

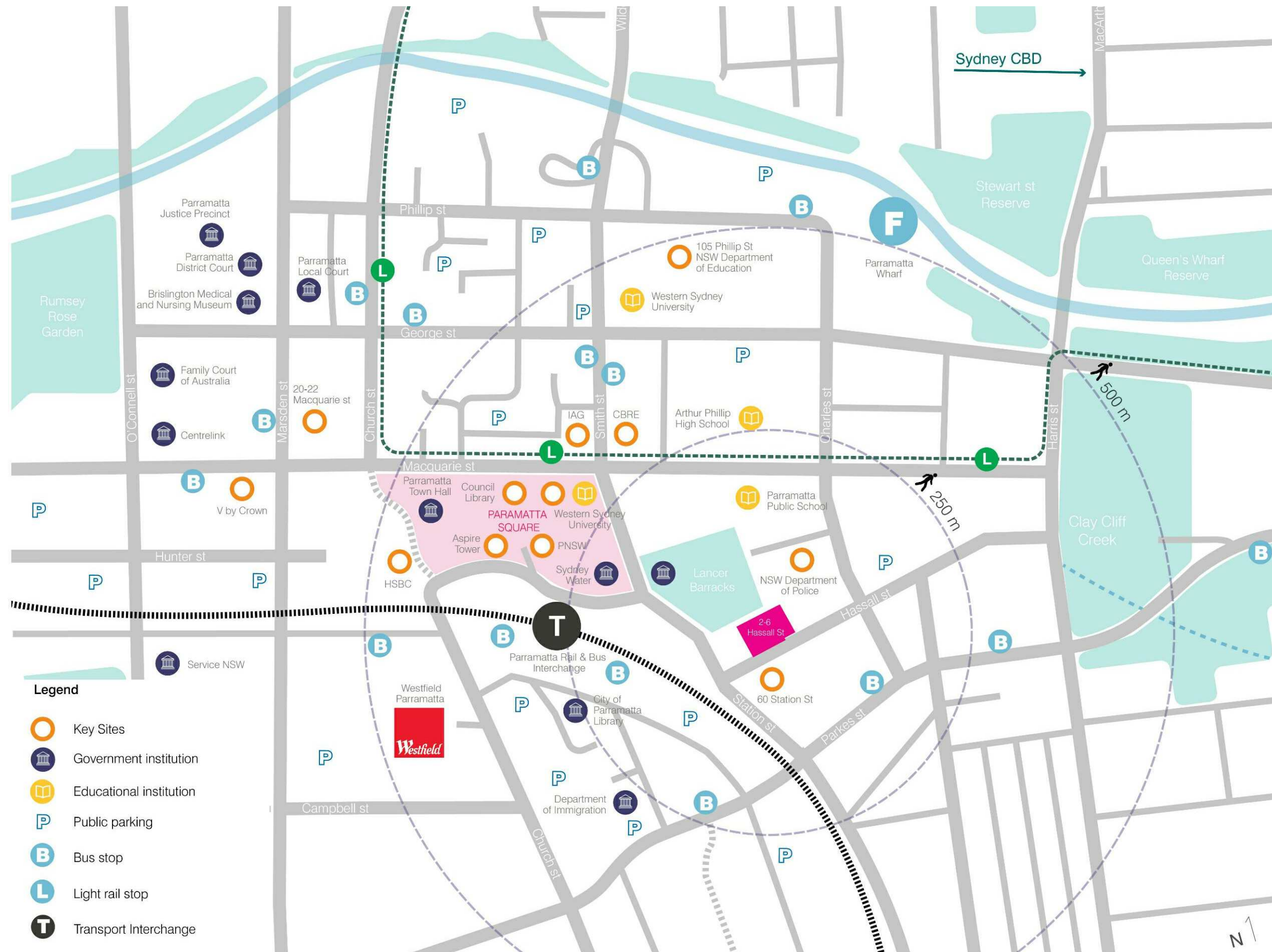
2 - 6 Hassall Street, Parramatta

Planning Proposal: Reference Design

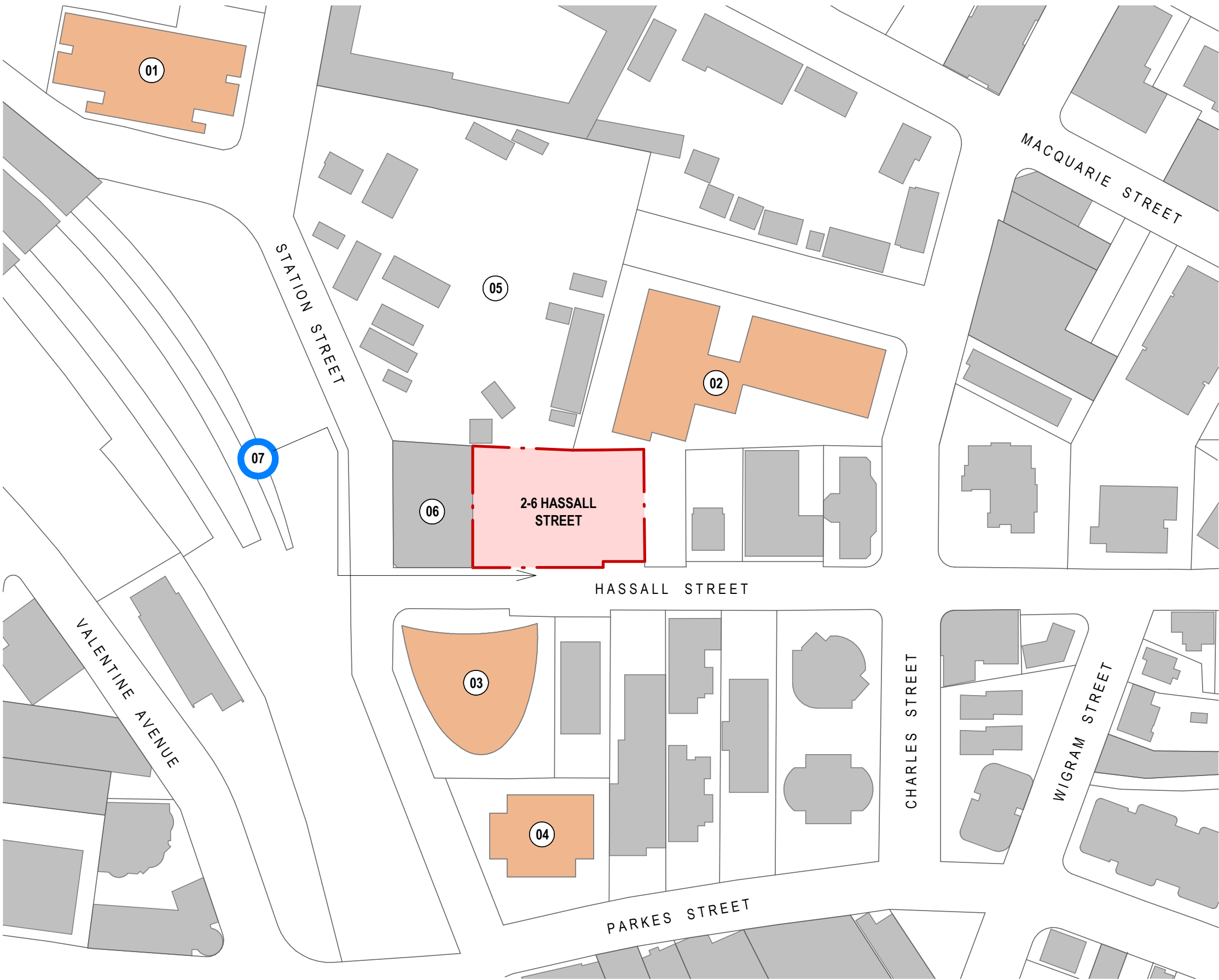
Date: March 20, 2018

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RD-00-03	Existing Planning Controls	C
RD-00-04	Proposed Planning Controls	C
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RD-01-03	Typical Podium Level	C
RD-01-04	Podium Terrace Level	C
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Reference Design : Context Reference Analysis



Reference Design : Lot Reference Analysis



Legend

- Commercial Towers -
- 01

Sydney Water
01 Smith Street (15 Storeys)
- 02

The Curtis Cheng Centre
01 Charles Street (60m - 15 Storeys)
- 03

Eclipse Tower
60 Station Street (90m - 19 Storeys)
- 04

Multicultural NSW
56 Station Street (10 Storeys)
- Other Key Sites -
- 05

Lancer Barracks (Heritage Item)
- 06

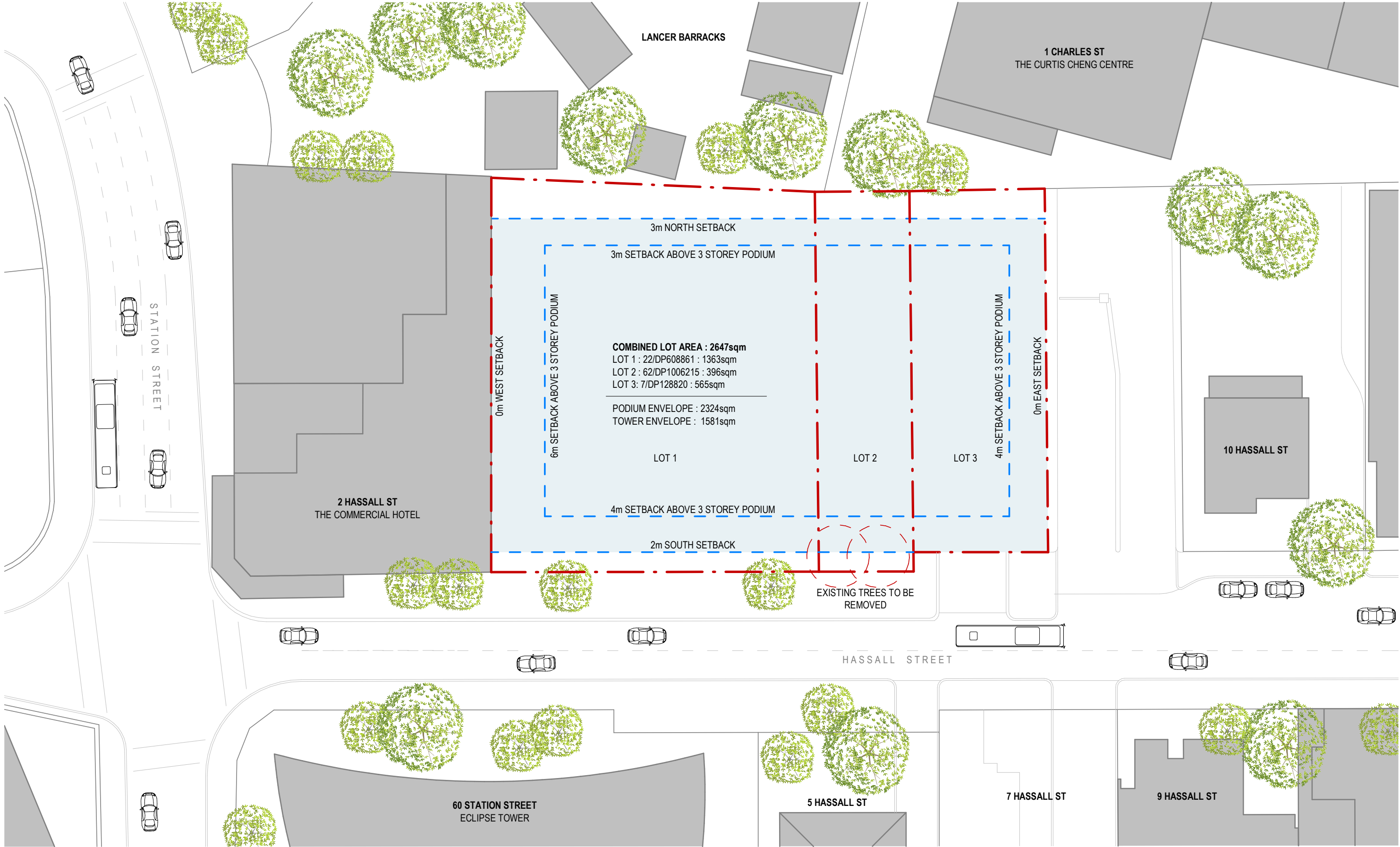
The Commercial Hotel (Heritage Item)
- 07

Railway Platform Entry & Exit

Reference Design : Existing Planning Controls Envelope



Reference Design : Proposed Planning Controls Envelope



Reference Design : Planning Controls Building Envelope Comparison

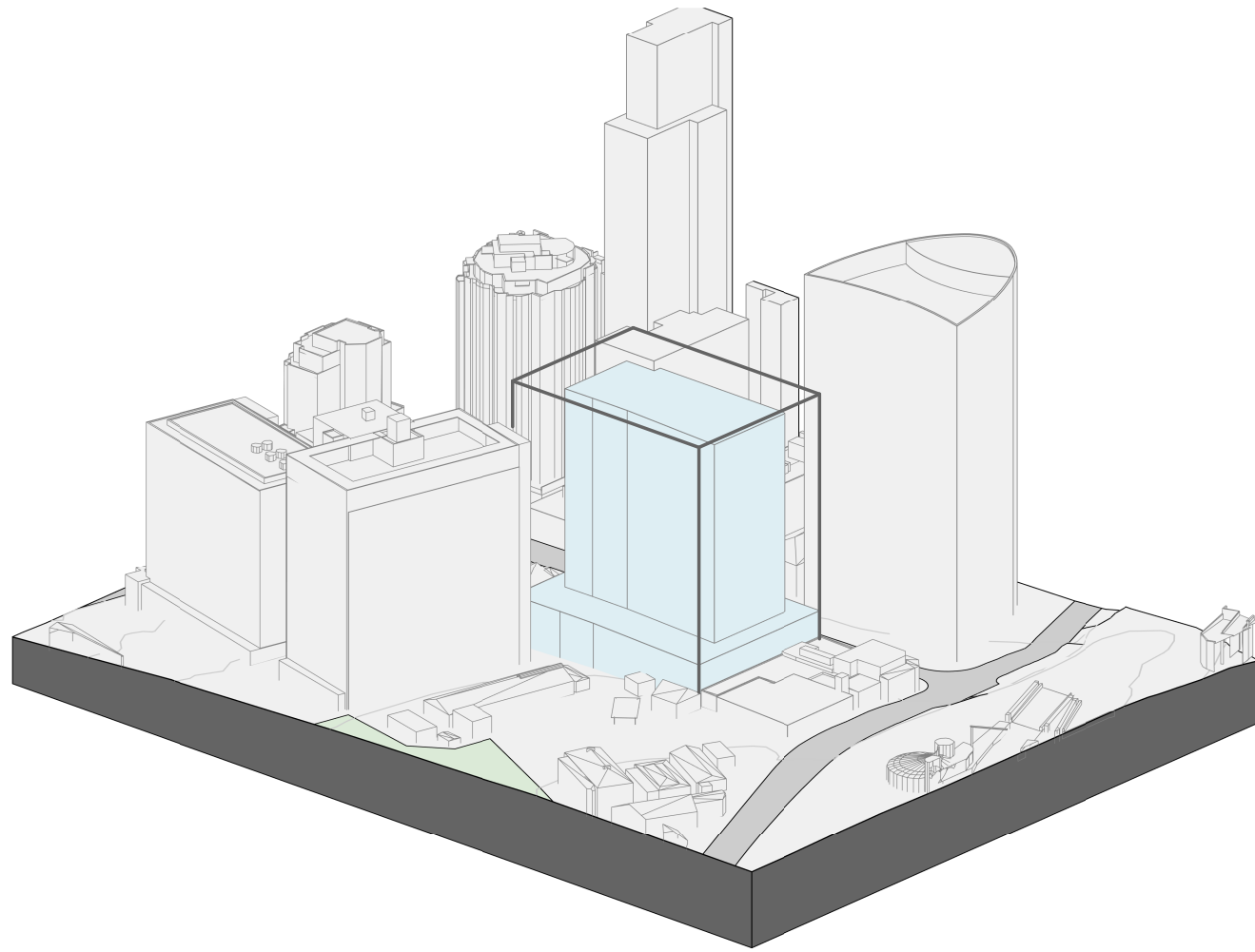


Diagram 01: Existing Planning Controls Envelope

6m Street Setback above 4 Storey Podium
6m Side Setbacks above 4 Storey Podium
12m Rear Setback above 4 Storey Podium

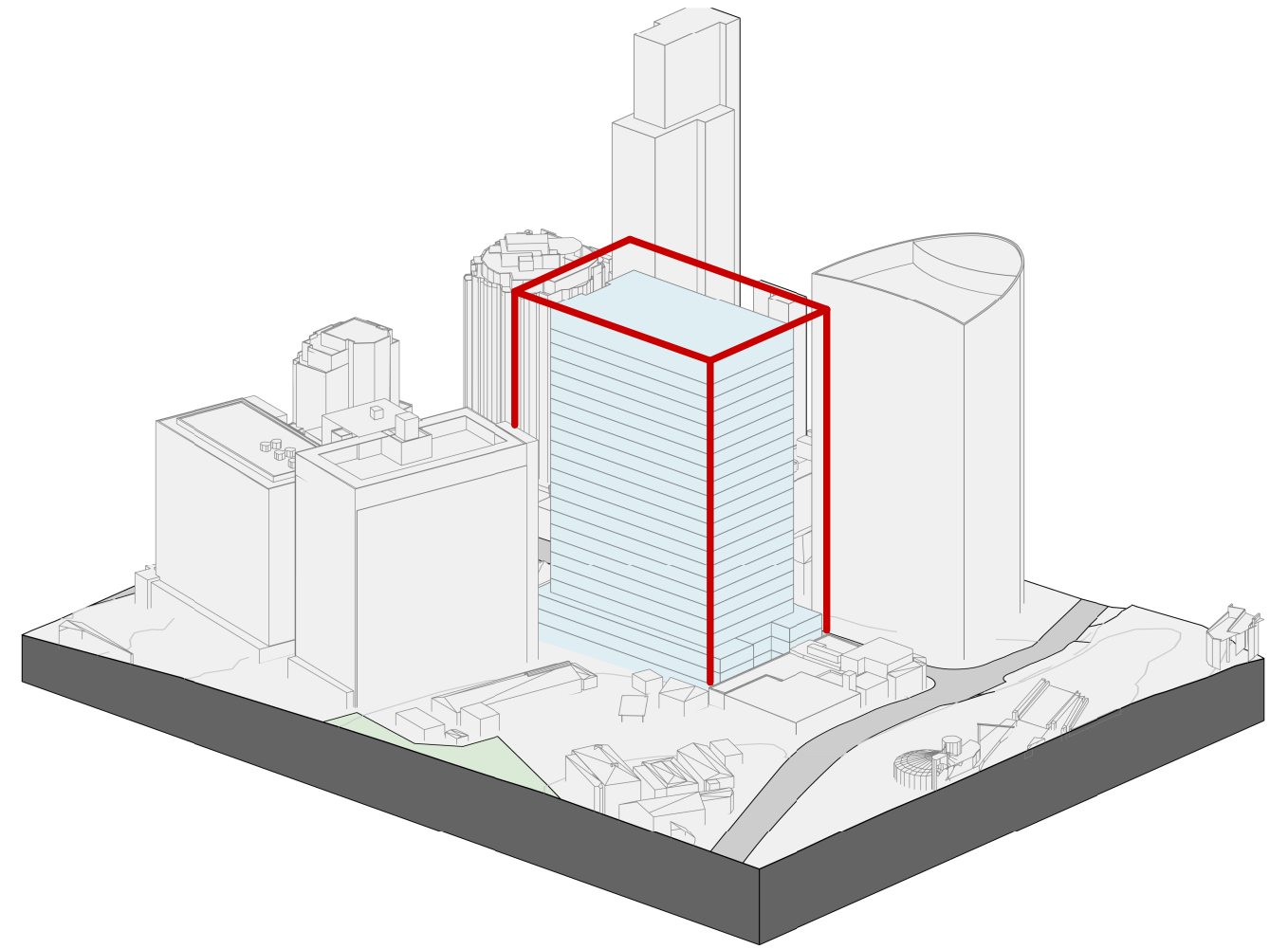


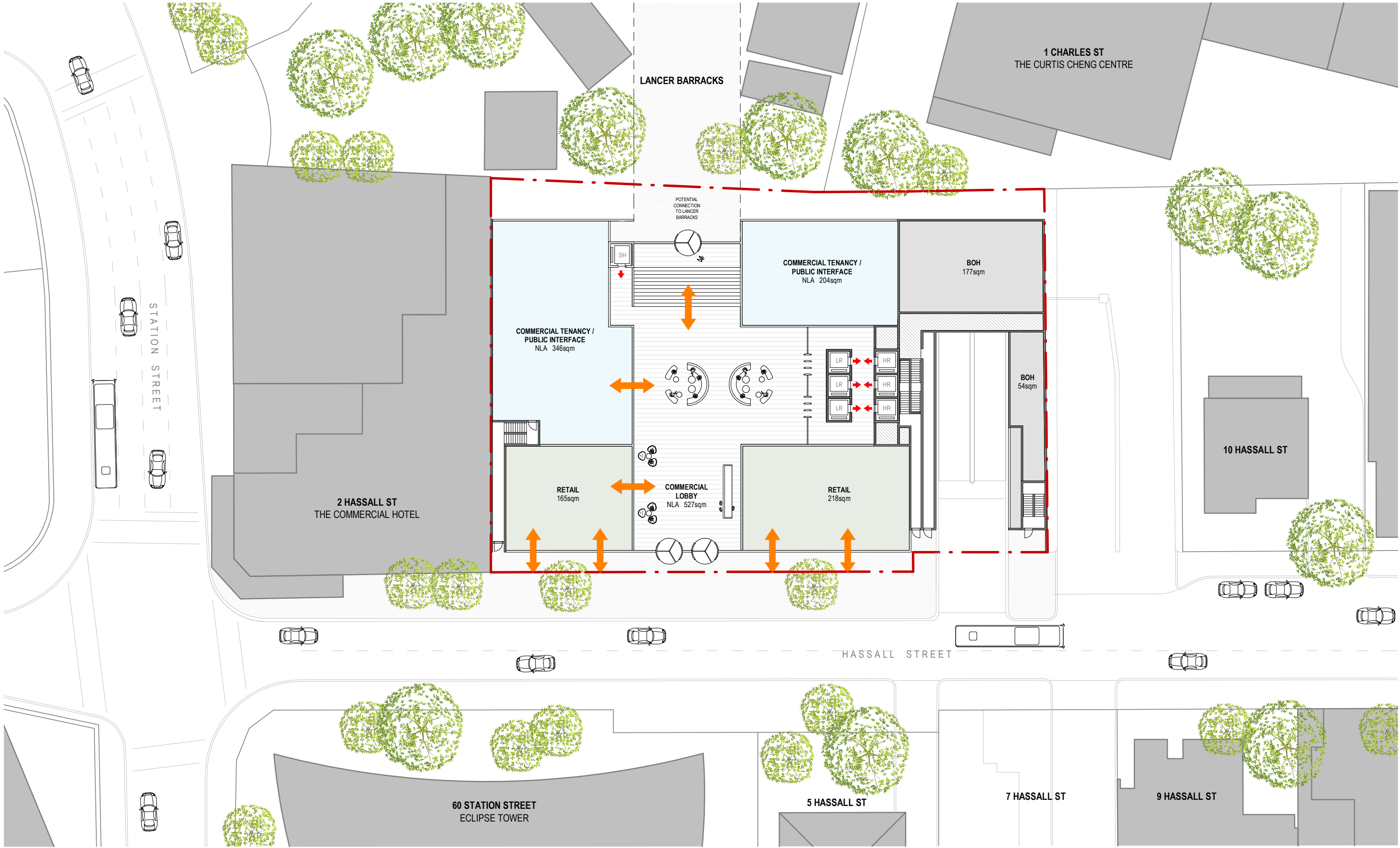
Diagram 02: Proposed Planning Controls Envelope

6m Western Setback above 3 Storey Podium
4m Southern Setback
6m Northern Setback
4m Eastern Setback

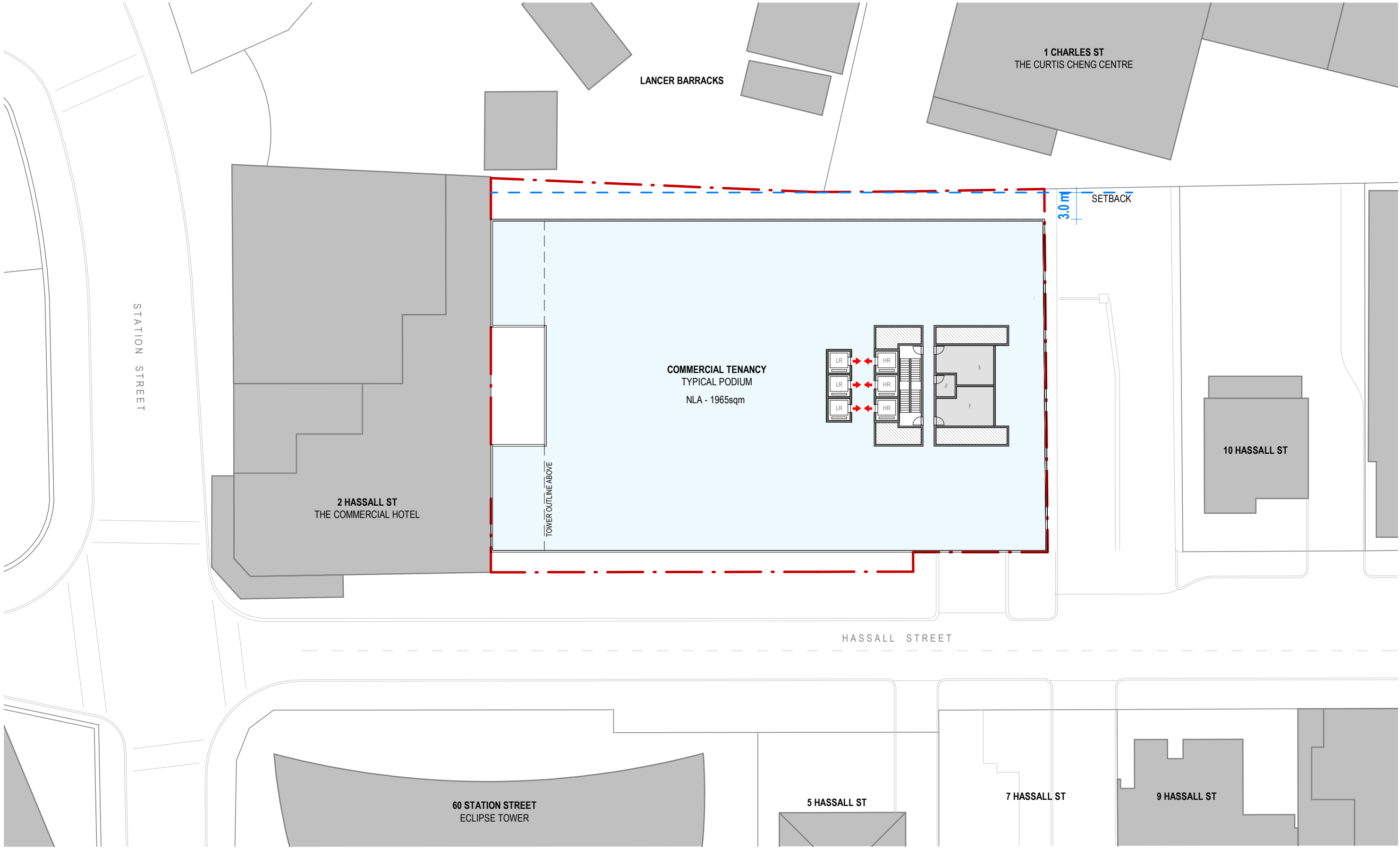
Reference Design : Basement Level 01



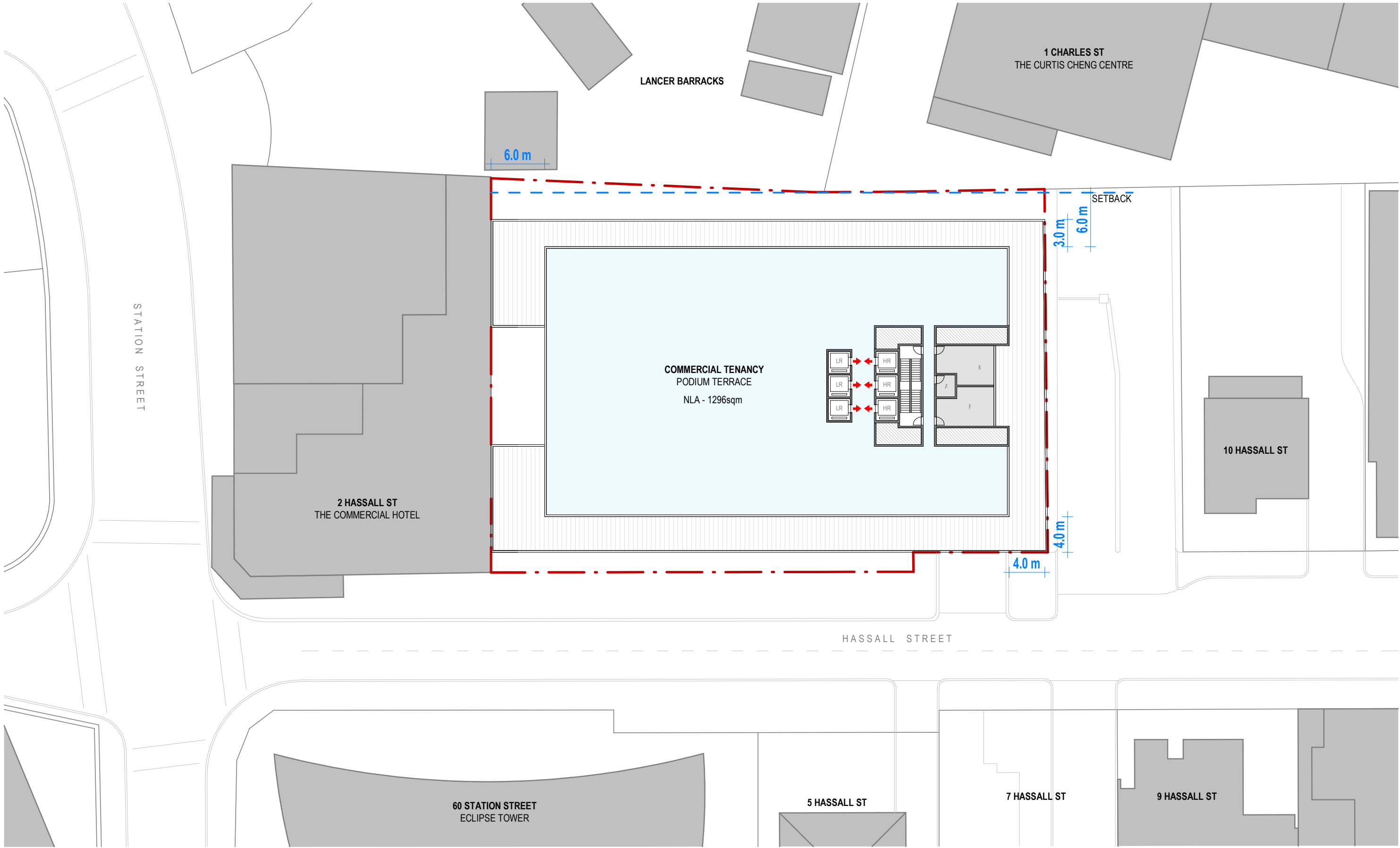
Reference Design : Ground Level Hassall Street



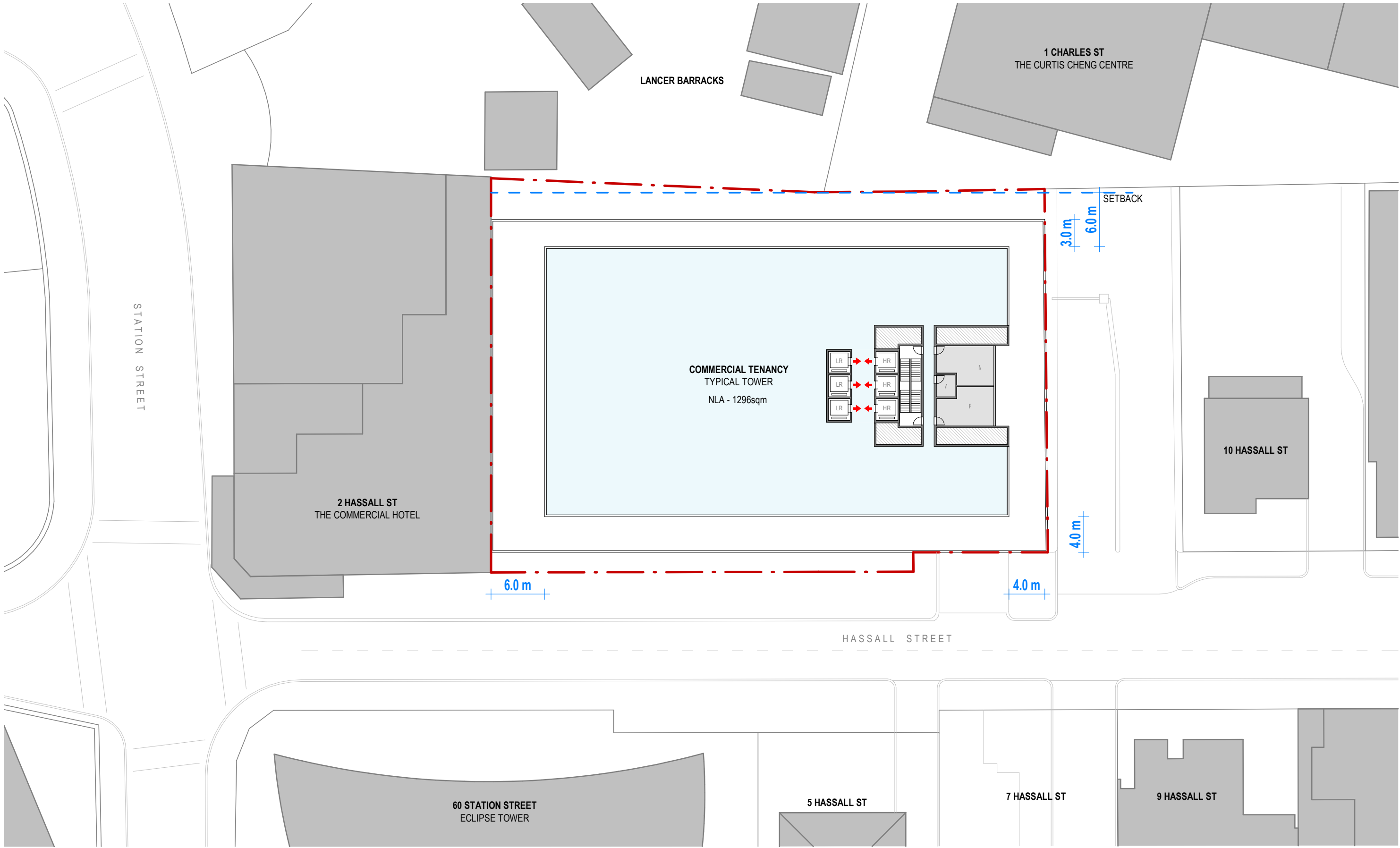
Reference Design : Typical Podium Level



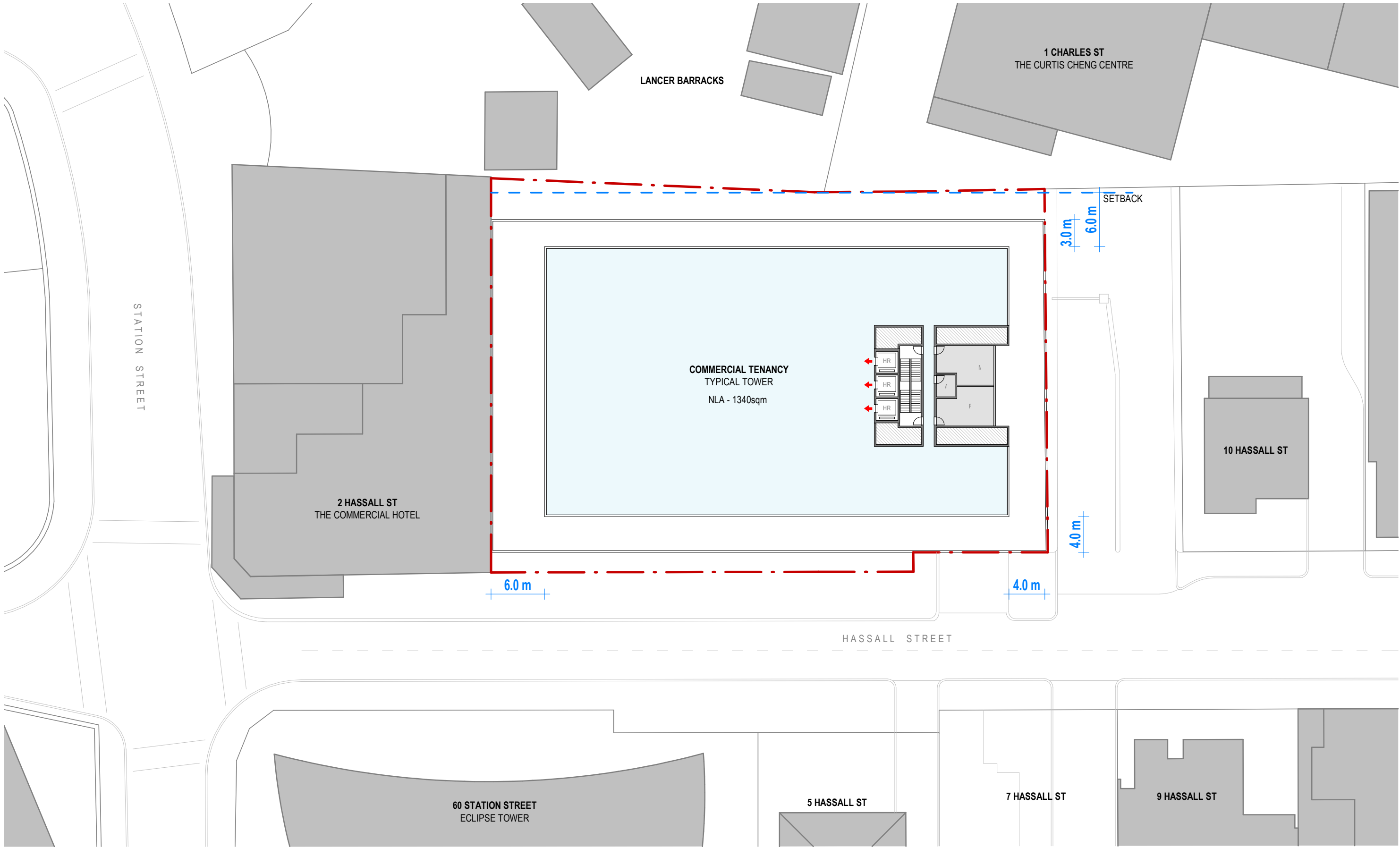
Reference Design : Podium Terrace Level 05

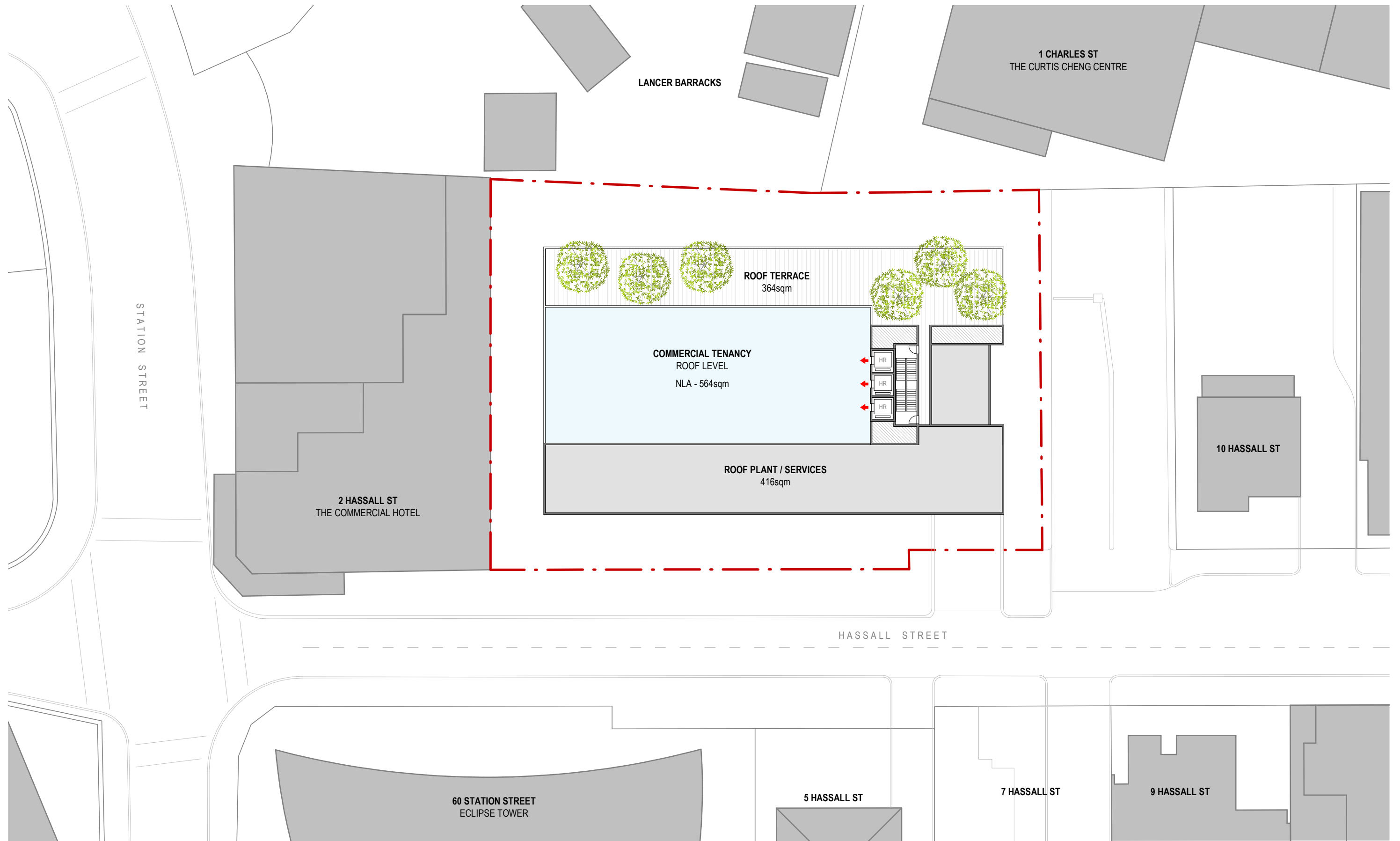


Reference Design : Typical Tower Level - Low Rise

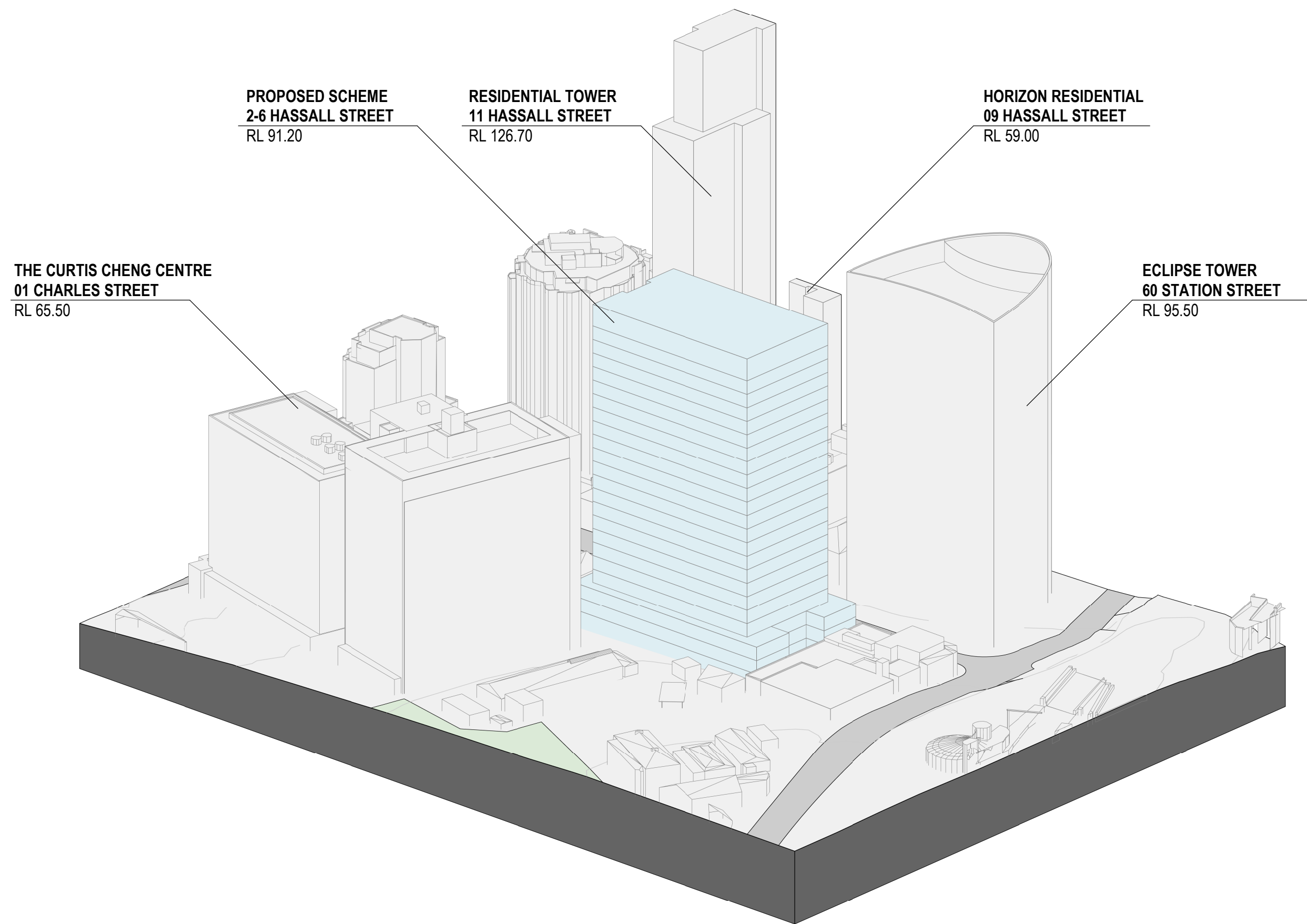


Reference Design : Typical Tower Level - High Rise





Reference Design : Proposed Scheme Massing



Reference Design : Development Schedule & Section

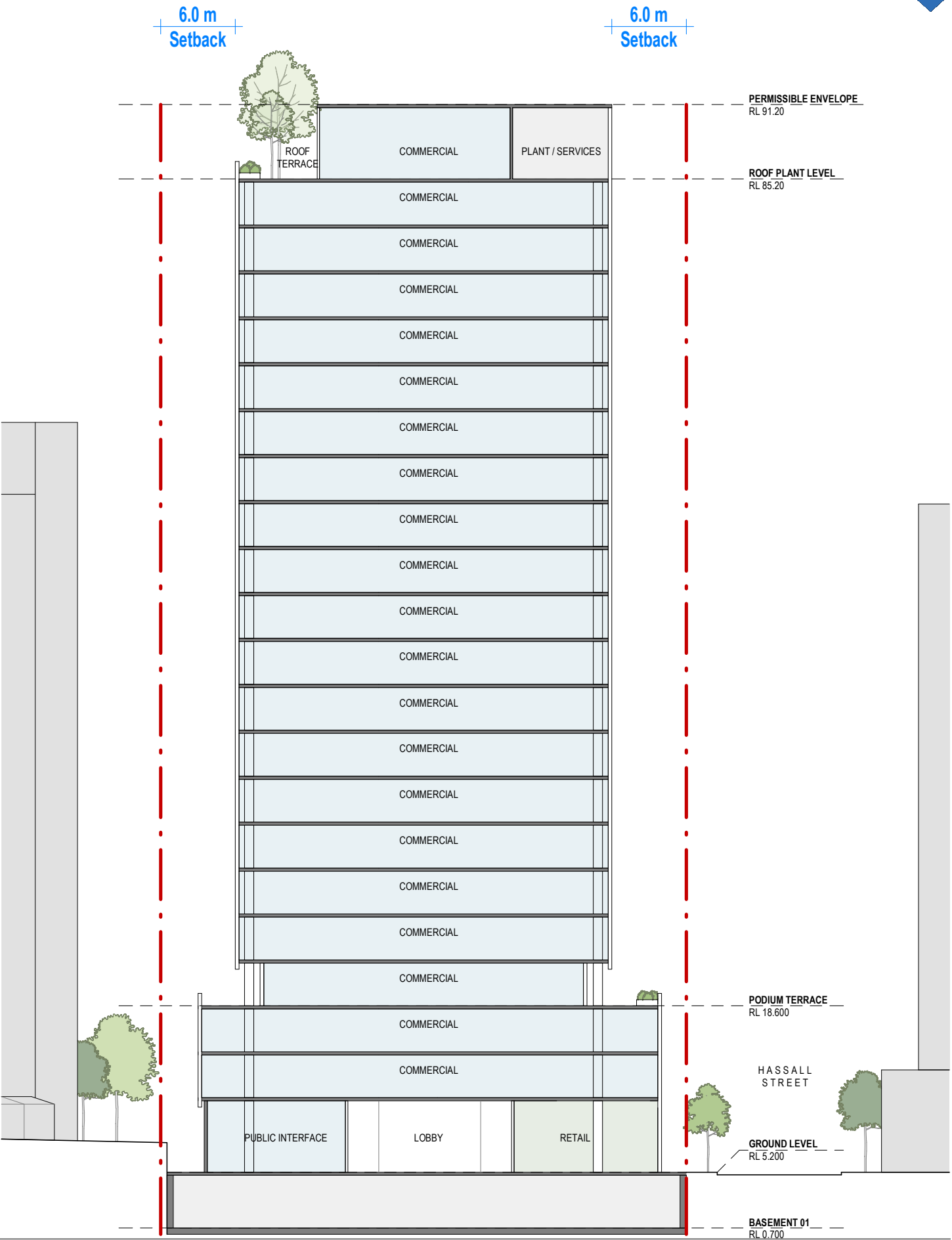
2-6 Hassall Street , Parramatta

Development Schedule : Planning Proposal

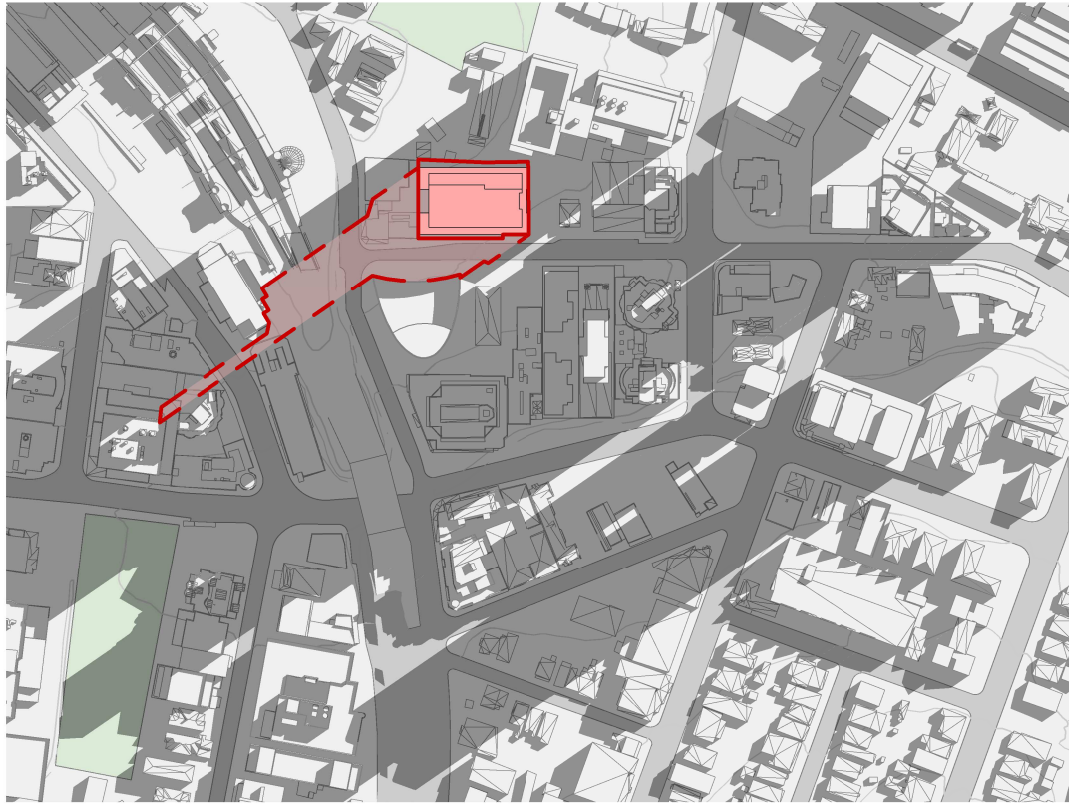
20.3.2018

Site Area	2647 sqm	Achieved GBA	38224 sqm
Permissible FSR (D.E.)	11.50 : 1	Achieved GFA	30440 sqm
Permissible GFA	30441 sqm	Achieved NLA	28856 sqm
		Achieved GLAR	383 sqm
Permissible Height	72.00 m		
Achieved Height	86.00 m	Achieved FSR	11.50 : 1

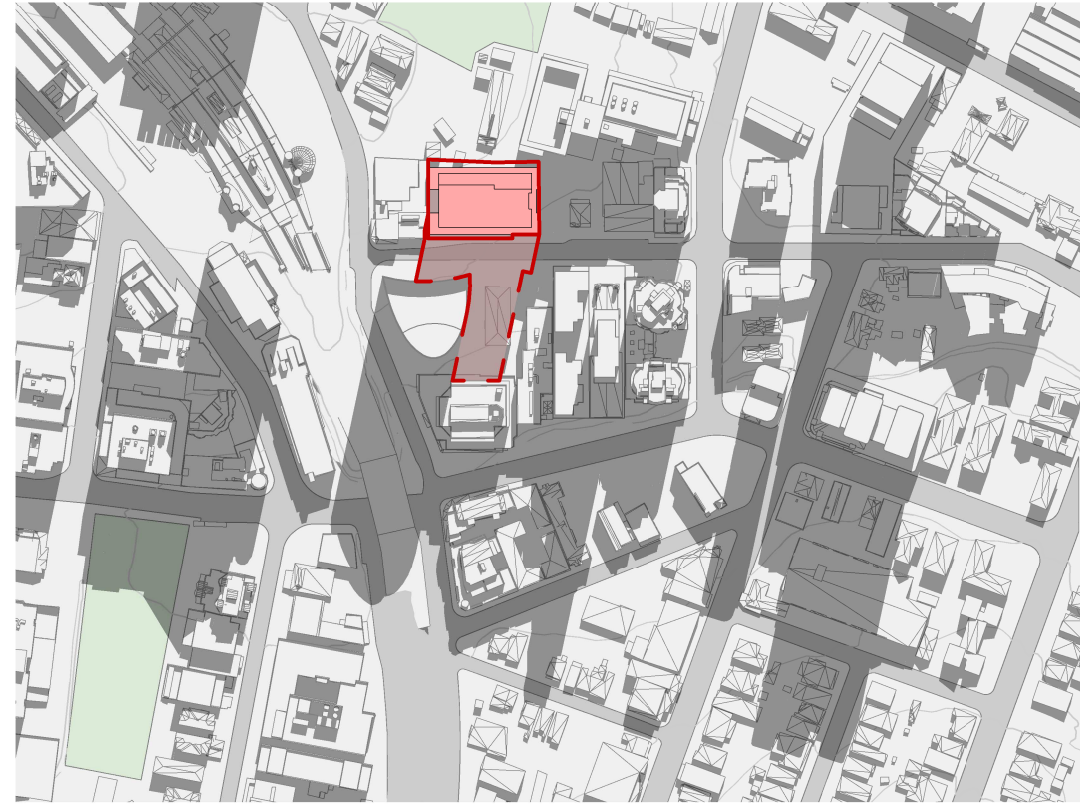
Type	Height (m)	RL	GBA (sqm)	GFA (sqm)	NLA (sqm)	GLAR (sqm)	Parking Spaces	
Basement 1	Parking / Loading	4.50	0.70	2507	145		22	
Ground	Lobby/Retail	6.00	5.20	2245	1480	550	383	
Level 1	Commercial	3.70	11.20	2242	2002	1965		
Level 2	Commercial	3.70	14.90	2242	2002	1965		
Level 3 - Podium Terrace	Commercial	3.70	18.60	1566	1333	1296		
Level 4	Commercial	3.70	22.30	1566	1333	1296		
Level 5	Commercial	3.70	26.00	1566	1333	1296		
Level 6	Commercial	3.70	29.70	1566	1333	1296		
Level 7	Commercial	3.70	33.40	1566	1333	1296		
Level 8	Commercial	3.70	37.10	1566	1333	1296		
Level 9	Commercial	3.70	40.80	1566	1333	1296		
Level 10	Commercial	3.70	44.50	1566	1356	1340		
Level 11	Commercial	3.70	48.20	1566	1356	1340		
Level 12	Commercial	3.70	51.90	1566	1356	1340		
Level 13	Commercial	3.70	55.60	1566	1356	1340		
Level 14	Commercial	3.70	59.30	1566	1356	1340		
Level 15	Commercial	3.70	63.00	1566	1356	1340		
Level 16	Commercial	3.70	66.70	1566	1356	1340		
Level 17	Commercial	3.70	70.40	1566	1356	1340		
Level 18	Commercial	3.70	74.10	1566	1356	1340		
Level 19	Commercial	3.70	77.80	1566	1356	1340		
Level 20	Commercial	3.70	81.50	1566	1356	1340		
Level 21	Plant / Terrace	6.00	85.20	800	564	564		
TOTAL		86.00	91.20	38224	30440	28856	383	22



Reference Design : Shadow Analysis - Winter Solstice



Winter Solstice: June 21 : 9am

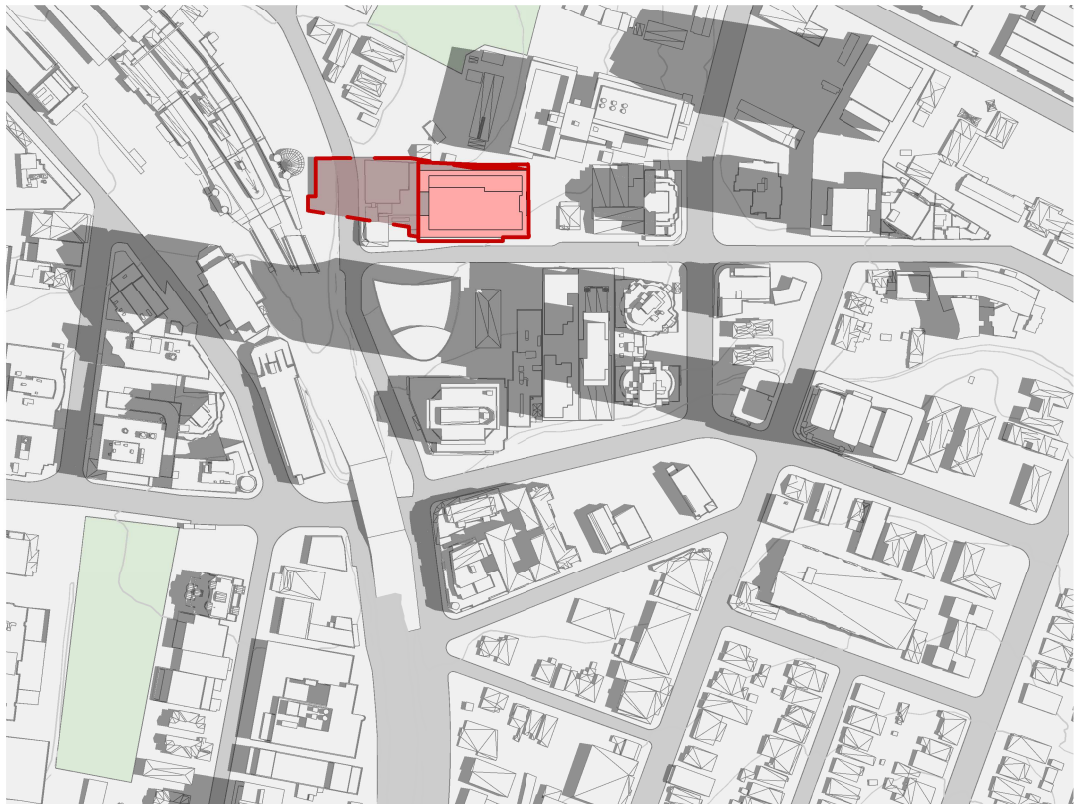


Winter Solstice: June 21 : 12pm

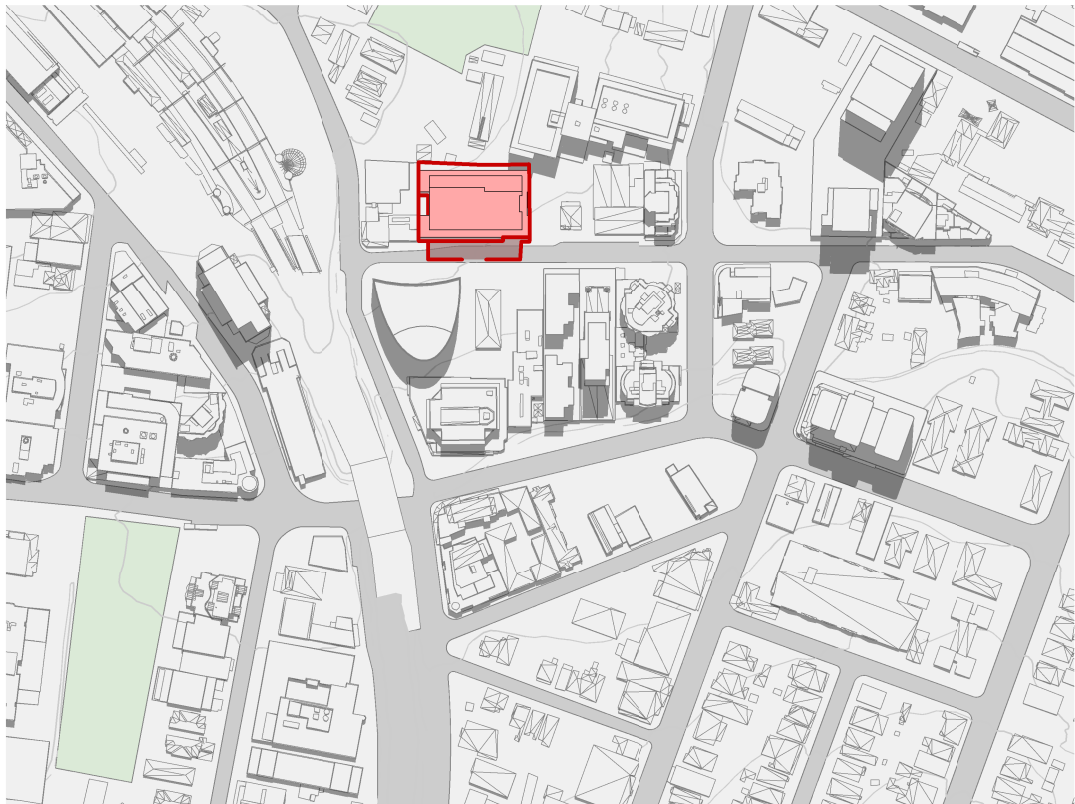


Winter Solstice: June 21 : 3pm

Reference Design : Shadow Analysis - Summer Solstice



Summer Solstice: December 21 : 9am

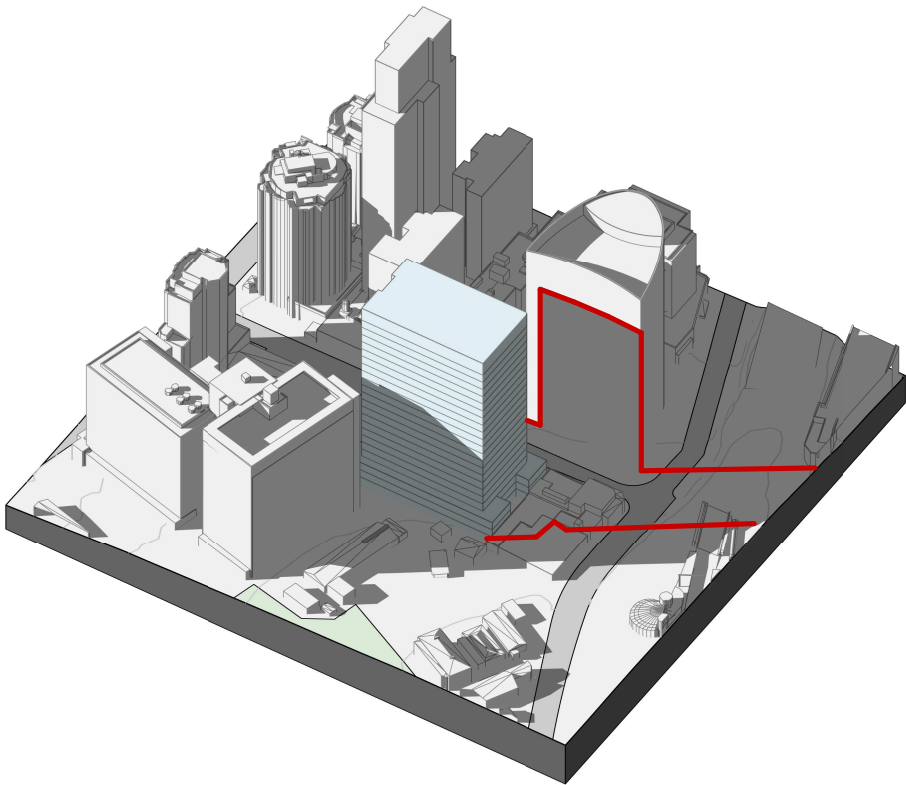


Summer Solstice: December 21 : 12pm

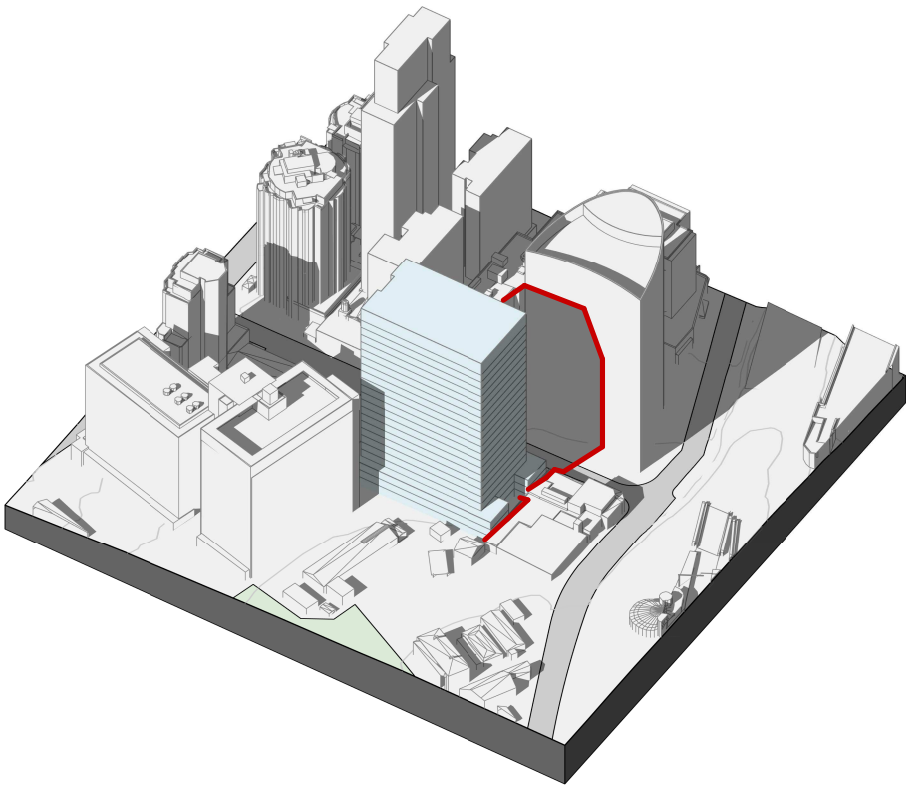


Summer Solstice: December 21 : 3pm

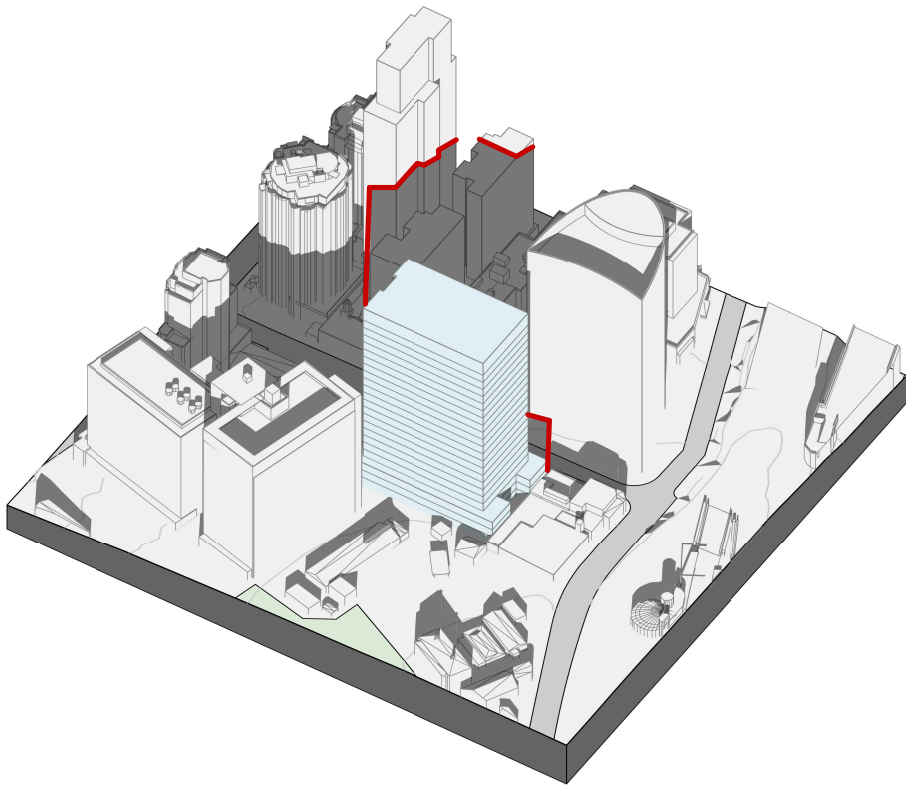
Reference Design : Shadow Analysis - Context Overshadowing



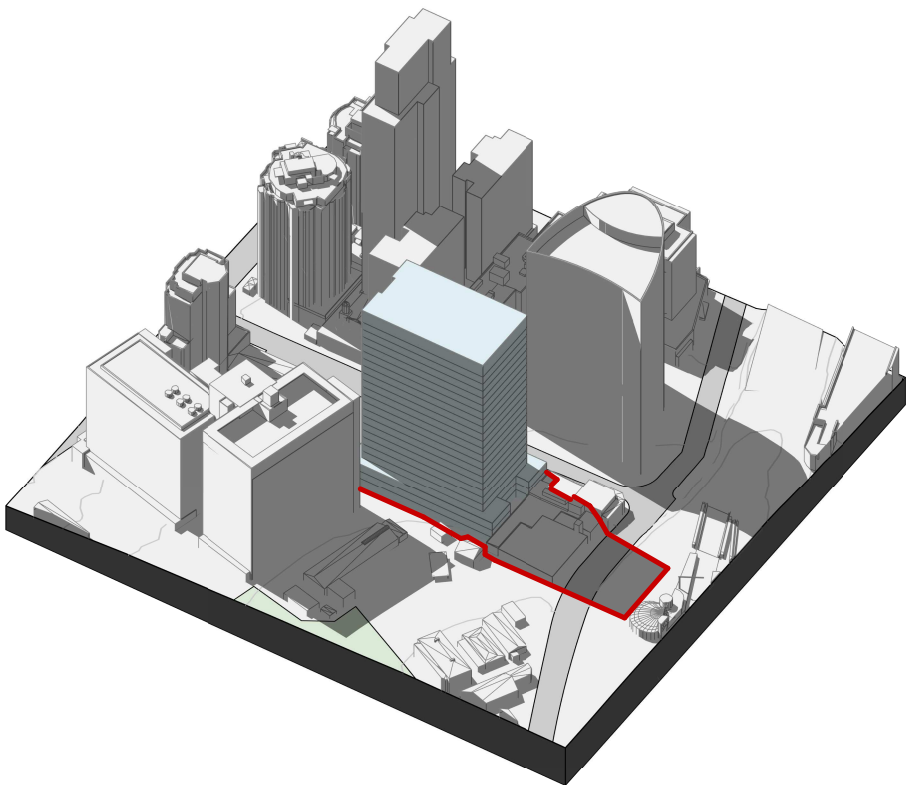
Winter Solstice: June 21 : 9am



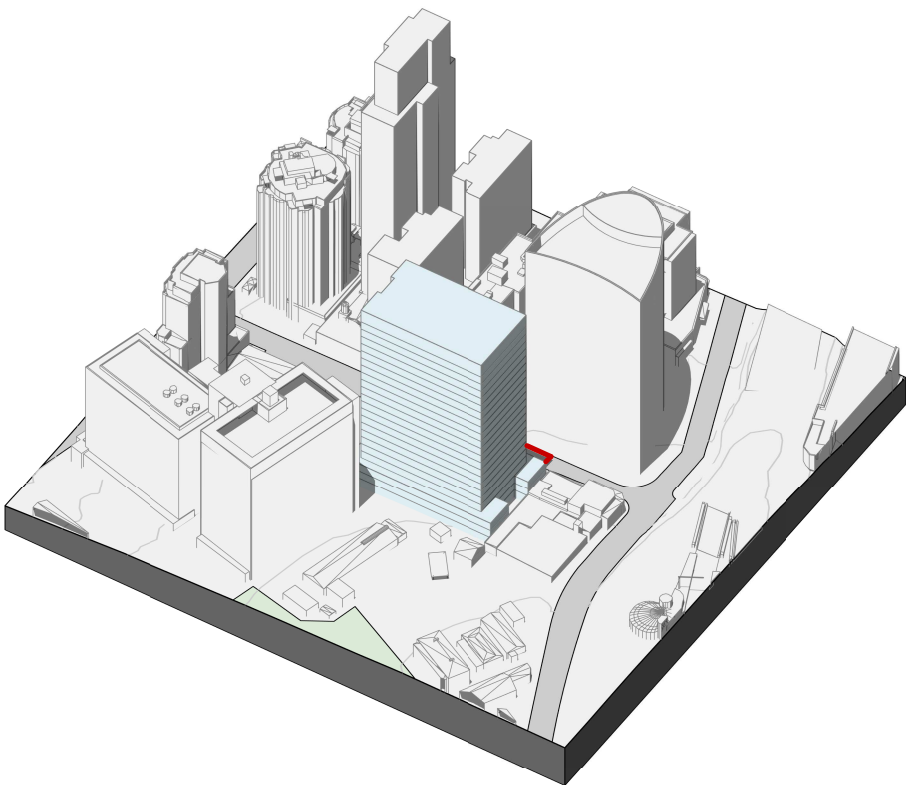
Winter Solstice: June 21 : 12pm



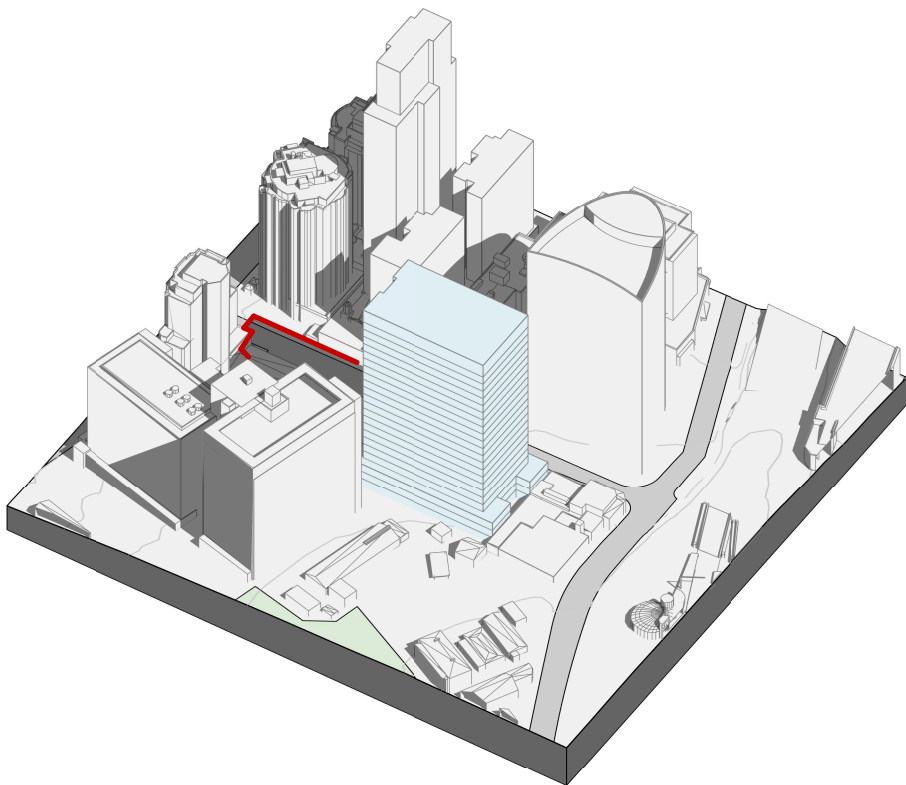
Winter Solstice: June 21 : 3pm



Summer Solstice: December 21 : 9am

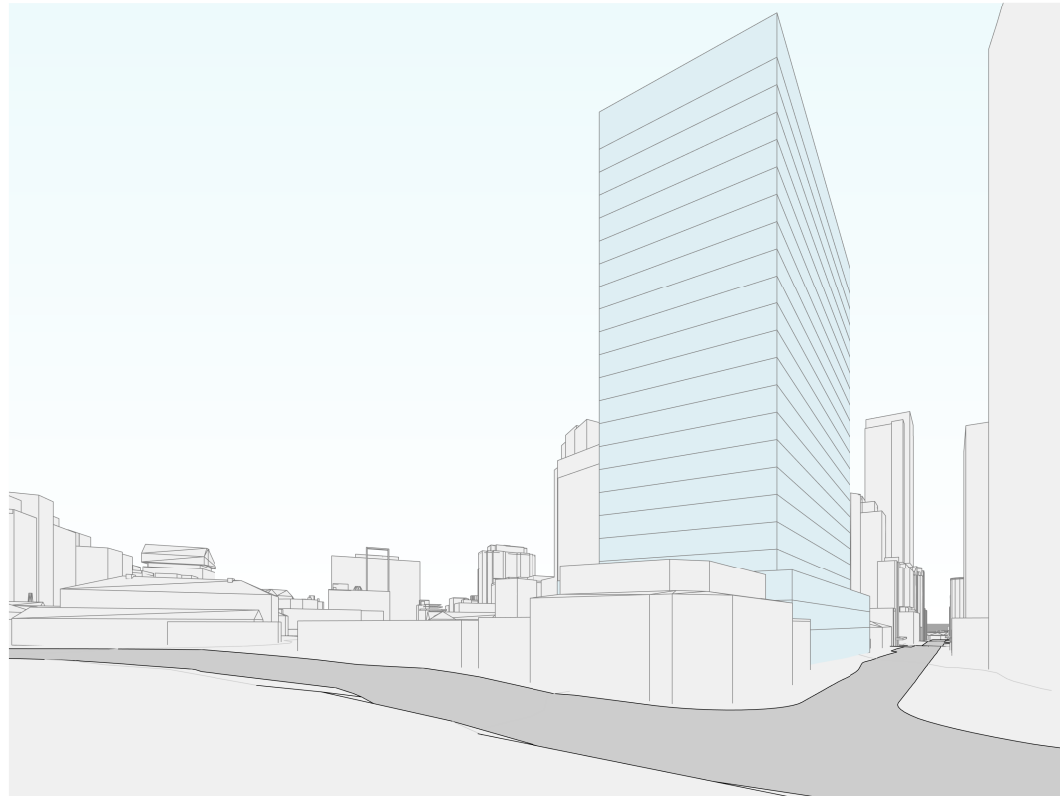


Summer Solstice: December 21 : 12pm

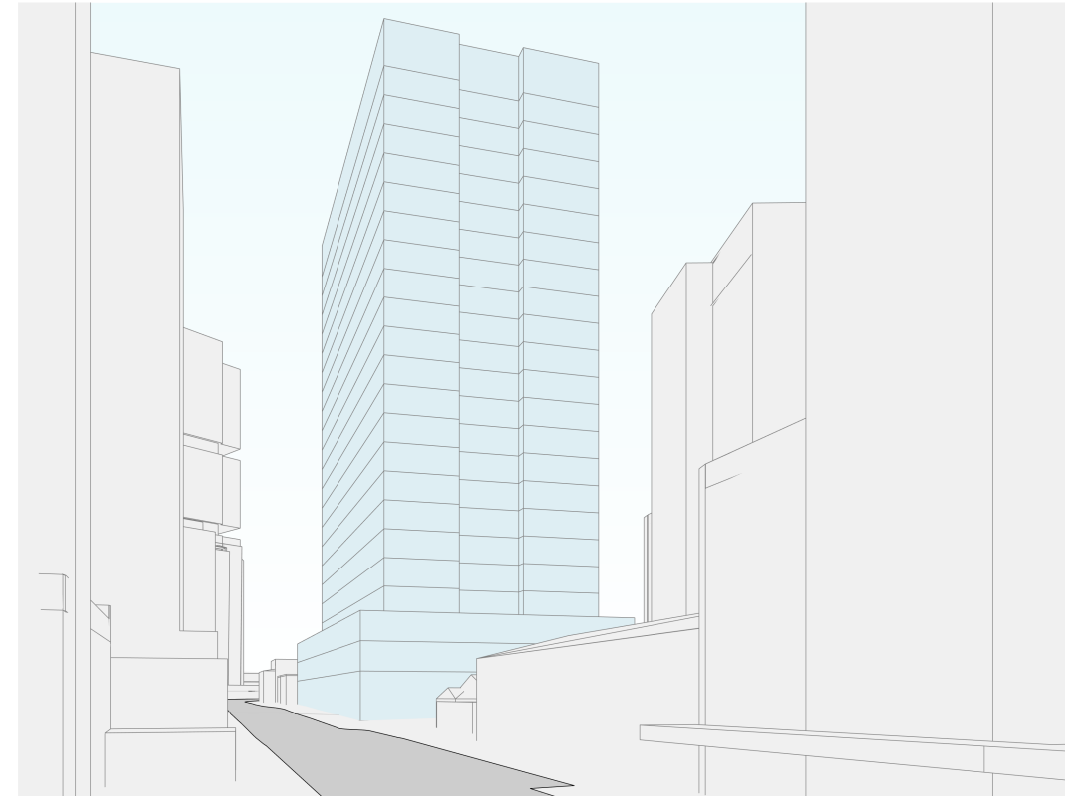


Summer Solstice: December 21 : 3pm

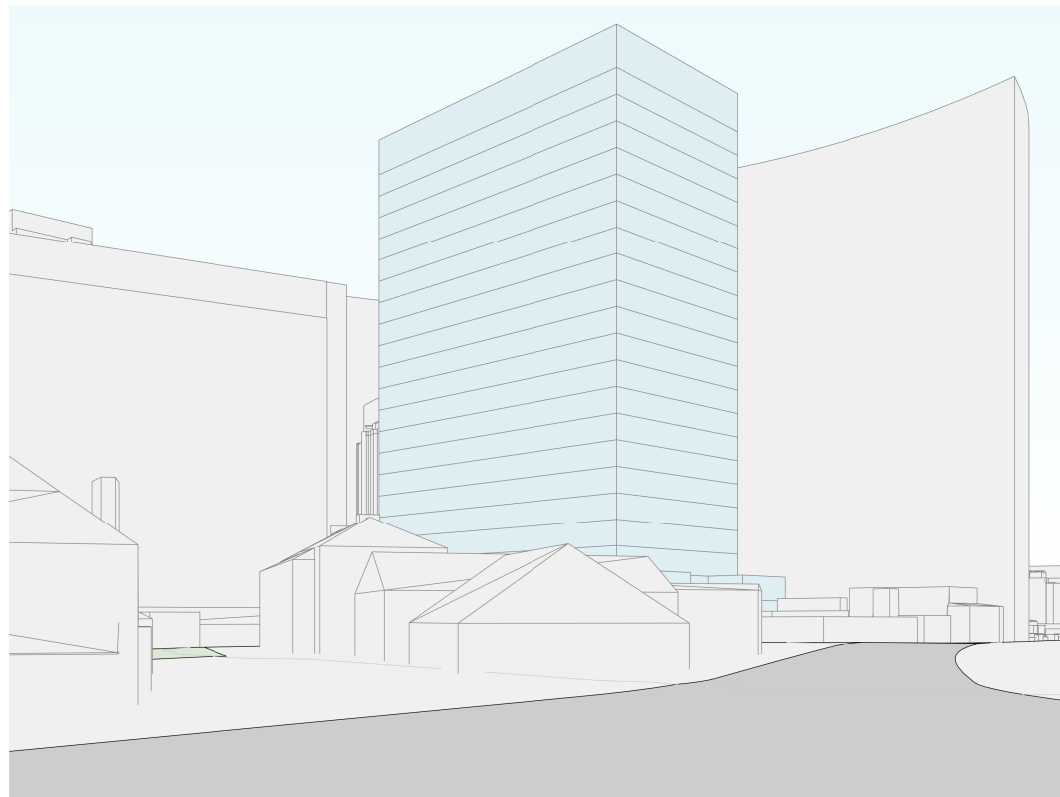
Reference Design : Visual Impact Analysis



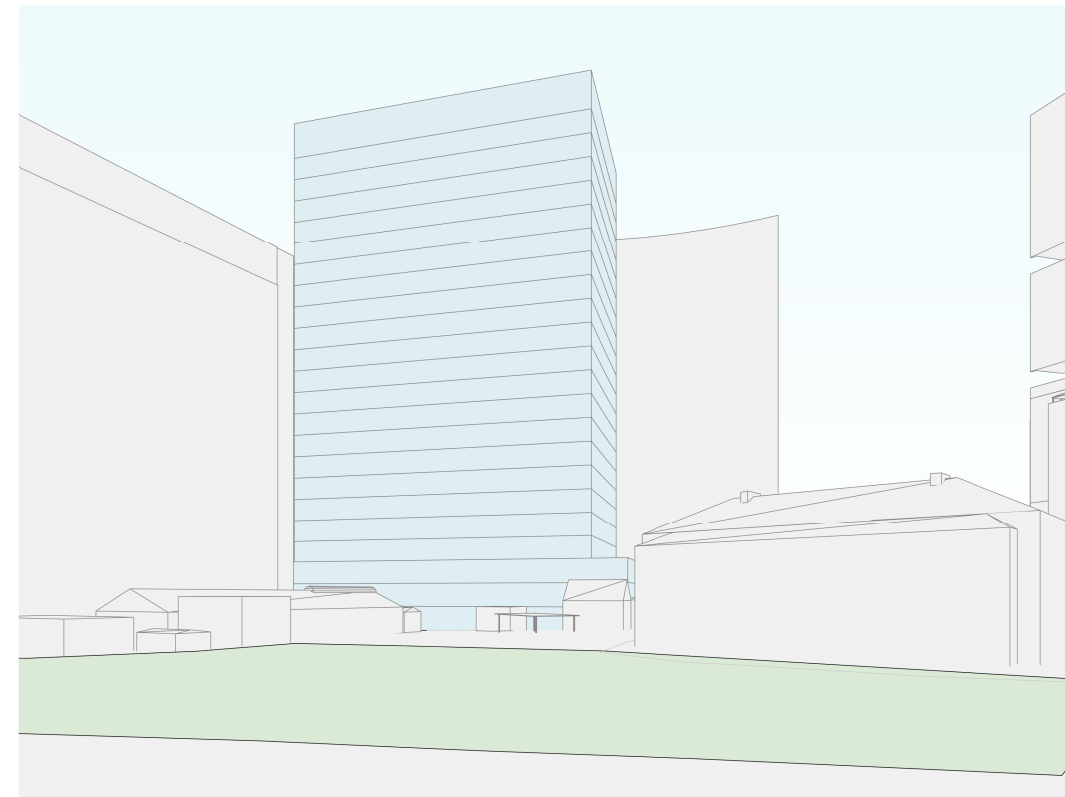
View 01 : Station Street North East : Proposed Scheme



View 02 : Hassall Street North West : Proposed Scheme

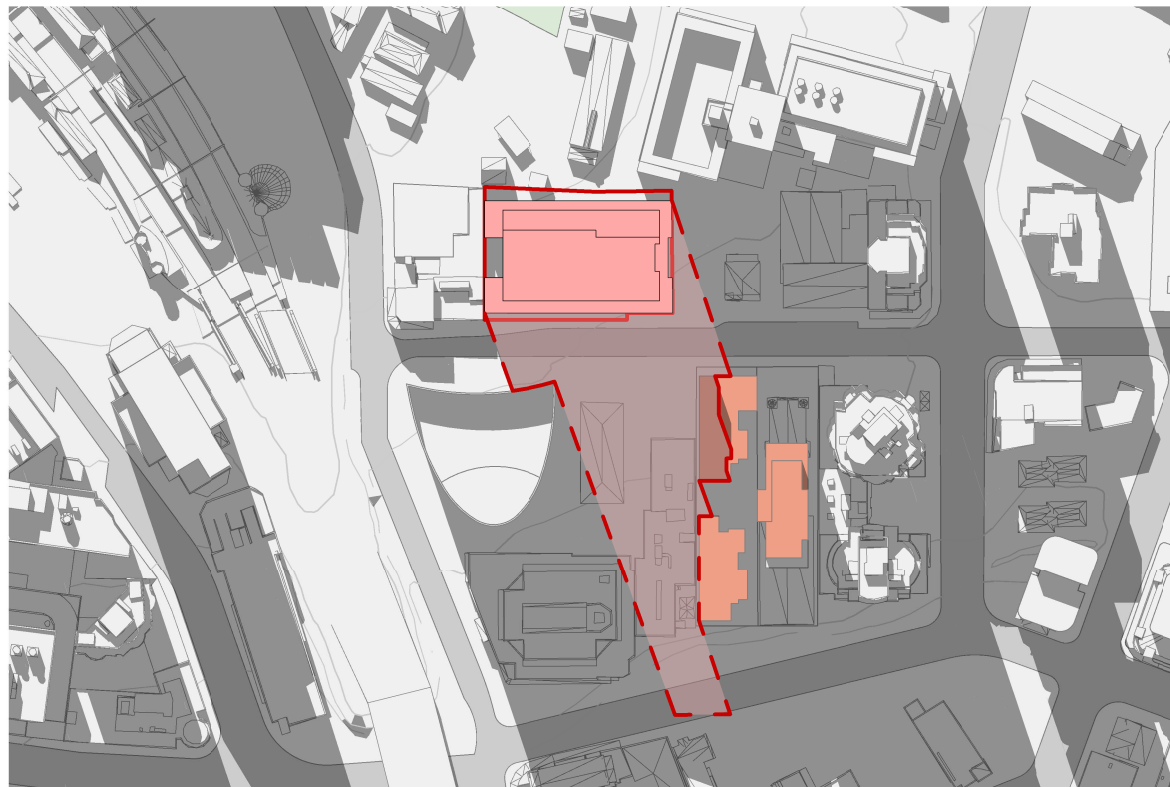


View 03 : Station Street South East : Proposed Scheme



View 04 : Lancer Barracks Parade Ground : Proposed Scheme

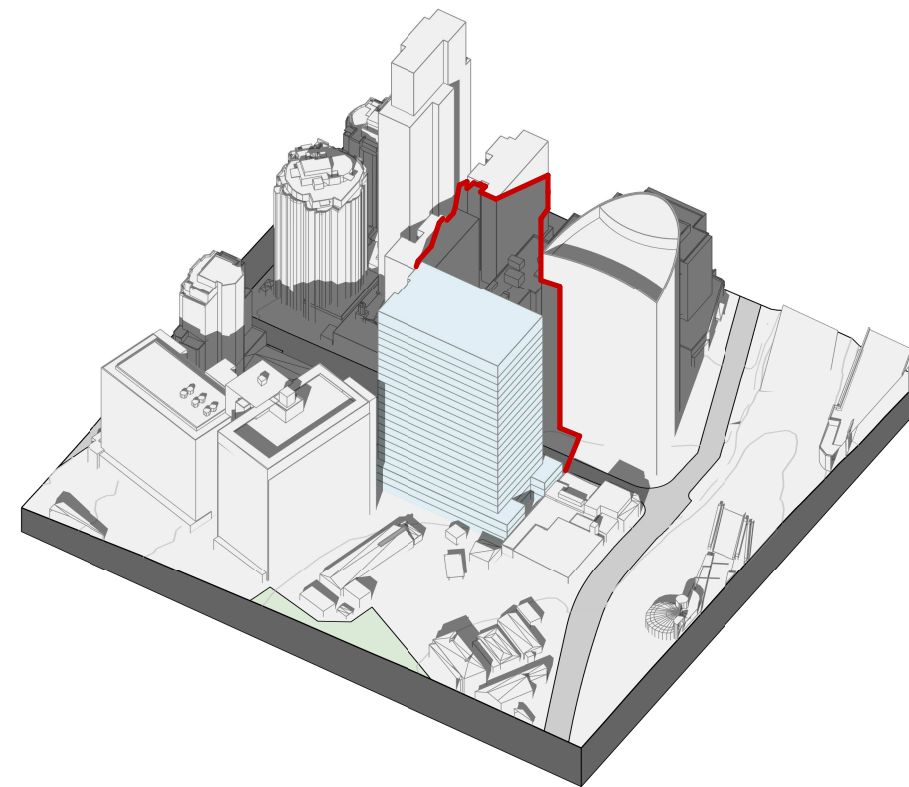
Reference Design : Specific Impact Analysis - 09 & 11 Hassall Street Adjacent Residential



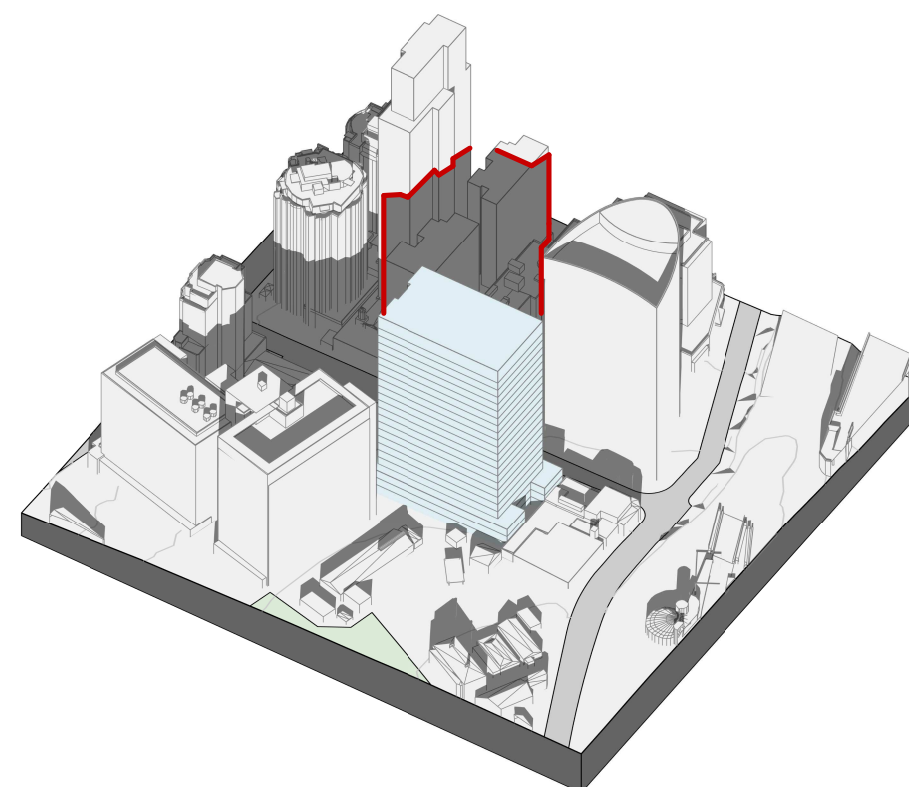
Winter Solstice: June 21 : 2pm



Winter Solstice: June 21 : 3pm



Massing Comparison: June 21 : 2pm

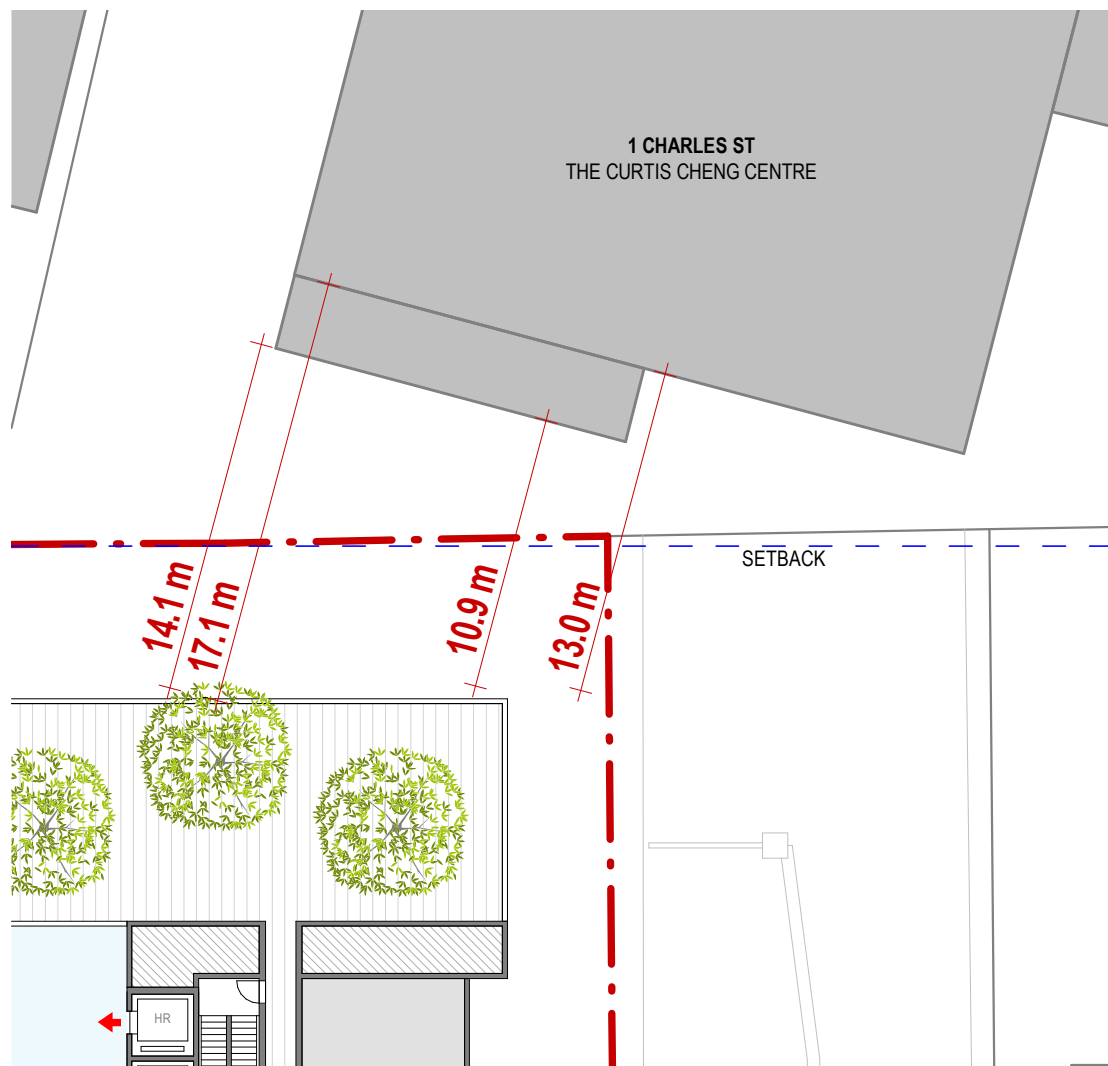


Massing Comparison: June 21 : 3pm

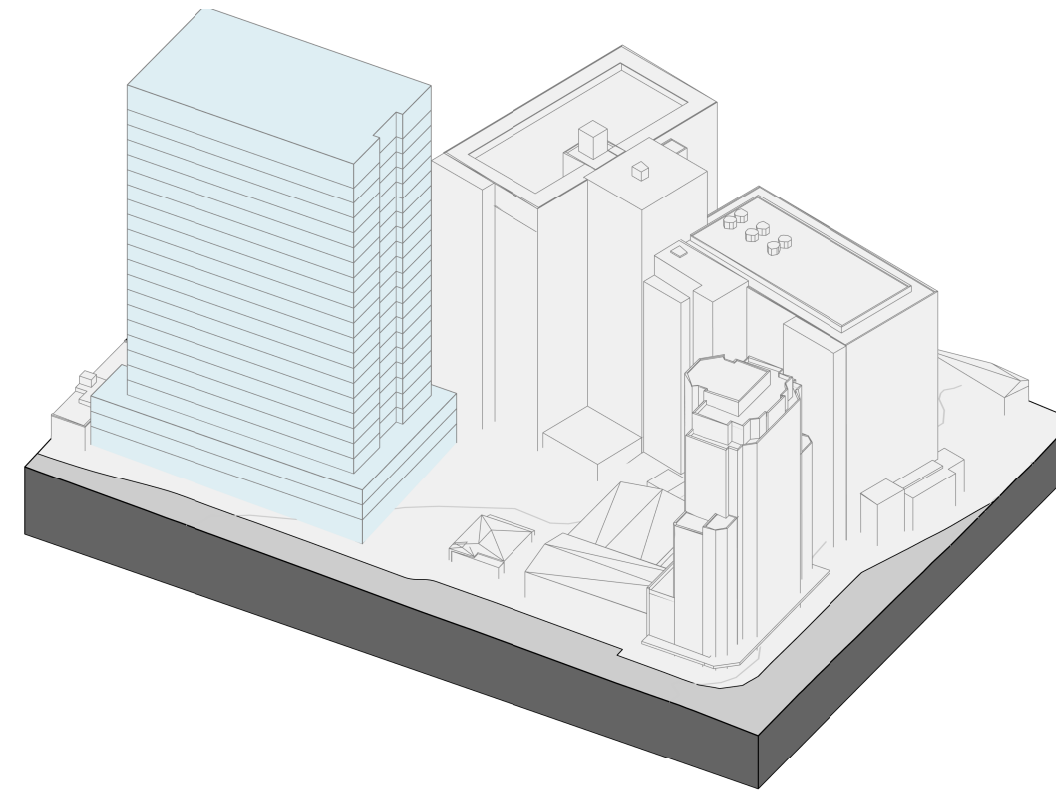
Impact Analysis Summary

- Analysis considering proposed reference design overshadowing of 9 & 11 Hassall Street.
- Proposed reference design has limited impact on 11 Hassall Street given current overshadowing from 9 Hassall Street.
- Reference design impacts 9 Hassall Street between 2-3pm June 21. Northern building currently achieves solar compliance, while southern is limited due to overshadowing from 11 Hassall Street.
- Proposed reference design overshadowing impact on 9 Hassall Street is limited - only impacting north facing apartments of the northern building - not reducing solar compliance.
- Important to note, analysis is conducted based on the limited information available for 9 & 11 Hassall Street. Further more accurate overshadowing analysis should be conducted once more relevant information is available.
- Important to recognise western facade of 9 Hassall Street is predominately blank core wall - hence limited impact on solar compliance.

Reference Design : Specific Impact Analysis - The Curtis Cheng Centre NSW Police Headquarters



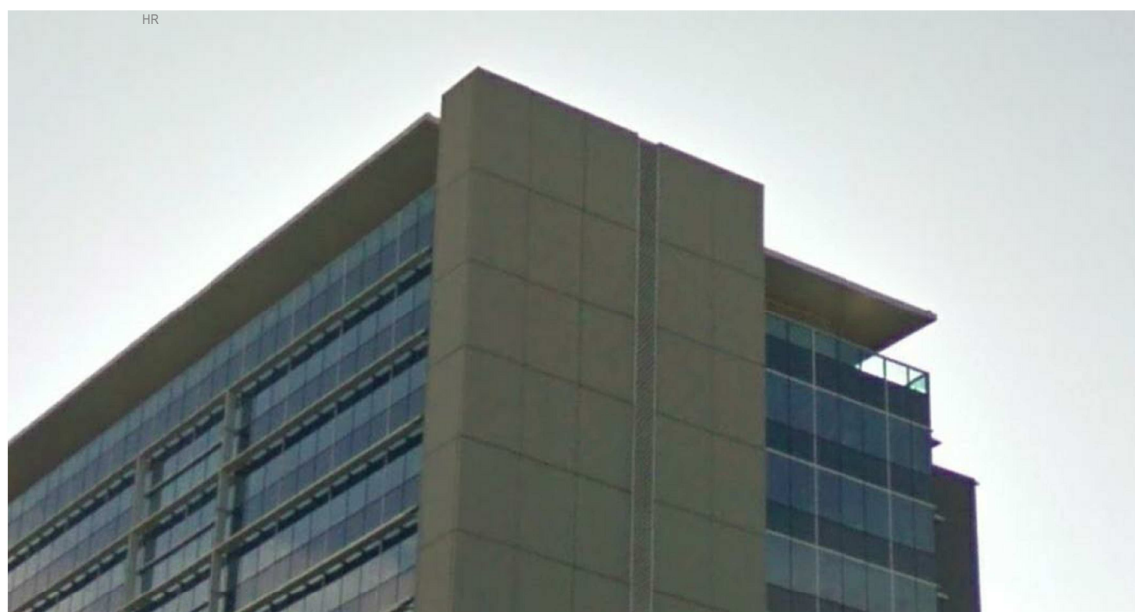
Context Reference: Proposed Scheme Proximity



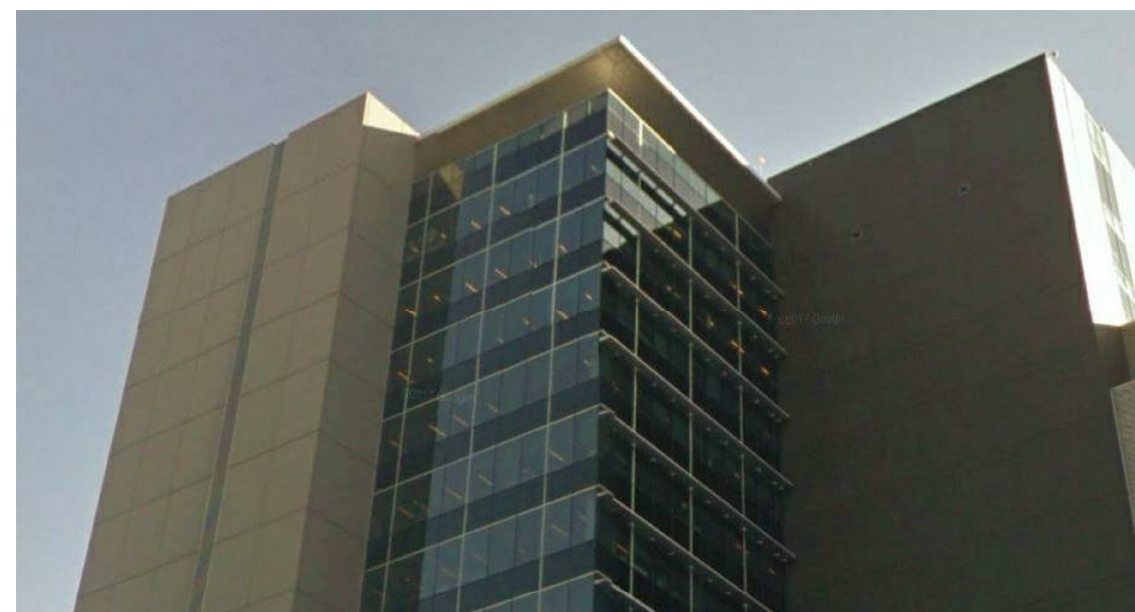
Context Massing: Proposed Scheme Proximity

Impact Analysis Summary

- Analysis considering proposed reference designs proximity to The Curtis Cheng Centre NSW Police Headquarters.
- Site Analysis identifies south western corner of The Police Headquarters is blank wall, with glazing setback 6.0m.
- Although proposed reference design is within 3.8 - 8.0m of The Police Headquarters, actual glazing line is between 6.8 - 11.0m.
- The proposed reference design through future design development can aim to minimise any potential on-looking into The Police Headquarters through shading devices etc. - maintaining the required solar access while tailoring the view accordingly.
- Given the relative angle of The Police Headquarters north western facade & the proposed schemes northern facade - any concerns of privacy are more focused towards the southern & eastern corner. Given the centralised core location of The Police Headquarters, any potential concerns of overlooking from the eastern facade of the proposed scheme is limited.

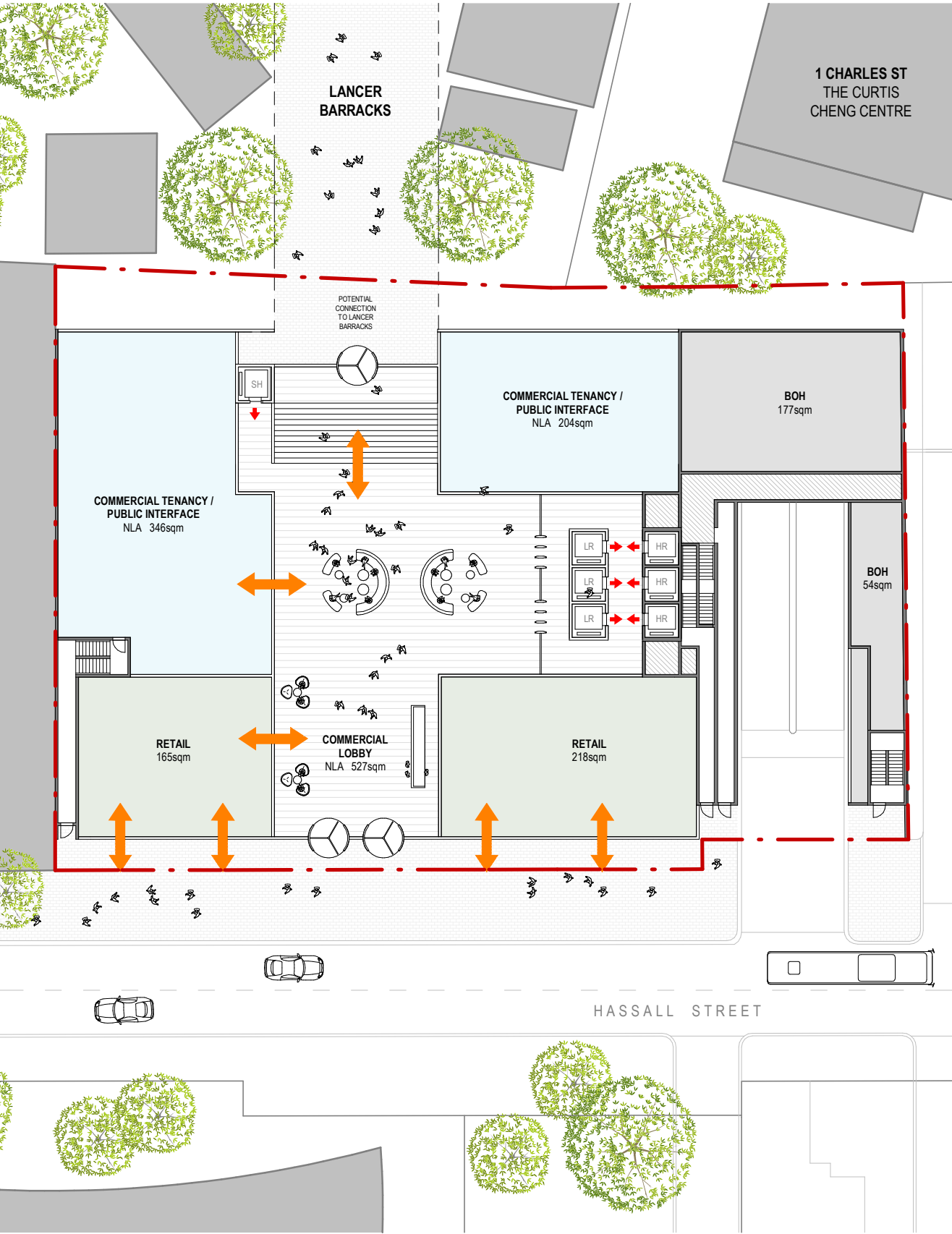


The Curtis Cheng Centre: South West Facade Corner



The Curtis Cheng Centre: Southern Facade

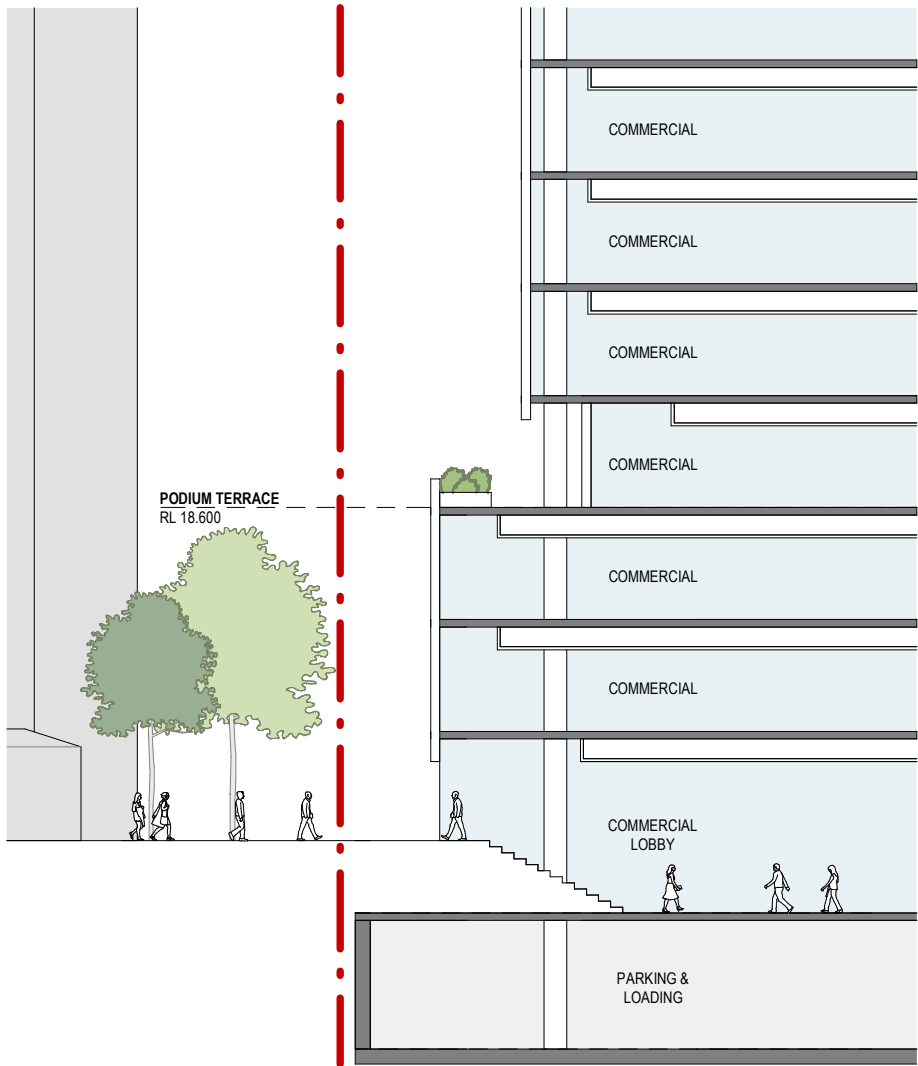
Reference Design : Specific Impact Analysis - The Lancer Barracks



Ground Level : Potential Connection with Lancer Barracks



Context : Lancer Barracks View Towards Proposed Site

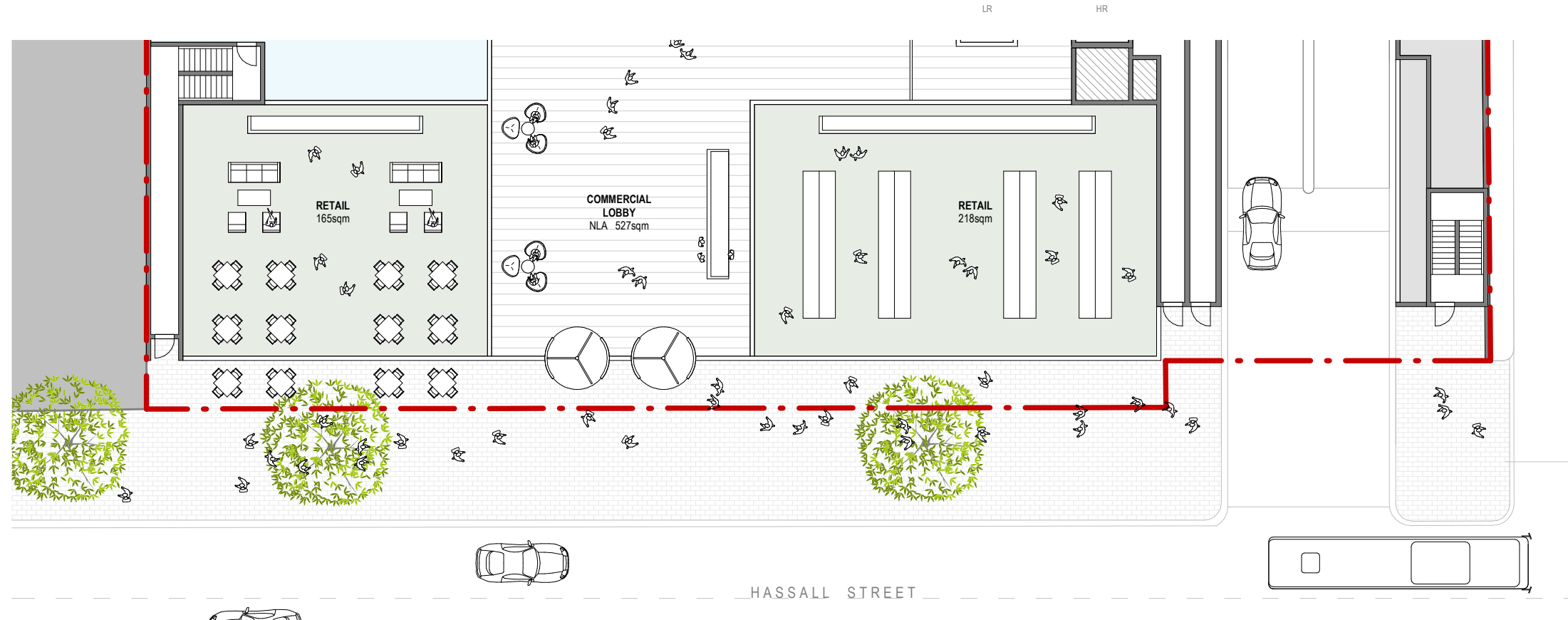


North South Section : Proposed Lancer Barracks Connection

Impact Analysis Summary

- Consideration of a potential connection between our proposed development & the Lancer Barracks.
- Depending on nature of the connection, additional shuttle lifts could be incorporated to allow access of a shared basement on weekends for special events at the Lancer Barracks.
- Preliminary analysis identifies a level difference of approx. 2.5m between the northern & southern boundaries of our proposed site. Compliant access provided by stairs & dual opening lifts.
- The relative scale of the Lancer Barracks will be architecturally recognised in two forms. Firstly, the lower 4 levels will be architecturally treated uniquely to recognise the scale of the Lancer Barracks Buildings. Secondly, the northern facade will feature a podium break at level 4 to reduce the visual impact of the northern facade.
- Physical nature & viability of potential connection is to be explored further at subsequent stages including direct negotiations with the Lancer Barracks.

Reference Design : Specific Impact Analysis - Hassall Street Public Domain



Ground Level : Hassall Street Public Domain



Precedent : Transparent Street Level Retail & Commercial Lobby

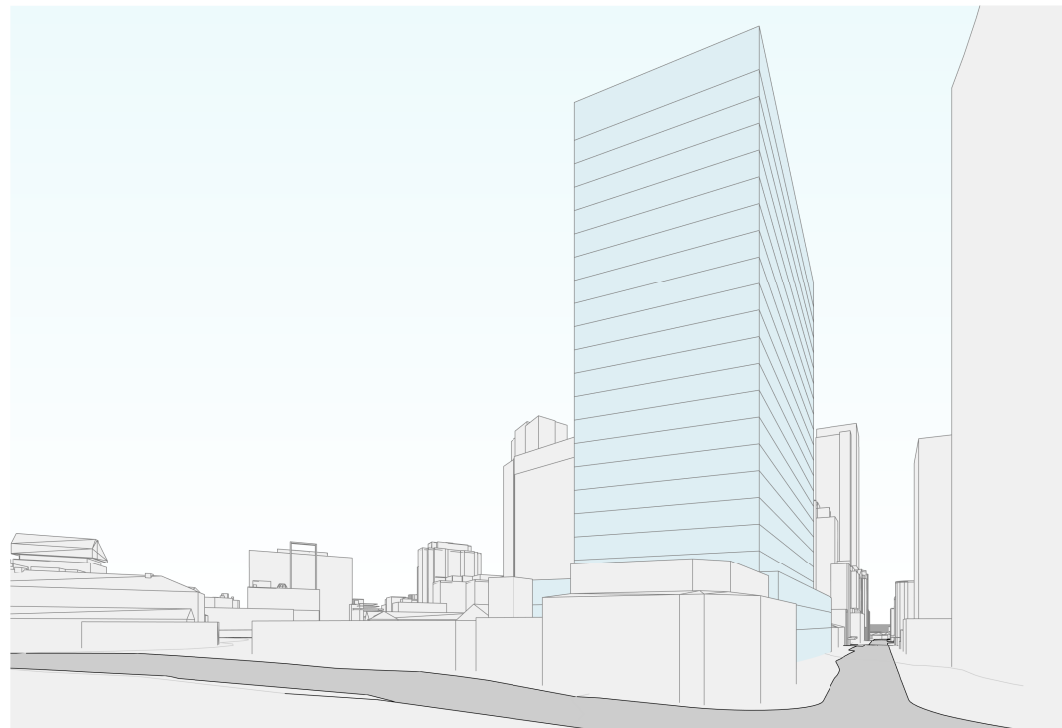


Context : Existing Site Context & Footpath Quality

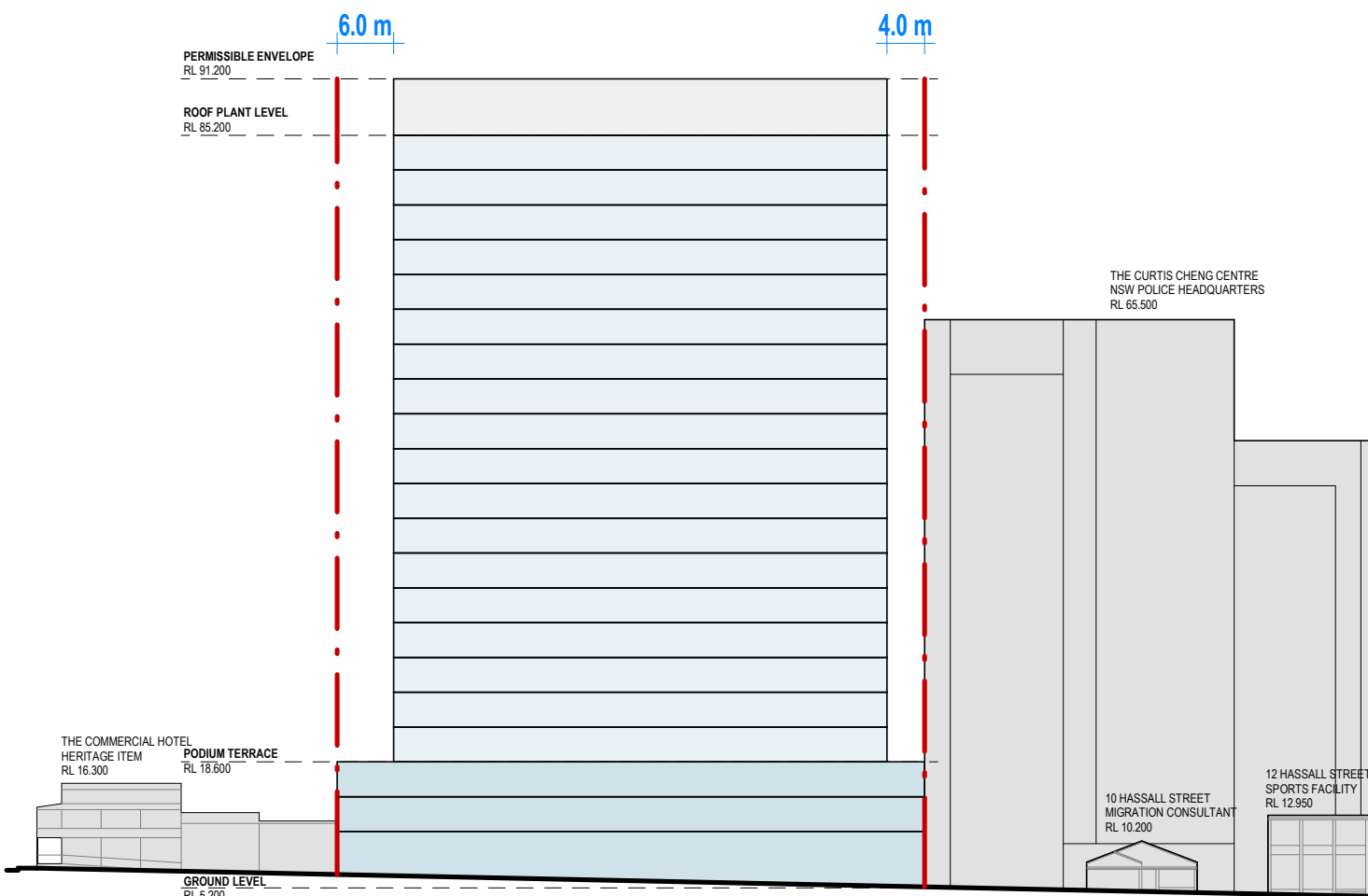
Impact Analysis Summary

- Existing quality of Hassall Street footpath is poor with minimal width for potential activation.
- Potential downward wind impact from the proposed scheme has been considered in conjunction with the existing poor footpath quality.
- Proposed scheme aims to increase pedestrian amenity & quality of the area by setting back ground level facade line 2.2m, creating in turn an awning to minimise downward wind impact.
- Additional footpath width is achieved by increasing from 2.2m to 4.7 - 7.3m allowing for retail activation including potentially outdoor protected seating.
- Proposed scheme intension is for a transparent ground plane, with shared functions - functions including cafe connected to the commercial lobby, or public interface connected to primary commercial tenancy.
- Basement entry has been setback to provide vehicular egress view lines while further increasing sense of footpath width & amenity for pedestrians - also increasing pedestrian refuge between The Curtis Cheng Centre access driveway.

Reference Design : Specific Impact Analysis - Streetscape Scale



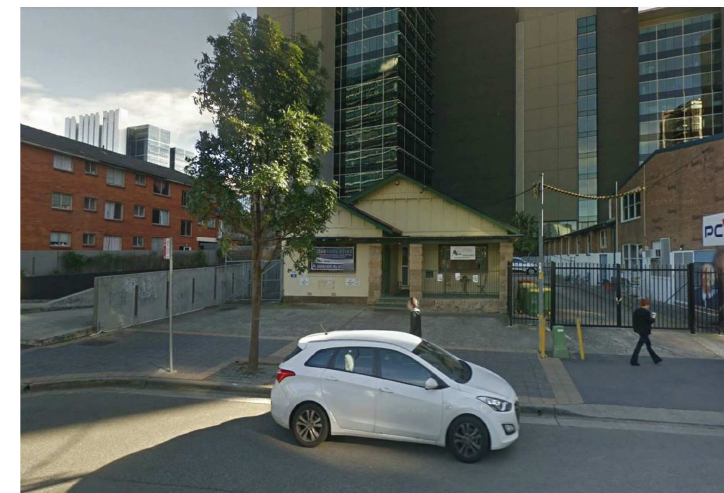
Massing : Proposed Reference Design



Streetscape : Southern Elevation Hassall Street



Context : The Commercial Hotel



Context : 10 Hassall Street



Context : 14 Hassall Street

Impact Analysis Summary

- Analysis of Hassall Street streetscape scale & architectural character - including reference designs proposed southern elevation.
- Existing streetscape is seemingly undefined in terms of a common street wall height. Given the heritage significance & defining corner position of The Commercial Hotel, a more sensitive streetscape scale is proposed - a middle ground between the parapet height of The Commercial Hotel & the current DCP controls.
- Proposed reference design scheme defines the overall podium height at 3 storeys. An additional 4.0m setback has been applied above the podium on the southern elevation to further recognise & define a common streetscape height.
- Proposed podium & tower forms are defined relative to one another through a horizontal break & single level setback. Further including a 6.0m western setback to The Commercial Hotel - recognising the heritage significance, and a 4.0 m eastern setback.
- The podium will be treated architecturally unique, creating a contrast to the tower form above in order to reinforce & define a common streetscape scale for Hassall Street.