

23-27 HAROLD STREET

Urban design report



NORTH
PARRAMATTA

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View from Brickfield
Street looking west
down Harold Street



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Aerial view of the
site and study area



CHAPTER

1

INTRODUCTION

Project introduction

Project background

Architectus have prepared this urban design study on behalf of the Proponent Trebel 88 Pty Ltd for the site at 23-27 Harold Street, North Parramatta, to support a site-specific Planning Proposal (PP-2022-3132).

This report takes into consideration the changing strategic context of the area including the extensive planning work that has been undertaken over the last 10 years by City of Parramatta Council (Council) and the NSW Department of Planning, Housing and Infrastructure (the Department)*.

It considers the significant investment in new transport infrastructure in the area and surrounds that will support growth. Light rail at Fennell Street is expected to open in 2024 and metro at Parramatta and Westmead is due for completion by 2032.

The proponent previously lodged a site-specific planning proposal for 23-27 Harold St and 53 Sorrell St (PP-2020-2253), which received gateway determination in 2020. The site specific planning proposal however was later determined not to proceed by the Department due to the site being removed from the Parramatta CBD Planning Proposal boundary and being included in a separate study by Council for the North East-Planning Investigation Area (NEPIA).

The proponent lodged a new site-specific planning proposal for 23-27 Harold Street and 53 Sorrell Street (PP-2022-3132) in June 2022 which has sat idle while Council and the Department have undertaken work on other strategic planning studies in North Parramatta including the NEPIA Strategy and Planning Proposal (PP), North Parramatta Place Strategy and the Church Street North Rezoning. The

proponent requested a rezoning review in January 2024, which was completed in April 2024. The outcome of the review was the Sydney Local Planning Panel agreeing that the site has strategic merit to proceed to gateway determination subject to controls being amended to align with those in Council's NEPIA PP and with 53 Sorrell Street removed from the proposal.

This urban design report supports an updated planning proposal for 23-27 Harold Street (PP-2022-3132) in alignment with the Sydney Local Planning Panels recommendations and Council's NEPIA Strategy and future planning proposal.

The site and its immediate context

The subject site comprises 3 lots at 23, 25 and 27 Harold Street, legally described as lots 3, 4 and 5 DP1826. The total site area is 1,664m².

The site has a frontage to Harold Street. To the west of the site is the Church Street mixed use corridor. To the east of the site is a heritage item 'Currawong House' on Sorrell Street that forms part of the Sorrell Street heritage conservation area. 470 Church Street, immediately adjacent to the site was approved in 2021 for redevelopment at an FSR of 6:1 plus a 15% design excellence bonus.

The site is located in the southern area of North Parramatta, where a lot of change and growth is expected. The site is within the North East Planning Investigation Area (NEPIA), which is proposed to be rezoned by Council for up to 12 storeys. The site neighbours Church Street which was recently rezoned for mixed use development up to 20 storeys through the Church Street North rezoning. The site is within the Parramatta CBD boundary and was previously proposed to be upzoned in

the Parramatta CBD PP. To the west of the site abutting the Parramatta North heritage conservation area is the North Parramatta Urban Renewal Area which was upzoned in 2015 to permit residential towers up to 20 storeys, setting the precedent in the area for towers interfacing low scale heritage.

The site is located within a 1-minute walk (80m) to the future Fennell Street light rail stop, which will provide a short 10-15 minute ride to Westmead and Parramatta Station where new metro stations are planned or a 20-minute walk to Parramatta Station.

Structure of this report

This report is structured as follows:

- Strategic context outlines the strategic background and drivers for the site as well as previous and current planning work that has informed this proposal.
- Analysis includes an understanding of the local context and character, connectivity and development context which informs the key urban design considerations to be addressed through scenario testing and assessment.
- Renewal scenarios tests three development options within the study area, including:
 - Existing controls;
 - Council's previous adopted position; and
 - Balanced (the preferred scheme).
- Assessment tests the visual impact and high level solar access outcomes of the renewal scenarios.
- Conclusion provides key outcomes and recommendations from this urban design study, including proposed amendments to the LEP controls.

Summary of recommendations

Informed by an understanding of the area's strategic and local context, and the visual and solar analysis of three renewal scenarios, the 'balanced' scenario is considered to be the preferred approach to the site.

This scenario aligns with the controls proposed by Council in the North East Planning Investigation Area planning proposal (currently under development) and advice received from the Sydney Local Planning Panel on 16 April as part of a rezoning review for the subject site's planning proposal.

This study supports the following proposed controls for the site:

- 3.6:1 Floor Space Ratio with no design excellence bonus to apply to the site.
- 40m maximum height of buildings (based on a building of 12 storeys, 3.2m floor to floor with allowances for lift overrun and ground level variation, and rounded to the nearest height control already in the Parramatta LEP maps).

The preferred option delivers approximately 5,790sqm GFA of residential, and 65 apartments (based on an average apartment size of 75 sqm NLA).

* In this report the Department refers to the Planning division of the NSW Department of Planning, Housing and Infrastructure as well as former iterations of its name.

Project introduction



Harold Street

Approved
planning proposal

Subject site

Church Street

Sorrell Street

Fennell Street

Project introduction



Site location
23-27 Harold Street North Parramatta

Trebel 88 Pty Ltd

To Parramatta
Station

Legend

Site

Study area

Church Street North Rezoning

North East Planning Investigation Area (NEPIA) - Parramatta City Council

Sorrell Street conservation (adjoining the NEPIA)

Heritage conservation area

Approved planning proposal at 470 Church Street

Parramatta City Centre boundary

Parramatta Light Rail (2024 completion)

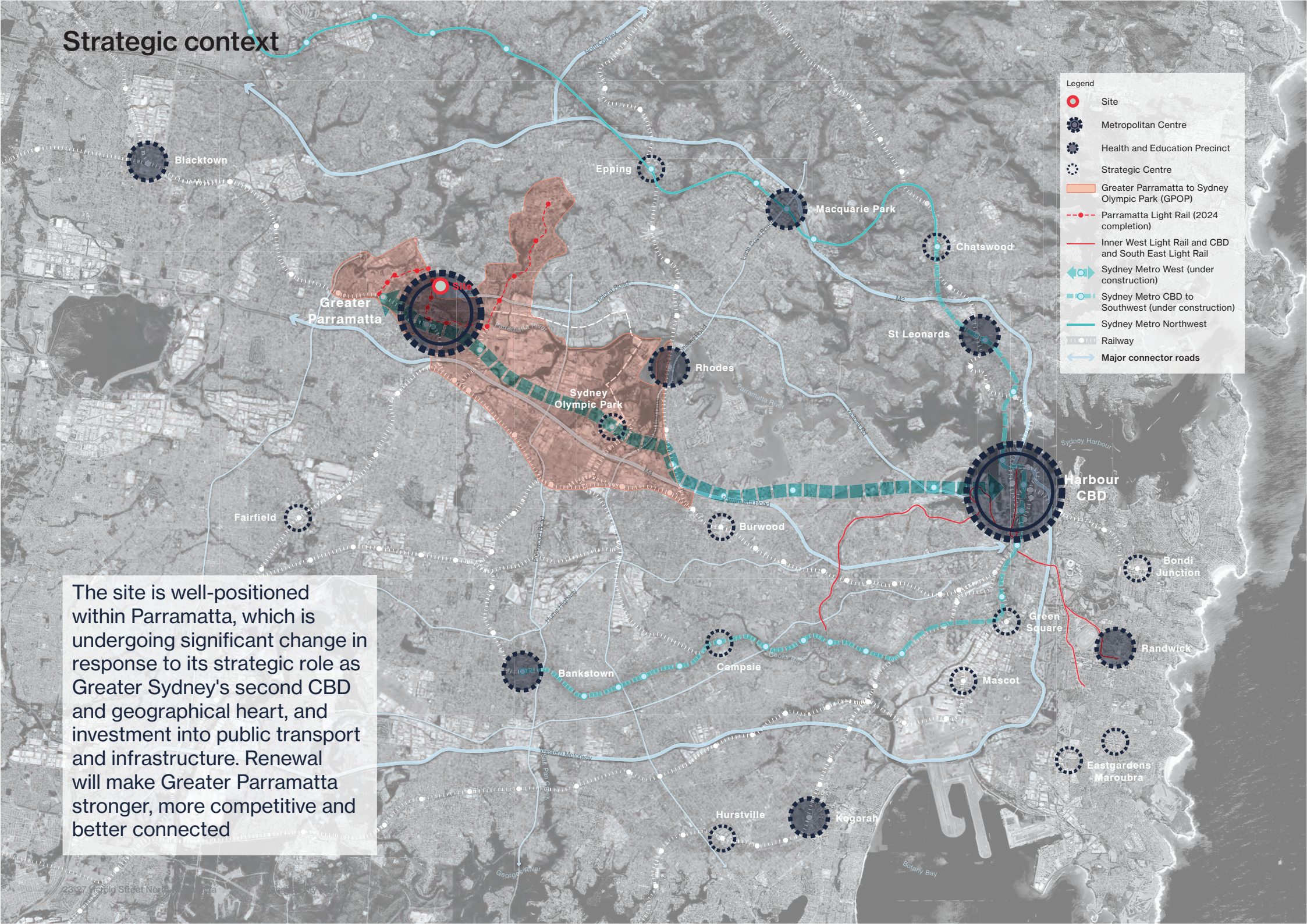
CHAPTER

2

STRATEGIC CONTEXT

Strategic context

The site is well-positioned within Parramatta, which is undergoing significant change in response to its strategic role as Greater Sydney's second CBD and geographical heart, and investment into public transport and infrastructure. Renewal will make Greater Parramatta stronger, more competitive and better connected



Strategic context

Greater Sydney Region Plan and District Plan

The Greater Sydney Region Plan (NSW Government, 2018), envisions Greater Sydney as a 'Metropolis of Three Cities'; the Eastern Harbour City, the Central River City and the Western Parkland City, where most residents live within 30 minutes of their job, education, services and great places.

The site is located in the Central River City and is part of the Central City District, which includes the metropolitan city Greater Parramatta at its core. Greater Parramatta is a targeted area for renewal and investment as the plan seeks to strategically re-balance opportunities and access to jobs, housing and services across the three cities. The Central River City and Greater Parramatta will grow substantially, capitalising on its location at the geographical and demographic centre of Greater Sydney.

Critical to this is realising growth within the economic corridor known as the Greater Parramatta and the Olympic Peninsula (GPOP). The strategic plan for GPOP will help guide the renewal of the 26 precincts across GPOP and focuses on a collaborative approach across local and State Government.

The site has the potential to address the following planning priorities from the Central City District Plan:

- Providing housing supply, choice and affordability with access to jobs, services and public transport.
- Creating and renewing great places and local centres, and respecting the District's heritage.

Public transport infrastructure

Growth within Greater Parramatta is supported by significant government investment into public transport. The Parramatta Light Rail extending from Westmead, to Parramatta CBD, and to Carlingford, when completed in 2024 will provide convenient connections through the local area. There will be a light rail stop 80m from the site along Church Street that will provide quick connections to Parramatta Station and the CBD core.

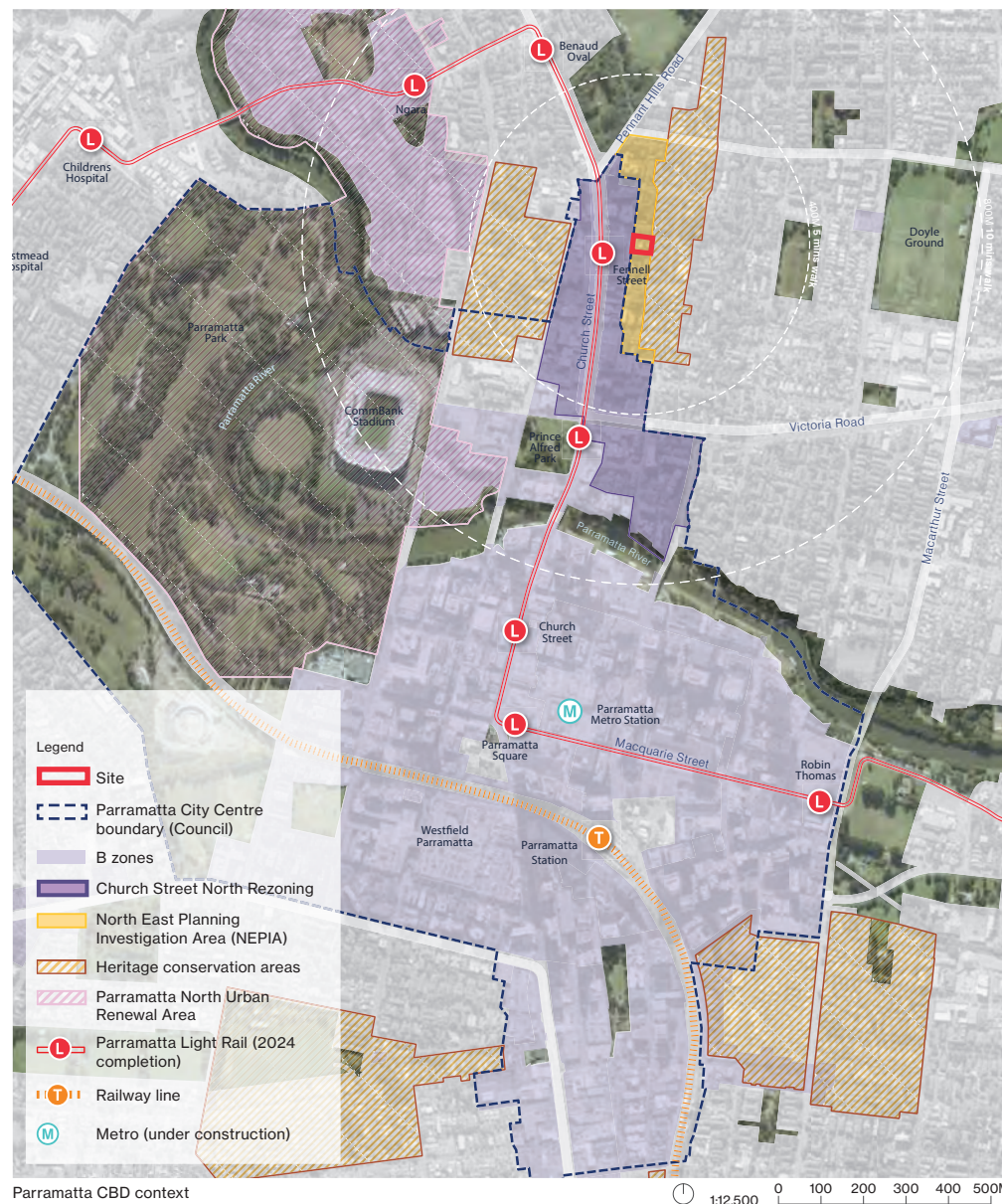
Sydney Metro West, is to be located adjacent to Parramatta Square and will reinforce connectivity by rail with a target travel time of 20 minutes between Parramatta and Sydney CBD.

Targeted renewal areas

The site is located in and around a cluster of renewal precincts including the:

- Parramatta North Urban Renewal Area (rezoned in 2015)
- Parramatta CBD (rezoned in 2022)
- Church Street North (rezoned in 2023)
- North East Planning Investigation Area (draft planning proposal awaiting lodgement with the Department).

These rezonings have the potential to significantly increase the growth capacity of North Parramatta and support the NSW Government in delivering on its priority for well located housing in close proximity to jobs, transport and services.



Strategic context

Planning for the renewal of the Parramatta CBD and North Parramatta area has been in progress for the past decade. Over this period, numerous strategies, comprehensive studies, and resulting planning proposals have been prepared for both the subject site and its neighbouring areas.

The ongoing focus on North Parramatta by both Council and the Department highlights the significance of this precinct in accommodating new growth in line with infrastructure improvements, all while needing to carefully balance and consider its heritage and local character.

The following pages outline a chronological overview of the planning context for the area pertinent to the site.

Parramatta CBD Planning Strategy	Parramatta CBD Planning Proposal (Parramatta CBD PP) - PP-2020-2616				
2015 Parramatta CBD Planning Strategy finalised by Council (6:1 FSR for site subject to further urban design refinement)	April 2016 Parramatta CBD PP endorsed by council to proceed to gateway determination, (6:1 FSR and 70m height for the subject site inclusive of 15% design excellence bonus)	December 2018 The Department issues gateway determination (6:1 FSR and 70m height for subject site, subject to further investigations for heritage)	November 2019 Council resolves to remove R4 High Density Residential zones from the Parramatta CBD PP which includes the subject site.	September 2020 Public exhibition of the Parramatta CBD PP following amendments by Council excluding R4 zones from the CBD boundary	May 2022 The Department finalises the CBD PP with post exhibition changes removing all land north of Parramatta river.

North East Planning Investigation Area (NEPIA) Strategy		NEPIA Planning Proposal (NEPIA PP)	
June 2020 The subject site becomes part of the NEPIA, which Council resolves to further investigate to balance impacts of increased density on heritage.	March 2021 Councils draft Planning Strategy for the NEPIA is publicly exhibited	November 2023 Council resolves to progress work for NEPIA 'Phase 1' in early 2024	April 2024 Council takes the NEPIA PP to the Parramatta Local Planning Panel, who approves the NEPIA PP proceeding to gateway determination.

Parramatta North Urban Renewal Area
2015 The Department finalises the rezoning for the Parramatta North Urban Renewal Area State Significant Precinct, a heritage area permitting heights up to 20 storeys for sites west of Church Street. The subject site neighbours this boundary.

North Parramatta Place Strategy	Church Street North Rezoning	
October 2022 The Department commences work on North Parramatta Place Strategy (NPP) which includes the subject site, following which Council pauses work on NEPIA.	October 2023 The Department discontinues work on NPP and progresses the Church Street North Rezoning in its place, based on a previous boundary that does not include the subject site.	December 2023 The Department finalises Church Street Rezoning.

Site specific planning proposal for subject site (PP-2020-2253)			
September 2017 The Department issues gateway determination, as per Parramatta CBD PP (6:1 FSR + design excellence bonus and 80m height for site).	May 2019 Council exhibits planning proposal, draft site-specific Development Control Plan and draft planning agreement (6:1 FSR + design excellence bonus and 80m height for site).	June 2020 Council resolves to defer the site specific planning proposal until a planning strategy for the North-East investigation area has been adopted.	March 2021 The Department determines that the site specific planning proposal should not proceed due to the removal of R4 zones from the CBD PP

Site specific planning proposal for subject site (PP-2022-3132)		
August 2022 Proponent lodges a new site-specific planning proposal for the subject site (6:1 FSR + design excellence bonus and 80m height for site).	January 2024 Proponent requests a rezoning review (RR-2023-37) for the site specific planning proposal for the subject site.	April 2024 Sydney Central Planning Panel recommends that the proposal is submitted for gateway determination with FSR of 3.6:1 and height of 40m - in line with the proposed controls in the NEPIA.

Legend

Department led

Council led

Proponent led

Current planning proposal for the site which this urban design report supports



Strategic context

Parramatta North Urban Renewal Area 2015

Parramatta North Urban Renewal Area is the renewal of a heritage precinct located northwest of the Parramatta CBD that was supported for high density mixed use, and sits adjacent to a conservation area and low to medium scale neighbourhoods. The boundary includes land to the west of Church Street with the site sitting just outside the area.

The strategy and rezoning of the State Significant Precinct Parramatta North was finalised in 2015. This included the renewal of the 'Cumberland Precinct' which is the State heritage-listed campus that consisted of Cumberland Hospital, Female Factory and Parramatta Gaol. The plans propose to deliver 20,000sqm of floor space for adaptive reuse of heritage items, a village centre of around 4,000sqm of floor space, and 3,000 new homes.



Visualisation of the Parramatta North Urban Renewal Area (NSW Government)

Key features of the master plan that are relevant to this project include:

- Buildings up to 20 storeys are supported in close proximity of existing low scale heritage buildings within the precinct and adjacent to the Parramatta North heritage conservation area.
- A significant amount of new homes are located in close proximity to the new light rail stop within the precinct.
- The plan supports high density development further away from the Parramatta CBD than the Church Street north corridor (approximately 2kms from the station).

Parramatta CBD Planning Strategy 2015

The Parramatta CBD Planning Strategy instigated detailed planning into the growth of the Parramatta CBD.

The plan proposed increased floor space ratios (FSR) within the CBD core and areas north of the river along Church Street, as well as adjoining areas with a proposed FSR of 6:1 for the site that would be 'subject to further urban design refinement' (see adjacent map). The subject site forms part of one of these areas located between Church Street and Sorrell Street.

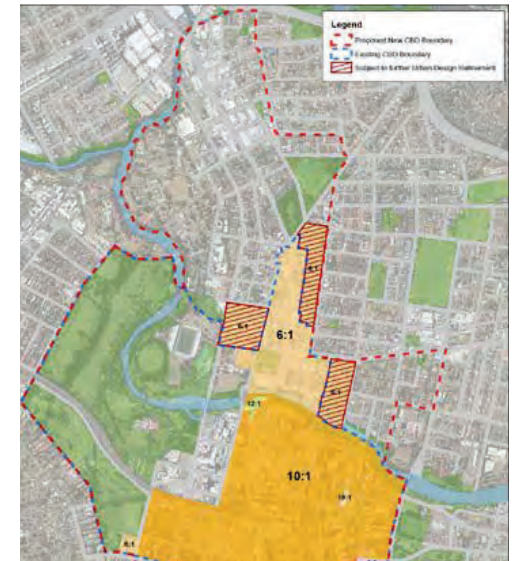
Parramatta CBD Planning Proposal (PP) 2016-2022

A planning proposal was lodged to support the growth of the Parramatta CBD in line with the strategic aspirations of the Central River City in the Greater Sydney Region Plan and the Parramatta CBD Planning Strategy.

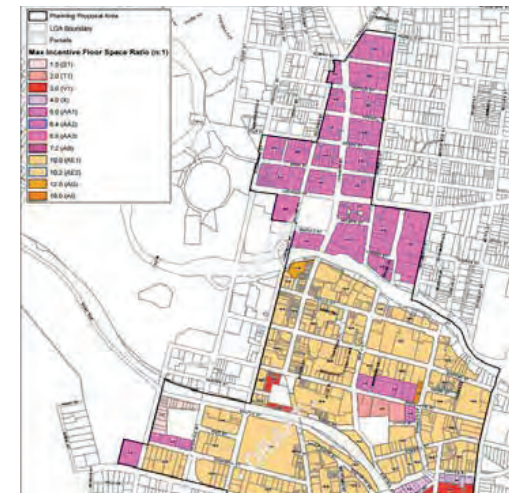
In addition to the Parramatta CBD core, the draft LEP amendments applied to the land north of the river, which included the subject site.

The draft 'Incentive Floor Space Ratio' map proposed an FSR of 6:1 for the site with a 15% design excellence bonus. In the plan, all land north of the river within the planning proposal area had been designated with the same uplift potential.

The draft Planning Proposal was endorsed by the Council in 2016. The Department subsequently issued gateway determination in May 2018, subject to further investigations being undertaken for heritage interface areas including the Sorrell Street heritage Conservation Area, which the subject site neighbours.



Proposed Floor Space Ratio (FSR) controls (subject to testing) in Parramatta CBD Planning Strategy (City of Parramatta Council 2015)



Incentive Floor Space Ratio Map in draft Parramatta CBD Planning Proposal (City of Parramatta Council 2020)

Strategic context

In November 2019 Council resolved to remove R4 High Density Residential zones from the Parramatta CBD PP which included the subject site.

This area would become part of a separate study by Council for the North East Planning Investigation Area.

The Parramatta CBD PP was publicly exhibited in September 2020. Post exhibition, the Department recommended that most of the proposal proceed, however excluded all land north of Parramatta River (including the subject site). This meant that current planning controls would be retained for these areas.

Of relevance to the subject site, the finalisation report identified the following key urban design comments:

- The proposed controls that may support tower forms are not part of the current fabric of the area north of the river, however the proposal aims to evolve the CBD which will mean the character of the area will change.
- Need to balance the integration of land use and transport to make the most efficient use of new infrastructure, against the issues of heritage and character.
- Proposed controls may compromise the area's unique heritage attributes, including heritage items, views and character.
- Provision of uniform FSR and building heights may result in homogeneous built form.
- The uniform controls may lead to a hard transition between the Church Street spine and the adjoining heritage conservation areas.

The Department finalised the LEP changes in May 2022.

North-East Planning Investigation Area (NEPIA) Planning Strategy 2020-2021

In November 2019, Council resolved to undertake a separate study for the NEPIA, which is the strip of land between the proposed high-rise corridor along Church Street and the Sorrell Street conversation area (including the subject site).

The main objective of this study was to test the built form approach and transition between the Church Street corridor and conservation area, following varying recommendations from a number of heritage studies.

Council exhibited a draft Planning Strategy for the NEPIA in March 2021. Through this process Council sought feedback on six potential draft built form options, which tested a range of FSR and height scenarios, including 0.8:1 and 11m (existing), 2:1 and 28m, 3:1 plus design excellence and 40m, 4:1 plus design excellence and 54m, 5:1 plus design excellence and 67m, and 6:1 plus design excellence and 80m.



Previous modeling for Parramatta North - North-East Planning Investigation Area Draft Planning Strategy (City of Parramatta Council 2020) Previously endorsed position of a 6:1 FSR for the NEPIA

North Parramatta Place Strategy and Church Street North Rezoning 2022 -2023

In October 2022 the Department commenced work on the North Parramatta Place Strategy which included the subject site, following which Council paused its work on NEPIA. However, in October 2023 the Department decided to discontinue work on the North Parramatta Place Strategy and instead progressed the Church Street North rezoning in its place.

The Church Street North Rezoning includes FSRs for some sites of 4.5:1 and 5:1 (adjacent to the site) and heights up to 63m plus design excellence bonus provisions. The Church Street rezoning was finalised in December 2023 and is due to take effect in July 2024.

The upzoning of Church Street North does not include the subject site, therefore Council resolved to recommence work on NEPIA 'Phase 1' in early 2024.



Previous modeling in North Parramatta Place Strategy - Department (NSW Government 2022)

North-East Investigation Area Planning Proposal (PP) 2024

Council took the NEPIA PP to the Parramatta Local Planning Panel on 16 April 2024 and it was approved to proceed to gateway determination.

It proposes to increase the FSR for the area between 2:1 and 3.6:1 and to increase the maximum height to between 24-40m. The subject site is proposed to permit an FSR of 3.6:1 FSR and 40m height.



Proposed FSR Map in the NEPIA PP (April 2024)

Previous Planning Proposal

Previous site specific planning proposal for 23-27 Harold St (PP2020-2616) 2015-2021

The previous Planning Proposal for the site was initiated by the proponent (Think Planners 2015), lodged by Council with the Department in June 2017 and determined to proceed from Gateway subject to conditions in September 2017. The initial Planning Proposal included Currawong House, however the final submitted proposal proceeded with only the site at 23-27 Harold Street, and excluded Currawong House.

The proposal was deferred by Council while they undertook work on NEPIA and then determined not to proceed by the Department in May 2021 due to the site being removed from the Parramatta CBD PP boundary.

Design Competition scheme

During the time that the Planning Proposal (PP2020-2616) was proceeding, a design excellence competition was held for the subject site. It was won by COX Architecture, for a scheme with an FSR of 6:1 (6.9:1 with design excellence) and a maximum height of 80m.

Key elements of the proposal included:

- A three storey podium that responds to the scale of the surrounding context, including the adjacent Currawong House.
- Scale, detailing and materiality that responds to Currawong House and the nearby heritage context.
- Ground floor garden setback to align with Currawong House. This also allows for privacy, while contributing to the existing landscape and local character of the area.
- Double height colonnade entrance provides visual connectivity between Harold Street and the rear Secret Garden, and lobby/communal spaces with Currawong House. The colonnade also provides an additional setback at the bottom two levels to better respond to Currawong House.
- Range of apartment types, with communal facilities at the ground level and above podium.

As the COX design has been supported in a design excellence process, the COX design has been used as the basis for future design alternatives for the site in this report.

Where required, the height of this envelope has been adjusted by Architectus to achieve a required FSR for each scenario. These changes are based off the floor plan and GFA tables as set out in the competition winning COX submission.



East elevation of winning design competition scheme (Trebel Tower Harold St, Parramatta, Response to Jury Recommendations. COX, June 2016)



North elevation of winning design competition scheme (Trebel Tower Harold St, Parramatta, Response to Jury Recommendations. COX, June 2016)

Previous Planning Proposal

Site specific planning proposal for 23-27 Harold St & 53 Sorrell St (PP2022-3132) 2022-2024

In August 2022, the proponent lodged a new site specific planning proposal for 23-27 Harold St and 53 Sorrell St. The proposal sought an FSR of 6:1 and height of 80m at 23-27 Harold St and to retain existing controls at 53 Sorrell Street which is a local heritage item, Currawong House. The inclusion of Currawong House was proposed to be included in the proposal to allow for an improved streetscape outcome and additional open space provision.

Rezoning review for PP2022-3132 (RR-2023-37)

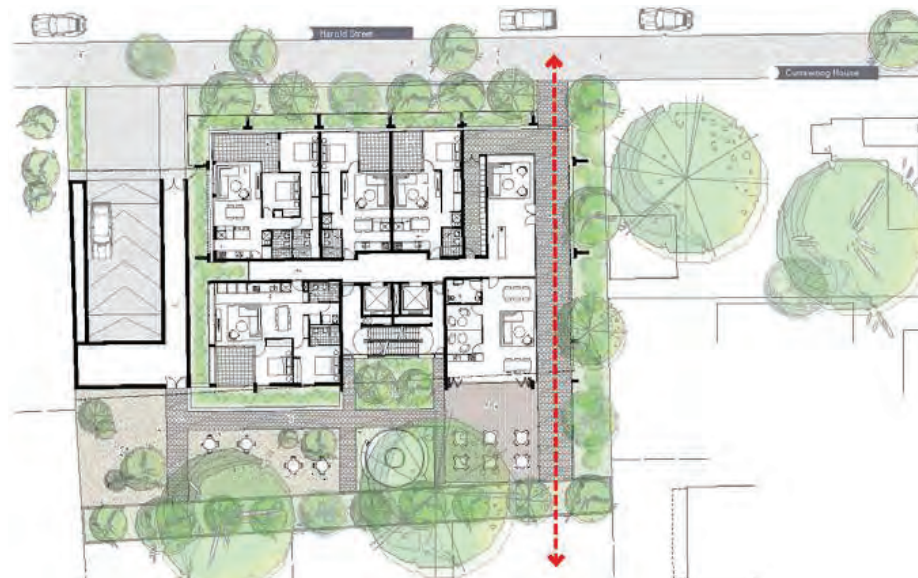
In January 2024 the proponent requested a rezoning review (RR-2023-37) for the site specific planning proposal for 23 Harold St and 53 Sorrell St, due to the delays with the NEPIA study preventing progression of the site specific PP.

The Sydney Central Planning Panel reviewed the proposal (on 16 April 2024) and recommended that the proposal be submitted for gateway determination, with an FSR of 3.6:1 (with no design excellence bonus) and a height of 40m. It also recommended the removal of 53 Sorrell Street (Currawong House) from the proposal. The panel also requested an accompanying site specific DCP is produced which considers the NEPIA Strategy. The panel's recommended controls are in alignment with the NEPIA PP and therefore Council's aspirations for the site.

The planning proposal, which this Urban Design Study supports, has been revised to reflect the Sydney Central Planning Panel's recommendations for the site (including the removal of 53 Sorrell Street from the planning proposal).



3D render of the winning design competition scheme, illustrating the proposed built form and its relationship with Currawong House (Trebel Tower Harold St, Parramatta, Response to Jury Recommendations. COX, June 2016)



Ground floor plan of winning design competition scheme (Trebel Tower Harold St, Parramatta, Response to Jury Recommendations. COX, June 2016)

Approval at 470 Church Street

A planning proposal for the adjacent site at 470 Church Street was approved in 2020, for a mixed use development with an FSR of 6:1 (6.9:1 with design excellence), and a maximum height of 80m. The proposal, located at the corner of Church and Harold Street, will be a catalyst development and form part of the next stage of transformation for the Parramatta CBD north of the river.

An architectural design competition was held, won by Aleksander Design Group. Key elements of the proposal include:

- A 4-storey podium that activates the street frontage while creating an appropriate scale to the public domain.
- An 'urban doorway' - a grand entrance and atrium space at the corner of the building.
- A tower design that is well-articulated and designed as a cluster of smaller towers, with a taller element marking the corner.
- High quality facade detailing that provides visual interest, maximises views, address wind and solar impacts.
- Landscape treatment across the podium levels and tower balconies.



3D visualisation - Design competition winning scheme
(Design Excellence Competition, 470 Church Street Parramatta. Aleksander Design Group, 2018)



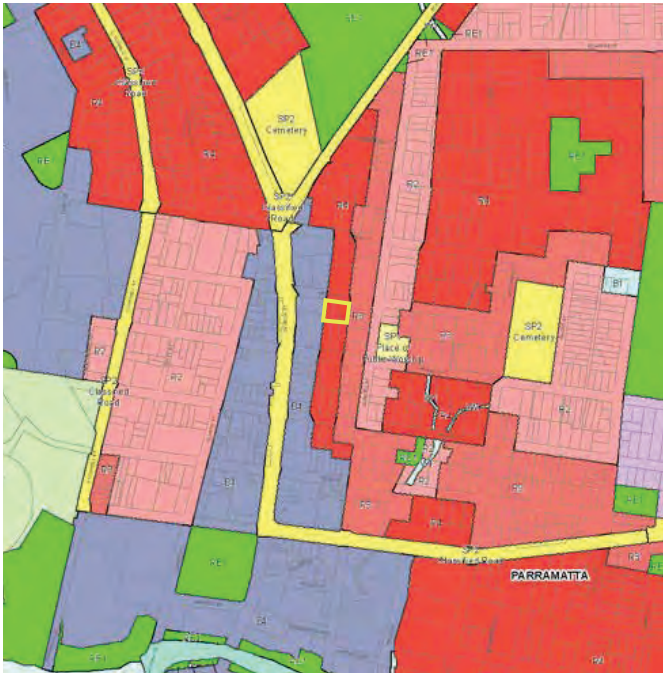
Extract of ground floor plan - Design competition winning scheme
(Design Excellence Competition, 470 Church Street Parramatta. Aleksander Design Group, 2018)

Current LEP planning controls

Significant rezonings have occurred in the Parramatta North Urban Renewal Area, Parramatta CBD and Church Street North Rezoning which permit increased height in areas neighbouring the site.

Controls for the site currently remain unchanged, however are subject to change in the future as part of the North East Planning Investigation Area planning proposal (currently awaiting lodgement by Council with the Department).

Note the FSR and Height of building maps on the following pages include the Church Street North Rezoning which will come into effect from 1 July 2024.



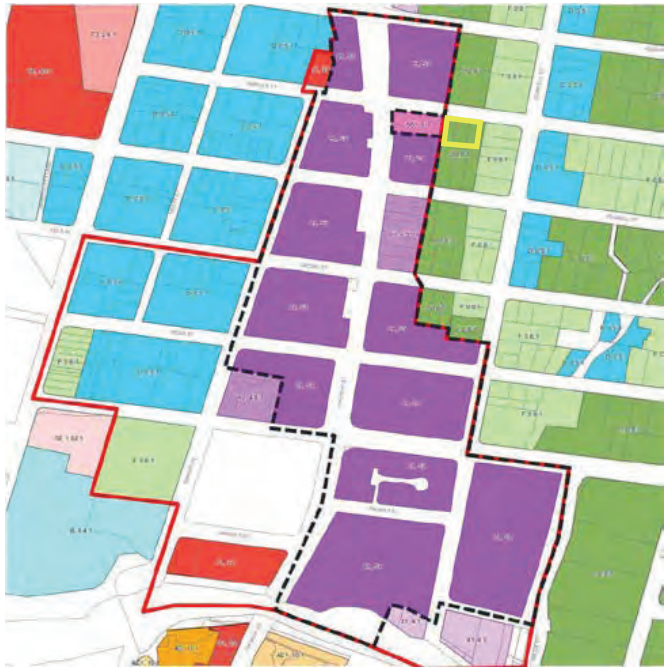
Land Use zoning

Land Use

- The land at 23-27 Harold Street forms part of an R4 High Density Residential zone that adjoins the B4 Mixed Use zone along Church Street. The R4 zone permits with consent a variety of residential uses including residential flat buildings.
- The land at the eastern portion of the site is part of the Sorrell Street heritage conservation area, zoned R3 Medium Density Residential (western side of the street) and R2 Low Density Residential (eastern side of the street), reflecting the objectives and character of the conservation area.

Legend

- Site
- B1 Neighborhood Centre
- B4 Mixed Use
- R2 Low Density Residential
- R3 Medium Density Residential
- R4 High Density Residential
- RE1 Public Recreation
- RE2 Private Recreation
- SP1 Special Activities
- SP2 Infrastructure



Floor Space Ratio (including Church Street North Rezoning)

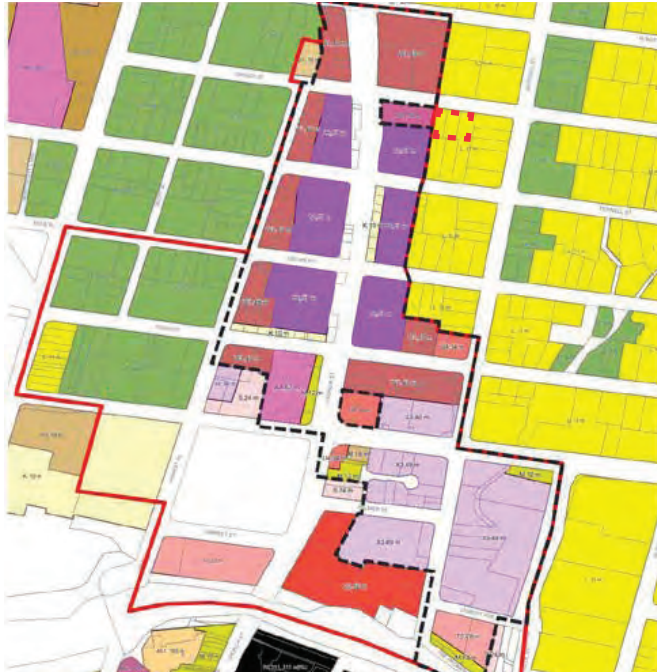
Floor Space Ratio (FSR)

- An FSR of 0.8:1 is currently permitted for the site.
- The 0.8:1 zone generally sits between the Church Street corridor and the conservation area which permits an FSR of 4.5-5:1 plus design excellence (Church Street North rezoning - from 1 July 2024) and 0.5:1-0.6:1, respectively.
- 470 Church Street, which immediately adjoins the subject site was approved in 2020 for an FSR of 6:1 (plus 15% design excellence bonus).

Legend - n:1

- Site
- A 0.33
- B 0.4
- D 0.5
- F 0.6
- J 0.8
- S2 1.52
- T3 2.4
- V1 3.0
- V2 3.3
- X1 4.0
- Y1 4.5
- Y2 4.8
- Z1 5.0
- AA1 6.0

Current planning controls

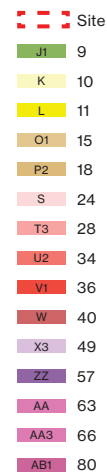


Height of building (including Church Street North Rezoning)

Height of building

- A maximum building height of 11m (approximately 3 storeys) is currently permissible for the site.
- Immediately adjacent to the site, 470 Church Street was approved in 2020 for a maximum building height of 80m (approximately 27 storeys).
- Other sites along the Church Street corridor will permit a maximum building height of 57-63m (plus design excellence bonus) as part of the Church Street North Rezoning (from 1 July 2024).

Legend - metres

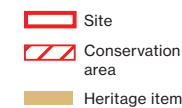


Heritage

Heritage

- The site is adjacent to the heritage item 'Currawong House', a two storey Victorian house that fronts Sorrell Street.
- Currawong House forms part of the Sorrell Street Heritage Conservation Area, extending between Grose and Belmore Street. The conservation area includes a mix of small heritage dwelling houses and 2 to 4 storey residential flat buildings.

Legend - metres





CHAPTER

3

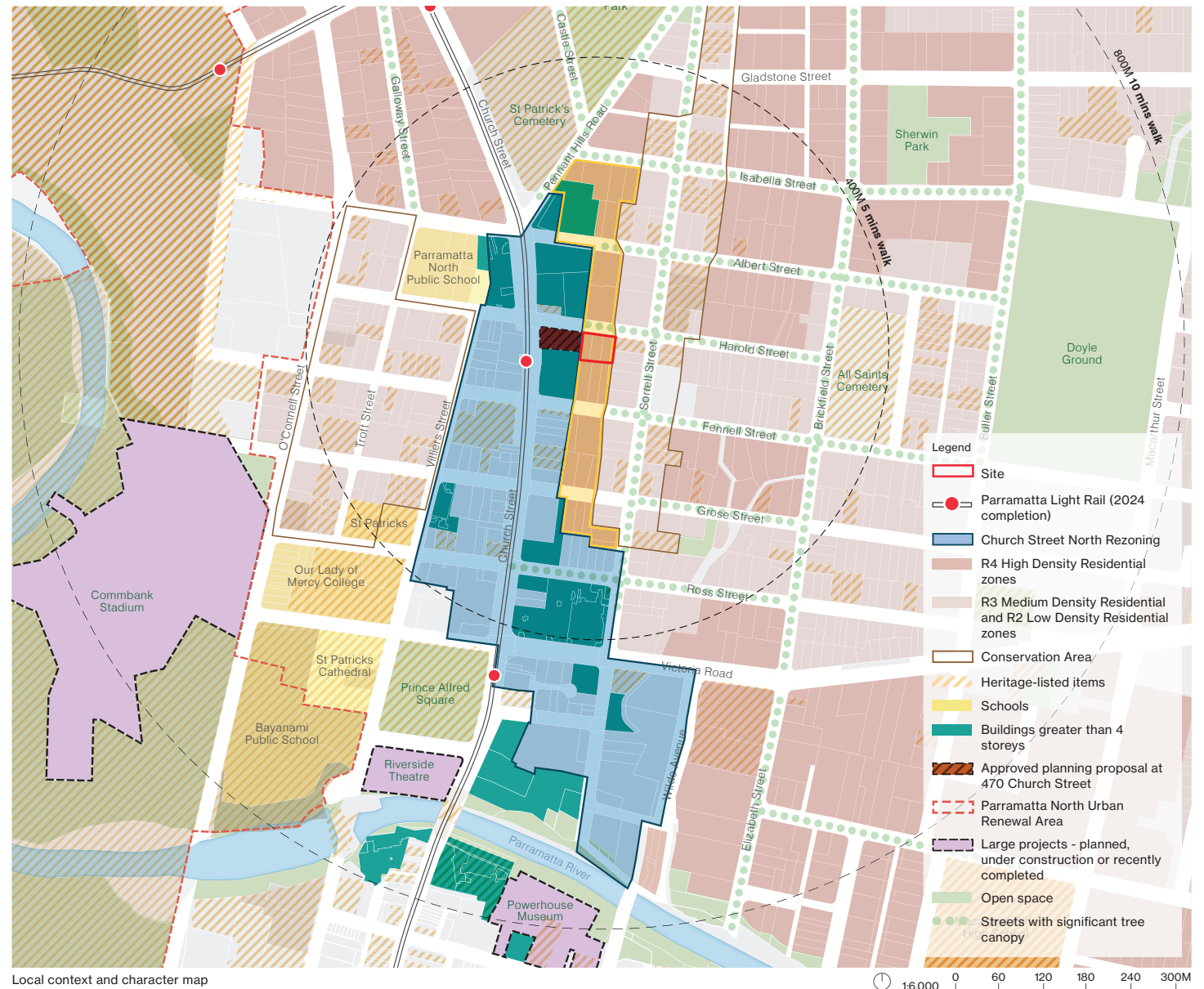
ANALYSIS

Local context and character

The area is mixed in character, with a distinct mixed use corridor along Church Street, surrounded by low to high density homes, conservation areas, campuses and parkland

Key findings

- Church Street
 - A wide and generous street, previously carried multi-lane traffic, but is now undergoing transformation through the construction of the light rail.
 - Mixed building quality and stock including retail and shop tops, large floorplate commercial buildings, and mixed use residential buildings. A pocket of taller apartment buildings mark the intersection of Church Street and Pennant Hills Road.
 - Generally mixed public domain amenity. Public domain upgrades are planned with the delivery of the light rail.
 - Church Street North has recently been upzoned for towers up to 20 storeys.
- Sorrell Street conservation area
 - Consists of a mix of heritage items including small 1-2 storey cottages dating from the 1830s to 1950s, as well as residential flat buildings up to 4 storeys constructed in the 1950s to 1990s.
 - Significant street trees, particularly Sorrell Street and adjoining streets to the east.
- Parramatta North
 - Significant development that will change the character of the area north of the CBD. This includes towers up to 20 storeys, with a 6-8 storey podium.
 - The renewal integrates high density built form with existing heritage character.



Local context and character



The main part of the site with development potential sits between an existing commercial building (soon to be redeveloped into a 27-storey mixed use building) and the heritage house 'Currawong'. (View from the corner of Harold and Sorrell Street looking towards the site)



The area of Church Street at its intersection with Pennant Hills Road has changed in character in the last 10 years with two mixed use developments of 12-14 storeys marking the northern entrance into the Parramatta CBD. (View from the intersection of Church Street and Pennant Hills Road looking south)



The Parramatta Light Rail is currently under construction and due to open in 2023. Currently this portion of Church Street consists of a mix of built form character and quality including 1-2 storey commercial/retail buildings, large commercial buildings up to 8 storeys and mixed use buildings up to 14 storeys. (View from Church Street looking north)



Harold Street is a tree-lined street with a mix of single dwellings and apartment buildings up to 6 storeys. (View from the intersection of Harold and Brickfield Street)



Example of a residential flat building located within the Sorrell Street conservation area. (View from the corner of Sorrell and Albert Street)



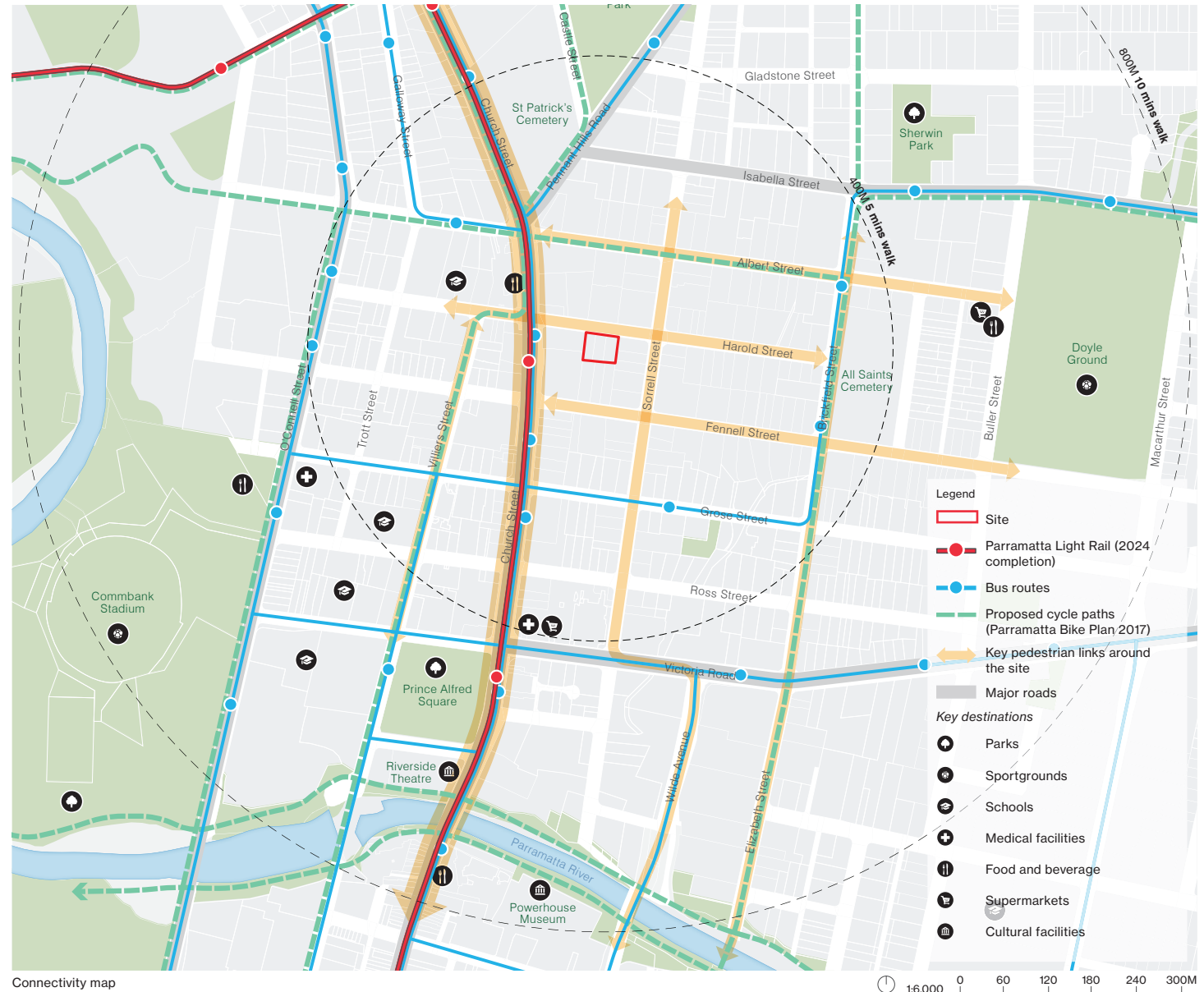
Grouping of heritage items on Sorrell Street. (View from Sorrell Street near the intersection with Fennel Street, looking northeast)

Connectivity

Recent and future public transport investment will transform the accessibility of the area, and reinforce public transport and pedestrian connections to key destinations, Parramatta CBD, and beyond

Key findings

- Parramatta Light Rail is a major piece of infrastructure, opening in 2024, that will transform Church Street from a busy multi-lane road into a calmer street that supports public transport and pedestrian connectivity.
- The light rail and associated streetscape improvements will contribute to reinforcing Church Street (north) as a major connector through the area and northern entry point into the Parramatta CBD.
- The site is located within a 1-minute walk (80m) to an existing bus stop on Church Street and the future Fennel Street light rail stop.
- The site is located in close proximity to a number of proposed cycle paths. The residential areas east of the site generally consist of calm streets that can support links to trails along the river.
- Nearby streets have generally good amenity - footpaths, street trees and slow traffic which supports pedestrian connections to local parks, school and retail.
- A number of bridges across the river provide pedestrian and cycle access to the CBD core, approximately 1.2km or a 15 to 20 minute walk from the site.



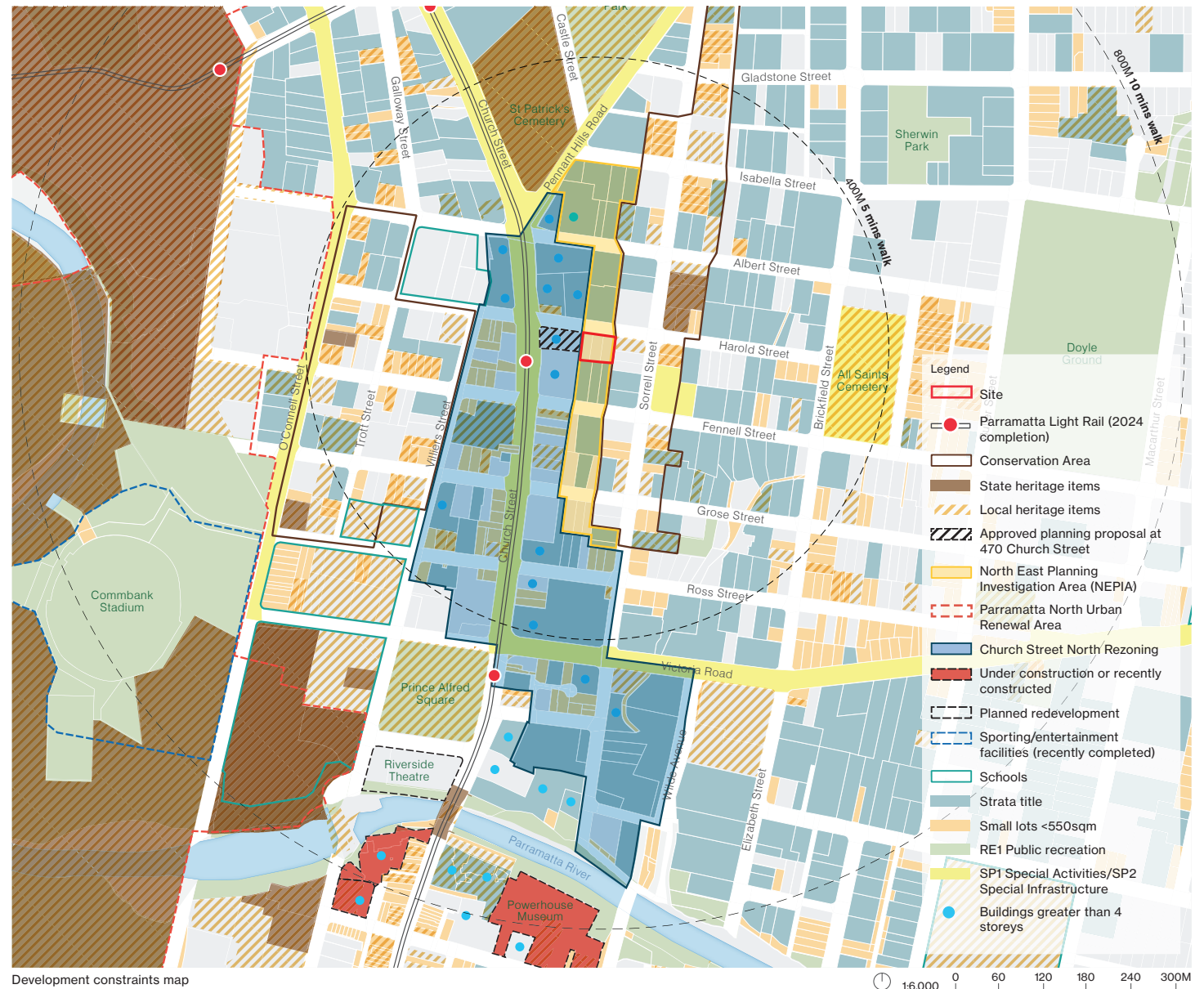
Connectivity map

Development context

The area north of Parramatta River is in a state of change, with the potential to combine new city development with its existing heritage character, while improving accessibility and public domain amenity

Key findings

- The Church Street corridor is flanked by heritage conservation areas.
- The area consists of several strata title apartment buildings, however this is not an indication that those sites will not redevelop in future.
- Potential for smaller sites to amalgamate for redevelopment that are not constrained by heritage and strata.
- Recently approved planning proposal at 470 Church Street (adjacent to the site) for a 27 storey mixed use development, will be the tallest building in the Parramatta North area.
- Church Street North Rezoning permits towers up to 20 storeys for mixed use sites in close proximity to heritage.
- The State Significant Precinct Parramatta North will consist of heritage renewal as well as mixed use development up to 20 storeys. The plan had initially proposed development up to 30 storeys.
- A number of large government-led redevelopment of sporting, entertainment and cultural venues including the Commbank Stadium, the Powerhouse Museum and the Riverside Theatre.



Key issue: Balancing strategic growth and local character

The most fundamental issue is to understand an appropriate scale of development for the area that finds a balance between North Parramatta supporting the strategic role of the Parramatta CBD, leveraging off significant public transport investment into light rail and metro, and protecting and enhancing the existing heritage context and local character.

Precedents show how this may be appropriately achieved in a CBD and heritage-sensitive context.

The area north of the Parramatta River has enormous renewal potential, instigated by investment into the Parramatta Light Rail and associated public domain improvements as well as metro in Parramatta CBD, and the numerous rezonings that have occurred or are due to occur in the near future. The approved planning proposal at 470 Church Street, immediately adjacent to the site, will be a catalyst for the next stage of growth for the area.

The area is also rich in heritage and landscape character; the Church Street spine is surrounded by heritage conservation areas and character-rich neighbourhoods.

One of the key issues identified by the Parramatta CBD Planning Proposal was around the appropriate built form approach to the relationship between the Church Street spine, the R4 corridor (now known as the NEPIA) and

the heritage conservation area. Investigations into this interface tested various options that included a shallow sloped step and sharper transitions.

Approach to heritage interfaces in comparable context

There are a number of examples within a city context wherein sharp transitions between city scale buildings and heritage conservation areas are considered to be appropriate.

Shown in the images adjacent, the high rise buildings in the Sydney CBD interface with the low scale heritage precinct, The Rocks. Similarly, Central Park is a more recent example of a new precinct wherein a sharp transition was supported adjacent to the Chippendale conservation area and a number of significant heritage items.

Parramatta North examples

This approach of sharp transitions between high density development and heritage can also be observed in local examples.

The approved master plan and rezoning within the Parramatta North Urban Renewal Area and Church Street North Rezoning support taller development, approximately 40m to 80m, located adjacent to heritage items. The controls for the neighbouring sites on Church Street, permit development up to 66m.

The North East Planning Investigation Area which abuts Sorrell Street heritage Conservation Area proposes to increase heights between 24-40m, with 40m proposed on the subject site.

These examples illustrate what may be considered an appropriate built form interface with heritage.

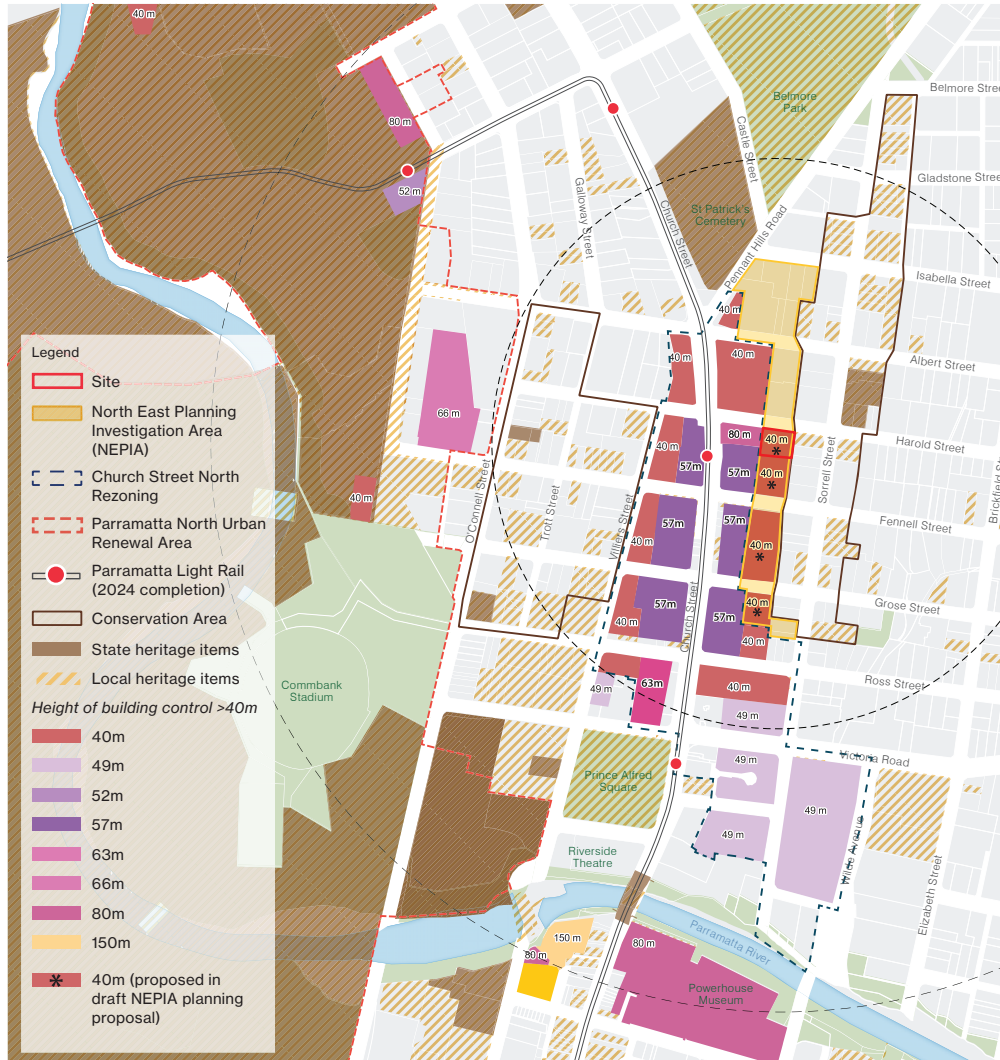


Central Park is a high density mixed use development that interfaces with the Chippendale heritage conservation area



City-scale buildings within the Sydney CBD adjoins The Rocks heritage conservation area

Key issue: Balancing strategic growth and local character



Heritage context map overlaid with land that currently permits a maximum building height of 40m or more and proposed heights of 40m in draft NEPIA planning proposal



The Parramatta North Urban Renewal Area combines new high density development with heritage (Visualisation, NSW Government)

Aerial view looking
down Church
Street towards
Parramatta CBD



CHAPTER

4

SCENARIOS

Introduction

In order to understand the impacts of the redevelopment of the site within the context of growth for the broader area, three renewal scenarios have been investigated. These scenarios test options for built form scale and height within the study area, including the approach and relationship between the Church Street corridor, the NEPIA, and the Sorrell Street Heritage Conservation Area.

The scenarios utilise the design competition winning scheme as the basis for consideration of the site.



View from the intersection of Sorrell and Harold Streets looking towards the site

Renewal scenarios

Three renewal scenarios have been prepared to test the bulk and scale of potential redevelopment of the North Parramatta area and the appropriate response to the Sorrell Street Conservation Area.

The following assumptions were used when developing the indicative built form and amalgamation patterns:

- All heritage items within the broader study area are retained. Where they have been included as a part of an amalgamated site, the FSR is transferred to the associated tower;
- Existing sites 6 storeys and above or with >35 apartments are assumed to be retained;
- All sites within the Sorrell Street Conservation Area have been excluded;
- Sites with a frontage to Church Street have been amalgamated separately to those without; and
- Design excellence bonus assumed only for the 'Council's previous adopted position' scenario, and excluded for all other scenarios.



Existing controls

FSR	Location
0.8:1	Development on site
4.5-5.0:1	Church Street North (in effect from 1st July)
0.8:1	R4 Corridor (not redeveloped)



Council's previous adopted position

FSR	Location
6.9:1	Development on site
6.9:1	Church Street
5.0:1	R4 Corridor



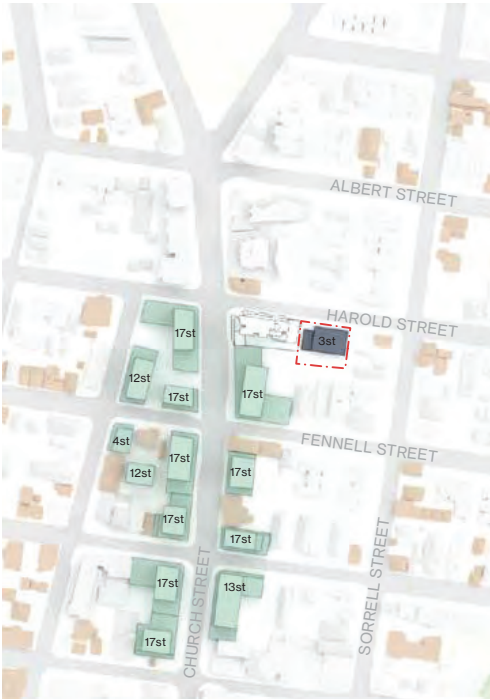
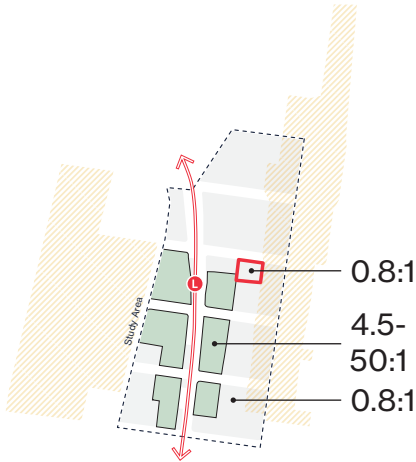
Balanced (preferred)

FSR	Location
3.6:1	Development on site
4.5-5.0:1	Church Street North (in effect from 1st July)
2.0-3.0:1	NEPIA R4 Corridor

Legend

- Site Boundary
- Development on site
- Approved Planning Proposal (470 Church Street)
- Church Street North
- NEPIA R4 Corridor
- Heritage Item
- Parramatta North Renewal (indicative envelopes)

EXISTING CONTROLS



The existing FSR control of 0.8:1 on the site is shown through an indicative 3 storey apartment development. The remainder of the R4 corridor is shown as undeveloped, under this scenario.

Future renewal within the Church Street North Corridor includes development up to 4.5-5:1 and up to 12-17 storeys.

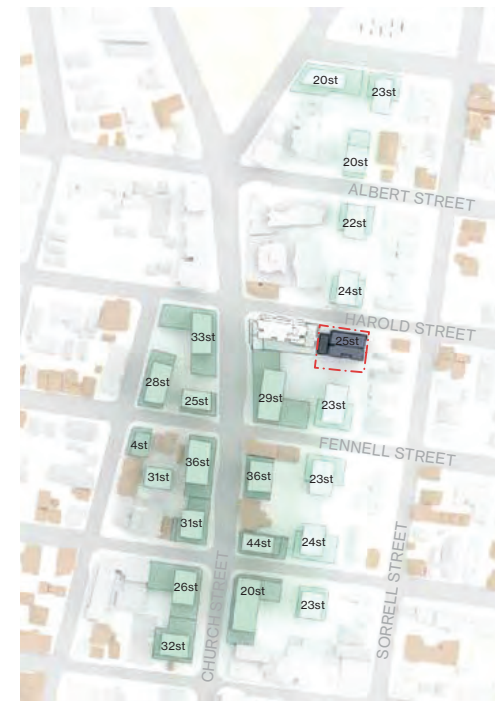
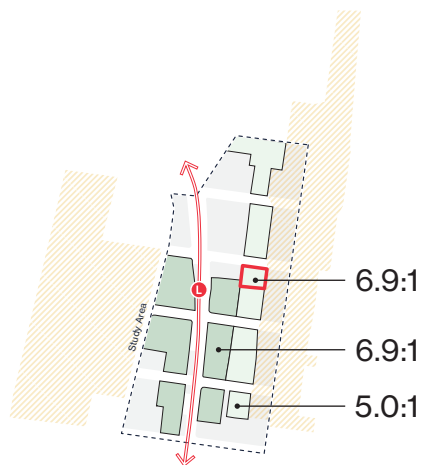
The approved planning proposal at 470 Church Street (at 6.9:1 FSR) is substantially higher than its immediate surrounding context.

- Issues:
- Focuses development potential along Church Street with a sharp transition to adjoining lots and blocks.
 - Inconsistent with greater development potential already approved on site west of Subject site, existing development in blocks to north and proposed development in Parramatta North precinct (to west).

Legend

- Site Boundary
- Development on site
- Approved Planning Proposal (470 Church Street)
- Church Street North (in effect from July 2024)
- Heritage Item
- Parramatta North Renewal (indicative envelopes)

COUNCIL'S PREVIOUS ADOPTED POSITION



This scenario presents Council's previous adopted position where 6.9:1 FSR (6:1 plus 15% design excellence) was proposed along both Church Street and the corridor between Church Street and Sorrell Street (referred to as the R4 Corridor).

Note that Council has prepared a further study to the R4 corridor referred to as the NEPIA.

Benefits:

- Maximises strategic development potential around Parramatta CBD.
- Consistent with Parramatta Council's original adopted position.

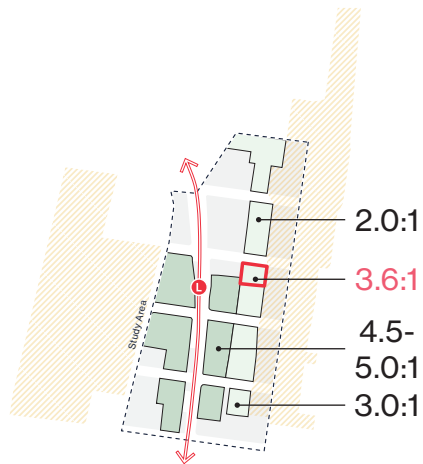
Issues:

- Concerns of scale relationship to conservation area and nearby residential uses raised through DPIE approval process, and further work by Council on the NEPIA.

Legend

- Site Boundary
- Development on site
- Approved Planning Proposal (470 Church Street)
- Church Street North
- R4 Corridor
- Heritage Item
- Parramatta North Renewal (indicative envelopes)

BALANCED (PREFERRED)



This scenario seeks to find a middle-ground between the strategic growth of Parramatta and local character issues, as well as aligns with the recommendations provided by both the Planning Panel and Council's NEPIA study. The density shown on the site (3.6:1) is slightly higher than other sites within the NEPIA corridor (2-3:1), which is due to the site size and depth, however the building height is consistent with sites within this corridor between Harold Street and Grose Street.

The resulting 12-storey building form provides an appropriate transition between the adjacent approved 27-storey development at 470 Church Street and the taller development along the Church Street corridor, and the adjoining lower scale conservation area.

Benefits:

- Achieves high strategic development potential around Parramatta CBD.
- FSR and building height on site aligns with the Planning Panel's recommendations and Council's NEPIA study.
- Reduced impacts to neighbouring areas, including the adjacent conservation area.
- Apparent scale of 'mid-block' sites does not exceed Church Street sites.

Legend

- Site Boundary
- Development on site
- Approved Planning Proposal (470 Church Street)
- Church Street North (in effect from July 2024)
- NEPIA R4 Corridor
- Heritage Item
- Parramatta North Renewal (indicative envelopes)

Relationship to Currawong House

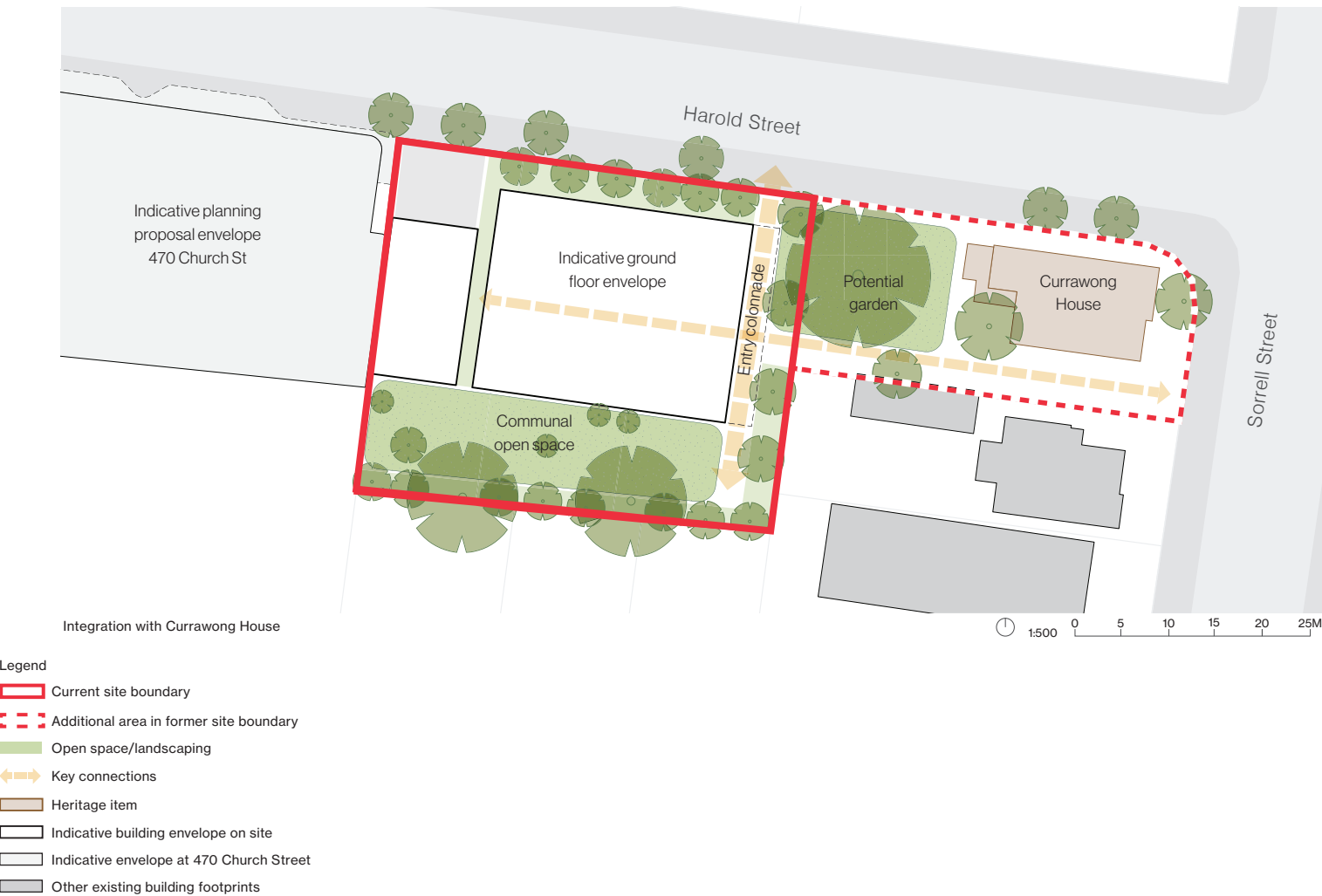
This Planning Proposal previously incorporated the heritage-listed site at 53 Sorrell Street, which forms part of the Sorrell Street Heritage Conservation Area (HCA). 53 Sorrell Street includes the heritage item, 'Currawong', a former residence that is currently being used for commercial uses with a small car park at the rear.

The inclusion of Currawong House in the Planning Proposal was proposed to enable a better streetscape outcome and improved setting of the existing house.

53 Sorrell Street was removed from this planning proposal following advice from the Central Sydney Planning Panel as part of the site's rezoning review.

Nonetheless, this proposal needs to ensure that the redevelopment at 23-27 Harold Street provides an appropriate interface with the heritage item.

To do this, it is proposed that the entry colonnade recommended in the design excellence scheme is maintained and can support visual and physical connections between the new development and Currawong House. This also enables an increased setback to the heritage item.



CHAPTER

5

ASSESSMENT

Introduction

In order to demonstrate the impacts of the renewal scenarios set out in the previous chapter, this section provides a comparison of each scenario through:

- A visual analysis, described through:
 - Methodology
 - Visual context analysis - providing an analysis of a broad range of photographs in the area
 - Photomontage analysis of selected views
- A high level overshadowing analysis considered against the Apartment Design Guide.

Impacts in both the visual analysis and overshadowing analysis are a potential 'worst case' as they are based all potential sites being built out within the precinct, which should not be wholly anticipated and would take many years to complete.



Visual analysis methodology

Architectus' methodology for the assessment of visual impact used in this report has been developed based on the New South Wales Land and Environment Court Planning Principles as written in *Tenacity Consulting v Warringah Council* [2004] and *Rose Bay Marina Pty Limited v Woollahra Municipal Council and anor* [2013].

In this report, a qualitative assessment of each view is set out under the following principles:

- Importance of the public domain view;
- Visibility; and
- Visual absorption capacity.

A shortlist of views is given a high level view impact rating taking into consideration the above three principles. A visual simulation (photomontage) of the various renewal scenarios is prepared for selected views. The photomontage is then used to determine the visual impact of the proposed development and renewal scenario. The photomontages shown demonstrate the building form only; they do not show detailed articulation or material selection.

Photomontage assumptions

Based on the scenario modeling in the previous section, the photomontages will include assumed likely development on sites along Church Street and within NEPIA R4 corridor. These are shown as ghosted envelopes within the model. The approved development at 470 Church Street is also shown within the views. The proposal on site within each scenario is based on a version of the Design Competition-winning scheme described in Chapter 2.

The visual impact analysis will assess the impact as compared to the 'existing controls', which is considered the base scenario.

Standards for photography and photomontages

An understanding of the field of view of photographs and photomontages is important in understanding impacts represented on a page. One standard typically adopted in NSW is the use of a 35mm FX format camera at 50mm focal length (or equivalent) to represent a view on a page similar to how it would be perceived by the human eye at the location.

However, for this project, a 50mm focal length would not provide a clear understanding of the breadth of the view and/or the size of the proposal. Therefore, throughout our view impact assessment a wider-angle view has been used.

All photos were captured on a Canon PowerShot G16. Although all photos were taken at 6mm, their equivalent 35mm focal length is 28mm. The view for a 50mm focal length is shown in the white box on the selected views.

Importance of the public domain view

It includes consideration of the following factors:

- The context of the viewer (including whether the view is static or dynamic, obtained from standing or sitting positions);
- Elements within the view (including whether iconic elements are present, the existing composition of the view, and any existing obstructions to the view);
 - The number of viewers;
 - The distance to the proposal; and
 - The period of view.

The features are described for each view and a final categorisation of view importance has been produced as a summary. The following table provides a definition of example use cases for each categorisation of the importance of the view:

	Definition
High	Unobstructed views of highly valuable or iconic elements from highly important locations in the public domain.
Moderate-High	Generally unobstructed views including important visual elements from well-used locations. The view attracts regular use of this location by the public.
Moderate	Views including elements of moderate importance with little obstruction which are obtained from moderately-well used locations. The view may assist in attracting the public to this location.

	Definition
Low-Moderate	Views with some important elements which may be partially obstructed or from a less well used location. The view may be a feature of the location however is unlikely to attract the public to it.
Low	Views from spaces or streets with little pedestrian use or obstructed views or views with few important elements. Obtaining views is not a focus of using the space.

View analysis methodology

Likely view change

The view change is a qualitative assessment of the change of the view. It includes consideration of:

- The quantitative extent to which the view will be obstructed or have new elements inserted into it by the proposed development;– Whether any existing view remains to be appreciated (and whether this is possible) or whether the proposal will make the existing view more or less desirable, or locations more or less attractive to the public;
- Any significance attached to the existing view by a specific organisation; and
- Any change to whether the view is static or dynamic. A description of the rating for each view has been provided, with a final categorised assessment of the extent of view change provided under the categories provided in the table to the right.

The categorisation is focused on retaining the qualities of an existing view. A highly prominent proposal does not necessarily result in a high view change where the existing qualities of the view are retained.

The approach taken is generally conservative in its consideration of these views for the purpose of highlighting maximum potential impacts for consideration in terms of acceptability.

A high extent of view change is not necessarily unacceptable. This may be the case when a proposal contributes to the desired future character of an area that may be different to the existing character.

	Definition
High	The proposal obscures iconic elements or elements identified as highly significant within the existing view.
Moderate-High	The proposal changes the quality of the existing view or obscures elements of significance within the view.
Moderate	The proposal obscures some elements of importance within the existing view or is highly prominent within the view
Low-Moderate	The proposal obscures minor elements within the view.
Low	The proposal is visible within the view however does not impact on any elements of significance within the view.
Negligible	The proposal will not be noticeable within the view without scrutiny.

Visual absorption capacity

The visual absorption capacity is an estimation of the capacity of the landscape and built environment to absorb development without creating significant visual change that would result in a reduction of scenic or visual quality.

This is usually dependent on vegetation cover, land form and existing built form and is influenced by the level of visual contrast between the proposed development and the existing elements within the physical environment.

The degree of contrast between the various elements of the development and the physical environment/landscape setting in which they are located determine the level of visual absorption. Factors such as scale, shape, colour, texture and reflectivity of the development compared to the visual context define the degree of contrast. For the purpose of this study, the rating outlined in the table below has been used in the assessment of visual absorption capacity.

This rating concentrates on the bulk of the proposal in relation to screening factors and contextual development.

Rating	Definition
High	Existing landscape and built environment able to absorb development. Low degree of visual contrast will result from building envelopes.
Moderate	Existing landscape able to absorb some development. Some visual contrast will result from building envelopes.
Low	Existing landscape unable to absorb development. High degree of visual contrast will result from building envelopes.

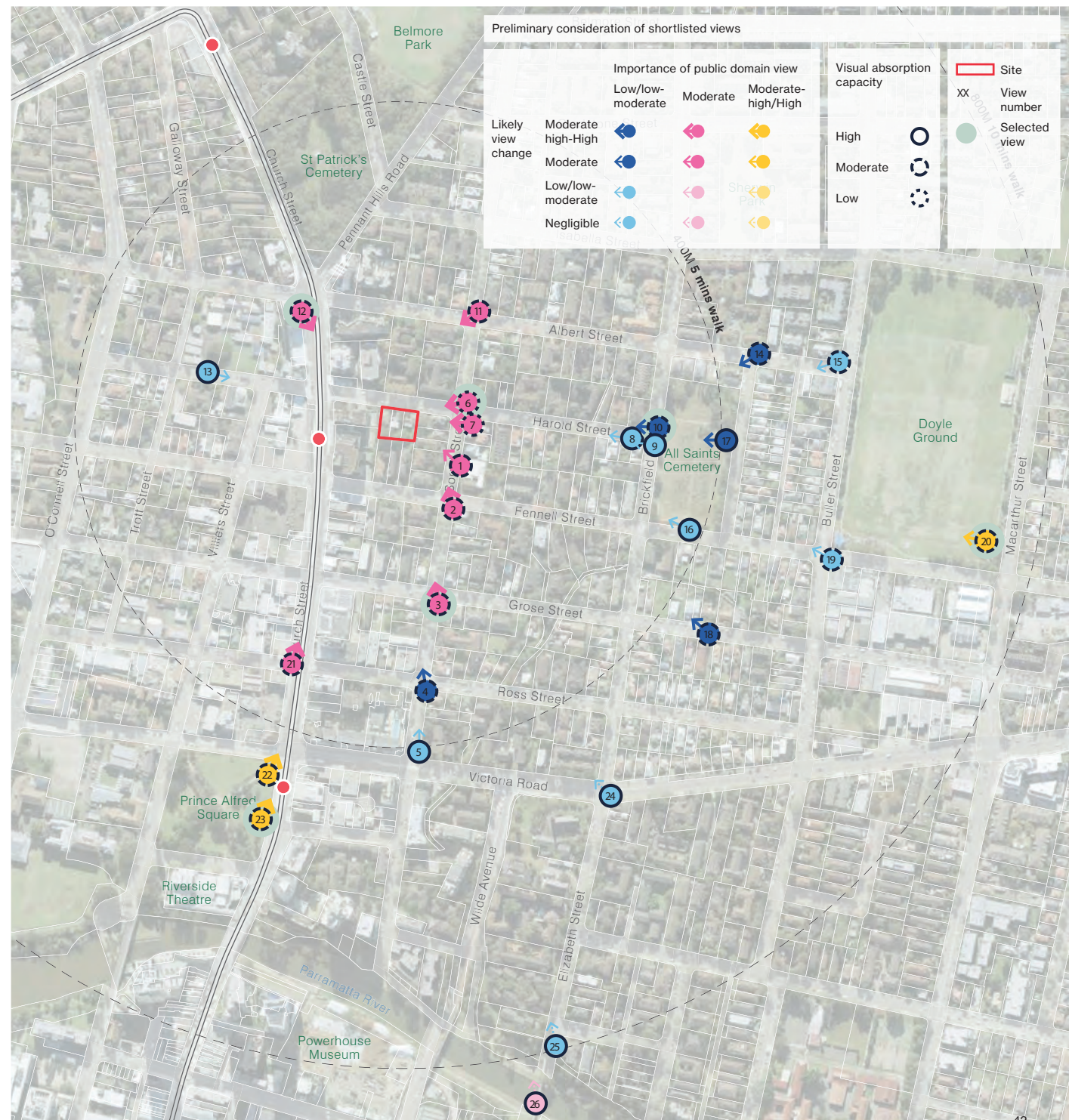
Visual Context

The views considered, shown on the map adjacent, cover a wide range of view locations from where the proposal could potentially be seen. The views vary in importance, degree of prominence within the view and likely view change, and range from close range to distant views from all directions.

A shortlist of 26 views, shown on the adjacent map, have been identified to understand the visual context, from which 6 views are selected for photomontage assessment.

The visual context consists of:

- Views from important locations
 - Views from key public open spaces, where people will likely stay and appreciate a view, are considered as highly important. This includes the view from an important civic space, Prince Alfred Square.
 - Views from Sorrell Street within the conservation area, which is considered to have moderate importance due to the interface of new development with heritage items and character.
 - Moderately important views from Church Street, which is a key movement corridor and arrival point into the Parramatta CBD. The changing context of Church Street may impact the viability of the proposal.
- Distant views
 - Views from the surrounding lower scale residential areas, from which the proposal may be visible to varying degrees above the tree line. This distance to the proposal may also impact the prominence of the proposal within the view.
- Vegetated streetscapes
 - Sorrell Street, Harold Street and a number of surrounding residential streets are well-vegetated with mature street trees, which may impact the visibility of the proposal.



Visual context

Legend



Selected view



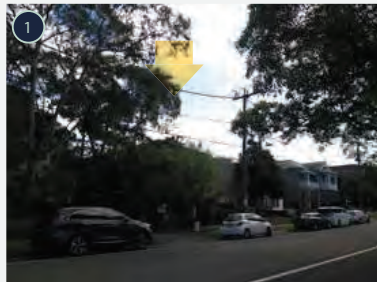
Indicative location of site

Closer to site

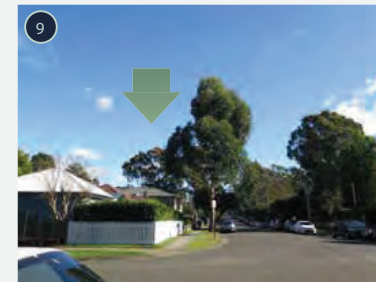
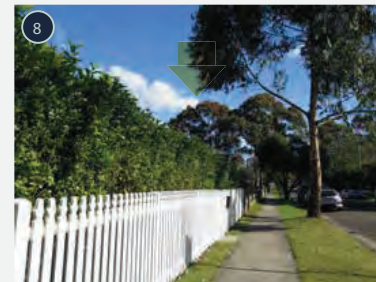
Further away from site



View from Sorrell Street looking north/northwest



View from Harold Street looking west



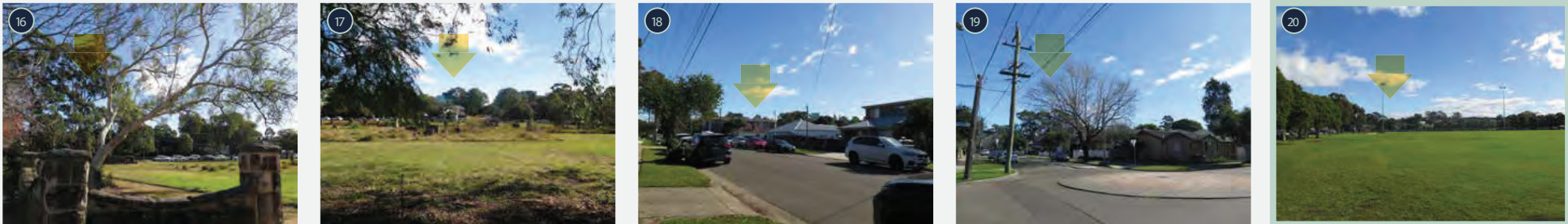
View from north looking southwest or southeast



Visual context



Distant views from the east looking west/northwest



Distant views from Church Street looking north



Distant views from the southeast looking northwest



Legend

Selected view

Indicative location of site

Selected views



V1 - Sorrell St / Harold St

Immediate view looking west up Harold Street towards the site. The heritage item 'Currawong' sits in the foreground.



V2 - Harold St / Brickfield St

Medium distance view looking west up Harold Street towards the site.



V3 - Sorrell St / Grose St

Medium distance view looking northwest towards the site.



V4 - Church St / Albert St

Medium distance view looking southeast along Church Street towards the site.



V5 - Doyle Ground

Distant view looking west towards the site. Existing commercial buildings on Church Street can be seen in the background peeking up the tree canopy.



V6 - Prince Alfred Square

Distant view from the memorial at Prince Alfred Square looking north along Church Street towards the site.

Photomontage assessment

V1 - Sorrell St / Harold St



Existing view

This view is taken from the footpath at the northeastern corner of the Sorrell and Harold Street intersection, and is within immediate proximity to the proposal. This view is seen by pedestrians and vehicles traveling west along Harold Street or south along Sorrell Street.

This view is located within the Sorrell Street heritage conservation area, which gives the view some importance from a visual impact perspective. The aim of this study is not to

assess heritage significance. The view is considered to be moderately important.

The 2-storey heritage item 'Currawong House' sits in the foreground fronting onto Sorrell Street. An existing commercial building sits in the background which adjoins the site to the west.

Existing controls

The approved planning proposal on the adjoining site at 470 Church Street sits very prominently and in isolation within this view.

Some of potential development along the Church Street North Corridor can also be seen in the background of the view.

A 3-storey development under the existing controls on the site has generally little to no impact on this view.

Base assessment

View importance	Moderate
Visual absorption capacity	Low

Photomontage assessment



Council's previous adopted position

The proposal on site and assumed renewal within the study area are very prominent within this view.

Summary

Likely view change compared to existing controls	High
--	------



Balanced (preferred)

The proposal on site and assumed renewal within the study area are prominent within this view, given the proximity of the site to the view location.

There is a much greater amount of sky visible when compared to Council's previous adopted position. The scale of development behind is much closer and in proportion to the foreground items.

Summary

Likely view change compared to existing controls	High
--	------

Photomontage assessment

V2 - Harold St / Brickfield St



Existing view

This view is taken from the eastern footpath of Brickfield Street adjacent to the cemetery, looking up Harold Street, and is within medium proximity to the proposal. It is considered to have low-moderate view importance due to its location at an intersection and proximity to the cemetery (behind this photo). The view is slightly off-centre from the street, and is aligned to the footpath opposite. This view can be seen by pedestrians traveling west along Harold Street.

1-2 storey dwellings and small apartment buildings can be seen in the foreground. Large trees along Harold located in the middleground obscure buildings further along Harold Street towards Church Street.



Existing controls

The significant streets trees within the middleground partially obscures the approved development at 470 Church Street behind.

The potential development along the Church Street North Corridor is generally obscured by the street trees in the foreground.

Given the 3-storey height limit of the development on site, it is not visible within this view.

Base assessment

View importance	Low-Moderate
Visual absorption capacity	Moderate

Photomontage assessment



Council's previous adopted position

The significant street trees along Harold Street partially obscures the proposed renewal behind. The development can be seen in line or slightly above the tree line.

Summary

Likely view change compared to existing controls	Moderate-High
--	---------------



Balanced (preferred)

The significant trees along Harold Street obscures the majority of the proposed renewal behind. The proposal on site is moderately visible in front of the approved Church Street development behind.

Summary

Likely view change compared to existing controls	Low-Moderate
--	--------------

Photomontage assessment

V3 - Sorrell St / Grose St



Existing view

This view is taken from the southeastern footpath close to the intersection of Sorrell and Grose Streets, and is within medium proximity of the view. The view is seen by pedestrians and vehicles traveling north along Sorrell Street.

This view is considered to be moderately important due its location within the Sorrell Street heritage conservation area, however this report will not assess heritage significance.

A single storey heritage home is located in the foreground, adjacent to a 3-storey walk up. Significant trees along Sorrell Street located in the middleground obscures buildings behind.



Existing controls

The approved development at 470 Church Street, along with the potential development along the Church Street North Corridor is visible within the view, above the tree line.

Base assessment

View importance	Moderate
Visual absorption capacity	Moderate

Photomontage assessment



Council's previous adopted position

The location of the view at an intersection creates an open view within which the proposed renewal is highly prominent within the background of the view.

The proposal on site is partially obscured by buildings further south and by the significant trees along Sorrell Street.

Summary

Likely view change compared to existing controls	Moderate-High
--	---------------



Balanced (preferred)

The proposal on site is obscured by the significant trees along Sorrell Street and sits below the tree line.

There is a greater amount of sky visible when compared to Council's previous adopted position. The built form in the middleground have improved scale and proportion with the elements in the foreground.

Summary

Likely view change compared to existing controls	Low-Moderate
--	--------------

Photomontage assessment

V4 - Church St / Albert St



Existing view

This view is taken from the western footpath close to the intersection of Church and Albert Streets, which is located behind the above photo. The view is within medium proximity of the proposal. The view can be seen by pedestrians, vehicles and passengers along the light rail traveling south along Church Street towards the CBD. It is considered to be a moderately important view due to its location at the northern entry point into the CBD, along a highly used vehicle and pedestrian thoroughfare.

Church Street consists of a mix of built form including residential flat buildings above a 2-storey retail/commercial street wall and larger commercial buildings, which are located in the middleground of the view. Note the following photomontages assume the redevelopment of selected sites along Church Street.

Existing controls

The approved planning proposal at 470 Church Street is prominent within this view however integrates with the existing context which includes tall residential flat buildings to the north of the development. This height context continues along Church Street where there be future development as part of the Church Street North Precinct.

Base assessment

View importance	Moderate
Visual absorption capacity	Moderate

Photomontage assessment



Council's previous adopted position

The assumed renewal along Church Street is highly prominent within this view.

The proposal on site sits behind the Church Street corridor and is less prominent within this view. It is partially obscured by the residential building in front.

Summary

Likely view change compared to existing controls	Moderate-High
--	---------------



Balanced (preferred)

The assumed renewal along Church Street is prominent within this view. However there is a greater amount of sky visible when compared to Council's previous adopted position. The built form is better integrated into the scale and proportion of existing buildings in the foreground.

The visual impact of the proposal on site is negligible as a tall residential apartment building sits in front of it within this view.

Summary

Likely view change compared to existing controls	Low
--	-----

Photomontage assessment

V5 - Doyle Ground



Existing view

This is a distant view taken from a bench along the eastern edge of Doyle Ground looking west. This view is considered representative of a potential view people would see and appreciate while utilising the park for active and passive recreation.

The view across the sports field is expansive. Thick vegetation sits along the horizon, which also consists of low scale housing. A few existing mixed use buildings located on Church

Street peek above the tree line. Generally the view is dominated by landscape and sky.

Existing controls

The approved planning proposal at 470 Church Street can be seen as an isolated element within the broader view. The tops of potential future development along the Church Street North Corridor can be partially seen within the view.

However given the distance, the landscape and sky remains the dominant aspect of the view.

Base assessment

View importance	Moderate-High
Visual absorption capacity	Moderate

Photomontage assessment



Council's previous adopted position

The proposal on site and assumed renewal of the study area will change the skyline within this view.

Summary

Likely view change compared to existing controls	Moderate-High
--	---------------



Balanced (preferred)

The landscape elements including the dense tree line along the horizon are the most prominent elements within this view, and partially obscures the development behind.

There is a greater amount of sky visible when compared to Council's previous adopted position. The proposal on site and assumed renewal of the study area has low visual impact compared to the broader view, and integrates with the surrounding context.

Summary

Likely view change compared to existing controls	Low
--	-----

V6 - Prince Alfred Park



Existing view

This highly important view is taken from Prince Alfred Square adjacent to the memorial, which is located to the right of this view. This view is considered representative of a potential view people may see and appreciate while utilising Prince Alfred Square.

Looking north, an open view across Prince Alfred Square becomes more populated in the middleground with existing commercial, retail and mixed use development located on Church

Street and Victoria Road. Note the following photomontages assume the redevelopment of selected sites along Church Street.

Existing controls

The potential future development along the Church Street North Corridor as well as the approved planning proposal at 470 Church Street is visible within this view.

Base assessment

View importance	High
Visual absorption capacity	Moderate

Photomontage assessment



Council's previous adopted position

The assumed renewal within this scenario is highly prominent within the view, creating a new skyline.

The proposal on site is obscured by the development on Church Street.

Summary

Likely view change compared to existing controls	High
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Balanced (preferred)

The assumed renewal along Church Street is prominent within the view however better fits into the scale of surrounding buildings and landscape elements compared to Council's previous adopted position.

There is a greater amount of sky visible compared to the previous scenario.

The proposal on site is obscured by the development on Church Street.

Summary

Likely view change compared to existing controls	Low
--	-----

Summary of visual impact

As the Parramatta CBD and North Parramatta grow, changes to views should be anticipated. Significant changes have already been approved including adjacent to the site and in Parramatta North.

The balanced scenario will have an impact on the surrounding local character that is considerably below Council's previous adopted position and is appropriate for a growing CBD.

Further reductions in scale may risk the strategic potential of Parramatta and also highlight taller developments nearby that are already approved as isolated outliers.

Based on an initial broader range of views, six (6) views have been assessed in detail in this chapter.

A summary table of impacts over the existing controls is presented on the following page.

Overview of impacts

The most important affected view assessed is that from Prince Alfred Park (V6) within Parramatta City Centre. It is important as a highly used place within Parramatta which has heritage significance where people may stop to enjoy a view. It will be significantly affected by development, including development already approved. This should be anticipated given the Park's CBD Location the strategic growth anticipated for Parramatta.

The next most important view location assessed is Doyle Ground (V5), a significant open space east of the site. Changes to Church Street and the corridor between Church Street will be seen clearly in profile as part of the skyline from this location. The balanced scenario presents a much lower visual impact than Council's previous adopted position in this view and is consistent with an expectation of entering a major CBD.

Three views (V1, V2, V3) have been assessed from streets east of the subject site including from Sorrell Street. There is a potential to impact the character of these quiet suburban streets through development, though the number of pedestrians in this area is low. The views shown represent some of the most affected individual locations and not a general case. Through much of this area views towards the site are obstructed by significant street trees and the views shown along Sorrell Street are oblique views focused towards the site where a normal pedestrian focus would be forward along the street. The balanced scenario provides a much less sharp transition in these views than

Council's previous adopted position and is consistent with what may be anticipated from a growing CBD. These views are already affected by the 6.9:1 FSR approval immediately west of the subject site and further development will connect this to central Parramatta at a lower scale, as it is developed over time.

One further view has been assessed from Church Street (V4). It has a different importance from the views east of the site, being much more traveled by pedestrians though with a less strong existing character. Similar to the view from Prince Alfred Park this view is clearly from a CBD context and although the change shown is significant, this is consistent with what should be expected in a CBD context.

Summary of visual impact

Summary table of views assessed in detail

	Base assessment (existing controls)		Scenarios - Likely view change compared to existing controls	
	View importance	Visual absorption capacity	Council's previous adopted position	Balanced
V1 - Sorrell St / Harold St	Moderate	Low	High	High
V2 - Harold St / Brickfield St	Low-Moderate	Moderate	Moderate-High	Low-Moderate
V3 - Sorrell St / Grose St	Moderate	Moderate	Moderate-High	Low-Moderate
V4 - Church St / Albert St	Moderate	Moderate	Moderate-High	Low
V5 - Doyle Ground	Moderate-High	Moderate	Moderate-High	Low
V6 - Prince Alfred Park	High	Moderate	High	Low

Legend				
Rating	Base assessment (existing controls)		Scenarios	
	Importance of public domain view	Visual absorption	Likely view change compared to existing controls Council's previous adopted position	Balanced
Low				
Low-moderate	◀	⊙	●	●
Moderate	◀◀	⊙	●	●
Moderate-high	◀◀◀	⊙	●	●
High	◀◀◀◀	⊙	●	●



Overshadowing analysis

High level analysis of the renewal scenarios reveal that 70% solar access should be possible to maintain for development in the precinct.

The balanced approach shows a slightly better outcome than Council's previously adopted position. This should be monitored on a site by site basis.

Analysis performed on the winter solstice (21st June) between the hours of 9:00am and 3:00pm.

Legend - Solar Analysis

- 0 hours
- 0-less than 2 hours
- 2-6 hours

Legend

- Site Boundary
- Heritage Item



Axonometric view from North-East

Existing controls



Axonometric view from North-East

Council's previous adopted position



Axonometric view from North-East

Balanced (preferred)

Overshadowing analysis

Existing controls

Good solar access maintained to podiums and towers. 470 Church street significantly overshadows site directly to the south.

Council's previous adopted position

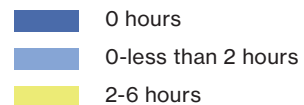
Solar access lost to majority of podiums and lower towers along Church Street. Towers to the east and west maintain good solar access. Some buildings to the south along Church Street are significantly overshadowed.

Balanced (preferred)

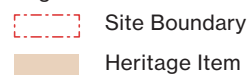
Solar access lost to majority of podiums, although maintained for most towers. Towers to the east and west maintain good solar access. Some buildings to the south along Church Street are significantly overshadowed.

Analysis performed on the winter solstice (21st June) between the hours of 9:00am and 3:00pm.

Legend - Solar Analysis



Legend



Axonometric view from North-West

Existing controls



Axonometric view from North-West

Council's previous adopted position



Axonometric view from North-West

Balanced (preferred)

CHAPTER

5

CONCLUSION

Outcomes and recommendations

This urban design report considers an FSR of 3.6:1 and height of 40m, for the subject site to be an appropriate site-specific balance given its strategic and local context, and supported by view and solar analysis.

This report discusses and addresses guidance received through the various planning work undertaken on the site and surrounds over the past decade.

Most importantly, the report is in accordance with Council's vision for the North East Planning Investigation Area (NEPIA) as well as the Central Sydney Planning Panel's advice for the site.

The report addresses concerns previously raised in the Parramatta CBD Planning Proposal - Plan finalisation report (NSW Government 2022) regarding impacts of potential development on local character in close proximity to heritage conservation areas.

There are many ways to address the relationship between high density development and heritage. This report provides examples within a CBD context including The Rocks, Central Park and within North Parramatta surrounding the site, where relatively sharp transitions between taller development and heritage items and conservation areas have been considered appropriate and form part of the North Parramatta character.

The part of Parramatta CBD that is north of the river is ready for revitalisation. The approach to renewal within the area needs to balance realising the strategic potential of Parramatta (given its role as a metropolitan centre in Greater Sydney and leveraging its highly connected location that will be reinforced by the light rail and metro), and the opportunity to deliver much needed new housing supply, while considering any local character impacts on surrounding areas.

This balance has already been investigated and defined in the Parramatta North Urban Renewal and Church Street North Rezoning and is considered in the North East Planning Investigation Area Strategy and Planning Proposal. Heights in Parramatta North already permit 20 storeys in close proximity to heritage conservation areas, providing precedents for a sharp transition between towers and low scale heritage.

This report investigated three renewal scenarios for the site and neighbouring areas:

- 'Existing controls' which supports some uplift in the Church Street North corridor and generally no uplift elsewhere, including the subject site;
- 'Council's previous adopted position' which supported 6.9:1 FSR across both Church Street and the adjacent sites that are outside the Sorrell Street Conservation Area, and
- 'Balanced (preferred) scheme at 3.6:1 FSR which aims to provide a well-considered, reasonable approach that welcomes renewal while addressing impacts. These controls have been recommended by the Central Sydney Planning Panel and align with those in Council's North East Planning Investigation Area Planning Proposal which has recently been endorsed by the Parramatta Local Planning Panel.

Based on this analysis, this report considers the 'balanced' scenario with an FSR of 3.6:1 and height of 40m as an appropriate site-specific response for the subject site, aligned to Council's proposed NEPIA controls.

Outcomes and recommendations

The proposed amendments to the LEP controls at 23-27 Harold Street are:

- 3.6:1 Floor Space Ratio
- 40m, maximum height of buildings (based on a building of 12 storeys, 3.2m floor to floor with allowances for lift overrun and ground level variation, and rounded to the nearest height control already in the Parramatta LEP maps).



Floor Space Ratio (including Church Street North Rezoning due to take effect on 1 July 2024)

Legend - n:1	
Site	
A	0.33
B	0.4
D	0.5
F	0.6
J	0.8
S2	1.52
T3	2.4
V1	3.0
V2	3.3
V3	3.6
X1	4.0
Y1	4.5
Y2	4.8
Z1	5.0
AA1	6.0



Height of building (including Church Street North Rezoning due to take effect on 1 July 2024)

Legend - metres	
Site	
J1	9
K	10
L	11
O1	15
P2	18
S	24
T3	28
U2	34
V1	36
W	40
X3	49
ZZ	57
AA	63
AA3	66
AB1	80








Outcomes and recommendations

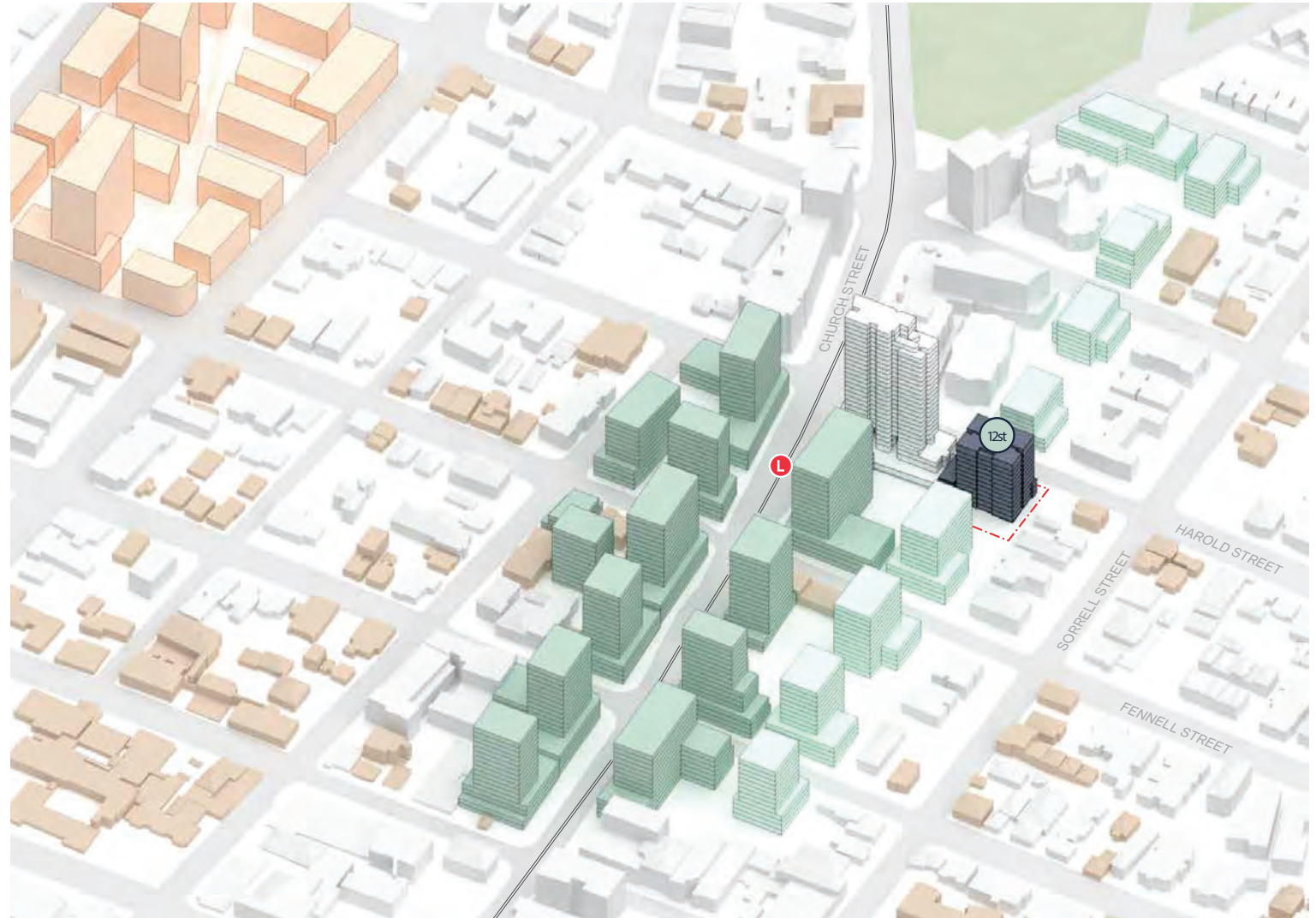
Overview of the urban design proposal

Key features of the urban design proposal include:

- The preferred option with a floor space ratio of 3.6:1 and approximately 12 storeys.
- The form of the envelopes proposed is based on the previous design competition winning scheme by COX, with heights and ground plane amendments.
- The preferred option delivers approximately 5,790sqm GFA of residential, and 65 apartments (average apartment size of 75 sqm NLA). This is based on the metrics proposed in the design competition winning scheme by COX.

Legend

-  Site boundary
-  Proposed development on site
-  Approved Planning Proposal (470 Church Street)
-  Church Street North O
-  NEPIA R4 Corridor
-  Heritage item
-  Existing surrounding context



Proposal within a future context of renewal on neighbouring sites based on approved controls in the Church Street North area and proposed controls in the NEPIA Planning Proposal.

3D view - proposal

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