Riverside II

295 Church Street

Parramatta

Planning proposal

Contents

1. Key Principles

- 295 Church Street would strive to relate well to the form, proportion, composition, scale and character of the surrounding buildings, urban grain and public realm of the surrounding site.
- Contribute to the nature of the Parramatta River Foreshore Arts & Entertainment Precinct running between George street 1 block to the south and Market street to the North. It would aid in improving the legibility of the area, by emphasising the cultural and retail ambitions of the development.
- Improve the permeability of the site and wider area by implementing the growing culture of laneways and site-links in Parramatta.
- Improve loading/delivery access from Church St through to Phillip Lane to service buildings to the west of the site.
- Incorporate publicly accessible areas on upper floors where appropriate.
- Activate the streetscape with retail programs, and seek to continue the vibrancy of Church street towards the river, fostering positive relationships with neighbouring streets.
- Incorporate the highest standards of architecture and materials including sustainable design and construction practices.
- A tall building such as this should not affect its surroundings adversely in terms of micro climate wind turbulence, overshadowing, reflected glare, aviation navigation and telecommunication interference. These will all be investigated fully in the design and development of the buildings. The shadow studies show the impact of this building and the surrounding context in overshadowing of the area.
- The developments within the Parramatta River Foreshore Arts & Entertainment Precinct would enhance Parramatta's skyline.

2. Site

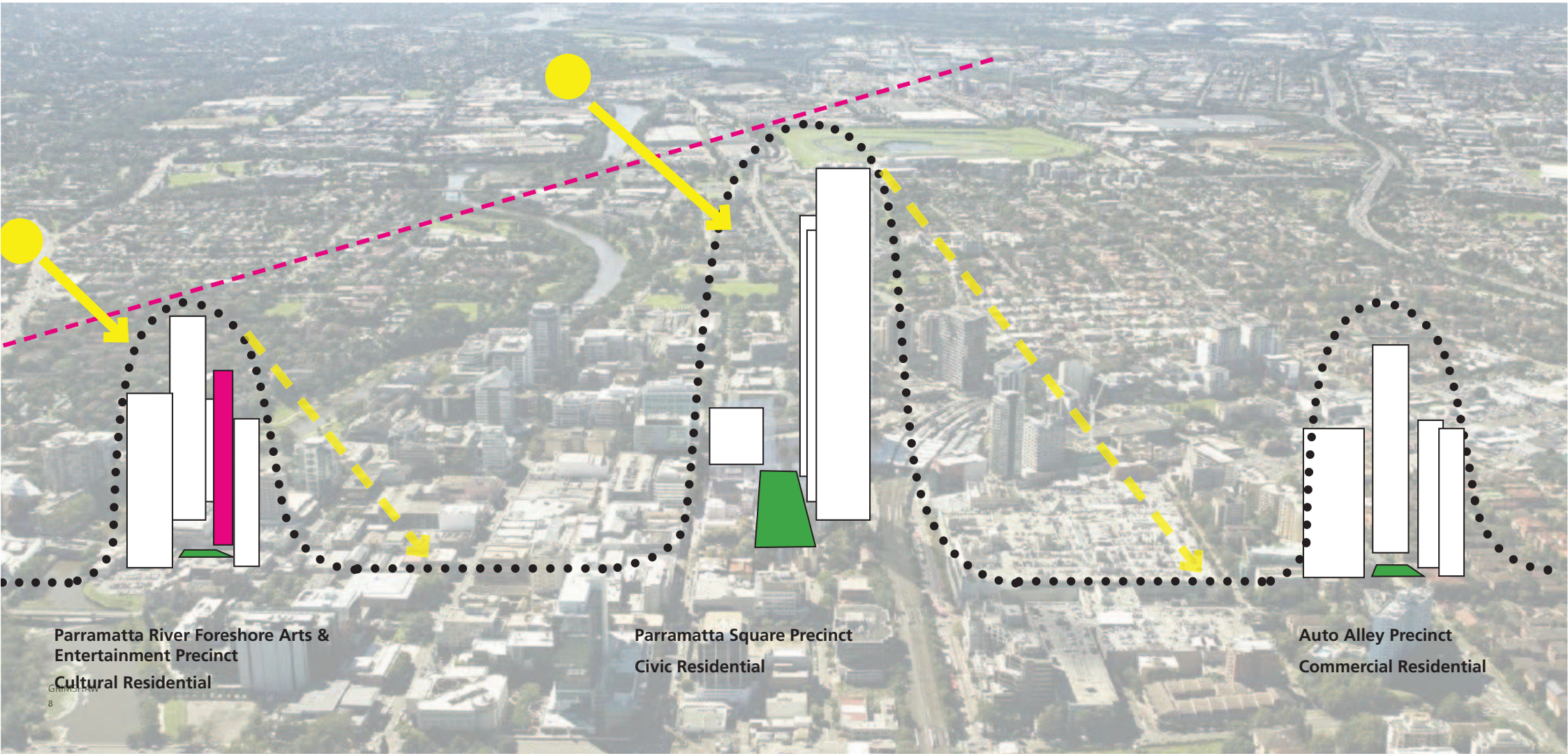
Site Area	1070m2
Existing Building Height	12m
Existing FSR	3:1
Existing GFA	3,210m2
Existing GBA (above ground)	4,012 m2
Existing levels	3
Revised Building Height	185m and 12m for street frontage +/-
Revised FSR	18:1 +/-
Revised GFA	19,800 m2 +/-
Revised GBA (above ground)	28,000 m2 +/-
Revised levels	55 +/-

3. Opportunities and Constraints

Parramatta Skyline

Three distinct clusters are evolving to form the future skyline of Parramatta's CBD.

Both individually and as a group, this development would enhance the skyline of Parramatta. It would also aid in improving the legibility of the area, by emphasizing this cultural and retail orientated area of the city.



Parramatta Skyline

Commercial
Residential
Auto Alley Precinct

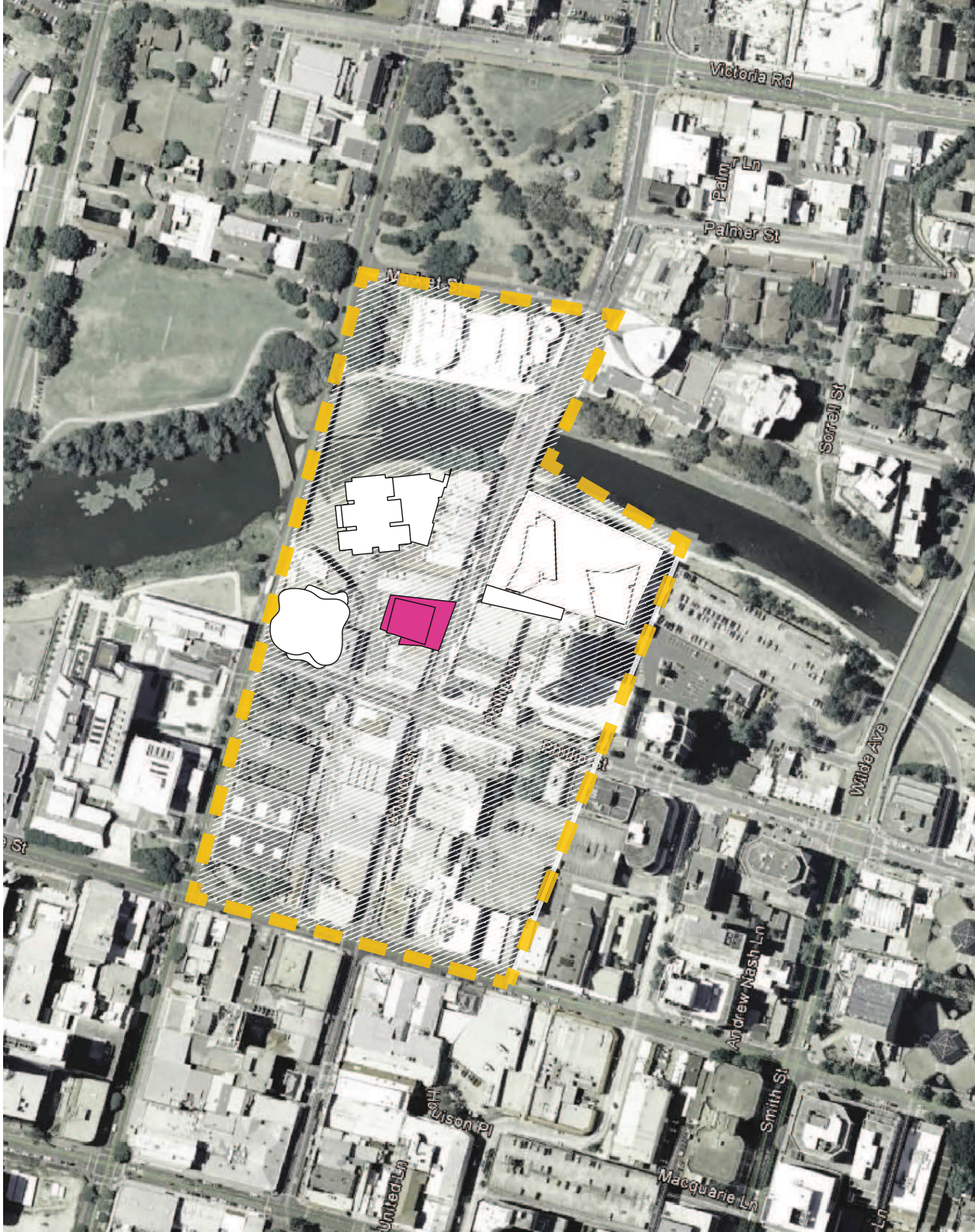
Civic
Residential
Parramatta Square
Precinct

Cultural
Residential
Parramatta River Foreshore
Arts & Entertainment Precinct

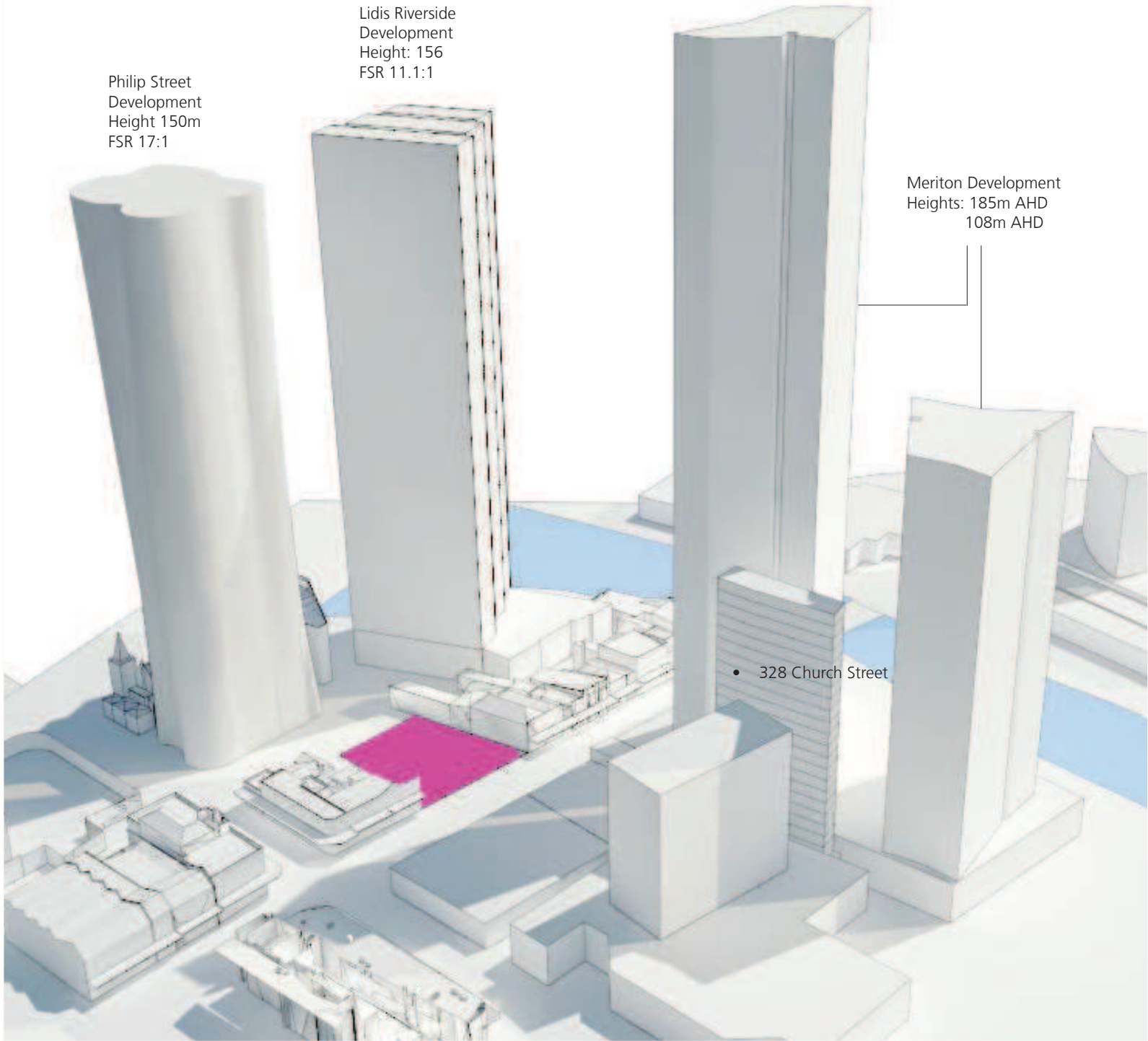
Arts & Entertainment Precinct

The Arts and Entertainment Precinct in the north of Parramatta's CBD has a number of developments. It encompasses George Street to the south, going north to Market street by the Parramatta River.

The diagrams to the right highlight the latest devl-opments in this precinct



Arts & Entertainment Precinct



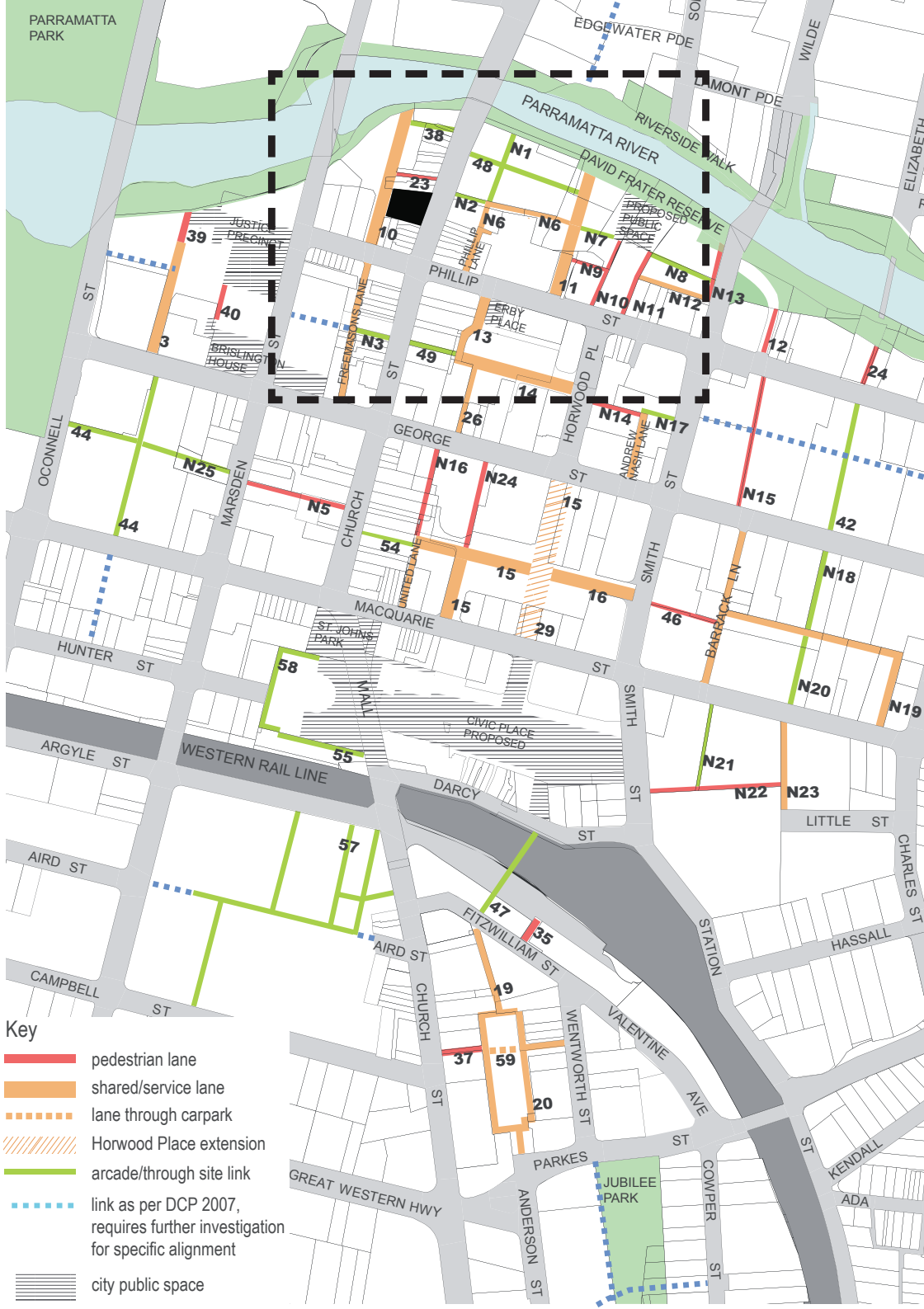
Laneway

Parramatta hosts a healthy culture of laneways and arcades, contributing to the growing vibrancy of its CBD.

This map on the right shows the strategy for the laneway development across the city and particularly the east-west link through this site from Church street through to Phillip Lane and through to the riverside

Parramatta CBD

Erby Place, Parramatta CBD



Laneway

KEY OBJECTIVES

- Improve lane-way connections and through site links
- Have ground floor activities that would provide a positive relationship to surrounding streets
- Add to the vibrancy of the ground plane through the precinct

Batman Walk, Parramatta

Darcy Lane, Parramatta

Shared Service Lane

Public Link

Riverside Development

Meriton Towers

328 Church Street

PHILLIP LANE

295 Church Street

CHURCH STREET

Philip Street Development

Retail Activation

KEY OBJECTIVES

- The development would strive to relate well to the form, proportion, composition, scale and character of the surrounding buildings, urban grain and public realm.
- Contribute to the nature of the Parramatta River Foreshore Arts & Entertainment Precinct running between George street a block to the south and Market street to the North.

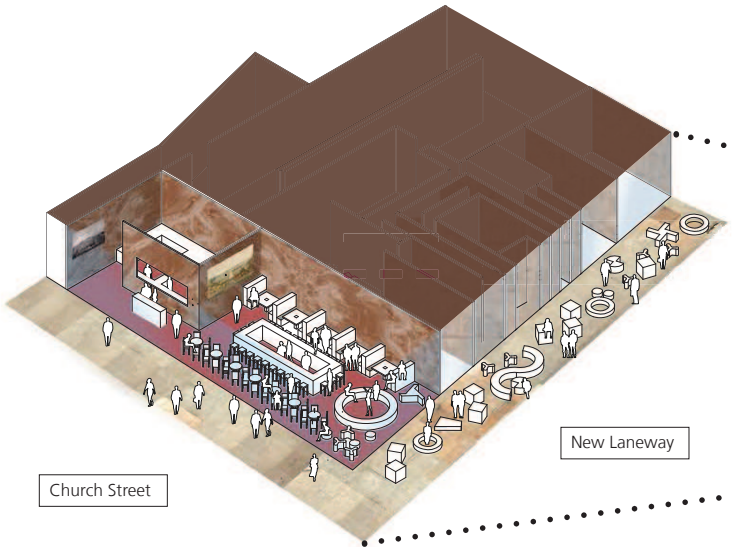
Church Street West Elevation

Church Street

Retail Activation

KEY OBJECTIVES

- Have ground floor activities that would provide a positive relationship to surrounding streets
- Maximise street frontage to new lane-way across site and to Phillip lane
- Add to the already vibrant Church street frontages



- Isometric drawing of potential activation to ground plane

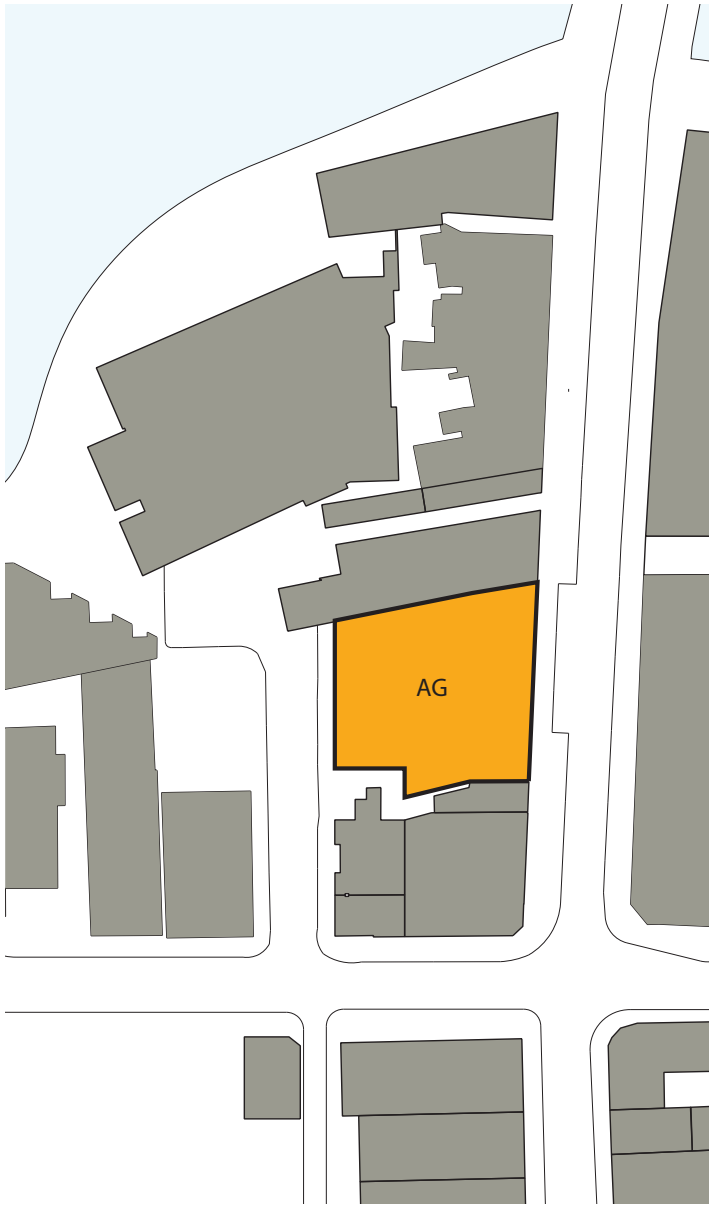
4. Planning Controls

Building Heights

295 Church Street proposes a height of 185m above ground

Existing Height 12m

Proposed Height 185m

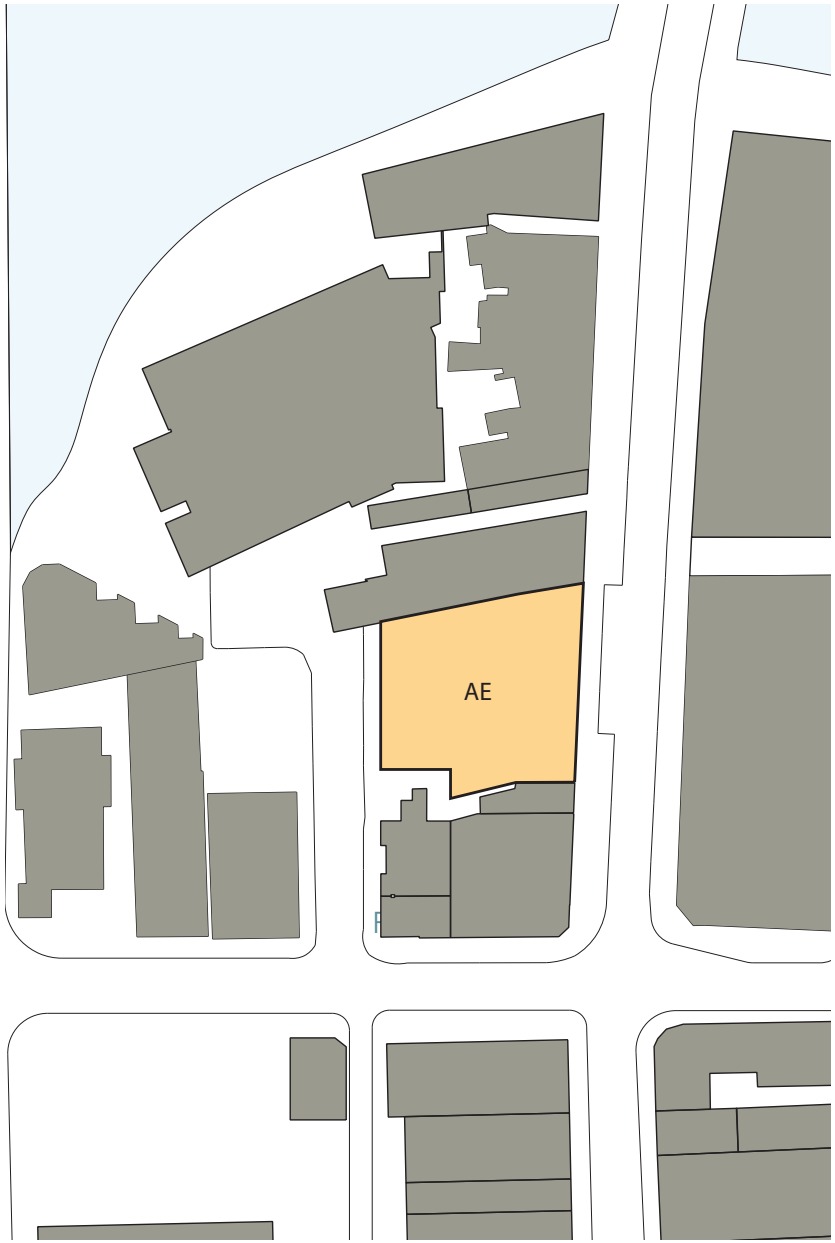


FSR

295 Church Street proposes a FSR of 18:1.

Existing FSR 3:1

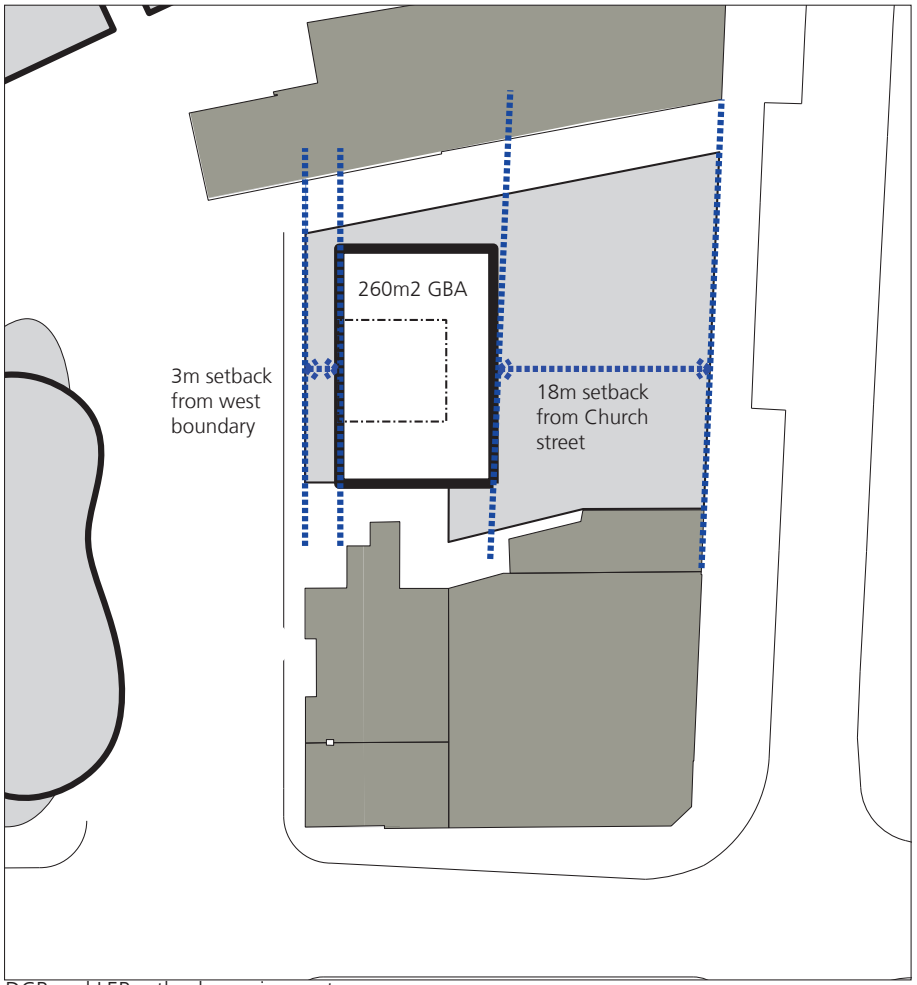
Proposed FSR 18:1



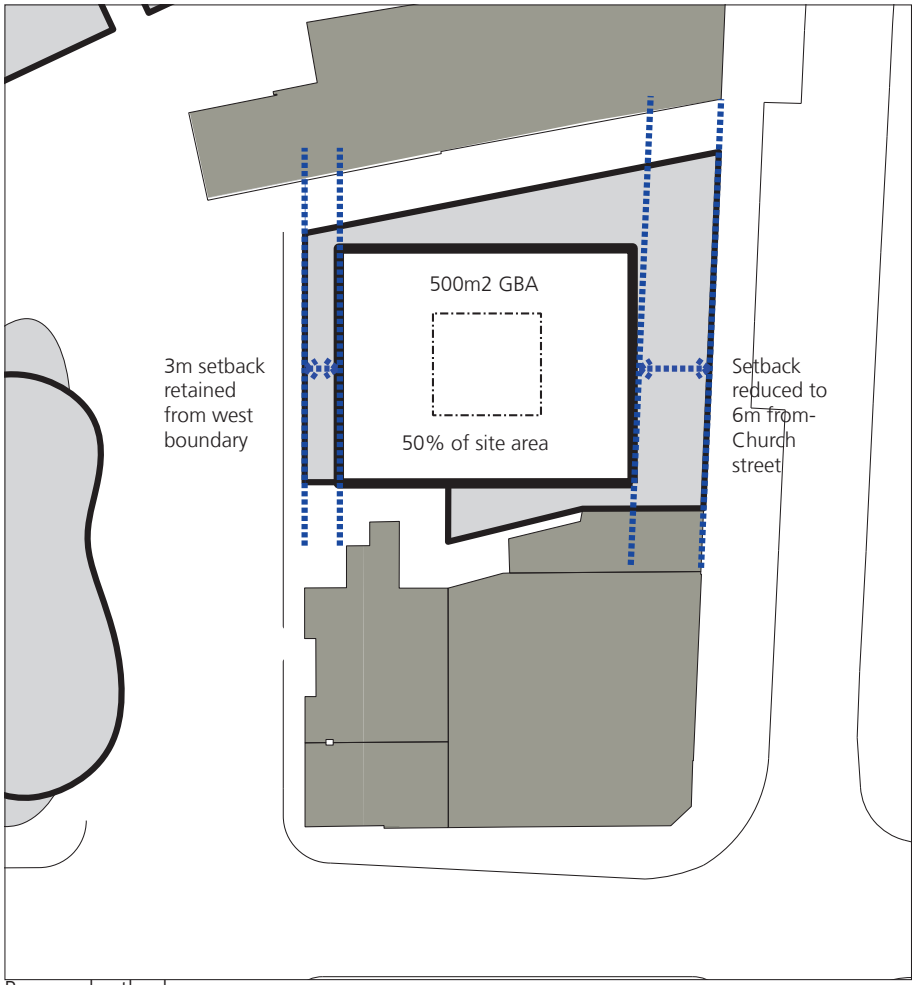
Setbacks

The diagrams below set out both the existing constraints set out in the DCP and also the setbacks we are proposing.

The existing controls only allow for an extremely constrained and inefficient floor plate area for the tower



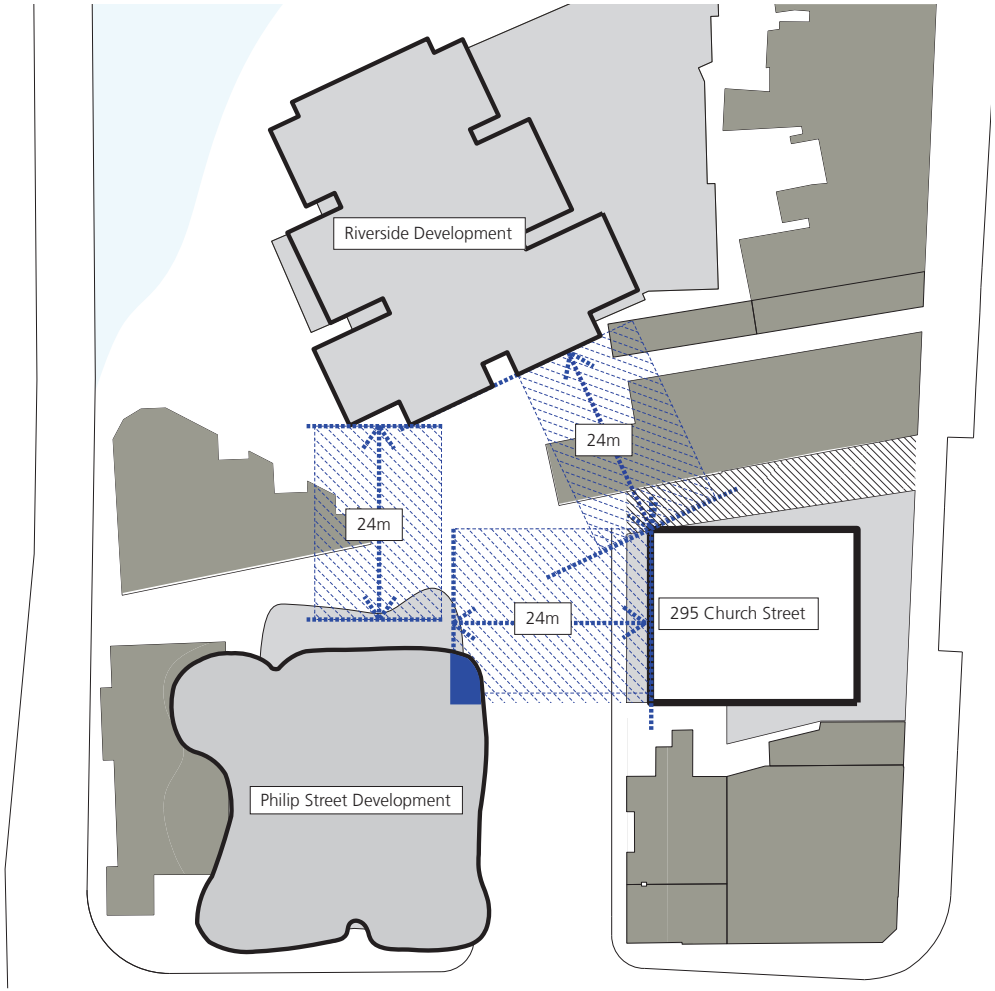
DCP and LEP setback requirements



Proposed setback

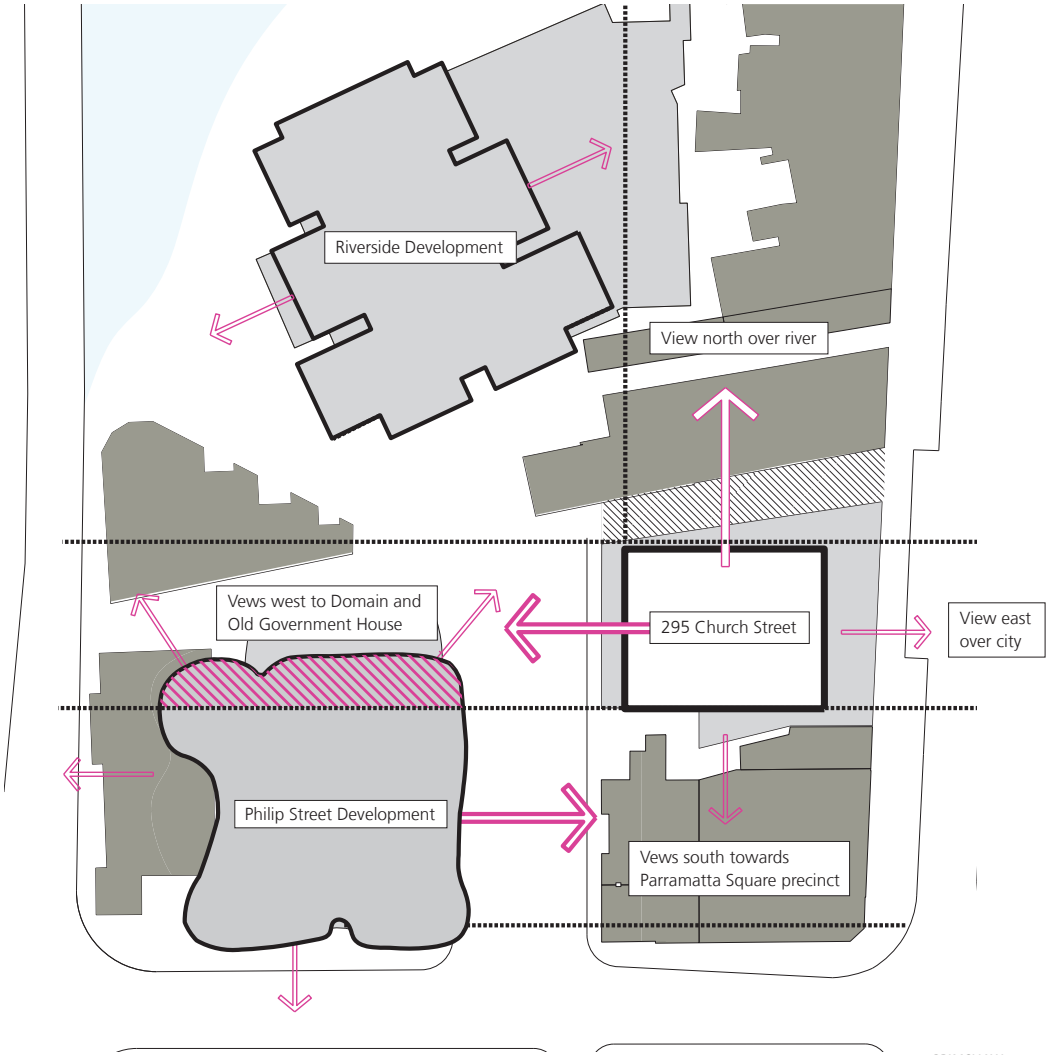
Setbacks

- Tower positioned to achieve 24m setback from both adjacent developments as far as possible



Views

- Tower positioned and orientated to achieve views past adjacent developments as far as possible



Parking and Loading

- Potential to get approx 20 spaces per floor.
- Under current LEP/DCP requirements there would be minimum of 12 basement levels required on the site
- The recommended mix below is based on a reduced requirement similarly to the riverside development reducing basement levels to 7/8 stories

Recommended Total Car Parks: 156

CURRENT DCP CAR PARKING AND SERVICING REQUIREMENTS

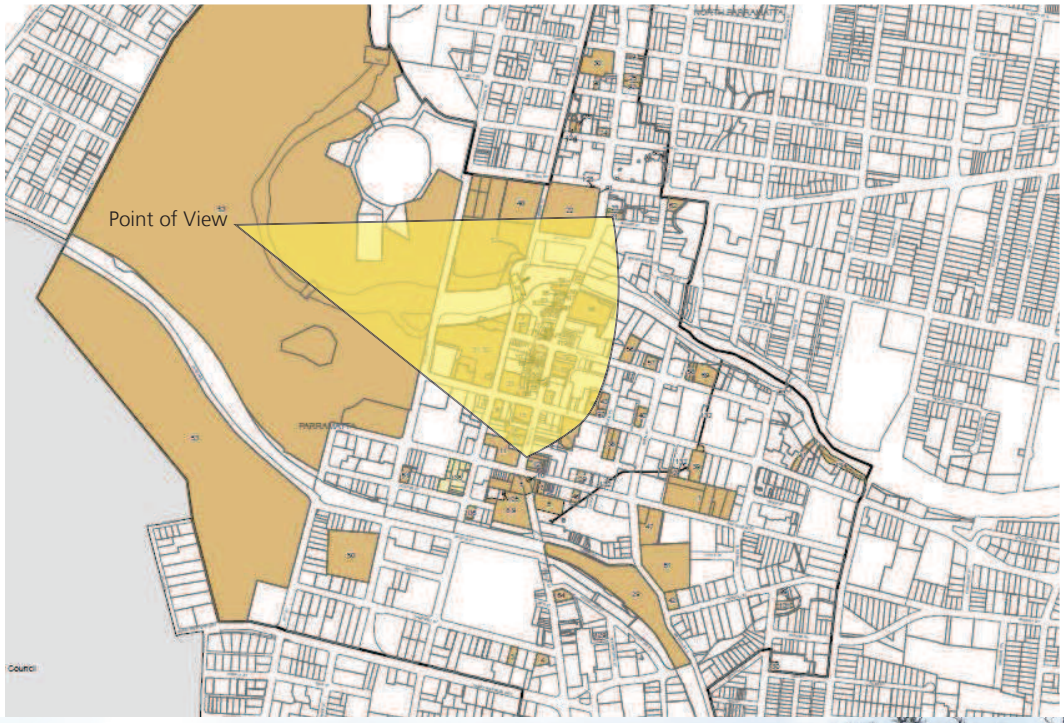
Carparking Summary							
		no of units/area	rate	Req. of Draft DCP 2011	total no provided in carpark	Area Required /space	Total Area Required
Site 2-12	Residential						
	1 bed	105	1.0 space/unit	105	278	30	8340
	2 bed	112	1.0 space/unit	112			
	3 bed	13	1.0 spaces/unit	13			
	4 bed	2	1.0 spaces/unit	2			
	visitor spaces	230	1.0 space/5 units	46			
	Bike Parking	230	0.5 space/unit	115	115	0.6	69
	Storage	230	10m³/unit	230		2.132	490.36
	Retail						
	Retail area	1,333m2	1.0 space/30m2 GFA	44.43	44.43	60	2666
	Loading	1,333m2	1.0 space/400m2 GFA	3.3325	3.3325	150	499.875
			Total Area Required				12065
			TOTAL CAR PARKS		322		
			Site Area				**1082**
						No of Basements	**11.15**

PROPOSED CAR PARKING AND SERVICING REQUIREMENTS

Carparking Summary							
		no of units/area	rate	Req. of Draft DCP 2011	total no provided in carpark	Area Required /space	Total Area Required
Site 2-12	Residential						
	1 bed	105	0.25 space/unit	26	134	30	4017.5
	2 bed	112	0.75 space/unit	84			
	3 bed	13	1 spaces/unit	13			
	4 bed	2	1.5 spaces/unit	3			
	visitor spaces	230	1.0 space/30 units	8			
	Bike Parking	230	0.5 space/unit	115	115	0.6	69
	Storage	230	10m³/unit	230		2.132	490.36
	Retail						
	Retail area	1,333m2	1.0 space/80m2 GFA	22.22	22.22	60	1333
	Loading	1,333m2	1.0 space/400m2 GFA	3.3325	3.3325	500	1666.25
			Total Area Required				7576
			TOTAL CAR PARKS		156		
			Site Area				**1082**
						No of Basements	**7.00**

Heritage Views

- The site is noted as being within the sensitive heritage area
- Main concern will be to protect views from old government house to the west of the site.
- Proposed tower will form part of the new tower cluster of the riverside precinct including the 185m Meriton development so should not add any additional impact in the identified significant views
- Setback of the tower from the church street alignment will allow the building to be at the background of the adjoining heritage item's silhouette when viewed from Church Street approaches in each direction



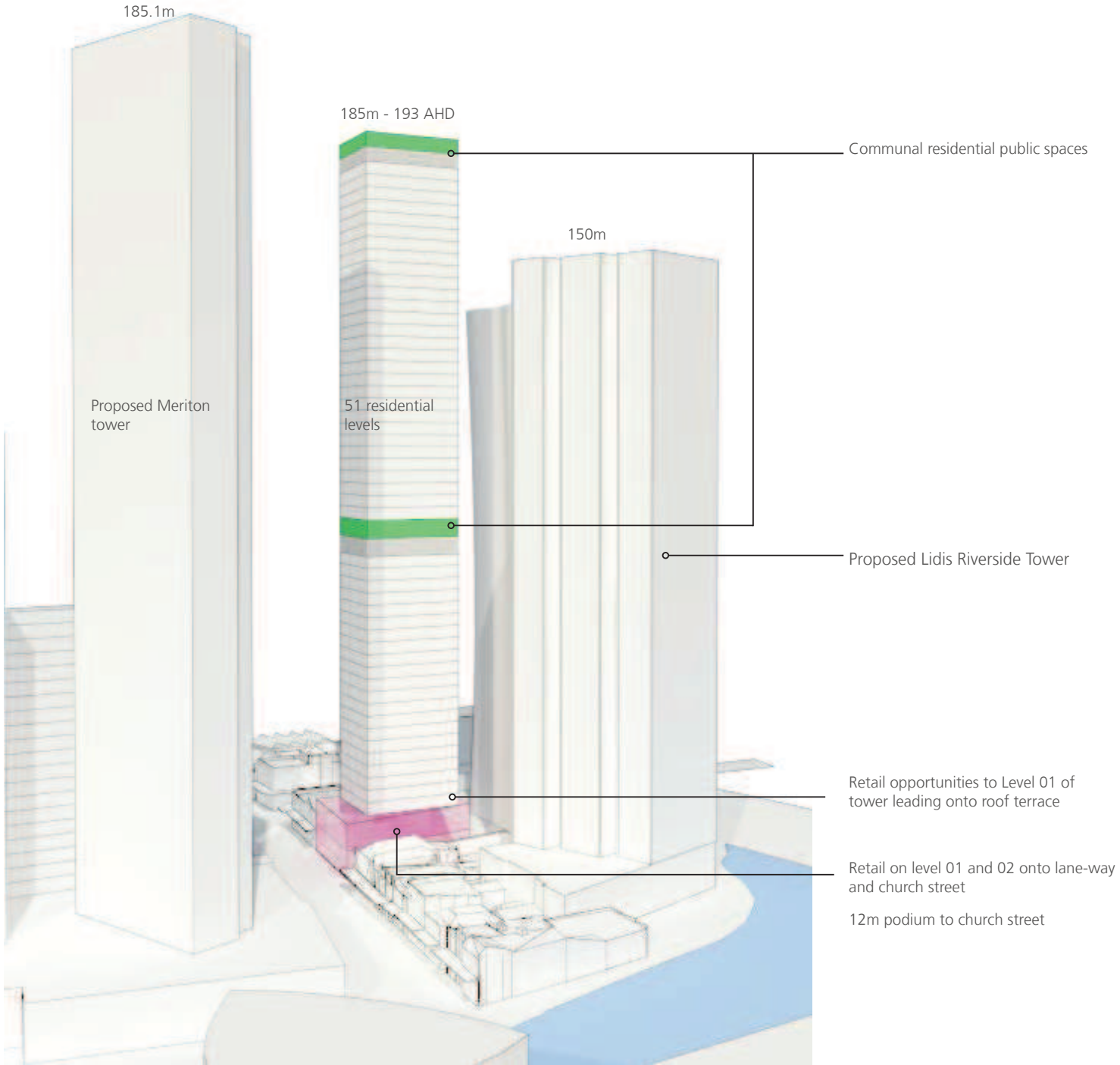
5. Proposal

Program

- Approx 51 residential levels
- 2 communal levels - Providing amenity to residents
- 2 Plant levels (+ground and b1)
- Approx 220 apartments (dependent on mix)
- Mix of:

  45% - 1 bed
  50% - 2 bed
  5% - 3 bed

  (Based on local market)



Retail/Commercial

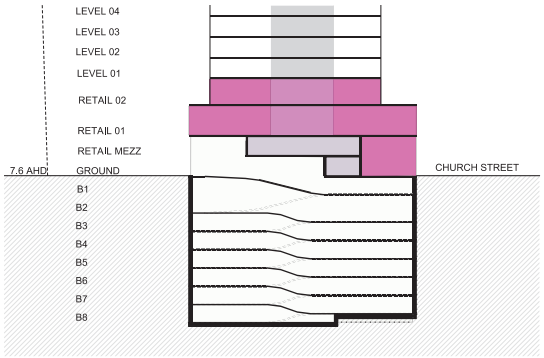
Residential

Plant

Residential amenity spaces

Program

- The proposal has 7.5 levels of basement below ground and 54 above. taking the tower to 185m above ground
- It is broken down into a podium base of 2 levels which aligns to the surrounding street frontage massing. Above that sits a 500m2 GBA floor plate tower of predominately residential use.
- A the halfway point and at the top , amenity for residents will be provided in the form of gardens, cafes, playgrounds, gyms etc.



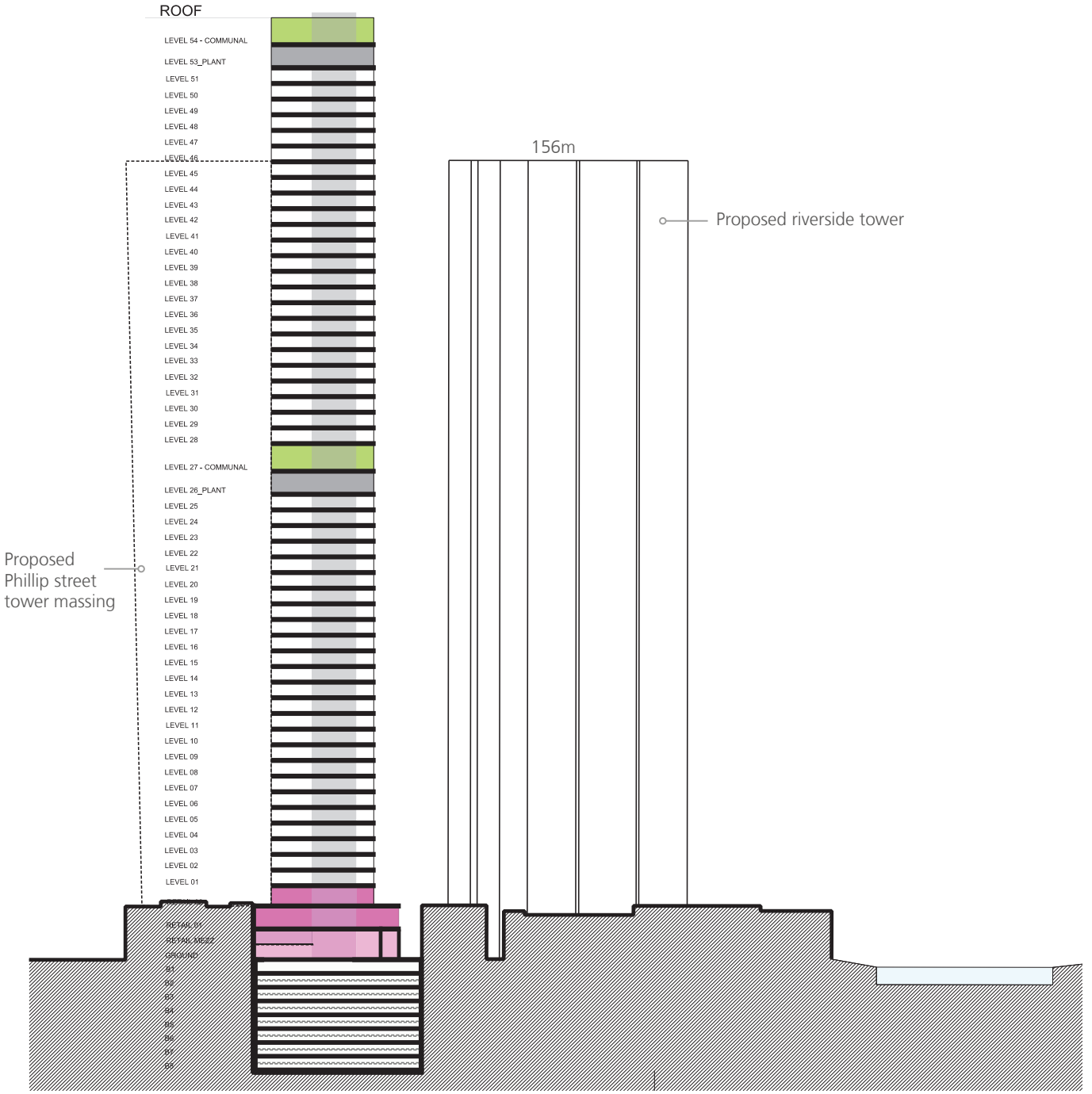
Section East West showing basement and retail levels

Retail/Commercial

Residential

Plant

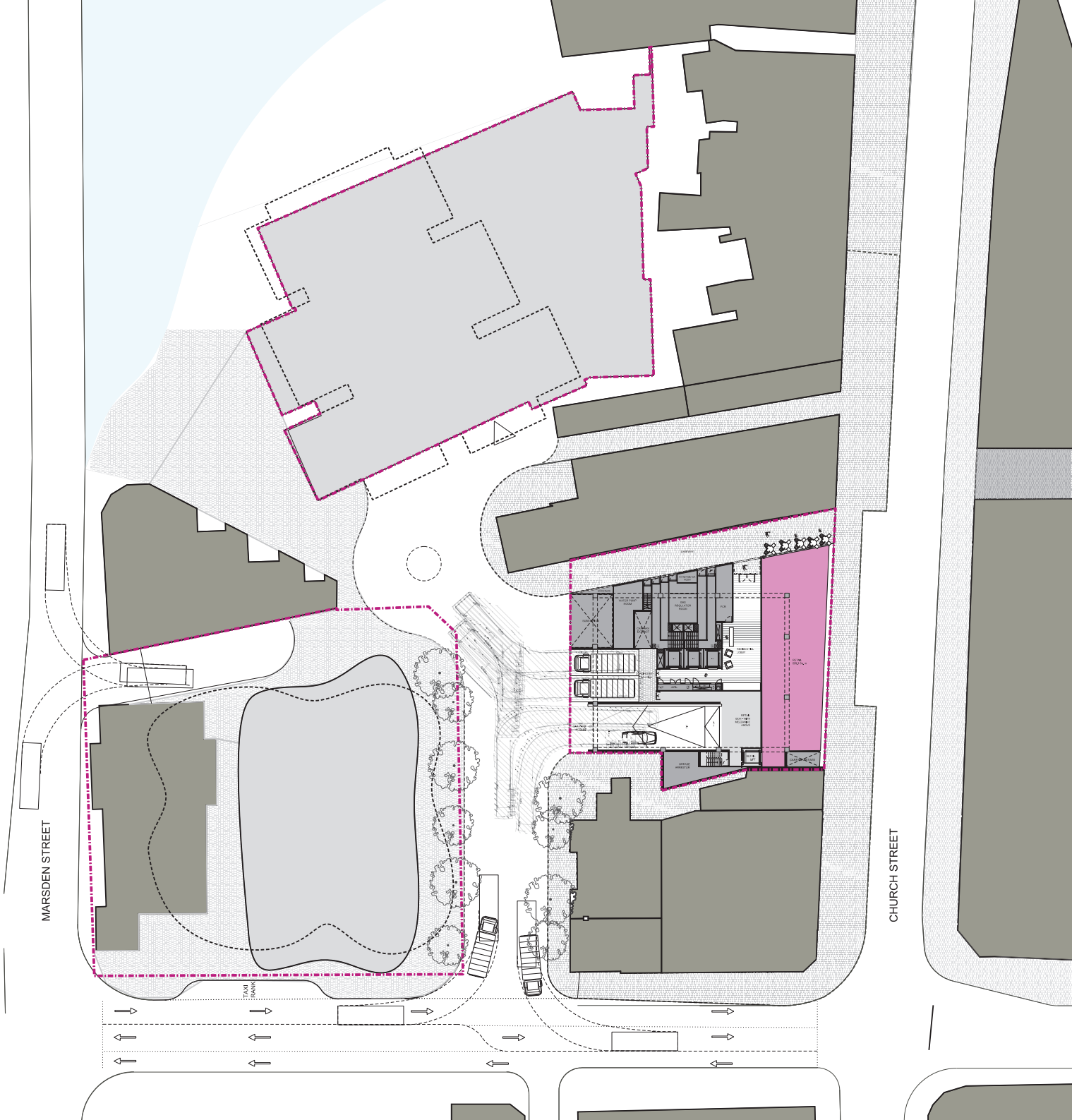
Residential amenity spaces



Section North south

Parking and Loading

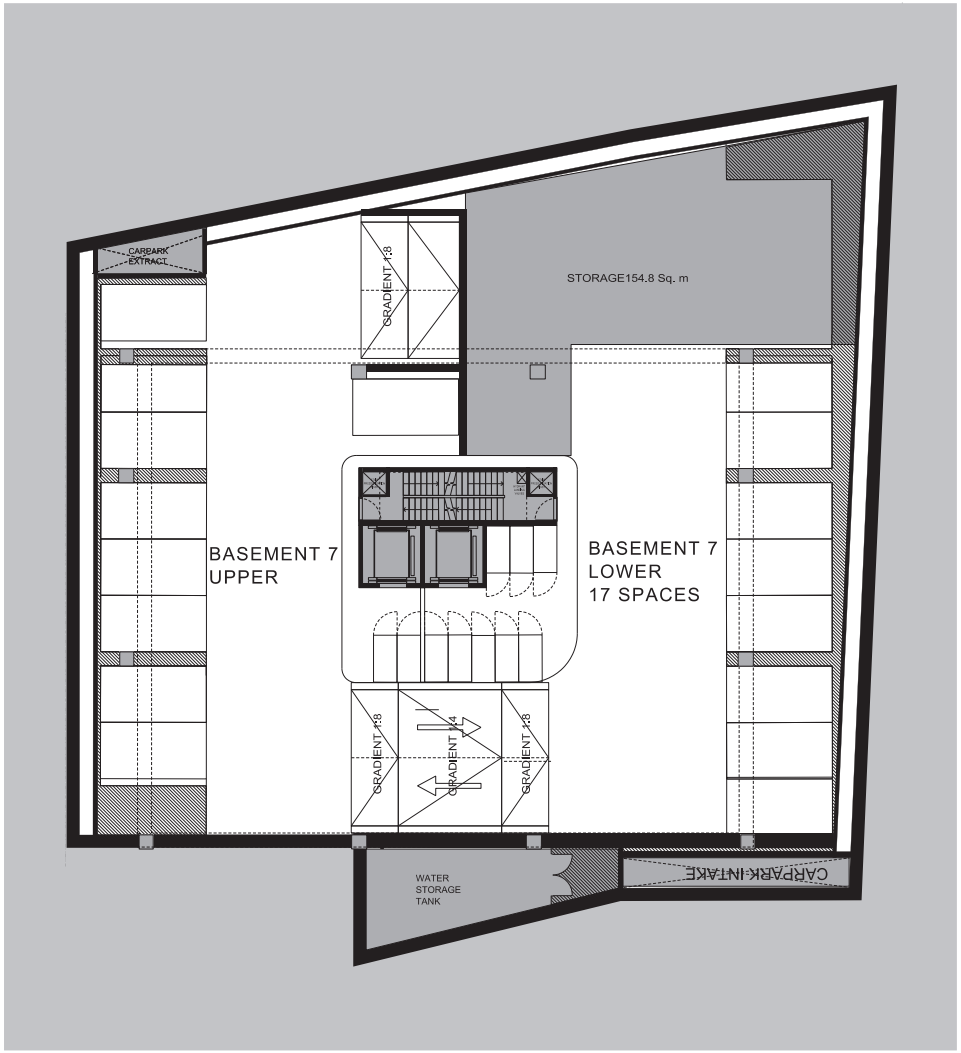
Ground plane, showing new laneway to north. .
Loading conditions shown with loading bay at ground level and acess to car park to south west of site.



Parking and Loading

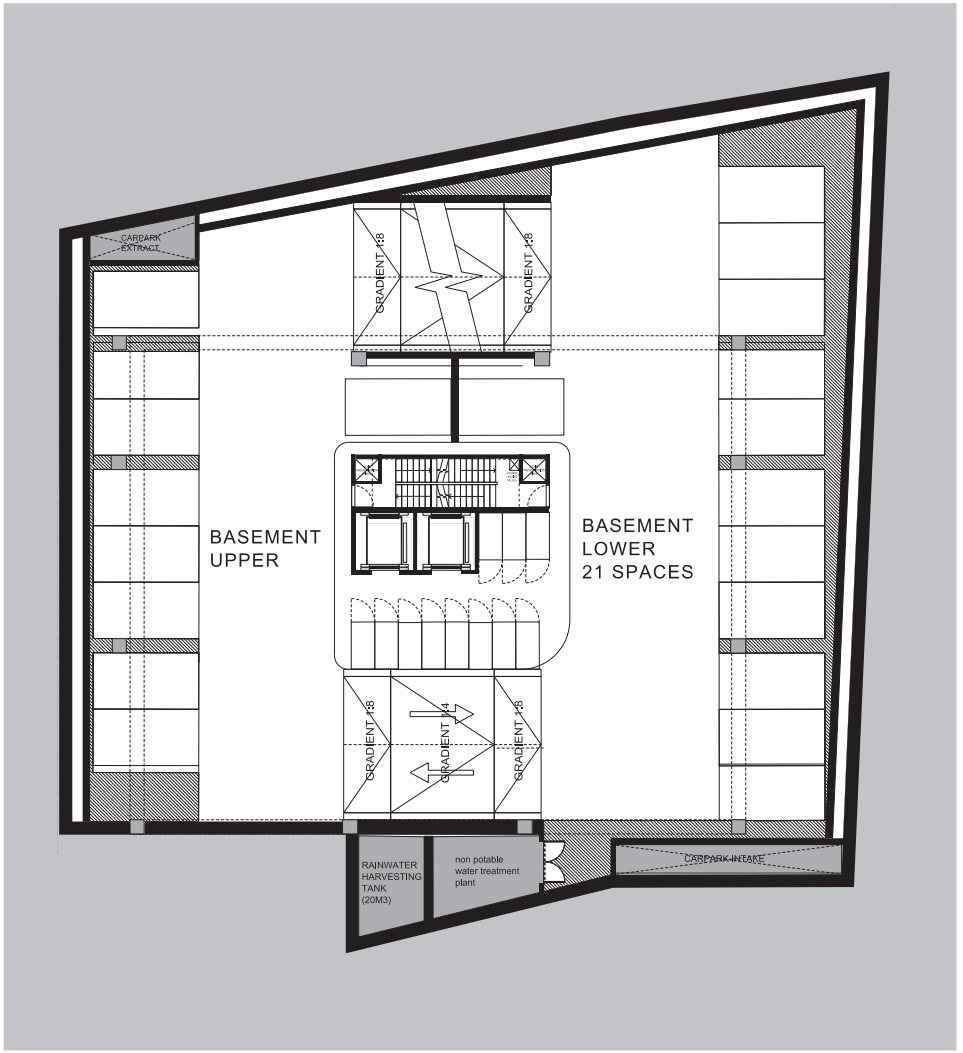
Parking and Loading

- 7.5 levels of basement are proposed. the car parking levels are based on a split level to the east and west
- The loading bays are positioned at ground level at the west of the site due to the constrained site area. A ramp of over 42m would be required to achieve this.



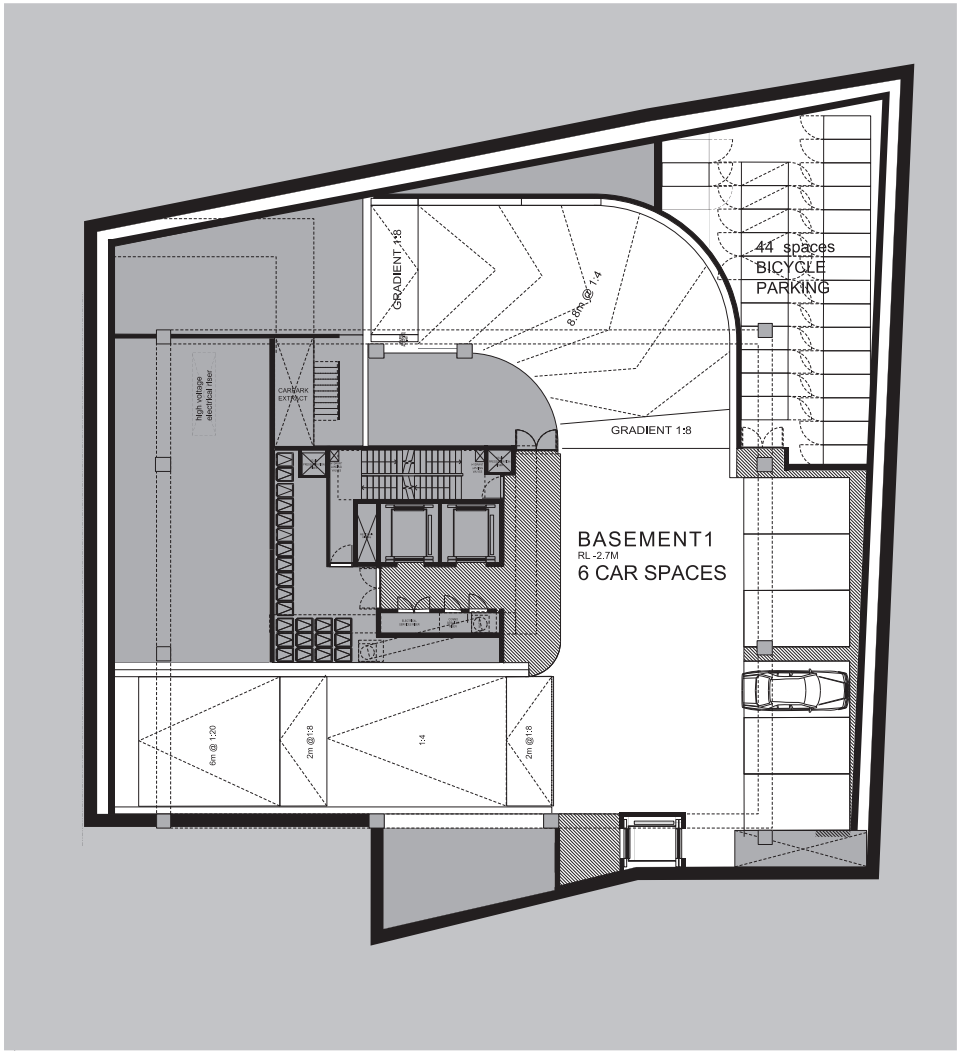
Basement 7

- The first basement level is primarily plant area, bike parking and access to the lower levels
- Approximately 21 spaces can be accomodated on the leach of the lower levels along with bike parking, services and storage for the residential tower .

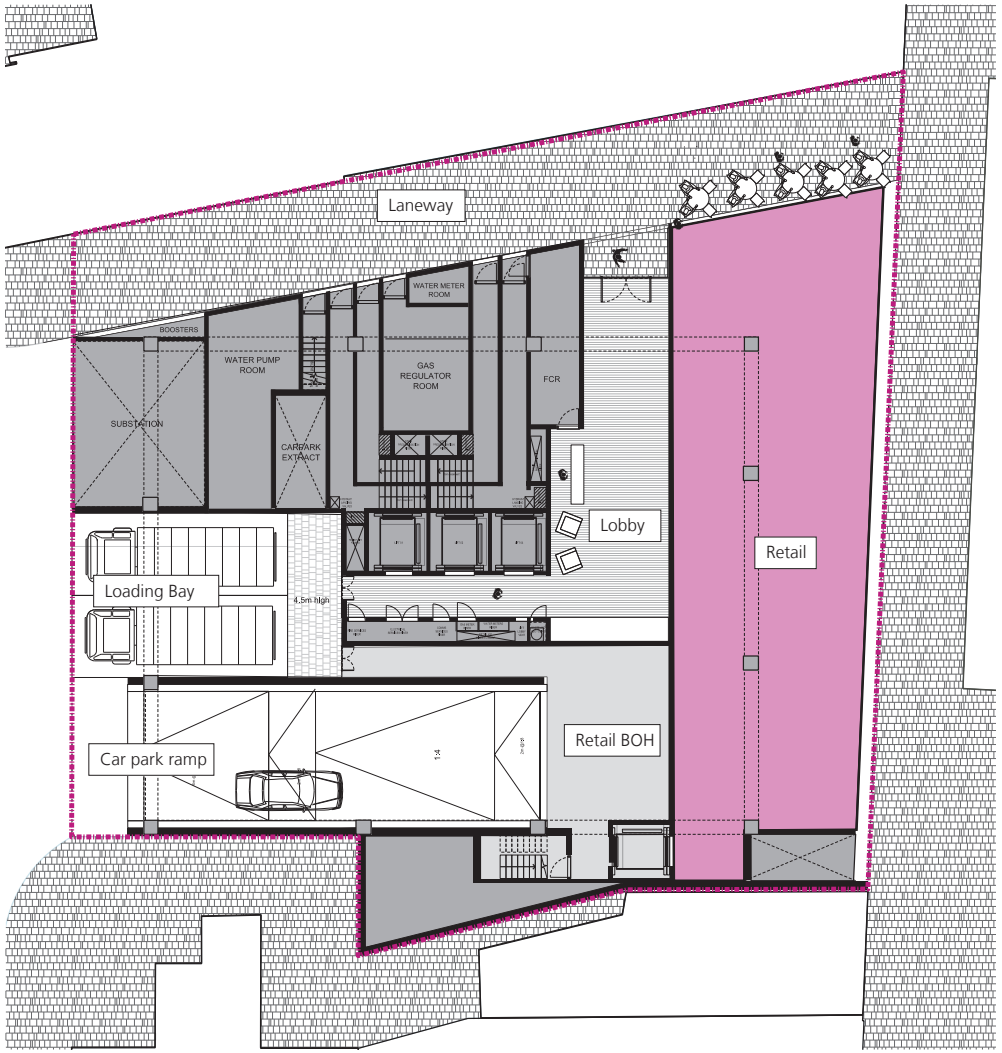


Basement 1-6

Parking and Loading



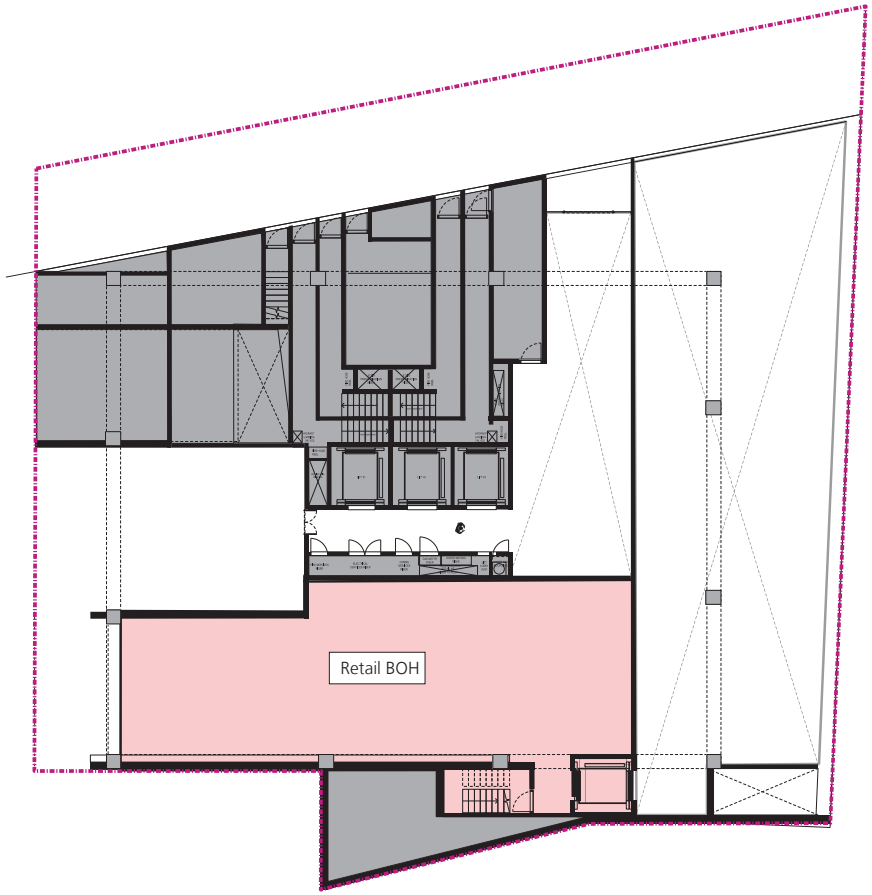
Basement 1



Ground

Public Amenities - Retail/Commercail Opportunities

- Potentiall 3 levels have been identified for retail/commercial opportunities. Providing over 1200m2 of saleable retail space
- The ground level opportunities face onto Church street and the east of the laneway but is constrained from activation to the west of the site due to loading and services constraints
- A larger commercial space can be accomodated at level 1
- There is also the possibility to provide space at the base of the tower on level 2 which could utilise the roof terrace of the podium and look down Church street over the heritage buildings towards the river



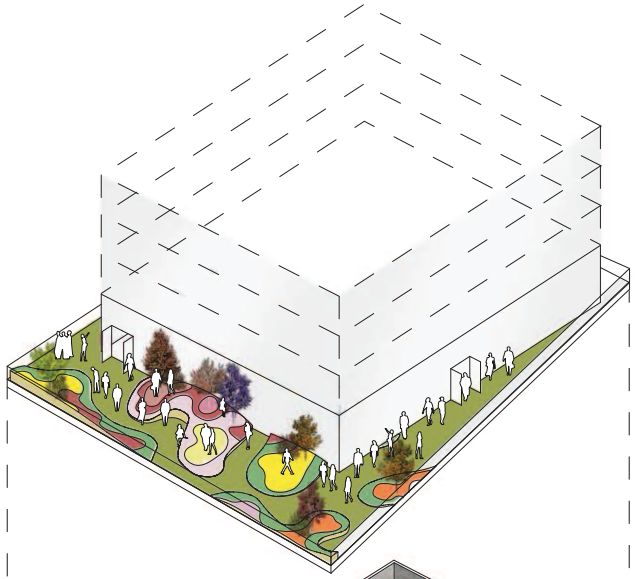
Retail Mezzanine

Level 01 Retail

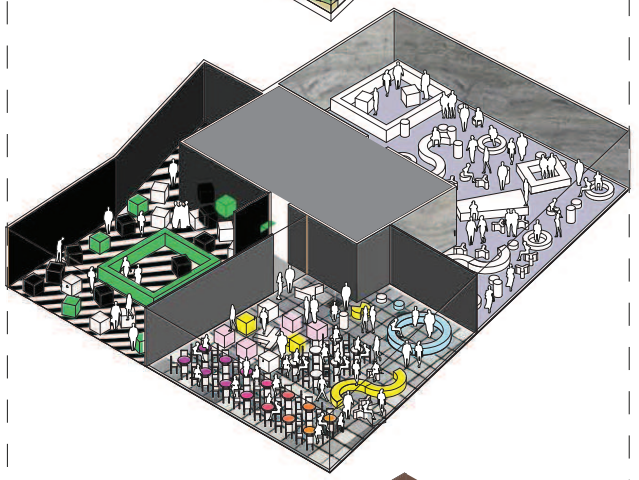
Public Amenities - Retail/Commercail Opportunities

Level 02 Retail

Level 02 Retail/
Commercial with roof
terace



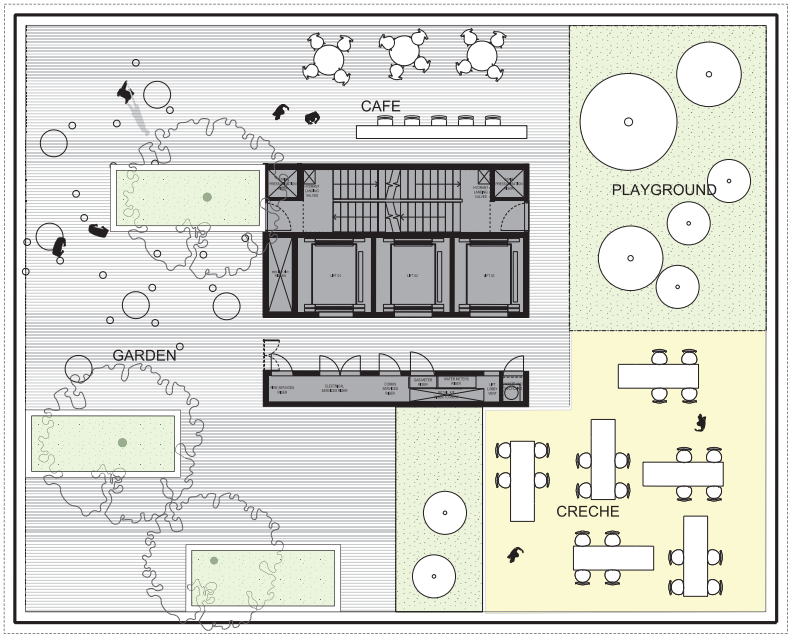
Level 01 Retail/
Commercail



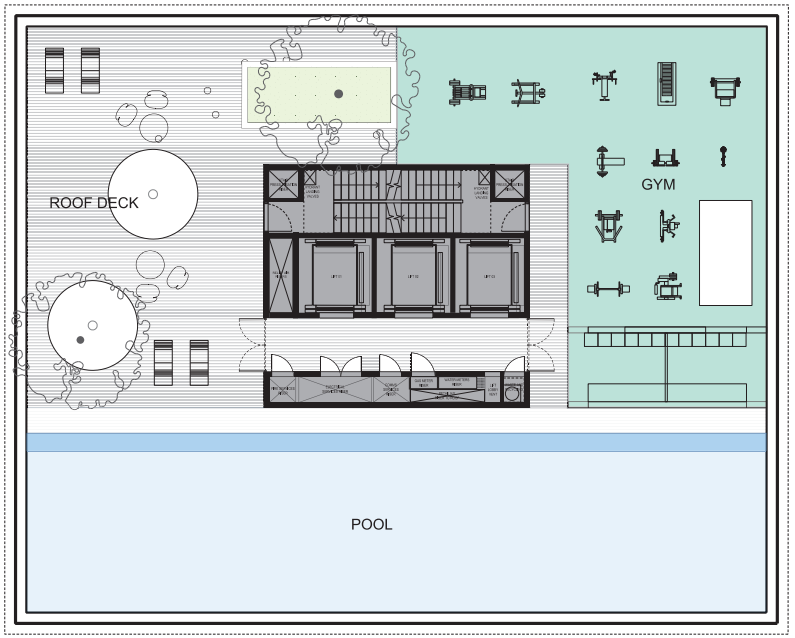
Ground Retail/
Commercail

Residential Amenity

- Two levels of amenity for residents of the tower have been propsed. This will aim to aid in promoting areas for community and congregation and continuation of the public realm up through the building
- These would aim to provide recreational and utilitarian opportunities and promote the feeling of community to the tower and provide the opportunity for residnts to socialise with their neighbours
- The two plans below are indicative of the type of spaces that could be provided to enhance the amenity in the building
- The mid rise and high rise spaces also give an identity to the tower form



Mid Rise Amenity Level



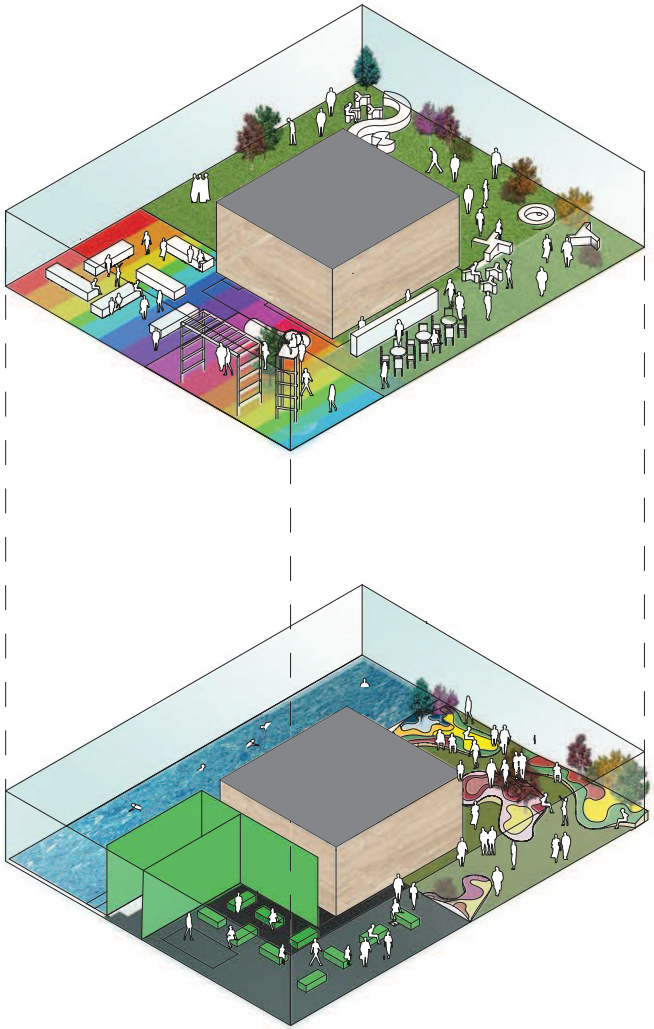
High Rise Amenity Level

Residential Amenity

- Green, community spaces. Promoting a village feel whilst providing amenity and recreational use for residents. These could include:
- Sky gardens, Gyms, Pools, Cafes, Playground , Creche etc.....





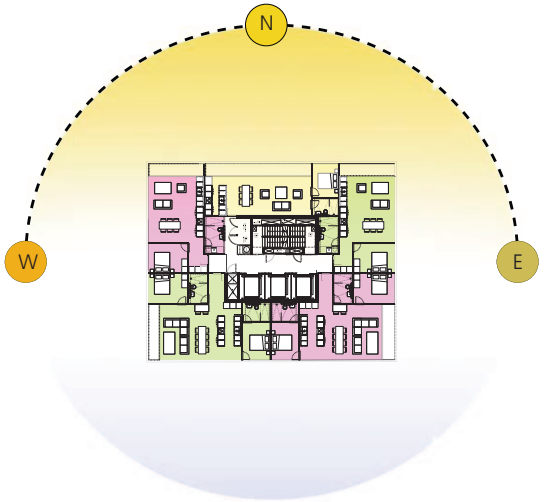



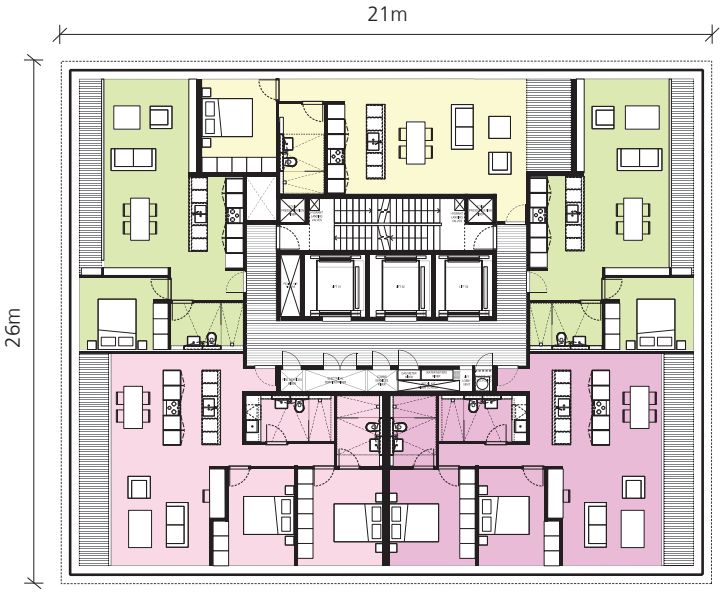
Apartment Layout

The design approach of the apartments was to locate as many units as possible on the corners of the tower to achieve cross ventilation. With this configuration 85% of apartments achieve this

Apartments are located away from the south where to maximise sunlight compliance.

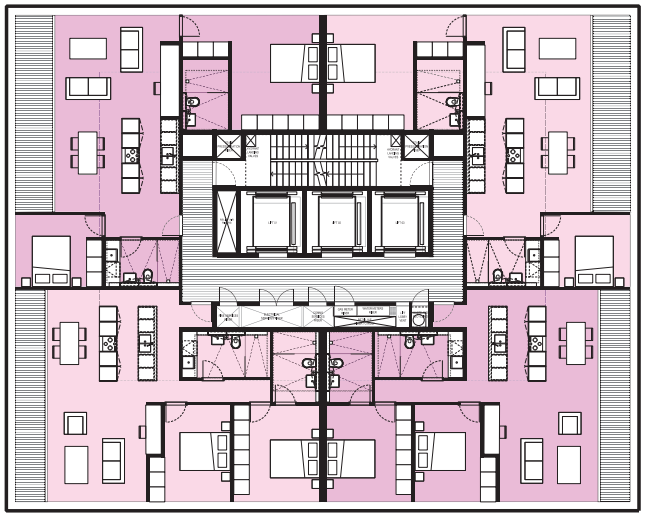
This solution enables us to deliver the maximum number of residential units that meet the requirements of SEPP 65 (100% of units obtain three hours of sunlight or more between 9:00 a.m and 3:00 p.m. all year round).





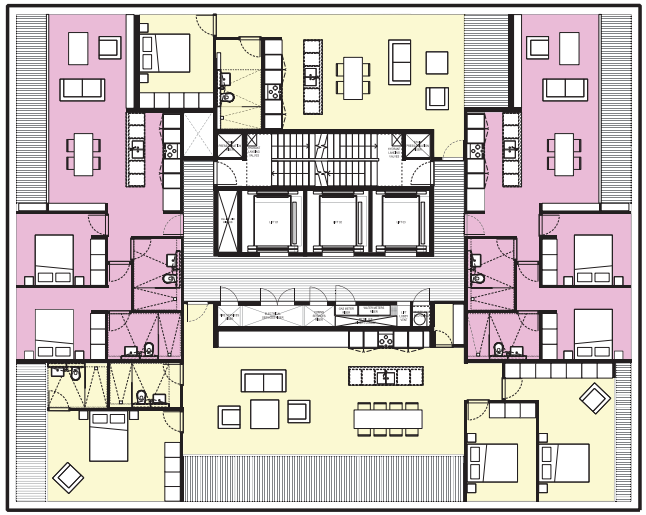
Layout A

5 Apartments / FL



Layout B

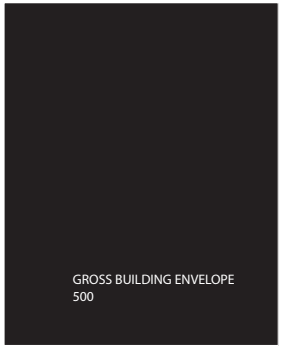
4 Apartments / FL



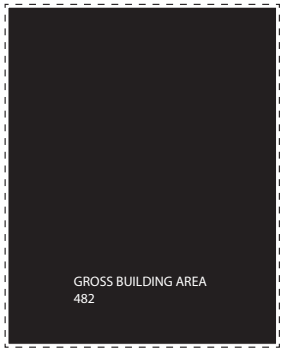
Layout C

4 Apartments / FL

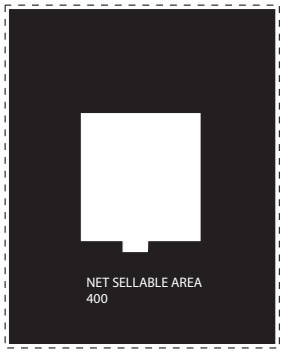
Area Schedule



3 TWO BR
2 ONE BR



3 TWO BR
2 THREE BR



4 TWO BR

PROJECT 295 Church street Paramatta
PRELIMINARY
Rev - **00.00.05**

Level	FFL RL	F-F (m)	Height AHD	Use	GBA (m2)	GFA (m2)	NSA - RESIDENTIAL	NSA - COMMERCIAL	TOTAL NSA		1BR/ STD	2BR	3BR	TOTAL
carpark B8	-21.96	2.7	-14.36	Basement storage	540.0									
carpark B7	-19.26	2.7	-11.66	Basement Carpark	1,082.0									
carpark B6	-16.56	2.7	-8.96	Basement Carpark	1,082.0									
carpark B5	-13.86	2.7	-6.26	Basement Carpark	1,082.0									
carpark B4	-11.16	2.7	-3.56	Basement Carpark	1,082.0									
carpark B3	-8.46	2.7	-0.86	Basement Carpark	1,082.0									
carpark B2	-5.76	2.7	1.84	Basement Carpark	1,082.0									
carpark B1	-3.06	3.06	4.54	Loading Bays	1,082.0									
Sub Totals					8,114.0									
Retail	0	6	7.60	Retail	771.0	370.0		229.0						
Retail Mezzanine	3.06	3.06	10.66	Retail BOH	916.0	182.0		-						
Retail 02	6	4.2	13.60	Retail	916.0	781.0		636.0						
Sub Totals					2,603.0	1,333.0		865.0						
L01	10.2	4.2	17.80	Retail	500.0	384.0		425.0						
L02	14.4	3.06	22.00	Residential	500.0	384.0	425.0				3	2	0	5
L03	17.46	3.06	25.06	Residential	500.0	384.0	425.0				3	2	0	5
L04	20.52	3.06	28.12	Residential	500.0	384.0	425.0				3	2	0	5
L05	23.58	3.06	31.18	Residential	500.0	384.0	425.0				3	2	0	5
L06	26.64	3.06	34.24	Residential	500.0	384.0	425.0				3	2	0	5
L07	29.7	3.06	37.30	Residential	500.0	384.0	425.0				3	2	0	5
L08	32.76	3.06	40.36	Residential	500.0	384.0	425.0				3	2	0	5
L09	35.82	3.06	43.42	Residential	500.0	384.0	425.0				3	2	0	5
L10	38.88	3.06	46.48	Residential	500.0	384.0	425.0				3	2	0	5
L11	41.94	3.06	49.54	Residential	500.0	384.0	425.0				3	2	0	5
L12	45	3.06	52.60	Residential	500.0	384.0	425.0				3	2	0	5
L13	48.06	3.06	55.66	Residential	500.0	384.0	425.0				3	2	0	5
L14	51.12	3.06	58.72	Residential	500.0	384.0	425.0				3	2	0	5
L15	54.18	3.06	61.78	Residential	500.0	384.0	425.0				3	2	0	5
L16	57.24	3.06	64.84	Residential	500.0	384.0	425.0				3	2	0	5
L17	60.3	3.06	67.90	Residential	500.0	384.0	425.0				3	2	0	5
L18	63.36	3.06	70.96	Residential	500.0	384.0	425.0				3	2	0	5
L19	66.42	3.06	74.02	Residential	500.0	384.0	425.0				3	2	0	5
L20	69.48	3.06	77.08	Residential	500.0	384.0	425.0				3	2	0	5
L21	72.54	3.06	80.14	Residential	500.0	384.0	425.0				3	2	0	5
L22	75.6	3.06	83.20	Residential	500.0	384.0	425.0				3	2	0	5
L23	78.66	4.2	86.26	PLANT	500.0									
L24	82.86	5.4	90.46	COMMUNAL	500.0									
L25	88.26	3.06	95.86	Residential	500.0	384.0	425.0				3	2	0	5
L26	91.32	3.06	98.92	Residential	500.0	384.0	425.0				3	2	0	5
L27	94.38	3.06	101.98	Residential	500.0	384.0	425.0				3	2	0	5
L28	97.44	3.06	105.04	Residential	500.0	384.0	425.0				3	2	0	5
L29	100.5	3.06	108.10	Residential	500.0	384.0	425.0				3	2	0	5
L30	103.56	3.06	111.16	Residential	500.0	384.0	425.0				3	2	0	5
L31	106.62	3.06	114.22	Residential	500.0	384.0	425.0				3	2	0	5
L32	109.68	3.06	117.28	Residential	500.0	384.0	425.0				3	2	0	5
L33	112.74	3.06	120.34	Residential	500.0	384.0	425.0				3	2	0	5
L34	115.8	3.06	123.40	Residential	500.0	384.0	425.0				3	2	0	5
L38	118.86	3.06	126.46	Residential	500.0	384.0	425.0				3	2	0	5
L39	121.92	3.06	129.52	Residential	500.0	384.0	425.0				3	2	0	5
L40	124.98	3.06	132.58	Residential	500.0	384.0	425.0				3	2	0	5
L41	128.04	3.06	135.64	Residential	500.0	370.0	425.0				0	3	1	4
L42	131.1	3.06	138.70	Residential	500.0	370.0	425.0				0	3	1	4
L43	134.16	3.06	141.76	Residential	500.0	370.0	425.0				0	3	1	4
L44	137.22	3.06	144.82	Residential	500.0	370.0	425.0				0	3	1	4
L45	140.28	3.06	147.88	Residential	500.0	370.0	425.0				0	3	1	4
L46	143.34	3.06	150.94	Residential	500.0	391.0	425.0				0	4	0	4
L47	146.4	3.06	154.00	Residential	500.0	391.0	425.0				0	4	0	4
L48	149.46	3.06	157.06	Residential	500.0	391.0	425.0				0	4	0	4
L49	152.52	3.06	160.12	Residential	500.0	391.0	425.0				0	4	0	4
L50	155.58	3.06	163.18	Residential	500.0	391.0	425.0				0	4	0	4
L51	158.64	3.06	166.24	Residential	500.0	391.0	425.0				0	4	0	4
L52	161.7	3.06	169.30	Residential	500.0	391.0	425.0				0	0	3	3
L53	164.76	3.06	172.36	Residential	500.0	391.0	425.0				0	0	3	3
L54	167.82	4.2	175.42	PLANT	500.0									
L55	172.02	5.4	179.62	COMMUNAL	500.0									
ROOF	177.42		185.02											
Sub Totals					26,000.0	18,418.0	19,975.0	1,290.0	21,265.0		102	107	11	**220**
Mix				51 FLOORS RESIDENTIAL							46.36%	48.64%	5.00%	**RESIDENTIAL**
											45	50	5	
Overall Totals					**36,717.0**	**19,751.0**			**21,265.0**		102	107	11	**220**

SITE AREA	**1082**	**FSR**	**18**

Proportion - Tall Skinny Towers

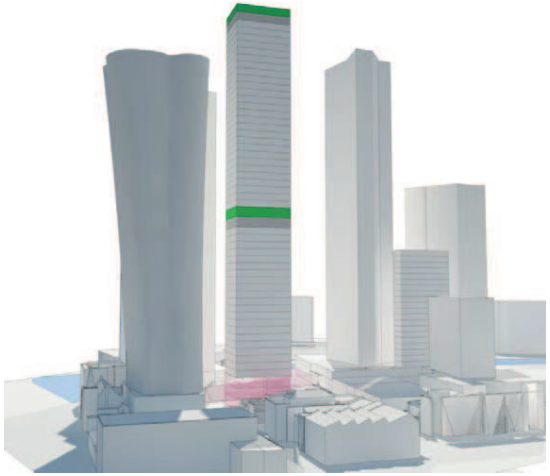
The proportion of the tower on this small site could become quite elegant. Architectually we aim to look at how we can create a tall sleek form that will sit comfortably in its context alongside the larger form of riverside and phillips street tower

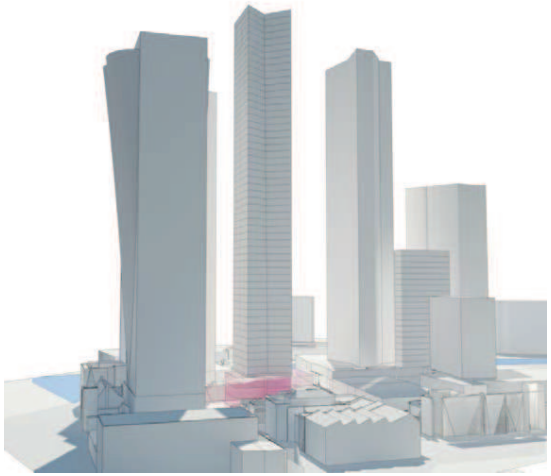
The highest standards of architecture and materials including sustainable design and construction practices would be applied in developing the scheme from this point onwards.

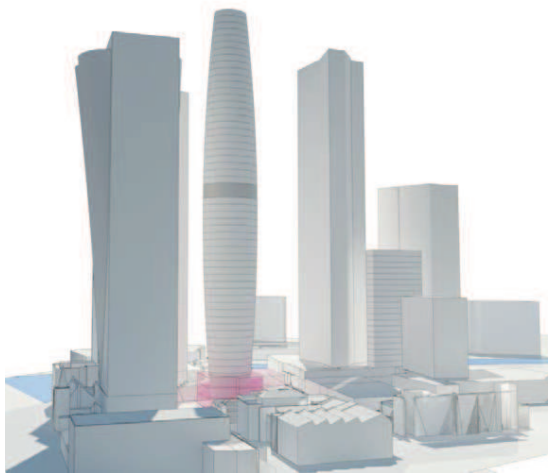
A slender tower maintains the potential to activate the ground plane, while minimizing shadowing impact on its surroundings.

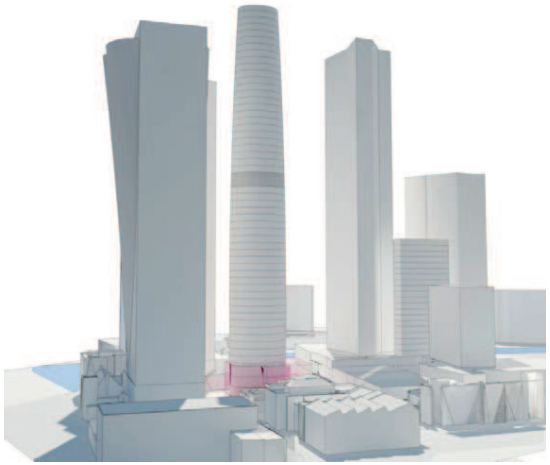
Proportion

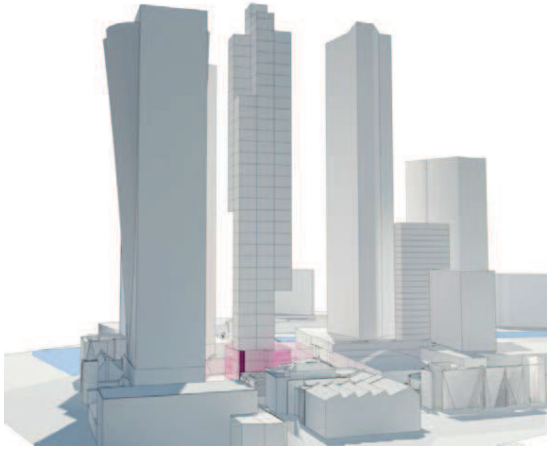
The massing studies below are all early form finding studies on minimising the scale and bulk of the tower in the precinct.

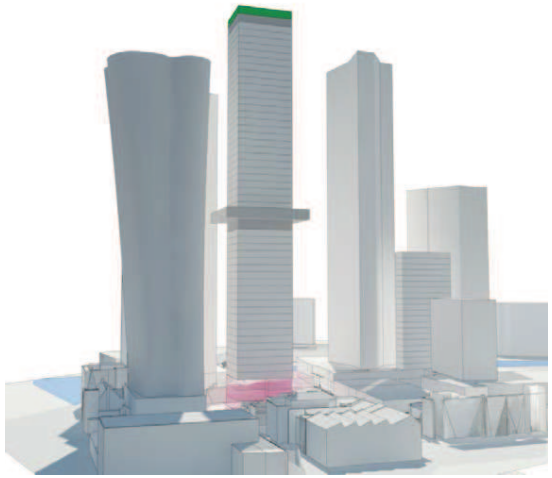








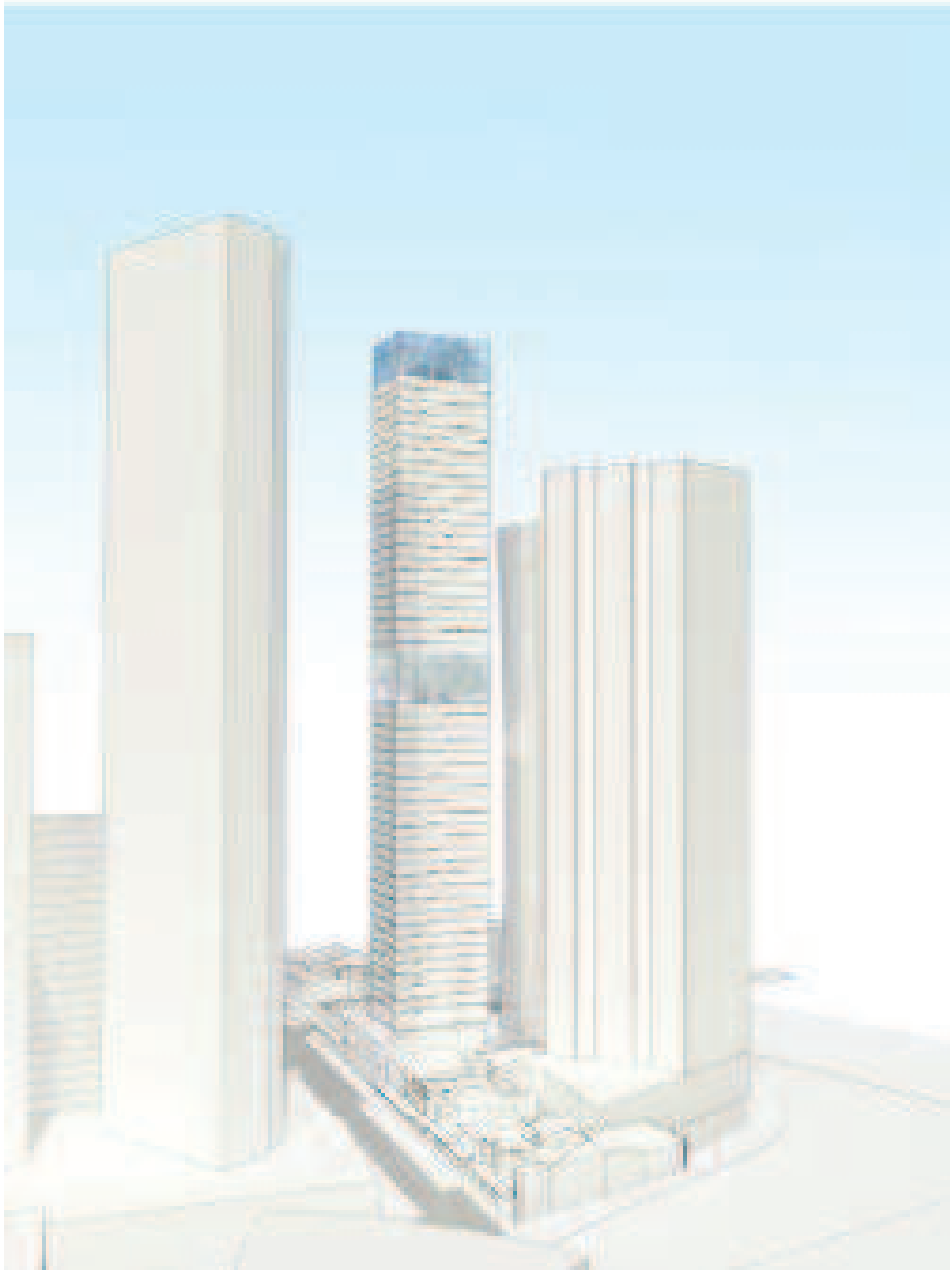




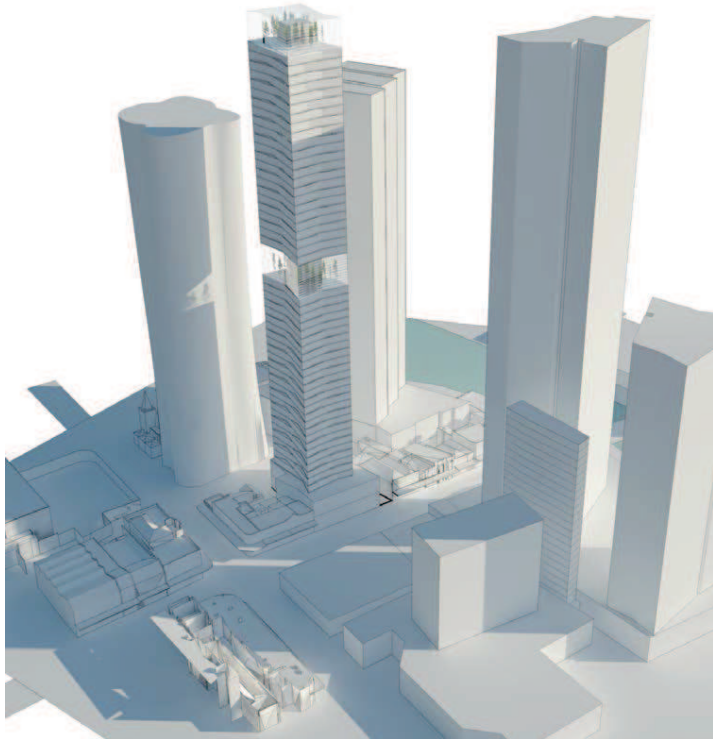
District Views

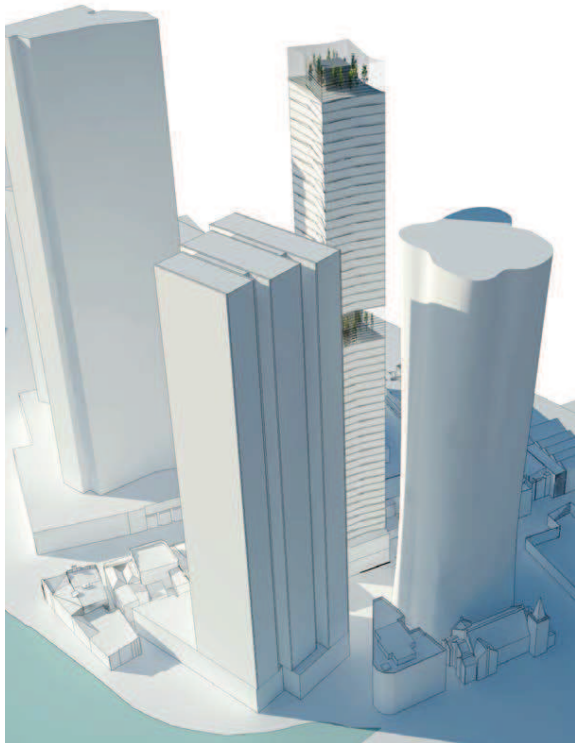
View looking down church street from riverside to the north

Skyline Views

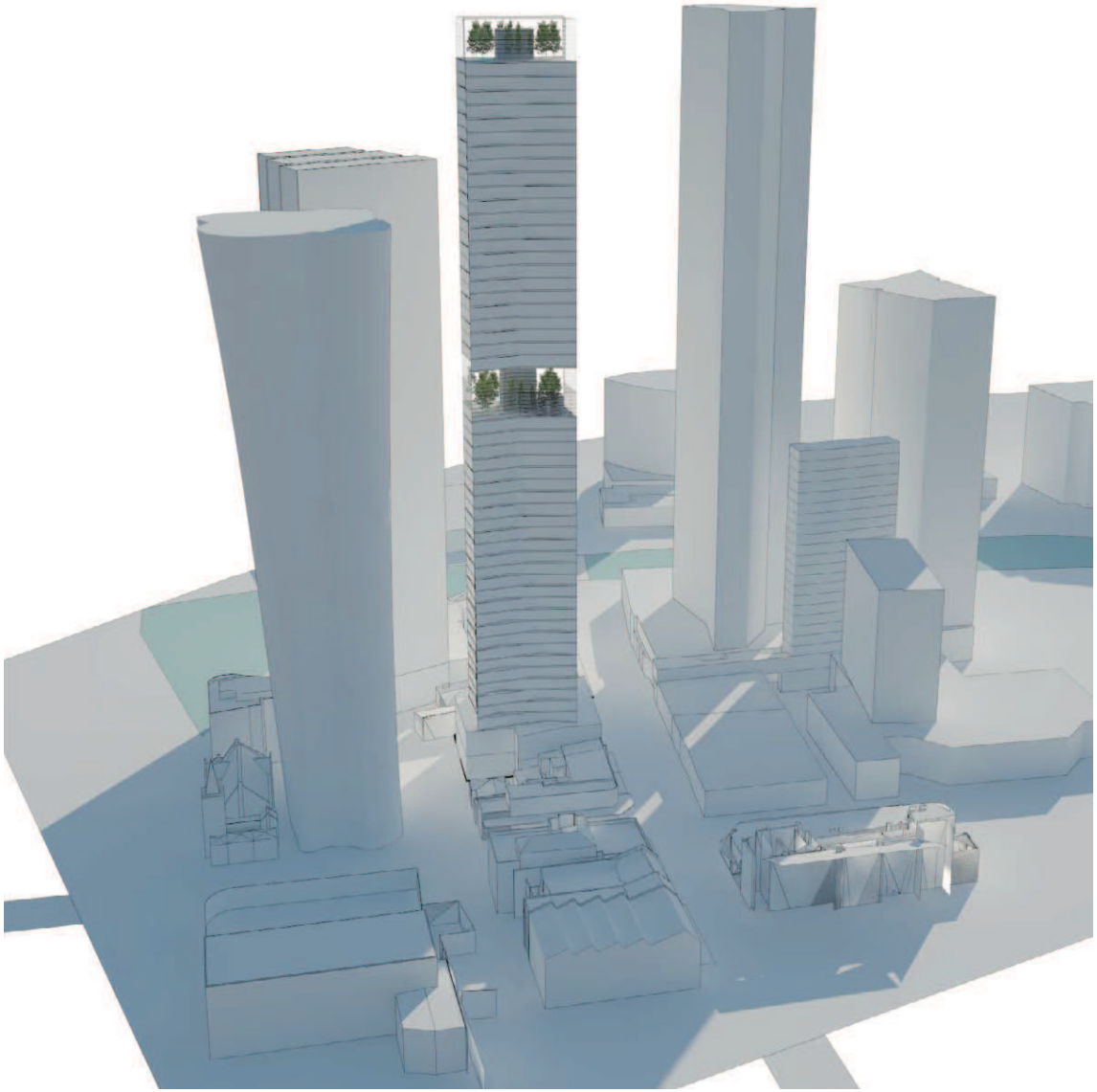


District Views





View from south

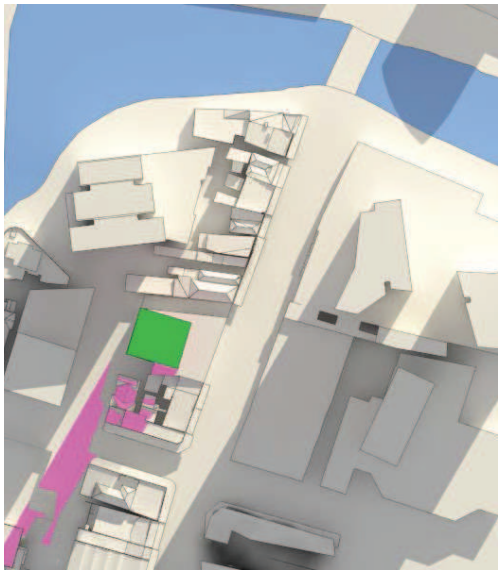


Shadow Study

- A tall building such as this should not affect its surroundings adversely in terms of micro climate wind turbulence, overshadowing , reflected glare, aviation navigation and telecommunication interference. These will all be investigated fully in the design and development of the buildings. The shadow studies below show the impact of this building and the surrounding context in overshadowing of the area

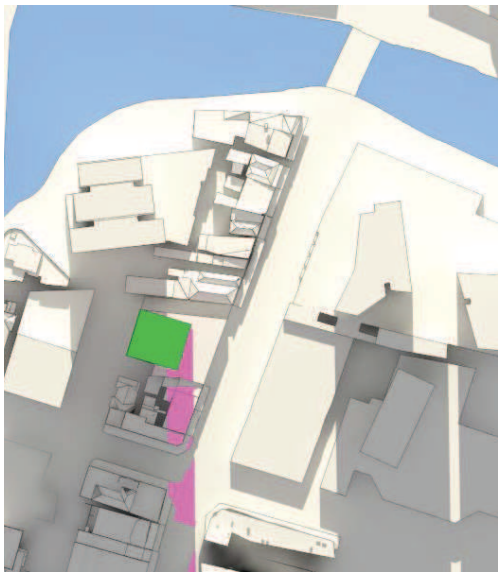
Additional overshadowing

Winter 9am

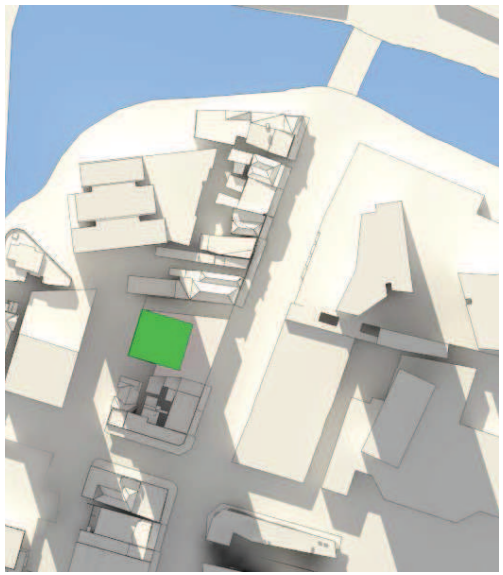


Winter 10am

Winter 11am

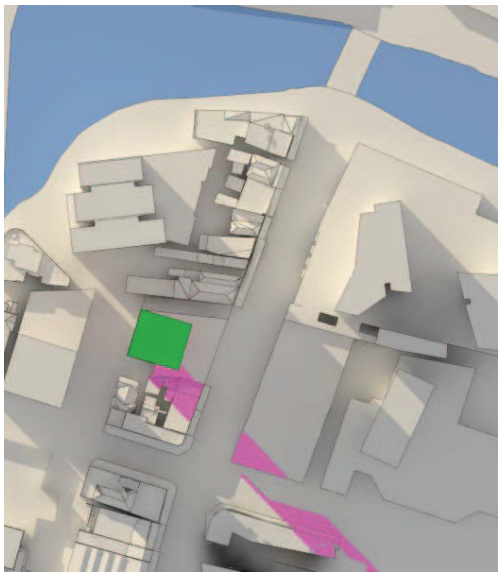


Winter 12pm



Winter 1pm

Winter 2pm



Winter 3pm

GRIMSHAW

57 Clerkenwell Road
London
EC1M 5NG
UK

T +44 (0) 20 7291 4141

637 W 27 St
New York
NY 10001
USA

T +1 212 791 2501

21 Bouverie Street
Melbourne
Vic 3053
Australia

T +61 (0) 3 9321 2600

Level 3
24 Hickson Rd
Walsh Bay
Sydney
NSW 2000
Australia

T +61 (0) 2 9253 0200

Commercialbank Plaza Floor 15
West Bay
PO Box 27111
Doha
Qatar

T +97444528962

info@grimshaw-architects.com
www.grimshaw-architects.com