

66-68 Phillip Street

PARRAMATTA

Urban Design Report

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I.0 Introduction

This report assesses the urban design suitability of a Planning Proposal for 66-68 Phillip Street, Parramatta (Lot 1 in DP 128452, Lot 36 in DP 1104223 and Lot 102 in DP 1201615) in the Parramatta Local Government Area. The Planning Proposal prepared by Planning Direction seeks the introduction of site-specific provisions as follows:

- Increase maximum permissible FSR from 6:1 to 16.2:1.
- Increase maximum permissible height of buildings from 80 metres to 132 metres.

As illustrated in Figure 1, the subject site is located within the Parramatta City Centre (defined by the Parramatta City Centre LEP 2007 boundary). It has:

- Irregular shape with site area 908.1m²;
- Primary frontage to the northern side of Phillip Street (approximately 21 metres);
- Secondary frontage to the eastern side of George Khattar Lane (approximately 45 metres); and
- Rear frontage to land zoned RE1 Public Recreation, forming part of the Parramatta River Foreshore.

The site is within the Urban Frame of the Parramatta City Centre (defined by B4 Mixed Use Zone), between

- The Parramatta Commercial Core (defined by the B3 Commercial Core Zone) located south of the subject site on the southern



Figure 1 - Land use zoning of subject site and adjoining/nearby zones (source: PCCLEP 2007, LZN_001)

- side of Phillip Street; and
- The Parramatta River Foreshore, adjoining the site's northern boundary.

The subject site was previously occupied by a restaurant in the heritage listed item under Schedule 5 of the Parramatta City Centre LEP. The heritage listing relates to the existing single storey cottage at the southern portion of the site on the Phillip Street frontage.



Figure 2 - Local Context

2.0 Context

2.1 Strategic Context

Under the recently released “*A Plan for Growing Sydney (2015)*”, Parramatta is identified as Sydney’s second CBD, and forms part of Sydney’s Global Economic Corridor (see Figure 3).

The role of the Parramatta CBD is as an administrative, retail/commercial, employment, education and transport hub for Sydney’s West Central subregion:

- A number of federal and state government departments/agencies have offices/headquarters in Parramatta, including the Family Court of Australia, NSW Police Force, and Sydney Water.
- Employment opportunities throughout the City Centre:
 - Commercial Core between Phillip, Charles, Macquarie and Church Streets; and
 - Mixed Use Urban Frame including retail centres at Church Street and Westfield Parramatta.
- Primary, secondary and tertiary (University of Western Sydney) education opportunities.
- Strong public transport links:
 - Train: frequent services depart from Parramatta Railway Station to Sydney CBD, Hornsby via North Sydney, Richmond, Emu Plains, Campbelltown



Figure 3 - Sydney Metropolitan Area Plan (Source - A Plan for Growing Sydney, Department of Planning & Environment 2014, Fig. 4, p 15)

and Schofields.

- Ferry: frequent services depart from Parramatta Ferry Wharf to Circular Quay via Olympic Park.
- Buses: frequent services from Smith Street and Parramatta Railway Station linking to the wider Sydney Metropolitan Area.
- Light rail: potential future light rail connections improving access in/out and within the Parramatta CBD.

The growth of Parramatta is encouraged by “A Plan for Growing Sydney” (p 30). This is consistent with:

- The aims of the Parramatta City Centre LEP (Cl. 2);
- The objectives of the Commercial Core (Cl. 12 – Zone B3 Commercial Core); and
- The objectives of the Mixed Use Urban Frame (Cl. 12 – Zone B4 Mixed Use).



Figure 4 - Parramatta City (Source - Parramatta CBD Planning Strategy April 2015)

2.2 Parramatta City Centre

As seen in Figure 5, the land uses within Parramatta City Centre are:

- The Commercial Core (land zoned B3 Commercial Core).
- The Mixed Use Urban Frame (land zoned B4 Mixed Use) providing land use transition between the Commercial Core and;
 - Land uses north, east and west of the City Centre (to which the Parramatta LEP 2011 applies); and
 - Parramatta Park in the western portion of the City Centre.
- The Parramatta River and Foreshore with an approximately east-west alignment north of the Commercial Core.

As well as providing land use transition, the Mixed Use Urban Frame includes a greater variety of uses including government offices, courts, retail and residential dwellings.

The subject site is located within the Mixed Use Urban Frame:

- Northern side of Phillip Street (Commercial Core at southern side of Phillip Street).
- Proximity to strong public transport links:
 - 260 metres from Parramatta Ferry Wharf; and
 - 550 metres from Parramatta Railway Station and Bus Interchange.
- Proximity to retail and commercial hubs:

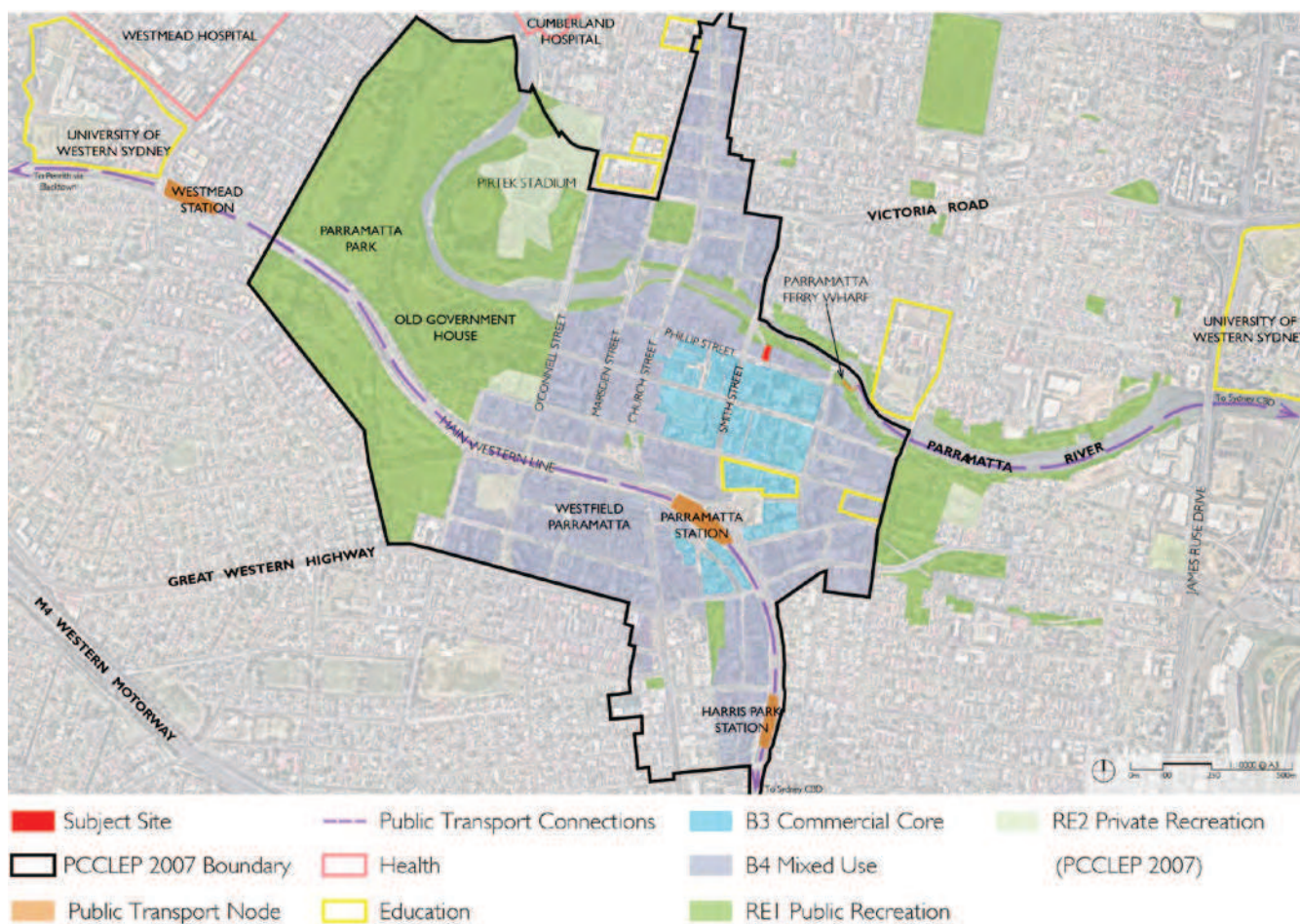


Figure 5 - Parramatta CBD context map

- 350 metres from Church Street (Parramatta's "eat street"); and
- 750 metres from Westfield Parramatta.
- Adjoins southern bank of Parramatta River Foreshore, linking to Parramatta Park 800 metres to the west which includes the World Heritage listed Old Government House.

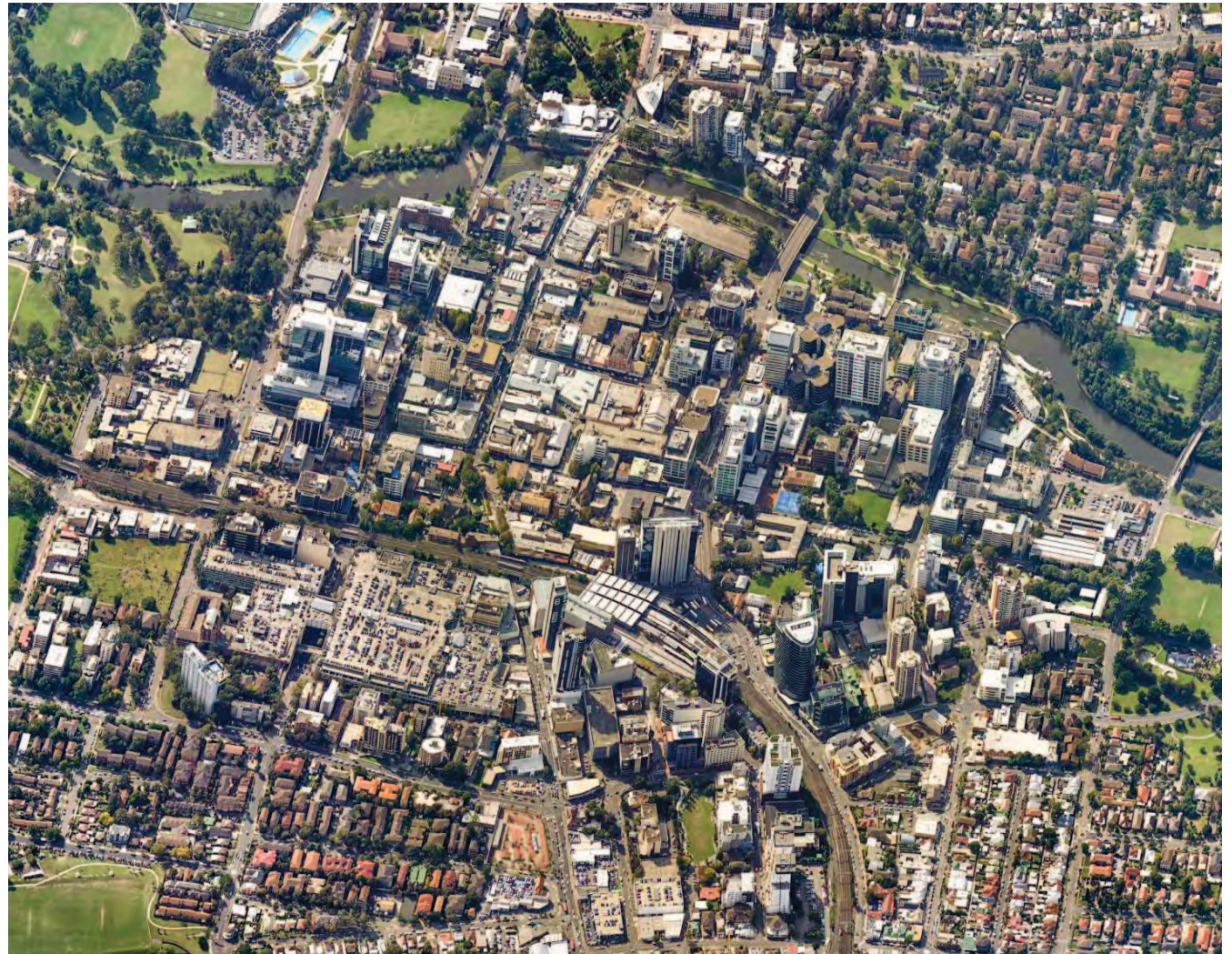


Figure 6 - Parramatta City Centre aerial view

3.0 Physical Context Analysis

3.1 Built Form

3.1.1 Existing Built Form

As illustrated in Figure 7:

- Development at the eastern, southern and western portions of the Parramatta City Centre are predominantly high-rise commercial offices and mixed use buildings;
- Development within the central portion of the City Centre, particularly within the vicinity of Church Street, are predominantly low-scale retail developments, with the exception of Westfield Parramatta at the southern portion of the City Centre.

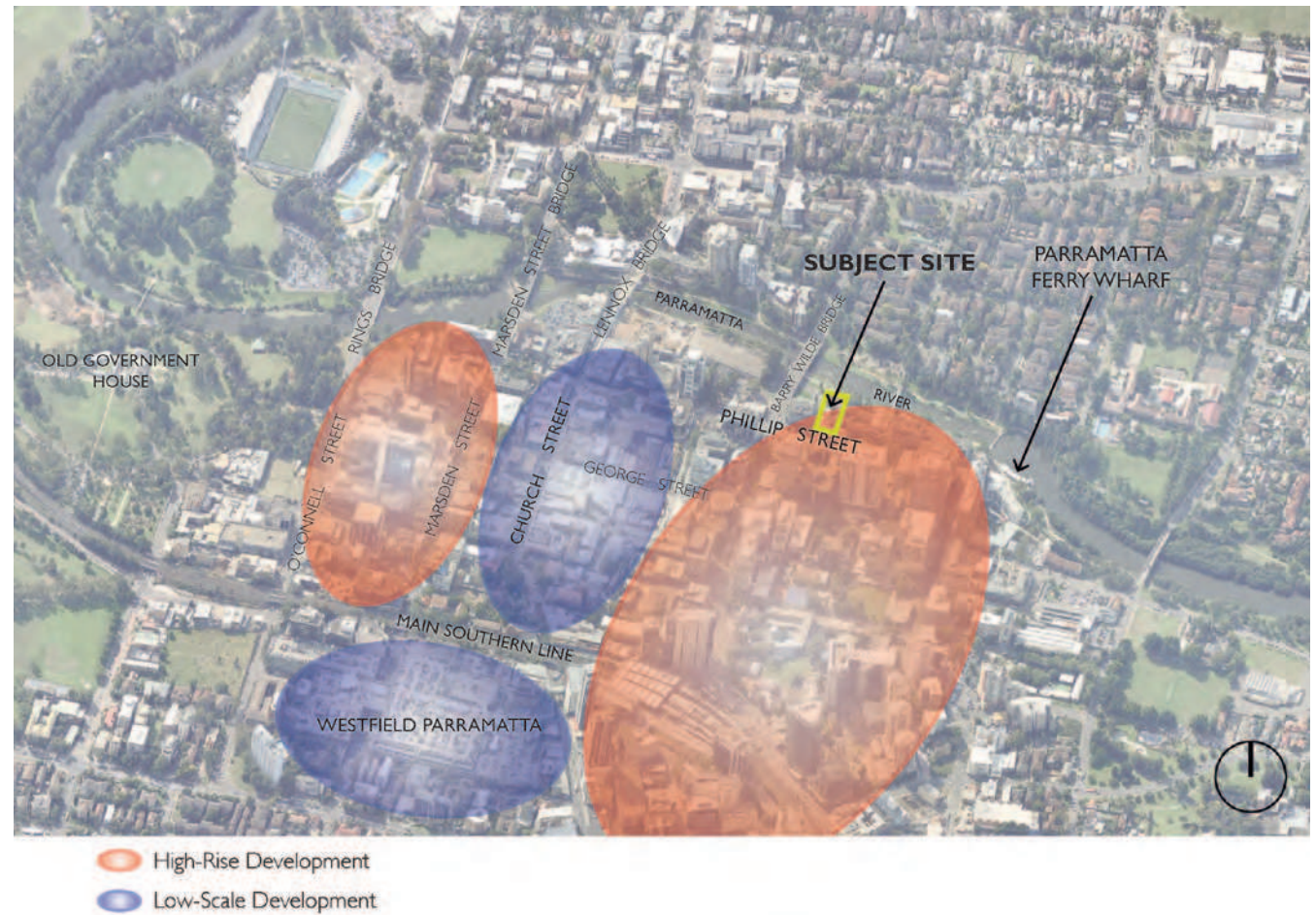


Figure 7 - Existing building heights in Parramatta CBD

3.1.2 Proposed Heights

The majority of the Major Redevelopment applications seek the construction of mixed use developments outside of the Commercial Core, within the City Centres' Mixed Use Urban Frame. Built form transition within the Commercial Core is limited due to:

- The land use zoning prohibiting residential flat buildings, shop top housing and mixed use development incorporating residential dwellings; and
- Additional development controls apply within the Commercial Core which restrict the development potential of the zone, including Clause 29E of the LEP which ensures that certain solar access provisions set out within the City Centre DCP are adhered to (see Figure 8).

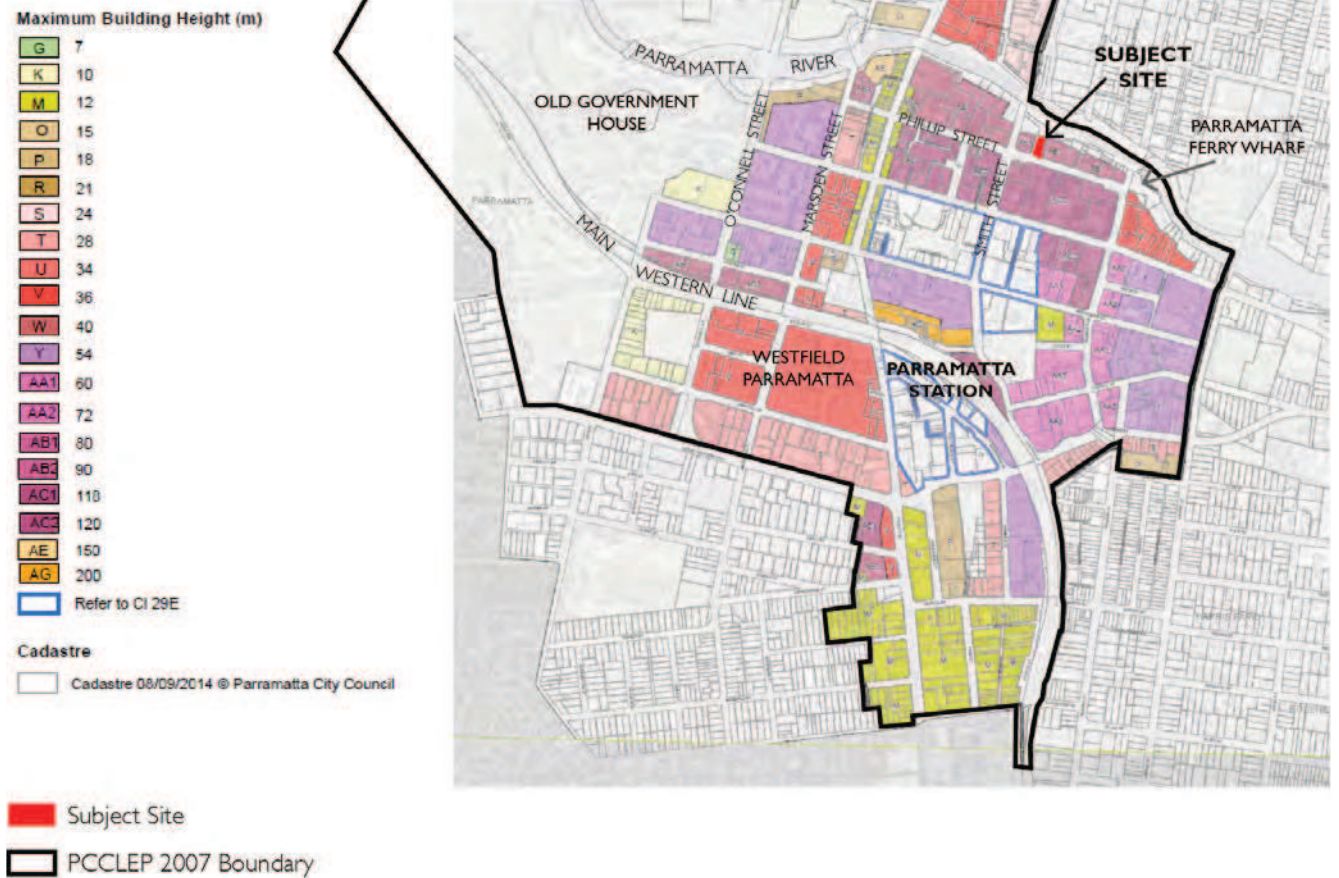


Figure 8 - Parramatta City Centre maximum building height with subject site and text overlaid (source: PCCLEP 2007, HOB_001)

Comparison of Figures 8 and 9 shows that a number of the major developments identified in Figure 9 exceed the maximum permissible building height set out within the LEP.

Major developments currently being assessed or approved by the JRPP exceeding maximum permissible building heights set out within the LEP identified in Figure 9 are tabled below.

	Site	Approved height (m)	Max height (m)	Difference (m)
1	23-29 Hassall St	66	54	12
2	Westfield Tower	90	36	54
3	330 Church St	170	80	90
4	160-182 Church St	270	200	70
5	189 Macquarie St	90	54	36
6	11 Hassall St	123	72	51
7	83 Church St	138	90	48

Table 1

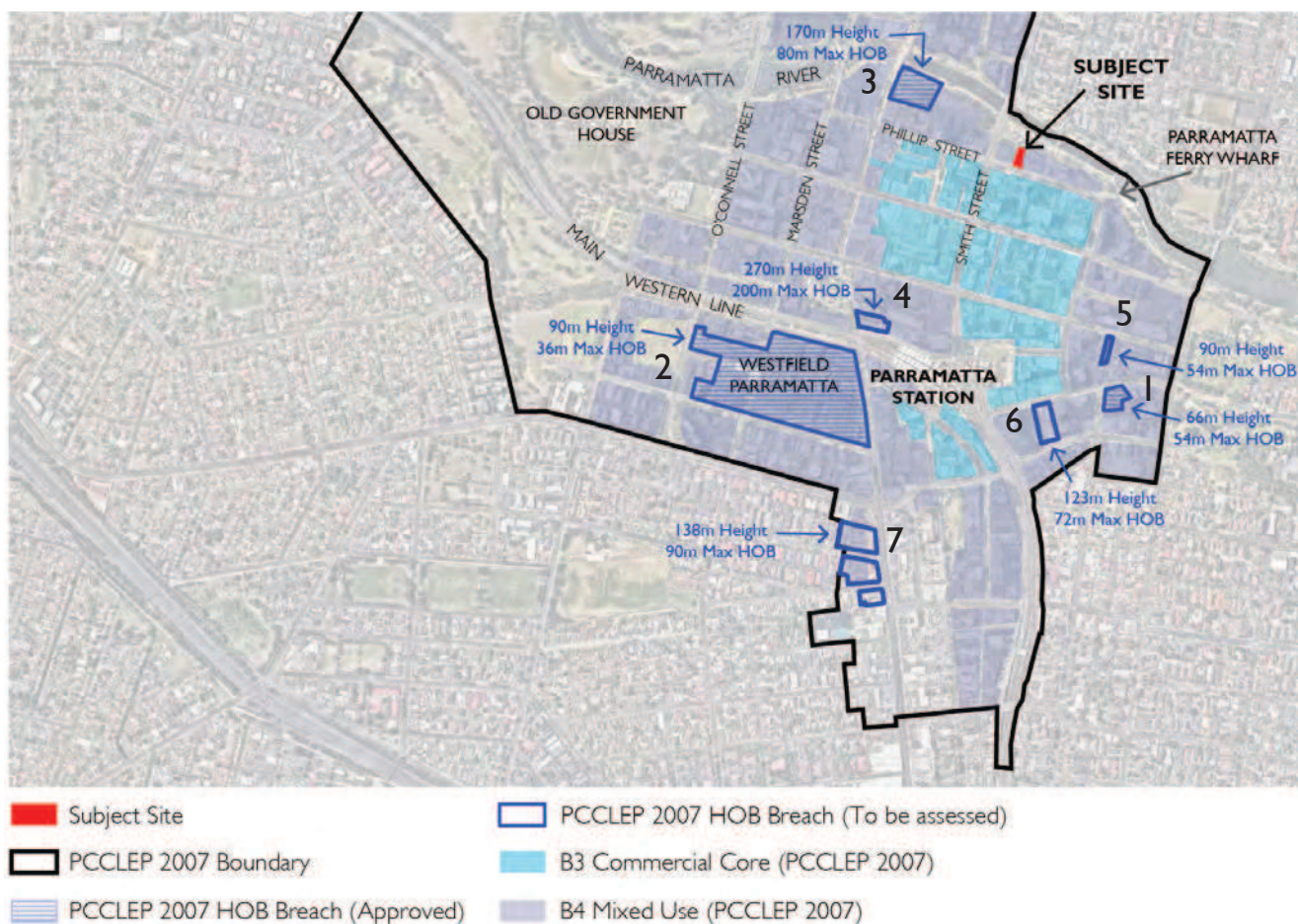


Figure 9 - Developments under assessment/approved exceeding maximum permissible building height

3.2 Recent Development

As illustrated in Figure 10, built form within the Parramatta City Centre is undergoing transition:

- A number of applications within the City Centre are listed by the JRPP as being under assessment or approved.
- 330 Church Street approved by Department of Planning through Part 3A application.
- Parramatta Council website lists a number of major projects as being in the initial tender/early design stages.

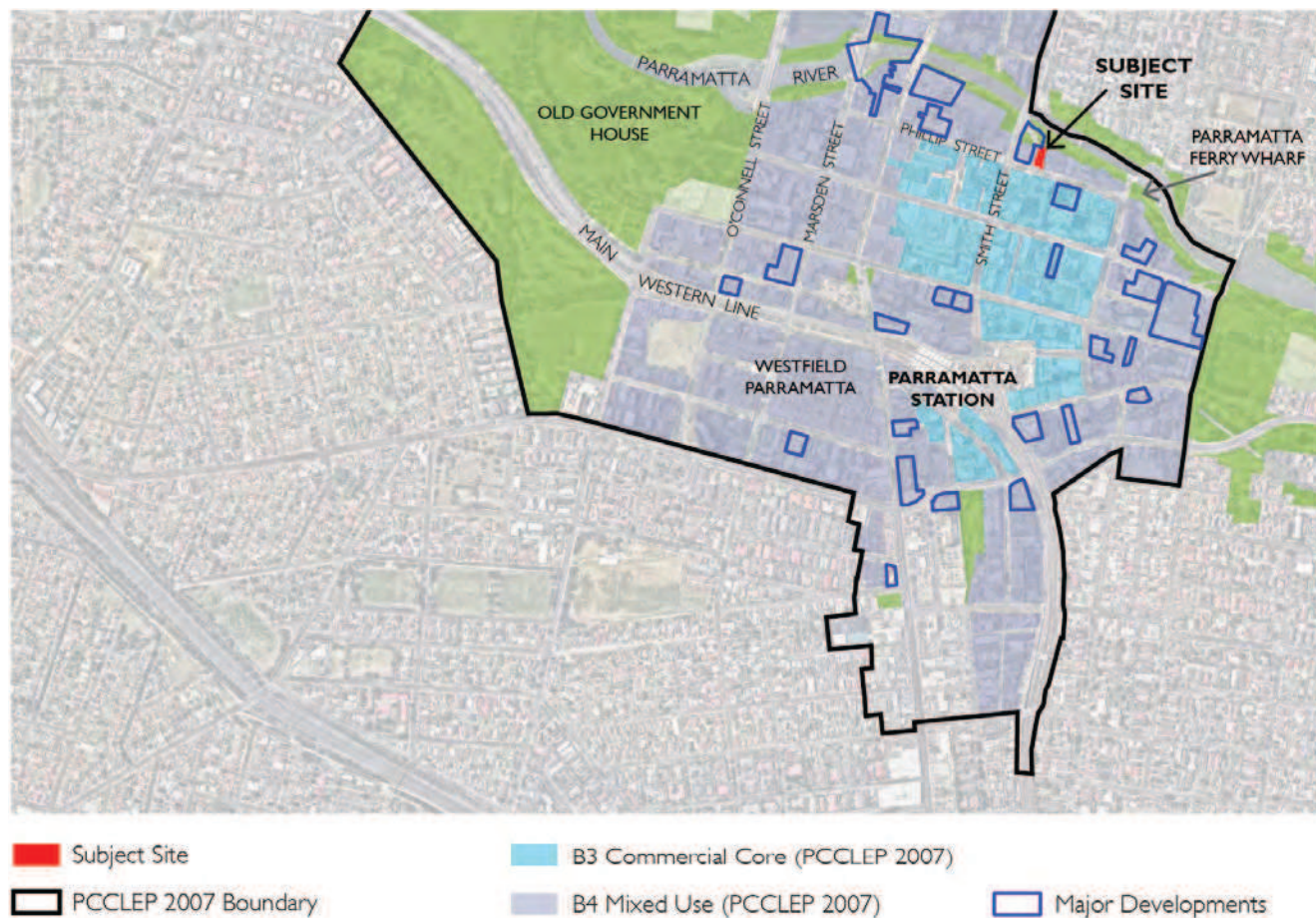


Figure 10 - Major development within Parramatta City Centre (under assessment/approved by JRPP and/or major developments listed on Council website)

3.3 Open Space

As illustrated in Figure 11, the subject site has rear frontage to the southern bank of the Parramatta River Foreshore, which has:

- High levels of solar access due to limited height and setback to the River of development on northern side of the River;
- Dedicated pedestrian and cycling route;
- Landscaped treatment including public furniture; and
- Views up and down the Parramatta River.

The Parramatta River Foreshore forms part of a larger network of public open space linking to:

- Parramatta Park to the west;
- Robin Thomas Reserve to the east; and
- Future public open space proposed as part of the Parramatta City Centre Public Domain Framework Plan (2012).

There is an opportunity to redevelop the subject site such that it has an improved relationship with the Foreshore, as indicated by the Draft Parramatta City River Strategy concept. The strategy aims;

- To link Phillip St to the Foreshore through the ground floor pedestrian circulation;
- To interact with the 'City Beach' proposed by the Parramatta City River Strategy; and
- To provide amenity to the foreshore at ground level.



Figure 11 - Public open space within 10 minute walking distance of the subject site

3.4 Pedestrian Circulation

As seen in Figure 12, the City Centre is made conducive to walking through:

- High-rise development at the eastern, southern and western portions of the City Centre have substantial street and side setbacks, creating pedestrian thoroughfares to improve the walkability of the City Centre.
- Low-rise development within the central portion of the City Centre, particularly within the vicinity of Church Street, have minimal street and side setbacks. Nevertheless, they contribute to a walkable City Centre through:
 - o Wide footpaths with awnings;
 - o Strong relationship with footpath through low solid to void ratio and nil street and side setbacks; and
 - o Frontage to streets with narrow carriageways incorporating speed mitigating measures including speed bumps, pedestrian crossings, frequent traffic lights and low speed limit.

The subject site is within walking distance of:

- Public transport nodes:
 - o Parramatta Station and Bus Interchange accessible via Smith Street; and

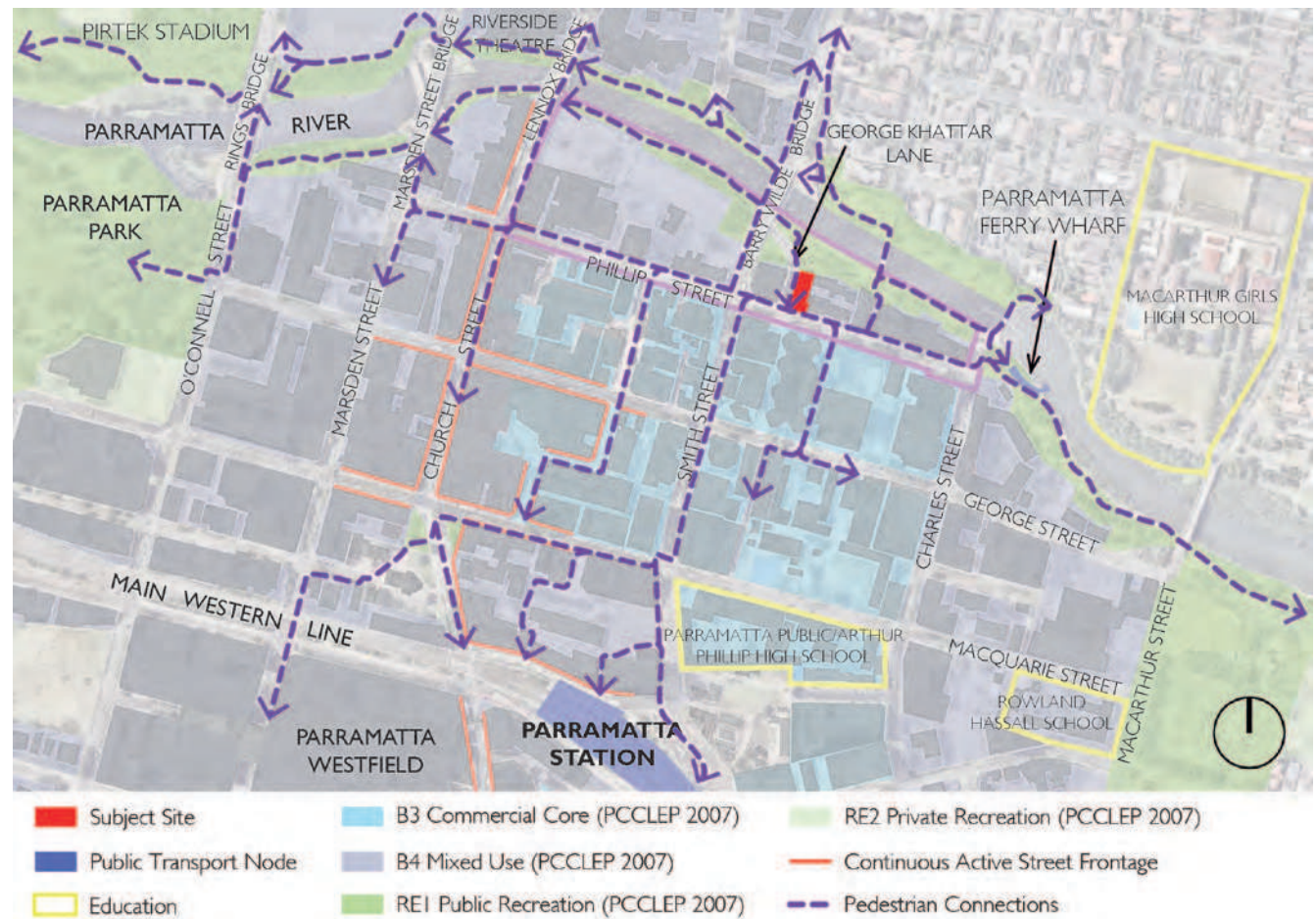


Figure 12 - Pedestrian circulation map

- o Parramatta Ferry Wharf accessible via dedicated pedestrian/cycle pathways within the Parramatta River Foreshore.
- A variety of retail, commercial, educational, employment and recreational opportunities and services within the Commercial Core.
- Retail and commercial centres at Church Street and Parramatta Westfield.
- Public open space and entertainment areas (Parramatta Park, Pirtek Stadium and Riverside Theatre) accessible via dedicated pedestrian/cycle path within the Parramatta River Foreshore at the rear of the subject site (see Section 3.3 of this report).

Analysis of the Parramatta City Centre Urban Design Analysis prepared by Parramatta Council's Urban Design Unit (2012) shows that existing pedestrian activity along the portion of Phillip Street on which the subject site is located is low (see Figure 13), creating an opportunity to take advantage of the City Centre's walkability and the subject site's proximity to existing services.

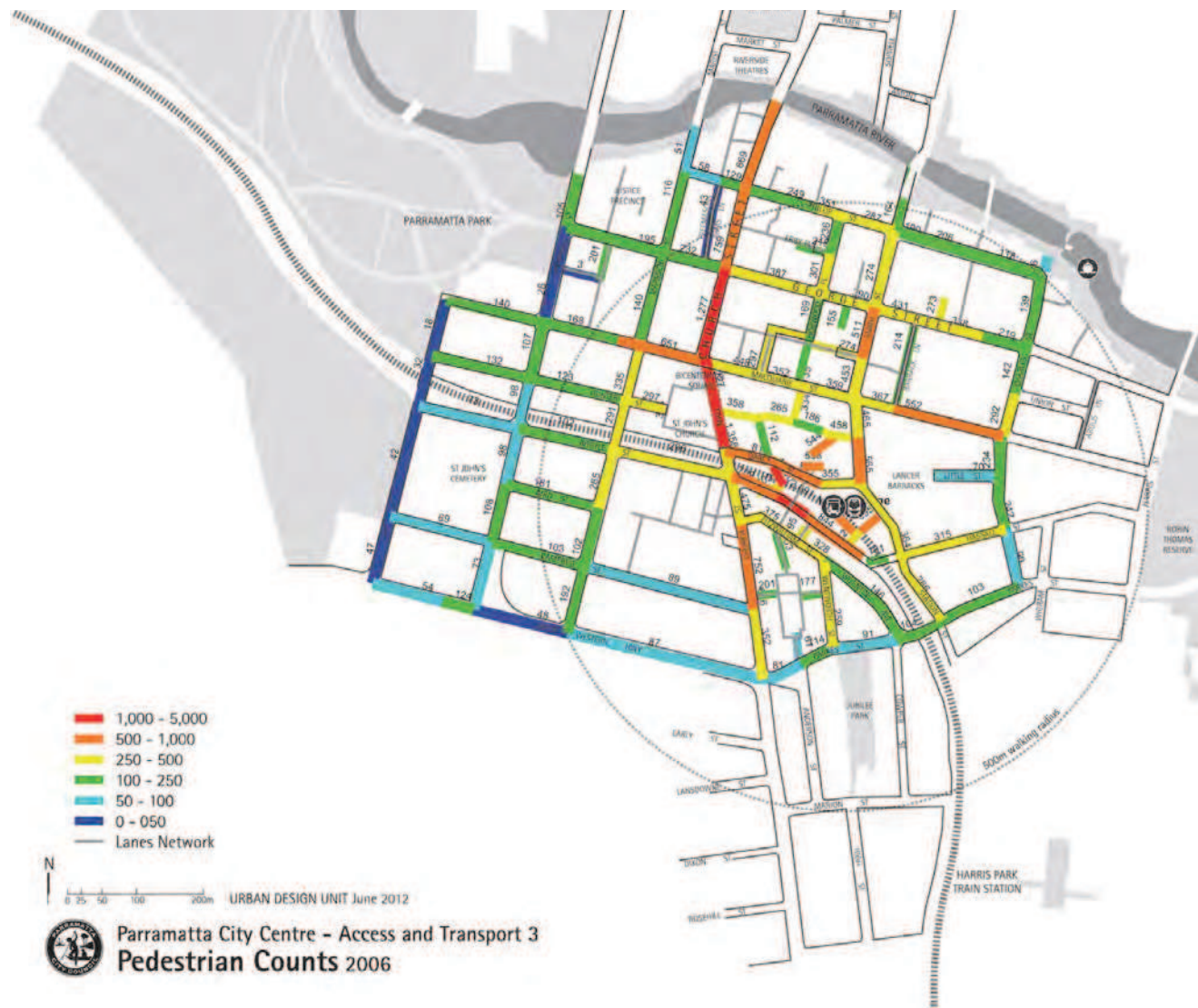


Figure 13 - Pedestrian network usage (Source - Parramatta City Council)

3.5 Key Views

The proposed development will not impact key views and view corridors:

- As seen in Figure 4.3.3.4 of Section 4.3.3.4 of the Parramatta DCP (p 240), depicted in Figure I4, the subject site is not within any key view corridors.
- As seen in Figure 4.3.3.7.7 of Section 4.3.3.7 of the Parramatta DCP (p 273), the subject site is not within the Highly Sensitive Area surrounding Old Government House in Parramatta Park. According to correspondence with Council (see Appendix A), the impacts of a proposed development on views from Old Government House need not be considered where the development is to occur outside of the Highly Sensitive Area.

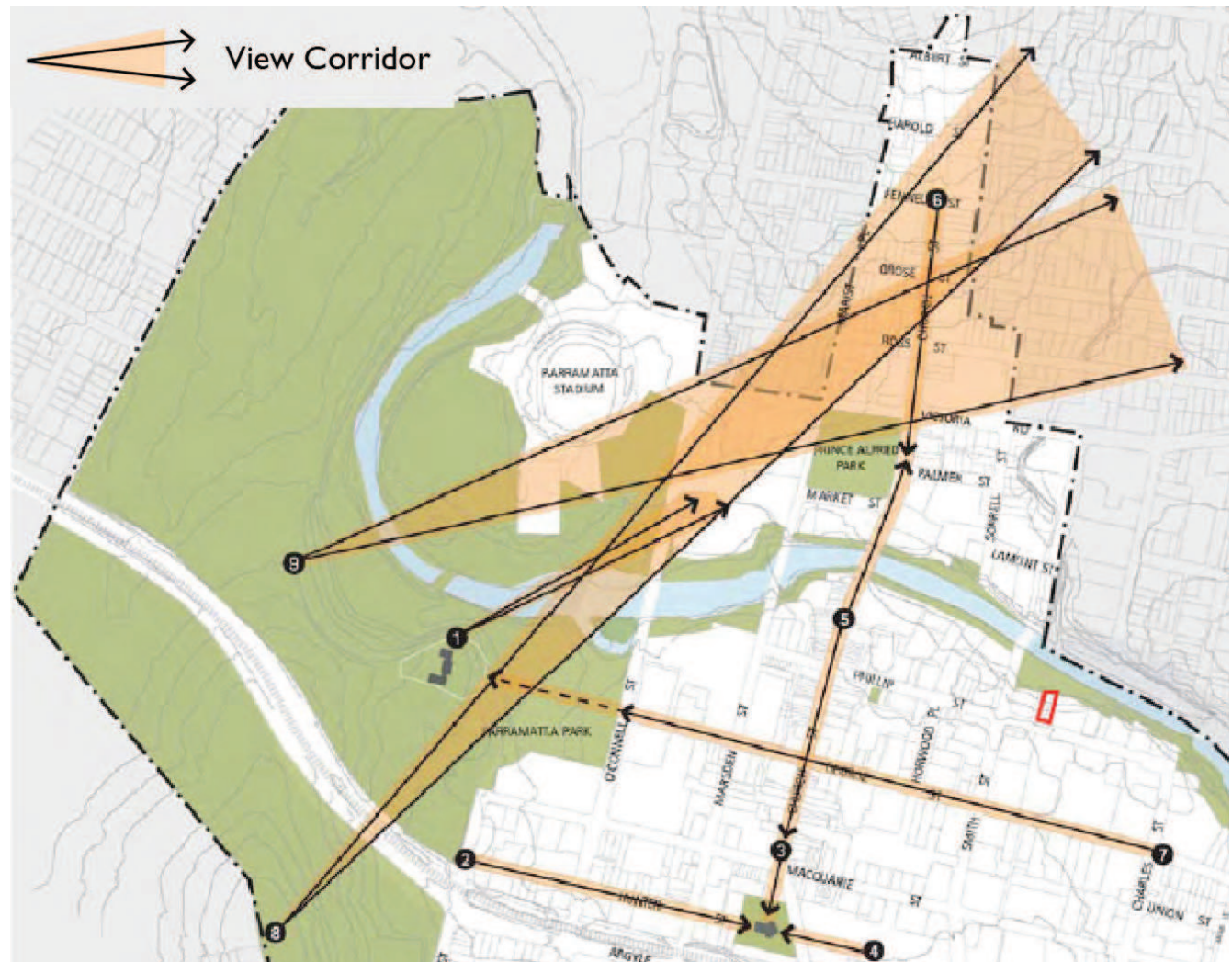


Figure I4 - Views and view corridors within the Parramatta City Centre (PDCP 2011, Fig. 4.3.3.4, p 240) with subject site identified in red

4.0 Local Context

4.1 Locality

As illustrated in Figure 15, the locality is defined by the visual catchment:

- Church St to the west and Charles St to the east of the site
- Parramatta River to the north and half of the block bounded by George St to the south
- Along the Parramatta River Foreshore to Lennox Bridge to the west and the Charles Street Weir to the east.

The locality therefore comprises most of 4 street blocks within Church Street, George Street, Charles Street and the Parramatta River. The blocks are defined by Phillip and Smith Street.

The blocks to the south of Phillip St form part of the Commercial Core (B3 Zone) while the blocks to the north form the Mixed Use (B4 Zone). The northern edge of the mixed use zone forms the Parramatta River Foreshore.

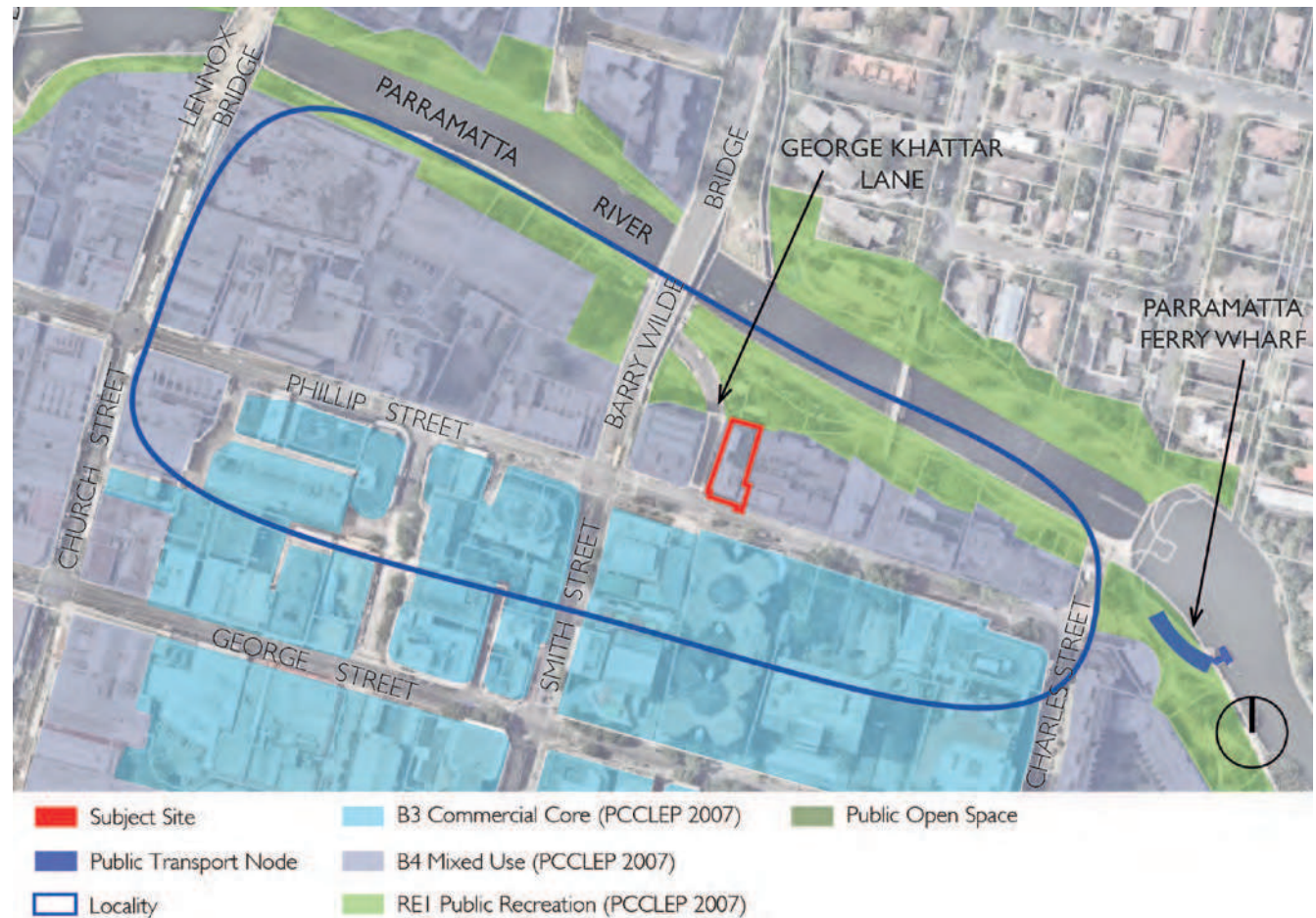


Figure 15 - Local Context

4.2 Built Form

As illustrated in Figure 16 maximum permissible height within the locality is:

- Predominantly 120 metres within 2 southern blocks forming part of the Commercial Core. (AC2)
- Predominantly 80 metres within 2 northern blocks forming part of the Mixed Use Urban Frame. (AB1)
- 12 metres along Church Street frontage of 2 western blocks, reflecting small scale retail uses along Parramatta's "eat street". (M)

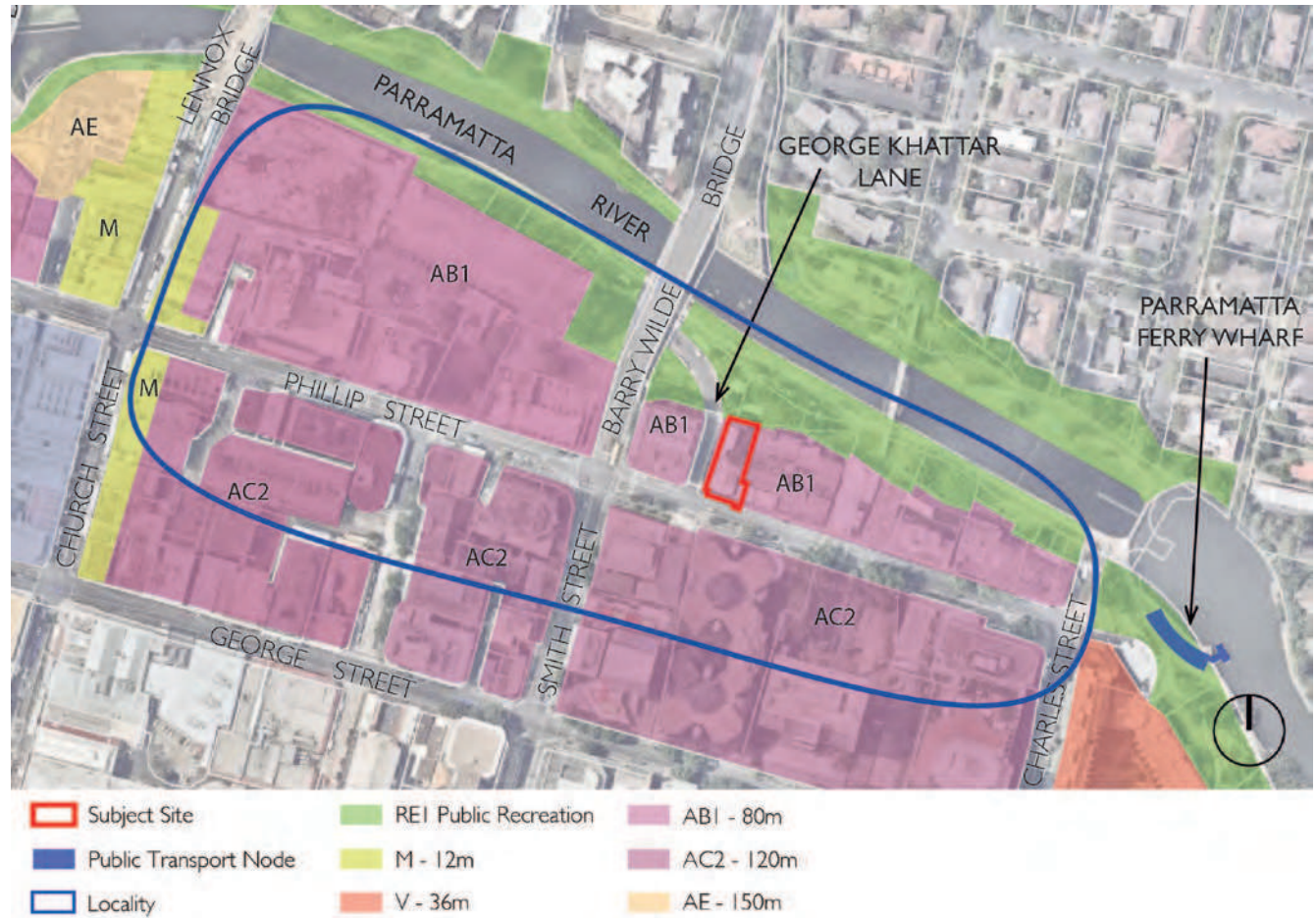


Figure 16 - Maximum permissible height within locality

It is anticipated that built form within the locality is likely to undergo transition in the near future (see Figure 17):

- Existing development within the locality has height between 2 and 25 storeys, significantly less than that which is permissible under the LEP; and
- Construction of a 56 storey mixed use development has begun at 330 Church Street, approved by Department of Planning through Part 3A approval process, exceeding maximum permissible height set out within the LEP by 90 metres, for a total height of 170 metres.

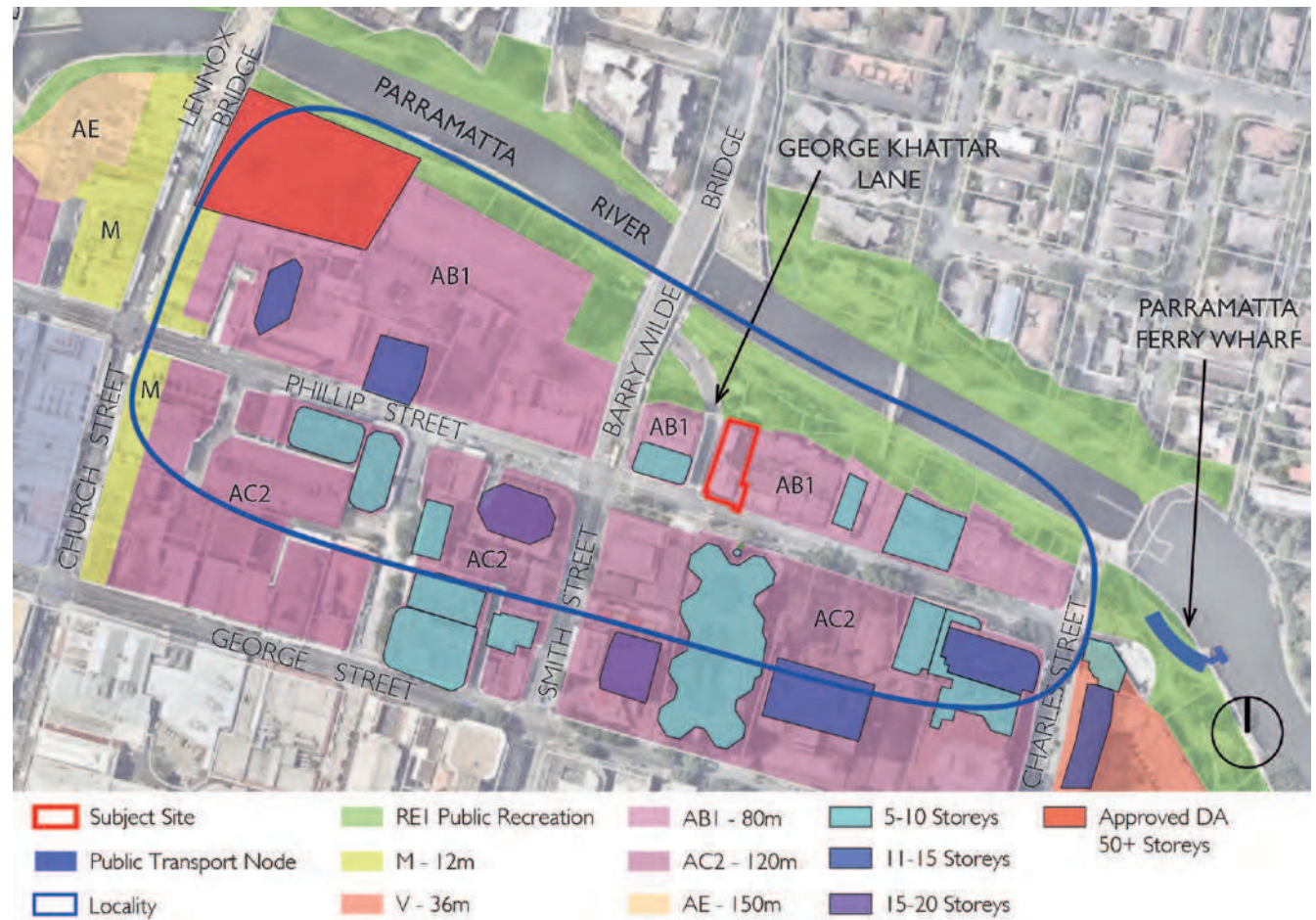


Figure 17 - Maximum permissible height and existing/approved built form within locality

As illustrated in Figure 18, development within the locality has:

- Substantial bulk due to length of street frontage, particularly within the eastern portion of the locality.
- Street setbacks are varied:
 - Nil street setback;
 - Ground level setbacks and upper level nil setbacks;
 - Nil setbacks at lower levels and upper level setbacks; and
 - Full setback of building from street frontage.
- Building separation which responds to lot size:
 - Development within large lot sizes (e.g. south-eastern portion of the locality) have greater building separation; and
 - Development within smaller lot sizes (e.g. development at western portion of locality) have reduced/nil building separation.

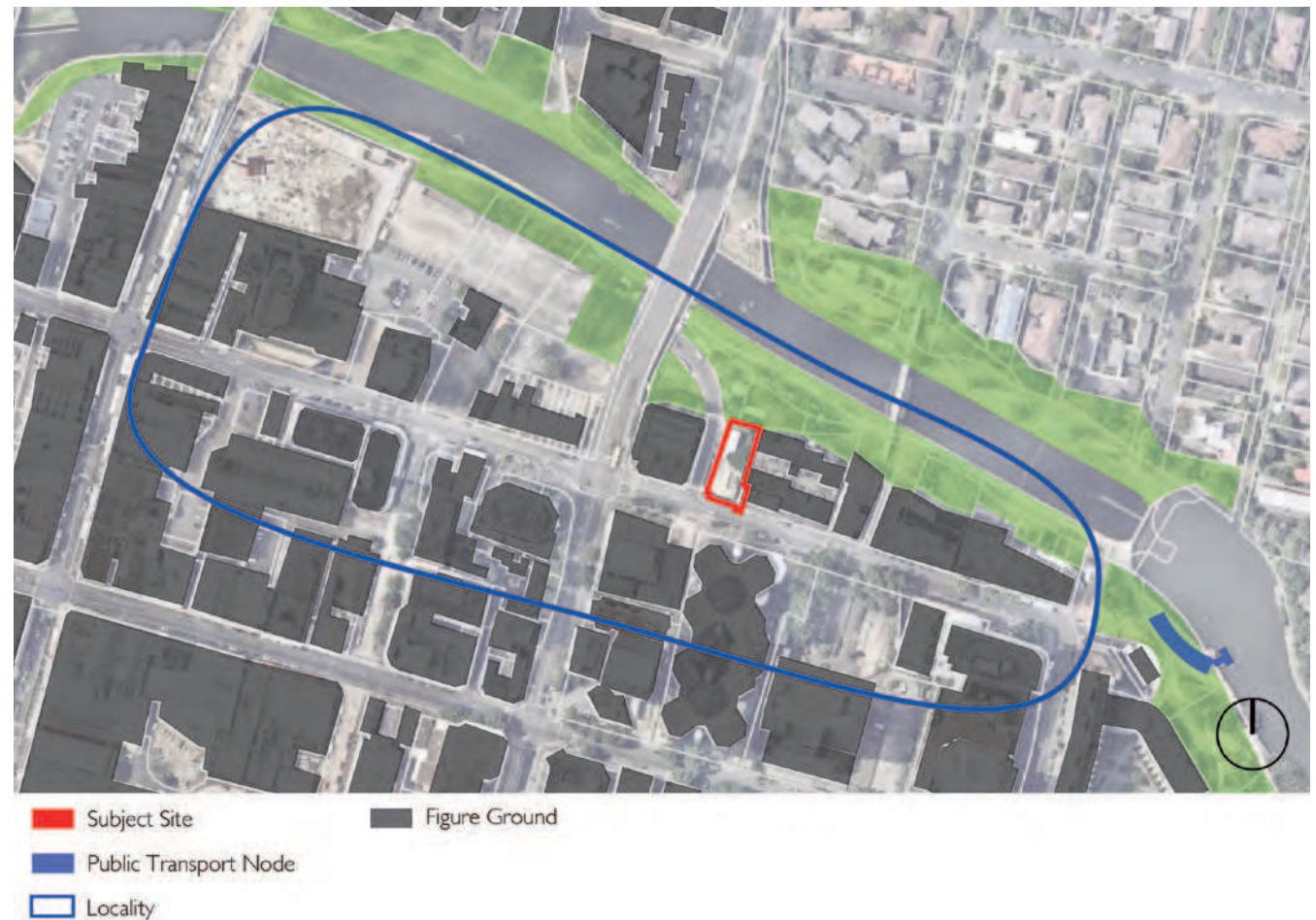


Figure 18 - Locality figure ground

4.3 Public Domain

As seen in Figure 19, key public domain elements within the locality are:

- The southern bank of the Parramatta River Foreshore, between Lennox Bridge and the Charles Street Weir;
- Phillip Street, between Church Street and Charles Street;
- Smith Street, between George Street and the Parramatta River; and
- Parcels of public open space:
 - Associated with existing development; or
 - Within Council-owned land (e.g. parcel at western end of Phillip Street).

The portion of the of the Parramatta River Foreshore on the southern bank of the Parramatta River between Lennox Bridge and the Charles Street Weir is high quality public open space due to:

- High levels of solar access due to limited height and setback to the River of development on northern side of the River;
- Dedicated pedestrian and cycling route;
- Landscaped treatment including public furniture; and
- Views up and down the Parramatta River.

Notwithstanding the Foreshore's high level of

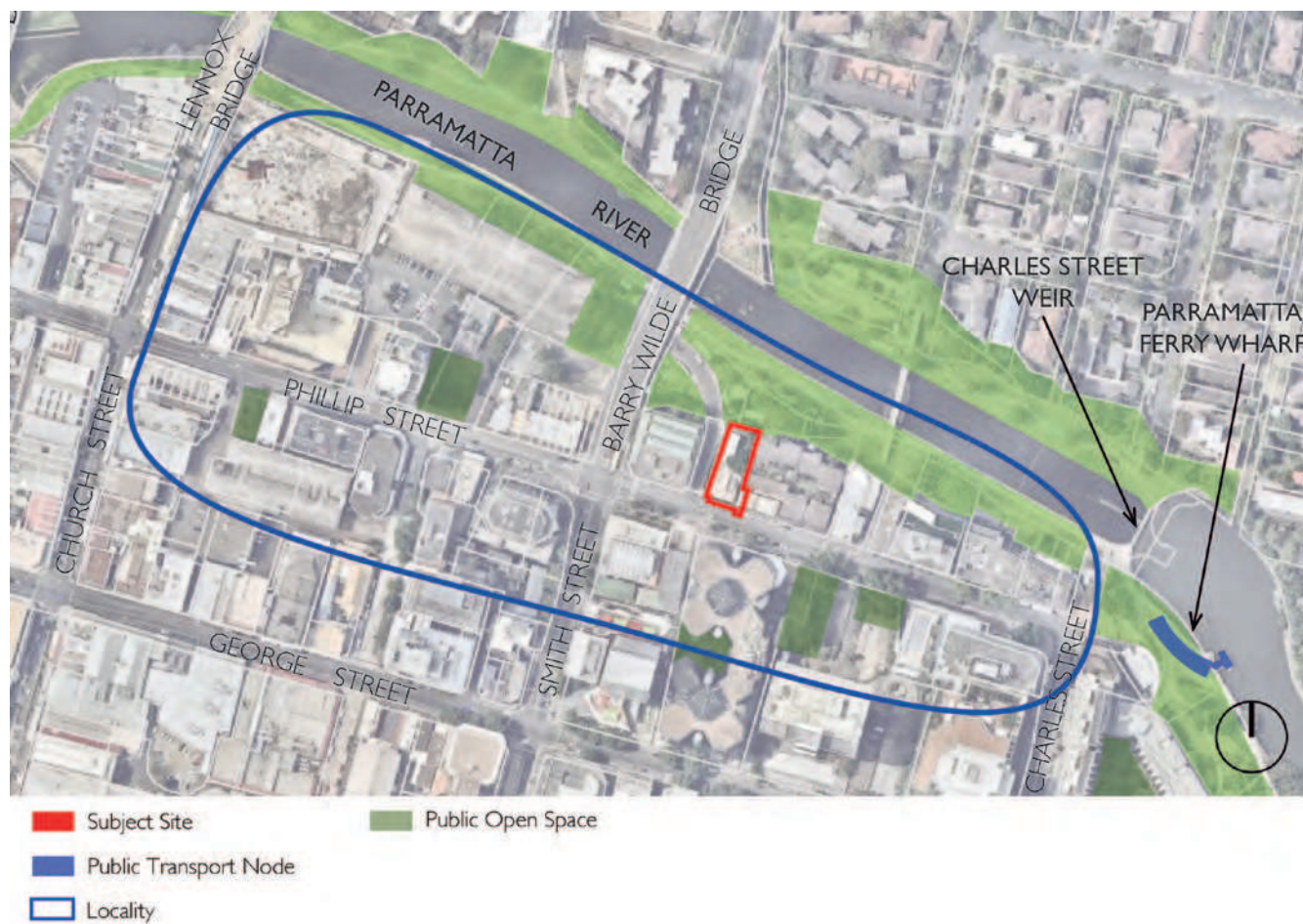


Figure 19 - Interface development with public green space

amenity, development with frontage to the Foreshore incorporates some undesirable aspects, including:

- Few ground floor residential dwellings incorporate direct access to/from the park or private open space with outlook to the park;
- Few buildings incorporate pedestrian entry directly from the park; and
- Rear setback to park of existing structure within subject site is dedicated to vehicular access, servicing and parking.



Figure 20 - Parramatta River - Lennox Bridge to Charles Street Weir (Source - Parramatta City River Strategy Design and Activation Plan March 2015)

4.4 Heritage

As seen in Figure 21:

- There are a number of heritage items in the vicinity of the subject site.
- The subject site contains a heritage item: potential archaeological site (Schedule 5, PCCLEP 2007).
- The subject site adjoins a heritage item at its eastern boundary: Office and potential archaeological site (Schedule 5, PCCLEP 2007).

The heritage cottage is located within the southern portion of the subject site with frontage to Phillip Street. As illustrated in Figure 22, an elevated tower provides an open, publically accessible ground floor with a high floor-ceiling height, allowing setback of building mass from the heritage item.

An opportunity exists to:

- Increase the floor-ceiling height, thereby increasing the setback and improving the relationship of the building mass with the heritage cottage; and
- Restore the heritage cottage.

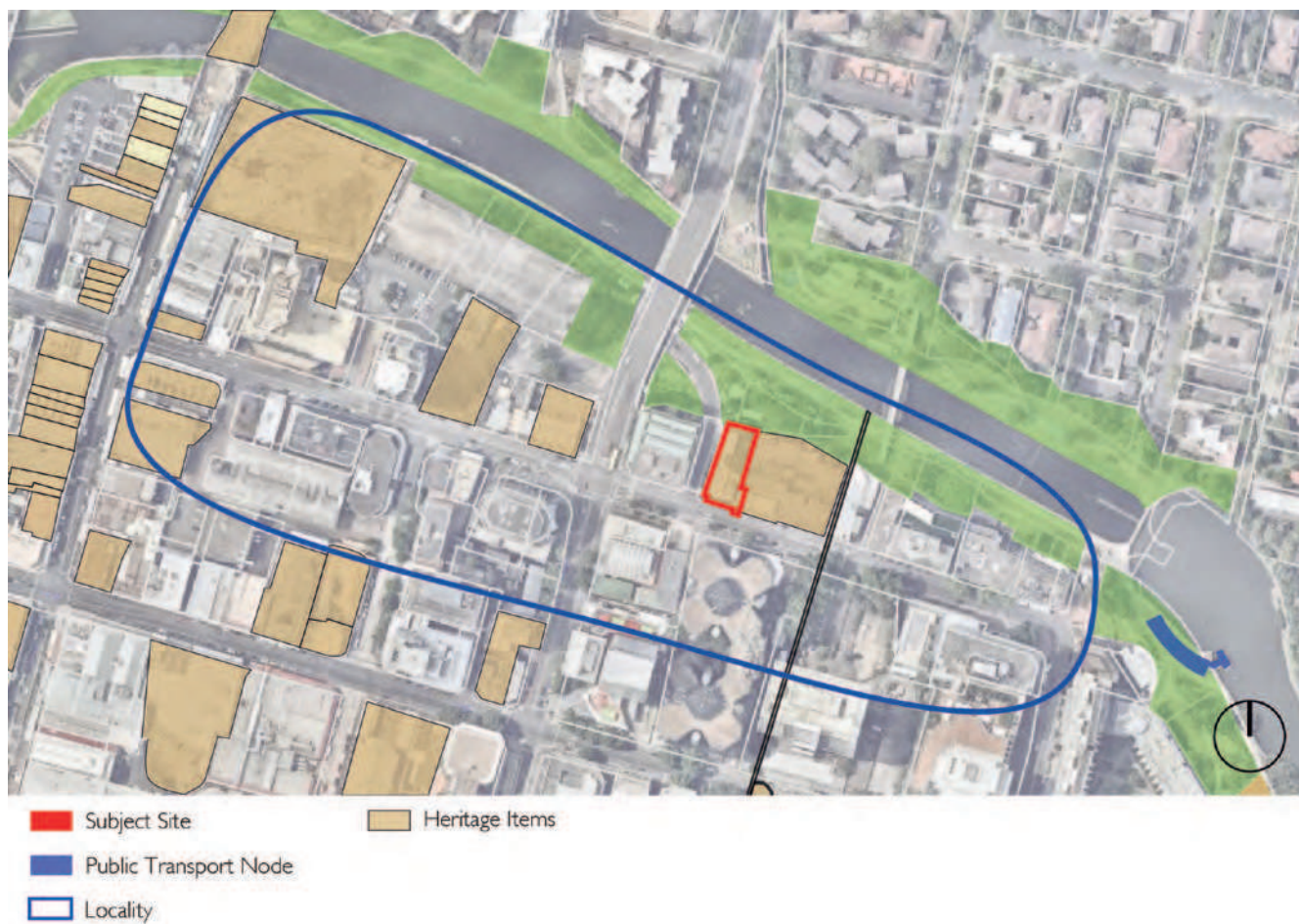


Figure 21 - Heritage Items

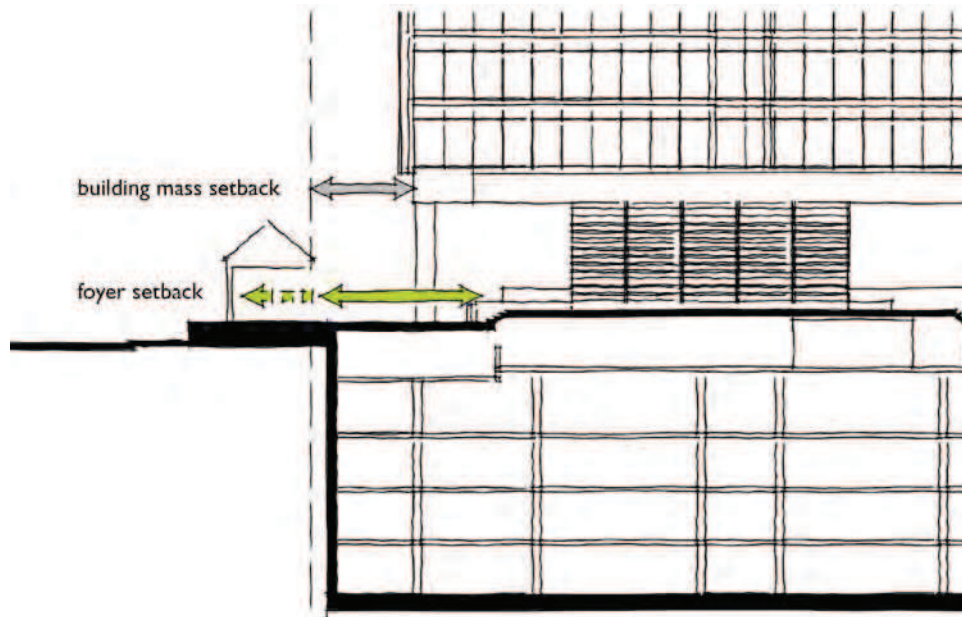


Figure 22 - Relationship between heritage cottage and 80m tower scheme (Source - JSA Studio)

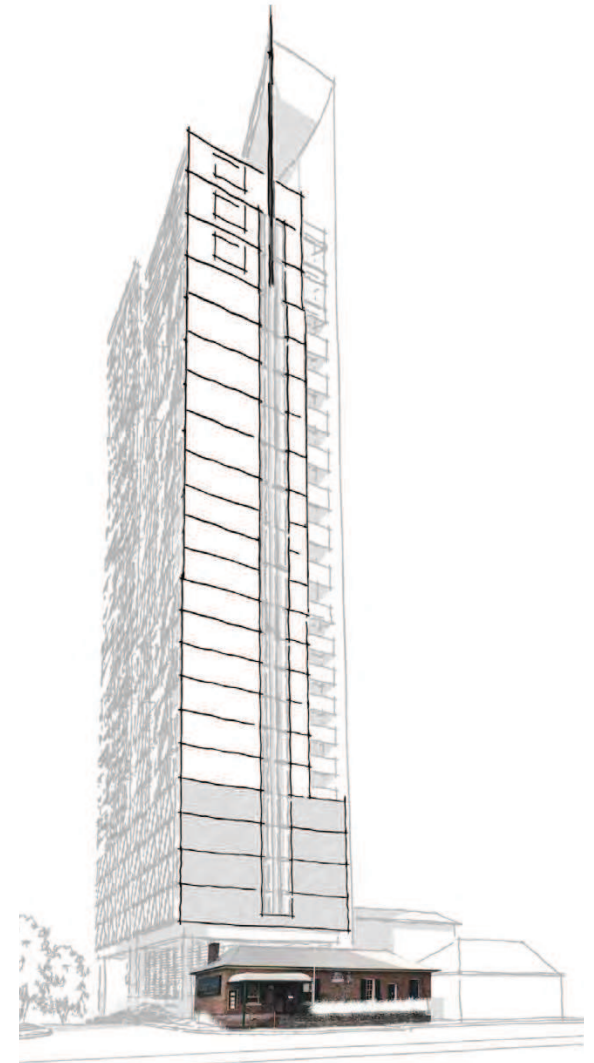


Figure 23 - Relationship between heritage cottage and 80m tower scheme (Source - JSA Studio)

5.0 Desired Future Character

The desired future character for the subject site is informed by:

- 1) Objectives of adopted policies; and
- 2) Recent development.

5.1 Adopted Policies

A Plan for Growing Sydney (2015)

- Parramatta is identified in *A Plan for Growing Sydney* (2015) as Sydney's second CBD within the Global Arc.
- Direction 1.2 of Goal 1 of *A Plan for Growing Sydney* encourages the growth of Parramatta through improved integration with other precincts within Greater Parramatta, continued development within the Commercial Core and diversification of employment types (p 30).

Parramatta City Centre LEP (2007)

The growth of the Parramatta City Centre as encouraged by A Plan for Growing Sydney is supported by the specific aims and objectives set out with the Parramatta City Centre LEP.

The aims for the City Centre LEP are as follows (Cl. 2):

- (2) The particular aims of this Plan are as follows:
- (a) to promote the economic revitalisation of the Parramatta city centre,
 - (b) to provide a planning framework for Parramatta to fulfil its role as a primary

- centre in the Sydney Metropolitan Region,
- (c) to protect and enhance the vitality, identity and diversity of the Parramatta city centre and promote it as a pre-eminent centre in the Greater Metropolitan Region,
 - (d) to promote employment, residential, recreational, arts, social, cultural and tourism opportunities within the Parramatta city centre,
 - (e) to facilitate the development of building design excellence appropriate to a regional city and to improve the quality of urban design and ensure the public domain is safe and attractive,
 - (f) to enhance access to Parramatta, particularly by public transport, walking and cycling,
 - (g) to encourage responsible management, development and conservation of natural and man-made resources and to ensure that the Parramatta city centre achieves sustainable social, economic and environmental outcomes,
 - (h) to protect and enhance the environmentally sensitive areas and natural and cultural heritage of the Parramatta city centre for the benefit of present and future generations,
 - (i) to emphasise and interpret the role of the Parramatta River and its foreshore as an important natural focus and link through the Parramatta city centre,
 - (j) to respect, enhance and interpret the role and place of Parramatta Park and its historic views and setting as an important cultural and natural focus and link to all parts of the Parramatta city centre.

Under the LEP the subject site is classified as B4 Mixed Use, the objectives of which are as follows (Cl. 1 Zone Objectives and land use table – Zone B4 Mixed Use):

- To provide a mixture of compatible land uses.

- To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.
- To create opportunities to improve the public domain and pedestrian links within the Mixed Use Zone.
- To support the higher order Commercial Core Zone while providing for the daily commercial needs of the locality, including:
 - commercial and retail development,
 - cultural and entertainment facilities that cater for a range of arts and cultural activity, including events, festivals, markets and outdoor dining,
 - tourism, leisure and recreation facilities,
 - social, education and health services,
 - high density residential development.
- To protect and enhance the unique qualities and character of special areas within the Parramatta city centre.

Parramatta DCP (2011)

The subject site is located within the Parramatta City Centre, as per in Figure 4.3.3.1 of the Parramatta DCP 2011 (p 215). The objectives of Parramatta City Centre are as follows:

- *To support the primacy of the centres as an employment node with a strong commercial core occupied by high order quality commercial buildings.*
- *To support the commercial core with surrounding mixed use development that reinforces and complements the centre's core employment role.*
- *To ensure high quality design of buildings and public areas.*
- *To activate Parramatta River Edge and the relationship of*

the river to the city.

- *To provide for the conservation and interpretation of Parramatta's heritage.*
- *To improve the natural environment.*

The subject site is located within the River Foreshore Special Area of the Parramatta City Centre, as illustrated in Figure 4.3.3.7.1 of the Parramatta DCP 2011 (p 254). The objectives for development within the River Foreshore are as follows:

- O.1 To further enhance the Parramatta River foreshore as a natural asset for the city.*
- O.2 To reinforce and activate the river foreshore.*
- O.3 To enhance views to the river foreshore.*
- O.4 To improve connections to and along the river foreshore.*
- O.5 To enhance safety and amenity along the riverfront.*
- O.6 To support the river foreshore as a focal point for public activities and events.*

Design Parramatta (2012)

According to the Design Parramatta document, "Phillip Street will become an event promenade linking River Square, Parramatta Stadium and the wharf" (p 5).

Parramatta CBD Planning Strategy (2015)

According to the Strategy, the vision for Parramatta

is as follows: *“Parramatta will be Australia’s next great city, defined by landmark buildings and high quality public spaces with strong connections to regional transport. It will respects its heritage, be an exemplar in design excellence, facilitate job growth and ensure its streets are well activated”* (p 9).

Principles for development are as follows:

- P1 Achieve world’s best practice in the planning and development of cities.*
- P2 Achieve a strategic balance of land uses.*
- P3 Create an attractive and distinctive city skyline, defined by tall, slender towers.*
- P4 Create a liveable, active and highly desirable city.*
- P5 Promote economic diversity, prosperity and jobs growth.*
- P6 Improve the quality of urban design and the public domain.*
- P7 Achieve design excellence.*
- P8 Celebrate heritage and the natural environment.*
- P9 Facilitate the delivery of infrastructure to support Parramatta’s growth.*
- P10 Improve access to the regional transport network.*

Action 2 Primary Built Form Controls recommends:

- Amendment of maximum permissible FSR controls such that the majority of land within the Parramatta City Centre south of the Parramatta River has maximum permissible FSR 10:1; and
- Maximum permissible building heights within the City Centre are removed, as supported by Parramatta City Council’s Mayor Scott Lloyd recent confirmation that Council proposes to abolish building height limits in the Parramatta CBD:

“the abolition of building height limits was designed to encourage ‘world, class’ development.”

“Our aim is to create a compact CBD with tall slender buildings allowing natural sunlight and active streetscapes.”

“This new city planning framework will allow for significant increases in the number of works and residents across the City” (Silmalis, L 2014, ‘Skyscrapers are bound for Parramatta as building height limits scrapped’, Daily Telegraph, 25 October).

Action 3 Land Use Mix states the following:

- A3.3** *Controls designed to encourage employment uses should be targeted to high-yielding employment uses and not serviced apartments.*
- A3.4** *Subject to urban design testing, a minimum non-residential FSR of 1:1 must be achieved for all sites in the mixed use zone of the Parramatta CBD. Non-residential FSR exceeding*

this minimum requirement should be exempt from the overall maximum FSR for mixed use zones.

A3.5 *Plan for the following jobs and dwelling targets in the Parramatta CBD to 2036, so as to ensure both a vibrant commercial and business centre and also an active '24 hour' living city environment:*

	Current (as at 2011)	Target (additional)	2036 Target (total)
Jobs	49,000	27,000	76,000
Dwellings	3,800	7,500	11,300

Action 5 Tower Slenderness states the following:

A5.1 *For sites greater than 1,000m², the floorplate Gross Building Area (measured to the external façade of the building, including balconies) of residential towers should be limited to a maximum of:*

A5.1.1 *800m² for residential buildings up to 75m in height (approx.. 25 storeys).*

A5.1.2 *950m² for residential buildings which are 75-105m in height (approx.. 25-35 storeys).*

A5.1.3 *1,100m² for residential buildings greater than 105m in height (approx.. 35 storeys).*

A5.2 *For sites less than 1,000m², the floorplate Gross Building Area (measured to the external façade of the building, including balconies) of residential towers will be determined through the design excellence process.*

Action 6 Design Excellence states the following:

A6.1 *Confirm the appropriateness of a 15% Floor Space Ratio (FSR) bonus for developments over 30m which demonstrate design excellence through a design competition process and whether a similar bonus should be provided to developments below 30m that achieve design excellence through a Design Review Panel process.*

Parramatta City River Design and Activation Plan (McGregor + Coxall 2015)

Under the Parramatta City River Design and Activation Plan, the subject site is located within City Quarter East. The Plan includes the following Future Character Statement for the Quarter:

"City Quarter East would form a visible extension to River Square and Riverside Terrace. Located within the banks of Parramatta River would be Parramatta River's City Beach, Parramatta's very own urban beach where deck chairs, sand, parasols and sporting activities adorn Parramatta River.

Located adjacent to City Beach is Riverside Walkway, an active pedestrian walkway that would be fronted by café's, restaurants, bars and retail all with expansive views looking over Parramatta River. Complementing these active spaces is a collection of terraced spaces that step down towards a naturalised river edge, establishing a more passive river character." (p 80).

5.2 Recent Development

Built form within the Parramatta City Centre is undergoing transition:

- A number of applications are listed by the JRPP as being under assessment or approved within the City Centre.
- 330 Church Street approved by Department of Planning through Part 3A application. (Figure 24)
- Council website lists a number of major projects as being in the initial tender/early design stages.

Recent developments are predominantly:

- High quality mixed use developments having undergone design excellence review;
- Within the Mixed Use Urban Frame of the Parramatta City Centre;
- Have tall, slender forms and heights between 6 and 90 storeys;
- Where consistent with adjoining development, have nil street setback to enable the provision of ground floor retail with active street frontages; and
- Where secondary/rear frontage to Parramatta River Foreshore, improve pedestrian access to the Foreshore.



Figure 24 - 330 Church Street (Source - Tony Caro Architecture)

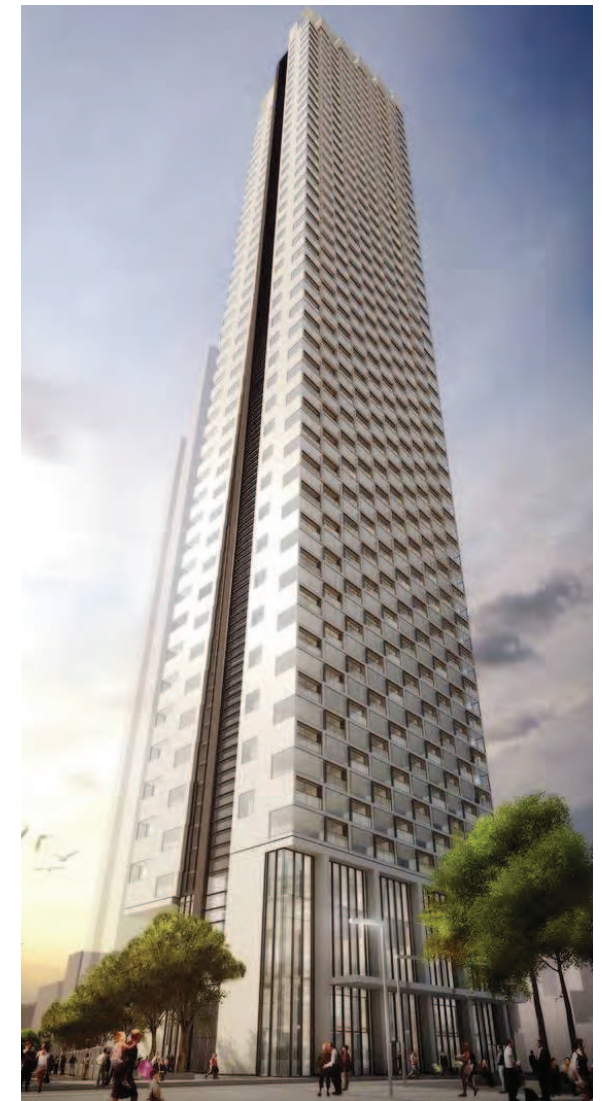


Figure 25 - Aspire Tower (Source - Grimshaw Architects)

5.3 Future Character

Figure 26 illustrates the Parramatta City River Strategy's desired future built form on Phillip St fronting onto the river foreshore. The desired character is to have;

- A series a tall slender towers above podiums;
- Ground floor interaction with the river foreshore;
- A series of plazas, terraces, esplanades and active walkways fronting the river foreshore;
- A 'City Beach' with appropriate amenities to support it; and
- Pedestrian connections between the foreshore and Phillip St.

The desired character set out by the Parramatta City River Strategy fails to take into consideration that the subject site is in private ownership and should not be allocated to open space. Figure 26 indicates how the existing concept can be amended to allow development on the subject site, while retaining the desired future character.

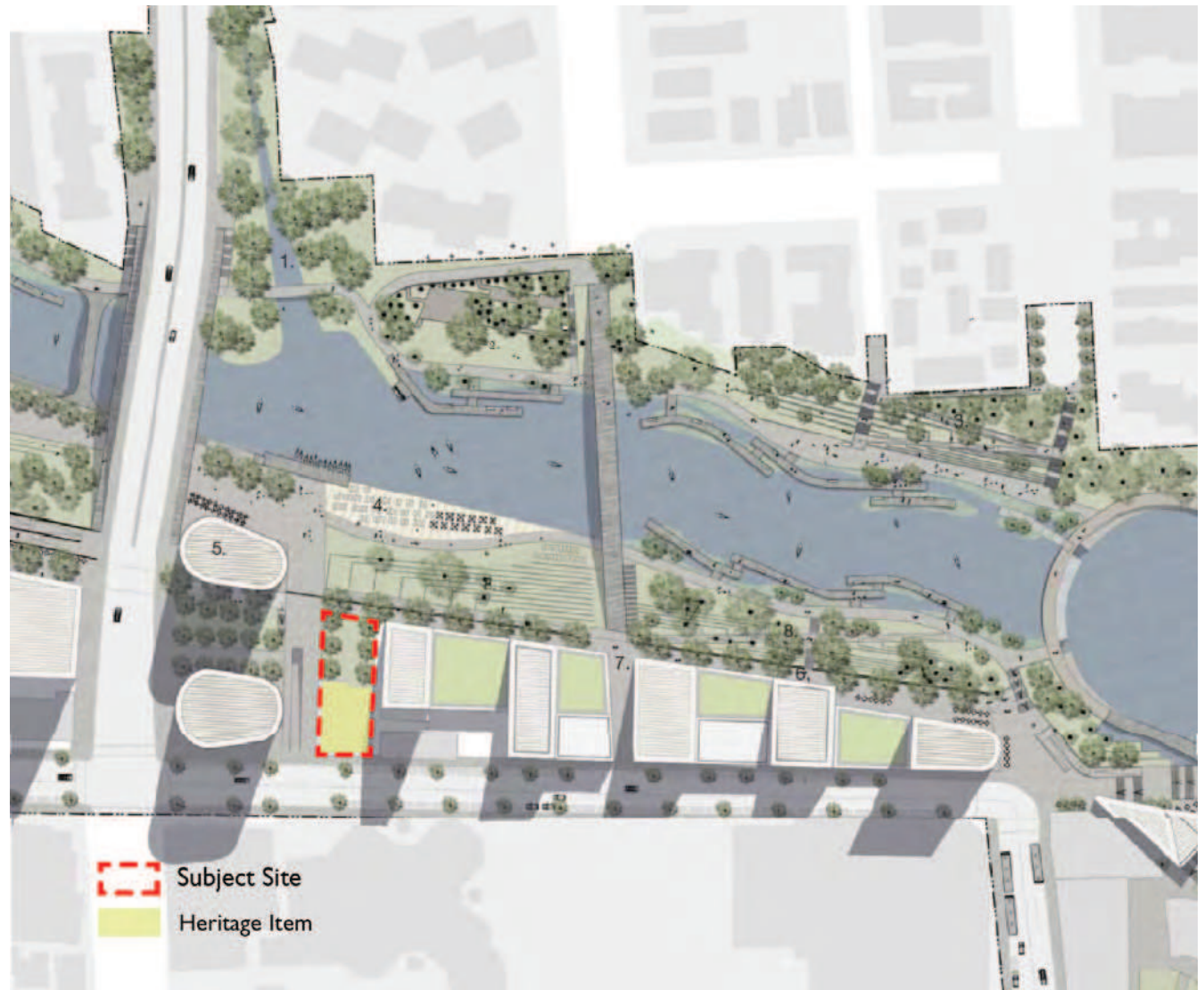


Figure 26 - Parramatta River Landscape Concept (Source - Draft Parramatta City River Strategy Design and Activation Plan)

Figure 27 demonstrates how the proposed development fits in with the Parramatta City River Strategy whilst also developing the land behind the heritage building, by;

- Having a tower that has a tall slender appearance;
- An open ground floor that allows for pedestrians to move from Phillip St to the River Foreshore;
- The tower lifted up from ground level giving a visual connection from Phillip St to the Foreshore;
- Lower ground floor retail element that would allow for activation directly fronting the foreshore;
- Evenly spacing the proposed towers and providing a greater link from Phillip St to the pedestrian bridge over the river;
- Having one tower instead of two located to the west of the site as it is unlikely that two towers could be accommodated;
- Maintaining the heritage cottage and providing a curtilage around it by setting the building back from it.

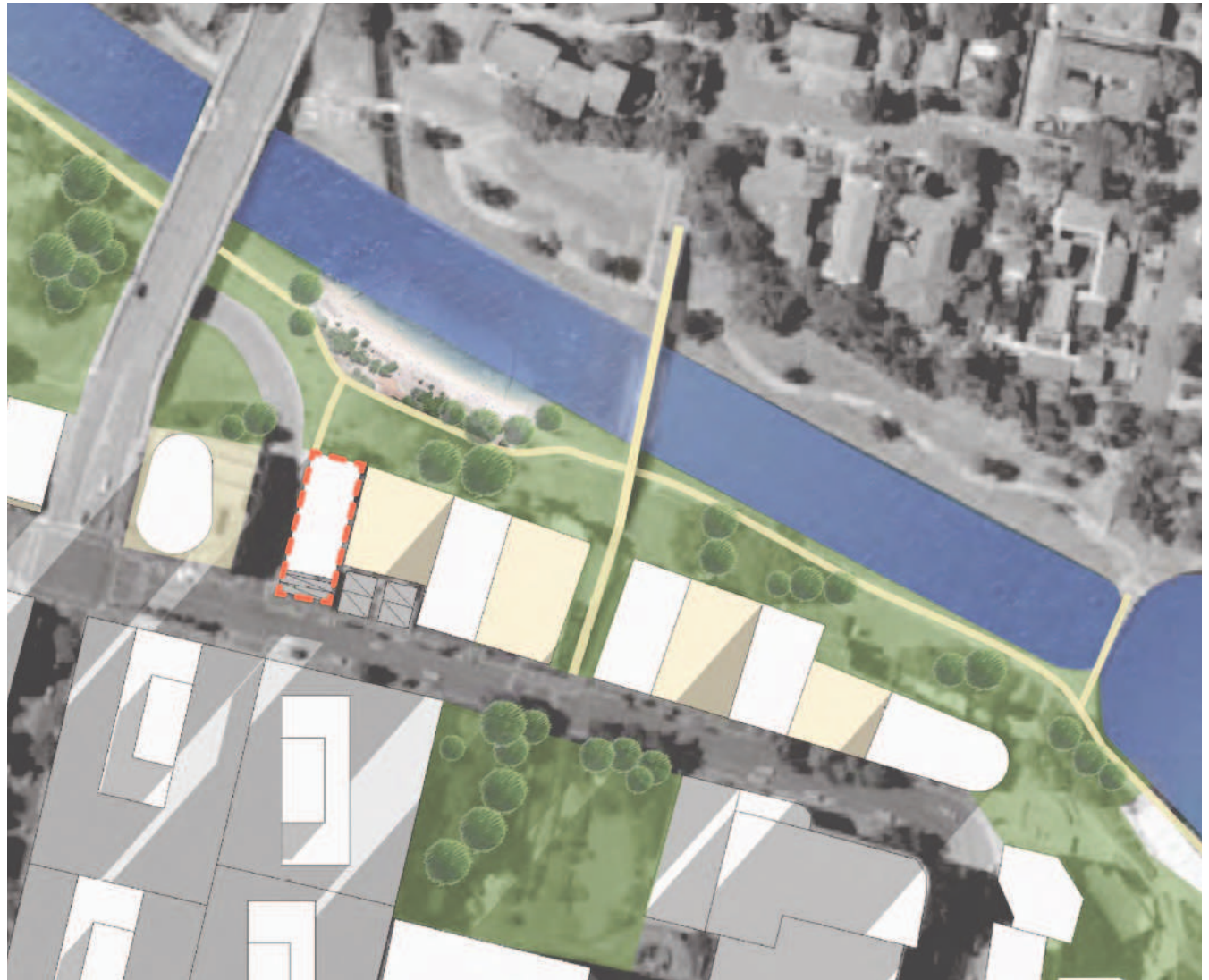


Figure 27 - Urban Design Concept Plan

The Parramatta River Landscape Concept (figure 28) shows a series of slender towers with taller towers that bookend the site. The central element of the concept are the twin curved towers that exceed the height of all other towers. As it is unlikely that the tower closer to the foreshore on public land is achievable, the proposed desired future character (Figure 29) shows how the taller height of the subject site builds up to the tall iconic tower proposed by the Parramatta City River Strategy.

The proposed desired future character (Figure 29) shows series of towers on top of podiums;

- Complying with SEPP 65 requirements through the use of narrow width towers to help with cross ventilation and 24m separation between towers as per the requirements for towers of this height;
- In order to achieve a suitable FSR the result is the towers will need to be of a similar height to the proposed tower;
- The resulting SEPP 65 tower form creates a slender tower profile; and
- Taller towers to bookend the site building up to an iconic taller tower.



Figure 28 - Parramatta River Landscape Concept Perspective (Source - Draft Parramatta City River Strategy Design and Activation Plan)

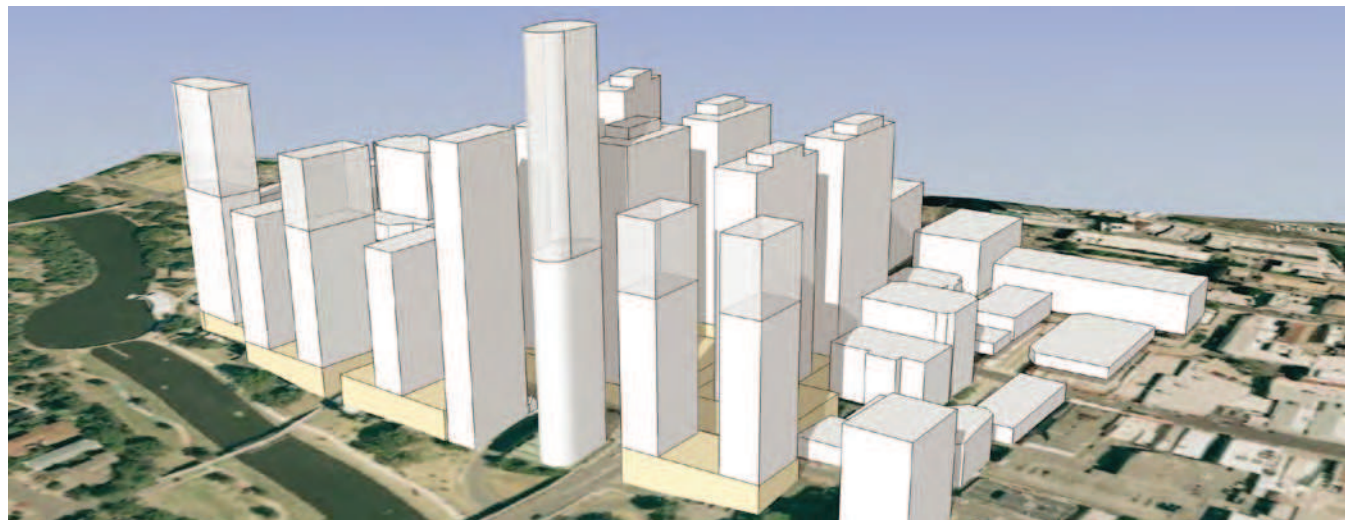


Figure 29 - Proposed desired future character.

6.0 Assessment of Proposal

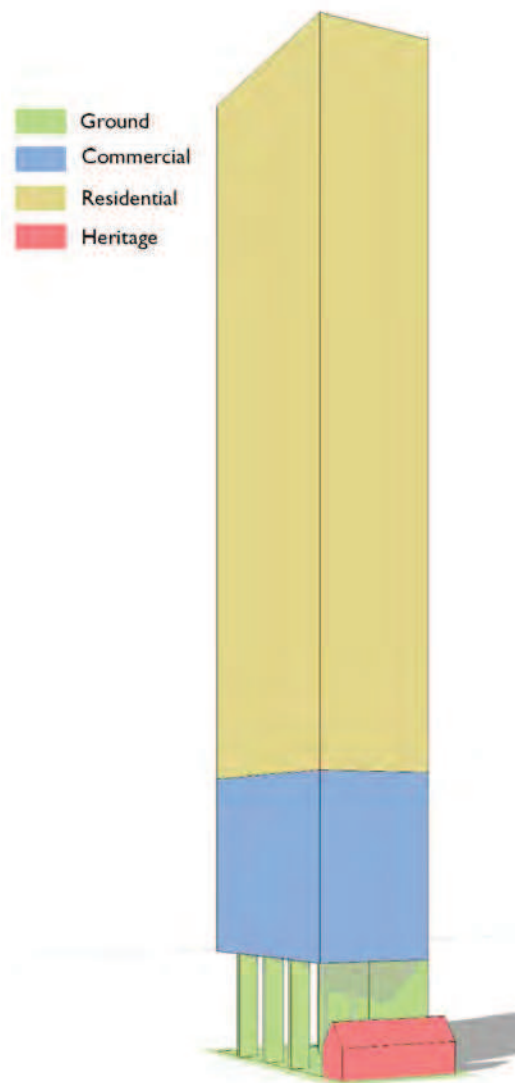


Figure 30 - Proposed built form envelope

The planning proposal seeks the amendment of site-specific planning controls as follows:

- Increase in maximum permissible FSR to 16.2:1.
- Increase in maximum permissible height to 132 metres.

The proposed built form envelope compliant with proposed controls is described as follows (see Figure 30):

- Open and publically accessible ground floor with:
 - floor-ceiling height greater than that which is approved under the existing approval for the subject site,
 - improving sight lines, and improved pedestrian accessibility between Phillip Street and the Parramatta River Foreshore.
- 6 storeys of commercial floor space,
- 29 storey residential component plus 3 storeys of building articulation at roof level.

This section assesses the urban design suitability of the proposed envelope.

6.1 Desired Future Character

The proposed amendment to planning controls is considered compliant with the desired future character, derived from adopted policies and recent policies:

6.1.1 Adopted Policies

The proposed amendment is consistent with the objectives of adopted policies:

- Consistent with the desire for the growth of Parramatta CBD, as outlined within A Plan for Growing Sydney, as it facilitates the development of a building with height, bulk and scale greater than that which is permitted by

existing controls.

- Consistent with the aims of the Parramatta City Centre LEP.
- Consistent with the objectives of the B4 Mixed Use Zone (see Table 2).
- Notwithstanding the subject site's location within the B4 Mixed Use Zone, the proposed amendments are consistent with the objectives of the B3 Commercial Core Zone located on the southern side of Phillip Street.
- Consistent with the objectives of the Parramatta City Centre and River Foreshore Special Area set out within the Parramatta DCP 2011.
- Consistent with the recommendations of the adopted (27 April 2015) CBD Planning Strategy, providing a tall, slender tower (p 18).
- The proposed amendment does not impede Council's desire for Phillip Street to become an event promenade, as set out within Design Parramatta (2012).

6.1.2 Recent Development

The proposed amendment enables the development of a building consistent with recent development:

- Mixed use development within the Mixed Use Urban Frame of the Parramatta City Centre.
- Consistent with applications currently in the initial tender, early design and under assessment, as well as recent approvals, responding to design excellence requirements and site development potential as opposed to planning controls (i.e. 330 Church Street having height 56 storeys approved under Part 3A of the Act and 160-162 Church Street having height 90 storeys currently being assessed by Council as part of the JRPP assessment process).

OBJECTIVES	COMMENT	COMPLIANCE
<ul style="list-style-type: none"> • <i>To provide a mixture of compatible land uses.</i> 	<p>The proposed amendment to planning controls enables the greater provision (in terms of floor space) of compatible land uses within a mixed use development.</p>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.</i> 	<p>The proposed amendment to planning controls enables the provision of a mixed use development proximate to public transport hubs Parramatta Ferry Wharf (260 metres), Railway Station and Bus Interchange (800 metres).</p> <p>The site adjoins the Parramatta River Foreshore which contains a dedicated walking/cycling path. Pedestrian accessibility and sight lines between the Foreshore and Phillip Street are improved through an increased floor-ceiling height at the ground floor.</p>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>To create opportunities to improve the public domain and pedestrian links within the Mixed Use Zone.</i> 	<p>The proposed amendments enable the development of a building that:</p> <ul style="list-style-type: none"> • Improves pedestrian links between Phillip Street and the Parramatta River Foreshore through an open and publically accessible ground floor porico with increased floor-ceiling heights. • Addresses the heritage cottage at the Phillip Street frontage of the site through setback of building mass from the cottage. • Impacts to the public domain are mitigated (see Section 6.6 of this report). 	<input checked="" type="checkbox"/>

Table 2 - Cl. 12 Zone objectives and land use table – Zone B4 Mixed Use

<ul style="list-style-type: none"> • <i>To support the higher order Commercial Core Zone while providing for the daily commercial needs of the locality, including:</i> • <i>commercial and retail development,</i> • <i>cultural and entertainment facilities that cater for a range of arts and cultural activity, including events, festivals, markets and outdoor dining,</i> • <i>tourism, leisure and recreation facilities,</i> • <i>social, education and health services,</i> • <i>high density residential development.</i> 	<p>The proposed amendments supports the higher order Commercial Core by facilitating the development of a mixed use tower, creating increased employment and residential opportunities within Parramatta City Centre's Mixed Use Urban Frame.</p>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> • <i>To protect and enhance the unique qualities and character of special areas within the Parramatta city centre.</i> 	<p>The Parramatta City Centre Urban Design Analysis (2012) found that the portion of Philip Street to which the subject site has primary frontage has a low level of pedestrian activity (p 11). The proposed amendment enables the development of a mixed use building, increasing the local captive population and thus pedestrian activity, enhancing the character of the locality.</p>	<input checked="" type="checkbox"/>

Table 2 - Cl. 12 Zone objectives and land use table – Zone B4 Mixed Use

6.2 Height

Under existing planning controls, the subject site has a maximum permissible height of 80 metres. The planning proposal seeks the site-specific amendment of controls such that development to a maximum height of 132 metres is permissible.

The increase is considered acceptable for the following reasons:

- Under the adopted (27 April 2015) CBD Planning Strategy the removal of maximum building height controls is recommended (p 13).
- The site is within an area undergoing transition to uses with greater height, bulk and scale.
- The proposed amendment enables development of the subject site consistent with applications currently in the initial tender, early design and under assessment, as well as recent approvals.
- The site is within walking distance of major public transport hubs Parramatta Ferry Wharf (260 metres) and Railway Station and Bus Interchange (550 metres).
- The increased height:
 - Enables the development of a tall, slender structure consistent with the desired future character.
 - Enables the development of a structure with a greater floor-ceiling height at the

OBJECTIVES	COMMENT	COMPLIANCE
a) <i>to allow sunlight access to key areas of the public domain by ensuring that further overshadowing of parks, the river and community places is avoided or limited during nominated times,</i>	Overshadowing impacts of development enabled by the proposed increase in height are considered acceptable (see Section 6.6.1 of this report).	☑
b) <i>to provide high quality urban form for all buildings,</i>	The proposed amendments to existing planning controls enable the development of a tall, slender building: <ul style="list-style-type: none"> • Consistent with the desired future character; and • With greater floor-ceiling height at the ground floor, allowing there to be greater setback of the building mass from the heritage cottage at the Phillip Street frontage of the subject site and improving pedestrian access and sight lines between Phillip Street and the Parramatta River Foreshore. 	☑
c) <i>to maintain satisfactory sky exposure and daylight to existing buildings, to the sides and rear of tower forms and to public areas, including parks, streets and lanes,</i>	Overshadowing impacts of development enabled by the proposed increase in height are considered acceptable (see Section 6.6.1 of this report).	☑

Table 3 - Objects of the Parramatta City Centre Local Environmental Plan 2007 for Height

ground floor:

- Allowing there to be greater setback of the building mass from the heritage cottage at the Phillip Street frontage of the subject site. (Figure 37)
- Improves pedestrian access and sight lines between Phillip Street and the Parramatta River Foreshore.
- Will not have negative impacts to the Parramatta River Foreshore in terms of overshadowing or visual impact.
- Will have acceptable overshadowing impacts to the public domain (see Section 6.8.1 of this report).
- Addresses costs to the developer associated with:
 - Heritage conservation of the cottage.
 - Mitigation of flooding and acid sulfate soil impacts.
 - Increased structural costs resultant from design of a taller building.
 - Decreased floorplate efficiency resultant from design of a tall, slender building set back from heritage item.
- Consistent with the height objectives set out within Cl. 21 of the Parramatta LEP (see Table 3):

d) to ensure that taller development occurs on sites capable of providing appropriate urban form and amenity,	The subject site has sufficient area to enable the development of a tall, slender building consistent with the desired future character.	☑
e) <i>to require the height of future buildings to have regard to heritage sites, and their settings, their views and their visual interconnections,</i>	The proposed amendments to existing planning controls enable the development of a tall, slender structure with greater floor-ceiling height at the ground floor, allowing greater setback of the building mass from the heritage cottage at the Phillip Street frontage of the subject site. The proposal is supported by a Heritage Impact Study prepared by Archnex Designs.	☑
f) <i>to ensure the preservation of historic views shown in the City Centre Development Control Plan.</i>	As seen in Section 3.5, development compliant with the proposed controls will not impact key views within the Parramatta City Centre.	☑

Table 3 - Objects of the Parramatta City Centre Local Environmental Plan 2007 for Height

6.3 Bulk

Under existing planning controls, the subject site has a maximum permissible FSR of 6:1. The planning proposal seeks the site-specific amendment of controls such that development to a maximum FSR of 16.2:1 is permissible.

The increase is considered acceptable for the following reasons:

- Under the adopted (27 April 2015) CBD Planning Strategy, it is recommended that the maximum permissible FSR of most of the Parramatta City Centre (including the subject site) be increased to 10:1 (p 11).
- The site is within an area undergoing transition to uses with greater height, bulk and scale.
- The proposed amendment enables development of the subject site consistent with applications currently in the initial tender, early design and under assessment, as well as recent approvals.
- The site is within walking distance of major public transport hubs Parramatta Ferry Wharf (260 metres), Railway Station and Bus Interchange (800 metres).
- The increased FSR:
 - Enables the development of a tall, slender structure consistent with the desired future character.

OBJECTIVE	COMMENT	COMPLIANCE
<i>a) to ensure a degree of equity in relation to development potential for sites of different sizes and for sites located in different parts of the Parramatta city centre,</i>	The development potential of adjoining and nearby sites is not impacted by the proposed amendments to planning controls: <ul style="list-style-type: none"> • Overshadowing impacts of the proposed increase in bulk are considered acceptable (see Section 6.6.1 of this report). • Future development should incorporate design measures including nil building address of the adjoining site to the east to a height of 8 storeys, allowing adjoining development to have nil side setback to a height of 8 storeys. 	☑
<i>b) to ensure that proposals for new buildings are assessed with due regard to the design excellence and built form provisions of this Plan,</i>	The built form envelope resultant of the proposed amendments to planning controls facilitates the development of a building with high architectural value (i.e. a tall, slender building consistent with desired future character).	☑
<i>c) to provide sufficient floor space for high quality development for the foreseeable future,</i>	The proposed amendment enables the development of a tall, slender tower of a high architectural quality, consistent with the desired future character for the Parramatta City Centre. Existing controls restrict the development potential of the subject site and hence do not respond to the objective.	☑

Table 4 - Objects of the Parramatta City Centre Local Environmental Plan 2007 for FSR

- Enables the development of a structure with a greater floor-ceiling height at the ground floor:
 - Allowing there to be greater setback of the building mass from the heritage cottage at the Phillip Street frontage of the subject site. (Figure 37)
 - Improves pedestrian access and sight lines between Phillip Street and the Parramatta River Foreshore.
- Will not have negative impacts to the Parramatta River Foreshore in terms of overshadowing or visual impact.
- Will have acceptable overshadowing impacts to the public domain (see Section 6.8.1 of this report).
- Consistent with the height objectives set out within Cl. 22 of the Parramatta LEP (see Table 4 below):

<p><i>d) to regulate density of development and generation of vehicular and pedestrian traffic,</i></p>	<p>The Parramatta City Centre Urban Design Analysis (2012) found that the portion of Phillip Street to which the subject site has primary frontage has a low level of pedestrian activity (p 11). The proposed amendment enables the development of a mixed use building, increasing the local worker base and residential population within the locality, thus increasing pedestrian activity.</p> <p>The subject site is within walking distance of public transport hubs Parramatta Ferry Wharf (260 metres), Railway Station and Bus Interchange (800 metres) and employment, education, retail and recreation services/opportunities, reducing future residents' reliance on private vehicle traffic. Nevertheless, future applications for development compliant with proposed FSR should be accompanied by a Traffic Impact Assessment.</p>	<input checked="" type="checkbox"/>
<p><i>e) to encourage increased building height and site amalgamation at key locations.</i></p>	<p>The proposed amendments seek an increased building height.</p> <p>The area of the subject site is sufficient to enable the development of a tall, slender building consistent with the desired future character for the Parramatta City Centre.</p>	<input checked="" type="checkbox"/>

Table 4 - Objects of the Parramatta City Centre Local Environmental Plan 2007 for FSR

Ground
Residential
Heritage

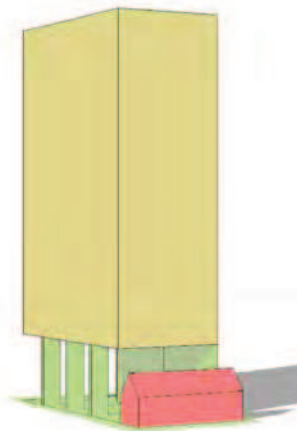


Figure 31 - 2012 Competition Winning Design

Height 15 Storeys (59m)
FSR 4.4:1

Ground
Commercial
Residential
Heritage

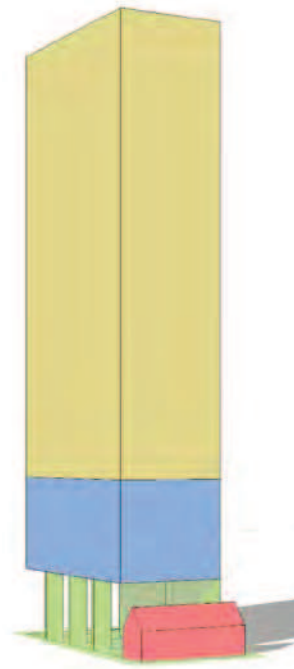


Figure 32 - 88m Tall Scheme

Height 25 Storeys (88m)
FSR 10:1

Ground
Commercial
Residential
Heritage

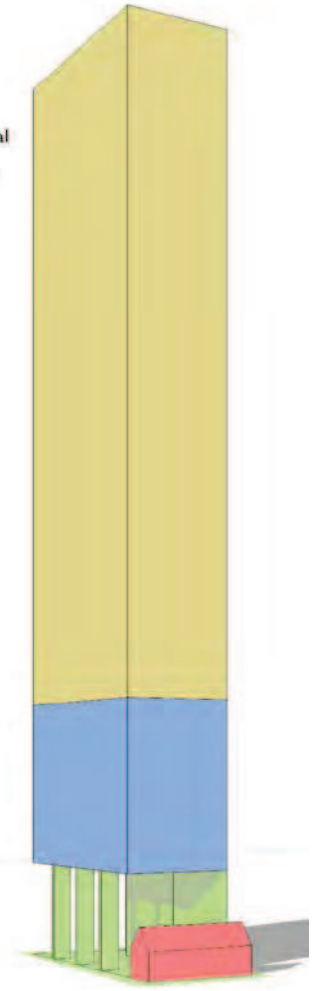


Figure 33 - 132m Scheme

Height 38 Storeys (132m)
FSR 16.2:1

The form of the DA approved competition winning design (Figure 31) is split into two main objects; the open ground floor element with exposed columns, and the main bulk of the tower.

- The concept of lifting the tower above ground level onto columns to give the heritage building a greater curtilage is not clearly resolved as the bulk and mass of the tower is visible behind the roof of the heritage cottage when viewed at ground level.
- The tower is limited in width by the small size of the land, and by limiting the height, its proportions create the appearance of a building that is short and unbalanced.
- The bulk of the tower looks heavy and out of proportion to its width and depth, creating a short and squat element slightly above an open ground floor.

The proposed 88m tall scheme (Figure 32) introduces commercial floors that adds a third element to the bulk of the tower.

- By adding an additional visual element to the tower, the bulk is divided into smaller parts creating greater visual interest.
- The overall height of the tower is increased giving the tower better proportions than the original scheme, as its height is greater than its width or depth.
- The commercial element isn't a sufficiently large enough element of the overall composition
- The bulk of the tower is still visible from ground level behind the heritage cottage.

The proposed 132m scheme (Figure 33) increases the size of all the elements creating a better composition of the tower.

- The increased height of the tower improves the proportions of the building.
- Each element is now a balanced part of the overall composition.
- The ground floor element has been lifted up higher allowing a greater separation between the tower and heritage building.
- There is a greater visual connection to the Parramatta River from Phillip St due to the increased height of the open ground floor.
- The commercial element is larger than the previous scheme, contributing more to the overall composition .

6.4 Built Form Relationship

Figure 34 illustrates the built form relationship between:

- The DA approved tower
- An 88 metre tower at the subject site and nearby compliant built form envelopes; and
- A 132 metre tower enabled by the proposed controls and nearby compliant built form envelopes.

The Figure illustrates that existing and future development in the locality is not impacted by a development compliant with proposed controls further than that which is expected of an 88 metre tower:

- Tall, slender and highly visible tower consistent with the desired future character.
- Greater floor-ceiling height at ground level, creating improved:
 - Visual connection and pedestrian accessibility between Phillip Street and the Parramatta River Foreshore;
 - Greater setback of building mass from heritage cottage at southern portion of site; and
 - Improved building address of the Parramatta River Foreshore.
- 6 storeys of commercial floor space, consistent with development along Phillip Street.

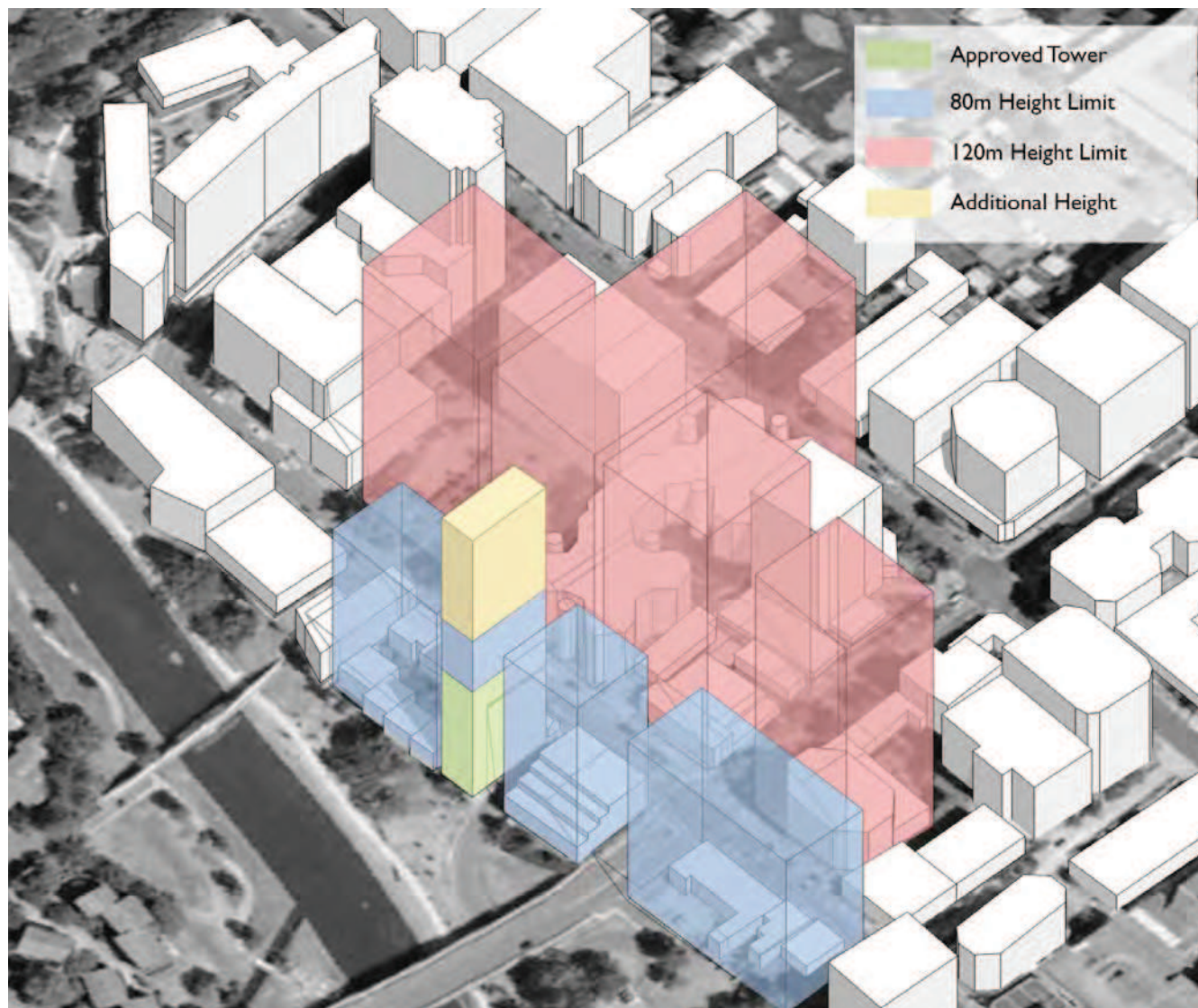


Figure 34 - DA approved tower and 132m tower envelopes in relation to allowable maximum height of surrounding sites

- Upper levels incorporating residential floor space does not preclude development of adjoining sites through isolation or overshadowing (see Section 6.9).
- Acceptable visual and heritage impacts (see Section 6.8).



Figure 35 - Relationship of proposed tower in green to other proposed towers in white. (Source - Parramatta City Council)

6.5 Subdivision Pattern, Building Edge and Setback Conditions

Existing subdivision and building edge patterns within the locality contribute to built-form having substantial bulk. The site area (908.1m²) enables the development of a tall and slender tower, consistent with the desired future character for the locality. The proposed increased height and FSR enables an open ground floor with greater floor-ceiling height, allowing:

- An open and publically accessible ground floor, improved pedestrian access and sight lines between Phillip Street and the Parramatta River Foreshore.
- Greater setback of building mass from the heritage cottage at the Phillip Street frontage. (Figure 37)

The eastern façade is left relatively blank from the ground floor through the commercial levels with recessed glazed elements at the lift lobbies and exposed structural columns in the centre of the façade. The residential levels have small secondary windows in alternating vertical and horizontal orientations to bedrooms, bathrooms and living spaces. These elements along with balconies in the centre of the façade help to break up the massing of the development.

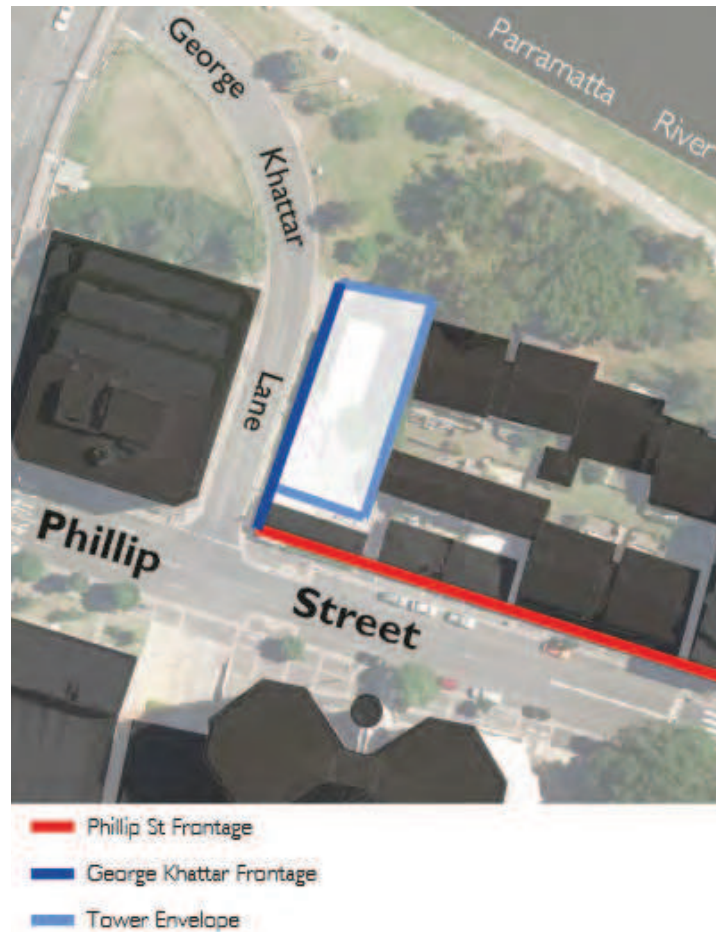


Figure 36 - Building Setbacks

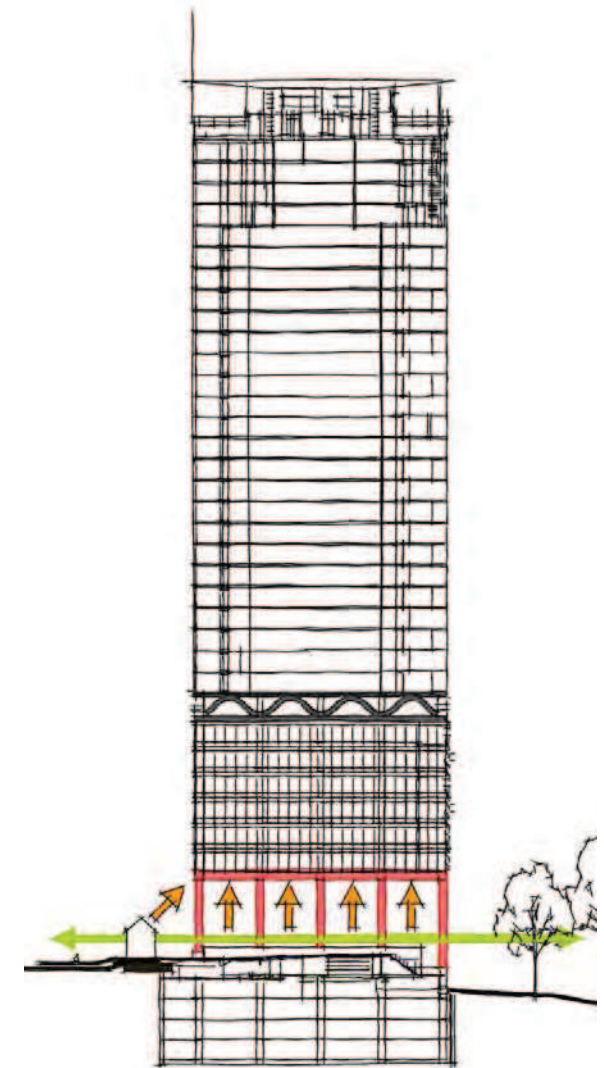


Figure 37 - Open ground floor portico and setback of building mass to heritage item (Source - JSA Studio)

6.6 Open Space

The proposed amendment enables the construction of a mixed use development incorporating commercial and residential floor space adjoining a high quality network of public open space, as described in Section 4.3 of this report it:

- Improves pedestrian access and sight lines between Phillip Street and the Parramatta River Foreshore through an open, publically available ground floor portico with increased floor-soffit heights (Figure 38),
- Creates a high amenity entrance to the Foreshore through ground floor ceiling artwork and stairway down from Phillip Street, and
- Creates views to the Foreshore and River from commercial office space and residential dwellings.

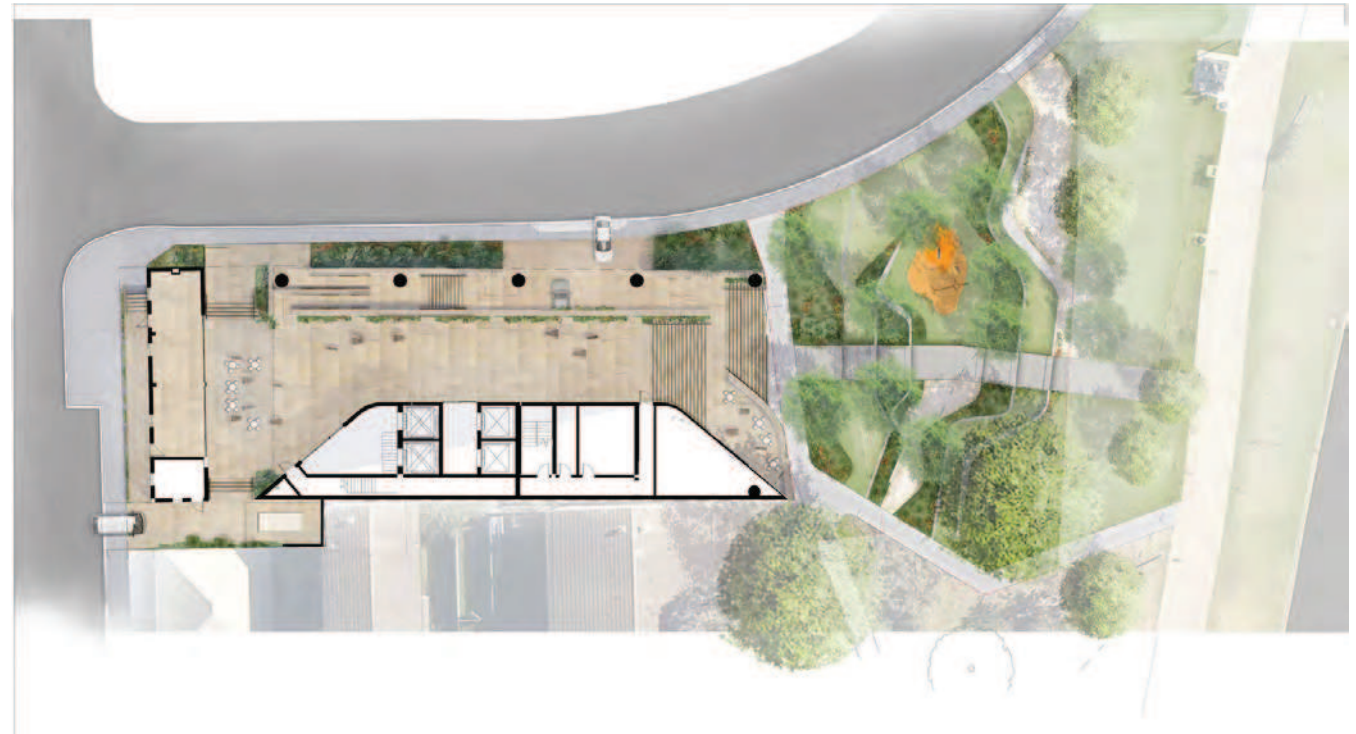


Figure 38 - Ground Floor Landscape Plan (Source - JSA Studio)

The Parramatta City River Strategy Design's proposed future character is to have greater activation and interaction with the river. The river frontage will become a series of plazas, terraces, esplanades, a beach, and active pedestrian walkways that would be fronted by cafes, bars and restaurants. (Figure 39)



Figure 39 - Parramatta River Landscape Concept (Source - Draft Parramatta City River Strategy Design and Activation Plan)

Directly to the north of the site in the proposed concept is the 'city beach', which would provide the community with a large beach and kayak / boat docking facilities. The proposed development ties directly into the river frontage concept as the pedestrian paths that go through the site from Phillip St would link to the new beach (Figure 40). The lower ground floor of the development has the potential for a café that would front towards the river, fulfilling the desired character of the River Strategy and providing amenity directly behind the beach.

The site to the east benefits from a wide frontage to Parramatta River allowing for future redevelopment of a similar tower over a podium. Given the width of the eastern site there is sufficient distance for the allowable SEPP 65 building setbacks between towers, allowing for glazing on the eastern façade of the proposed tower without prejudicing the neighbouring site.



Figure 40 - Urban Design Concept Plan

6.7 Pedestrian Circulation

The impacts of the proposed amendments to pedestrian circulation are a positive outcome for the Parramatta City Centre:

- The Parramatta City Centre Urban Design Analysis (2012) found that the portion of Philip Street to which the subject site has primary frontage has a low level of pedestrian activity (p 11). The proposed amendment enables the development of a mixed use building, increasing the local worker base and residential population within the locality, and thus increasing pedestrian activity.
- The subject site is within walking distance of public transport hubs Parramatta Ferry Wharf (260 metres), Railway Station and Bus Interchange (550 metres) and employment, education, retail and recreation services/ opportunities, reducing future residents' reliance on private vehicle traffic.
- Enables increased floor-soffit height at ground floor, improving pedestrian access and sight lines between Phillip Street and the Parramatta River Foreshore. (Figure 41)
- Ground floor commercial / cafe opportunities (indicated in yellow figure 41) will increase pedestrian movements through the site.

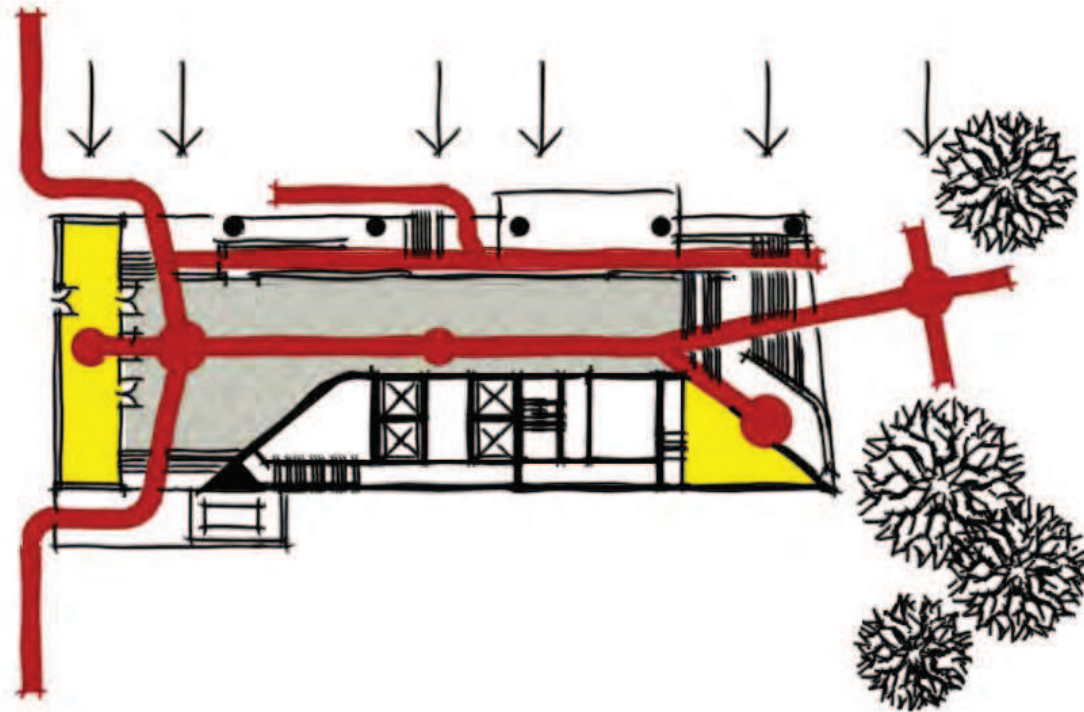


Figure 41 - Improved Pedestrian circulation at ground level (Source - JSA Studio)

6.8 Impacts

6.8.1 Overshadowing

The proposed amendments generate a tall, slender built-form envelope. The hour-by-hour (between 9am and 3pm on June 21) overshadowing impacts of the envelope (section 6.9 of this report) are considered acceptable as:

- The breadth of the shadow is mitigated through the envelope having:
 - Approximately north-south orientation.
 - Slender form consistent with the desired future character, minimising the length of time existing development to the south is overshadowed by future development of the subject site.
- The length of the shadow is mitigated by the height of existing development (to which overshadowing impacts are considered acceptable as said above) overshadowed by the proposed development. As development with greater height is permissible within these sites, their future development will further reduce the overshadowing impacts of development within the subject site.

6.8.2 Visual Impact

Development compliant with proposed planning controls will not impact key views within the Parramatta City Centre:

- The subject site is not identified as being within key view corridors within Figure 4.3.3.4 of the DCP (see Figure 14).
- The subject site is not identified as being within the Highly Sensitive Area identified within Figure 4.3.3.7.7 of the DCP. According to correspondence with Council (see Appendix A), development within the Parramatta City Centre need not address key views unless it is located within the Highly Sensitive Area.

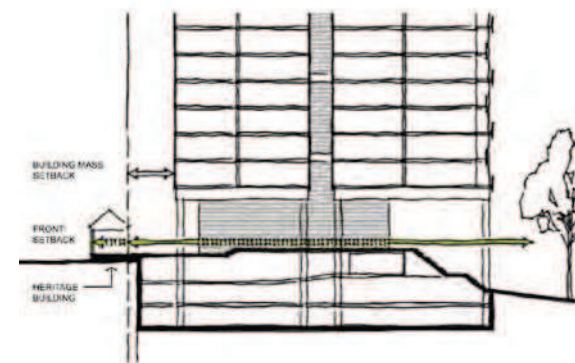
Development with greater height and scale than that which is currently permissible will therefore not have an adverse impact on historic views within the City Centre.

6.8.3 Heritage

The proposed amendments to existing planning controls enable the development of a tall, slender structure with greater floor-ceiling heights at the ground floor, allowing:

- Greater setback of the building mass from the heritage cottage (see Figure 42).
- Improved relationship between future development of the subject site and the heritage cottage

The proposal is supported by a Heritage Impact Study prepared by Archnex Designs.



Built form relationship between heritage and approved building mass (Source JSA Studio)

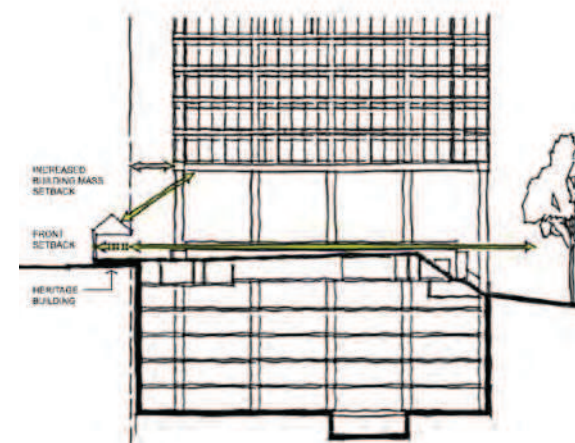




Figure 42 - Built form relationship between heritage and proposed building mass (Source JSA Studio)

6.9 Impact on Public Domain

- 60a Phillip St, immediately to the west of the site, is partially overshadowed at 9am but not overshadowed at all by 10am, therefore not being impeded by the proposed development.
- 93 Phillip St to the south-west of the site is overshadowed between 9am-11am, therefore not being impeded by the proposed development.



Figure 43 - Winter Solstice - 9am

-  approx. shadow cast by 88m tall building
-  approx. shadow cast by 132m tall building

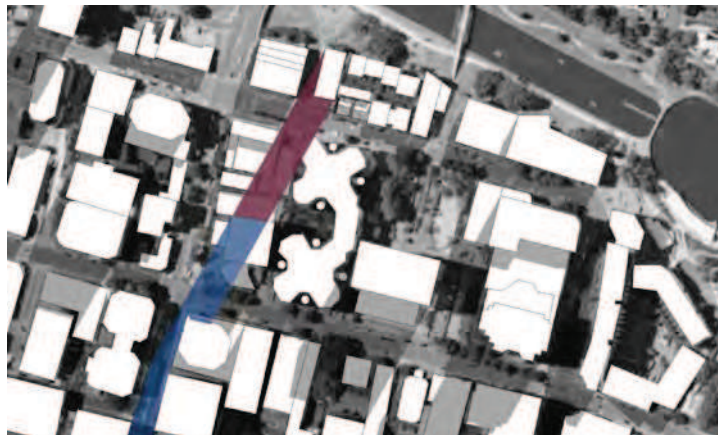
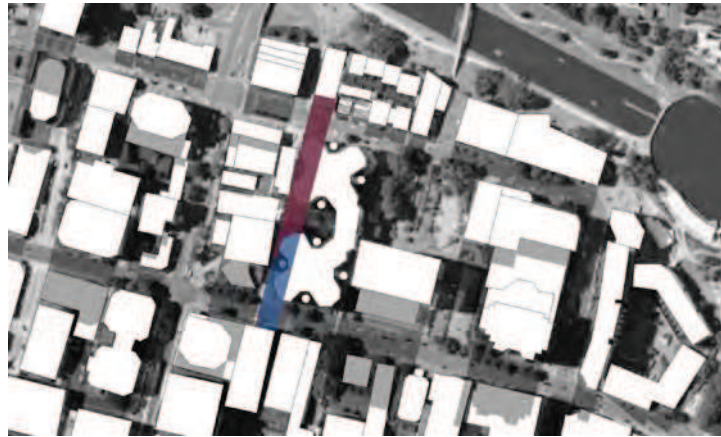


Figure 44 - Winter Solstice - 10am

- 97-99 Phillip St, immediately to the south, receives overshadowing between the hours of 11am and 2.30pm, due to the width of that site compared to the proposed development. The building still receives ample sunlight between the hours of 9am and 3pm without being adversely affected.
- 70-74 Phillip St, immediately east of the site, is a large site with small strata buildings; it is not overshadowed until 12pm, however the northern edge of the site is not overshadowed and could be developed in future.



- approx. shadow cast by 88m tall building
- approx. shadow cast by 132m tall building

Figure 45 - Winter Solstice - 11am

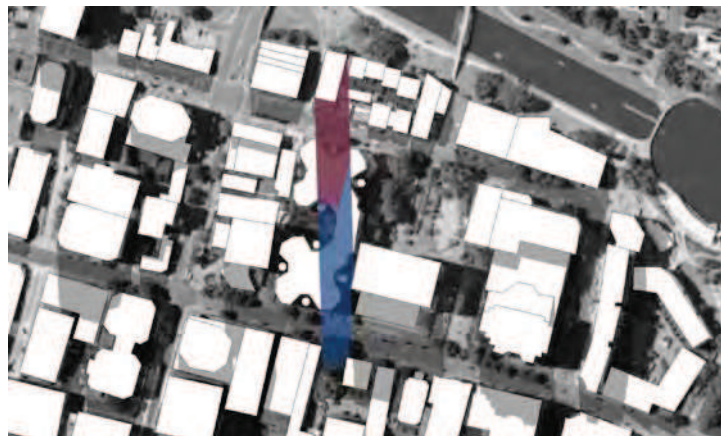


Figure 46 - Winter Solstice - 12pm

- 103-105 Phillip St the open space and carpark entrance to the south-east, is not overshadowed until 1pm, therefore not being impeded by the proposed development.
- 111 Phillip St on the corner of Phillip St and Charles St, is not overshadowed until 3pm, therefore not being impeded by the proposed development.



approx. shadow cast by 88m tall building

approx. shadow cast by 132m tall building

Figure 47 - Winter Solstice - 1pm



Figure 48 - Winter Solstice - 2pm

In Summary

- The slender form of the building results in a sundial shadow effect that minimises additional shadow impacts.
- Height of existing buildings to the south minimises the amount of buildings affected
- The proposed development does not adversely affect the surrounding buildings due to overshadowing at either the 80m or 132m heights.
- The limited width of the building minimises impact on views of the CBD from the north of Parramatta River.
- The proposed development is set against the backdrop of higher buildings between Phillip Street and the Parramatta railway station.
- There are no additional shadow impacts on the river foreshore to the north of the site.
- The constrained width of the site results in fewer apartments per floor which creates inefficiencies in the circulation and increases the FSR.
- The increased FSR addresses increased costs to the developer associated with:
 - The impact mitigation measures associated with the heritage building;
 - Flooding and acid sulphate soil impacts;
 - Increased construction, structural and services costs with taller buildings;
 - Decreased floor plate efficiency with a slender building form.

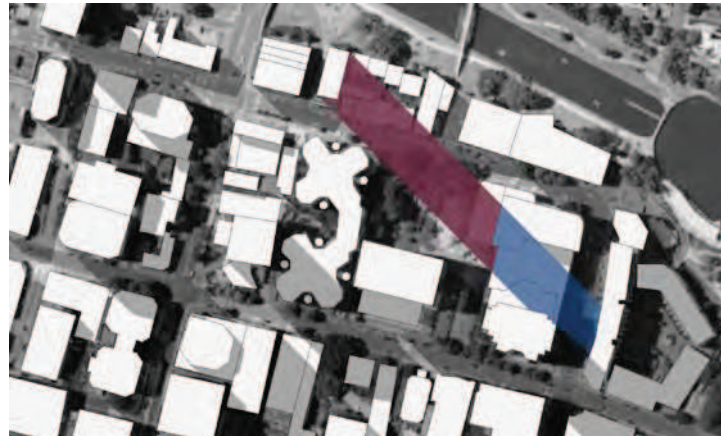


Figure 49 - Winter Solstice - 3pm

- approx. shadow cast by 88m tall building
- approx. shadow cast by 132m tall building

7.0 Conclusion

The Planning Proposal seeks the amendment of site-specific planning controls as follows:

- Increase in maximum permissible FSR to 16.2:1.
- Increase in maximum permissible height to 132 metres.

The above planning controls enable the development of a tall, slender, mixed use development. This Urban Design Report has assessed the urban design suitability of such a tall, slender tower and made the following findings:

- The proposal is consistent with the desired future character for the locality it is:
 - Consistent with adopted policies; and
 - Consistent with recent development.
- The proposal responds to the changing nature of character of built form in the Parramatta City Centre.
- Overshadowing impacts are acceptable.
- The proposal will not impact key views within the Parramatta City Centre.
- The proposal enables the development of a tall, slender tower with increased floor-ceiling height:
 - Increasing the setback of building mass from the heritage cottage.
 - Improving the relationship of future development with the heritage cottage.
 - Improved accessibility between Phillip Street and the Parramatta River Foreshore through an open, publically

accessible ground floor.

- The proposal enables development which better addresses the Parramatta River Foreshore.
 - Provides amenity to the proposed 'City Beach'
 - Provides activity to the foreshore through ground floor cafe facing the river.
- The proposal enables development which will increase pedestrian activity along Phillip Street and maximise opportunities afforded by the walkability of the Parramatta City Centre.

“the abolition of building height limits was designed to encourage ‘world, class’ development.”

“Our aim is to create a compact CBD with tall slender buildings allowing natural sunlight and active streetscapes.”

“This new city planning framework will allow for significant increases in the number of works and residents across the City” (Silmalis, L 2014, ‘Skyscrapers are bound for Parramatta as building height limits scrapped’, Daily Telegraph, 25 October).

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