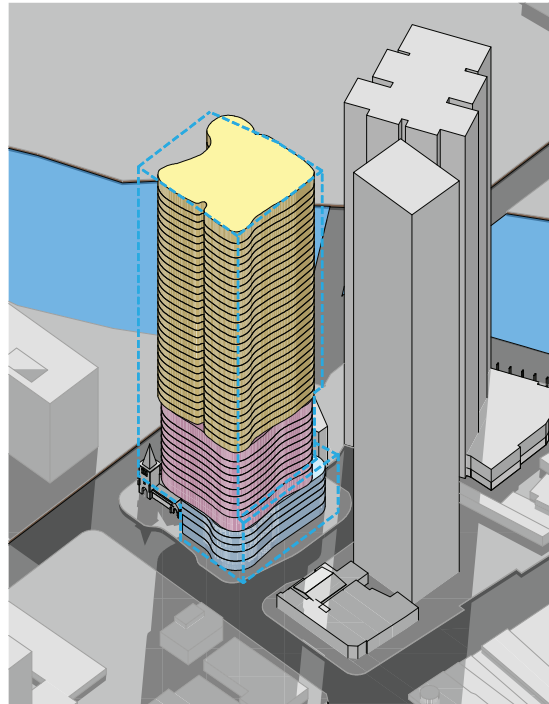
04.04

Site Principles Envelope & FSR

Establishing the FSR

An approximate floor plate ratio has been established for the site by applying the following methodology:

1. A height plane established by aligning below the shadows with neighbouring towers towards Old Government House
2. SEPP 65 guidelines for building separations
3. Parramatta DCP property setback controls
4. A form that provides spatial relief to the heritage buildings
5. A form that maximises views towards the river and Sydney CBD

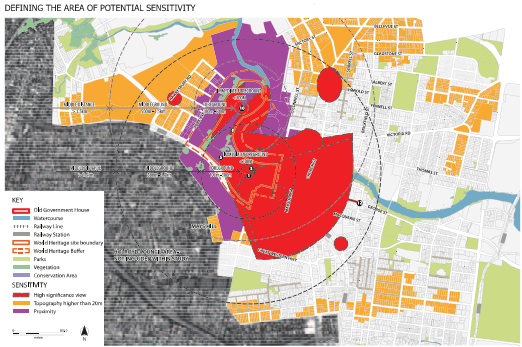
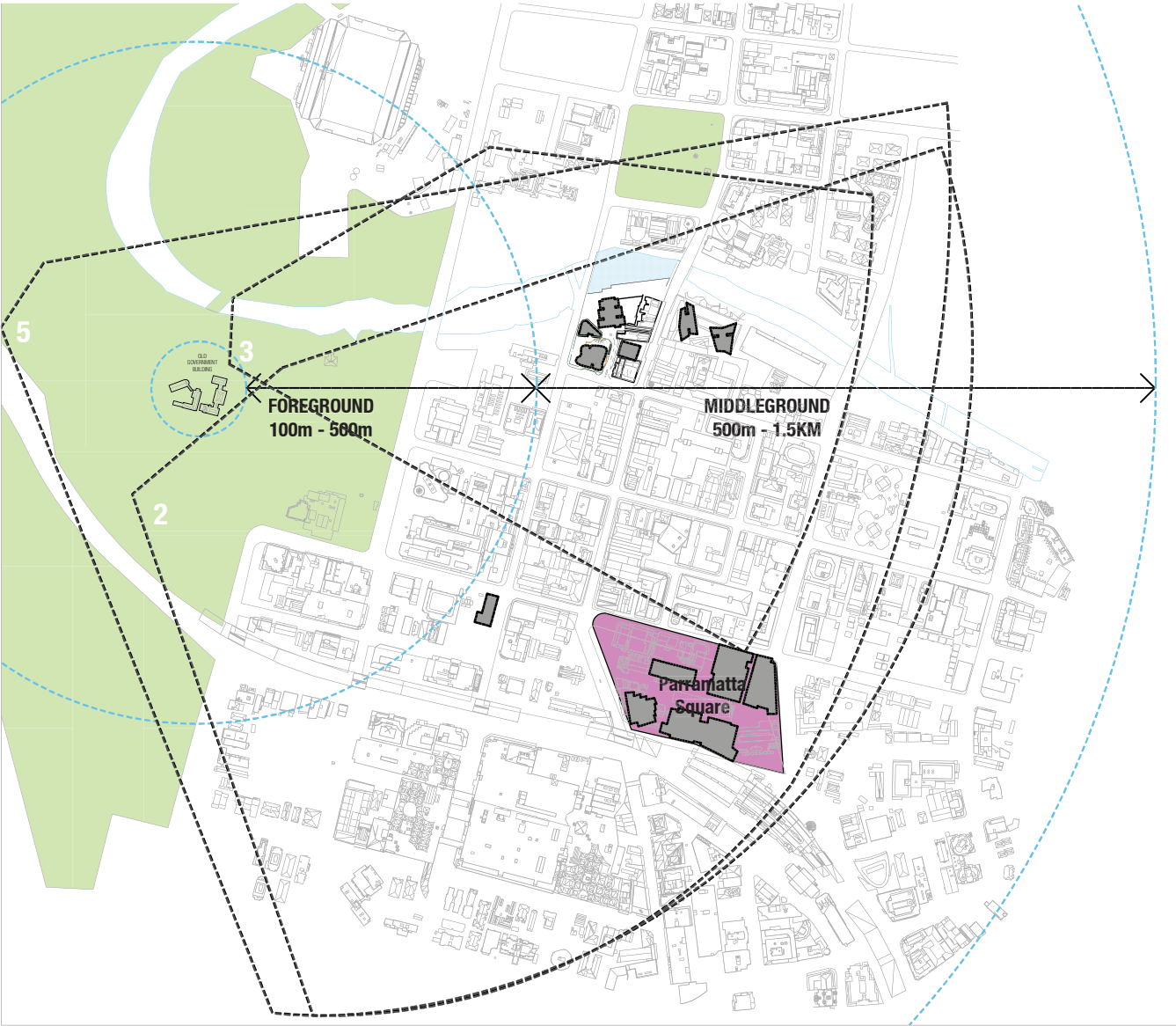


Site Area	2 307
Proposed GFA	39 210
Proposed FSR	17 : 1

05

Parramatta Riverside **HERITAGE**

Heritage Old Government House Views



1 PLAN - HERITAGE VIEWS OVERLAY
SCALE 1:3500

05.02

Heritage Old Government House Views

PROPOSED SITE
48 storeys
Mixed
Use/Residential
RL.156

1

'ALTITUDE' RIVERSIDE, MERITON
330 Church st RL.185 Residential

2

'ALTITUDE' RIVERSIDE, MERITON
330 Church st RL.116.5 Residential

3

1 WORLD, GRIMSHAW
RL.165 Residential

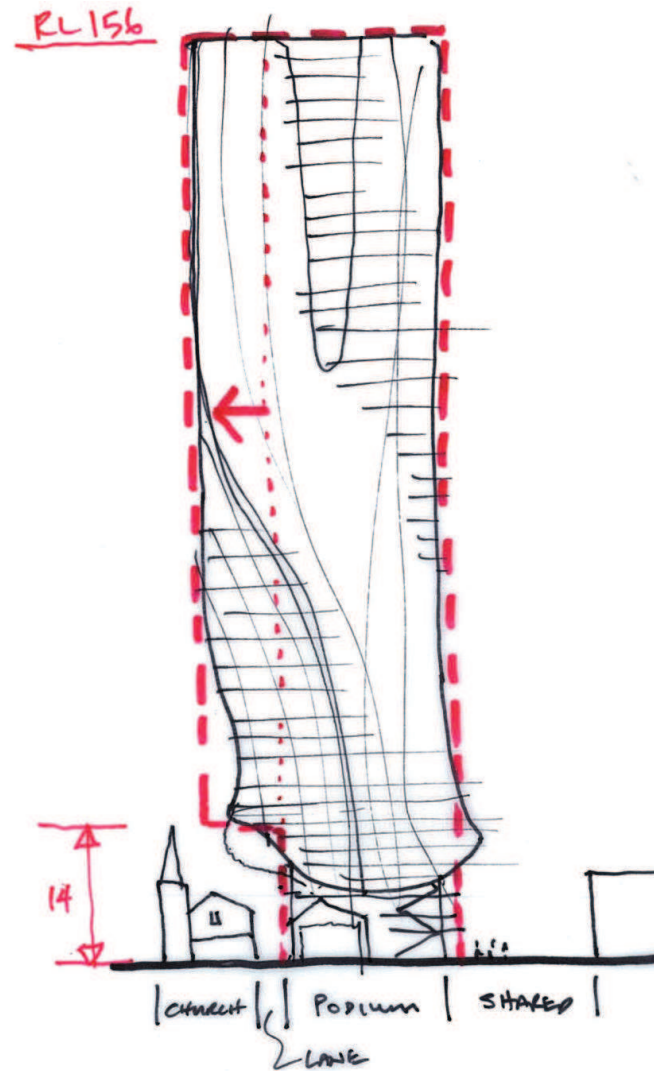
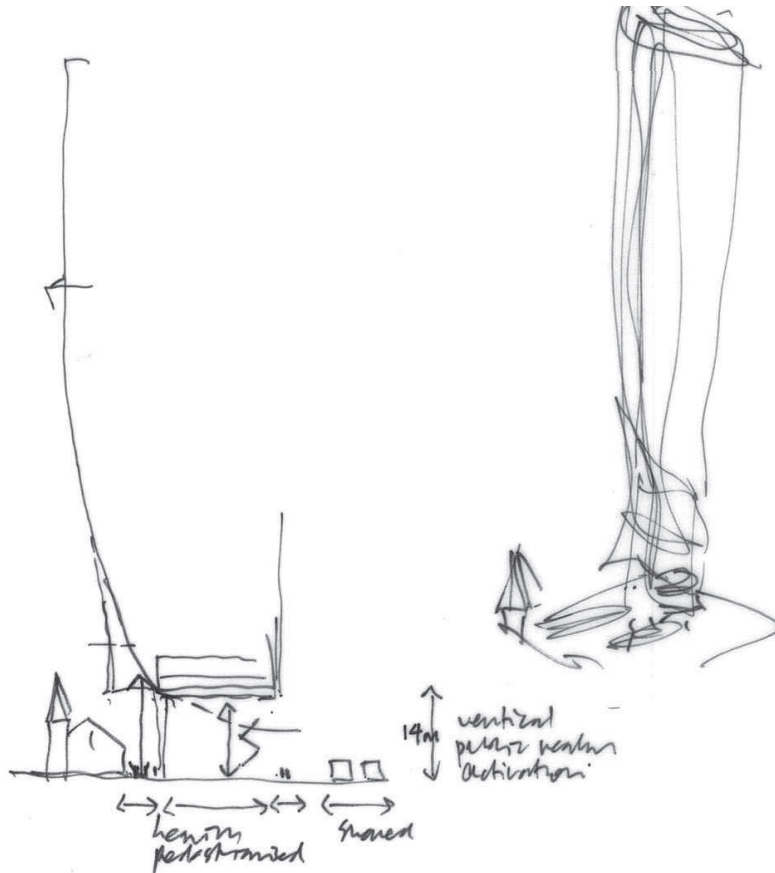
4

RIVERSIDE, JPW
RL.156.2 Residential



05.04

Heritage Integrating Heritage



05.05

Heritage Integrating Heritage

