



3 Parramatta Square

Planning Proposal
Urban Design Rationale

25 November 2016

JPW
JOHNSON PILTON WALKER
ARCHITECTURE
LANDSCAPE
INTERIORS
MASTERPLANNING
EXHIBITIONS

Background

In 2015, Parramatta Council (now City of Parramatta Council) sought expressions of interest from architects to participate in a design excellence competition for 3 Parramatta Square (153 Macquarie Street).

Three architectural practices (Architectus, Bates Smart and JPW) were selected to participate in the competition, and JPW were announced winners of the competition in July 2016.

For the competition submission, JPW included two options for the building form: a 15 storey building which complied with the site's height control (including design excellence competition bonus of 15%), and an enhanced option of an 19-storey building (plus roof plant) that sought to maximise the target GFA under the Design Excellence Competition guidelines.

The building form of the enhanced option was modelled to ensure that no additional shadows were cast on Lancer Barracks in mid-winter between the hours of 12pm-2pm than those already cast by 1 Parramatta Square.

The following presents an urban design rationale to support a Planning Proposal for a 17 storey building (plus roof plant) for the site at 3 Parramatta Square that seeks to modify Building Height and Floor Space Area controls, on the basis of demonstrating consistency with key urban design criteria established from the Design Excellence Competition process, and particular planning controls related to overshadowing, urban legibility and streetscape.

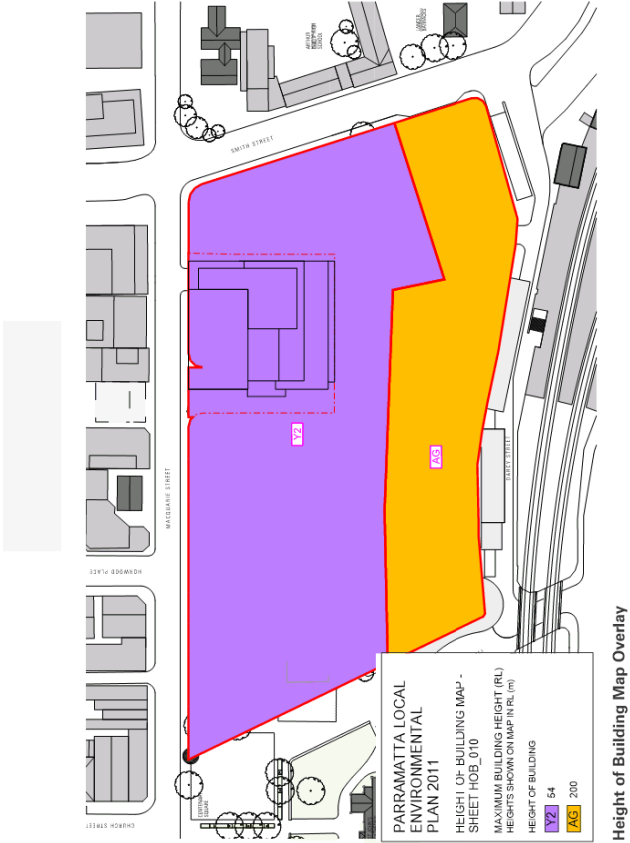
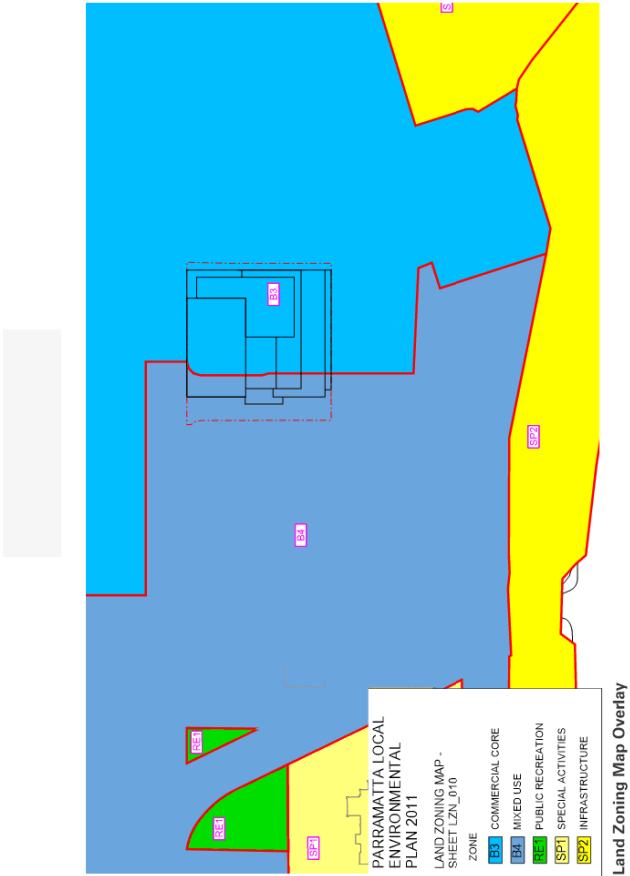
Importantly, this Planning Proposal will maintain an ability of the proposed development to satisfy key design criteria and address all applicable planning controls within a forthcoming Development Application for the site.

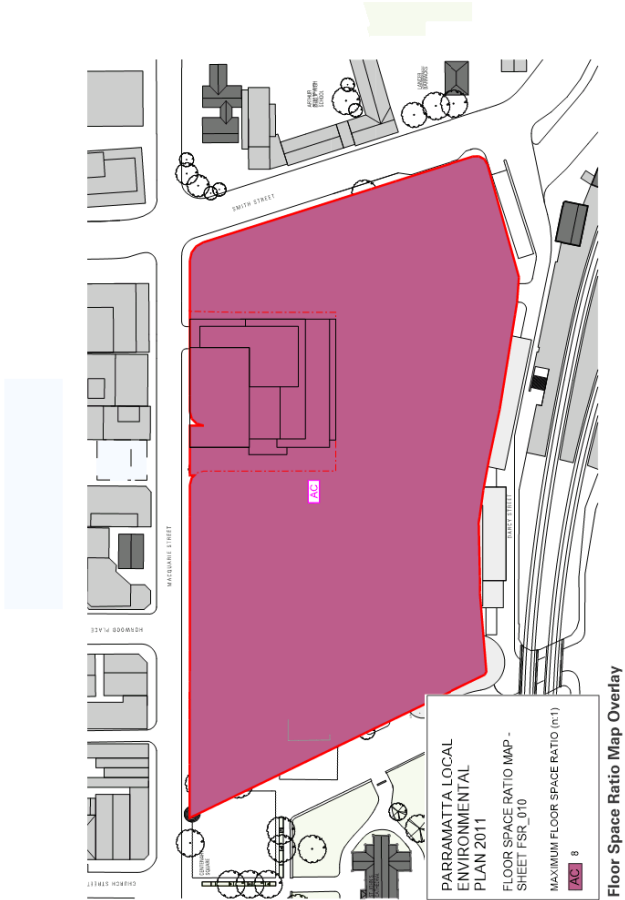
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 - 3. Reference (GFA) Plans
 - 4. Design Excellence Competition Comparison

01 Site Context





Current Planning Controls

- Parramatta LEP 2011
- Parramatta DCP 2011

LEP 2011 Map Overlays

1. Land Zoning Map
2. Height of Building Map
3. Floor Space Ratio Map

LEP 2011 Definitions

Building Height (or Height of Building)

(a) in relation to the height of a building in metres - the vertical distance from ground level (existing) to the highest point of the building, or
(b) in relation to the RL of a building - the vertical distance from the Australian Height Datum to the highest point of the building, including plant and fit out, overairs, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, poles and the like.

Gross Floor Area (GFA)

The sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

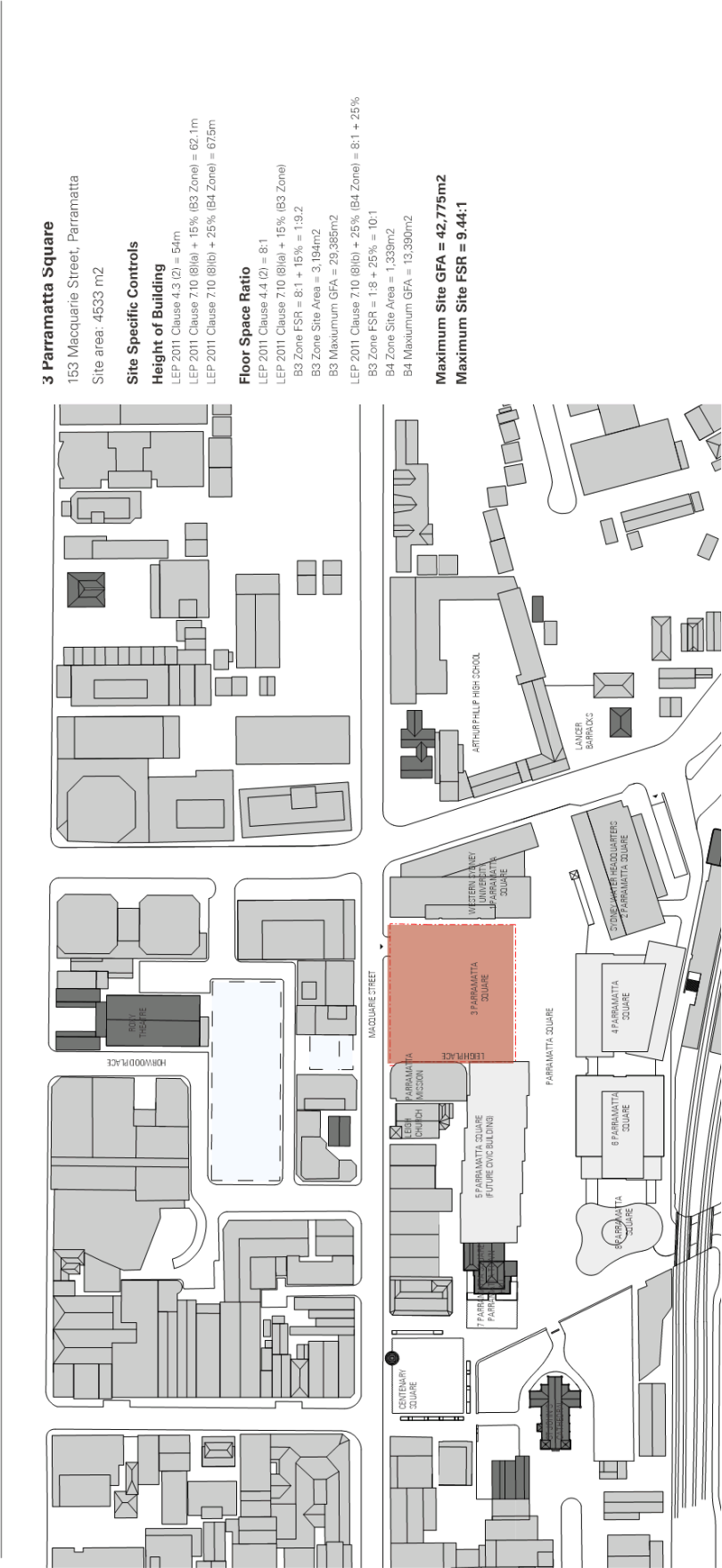
- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
 - (d) any area for common vertical circulation, such as lifts and stairs, and
 - (e) any basement;
 - (f) storage, and
 - (g) vehicular access, loading areas, garbage and services, and
 - (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
 - (i) car parking to meet any requirements of the consent authority (including access to that car parking), and
 - (j) any space used for the loading or unloading of goods (including access to it), and
 - (k) terraces and balconies with outer walls less than 1.4 metres high, and
 - (l) voids above a floor at the level of a storey or storey above.

Floor Space Ratio (FSR)

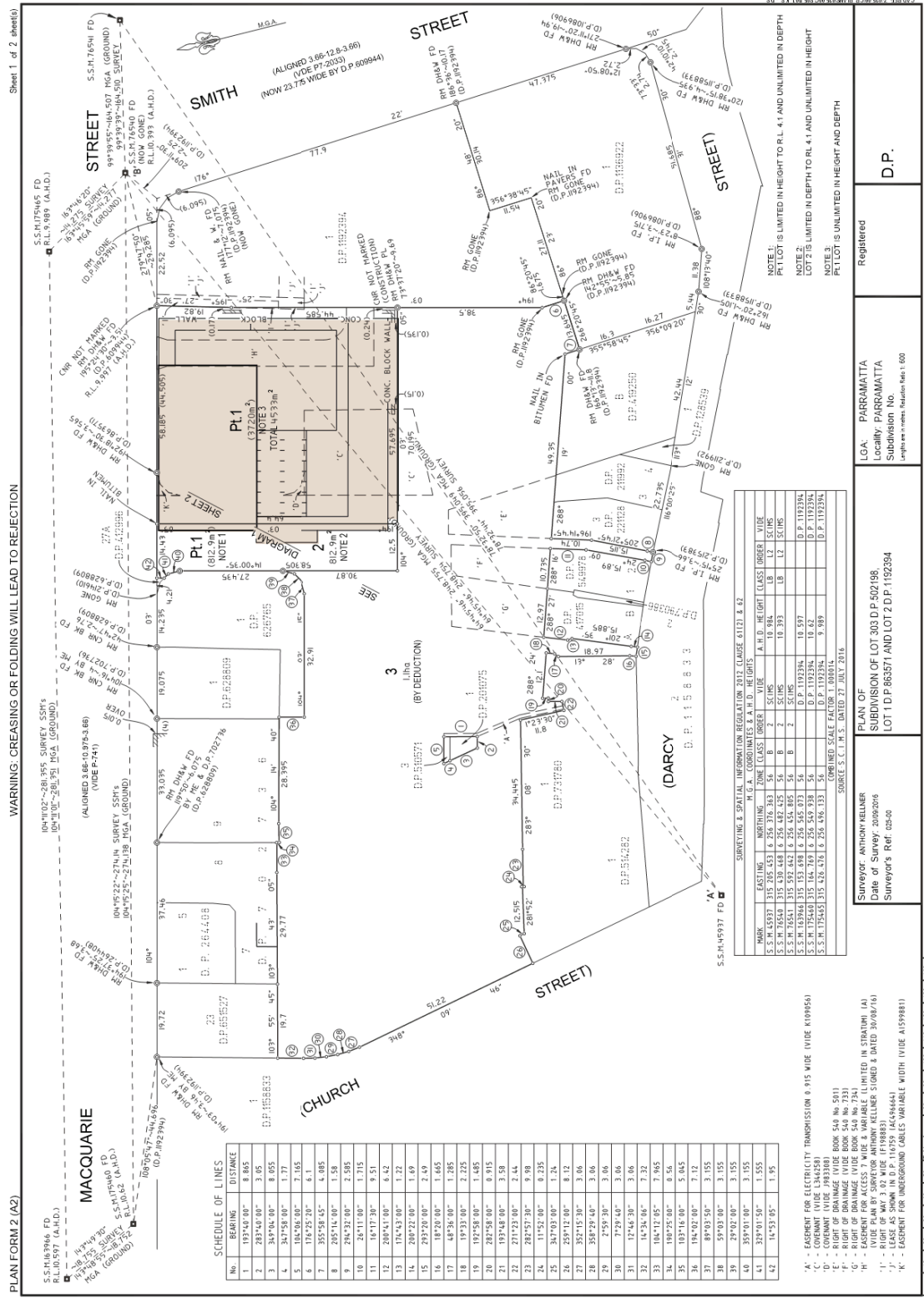
The floor space ratio of buildings on a site is the ratio of the gross floor area of all buildings within the site to the site area.

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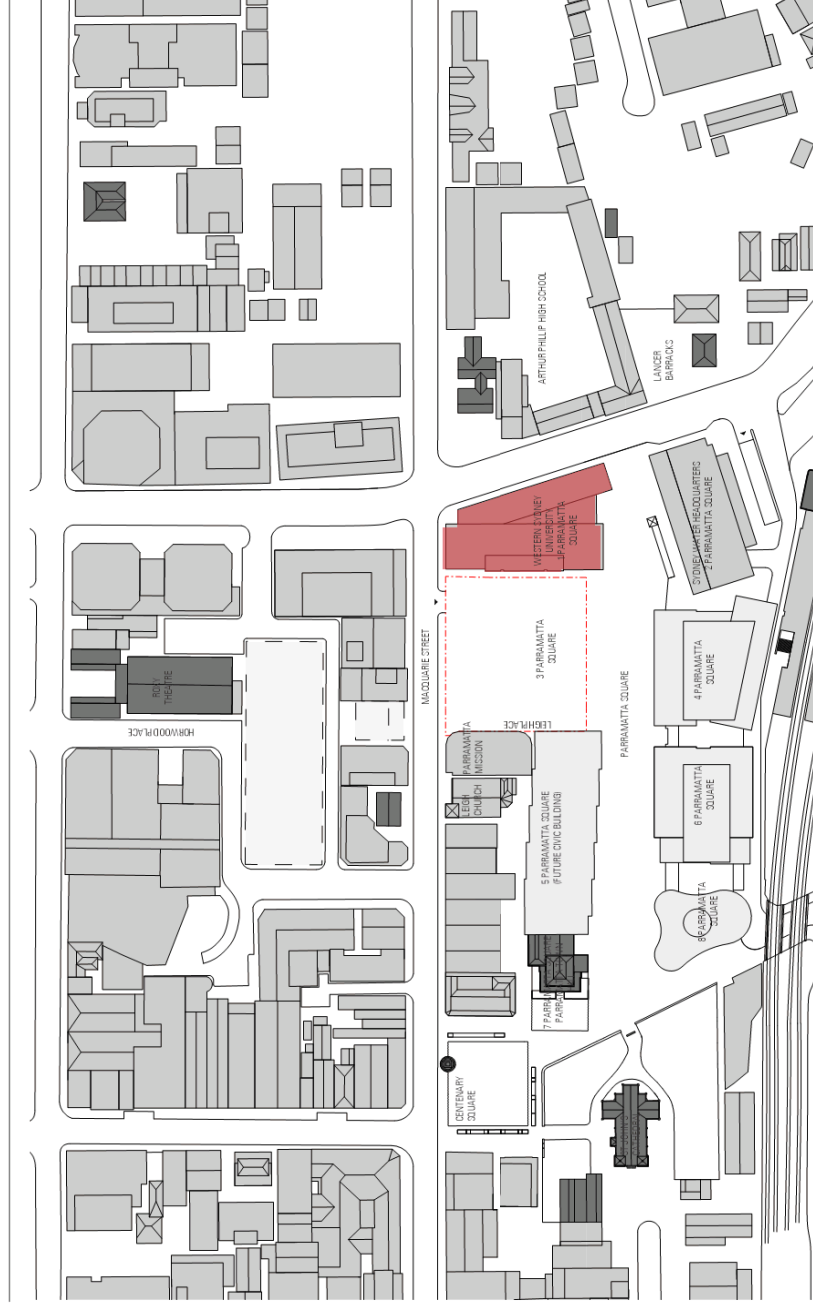
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01 Site Context



Adjacent Context: 1 Parramatta Square

1 Parramatta Square is a 15 storey (plus roof plant) commercial building on the corner of Smith and Macquarie Streets.

Plant and lift motor rooms project above the LEP height control, and in some parts, also project into the LEP sun control plane for Lancer Barracks which are located on the eastern side of Smith Street

A report to the Joint Regional Planning Panel (Sydney West), prepared by City Plan Services (CPS) on behalf of Council, concluded that the building's proposed projection into the LEP sun control plane for Lancer Barracks was acceptable given that:

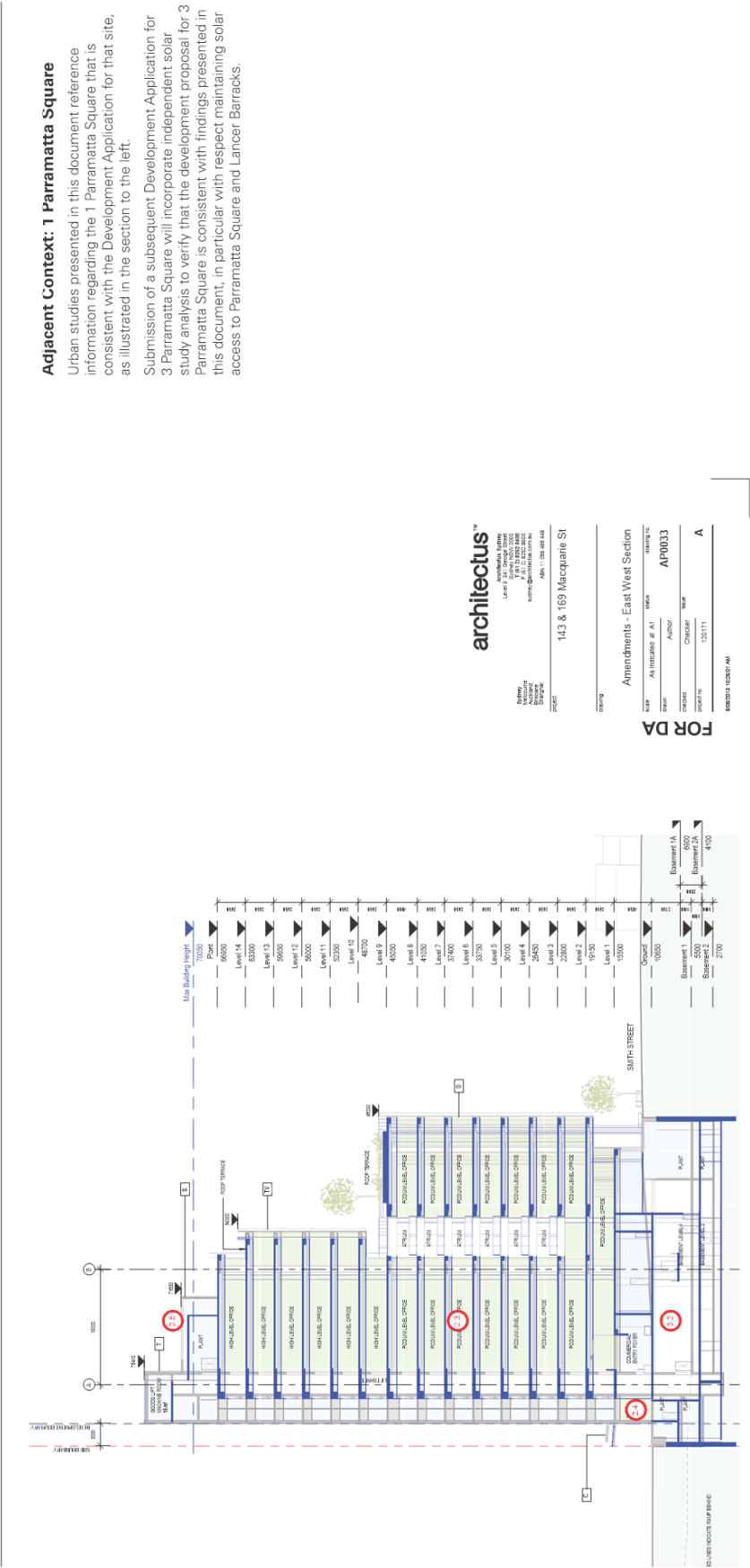
It is agreed the extent of the impact is limited, in both extent and duration;

The DCP does contemplate variations to sun access plane controls, with concessions relative to impacts on the Lancer Barracks from additional shadow cast by new buildings. The structure of those provisions however is considered to relate to a separate sun access plane for Civic Place, and not Lancer Barracks site. Nevertheless, those same provisions provide a basis upon which to evaluate the impact on the Barracks resulting from breaches of its sun access plane control, and in this regard the extent of the impacts is consistent with the DCP concessions:

Consistent with the terms of the DCP, the Heritage Branch of the Department of Environment and Heritage has been consulted specifically about this matter, and has confirmed that it raises no objection; and

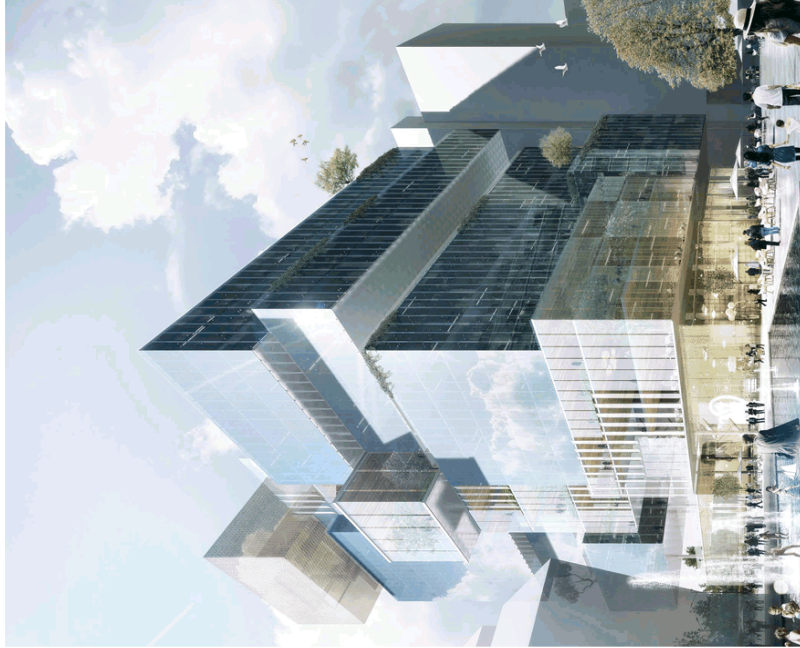
The Department of Defence also has not raised any objection on the basis of overshadowing.

Given the above, the application's submission pursuant to clause 24 of the LEP to vary the terms of clause 29E of the LEP is well founded, and is able to be supported.

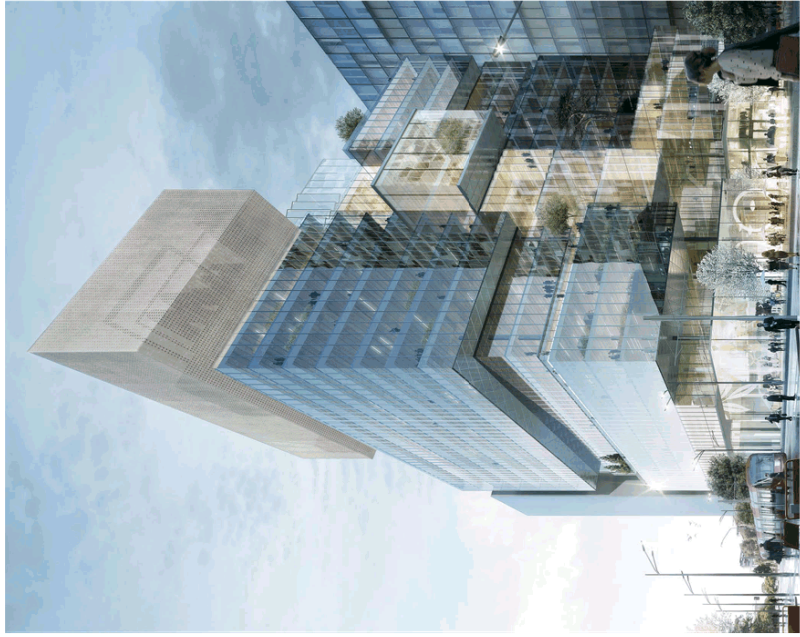


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02 Proposal Summary



Paramatta Square Perspective



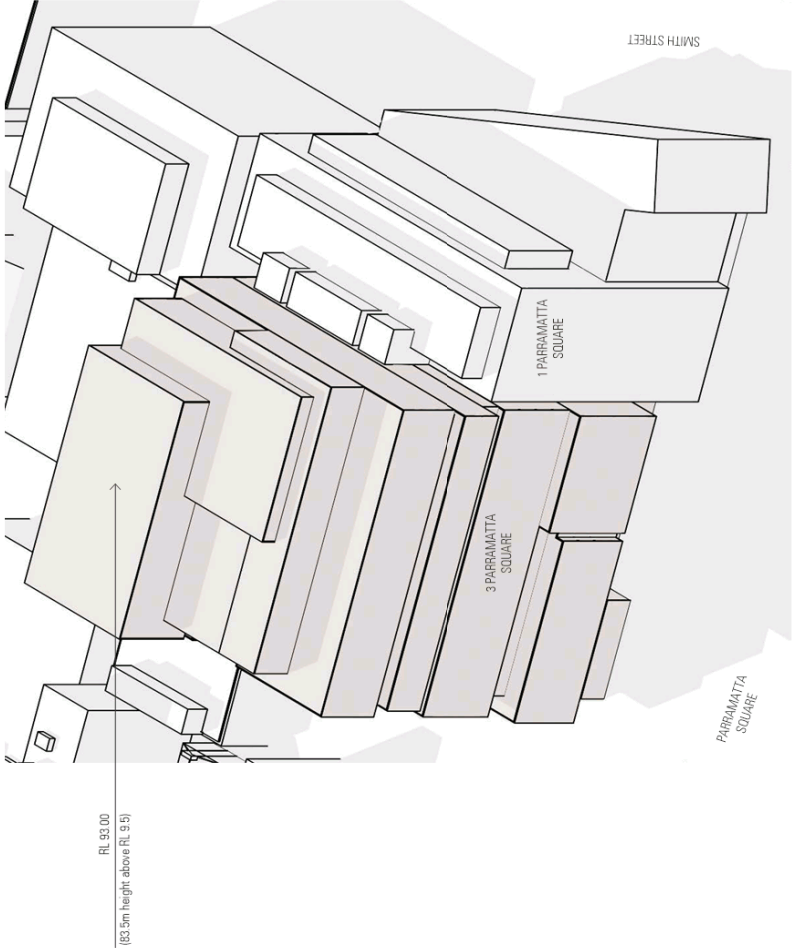
Macquarie Street Perspective

Design Excellence Competition Scheme

The following extract from the Jury Report outlines the Key Design Criteria that formed the basis of their support for the winning scheme:

“the Jury were unanimous in their conclusion to award design excellence to Johnson Pilon Walker (JPW) because of the following key design criteria:

- The north-south linkages through create a hierarchy of linkages and access through the site from Paramatta Square to Macquarie Street and provide legible permeability.
- The ground plane expresses a strong relationship with Paramatta Square as it is a legible, clear space and will allow for clear and logical paths of travel.
- The dual cores provide good separation between public and private commercial uses of the building, providing delineation between these uses.
- The third entrance on the western facade creates a strong axial relationship with the new laneway to the west and ties in with the existing street pattern.
- Open café forecourt to the south-eastern portion of the building will provide a breakout space and an extension to Paramatta Square that will have a successful relationship with the Western Sydney University building at 1
- Paramatta Square. The Jury notes that the usability of this space is dependent on detailed design in regards to wind, lighting, etc.
- The scheme mediates between the unmodulated rectilinear form of 1 Paramatta Square and the sculptural form of 5 Paramatta Square.
- The exposure of building elements created through the modulation of the facade creates opportunities for green spaces and usable open air areas which must be maintained in the design.
- The diaphanous shrouded screen on the roof of the building for screening building plant/equipment should be further explored.
- The simple structural approach to the building allows for manipulation of the facade surface and is considered a successful design component.
- The atrium needs to be a minimum width of 13m and glazing to the western facade must be retained.
- The materiality of the facades and soffits must be maintained.
- The closed cavity system with triple low-e coating is to be retained for the northern and western facades with a high performing triple low-coated double glazed system for the other facades.”



Planning Proposal Summary

- Proposed Building Height: RL 93.00 (83.5m*)
(*Measured above Macquarie Street Level of RL 9.5)
- Proposed GFA: 46016 m2
- Proposed FSR: 10:15:1

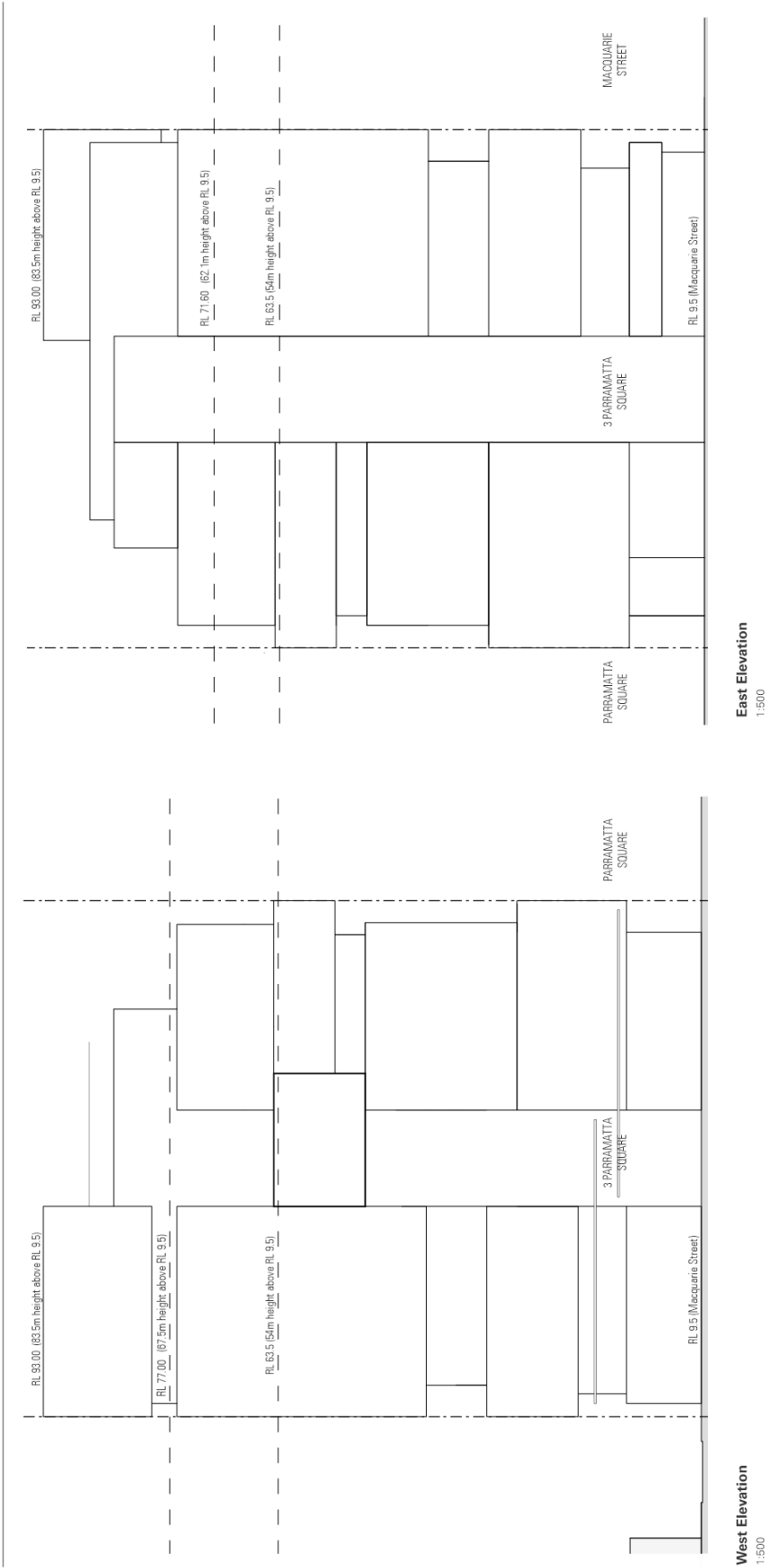
The above proposed changes to Building Height and FSR will maintain the ability of a development on this site to achieve the key design criteria established in the Design Excellence Competition Process, as well as particular planning controls related to building form, urban legibility, streetscape and shadow impacts.

Building Form

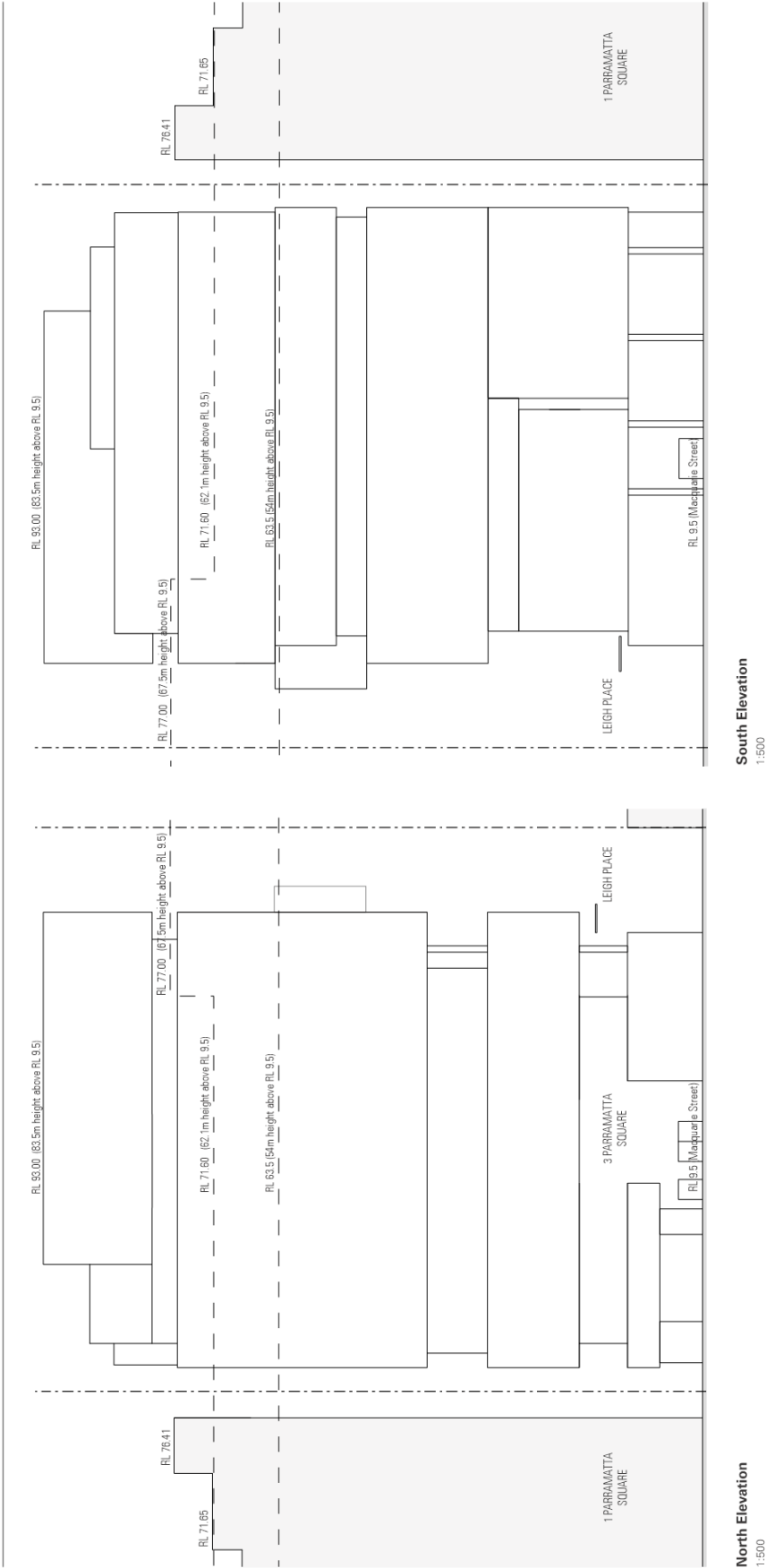
The proposed building form and expression is consistent with the competition winning design and the enhanced option presented during the competition. The roof level plant room is conceived as a series of expressed elements that are integral to the overall architectural composition, which is consistent with the competition winning concept. The top element and its relationship to the building has been amended so that it no longer projects beyond the predominant eastern building facade (but rather aligns to it) in response to comments from the Design Excellence Jury.

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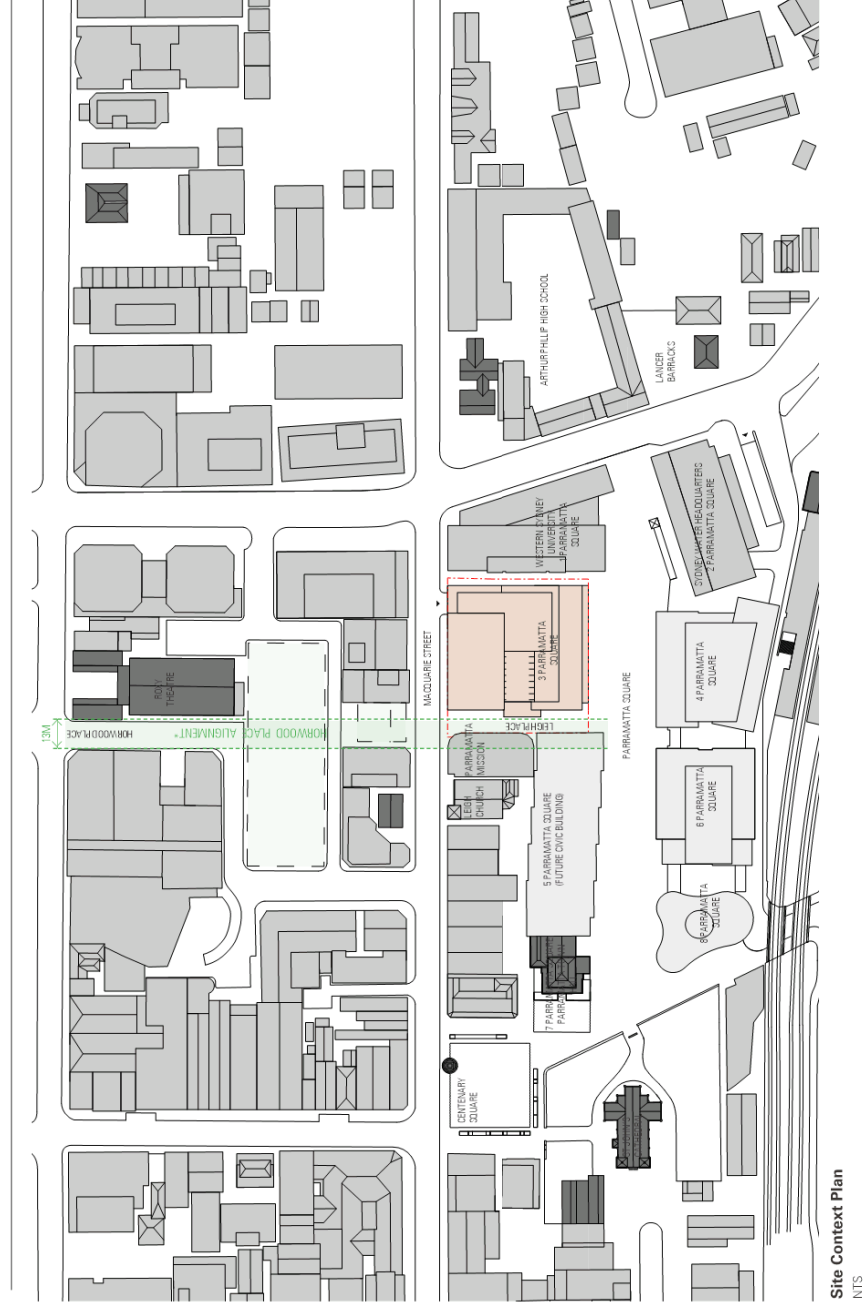


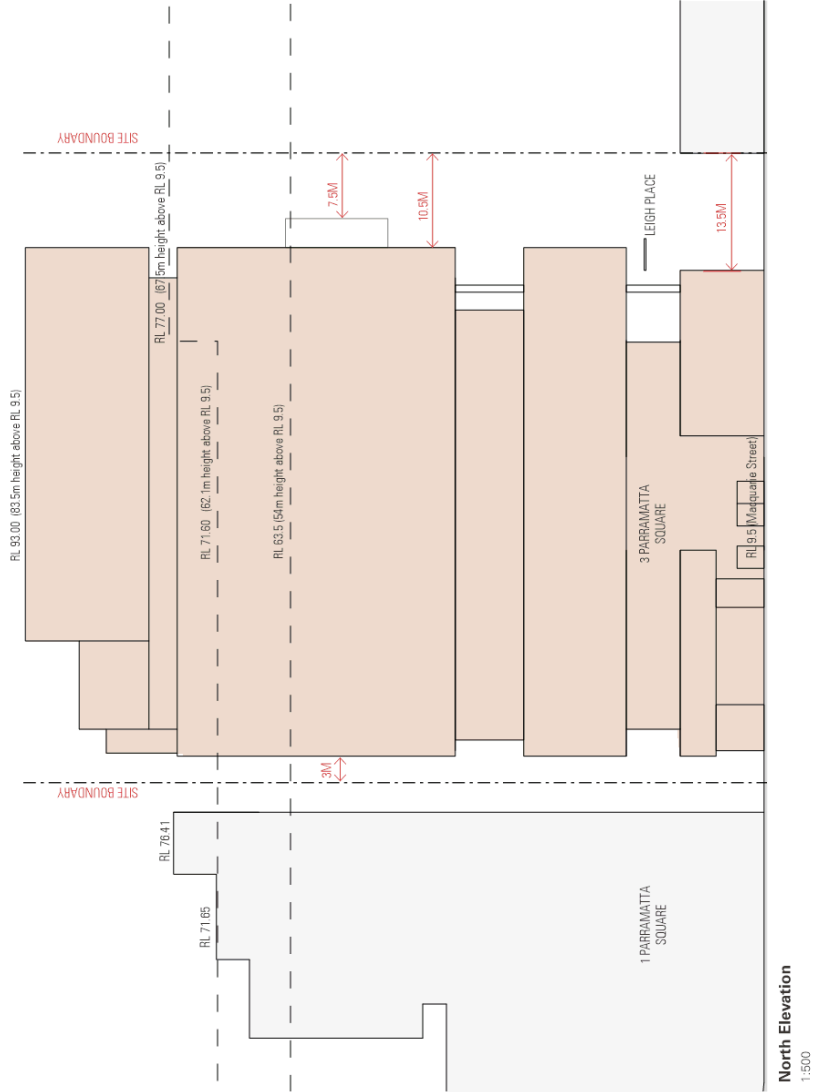
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Streetscape

The proposed increase in height has no detrimental impacts on the Macquarie street streetscape, and the proposal is consistent with the competition winning concept.



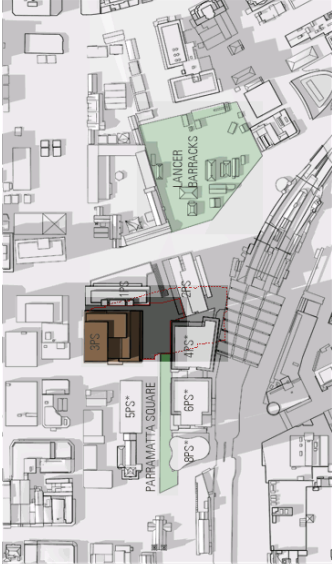
Competition Scheme (North Elevation)

A detailed comparison between the competition winning concept with respect to height and floor plate extent can be found in Part 4 of this document.

* Note: Dimension and alignment of Horwood Place based on survey & city model information provided by CoPC to date. CoPC surveyor to confirm above via updated survey documentation.

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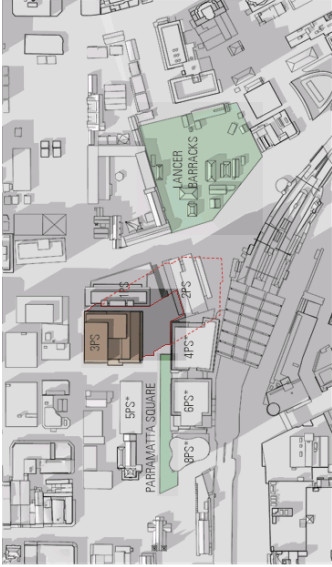
12.00 pm June 22 (Mid-Winter)



12:30 pm June 22 (Mid-Winter)



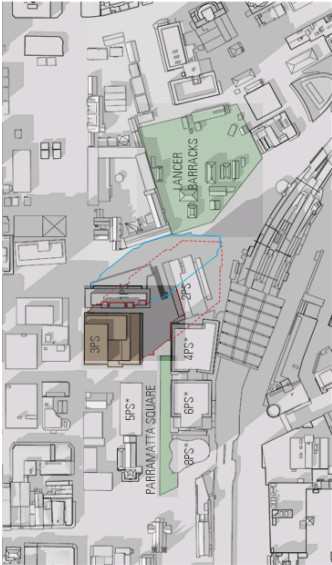
1.00 pm June 22 (Mid-Winter)



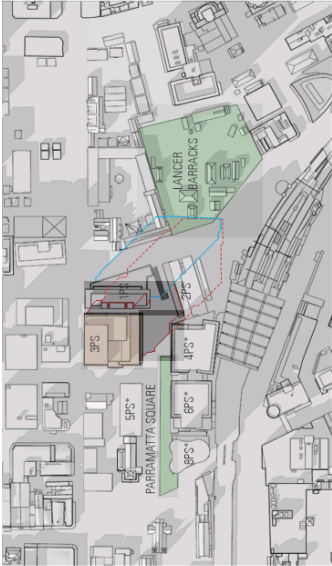
Key

- Solar Protection Zone (Parramatta Square / Lancer Barracks)
- Shadows
- 3 Paramatta Square Shadow Projection (but within shadow projections of adjacent buildings - completed and proposed)
- Additional shadows cast by 3 Paramatta Square Proposal
- 1 Paramatta Square Shadow Projection
- * Proposed Future Buildings (Subject to Separate Development Approval)

1:30 pm June 22 (Mid-Winter)



2:00 pm June 22 (Mid-Winter)



Shadow Impacts

The building height is proposed to be amended to allow additional floors to be added without adding any additional shadowing to Lancer Barracks in midwinter by ensuring that the building form is below the existing shadow plane created by 1 Parramatta Square.

This includes the expressed plant room enclosures at the top of the building which is also below the existing shadow plane profile created by 1 Parramatta Square.

The proposed building form has no impact on the sun protection zone for Parramatta Square described in the DCP during 12noon – 2PM mid-winter as this zone is entirely to the west of the subject site.

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