

Appendix 1 – Urban Design Report

G⁺ design group

122 WIGRAM ST, HARRIS PARK

Nominated architect: TONYLEUNG

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PLANNING PROPOSAL
JOB: 14013 | DATE: 10/06/2015

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1.2 VISION

More than half of Sydney's population will be living in western Sydney in the next 25 years, at its heart is a growing centre - Parramatta. It is the geographic centre of the Sydney Metropolitan area and the driving force of this economic growth in this region.

As the second largest employer outside Sydney CBD, Parramatta's workforce is expected to grow by an additional 30,000 people over the next 25 years. The residential population is also expected to increase.

Parramatta has an essential role in addressing the challenge of unsustainable demands on the population and city's infrastructure. By encouraging job growth close to where people live and connecting people through integrated transport systems that work, we can build a future for Parramatta as a centre of excellence, making Parramatta a place to enjoy a great way of life. Moving forward we need to ensure planning, innovation and investment so that public infrastructure and future developments meets the needs of our residents, visitors and workers.

Parramatta

- city on the move



2.0 SITE CONTEXT

1.0 INTRODUCTION



Nominated Architect: TONYLEUNG
NSW Architects Registration No. 7133

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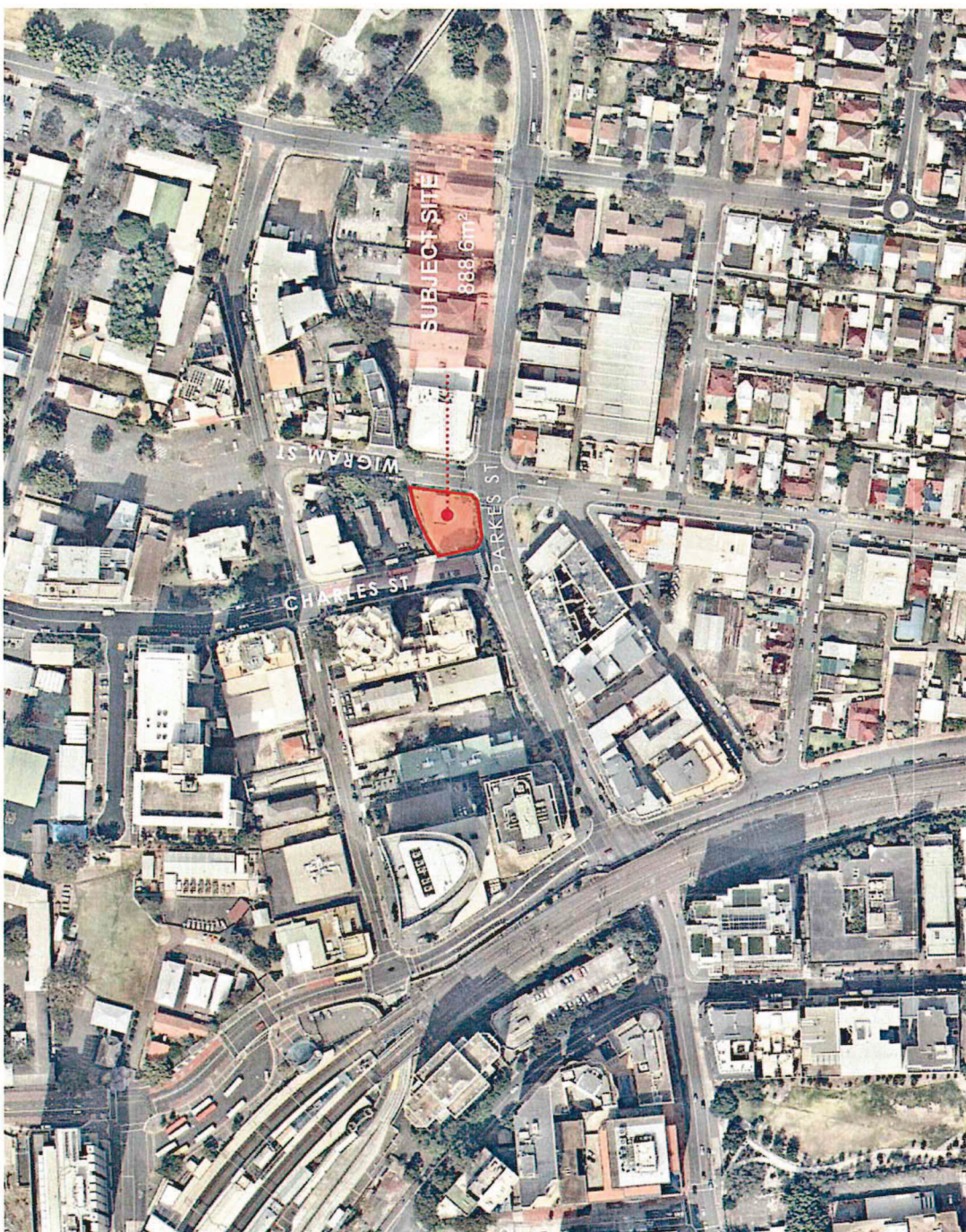
1.1 THE SITE

The site is located at 122 Wigram St, Harris Park. It has three street frontages with Charles St to the west, Wigram St to the east and Parkes St to the south. Parkes St is the major route connecting Parramatta city centre to the Eastern and Western side of the city.

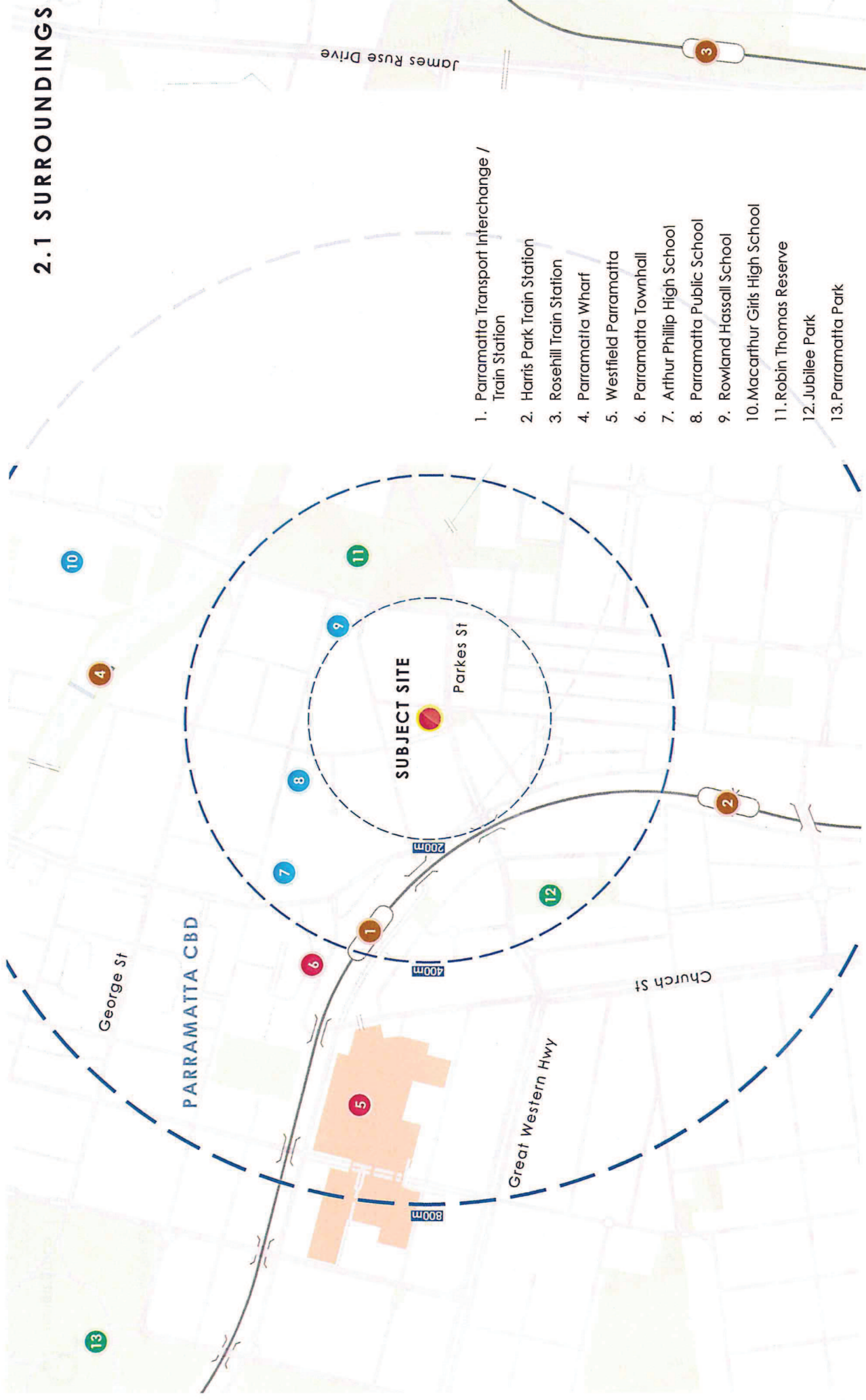
The subject site is within Parramatta city centre, in close proximity to the major public transportation hubs; 250m to the Parramatta train station, bus interchange and 500m to the Parramatta River ferry wharf to the north.

Located to the east of the site is the Robin Thomas Reserve Estate. Immediately to the north are two blocks of four storey apartment buildings. Two 18 storey residential towers are across at Charles St. A collection of 5-22 storey commercial and residential towers are located on the other side of Wigram St.

The location of the site suggests a design proposal that actively responds to and fits in with the surrounding building characteristics.



2.1 SURROUNDINGS



1. Parramatta Transport Interchange / Train Station
2. Harris Park Train Station
3. Rosehill Train Station
4. Parramatta Wharf
5. Westfield Parramatta
6. Parramatta Townhall
7. Arthur Phillip High School
8. Parramatta Public School
9. Rowland Hassall School
10. Macarthur Girls High School
11. Robin Thomas Reserve
12. Jubilee Park
13. Parramatta Park

122 Wigram Street, HARRIS PARK

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2.2 NETWORK & PERMEABILITY



- MAJOR ROADS
- SECONDARY ROADS
- RAILWAY
- BUS ROUTE

Q+ design group | Nominated Architect: **TONYLEUNG**
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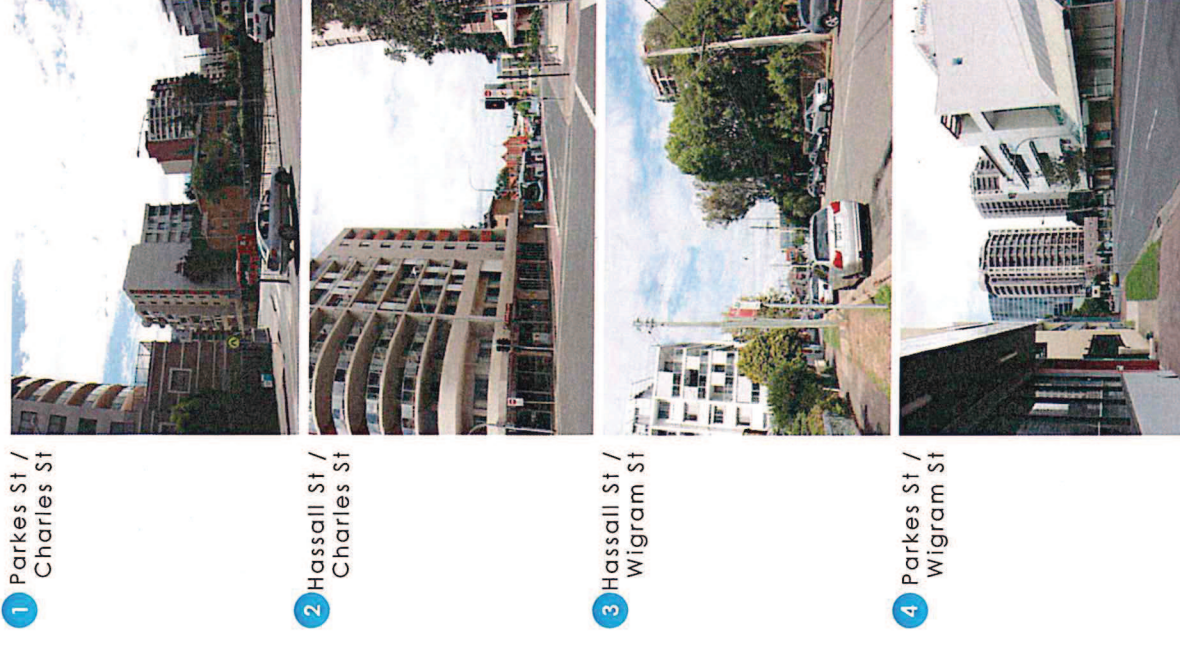
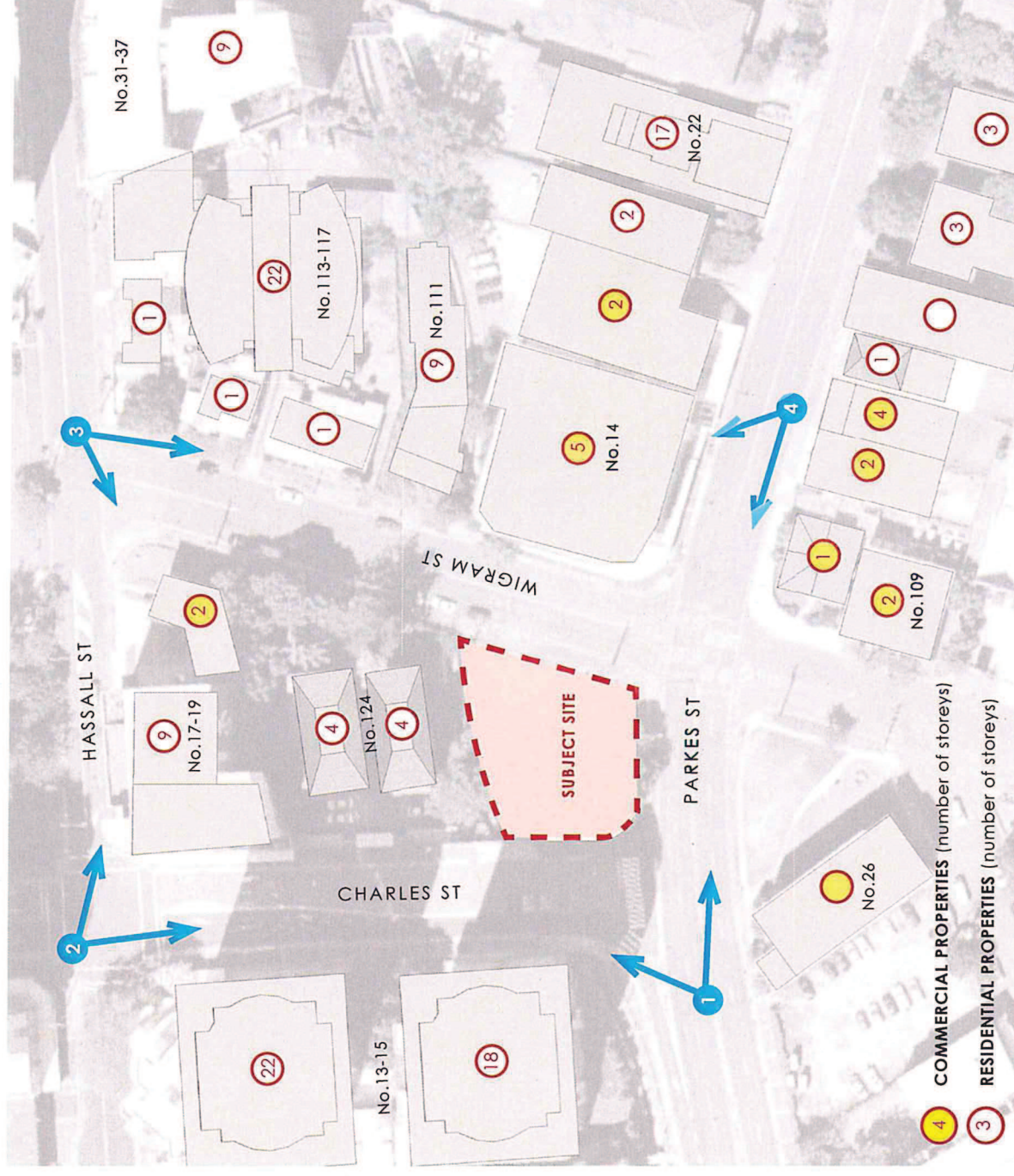
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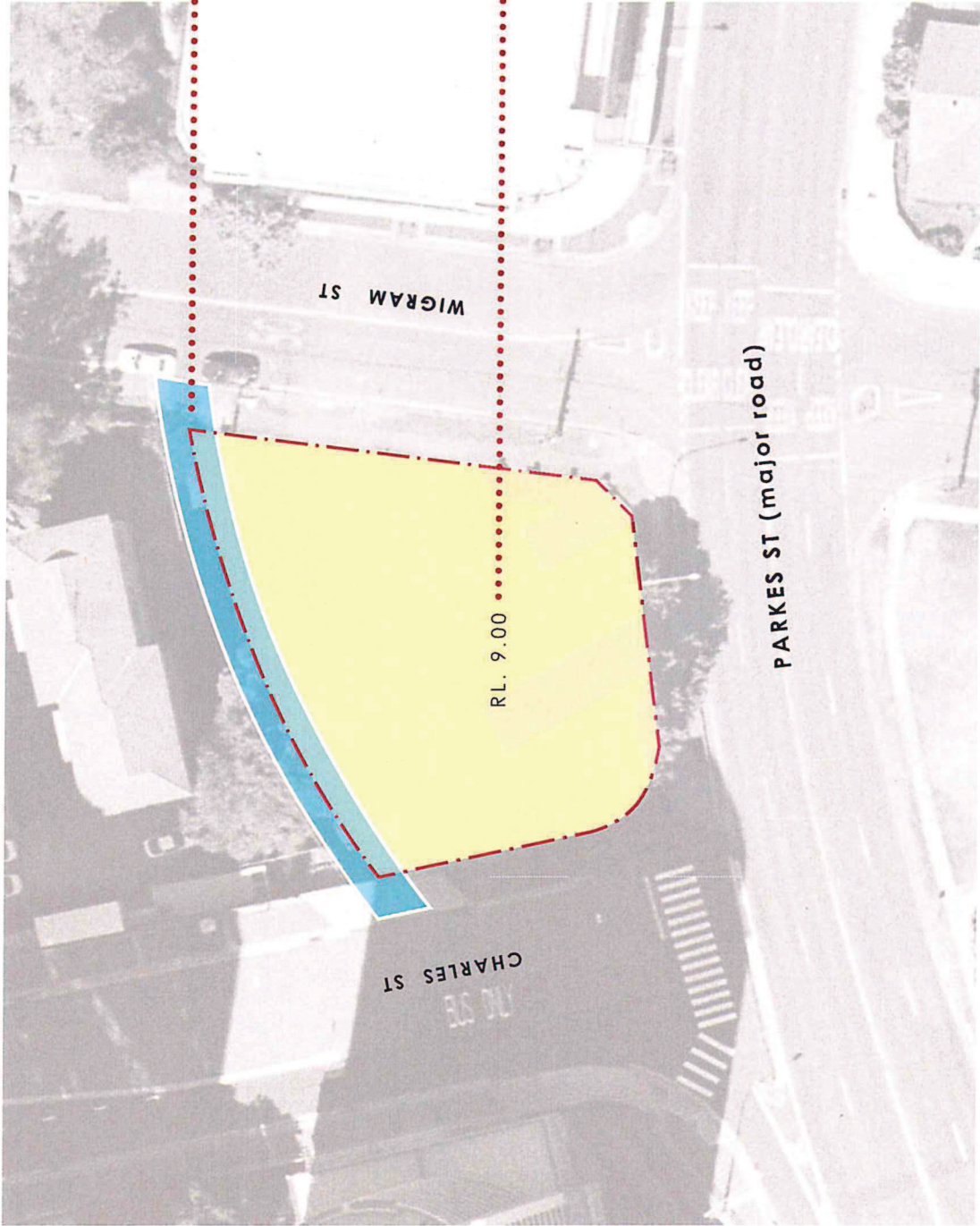
2.3 BUILT FORM & CHARACTERISTICS



3.0

SITE CONSTRAINTS

3.1 CONSTRAINTS



Stormwater Easement

Council Flood Control
- provision of flood storage floor
- min. habitable floor RL. 9.00

The subject site is within the council flood prone area, (a 100 year flood control requirement is applicable). A flood storage floor is designed to meet the requirement, meanwhile the ground floor is raised from the surrounding footpath level to satisfy the minimum RL required for habitable rooms.

Note: Refer to Hydraulic Engineer's report for further details.

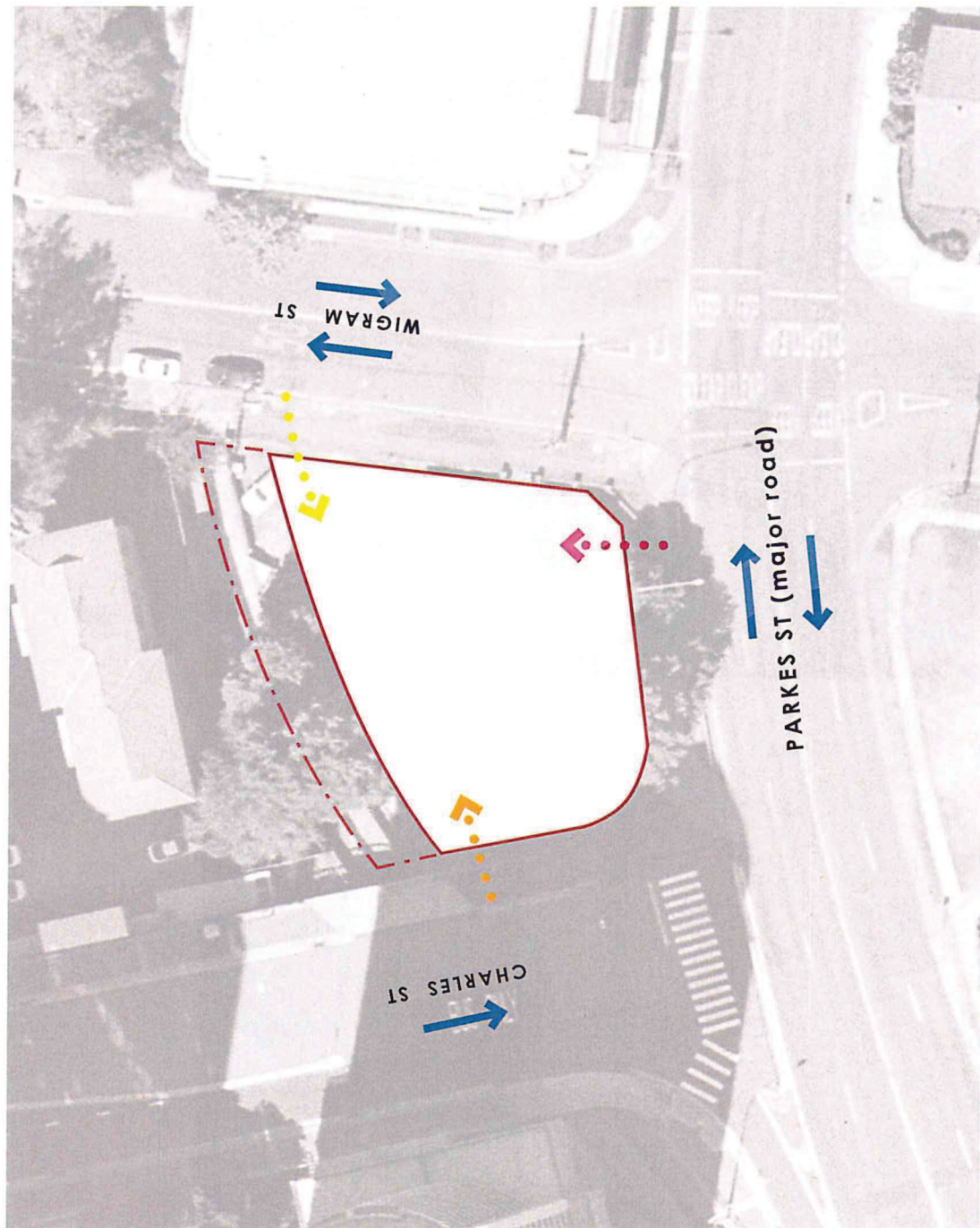
4.0 DESIGN RESPONSE

4.1 SITE ACCESS

Parkes St is the major east-west connection route to the Parramatta City Centre. It faces the corners of Charles St and Wigram St, with Parkes St therefore the main focal point of the design, (in terms of responding to the public interface).

- residential entry via the corner of Wigram and Parkes St.
- carpark entry is via Wigram St which is a two-way route with no bus lane.
- commercial access is provided from Charles St, with the main commercial facade facing the Charles and Wigram St corner.

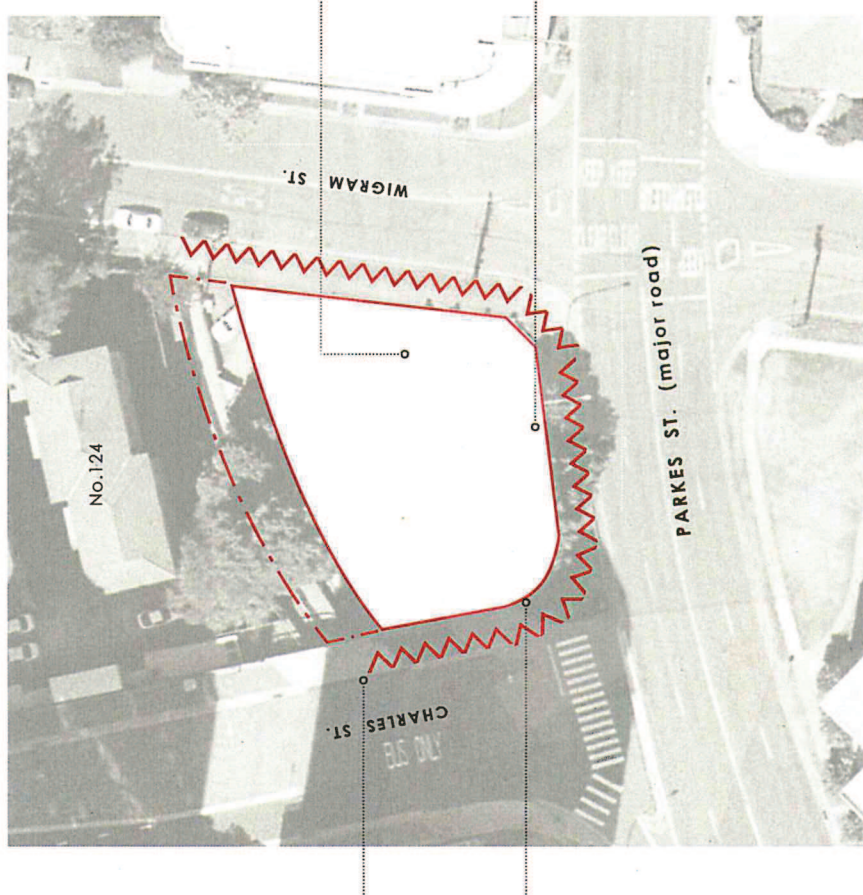
- ↑ one way St
- ↕ two way St
- 📍 commercial entry
- 📍 carparking entry
- 📍 residential/accessible entry



4.2 GROUND FLOOR ACTIVATION



council footpath/awning upgrading



Lobby Art Work



ground floor activation

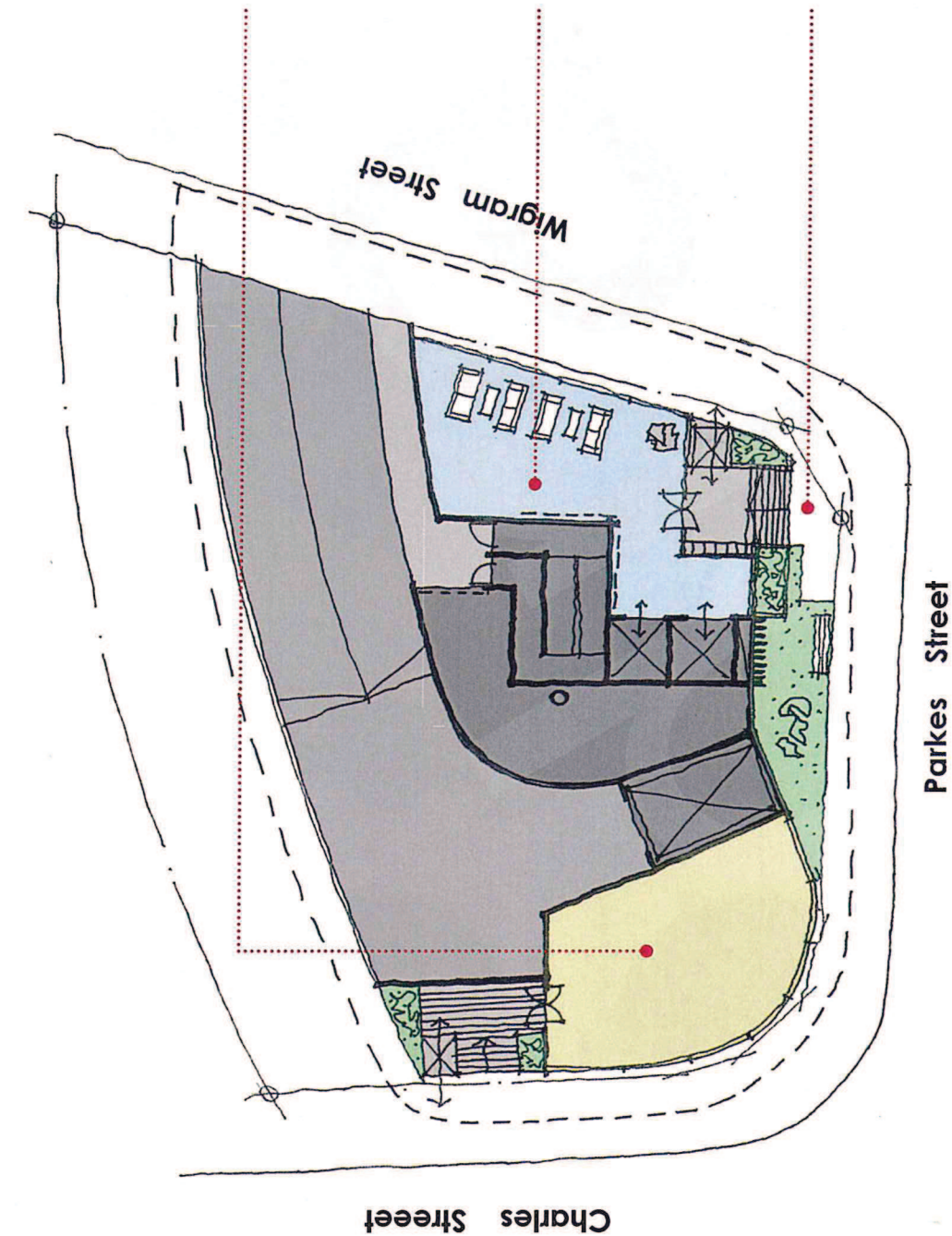


Public Art Work

 activation of street frontage

4.3 PUBLIC DOMAIN STRATEGY

GROUND FLOOR



facade design gives consideration to integrating the treatment of raised flood storage space.

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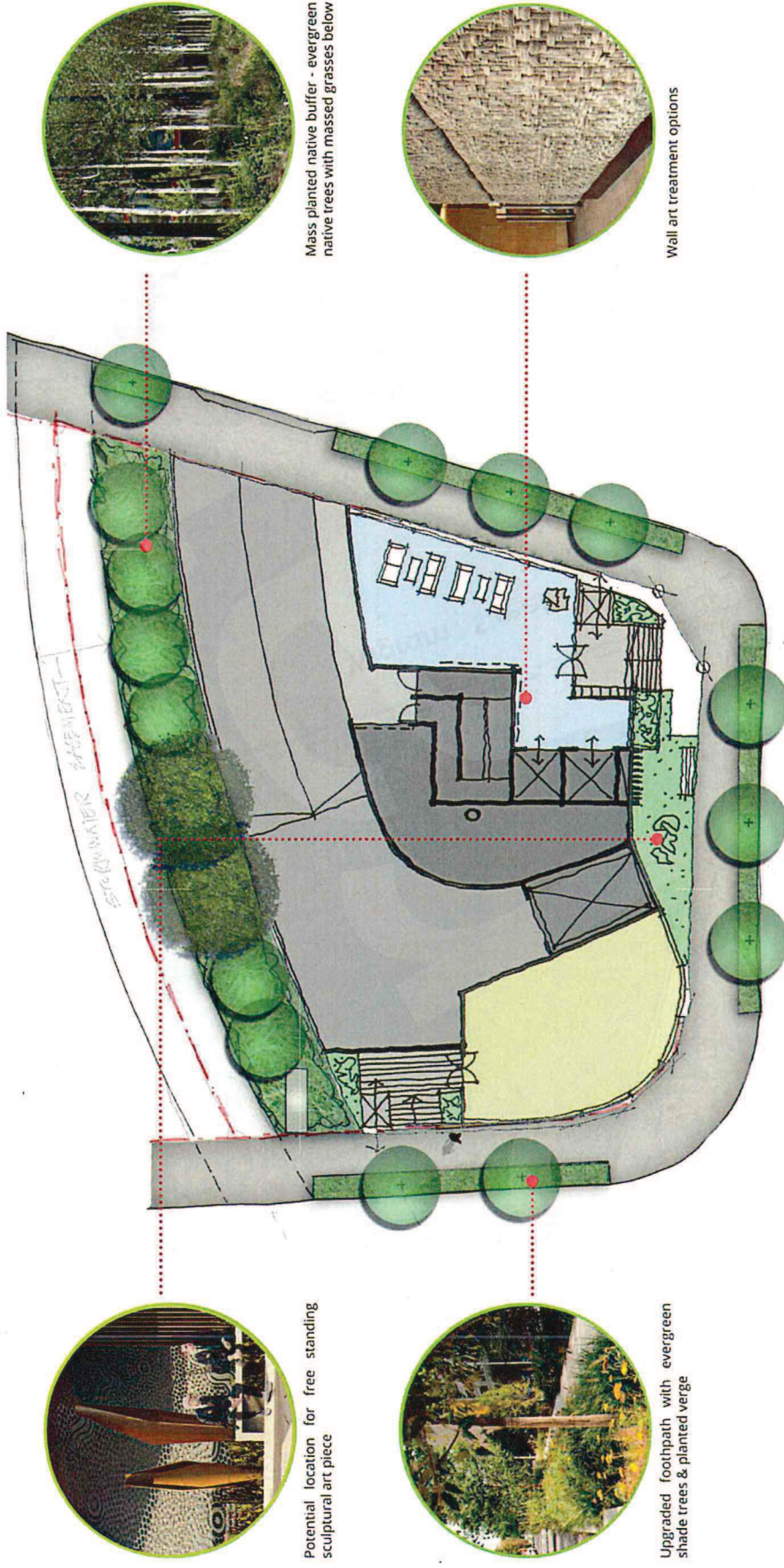
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4.4 LANDSCAPE

GROUND FLOOR



Mass planted native buffer - evergreen native trees with massed grasses below

Wall art treatment options

Potential location for free standing sculptural art piece

Upgraded footpath with evergreen shade trees & planted verge

4.4 LANDSCAPE ROOF PLAN



1

Timber pergola with climbers



5

Generous lawn terrace with wide seating steps



4

Succulent mounted planting



2

Outdoor dining opportunities



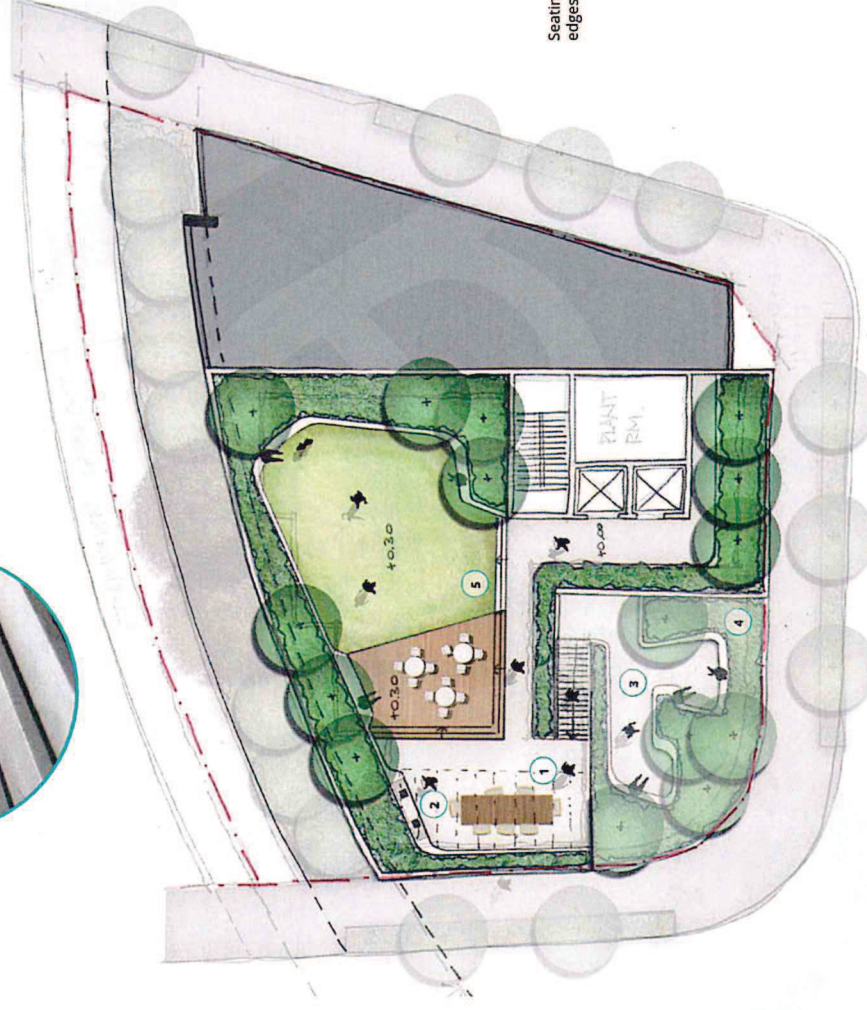
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Seating edges / daybeds to edges of raised planter beds



3

Intimate garden 'rooms' as spillout space for relaxation surrounded by trees and mass planting



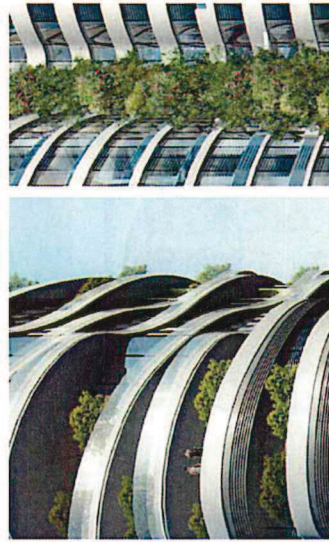
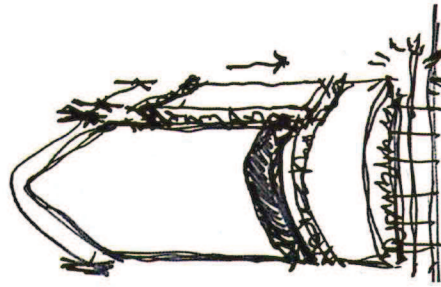
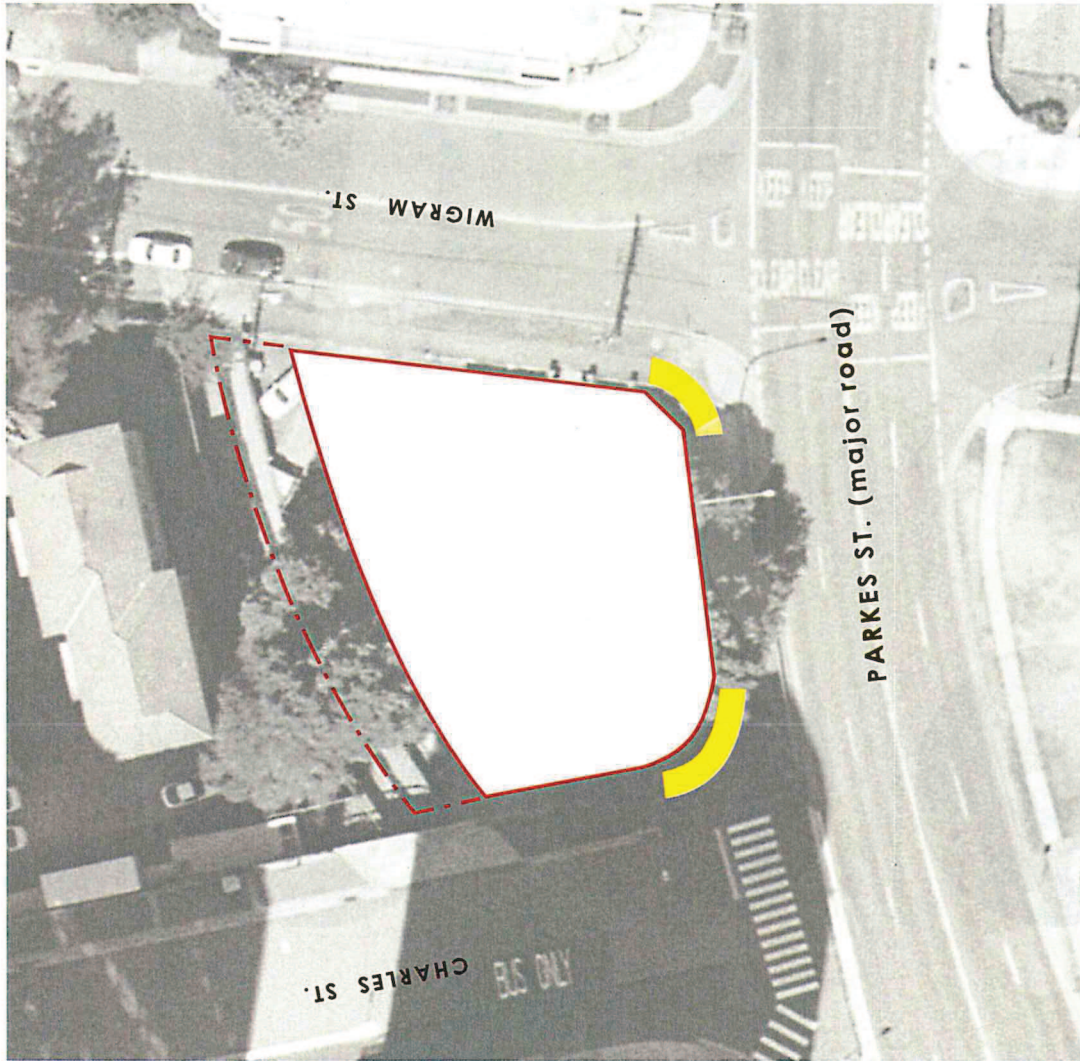
4.5 BUILT FROM

Proposed built form responds to and enhances the character of the site.

Consideration has been given to the two key street corners. The facade is curvilinear to address the street edge. Podium is expressed as 4-storey height to create the continuation to the surrounding buildings. Further articulation to the built form reduces the bulk and scale of the building and creates a proportional relationship with the surroundings.

Green vegetation is introduced to enhance visual interest while contributing to ESD. A double height entry lobby at ground floor further enhances the interaction with the public domain.

The facade design satisfies DEAP recommendations at DA submission stage.



corner treatment