



DKO Architecture
Places designed for people

9 Albert St & 31 O'Connell St

North Parramatta NSW

Revised Urban Design Report
Response to Council's RFI
April 2024

DKO

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ISSUE	DATE	PREPARED BY	REVIEWED BY	COMMENT
1	17.11.23	KL/MJ	SO	
2	09.02.24	KL	SO	Response to Council's RFI

DKO recognises Aboriginal and Torres Strait Islander people as the Traditional Custodians of this land who have a deep historical and spiritual connection to Country, waterways, rivers and seas. We pay our respects to past, present and future ancestors of the Aboriginal and Torres Strait Islander community. We are committed to creating a place where people of all cultures are welcome, respected and have equal opportunity in the local community.

Project Summary

The following Urban Design Report has been prepared by DKO on behalf of Peterose for the subject site, 9 Albert Street and 31 O’Connell Street, North Parramatta.

The broad objective of this proposal is to indicate how residential uplift can be achieved for this site following Council’s precinct strategy, including:

- Increase to the maximum permissible FSR
- Increase to the maximum permissible building height

The purpose of this document is to provide an analysis of the urban context, current and future planning objectives for the site, and investigate the potential for what a built form might be.

The built-form proposal has led to a building envelope which is in keeping with Parramatta Council’s desired future context and the SEPP65 ADG principles of design.

Vision and Development

This proposal aims to build upon and develop the aspirations and goals of the Parramatta North Urban Transformation Precinct. It addresses a key corner of this precinct, carefully considering the adjacent built form character, topography and environment. The subject site presents a prime opportunity for becoming a main intersection for people travelling from the North and North-East to Parramatta CBD. The proposed development aims to increase the vibrancy of the surrounding context by introducing well-designed, contemporary buildings that define and reinforce corner sites with continuous active retail street frontage in close proximity to the newly constructed light rail.

To date, Peterose has collaborated closely with Parramatta City Council to develop this planning proposal and is committed to contributing responsive and resilient amenities for the local government area.



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ARTIST’S IMPRESSION

1

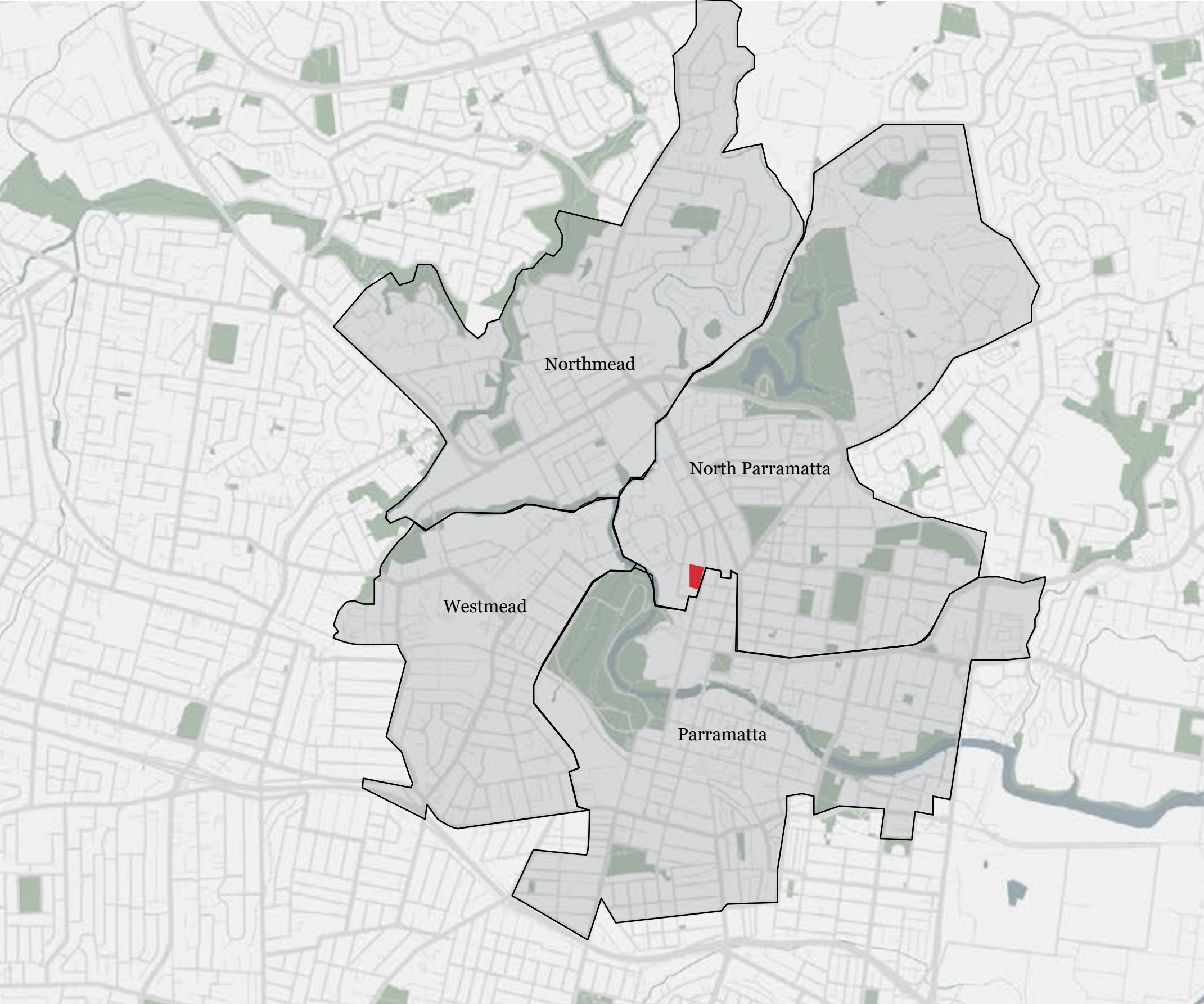
INTRODUCTION &
BACKGROUND

INTRODUCTION & BACKGROUND

INTRODUCTION

This proposal seeks to enhance and expand upon the vision and objectives of the Parramatta North Urban Transformation Precinct. Considering the neighbouring architectural style, landscape, and natural surroundings, it focuses on a pivotal area within this precinct.

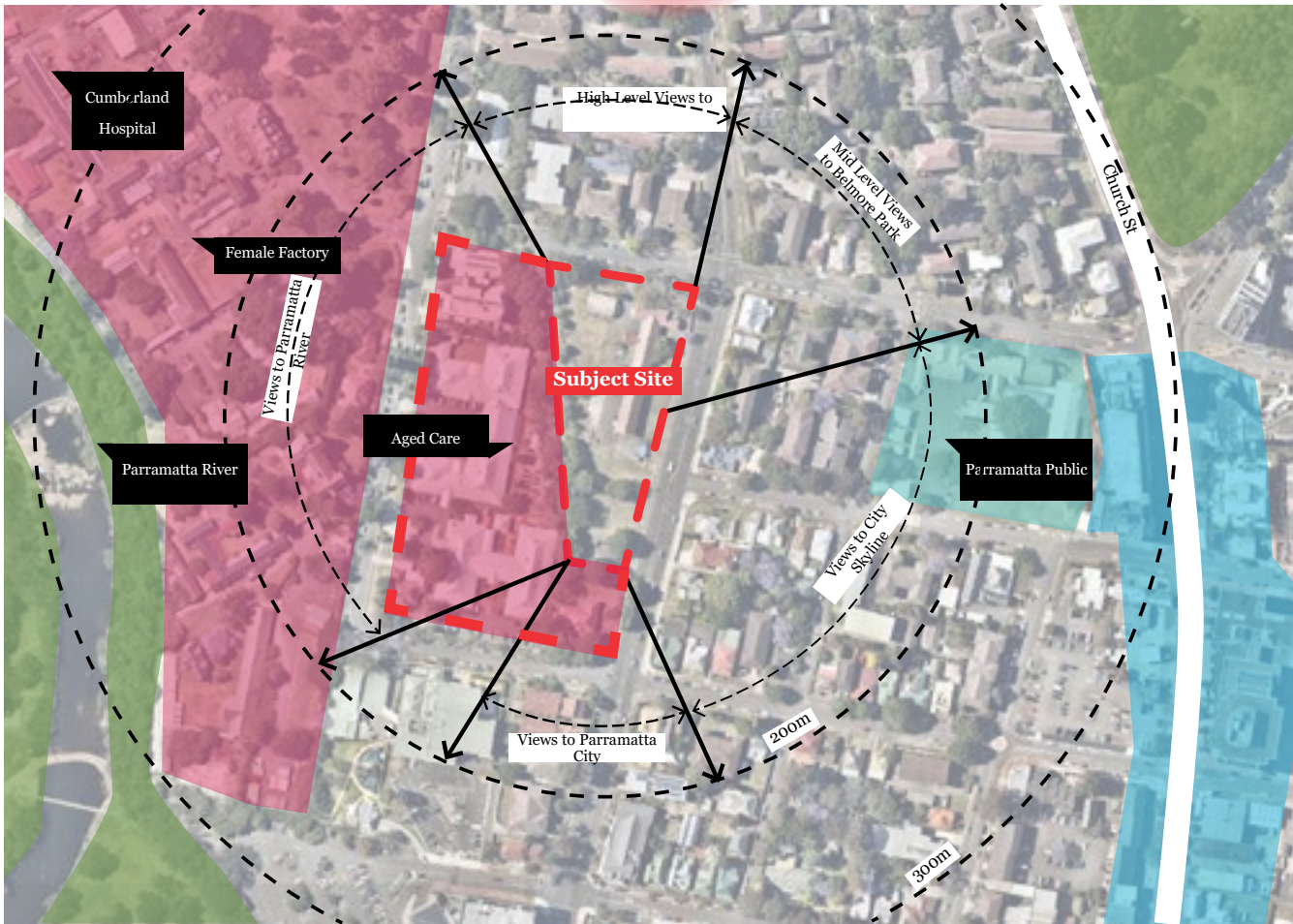
The selected location offers a unique opportunity to serve as a primary intersection for individuals commuting from the North and North-East to Parramatta’s CBD. The proposed developments aim to increase the vibrancy of the surrounding context by introducing well-designed, contemporary buildings that define and reinforce corner sites with continuous active retail street frontage.



INTRODUCTION & BACKGROUND
SITE OVERVIEW

The subject site comprises 2 existing lots (1/-/DP1143431 & 1/-/DP998240) forming an 8,910m2 parcel at the corner of Albert and O’Connell Street in the heart of North Parramatta.

Located just 1km north of the Parramatta CBD and 1.8km east of Westmead, respectively, the site is a key centre in the western district as a transport and service hub providing significant housing and employment. Sitting at the heart of the western economic corridor, the area has rapidly evolved from historically a fine-grain, local centre to a large-scale, high-density, mixed-use strategic centre.



- Key
- Health
 - Commercial / Retail
 - Education / Culture
 - Public Open Space

INTRODUCTION & BACKGROUND
UNDERSTANDING OUR LAND

Aboriginal and Torres Strait Islander People

City of Parramatta acknowledges the Traditional Owners of this land, the Dharug people.

For over 60,000 years, the area comprising present day Parramatta has been occupied by the Burramattagal people, a clan of the Dharug, who first settled along the upper reaches of the Parramatta River. Burramattagal is thought to be derived from the Aboriginal word for ‘place where the eels lie down’ to breed (within the Parramatta River).

The Burramattagal have a close connection with the river, from which they caught fish, eels, and other food. Their stable, bark canoes often held a central small fire, built on a mound of soil, to cook up their fresh catch. ‘Fire-stick farming’, employed to burn vegetation to facilitate hunting and to change the composition of plant and animal species in the area, was also practiced by the Burramattagal people.

Soon after Governor Phillip’s arrival with the First Fleet (of convicts from England) in 1788, Parramatta was developed as a farming settlement to feed the new English colony. This colonisation led to the immediate and tragic displacement



Source: South west view of Parramatta in New South Wales by an unknown artist 1811

of local First Nations people from the land that they had inhabited for thousands of years. Local Aboriginal groups led a resistance against the new settlers, with the most prominent warrior known as Pemulwuy.

The Dharug people still populate the areas of Parramatta, Greater Western Sydney, La Perouse and the Blue Mountains. There are a number of Dharug organisations and advisory committees that include active Dharug people,

From Rose Hill to Parramatta

The settlement was originally known as Rose Hill in honour of George Rose, Secretary to the British Treasury, who was reputed to have helped Phillip secure appointment as governor of the penal colony. On 2 June 1791, Phillip renamed it Parramatta, using the locality name used by the Burramattagal. Various meanings have been ascribed to the name Parramatta, but Elizabeth Macarthur wrote at the time that it meant ‘head of the river’. It was the first place to be given a name by Europeans that was based on an Aboriginal name.

Government House was set up as the governor’s Parramatta residence and a large area around it was set aside as the Governor’s Domain. It became Parramatta Park after it had been greatly reduced in size. Until the 1850s many governors preferred to rule from Parramatta rather than Sydney.

Manufacturing in Parramatta included weaving, brewing, and brick kilns. The streets were regularised in 1811 and 1814. Inns emerged as commerce expanded in the town, changing a convict-based economy into a market-based economy.

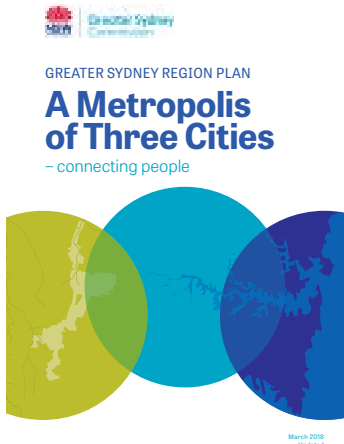
Parramatta Female Factory

The Parramatta Female Factory is the largest and oldest surviving convict women’s site in Australia. Built by convict men between 1818 and 1821, this multi-purpose institution served the colony of New South Wales until 1848 as a refuge for women, children, elderly and sick women; a marriage bureau; a place of assignment and moral reform; a penitentiary; a women’s hospital for the convicted as well as the free; and a workhouse all rolled into one. Although this was the second Female Factory established at Parramatta, it was the first purpose built factory and the one on which all other Australian female factories were based. It is located approximately three kilometres north of the Parramatta CBD on 56 acres (approximately 23 hectares) of land currently occupied by Cumberland Hospital. The factory’s surviving buildings are found off Greenup Drive and Fleet Street, North Parramatta in the Fleet Street Heritage Precinct, just five minutes walking distance from Parramatta Gaol with which it shares a long history.



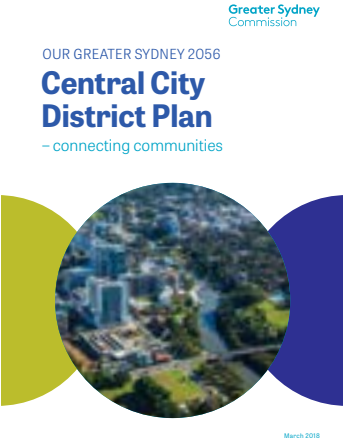
Source: 1826 watercolour painting of the Parramatta Female Factory

INTRODUCTION & BACKGROUND
SETTING THE SCENE



Greater Sydney Region Plan: A Metropolis of Three Cities - connecting people

As the population of Greater Sydney is projected to grow to 8 million over the next 40 years, and with almost half of that population residing west of Parramatta, re balancing economic and social opportunities will leverage that growth and deliver the benefits more equally and equitably across Greater Sydney. Residents will have quick and easy access to jobs and essential services. Housing supply and choice will increase to meet the growing and changing needs of the community. The environment and precious resources will be protected. Importantly, infrastructure will be sequenced to support growth and delivered concurrently with new homes and jobs.

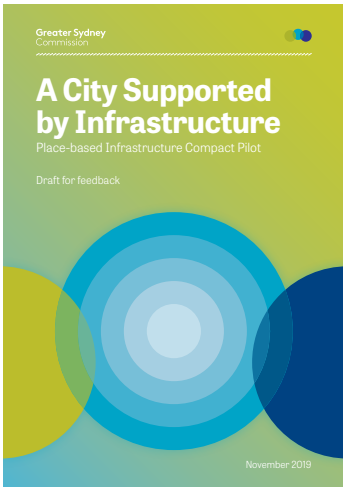


Central City District Plan

For the Central City District this includes radial transport links to and from Greater Parramatta, encompassing Parramatta CBD, Parramatta North and the Westmead health and education precinct, connected via Parramatta Park. Links to the north, south, east and west – and approved east-west connections – will increase the number of skilled workers who live within easy reach of Greater Parramatta.

Covering an area of more than 1,400 hectares, Greater Parramatta encompasses Parramatta CBD, Parramatta North and the Westmead health and education precinct, connected via Parramatta Park. It is the core of the Central River City. Greater Parramatta has a target of 55,000 new jobs by 2036. This requires new opportunities for medical and education services and associated commercial activities in Westmead, and greater commercial capacity in Parramatta CBD. The strong pressure for residential development in Parramatta CBD will need to be addressed to retain commercial capacity (refer to Planning Priority C10 for details on job targets).

Parklands associated with rivers and creeks, as well as street tree planting and the public spaces in the District's centres provide a diversity of landscapes. In recent years, the development of large office blocks in strategic centres has reinforced the need for quality design to enhance new skylines. Within the District's growth areas, vistas to historic colonialera homesteads have been protected through the planning and design process. View corridors around key sites in the Parramatta North Urban Renewal Area have also been protected.



A City Supported by Infrastructure

Greater Parramatta and Olympic Peninsula undergoes a step change in connectivity and becomes a 30-minute city.

- Benefit from high quality mixed development that creates new places to live, work, learn and do business.
- Accommodate 84,000 new homes and 105,000 new jobs over 20 years.
- Better connected with new light rail and metro services, creating a 30-minute city for people to access the places and services they need to get to.
- Benefit from the creation of a 'Green Grid' with new parks and links, irrigated with sustainable water sources.
- Become more sustainable with a new resource recovery facility to manage waste and supply recycled water to Parramatta CBD and Sydney Olympic Park.
- Well on a pathway to fully realise the GPOP vision.



Greater Parramatta and Olympic Peninsula - Our True Centre: the Connected Unifying Heart

GPOP has a diverse and growing economy, providing more than 150,000 jobs in Parramatta CBD and Westmead health and education precinct, advanced technology and urban services in Camellia, Rydalmere, Silverwater and Auburn, and the Sydney Olympic Park lifestyle precinct already more than 190,000 people call GPOP home.

Starting with the vision for GPOP: Our true centre: the connected, unifying heart, four scenarios over 10, 20 and 40 years were developed when we trialled the PIC model. Then different levels of jobs and housing growth with the infrastructure and services needed were tested under these scenarios. After comparing the costs and the benefits, the 'Transformative' scenario was chosen to develop a draft sequencing plan and proposed infrastructure priorities for GPOP, to help shape the area as it grows, starting with the next 10 years.

This work shows where new jobs and housing would most cost-effectively be delivered in GPOP, along with the infrastructure and services needed to deliver the most benefits for people and businesses.

INTRODUCTION & BACKGROUND
SETTING THE SCENE



Local Strategic Planning Statement

The Parramatta North Precinct provides an opportunity for a major new tertiary education campus in close proximity to both the Parramatta CBD and Westmead, and is also an opportunity to celebrate the area's rich heritage.

The City of Parramatta is on track to meet its job targets under the Central City District Plan, for its Strategic Centres (includes Parramatta CBD, Sydney Olympic Park and Epping). Support the establishment of a major new tertiary education campus at Parramatta North Precinct to deliver additional jobs.

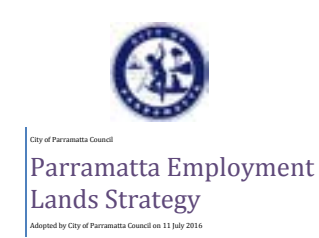
- Investigate potential development controls to guide the adaptive re-use of heritage items in the Parramatta North Precinct, noting its National heritage significance.
- Work with the State Government to support a new major tertiary education facility at Westmead/Parramatta North Precinct to deliver additional jobs.
- Assist the State Government with precinct planning at Westmead, Parramatta North Precinct and Sydney Olympic Park and within the GPOP corridor.



Local Housing Strategy

The Strategy's Key Findings The key findings from the Strategy are as follows:

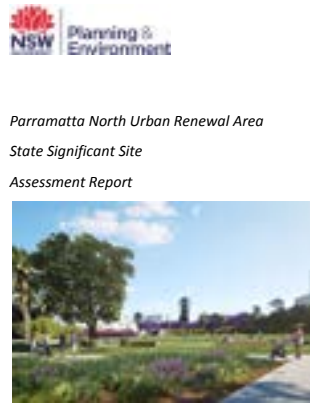
- Parramatta will easily achieve the dwellings targets identified in the District Plan.
- Most of Parramatta's growth is already "locked-in" ('in-place' or 'in-train' within current growth precincts and planning proposals).
- No new or additional high density residential precincts or areas need to be identified for the purpose of housing supply.
- The majority of new housing growth (83%) will be delivered in 13 precincts (73% in GPOP area) around employment and transport.
- More 1 bedroom dwellings need to be delivered to meet anticipated demand.
- Lack of housing diversity across Parramatta – 70% of all dwellings in 2036 may be apartments (without intervention).
- Need to investigate more medium density housing types – terraces and townhouses in suitable locations including possible new precincts.
- Staged precinct release in line with infrastructure delivery (eg. Sydney Metro West and the Parramatta Light Rail Stage 2 or equivalent projects) which are at early planning or business case stages are key to unlocking further capacity.



Parramatta Employment Lands Strategy

The local economy is strong and diverse, based around three strategic areas: service based jobs based predominantly in the Parramatta CBD, health and medical activities and jobs with a strong concentration in the Westmead Health and Medical Precinct, and industrial related activities concentrated in employment lands.

Parramatta Council's employment lands will work as an integrated network to support the growth of the Parramatta CBD as Australia's next great city. They will provide for a diverse range of industrial activities and jobs and facilitate economic growth and prosperity. They will service broader metropolitan and global markets and supply chains and also serve the needs of the local catchment and growing population. Council will facilitate opportunities for urban renewal of its employment lands and priorities uses which generate new jobs and business development



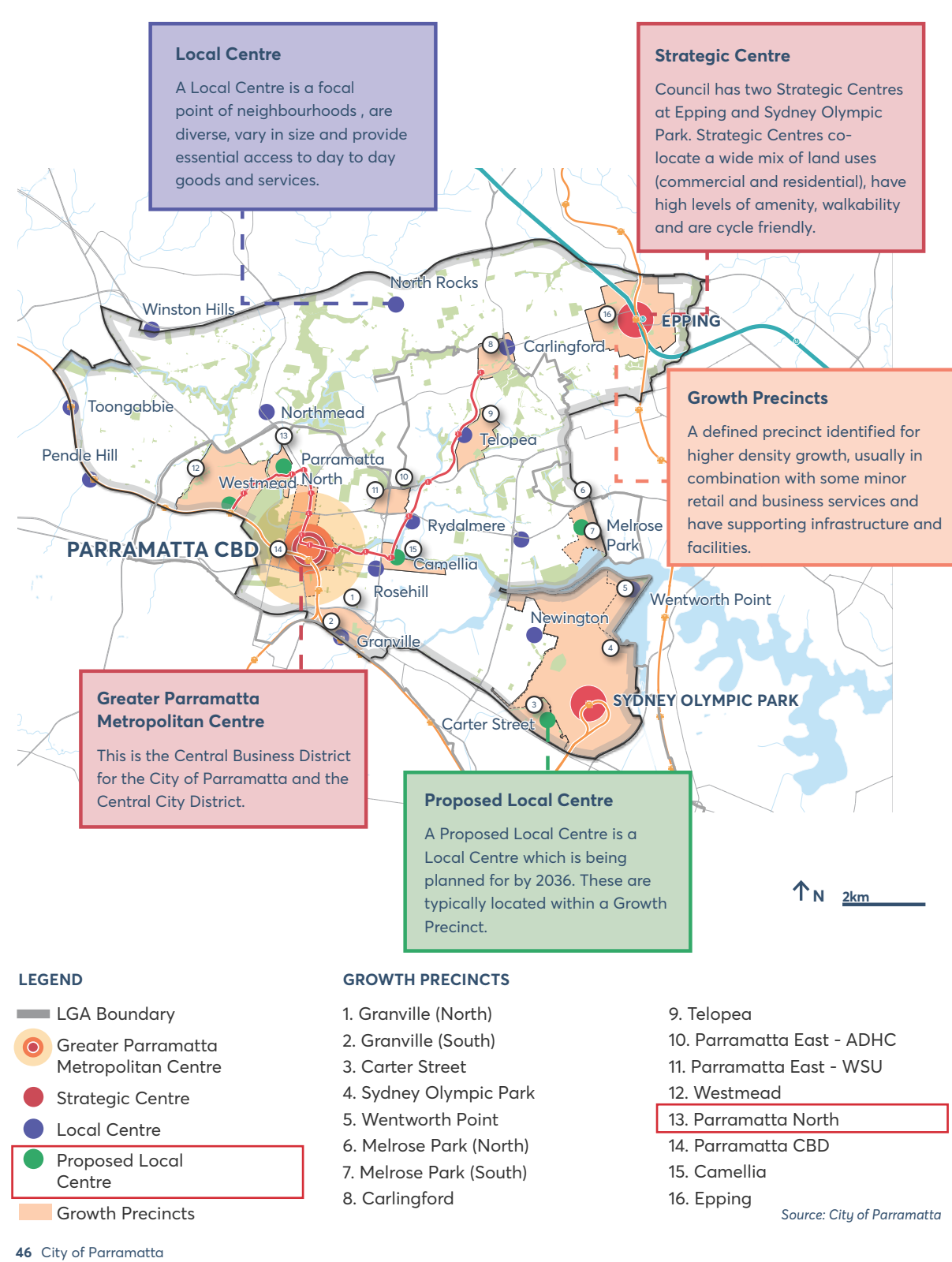
Parramatta North Urban Renewal Area State Significant Site

Urban Growth NSW submitted a State Significant Site study to the Department of Planning and Environment which included proposed changes to the Parramatta Local Environmental Plan 2011 and the Parramatta City Centre Local Environmental Plan 2007, a draft amendment to the Parramatta Development Control Plan 2011 and other relevant material.

The key components of the exhibited proposal include:

- Cumberland Sub Precinct:
 - 4,100 dwellings
 - 28,000m2 GFA heritage reuse/adaption*
 - 4,000m2 GFA retail
- Sport and Leisure Sub Precinct
 - 34,000m2 GFA mixed use – mainly commercial
- 1,000 permanent jobs, 3,000 during construction
- Proposed building heights predominantly of 4, 6 and 8 storeys, also including 12, 14, 18, 20 and 30 storey buildings, generally on the eastern side of the subject site.

INTRODUCTION & BACKGROUND
SETTING THE SCENE



Source: Parramatta LSPS

INTRODUCTION & BACKGROUND
DRIVERS FOR CHANGES

Jobs Growth

Greater Parramatta – the metropolitan centre – is the core of the Central River City. Greater Parramatta encompasses Parramatta CBD, North Parramatta and Westmead and Parramatta Park. Greater Parramatta’s economy is centred on world-class health, education and research institutions as well as finance, business services and administration.

Greater Parramatta has the potential to reach 100,000 jobs over the next 20 years. The Government will work with Parramatta City Council to build and expanded Greater Parramatta by incorporating Westmead Parramatta North, Rydalmere and Camellia. The Government will work with Parramatta City Council to: grow Greater Parramatta by connecting and integrating the precincts which provide jobs, goods and services, including Parramatta CBD, Westmead, Rydalmere, Parramatta North and Camellia with the existing commercial core.

Urban Growth NSW developed a proposal to amend the planning controls which apply to parts of the Cumberland and Sport and Leisure sub precincts. The exhibited proposal sought to enable the following development yields:

- Cumberland sub precinct:
- Approximately 4,100 dwellings
 - Approximately 20,000 gross floor area of adaptive reuse of heritage buildings*
 - Up to 4,000 sqm of retail floor space

Urban Growth NSW has advised that the proposal will generate 1,000 permanent job and 3,000 jobs During the construction phase.

An Evolving and growing population

Parramatta is experiencing steady population growth. Over the past 10 years, the community has seen a growth in diversity with more people born overseas and speaking languages there than English.

Parramatta is experiencing steady population growth. Over the past 10 years, the community has seen a growth in diversity, with more people born overseas and speaking languages there than English. This population growth, along with improved connectivity, is increasing demand for new and diverse housing types, including dwellings for larger households (couples with children and group households) and smaller households (couples with no children, single parents, single people). Meeting the Council’s 2036 housing target for Parramatta will enable population growth with housing that meets the needs of different people at all stages of life..

The Urban Renewal Area comprises four sub precincts referred to as the Cumberland (40ha), Sport and Leisure (21ha), Old Kings School (4ha) and Parramatta Park (81ha) sub precincts (Figure 2).



Source:Parramatta North Urban Renewal Area State Significant Site

Demand for sustainability and Move Better resilience

Climate change contributes to increased frequency and intensity of extreme weather events, causing infrastructure failure and posing significant risks to people, property, the environment, and the economy. Parramatta’s local climate is also getting hotter and more extreme.

Developments must play a role in reducing the adverse impacts of climate change through increased sustainability outcomes for residential and commercial development. Incentivising sustainable transport and increasing vegetation and tree canopy in open spaces and the public domain are paramount.

The Parramatta Light Rail will connect Westmead to Carlingford via the Parramatta CBD and Camellia over 12 kilometres, with 16 stops. It will connect the Parramatta CBD to the Westmead Health Precinct, CommBank Stadium, the largest museum in NSW Powerhouse Parramatta, the Rosehill Gardens Racecourse and three Western Sydney University campuses at Westmead, Parramatta and Rydalmere. It will also traverse the Cumberland Precinct, the Camellia Town Centre, and Telopea’s private and social housing redevelopment.

By 2026, around 28,000 people are expected to use the Parramatta Light Rail daily, with an estimated 130,000 people living within walking distance of the 16 light rail stops. This means Parramatta North is set to experience significant improvements in capacity, frequency and reliability of transport options and reduced car dependency. Unlocking the connectivity of Parramatta North will enable significant employment, education and housing growth and opportunities in the centre.



Source:Parramatta Lightrail Route Map



2

CONTEXT ANALYSIS

CONTEXT ANALYSIS

HISTORY



BC20000-

ORIGINAL MOTHERLAND

The earliest known settlements on the land are the Wangal people, a clan of the Dharug.

The Parramatta River is deeply connected to the dreaming and traditions of the Wangal people, who are thought to have occupied the lands stretching from current-day Cockle Bay and Rose Hill for 20,000 years. The river is considered by the Wangal people to be a living entity and vital to day-to-day life



1798

COLONIAL SETTLEMENT

In 1798 the County of Parramatta Planning Scheme identified the area as a sensible area for industrial growth. As a result, commercial and light industrial buildings began emerging in the area.



2023

NOW + FUTURE

Currently, commercial centres across Sydney are diversified and transformed into mixed-use precincts, seeking to provide residential development close to public transport, employment, public open space and retail. This process is transforming commercial centres into vibrant and dynamic places to live, work and relax.

In November 2015, the NSW Government announced Parramatta to Olympic Park light rail. The proposed line will extend underground from the northwest and to the city. North Parramatta will benefit from new opportunities for office and health-based commercial uses with an increased population in the area.



CONTEXT ANALYSIS
PUBLIC TRANSPORT

The site serves as a pivotal junction connecting commuters through various modes of transportation. The Parramatta Light Rail is a vital component of the NSW Government’s infrastructure expansion initiative, designed to enhance the accessibility of Greater Parramatta to other strategic centres. The initial phase, scheduled for commencement by 2023, will link Westmead to Carlingford via the Parramatta CBD and Camellia, spanning 12 kilometres and encompassing 16 stops. This will establish a direct connection between Parramatta CBD, the Westmead precinct, prominent cultural venues like Bankwest Stadium, the new Powerhouse Museum, and new university campuses within the Greater Parramatta region.

Within a 300-meter radius, users can access three conveniently located light rail stops. Furthermore, the site features a bus stop servicing multiple routes, further enhancing connectivity. This location presents a significant opportunity for increased population density and economic activity, supporting existing and potential new complementary uses. Moreover, it offers a short and convenient trip to Parramatta train station.

LEGEND:

- Subject Site
- Key Nodes Along Main Roads
- Light Rail Route
- Bus Stops
- Light Rail Route



CONTEXT ANALYSIS
WALKABILITY AND CYCLE ROUTES

The site is well situated, with several key neighbourhood amenities within easy walking distance.

Within a 10-minute walk, you'll find Commbank Stadium, several public parks, the picturesque Parramatta River, and the outskirts of the Parramatta Central Business District.

LEGEND:

- Subject Site
- Key Neighbourhood Amenities
- Main Pedestrian Movement
- Pedestrian Network
- On Road Bike Routes
- Off Road Bike Routes



CONTEXT ANALYSIS
LANDSCAPE

The site has good access to public parks and amenities with various spaces and uses within walking distance.

The PNUT masterplan connects to Parramatta Park, one of the largest public parks in the LGA. It also addresses the connection to green space and amenities along the Parramatta River.

Given the density and connection points through the precinct, there will be ample opportunity to develop landscape corridors and moments, which will aid in the broader connection of public space.

A landscape report has been prepared in conjunction with this report, which identifies the opportunities for the site and broader context in detail.

LEGEND:

- Subject Site
- Public Green Space



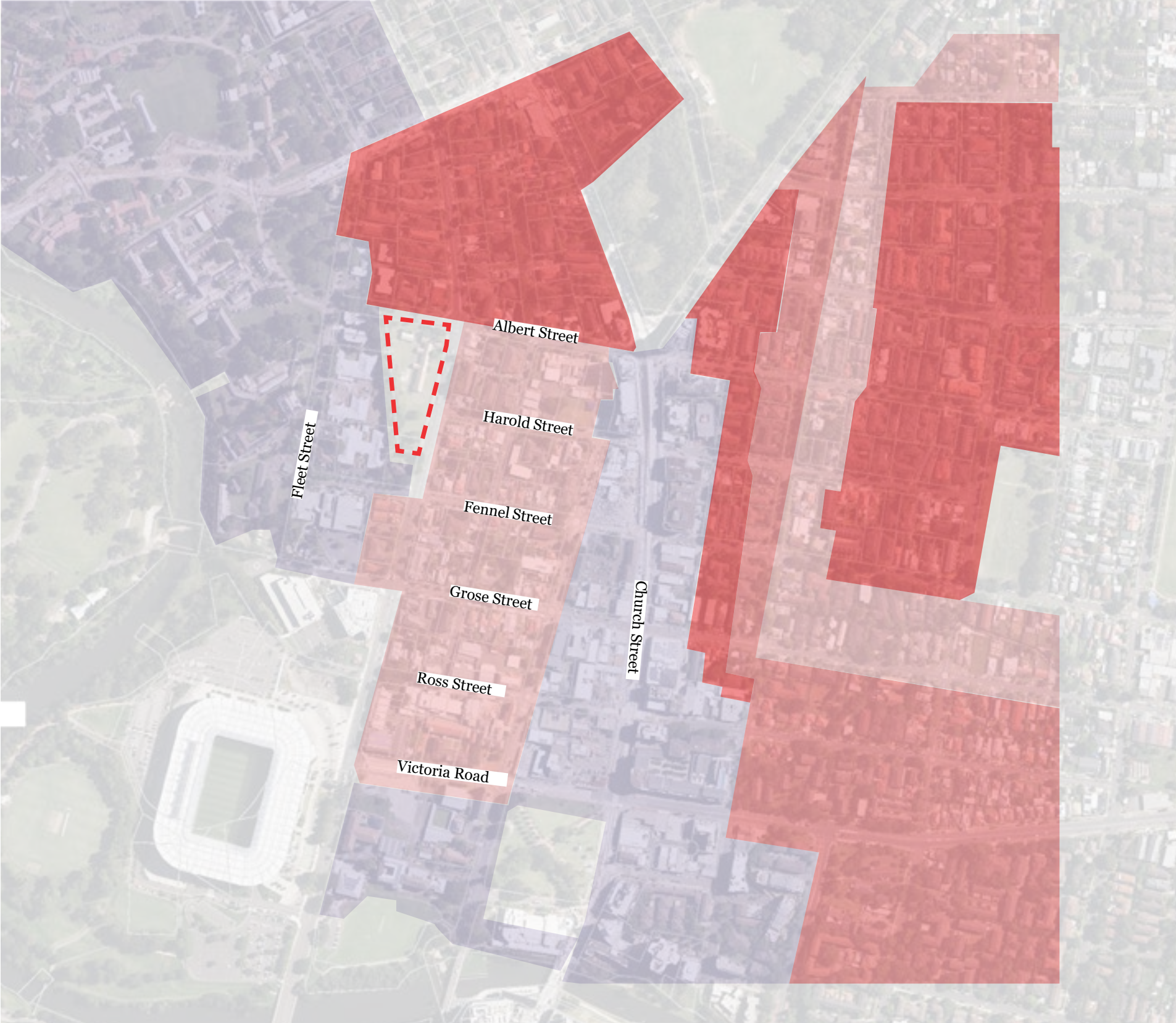
CONTEXT ANALYSIS
BUILT FORM

The subject site is surrounded by a mix of built-form typologies. Whilst the area has seen modest development over the 20th century, there is a relative amount of historic buildings from federation times which are nearby. A full heritage report has been prepared in conjunction with this report.

Currently, several larger nursing homes are to the west of the site. A mixture of commercial buildings can be found south of the site.

LEGEND:

- Subject Site
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Mixed Use



CONTEXT ANALYSIS
HERITAGE

North Parramatta is an area of early government subdivision in Parramatta dating from the 1820s. It retains many small dwellings and houses built from the mid-nineteenth century until the early twentieth century, the 1880s being the most intensive development period.

In the nineteenth and early twentieth century, this area was popular with the proprietors of businesses in Parramatta, and it retains much of its residential character from this period.


The predominance of small single-storey cottages on their own allotments reflects the character of Parramatta north of the river from the mid-nineteenth century until redevelopment for residential flats started in the 1960s. This area contains approximately 46% of the dwellings from 1895.

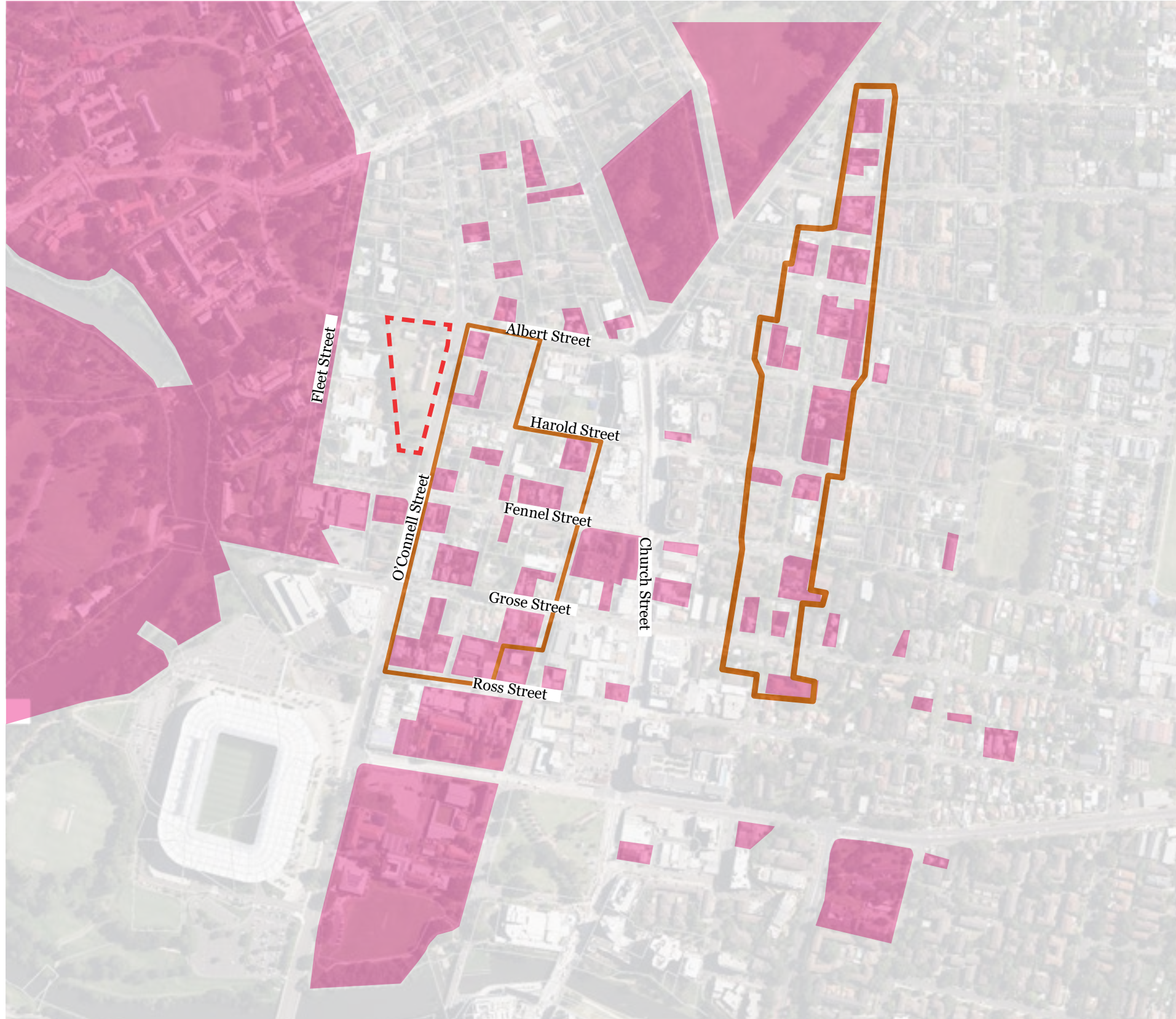
- Pattern of development from the nineteenth and early twentieth centuries of mostly small single-storey dwellings on their own allotments, in various forms and styles with front verandas, sited close to the street, together with a small number of larger houses with gardens.
- Residential flat buildings dating from the 1960s onwards, two to four storeys in scale with driveways and ground-level garages: these developments involved the amalgamation of two or more small allotments and demolishing small dwellings.
- Street pattern from the original government subdivision
- Stone kerbs and gutters and street trees
- Gardens/yards at the rear of small dwellings that are likely to retain old wells from the era before the installation of a town water supply
- Gently sloping landform

LEGEND:

 Subject Site

 Noted Architecture

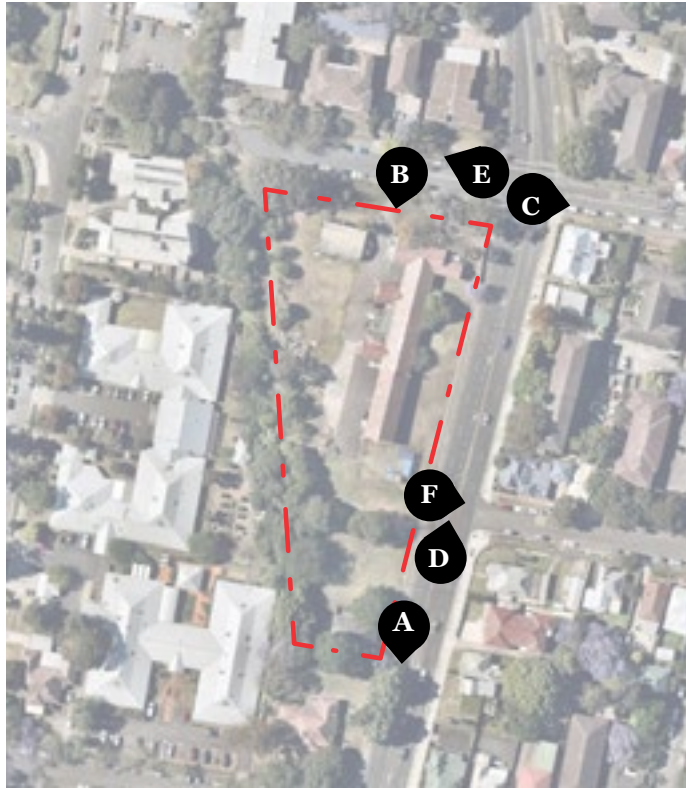
 North Parramatta Conservation Areas



CONTEXT ANALYSIS
LOCAL CHARACTER



CONTEXT ANALYSIS
LOCAL CHARACTER



A



B



C



D



E

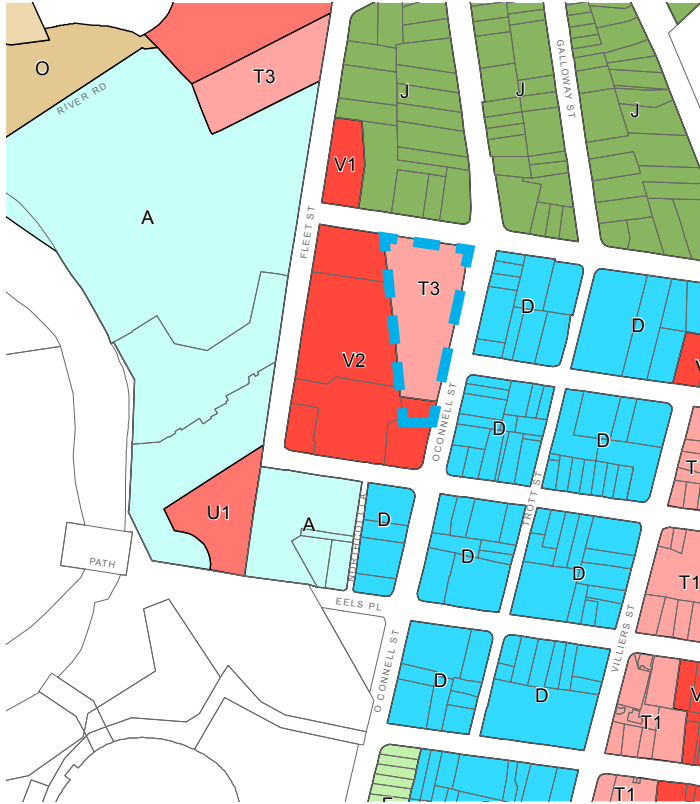


F

CONTEXT ANALYSIS
CONSOLIDATED SITE ANALYSIS



CONTEXT ANALYSIS
LEP

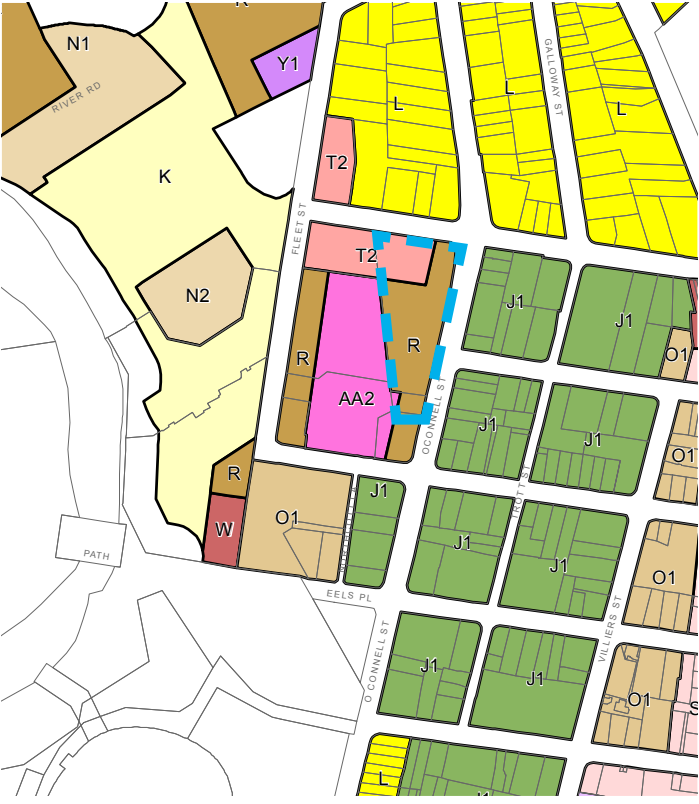


Floor Space Ratio Map - Sheet FSR_009

Maximum Floor Space ratio (n:1)

A	0.33	Y1	6.0
B	0.4	Y2	6.0
C	0.5	AA1	6.4
D	0.6	AA2	6.5
E	0.7	AA3	7.2
F	0.8	AA4	8
G	0.89	AA5	10
H	1.0	AA6	10.2
J	1.1	AA7	12
K	1.2		
L	1.4		
M	1.5		
N	1.52		
O	1.7		
P	1.75		
Q	2.0		
R	2.1		
S	2.4		
T	2.5		
U	2.6		
V	3.0		
W	3.3		
X	3.4		
Y	3.5		
Z	4.0		
AA	4.2		
AB	4.5		
AC	4.8		

Refer to Clause 4.4 (2A)



Height of Buildings Map - Sheet HOB_009

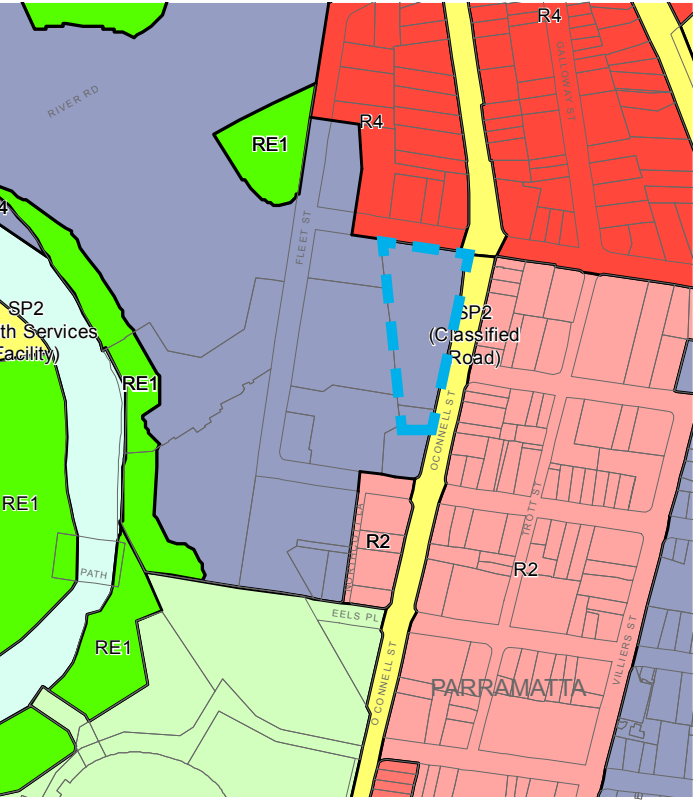
Maximum Building Height (RL)

Heights shown on map in RL (m)

RL 11	RL 14
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Maximum Building Height (m)

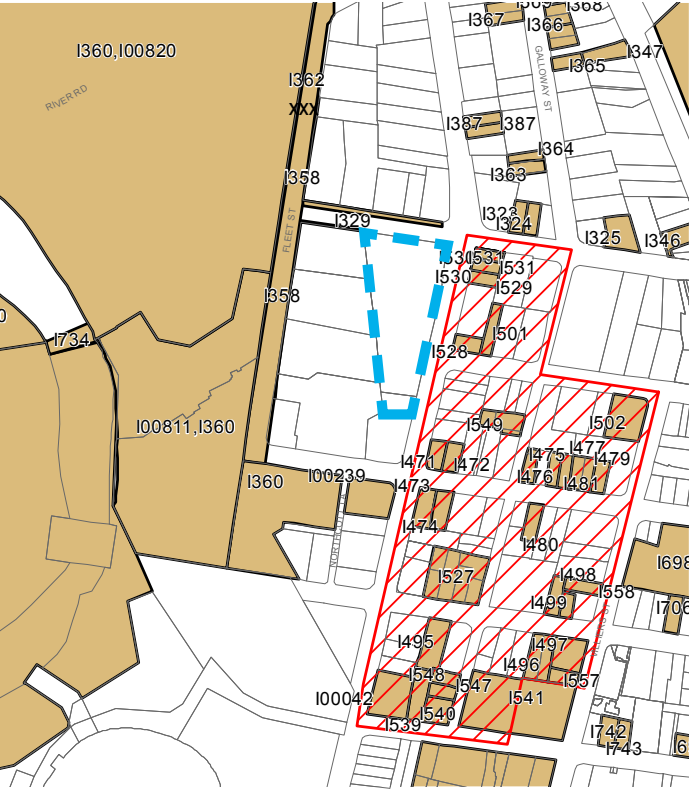
E	6	Y1	52
G	7	Y2	54
J1	9	AA1	60
J2	9.2	AA2	66
J3	9.5	AA3	72
K	10	AB1	80
L	11	AB2	90
M	12	AC1	118
N1	13	AC2	120
N2	14	AD	130
O1	15	AE	150
O2	16	AF	200
P1	17	Refer to table in Clause 4.3 (2A)	
P2	18	Refer to Clause 7.4	
Q1	19		
Q2	20		
R	21		
S	24		
T1	25		
T2	28		
U1	31		
U2	34		
V1	36		
V2	37		
W	40		
X1	48		
X2	49		



Land Zoning Map-Sheet LZN_009

Zone

B1	Neighbourhood Centre
B2	Local Centre
B3	Commercial Core
B4	Mixed Use
B5	Business Development
B6	Enterprise Corridor
E2	Environmental Conservation
E3	Environmental Management
IN1	General Industrial
IN2	Light Industrial
IN3	Heavy Industrial
R1	General Residential
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
V1	Natural Waterways
V2	Recreational Waterways



Heritage Map- Sheet HER_009

Heritage

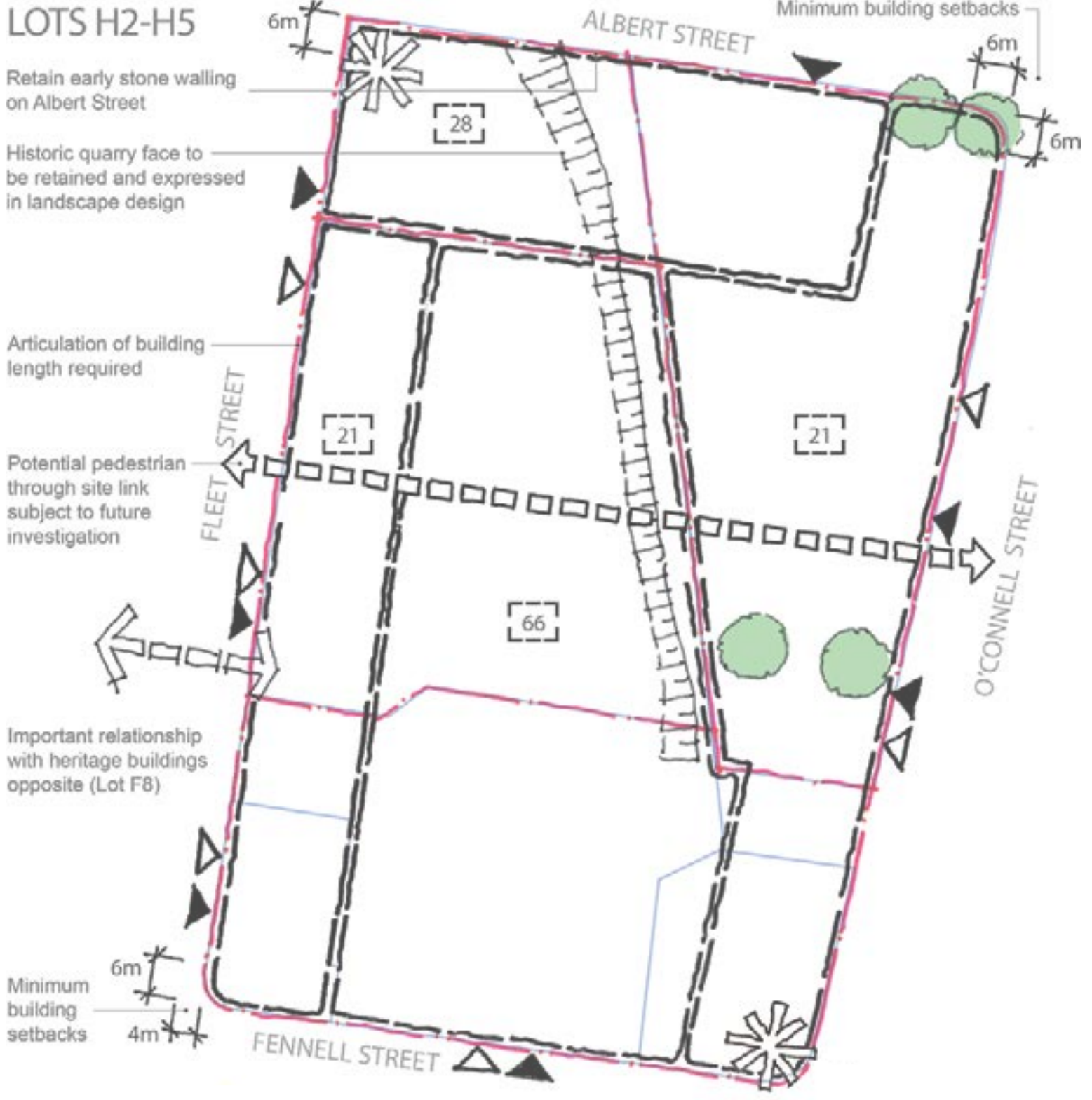
Conservation area - General
Item - Archaeological
Item - General

CONTEXT ANALYSIS
DCP

The western boundary of H3 is defined by an escarpment that drops c. 7 meters down to sites H2 and H4. Access from Albert and O'Connell Street is provided, with opportunity to provide a precinct wide through site link from east to west.

LEGEND:

Subject Site
Existing Cadastre
Existing Trees to Be Retained Where Practicable
PLEP 2011 Maximum Building Height (m)
Minimum Building Setback
Important Corner
Preferred Building Address
Preferred Parking/Service Access
Important Relationship to Heritage Building
Through Site Link



3

VISION

VISION

The precinct will be an attractive urban place for people to live in - a diverse, healthy, vibrant and sustainable new neighbourhood. Designed with 'place' in mind, the new community is underpinned by sustainability principles and high-quality public domain and built for outcomes.

To enable this vision, the precinct will deliver:

Improve street design for **Safe Walking and Cycling** to the light rail station.

Encourage Development near the station to boost public transport use.

Enhance the area's **Character** while preserving **Heritage** features.

Design around open spaces for better sunlight and tree growth

Promote Retail and attract people with green spaces and **Pedestrian-friendly** areas.

Fill gaps with new parks and improve access to **Green Spaces** for residents.



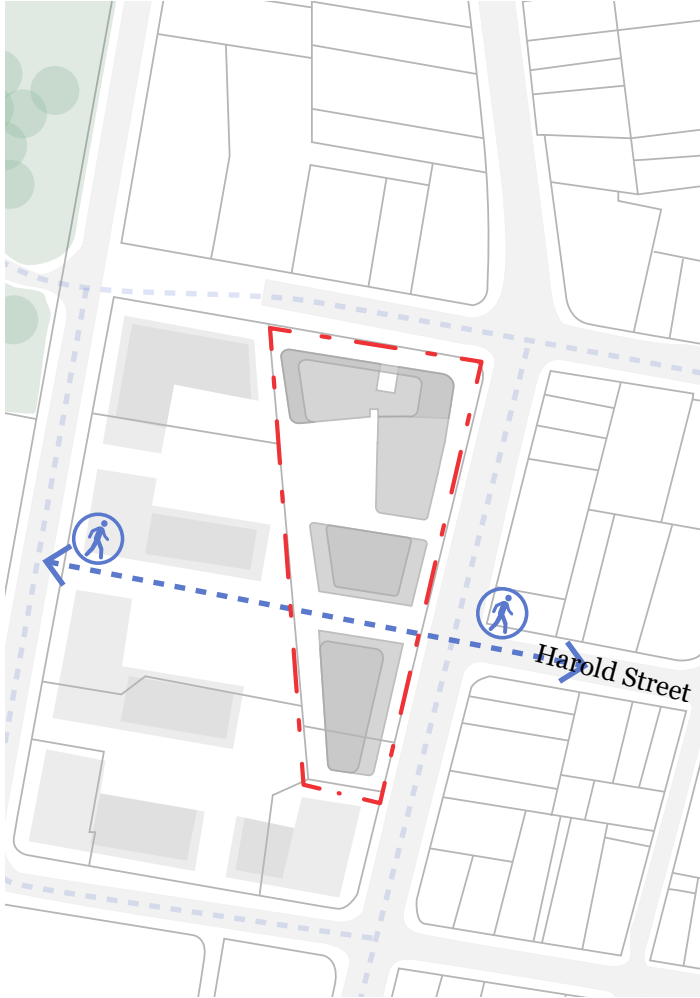
ARTIST'S IMPRESSION

4

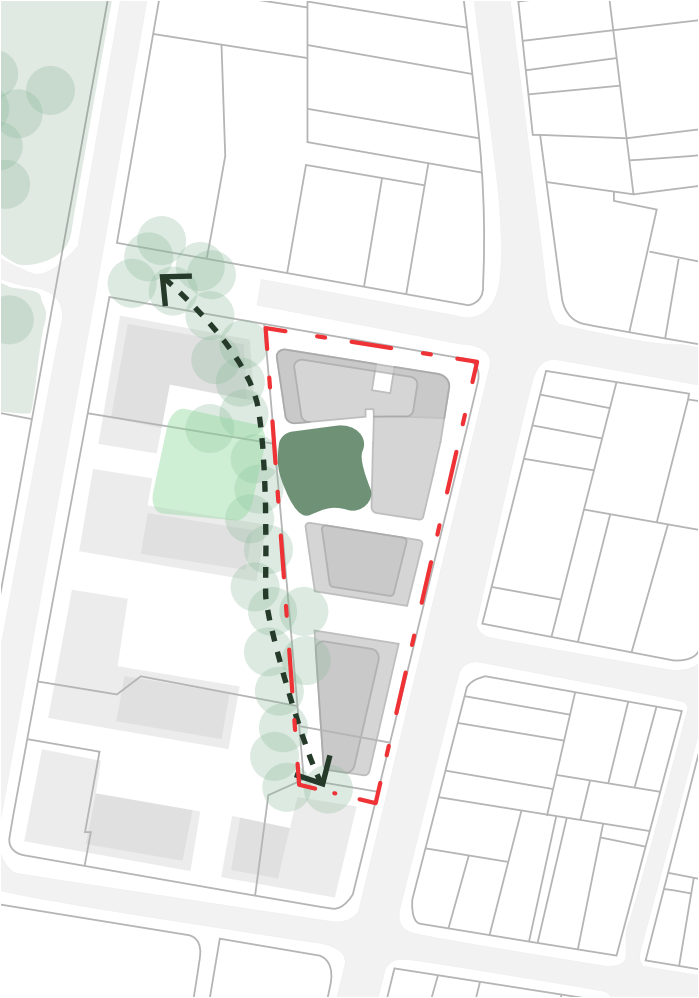
INTENSIFICATION

INTENSIFICATION PRINCIPLES

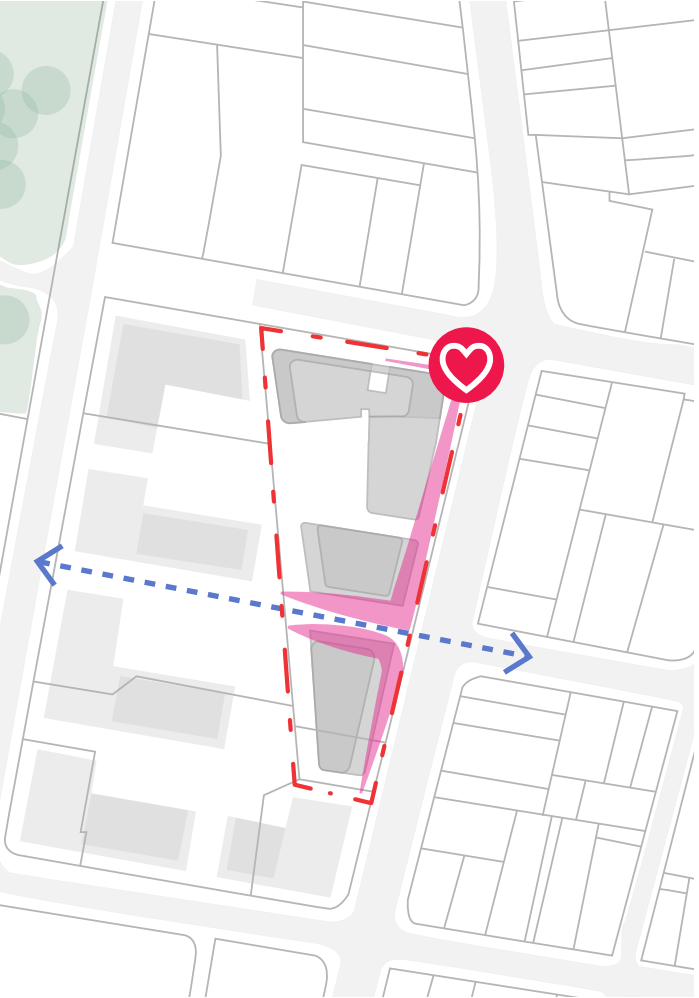
01 Providing safe and convenient walking through-site link continuation of Harold Street



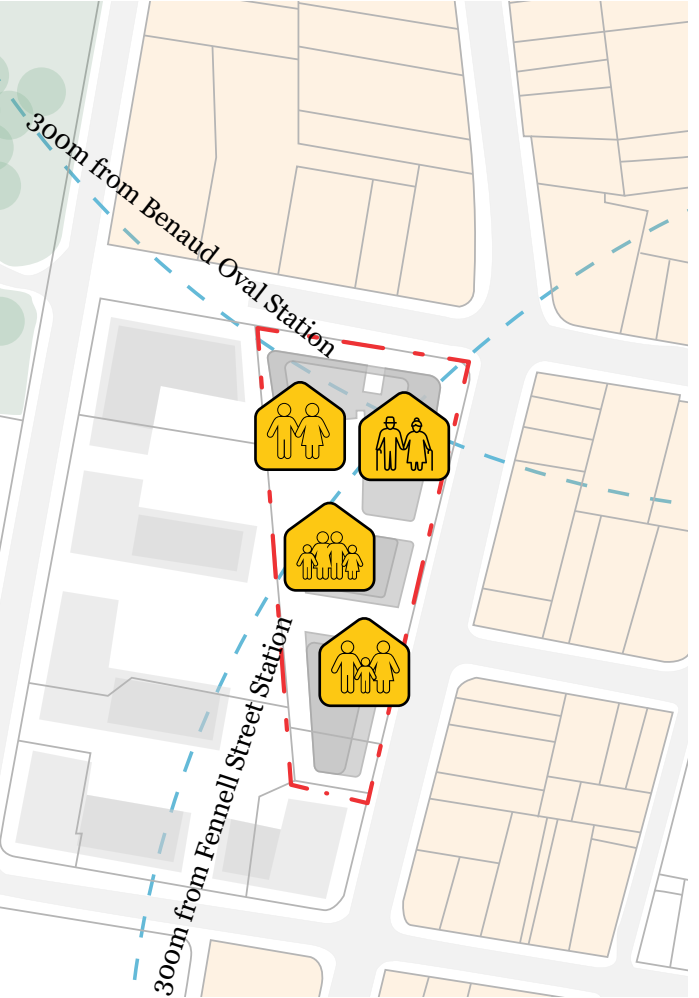
02 Providing open spaces to meet the community's diverse and changing need, and to tie with future adjacent master plan



03 Providing active street edges for the retail needs of the local community



04 Providing housing supply, choice and affordability, with access to jobs, services and public transport



5

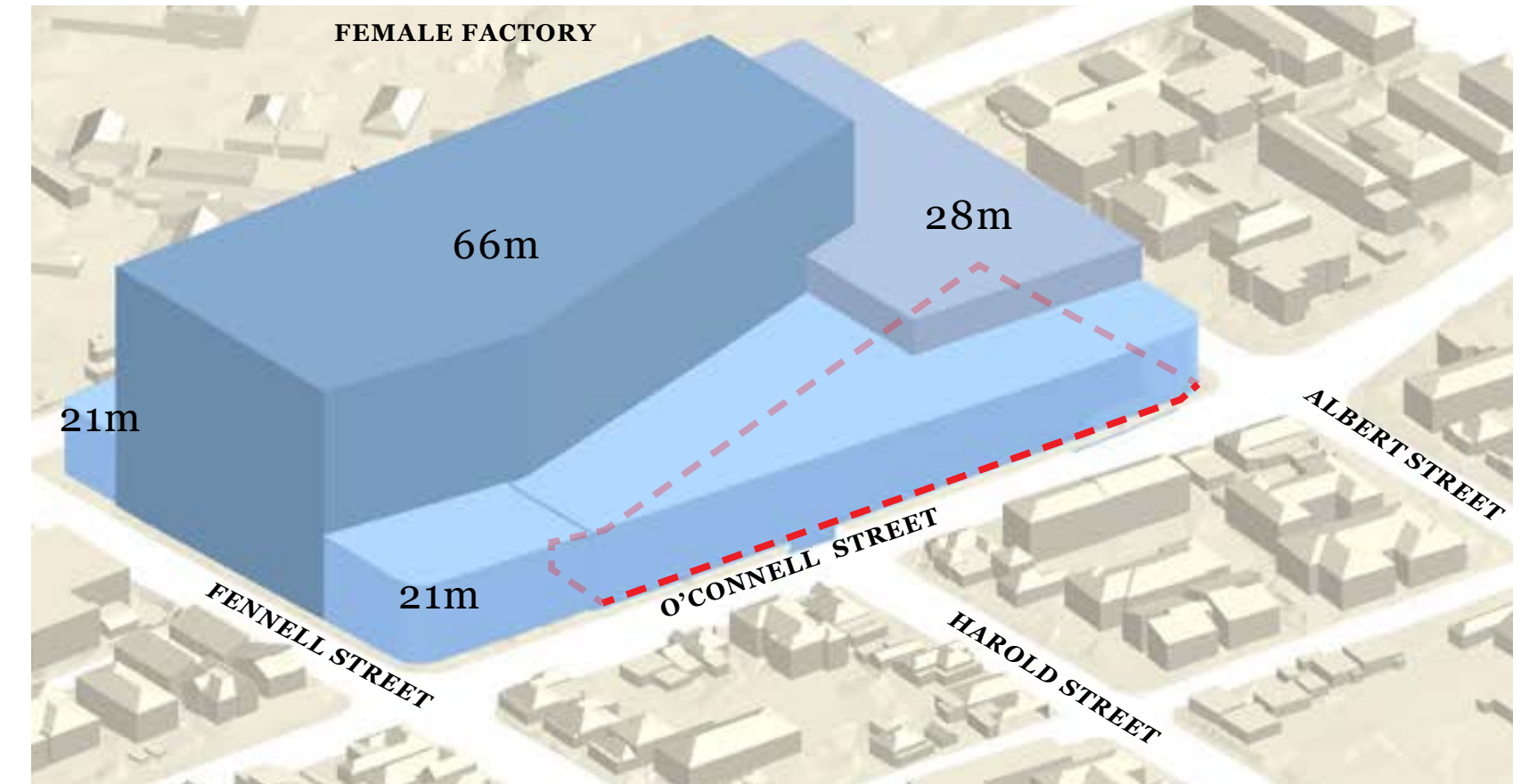
MASSING & BUILT FORM

MASSING & BUILT FORM LEP HEIGHT CONTROL

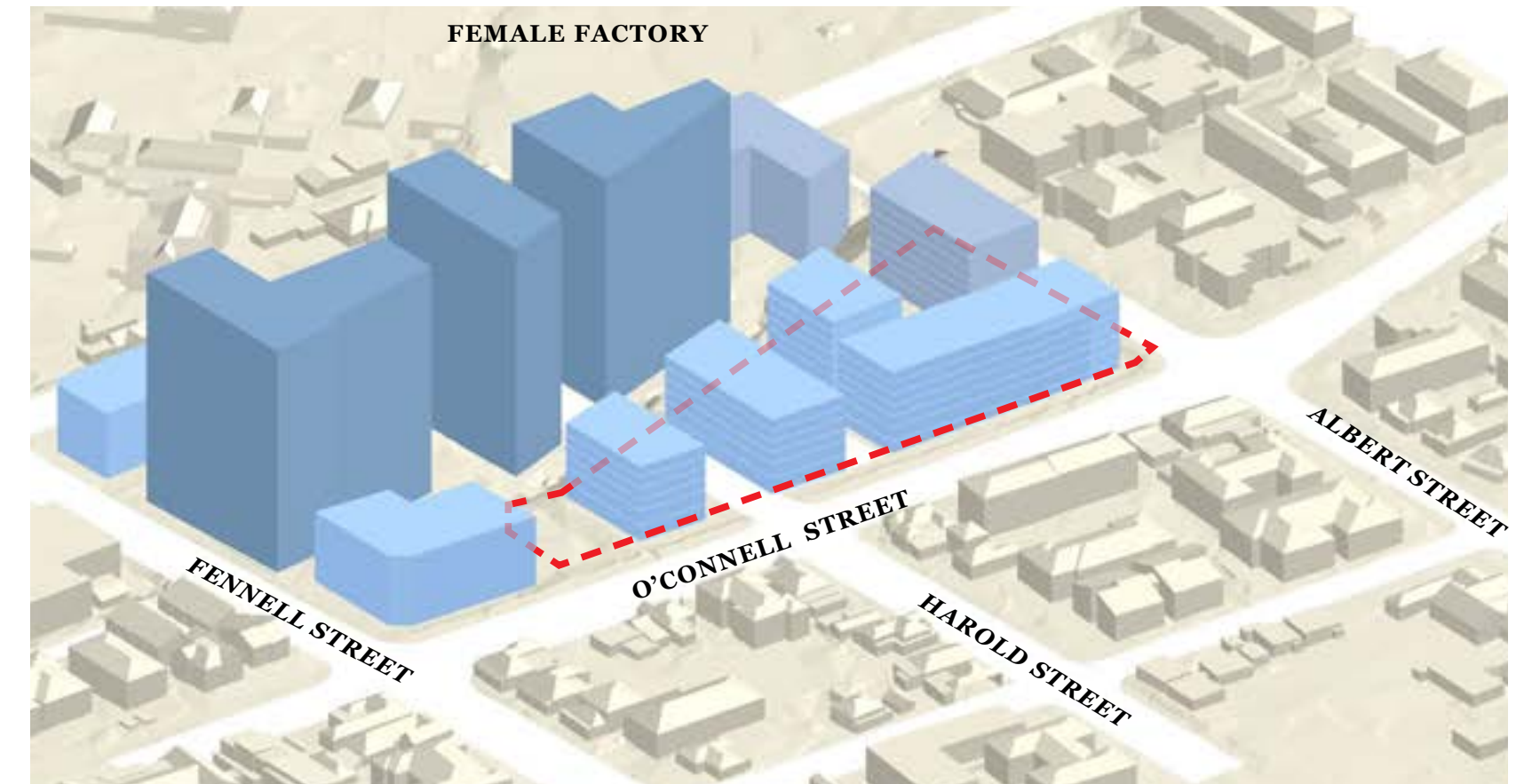
The current planning controls for the site and surrounding North Parramatta Urban Transformation Precinct was implemented via a State Environmental Planning Policy, that arose from the Urban Growth NSW work on the precinct.

The PNUT Precinct is a mixed use renewal precinct located adjacent to the Parramatta CBD. PNUT contains areas of unique heritage, landscaped spaces, and river settings. It is noted that the eastern edge of the precinct contains the core, a vibrant neighbourhood centre with a range of retail, commercial and residential uses serving existing and new local communities.

Building height on the subject site ranges from 21m to 28m, with a street main expression of 6 storeys.



Existing Height Control refer to Parramatta LEP



DCP Massing

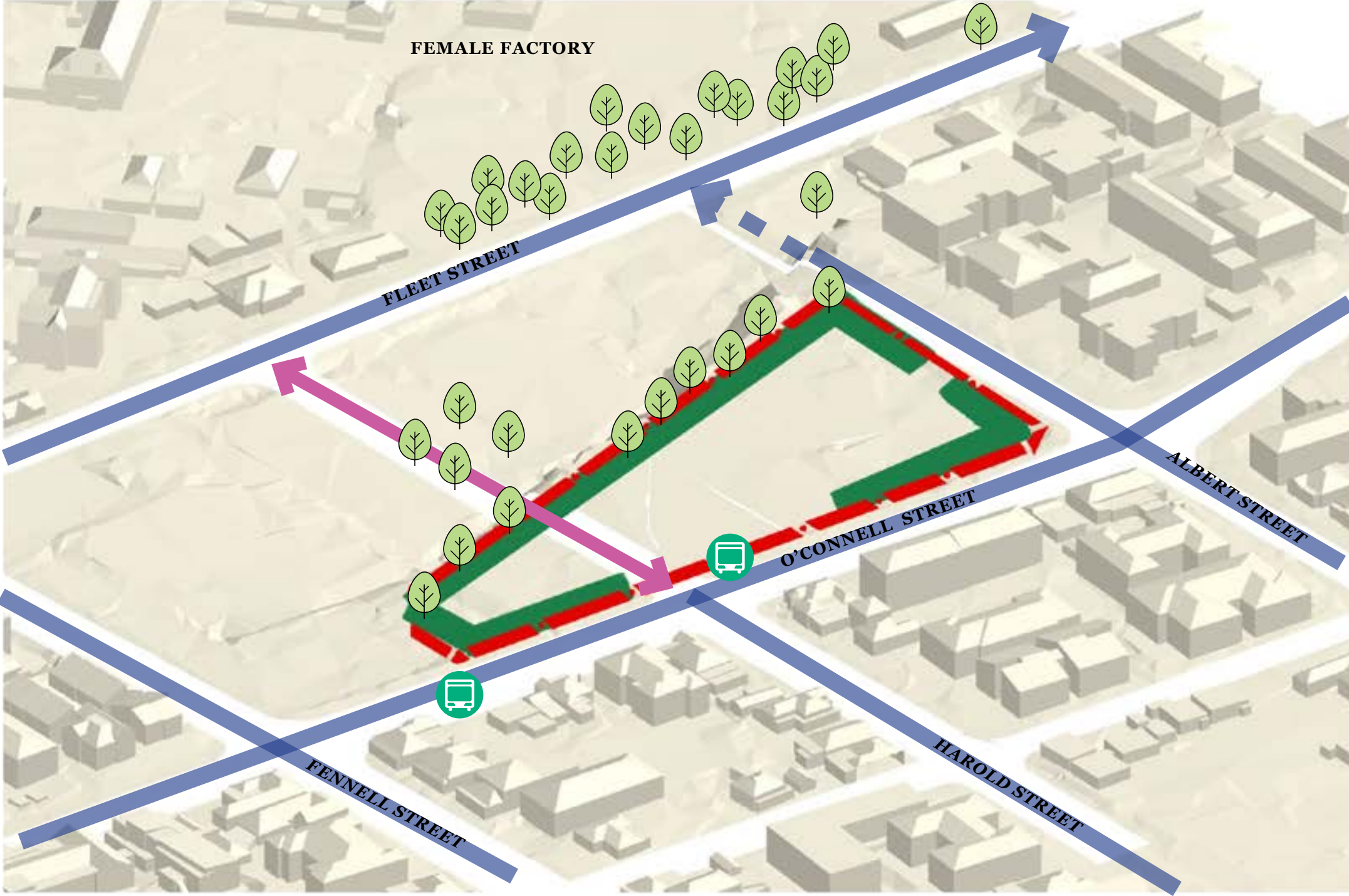
MASSING & BUILT FORM
CONNECTION

The proposal acts as a gateway that allows for future connections through into the wider precinct.

Within the site, emphasis can be placed on enhancing internal links, while externally establishing a distinct connection to an upgraded pedestrian network spanning Fennell Street Harold Street & Albert Street, leading to Fleet Street, towards Female Factory site and Parramatta Park.

Legend:

- Subject Site
- Future Through-site Link
- Main Street
- Landscape Edge
- Bus Stops



MASSING & BUILT FORM
GREEN CORRIDORS

Connecting Green

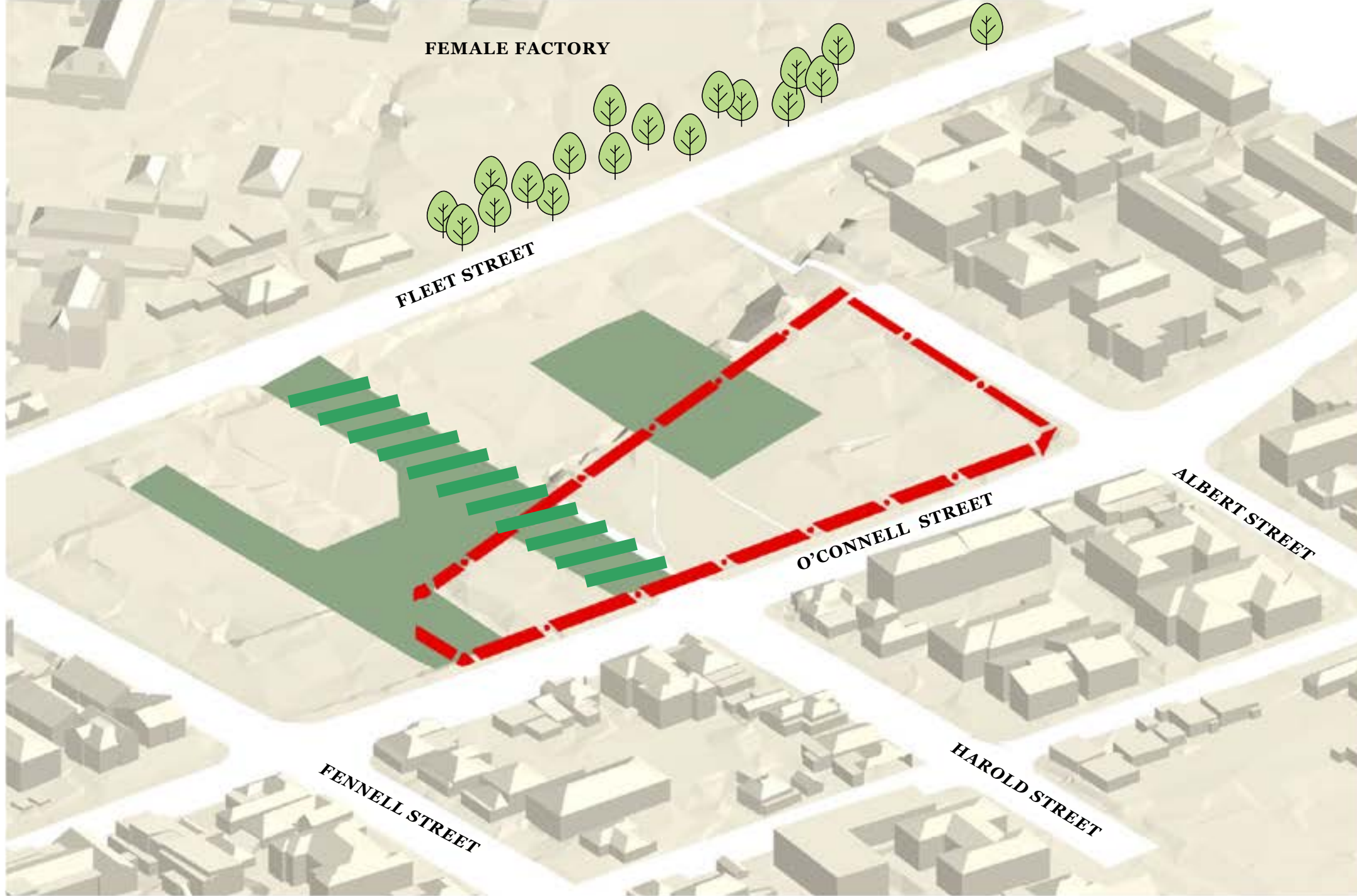
The through-site link not only seamlessly integrates the existing street to the east but also connects with the open space link to the west. This strategic linkage promotes enhanced connectivity along Harold Street and facilitates access to major heritage items located in the western part of the subject site.

In addition to fostering a east-west connectivity, the open space serves as a central hub for community engagement and recreational activities. Landscaped elements, seating areas, and pedestrian-friendly pathways contribute to a vibrant and inviting atmosphere.

Furthermore, the link between the open space creates a harmonious transition between built and natural environments, enhancing the overall aesthetic appeal of the master plan. This green corridor not only provides a visual respite but also encourages sustainable practices and biodiversity within the urban fabric.

Legend:

- Subject Site
- Open Green Space
- Through Site Link

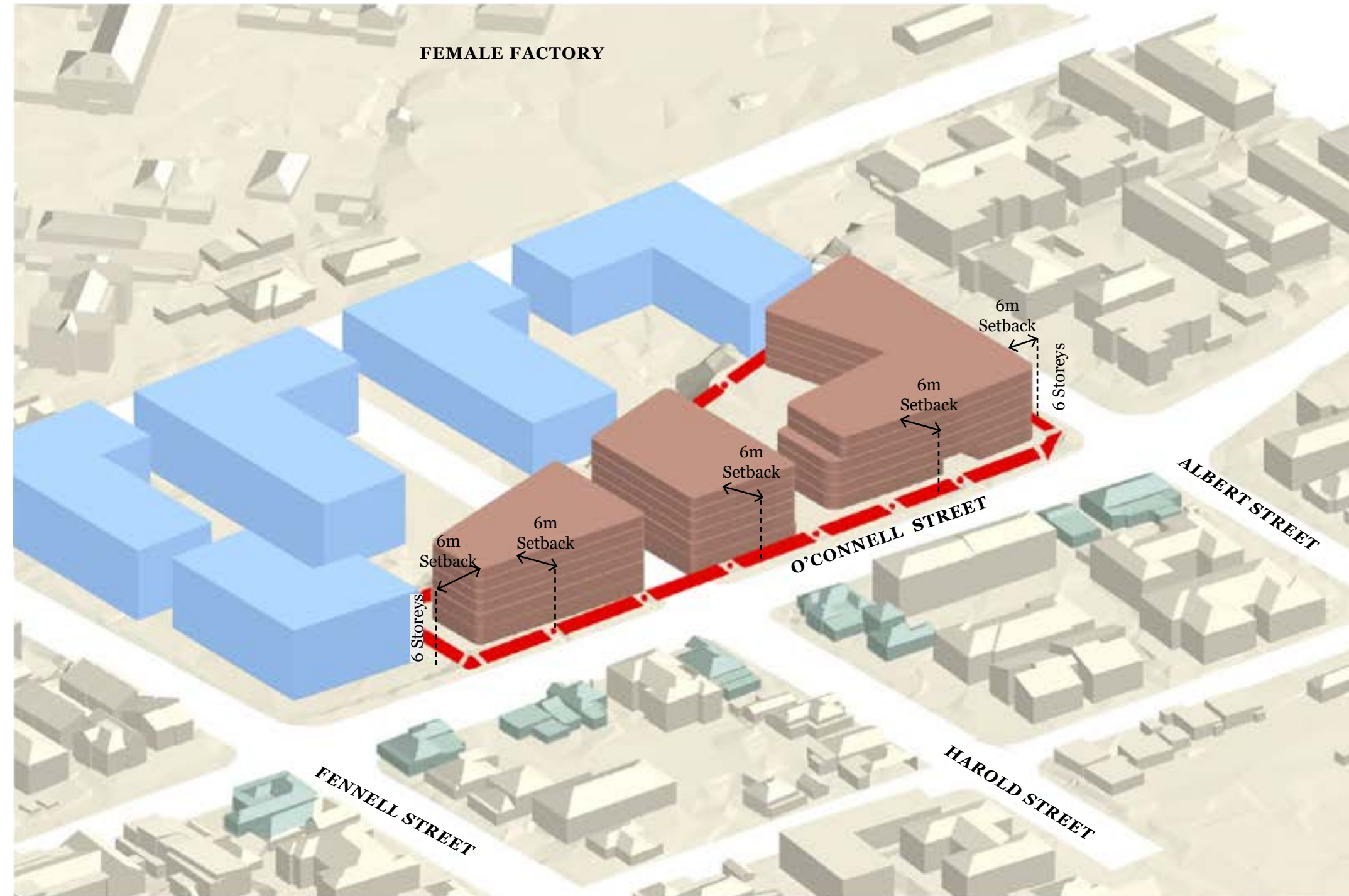


MASSING & BUILT FORM RESPONSE TO STREETSCAPE




The stepped and undulation nature of the heritage frontages of O'Connell Street offer a relationship to the built form within the site. An extrapolated yet responsive approach can be adopted to assist in translating the two competing rhythms. Built forms can push and pull to complement and contrast the existing streetscape.

Towers are expressed above 6 storey podiums, which define public and communal spaces.

A minimum 6 metre building setback to Albert, O'Connell and Fennel Streets is to be provided.



Legend:

-  Subject Site
 Potential Future Developments(Podium)
 Potential Future Developments on the Subject Site (Podium)

MASSING & BUILT FORM







STREET ACTIVATION

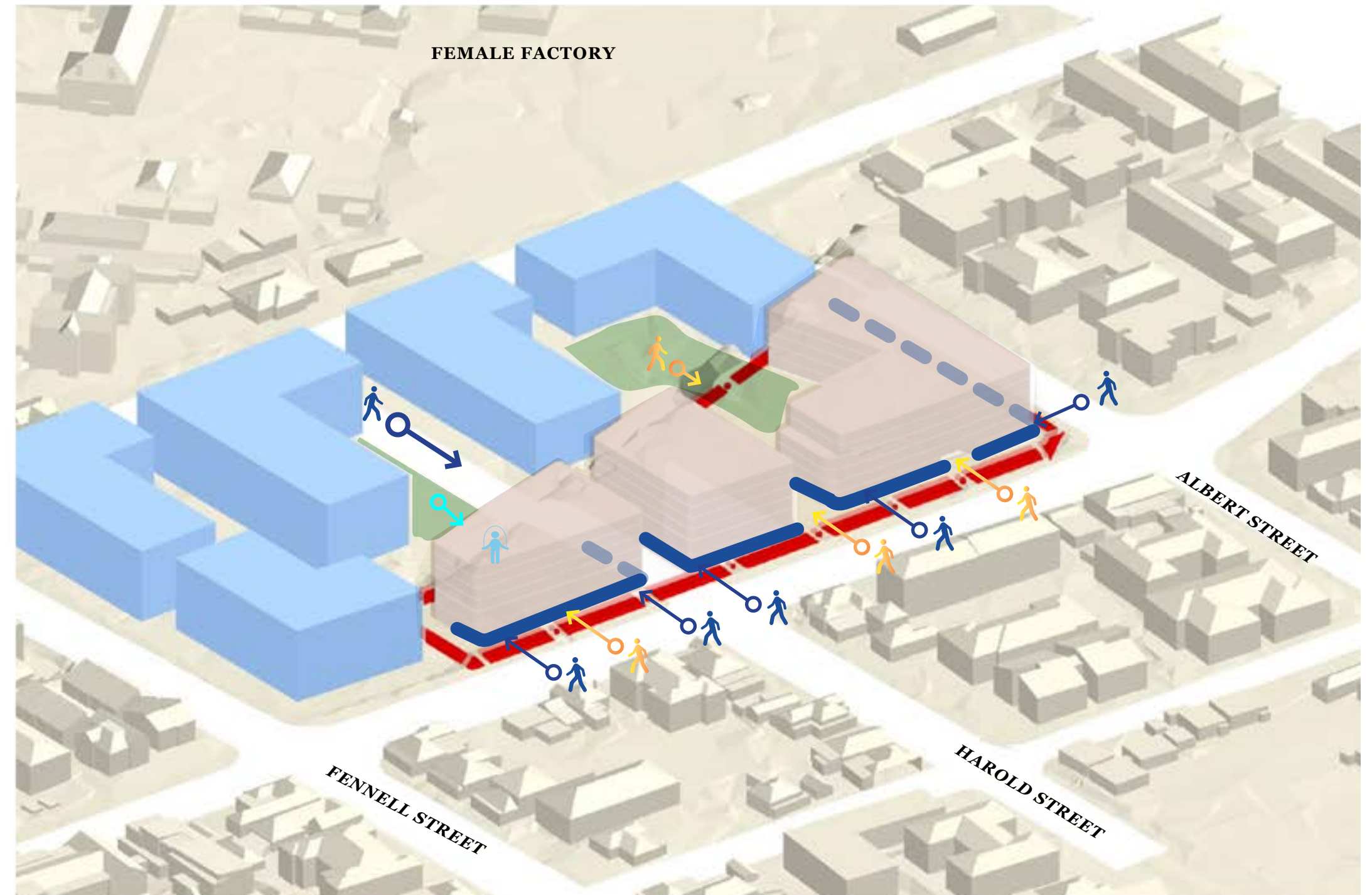
The retail frontage and public through-site link contribute to the creation of an active ground plane.

An open space featuring restaurant, cafes, and special retail services seeks to create a vibrant destination. This, in turn, promotes other non-residential uses on the site.

The proposed childcare use and multiple lobby entries seeks to draw foot traffic from surrounding streets. This porosity assists in promoting clear and safe movement through the neighbourhood.

Legend:

-  Subject Site
-  Active Frontage
-  Open Space
-  Public
-  Private
-  Childcare



MASSING & BUILT FORM
HEIGHT

The proposed development has taken into consideration the following principles of the Parramatta Urban Transformation study.

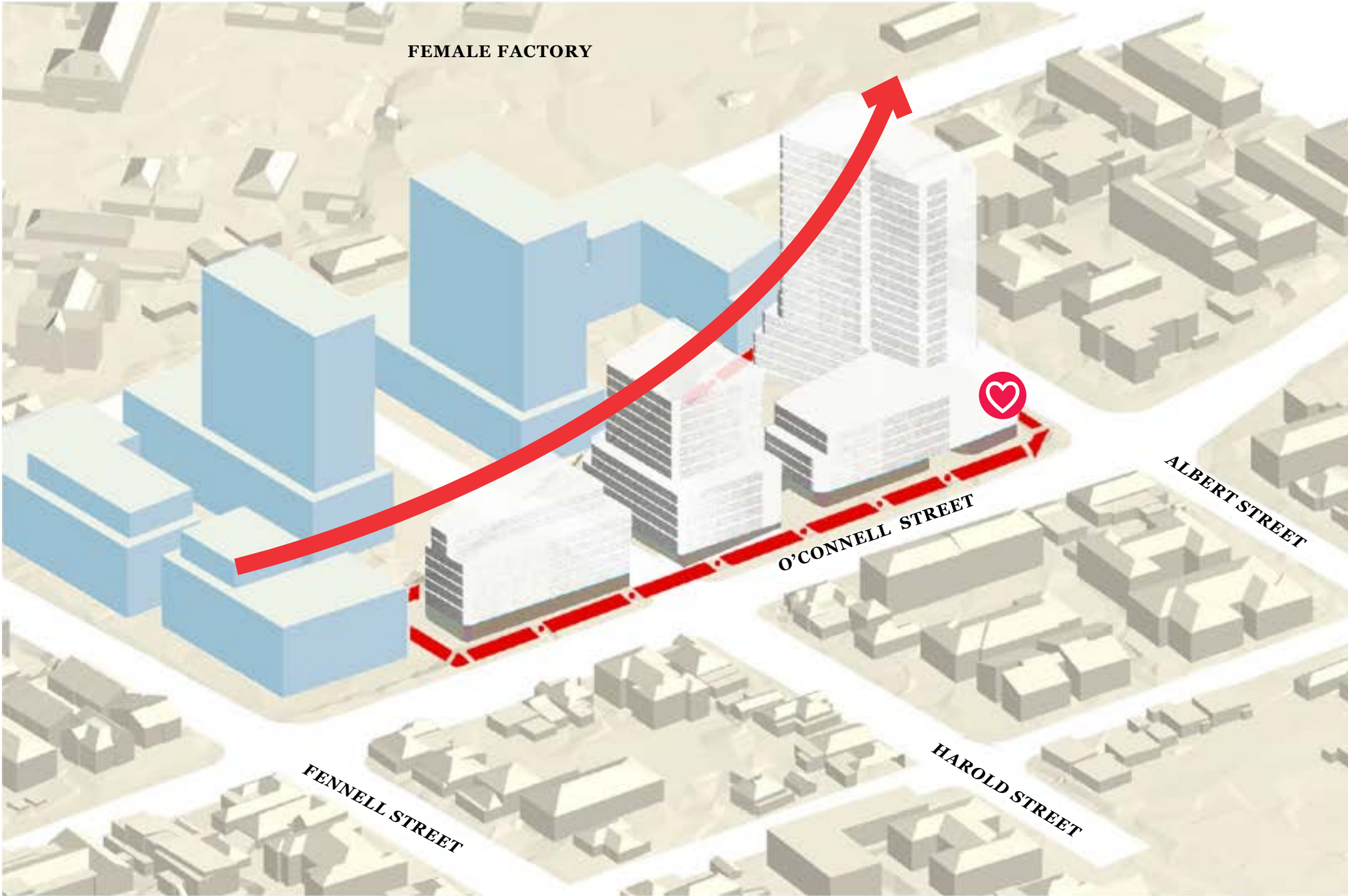
- Concentration height in the north-east part of the precinct,
- Providing an appropriate scale of development along O’Connell Street, and
- Form a key corner to the precinct.

In this regard the planning proposal seeks a modest increase to the height along O’Connell Street and Albert Street and the reinstatement of the tower building on the northern edge of the site.

At the same time a more dynamic tiered approach to the eastern side of the precinct can form a suitable representation to the O’Connell Street and the associated Heritage Conservation Area.

Legend:

-  Subject Site
-  Potential Future Developments



MASSING & BUILT FORM
MASSING SEPARATION

Building separations have been provided as below:

Up to four storeys :

- 12m between habitable room/balconies

Five to eight storeys:

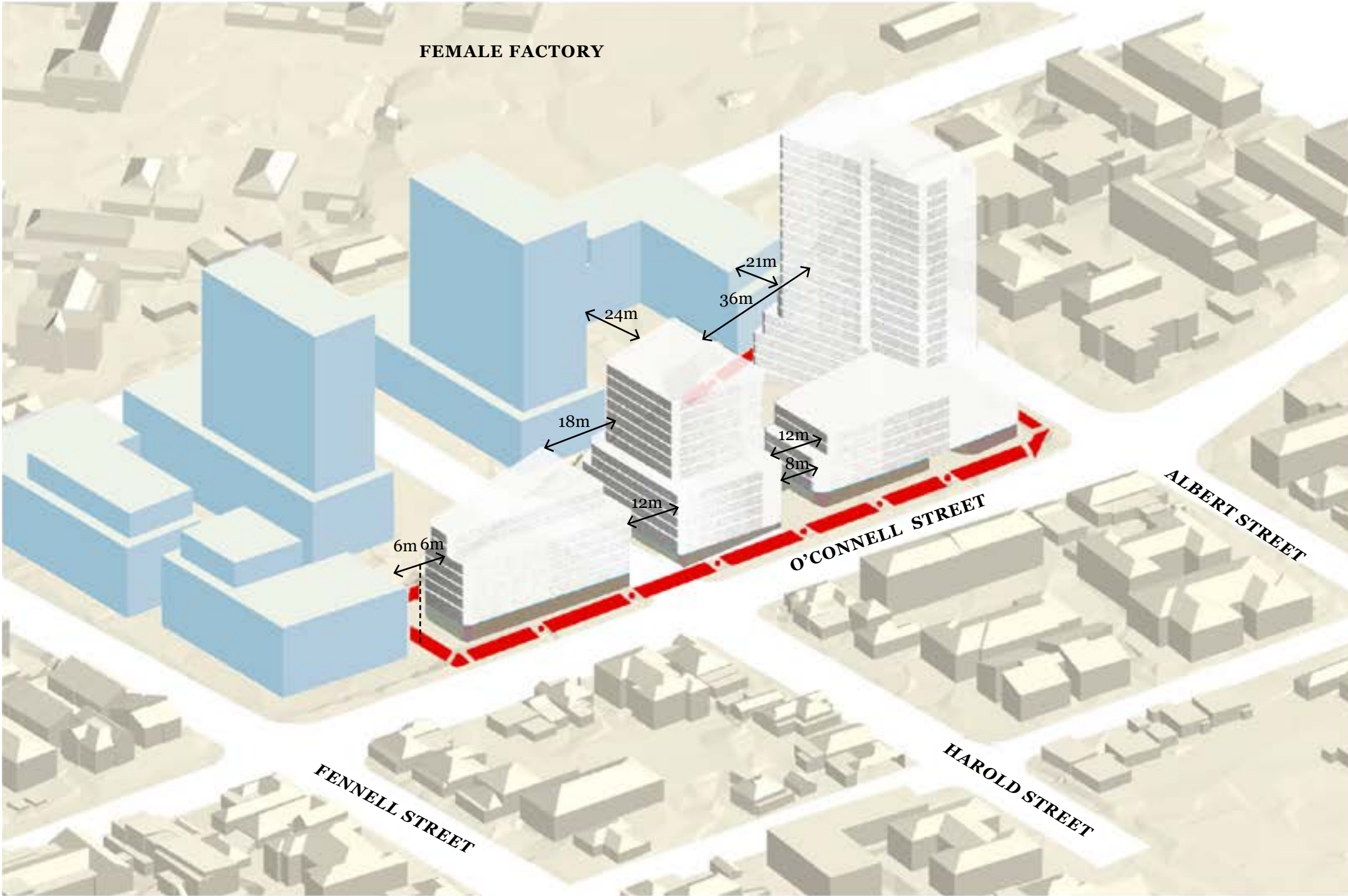
- 18m between habitable rooms/balconies

Nine storeys and above:

- 24m between habitable rooms/balconies

Legend:

-  Subject Site
-  Potential Future Developments

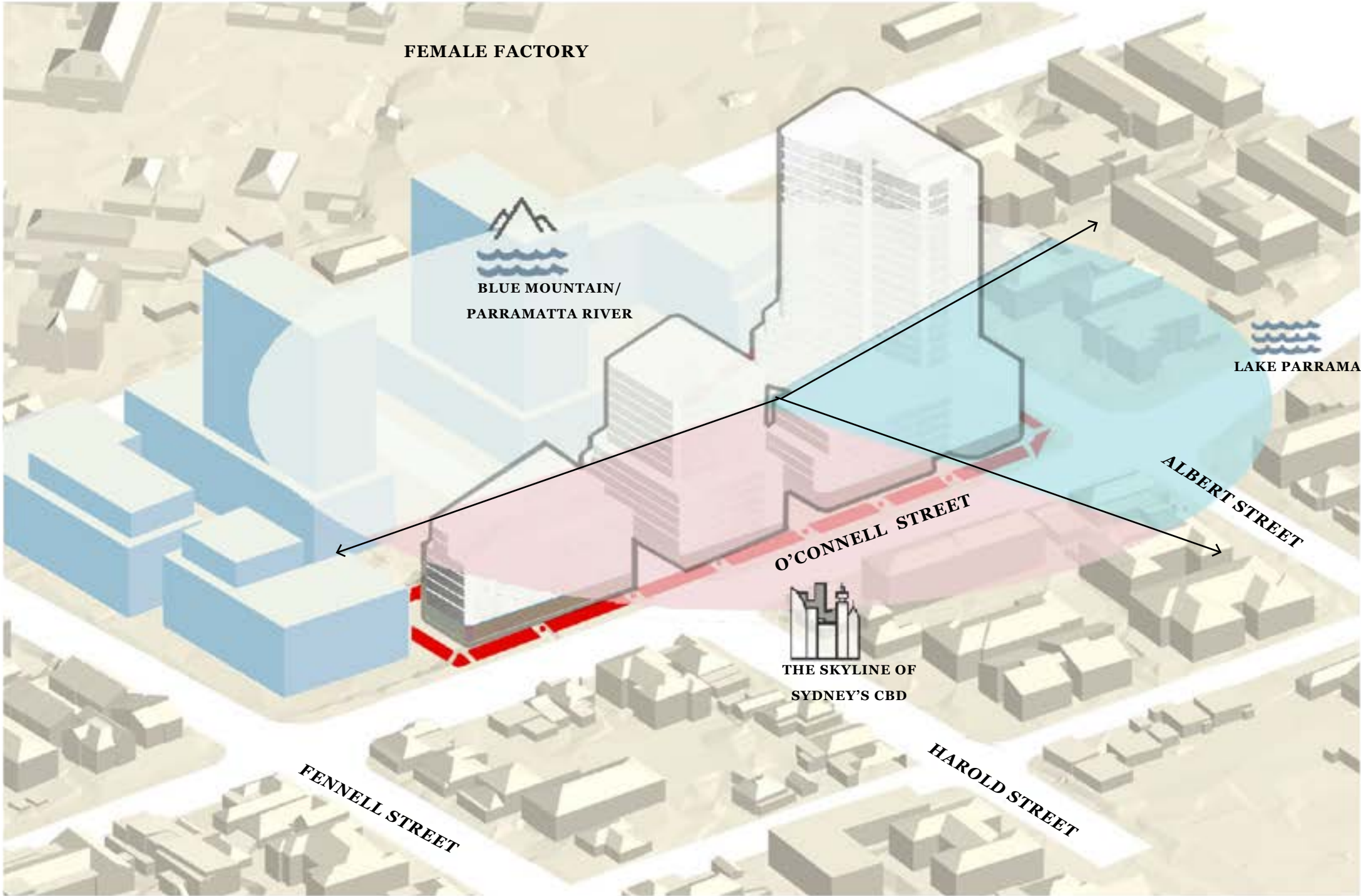


MASSING & BUILT FORM
ORIENTATION

The proposal continues to provide good vistas and sight-lines both to and from the site. Clear views through the main through site link can be provided to increase legibility across the precinct.

Legend:

- Subject Site
- Potential Future Developments
- Mid to High Level Views Towards Lake Parramatta
- Mid to High Level Views Towards Lake Parramatta/The Skyline of Sydney's CBD
- Female Factory/Parramatta River, and the Blue Mountains Beyond

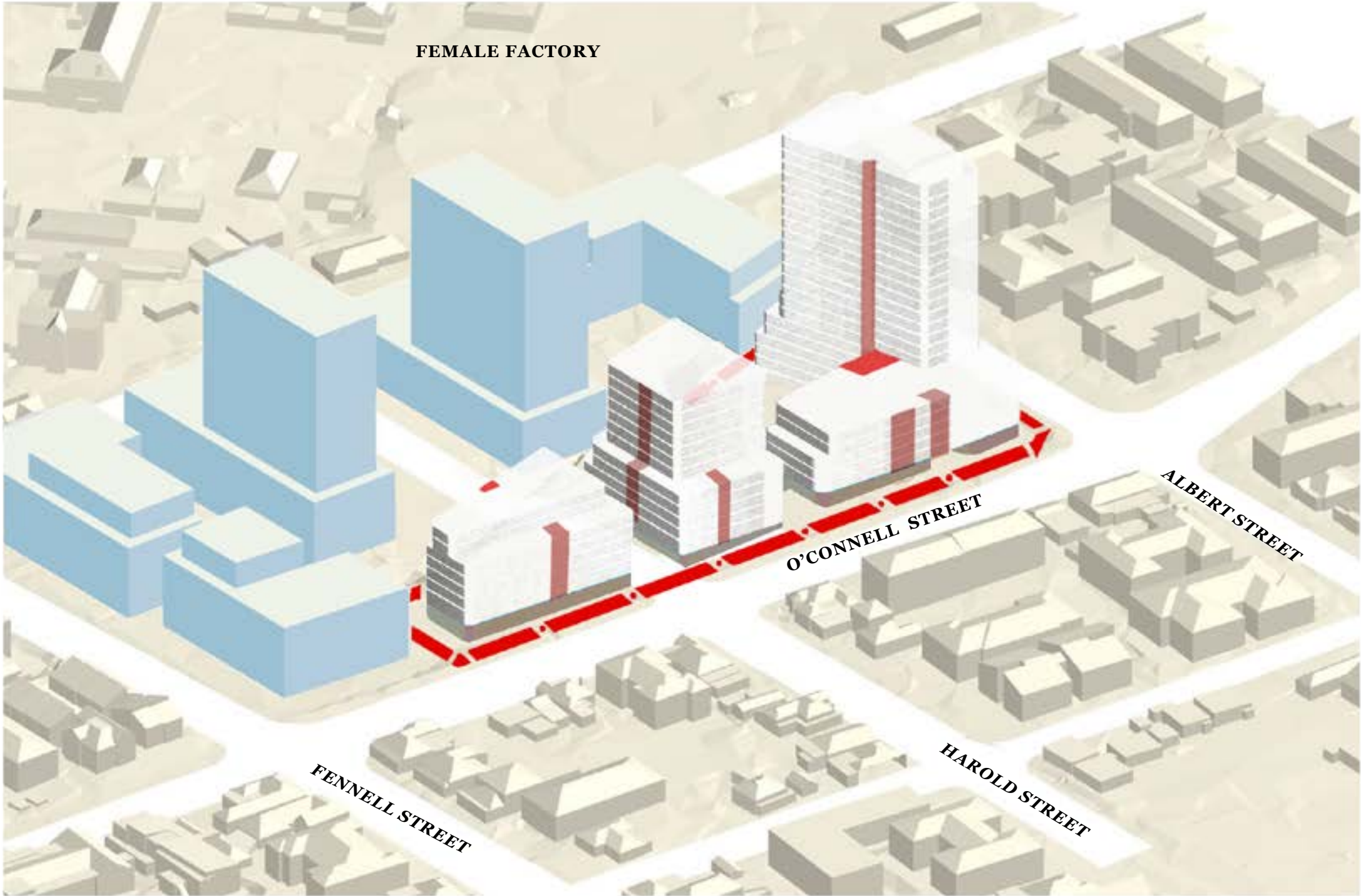


MASSING & BUILT FORM
ARTICULATION

Coupled with appropriate setbacks, the potential for articulation within each built form assists in responding to the character of the street and to reduce perceived bulk and scale. This language can assist in an optimized outlook and amenity for apartments.

Legend:

- Subject Site
- Facade Breakup





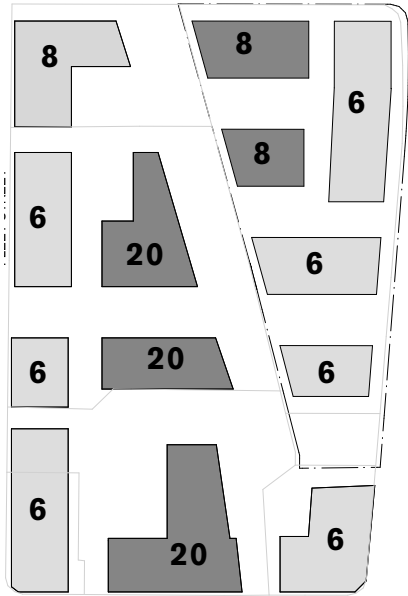
ARTIST'S IMPRESSION

6

BUILT FORM JUSTIFICATION

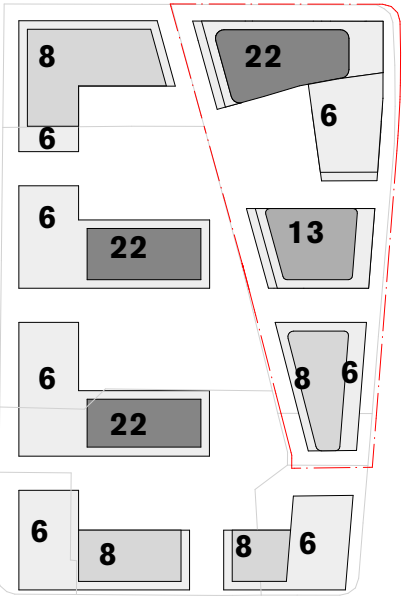
BUILD FORM JUSTIFICATION

DESIGN EVOLUTION



2021

DCP MASTER PLAN



2024

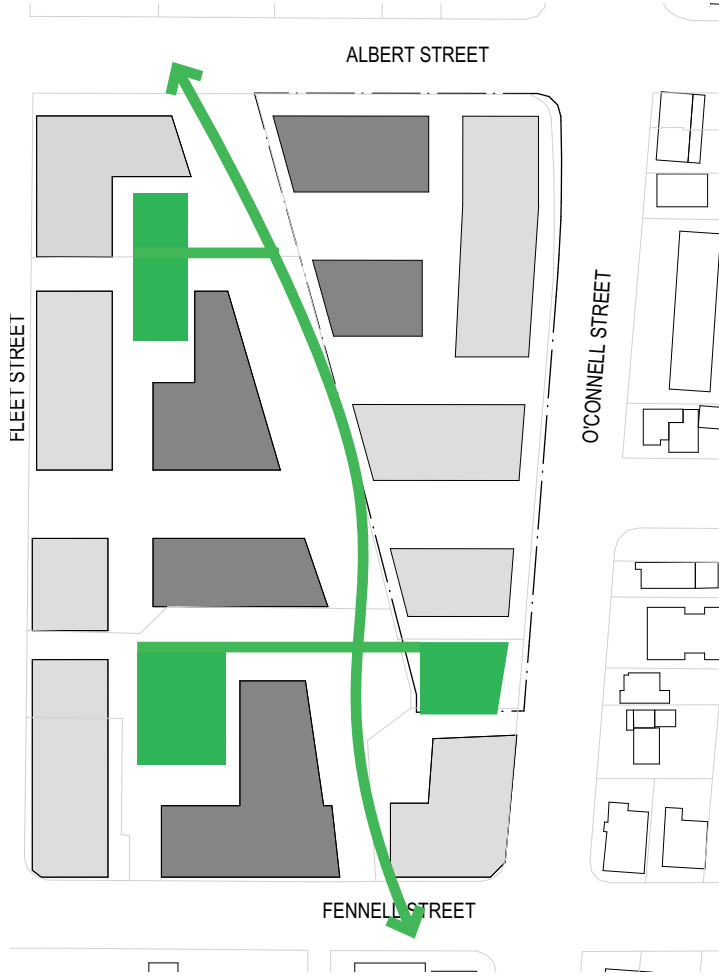
PROPOSED MASTER PLAN



BUILD FORM JUSTIFICATION
CONSOLIDATION OF COMMUNAL OPEN SPACE

The concept of land porosity is integral to the proposal, functioning as a gateway that not only facilitates present connections but also strategically opens avenues for future linkages throughout the wider precinct.

Internally, a north-south visual connection can be accentuated, fostering seamless movement within the development.



DCP Master Plan

- Potential north-south communal connection linked to pocket gardens

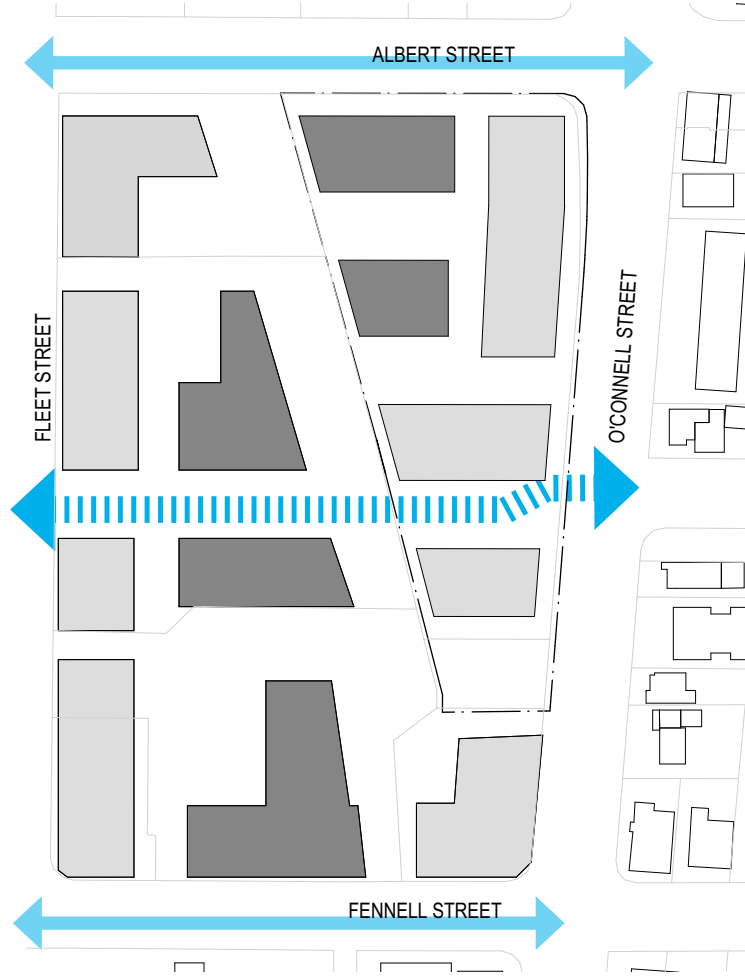


Proposed Master Plan

- Large Communal space opens to perimeter block

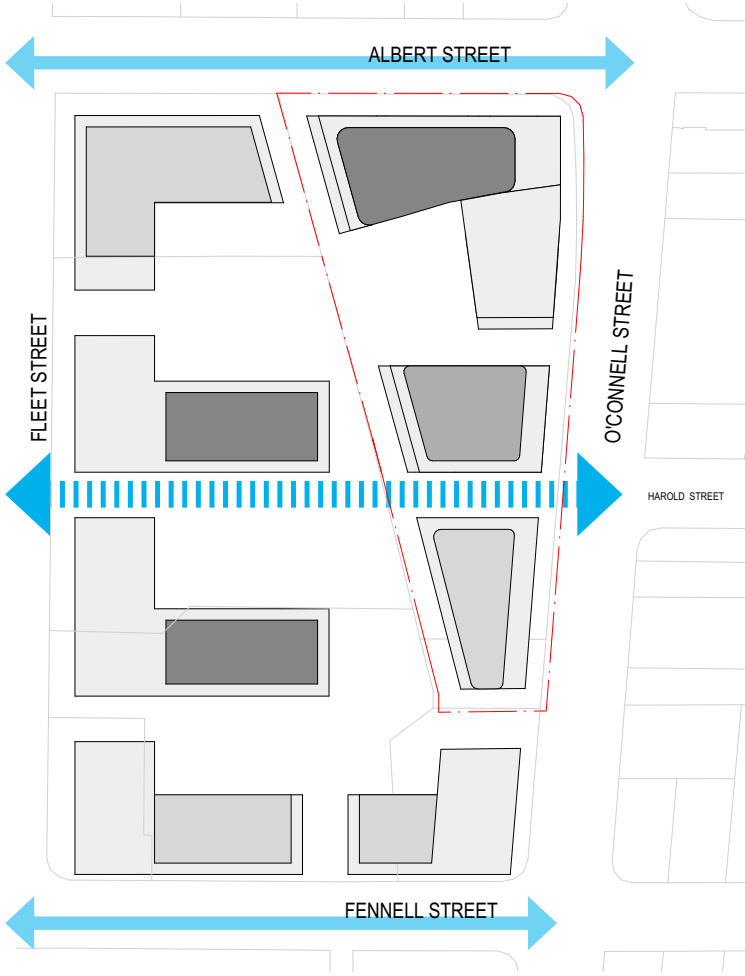
BUILD FORM JUSTIFICATION
BETTER CONNECTION

The proposal establishes a clear and accessible connection to an enhanced pedestrian network along Fennell Street, Harold Street, and Albert Street, extending down to Fleet Street. This network further extends towards significant landmarks, including the Female Factory site and Parramatta Park, promoting a cohesive and integrated urban fabric.



DCP Master Plan

- Provide a east west through site link
- Connect Harold street to Fleet Street and Female Factory Site



Proposed Master Plan

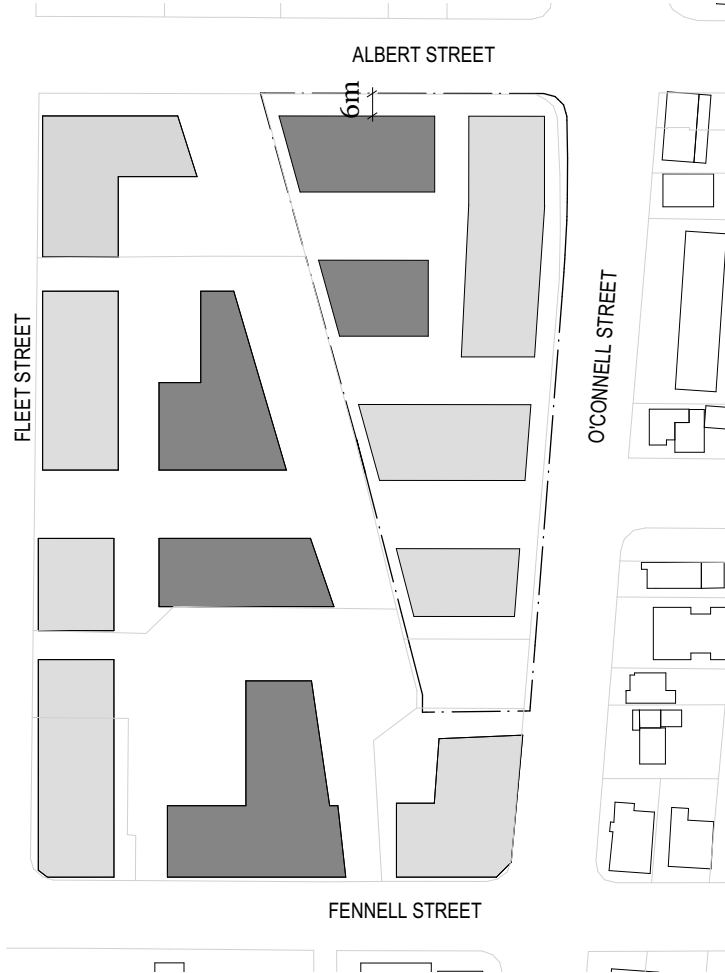
- Align a 12-meter through-site link with the centerline of Harold Street.



BUILD FORM JUSTIFICATION
SETBACK

To mitigate the visual impact of the development on the heritage area, a generous 6-meter landscape edge will be provided, seamlessly blending the built environment with the natural surroundings.

The setback zone allows for the possibility of incorporating deep soil zones, providing an opportunity for enhanced landscaping and greenery within the development, contributing to a more sustainable and aesthetically pleasing urban environment. Additionally, the 6-meter setback aligns with the intent of neighboring future plans, fostering a cohesive and harmonious integration with the surrounding community.



DCP Master Plan

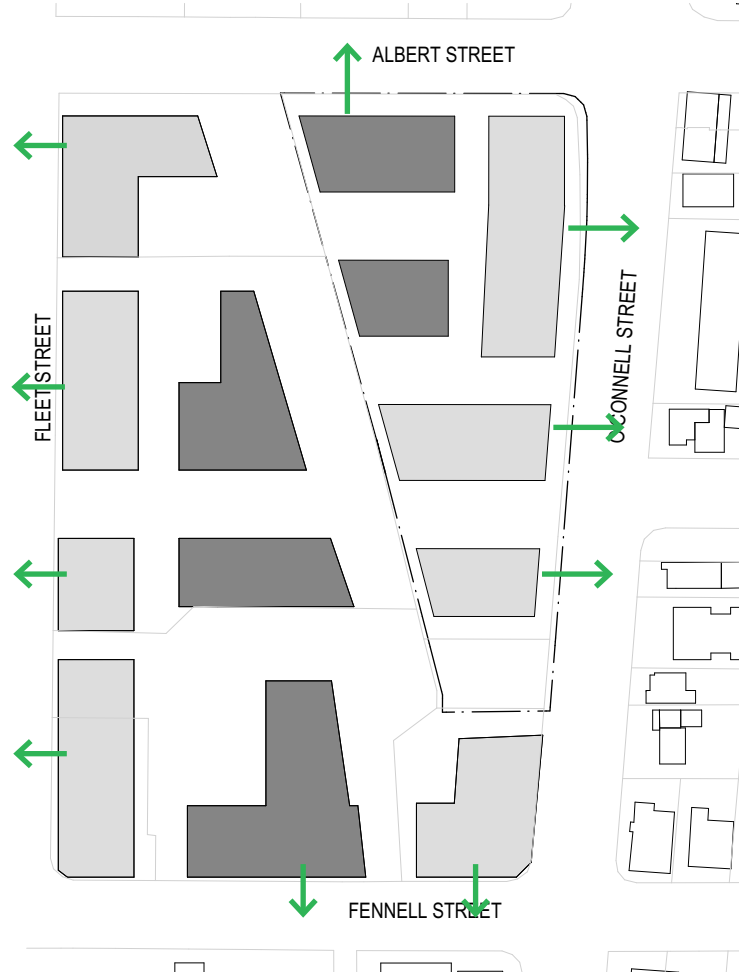


Proposed Master Plan

- Provide a 6m landscape edges to mitigate massing impacts to the heritage area
- Potential deep soil zone within setback

BUILD FORM JUSTIFICATION
DIRECT STREET ADDRESS

The new master plan will have a perimeter block arrangement & all buildings are having direct street address



DCP Master Plan

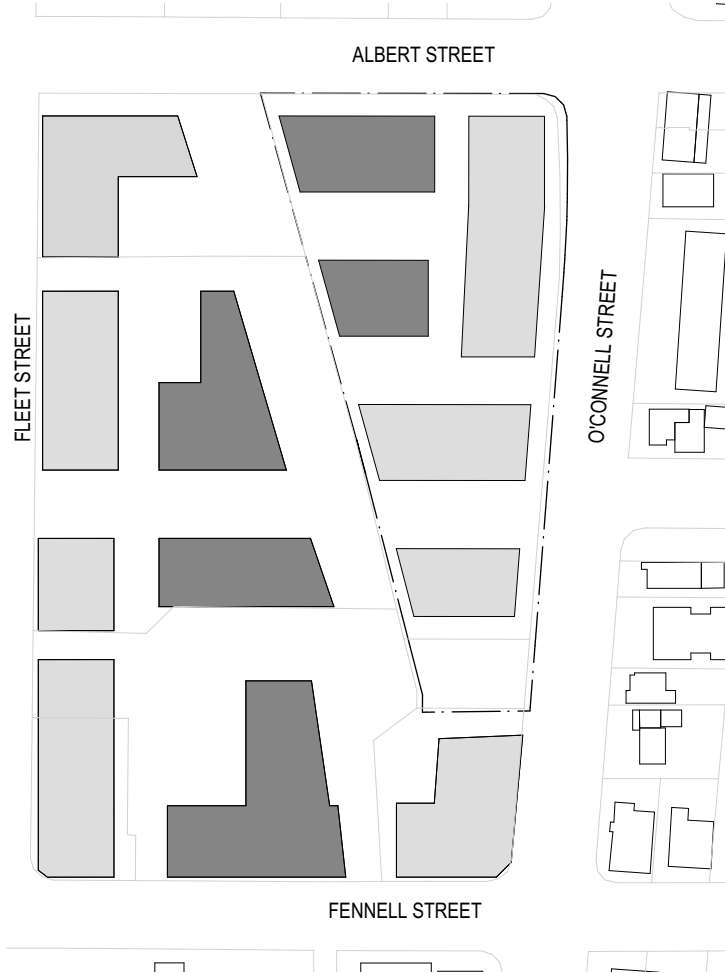


Proposed Master Plan

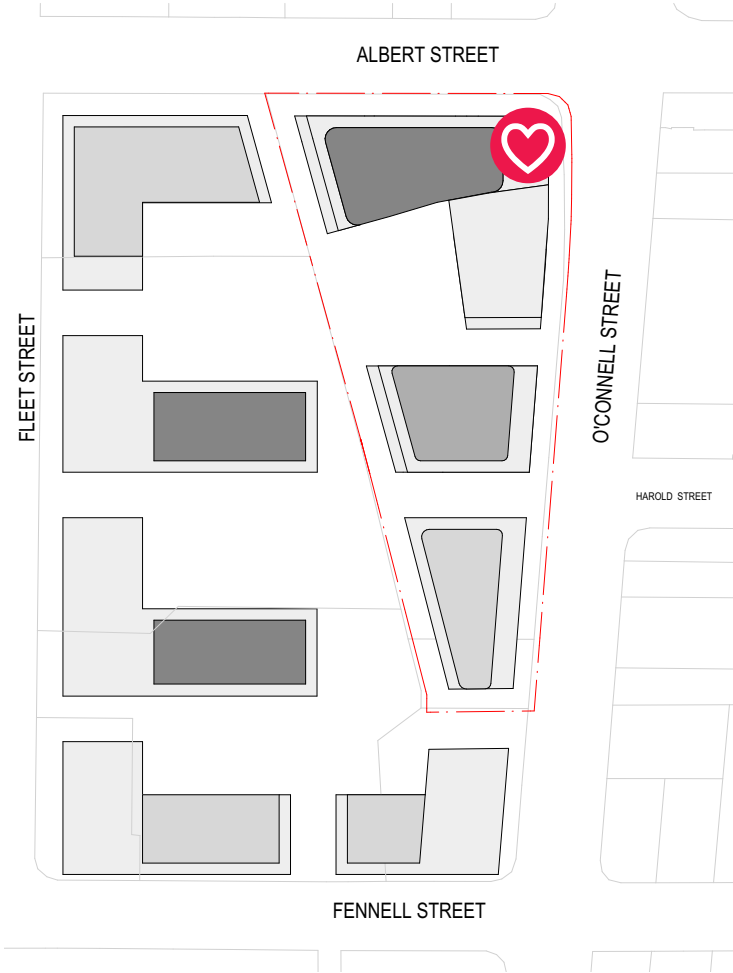


BUILD FORM JUSTIFICATION
MAIN SITE CORNER

In response to the current urban development, the new masterplan address the main site corner of Albert Street and O'Connell Street.



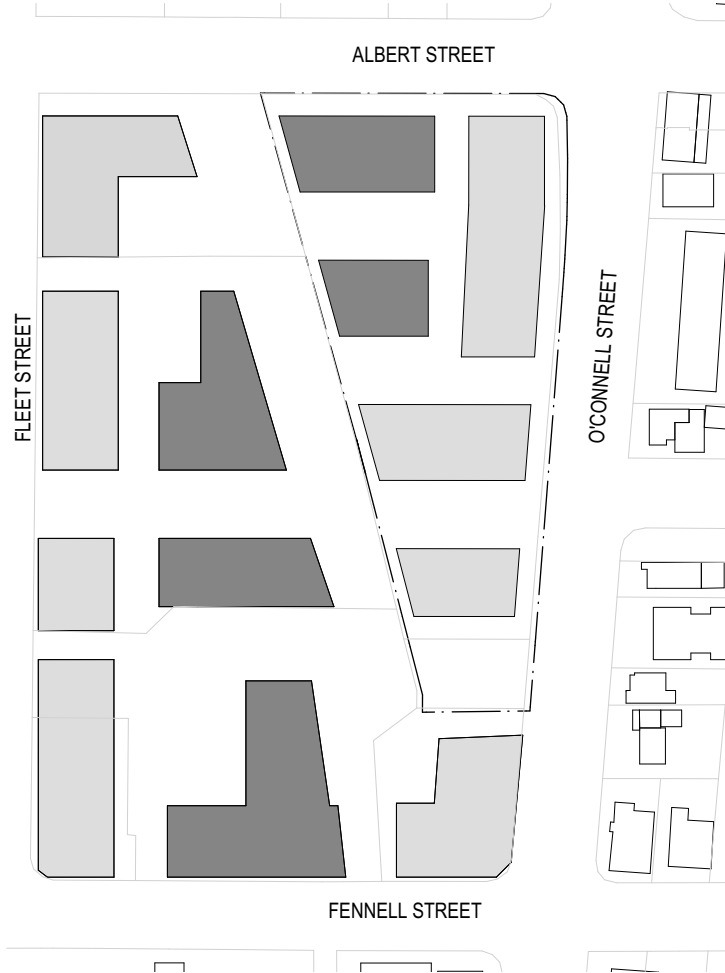
DCP Master Plan



Proposed Master Plan

BUILD FORM JUSTIFICATION
ACTIVE EDGE

All buildings have a direct street address, maximizing the potential for creating additional retail or commercial space on grade.



DCP Master Plan



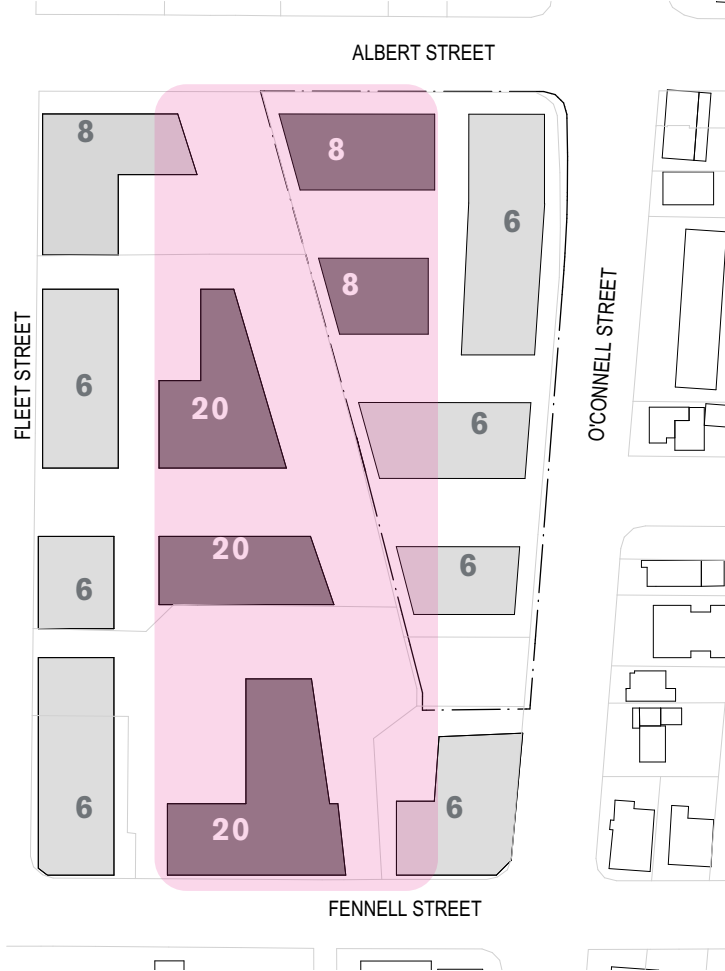
Proposed Master Plan



BUILD FORM JUSTIFICATION
MASSING DISTRIBUTION

The overall presentation to O’Connell Street is maintained whilst providing a dynamic activated frontage.

Additional height is setback into the site, with a unified and rhythmic approach at the street.



DCP Master Plan

- 20 storeys in the middle with 6-8 storeys on the east and west edges



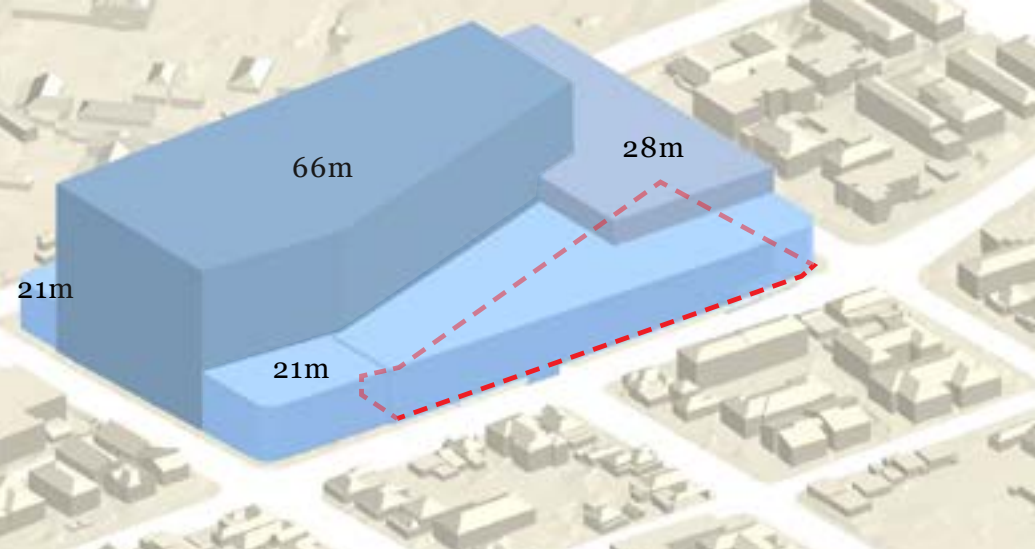
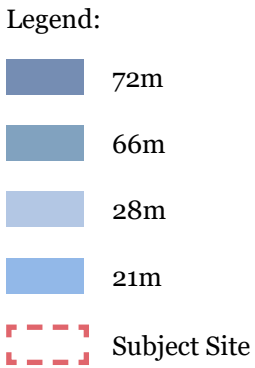
Proposed Master Plan

- Large internal courtyard opens to perimeter block
- Blocks now deliver consolidated density with better opportunity for decent habitable space.

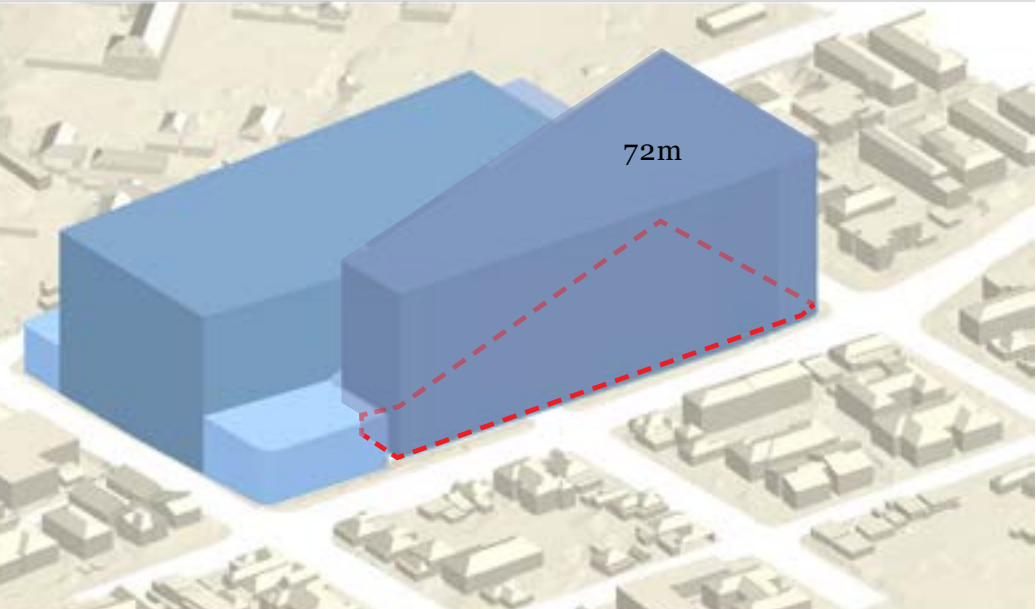
BUILD FORM JUSTIFICATION
HEIGHT DISTRIBUTION

The overall presentation to the street frontage is maintained while creating a dynamically activated frontage. Additional height is set back into the site, following a unified and rhythmic approach at elevation.

The stepped mass of the height portion of the blocks helps to push the mass into the site. This allows for a reduced scale fronting O’Connell Street while still serving as a beacon for the retail precinct below within the urban landscape.



Existing Height Control

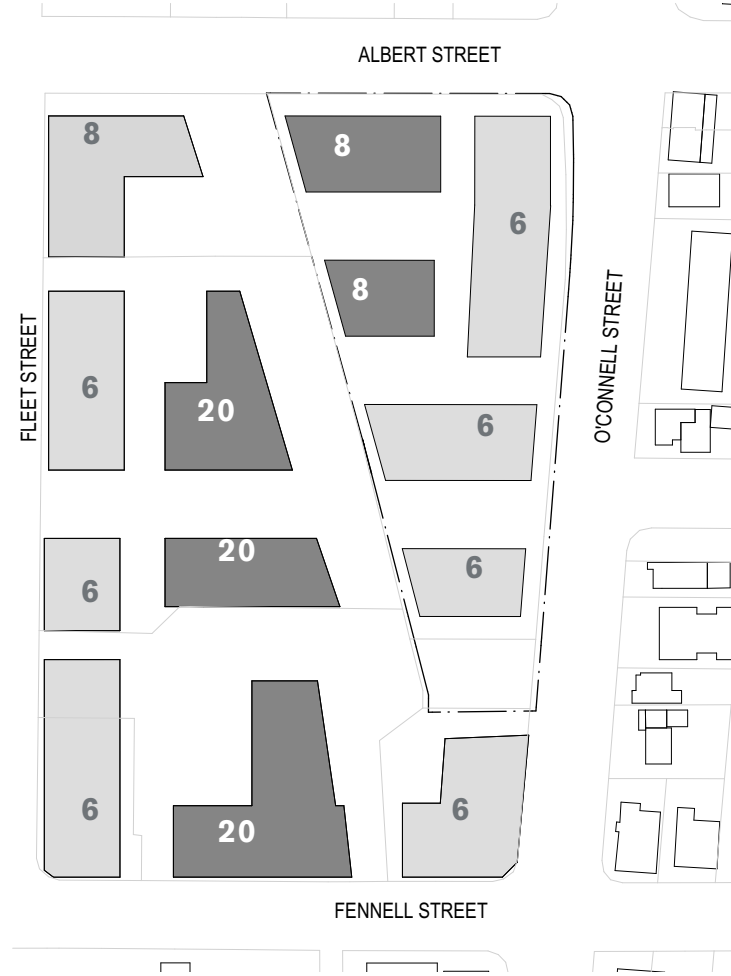


Proposed Height Control



BUILD FORM JUSTIFICATION
HEIGHTS IN STOREYS

In harmony with the natural slope of the ground, the proposed design aims for a gradual descent from Albert Street to Fennell Street, creating a rhythmic transition.

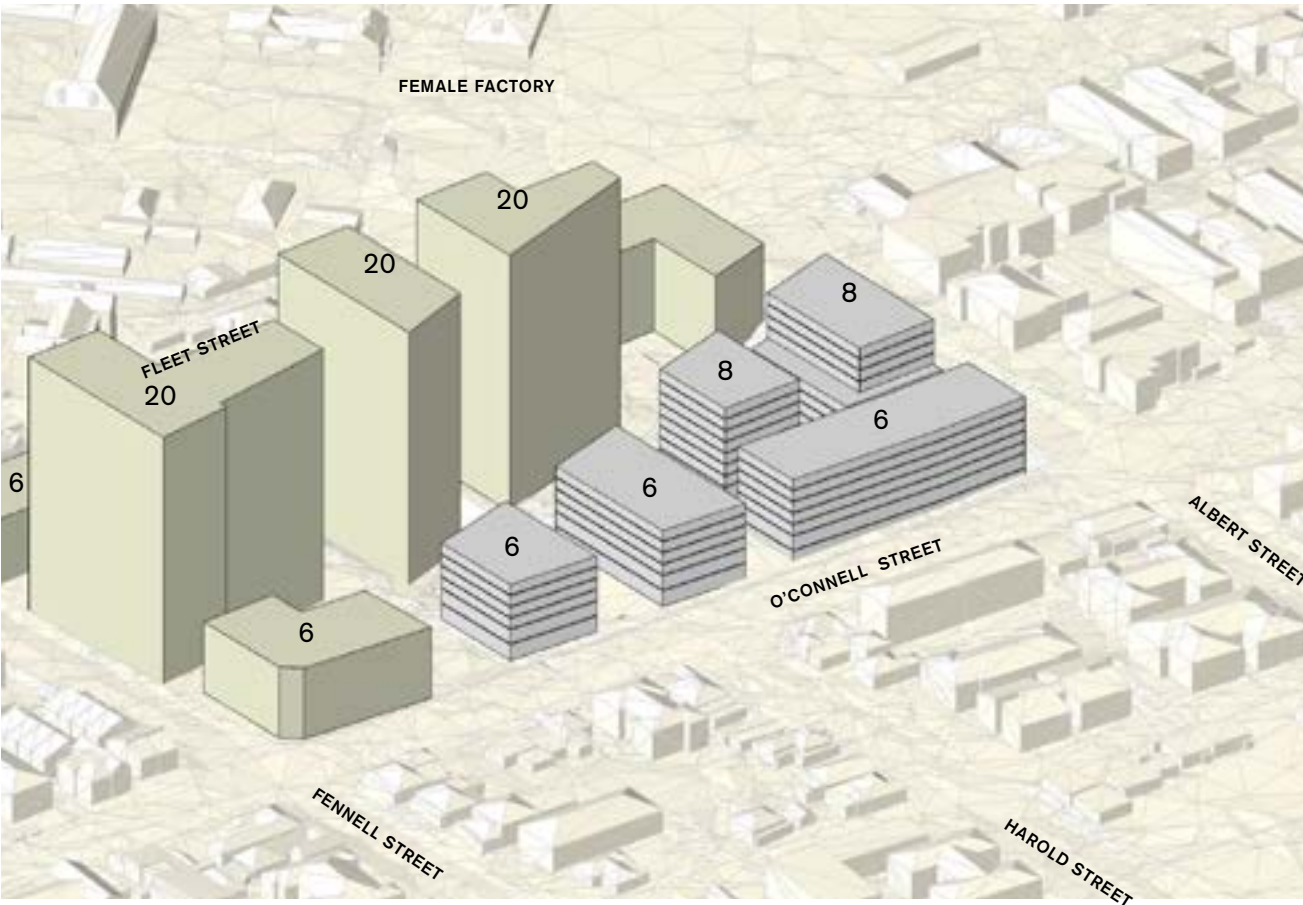


DCP Master Plan

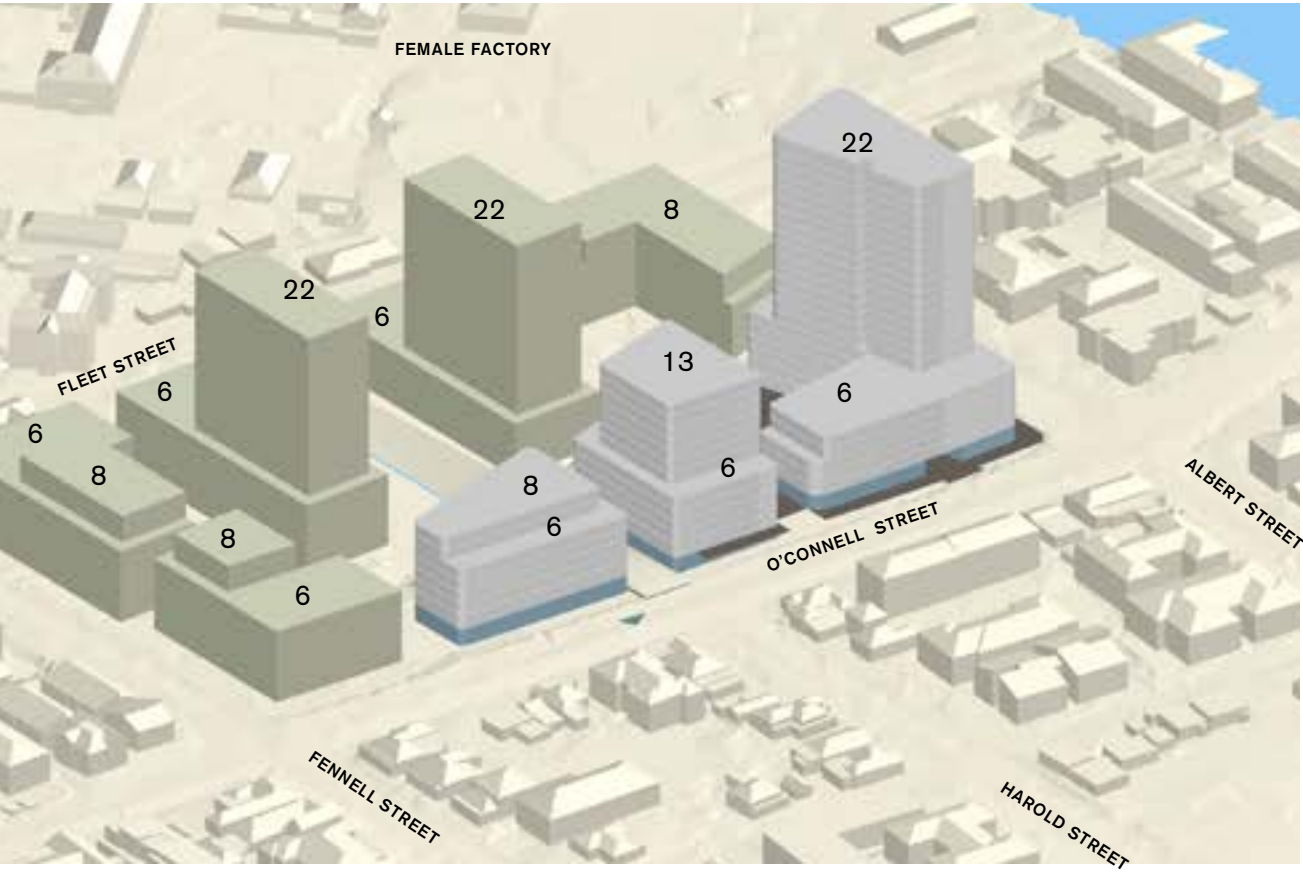


Proposed Master Plan

BUILD FORM JUSTIFICATION
FROM COUNCIL PP MASTER PLAN TO AMENDED

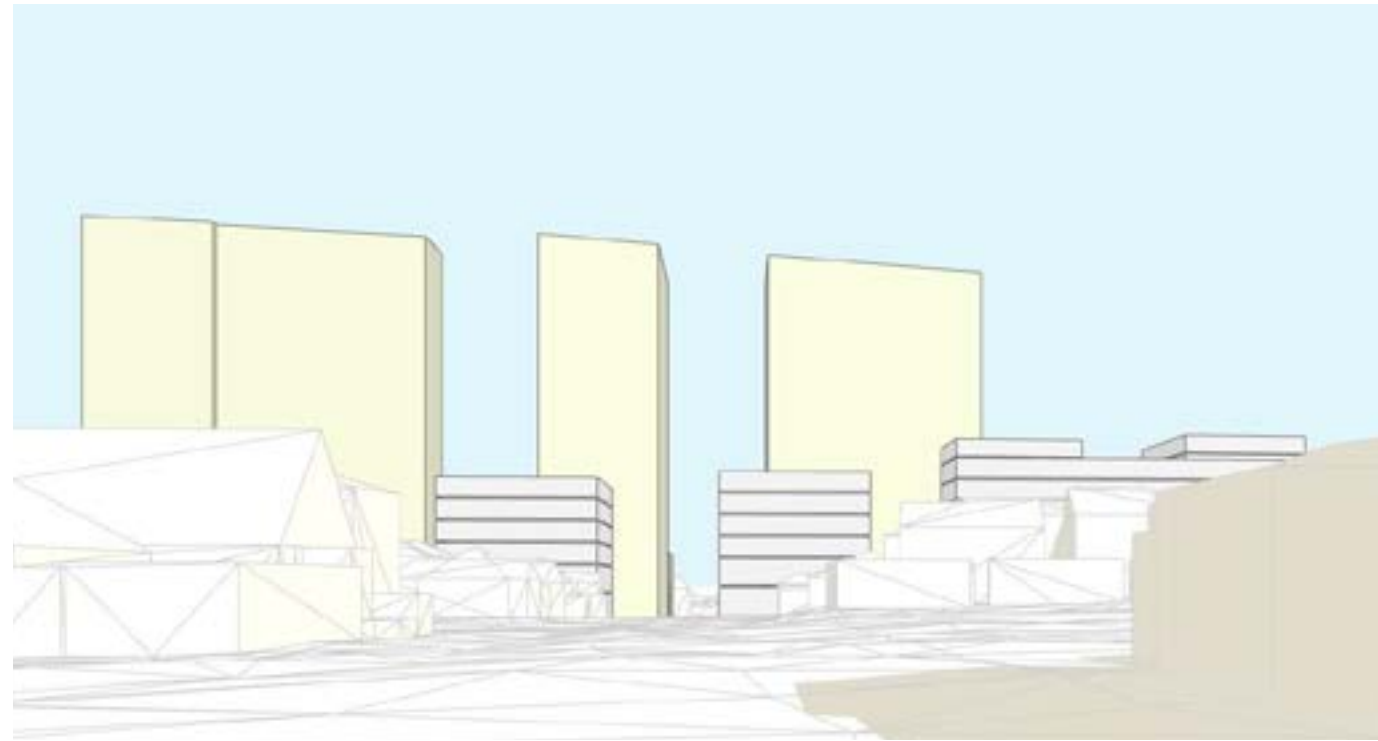


DCP Master Plan

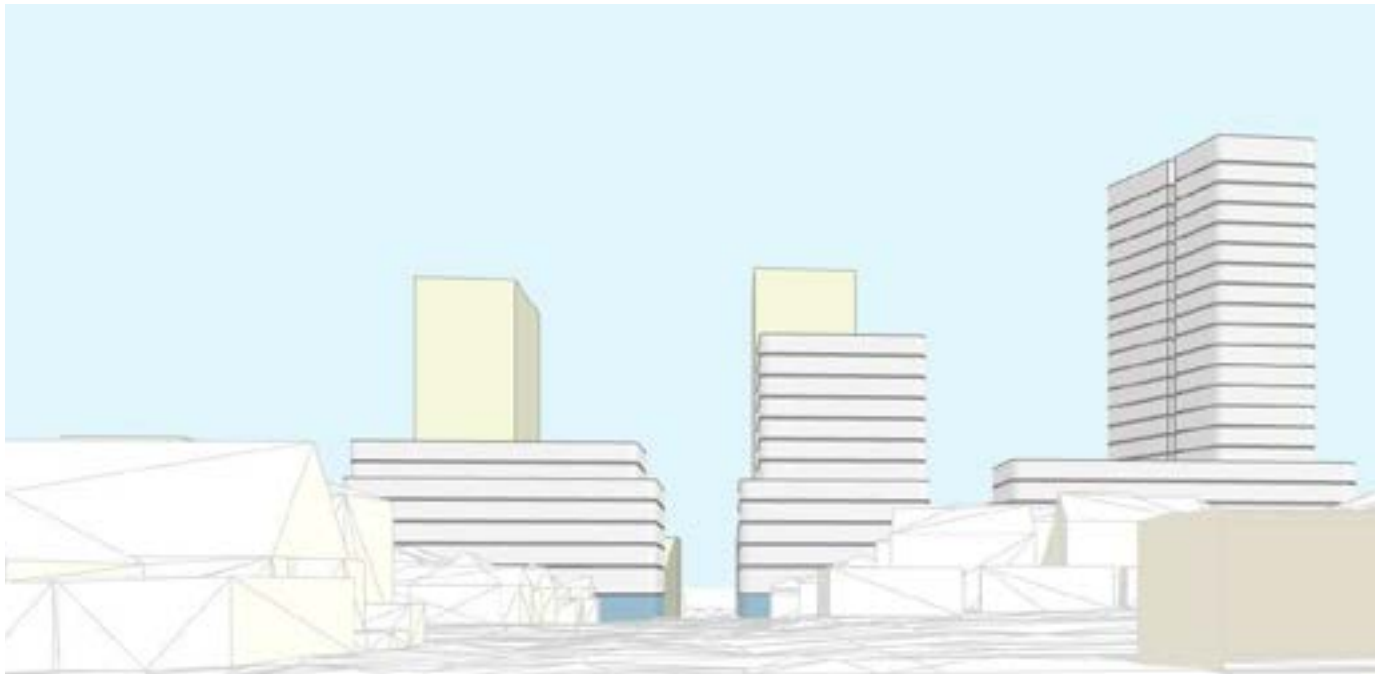


Proposed Master Plan

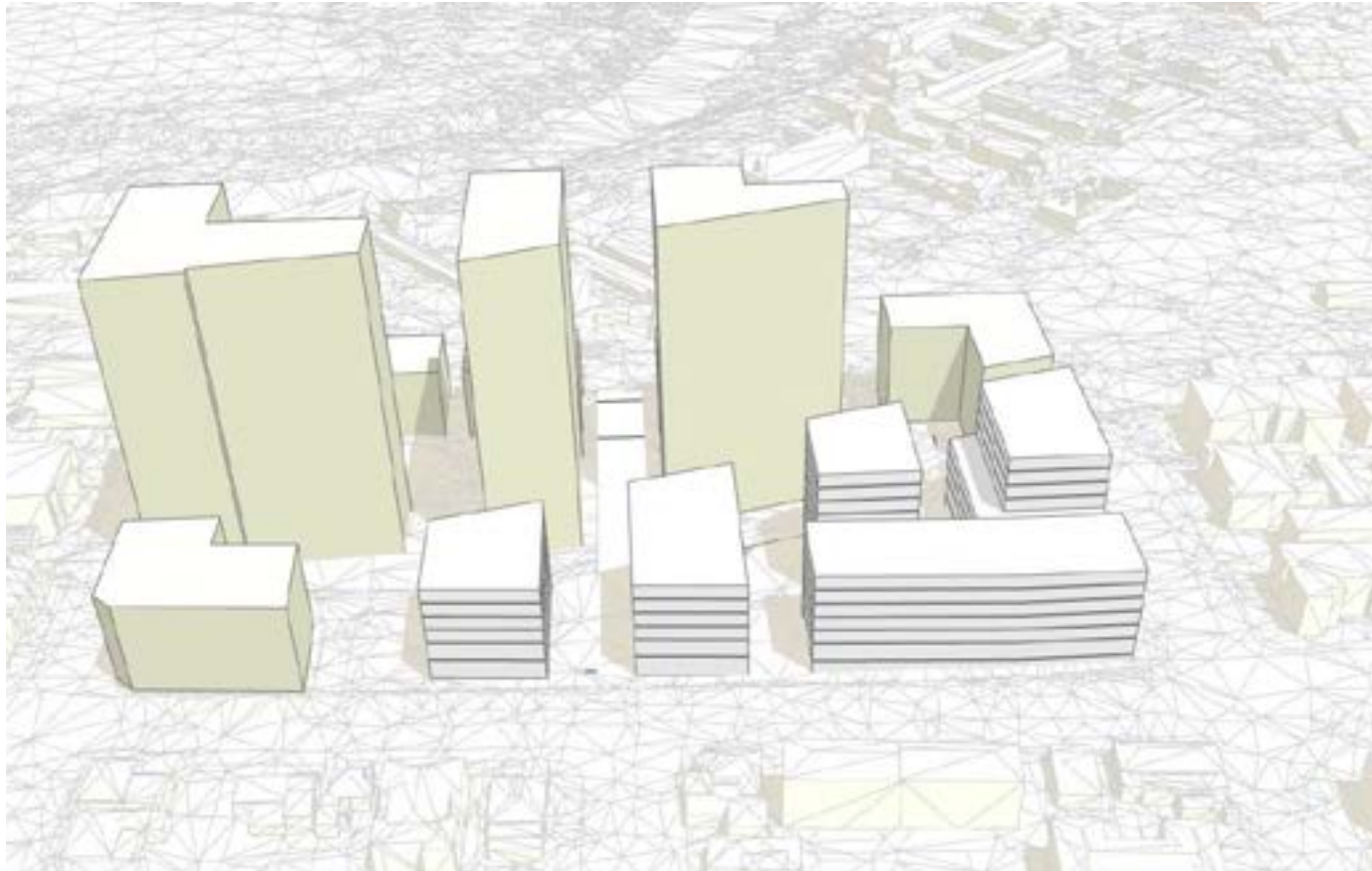




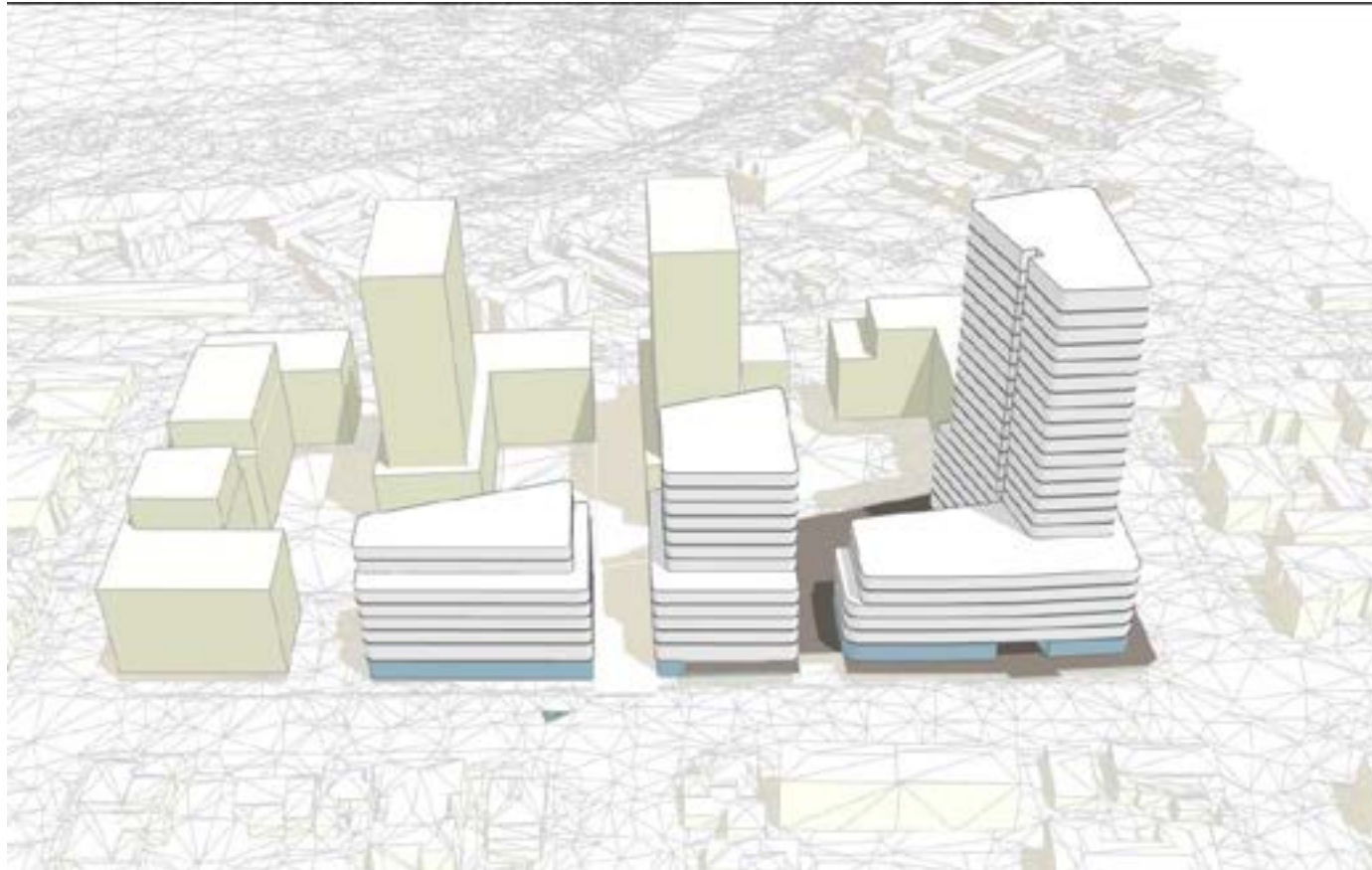
DCP Massing



Proposed Massing

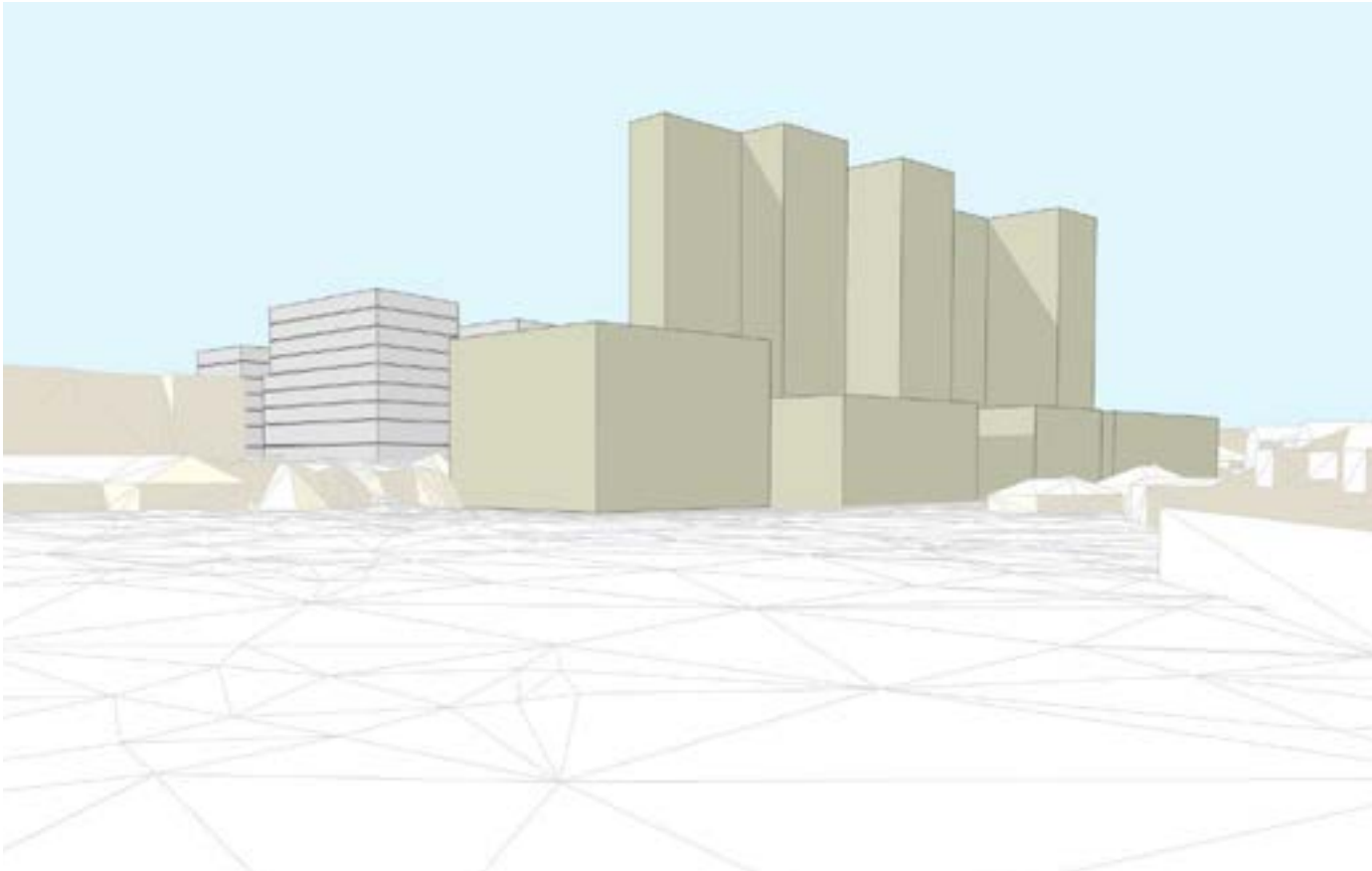


DCP Massing

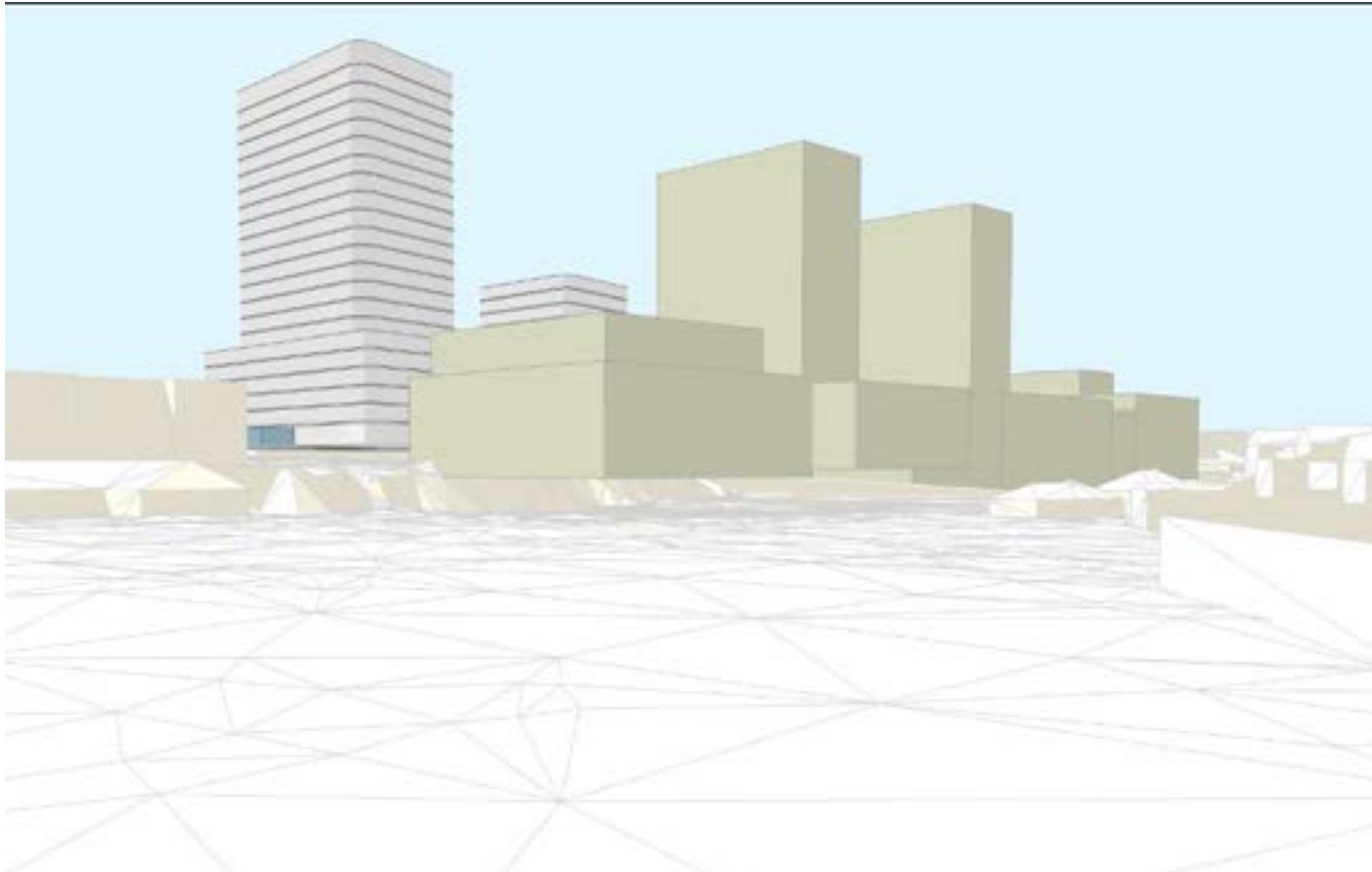


Proposed Massing

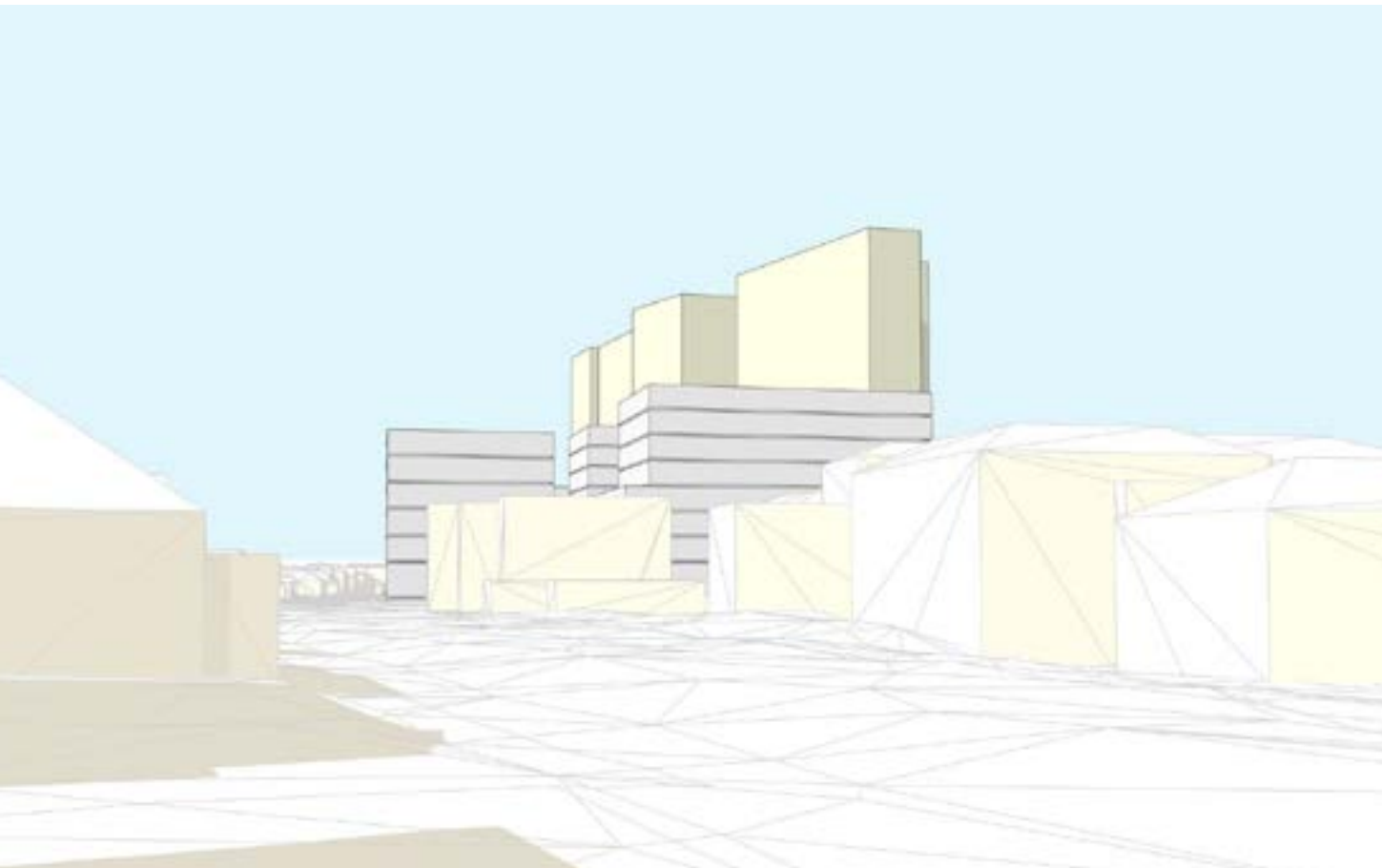




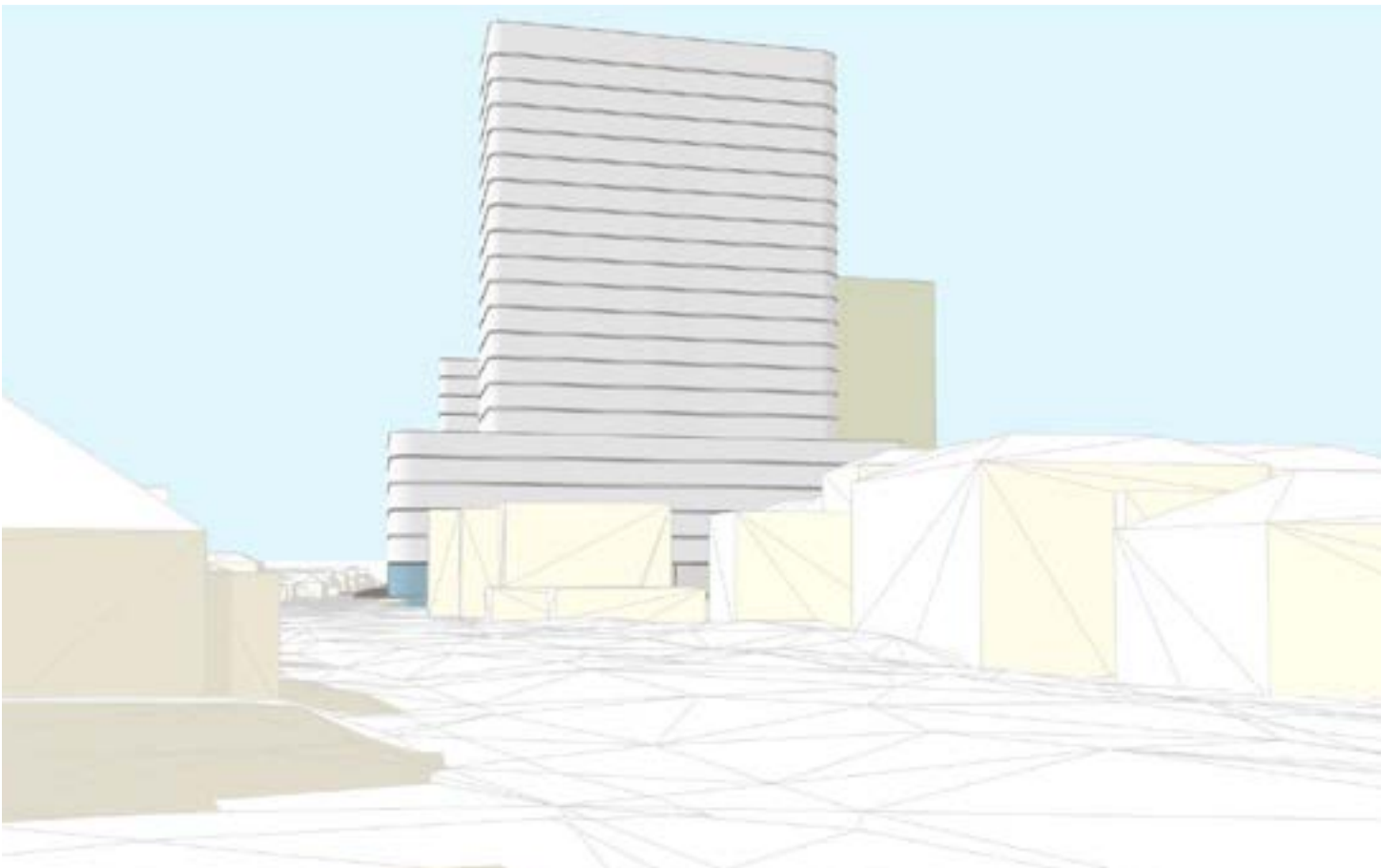
DCP Massing



Proposed Massing

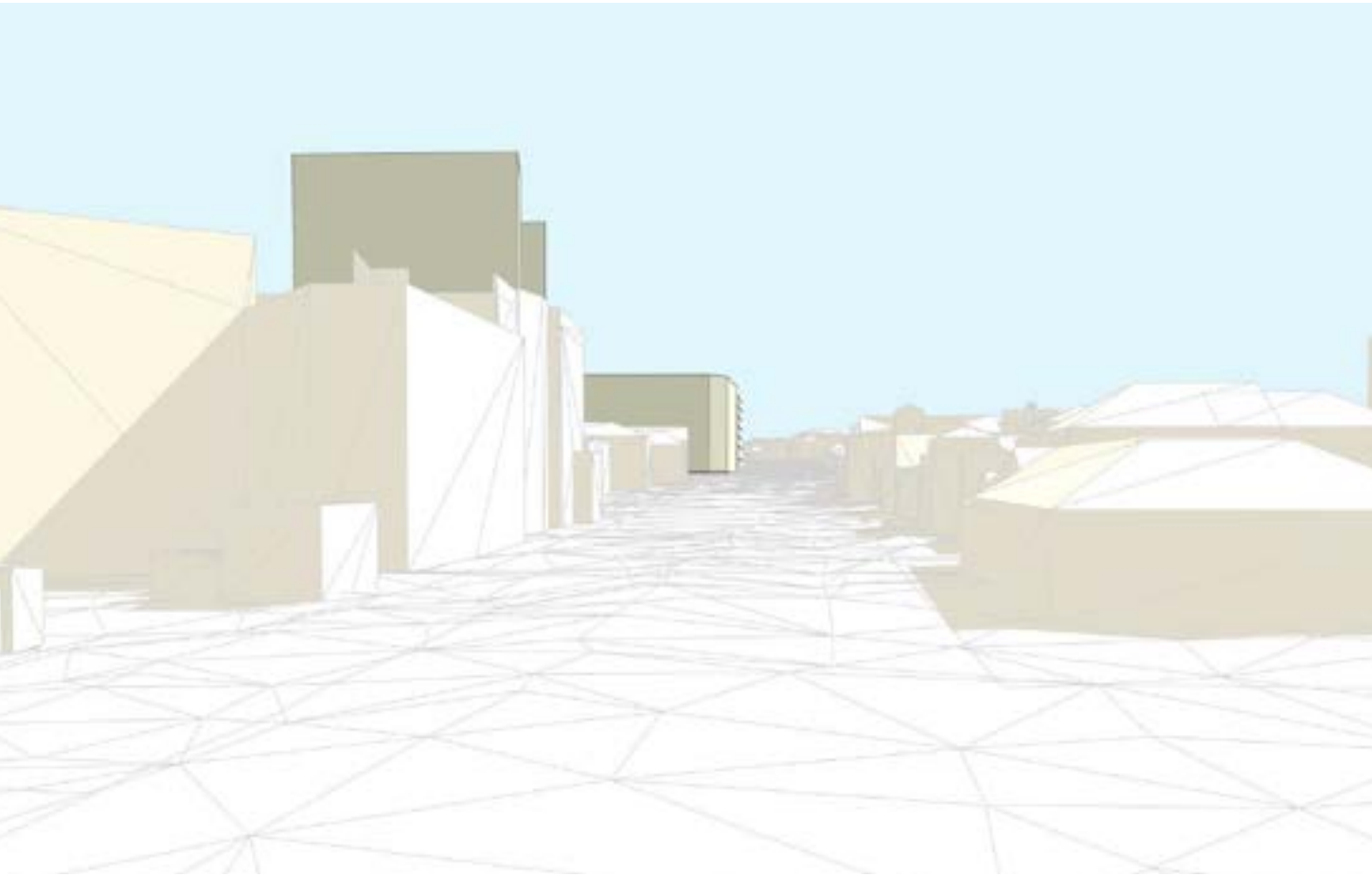


DCP Massing

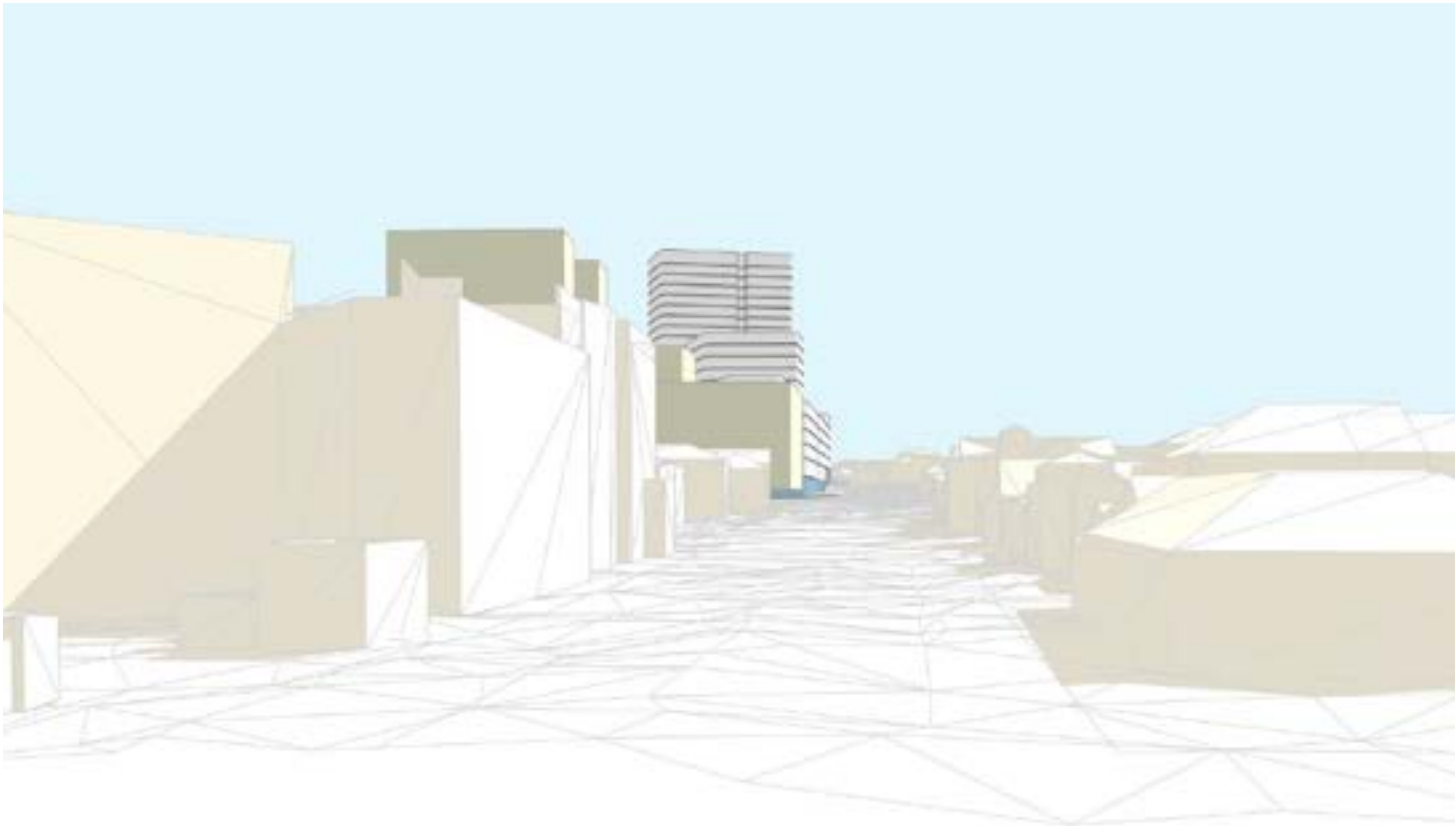


Proposed Massing

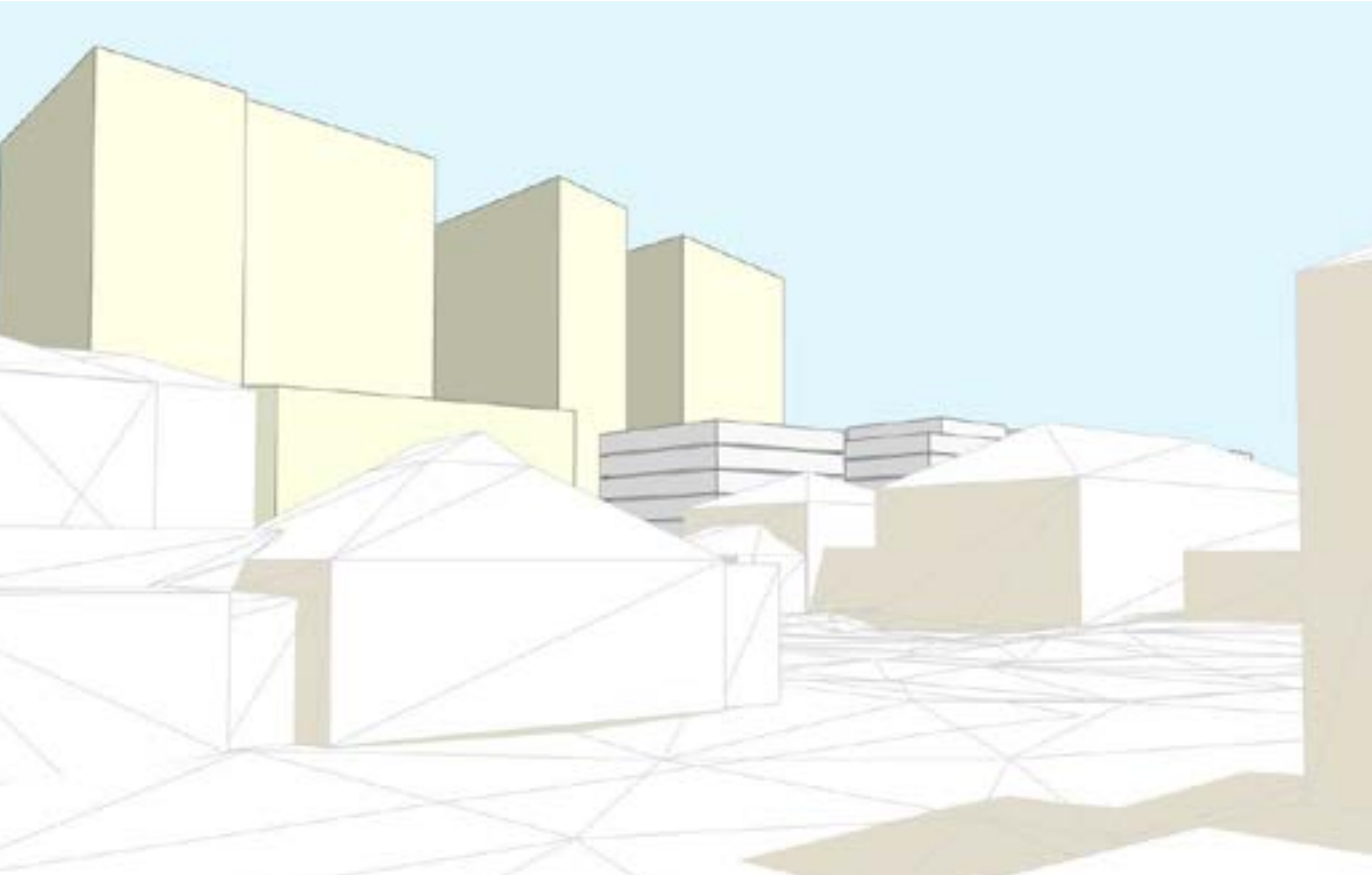




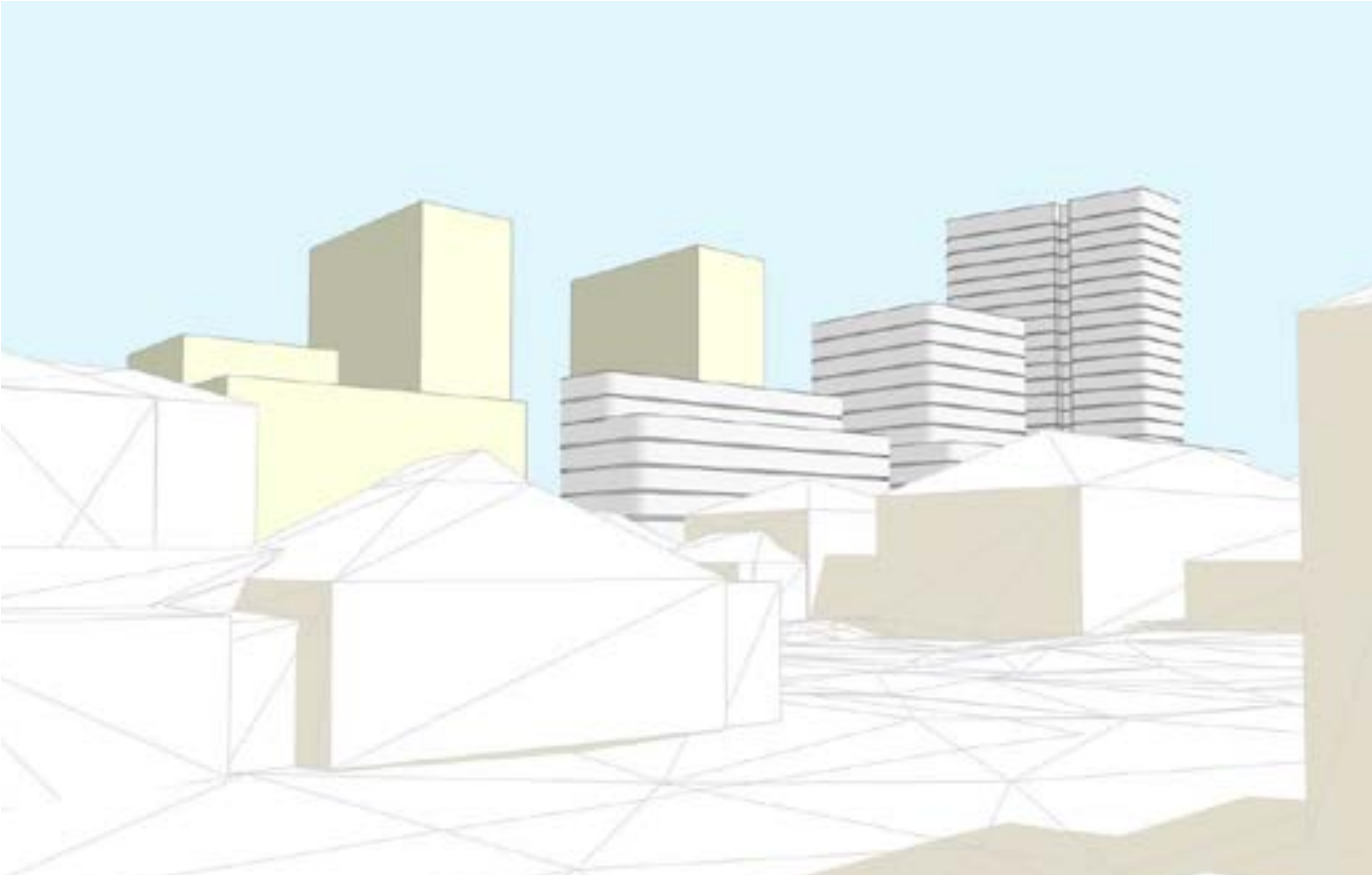
DCP Massing



Proposed Massing



DCP Massing



Proposed Massing



APPENDIX

INDICATIVE CONCEPT

INDICATIVE CONCEPT
VIEW ORIENTATION AND PRIVACY TREATMENT

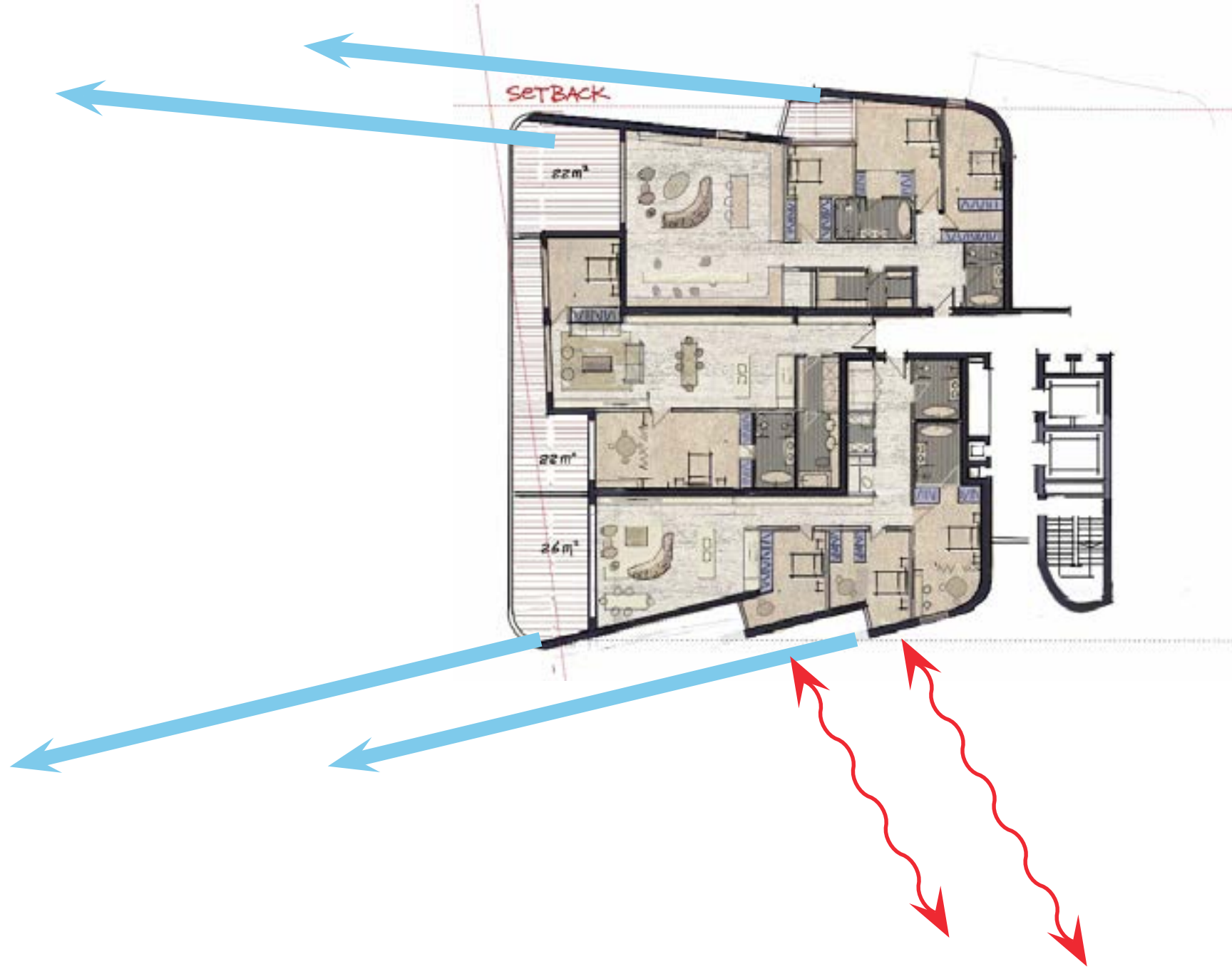


Internal view out from living area



Internal view out from bedroom

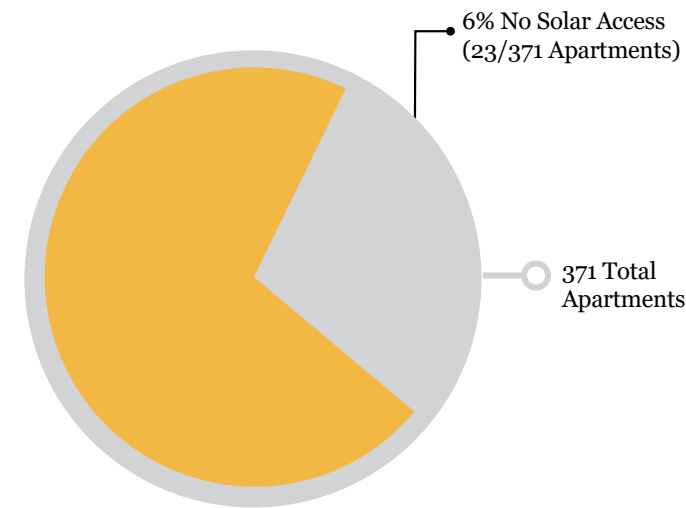
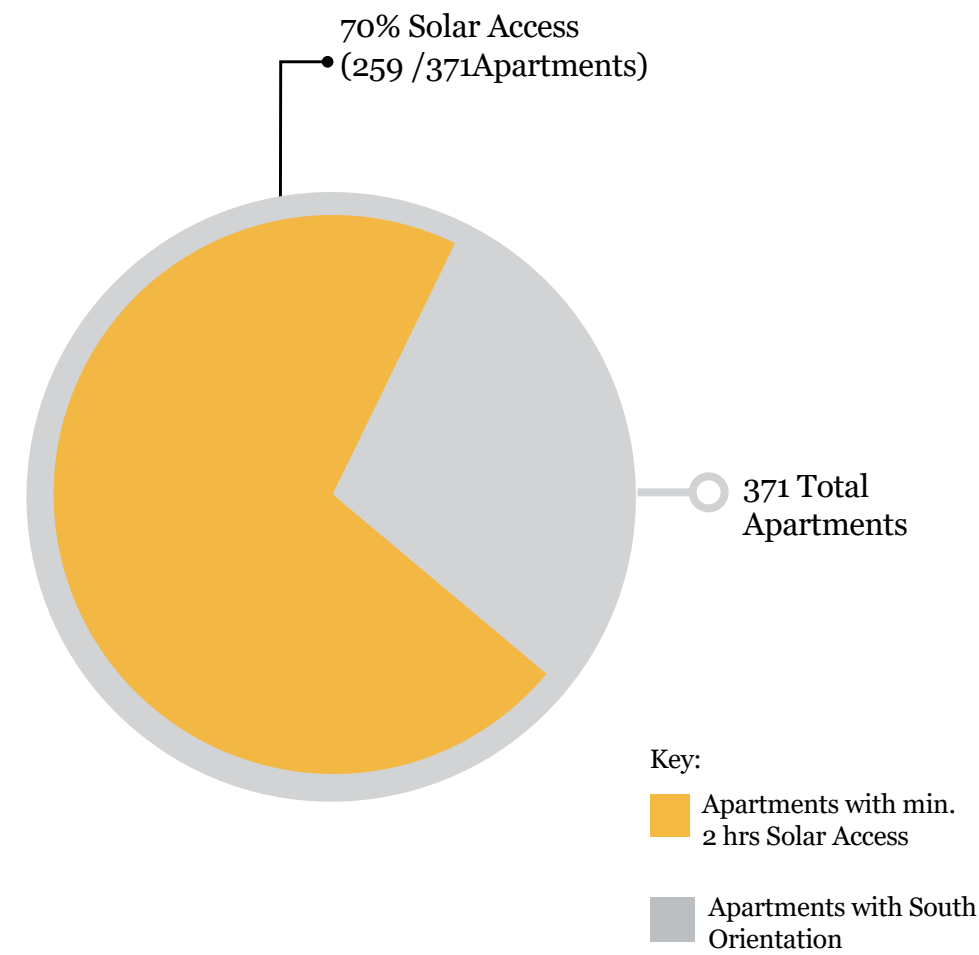
- Key:
- Direct Views
 - Visual Separation



INDICATIVE CONCEPT SOLAR ACCESS

Residential Solar Access

The proposed development is designed to provide the maximum amenity to a majority of the dwellings, with most units having northern aspect. The proposal maximises the daylight to each unit. 74% of all units that achieve minimum 2 hours of sunlight into living room windows between 9 am and 3 pm during mid winter, complies with constraints outlined in the ADG and no more than 6% of units are considered single aspect south facing.

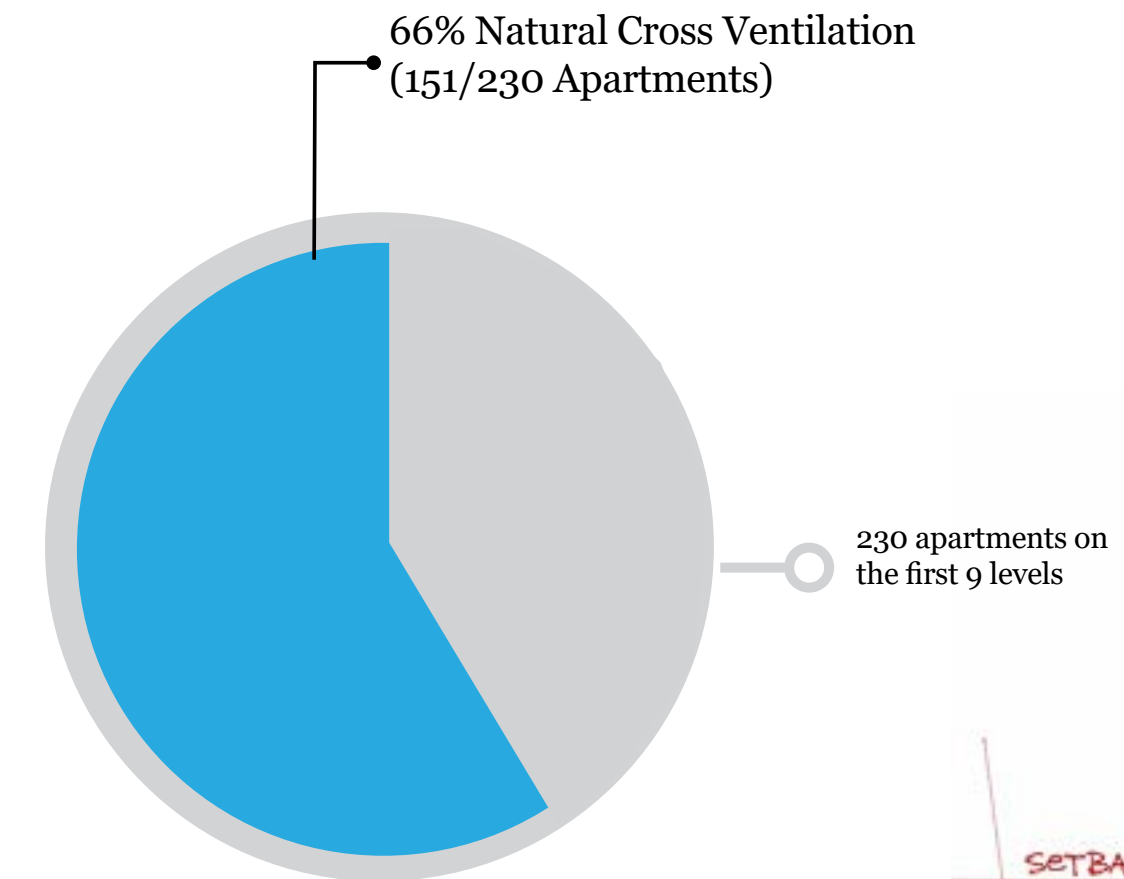


INDICATIVE CONCEPT
CROSS VENTILATION

Natural Cross Ventilation

A well-thought-out design understands that environment and buildings should work together, creating a sustainable and harmonious system. This design not only enhances indoor air quality but also promotes a comfortable and energy-efficient environment. By harnessing natural breezes, cross ventilation reduces the need for artificial cooling systems, creating a more sustainable and pleasant living space for residents.

65% of the apartments on the first 9 levels achieves natural cross ventilation, complies with constraints outlined in the ADG.

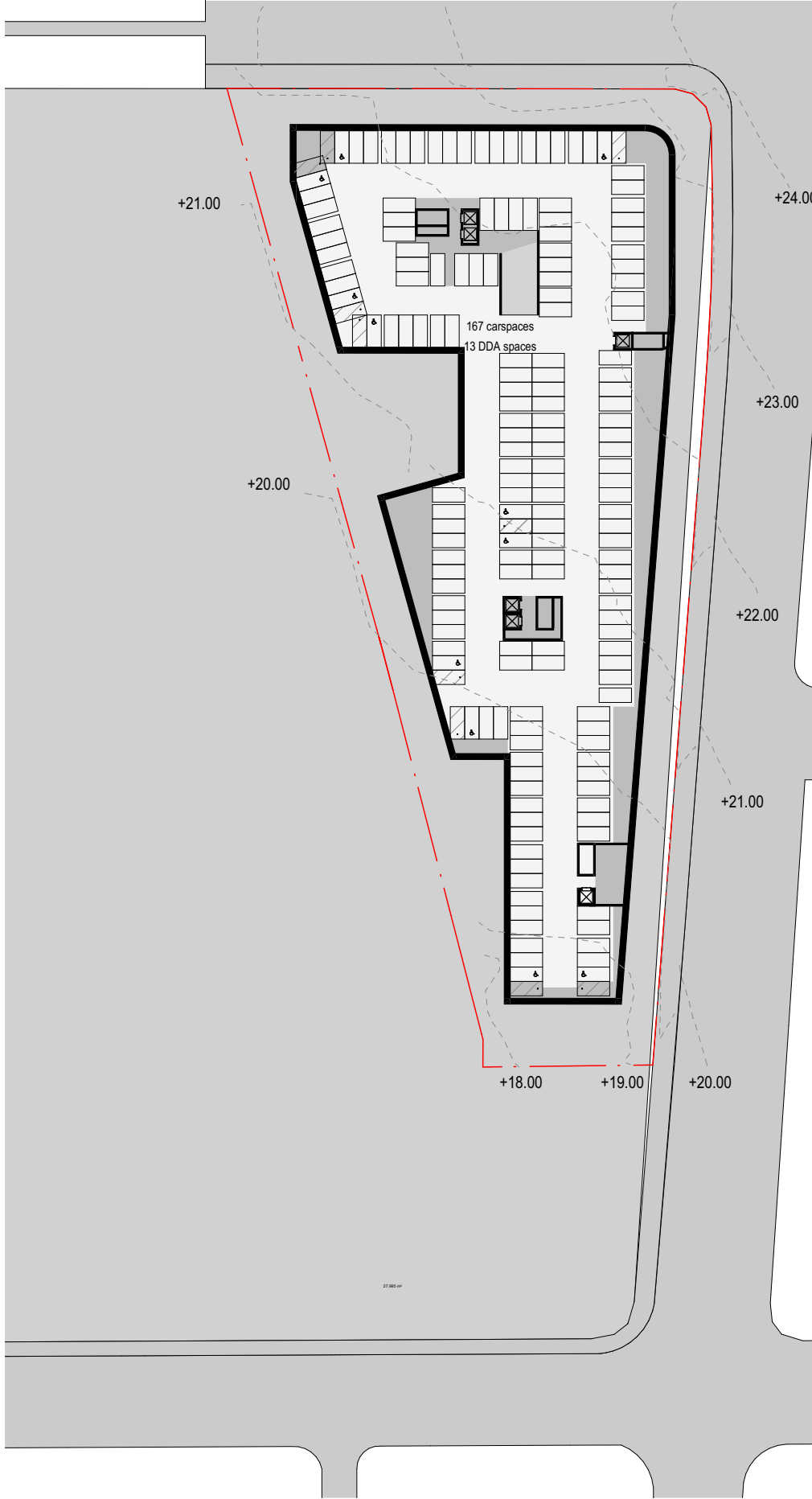


INDICATIVE CONCEPT
BASEMENTS

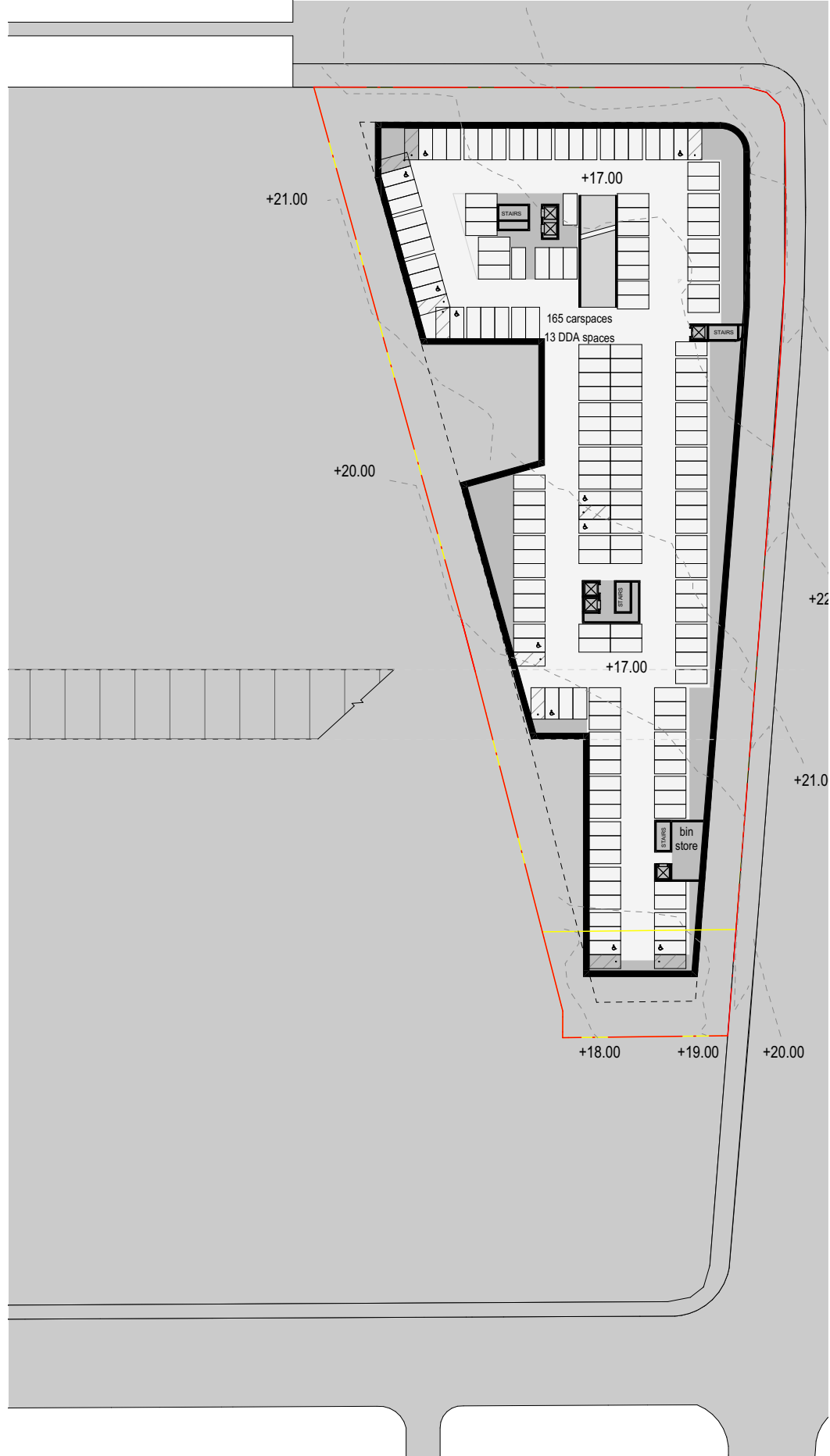
A typical basement layout with total of 440 car space allocated in two and half levels.

a 26m x 22m communal garden and 6 metres setbacks along the site boundaries provide deep soil allowance towards playground and landscape buffer areas.

A traffic report accompanies this



BASEMENT 02



BASEMENT 01



INDICATIVE CONCEPT
LOWER GROUND

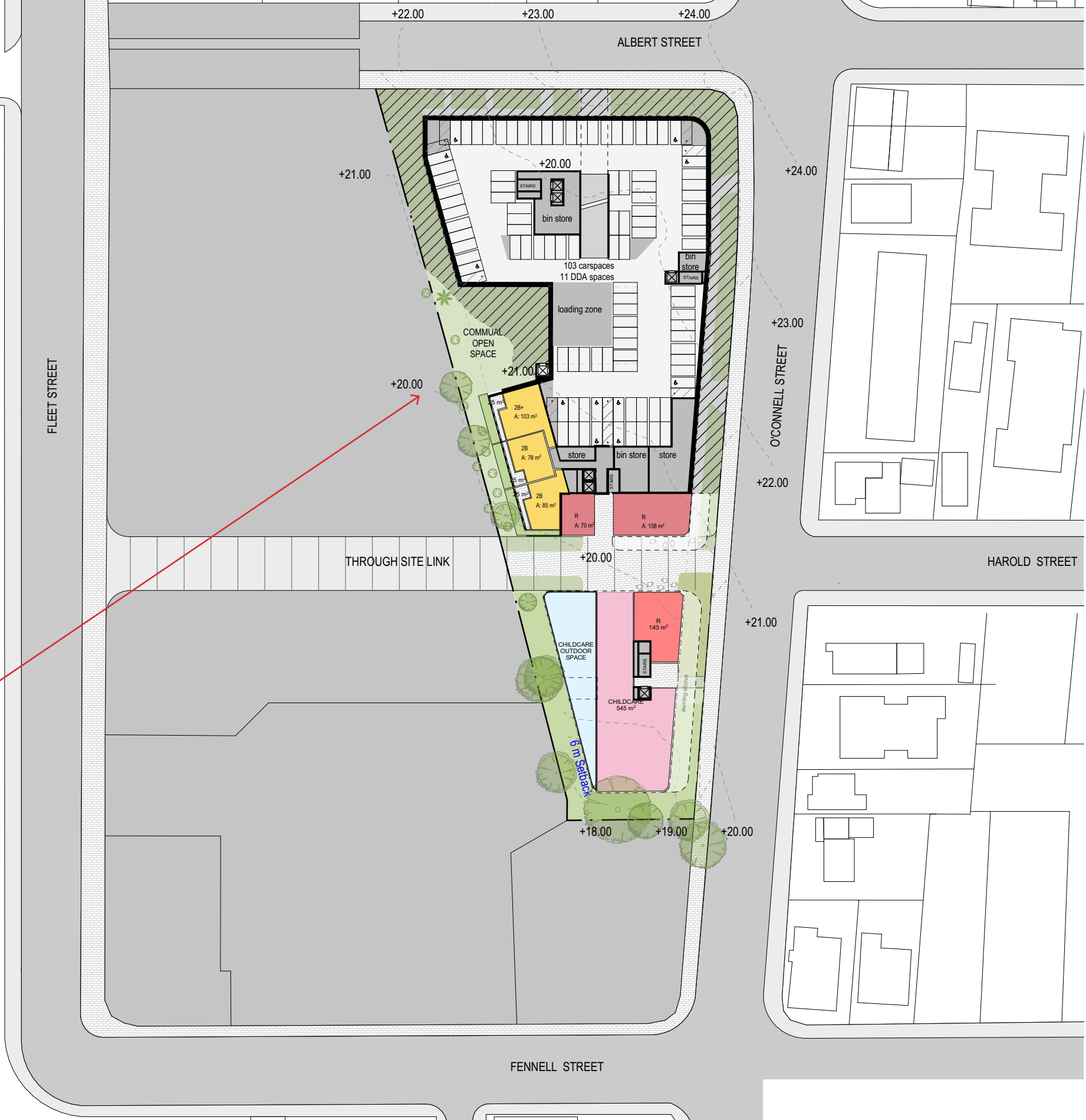
An indicated lower ground plane scenario which depicts a mix-used presentation to the public domain.

Corner safe, F/B and Child care centre help activate the centred green space and through site link.

Non-residential parking can be placed behind the active through site link frontage with control points giving security to residential parking.



Please refer to lanscpae report for further detail on COS



INDICATIVE CONCEPT
UPPER GROUND

A single point of entry from Albert Street helps separate the retail and residential use on ground,

6 metres landscaped paving area, with continual awning covered, along the O'Connell Street frontage, provide pedestrian amenities, and also encourage retail use.



Please refer to lanscpae report for further detail on COS



INDICATIVE CONCEPT
PODIUM

An indicative residential podium layout, which shows utilises a urban village style of housing typology and with housing facing the communal open space. these external areas provide opportunity for protected but generous amenity for residents of multiple blocks.



INDICATIVE CONCEPT
TOWERS

An indicative residential floor plate has been designed to demonstrate the potential for a diverse mix of occupancy types, ensuring appropriate separation, desirable outlooks, and natural amenities.

A landscape report, prepared in conjunction with this document, provides additional details on podium landscape opportunities, supporting a comprehensive understanding of the proposed outdoor spaces.

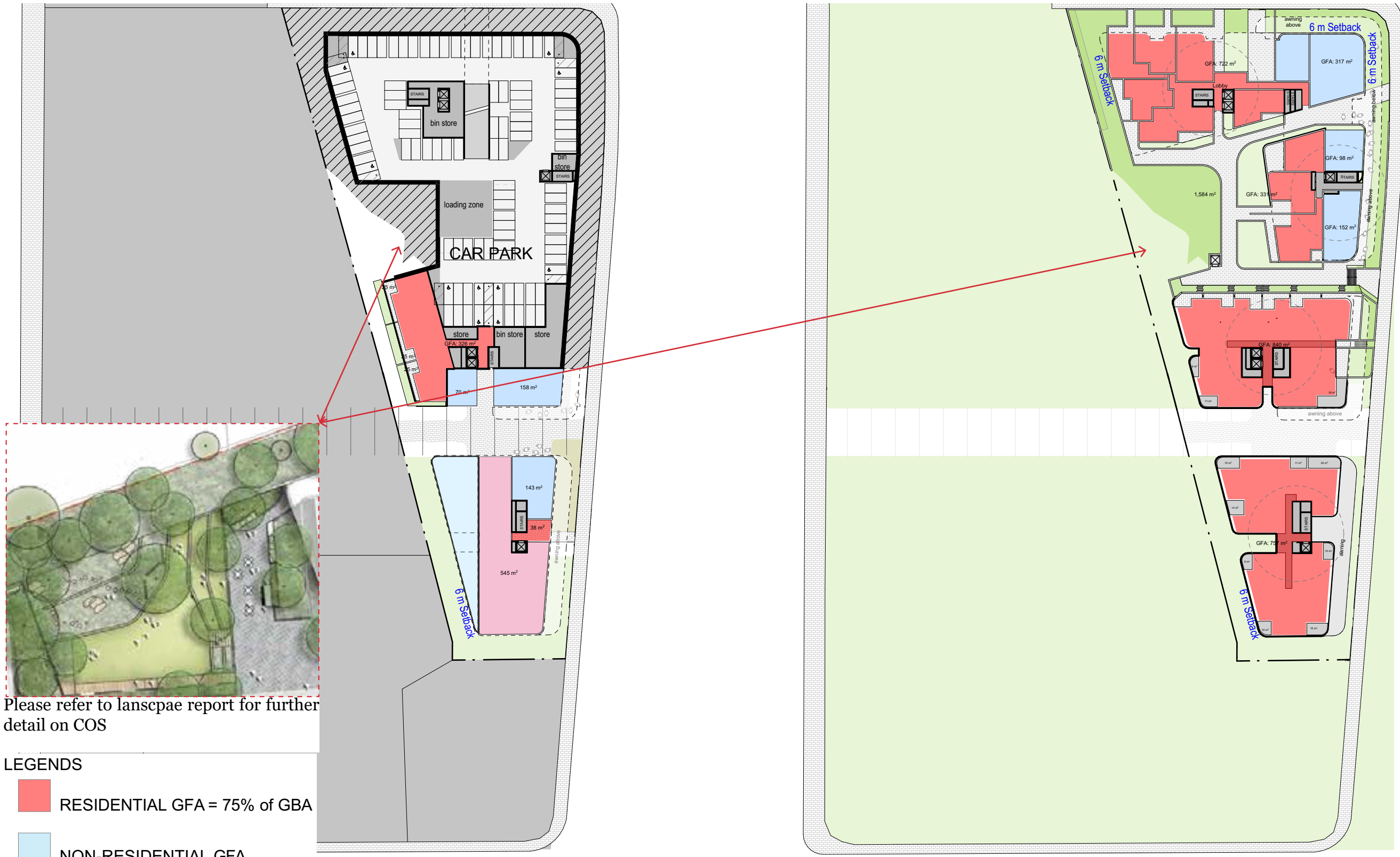


MID TOWER

UPPER TOWER



INDICATIVE CONCEPT
GFA PLANS



Please refer to lanscpae report for further detail on COS

LEGENDS

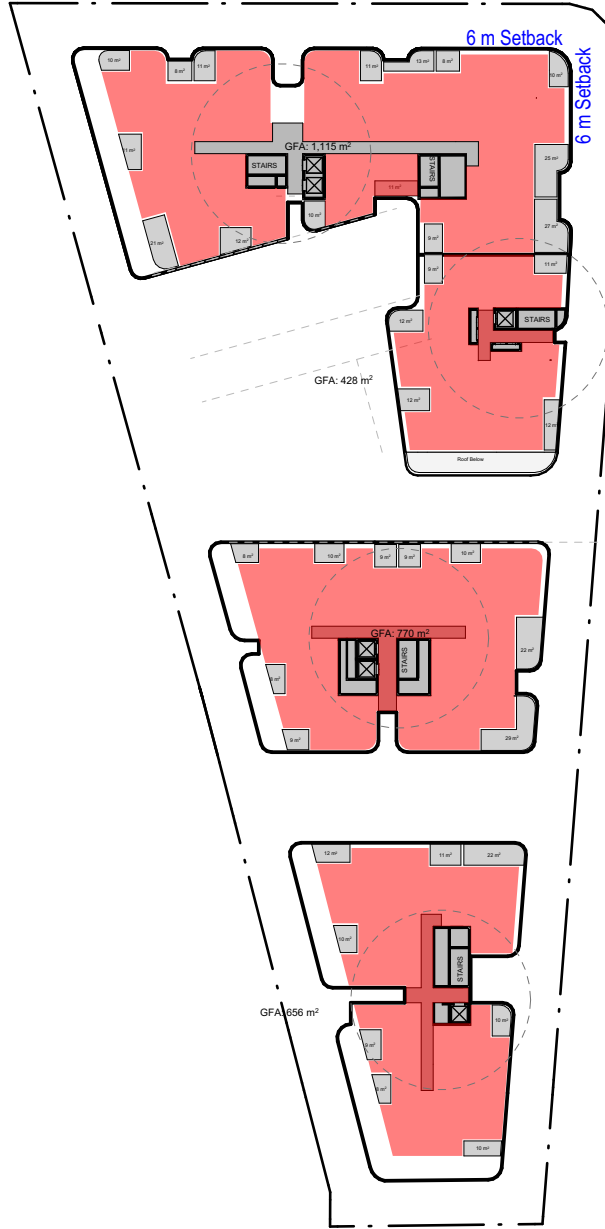
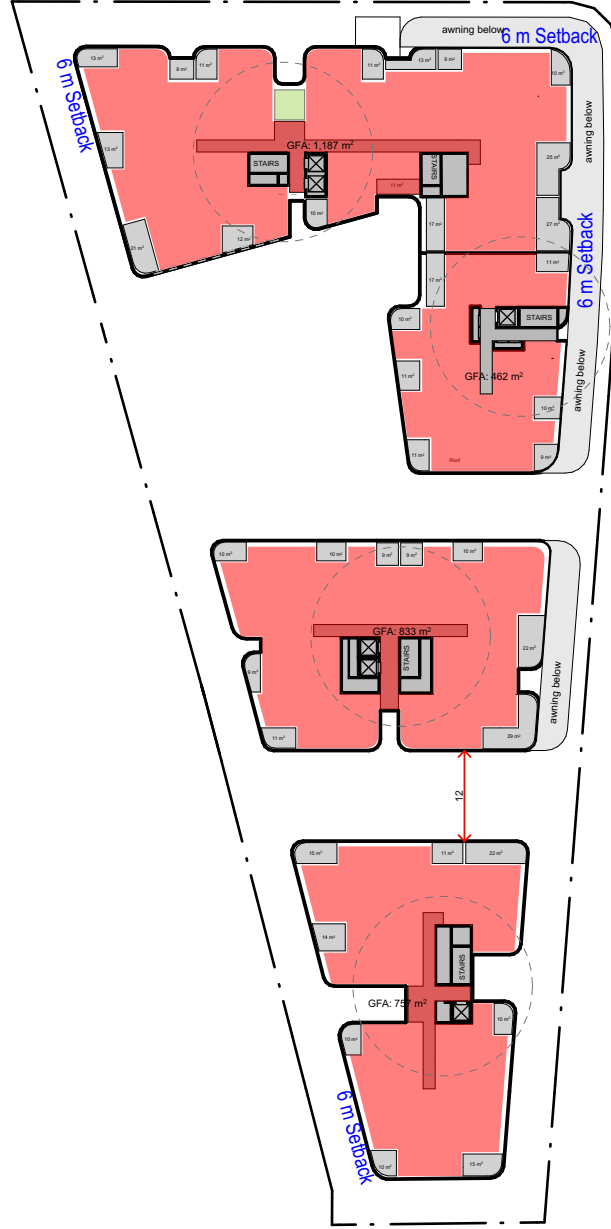
- RESIDENTIAL GFA = 75% of GBA
- NON-RESIDENTIAL GFA
- CHILDCARE GFA

LOWER GROUND

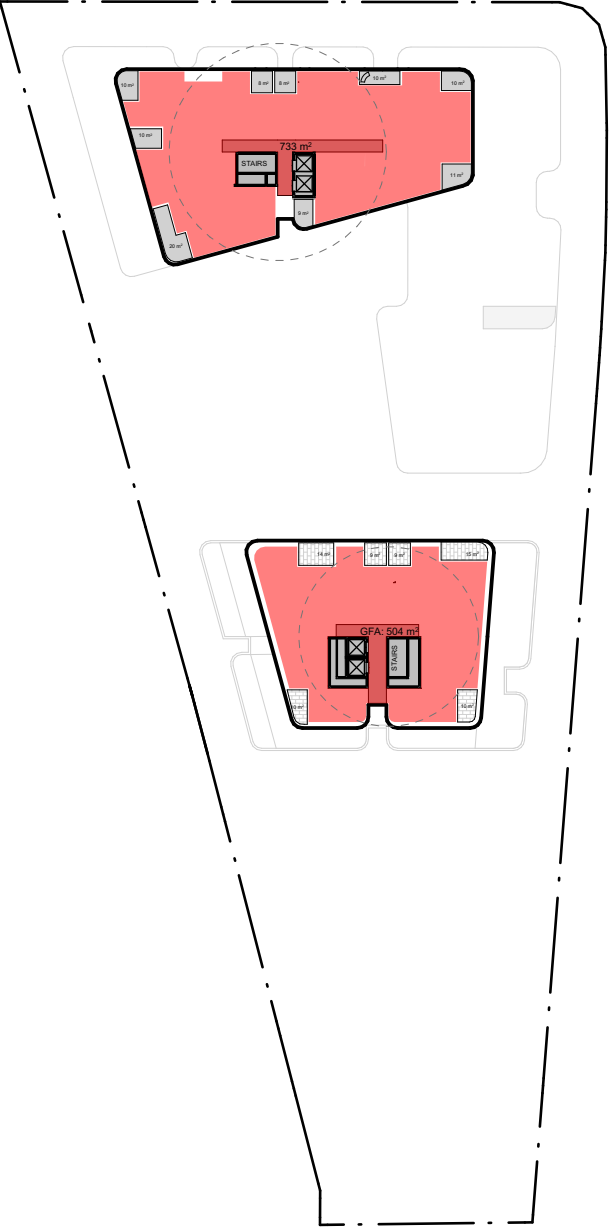
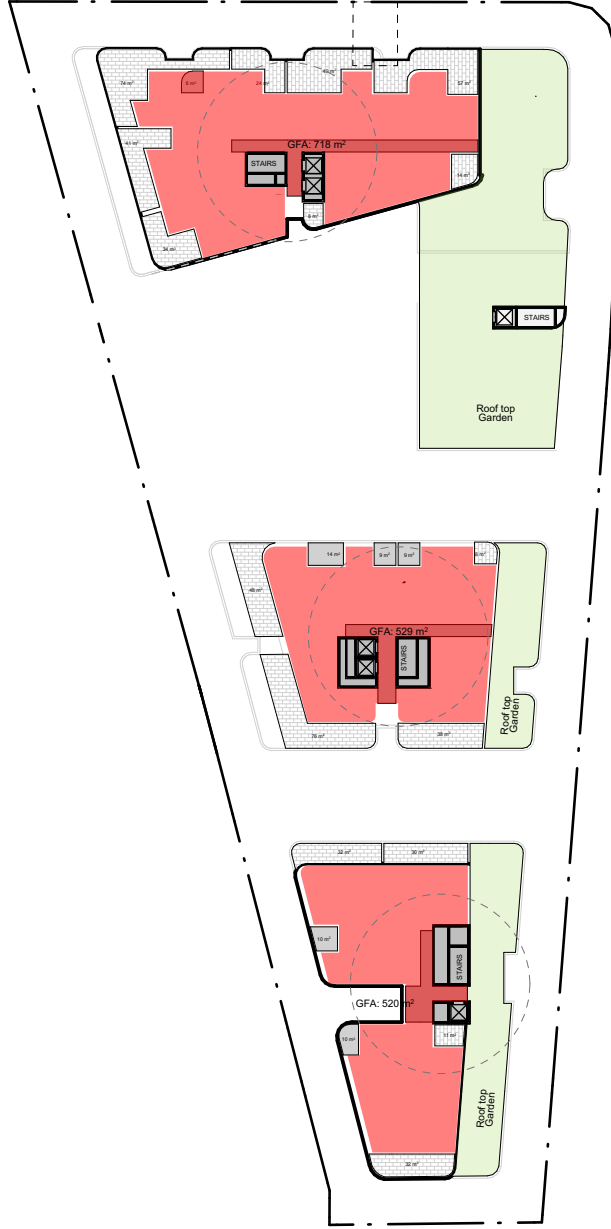
UPPER GRC



INDICATIVE CONCEPT
GFA PLANS



INDICATIVE CONCEPT
GFA PLANS



LEGENDS

- RESIDENTIAL GBA
- RESIDENTIAL GFA = 75% of GBA

LOWER PODIUM

UPPER PODIUM

DKO ARCHITECTURE

THINK PLANNERS

CLIENT
PETEROSE

9 Albert Street & 31
O'Connell Street

PROJECT
13070

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LEGENDS

- RESIDENTIAL GBA
- RESIDENTIAL GFA = 75% of GBA

MID TOWER

UPPER TOWER

DKO ARCHITECTURE

THINK PLANNERS

CLIENT
PETEROSE

9 Albert Street & 31
O'Connell Street

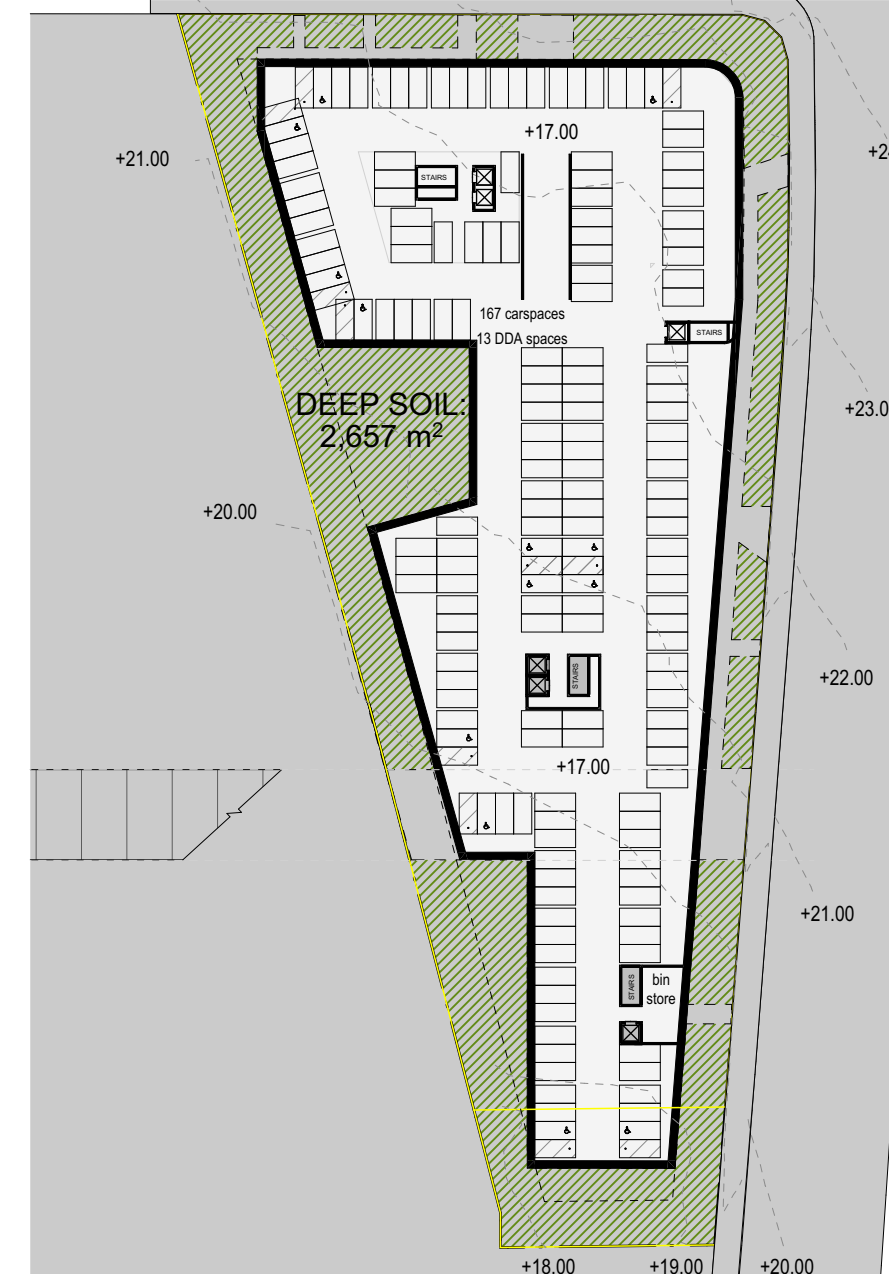
PROJECT
13070

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INDICATIVE CONCEPT
DEEP SOIL



LEGENDS

DEEP SOIL AREA: 2,657 m² = 30% OF THE SITE AREA

ADG: MIN. DEEP SOIL AREA > 7% OF THE SITE AREA

PDCP: MIN. DEEP SOIL AREA > 30% OF THE SITE AREA



LOWER GROUND



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PETEROSE

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O'Connell Street

PROJECT
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INDICATIVE CONCEPT
LANDSCAPE



LEGENDS

LANDSCAPE ON GROUND = 3,978 m²
= 45% OF THE SITE AREA

LANDSCAPE (PODIUM INCLUDED) = 4,183 m²
= 47% OF THE SITE AREA

PDCP: MIN. LANDSCAPE AREA > 40% OF THE SITE AREA



LOWER GROUND



CLIENT
PETEROSE

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O'Connell Street

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UPPER GROUND

INDICATIVE CONCEPT
COMMUAL OPEN SPACE

LEGENDS

COMMUAL OPEN SPACE AREA: 3,752 m²
= 42% OF THE SITE AREA
10m² PER UNIT

ADG: MIN. COMMUAL OPEN SPACE AREA
> 25% OF THE SITE AREA

PDCP: MIN. 10m² PER UNIT (> 3,700 m²)

Deep Soil Area

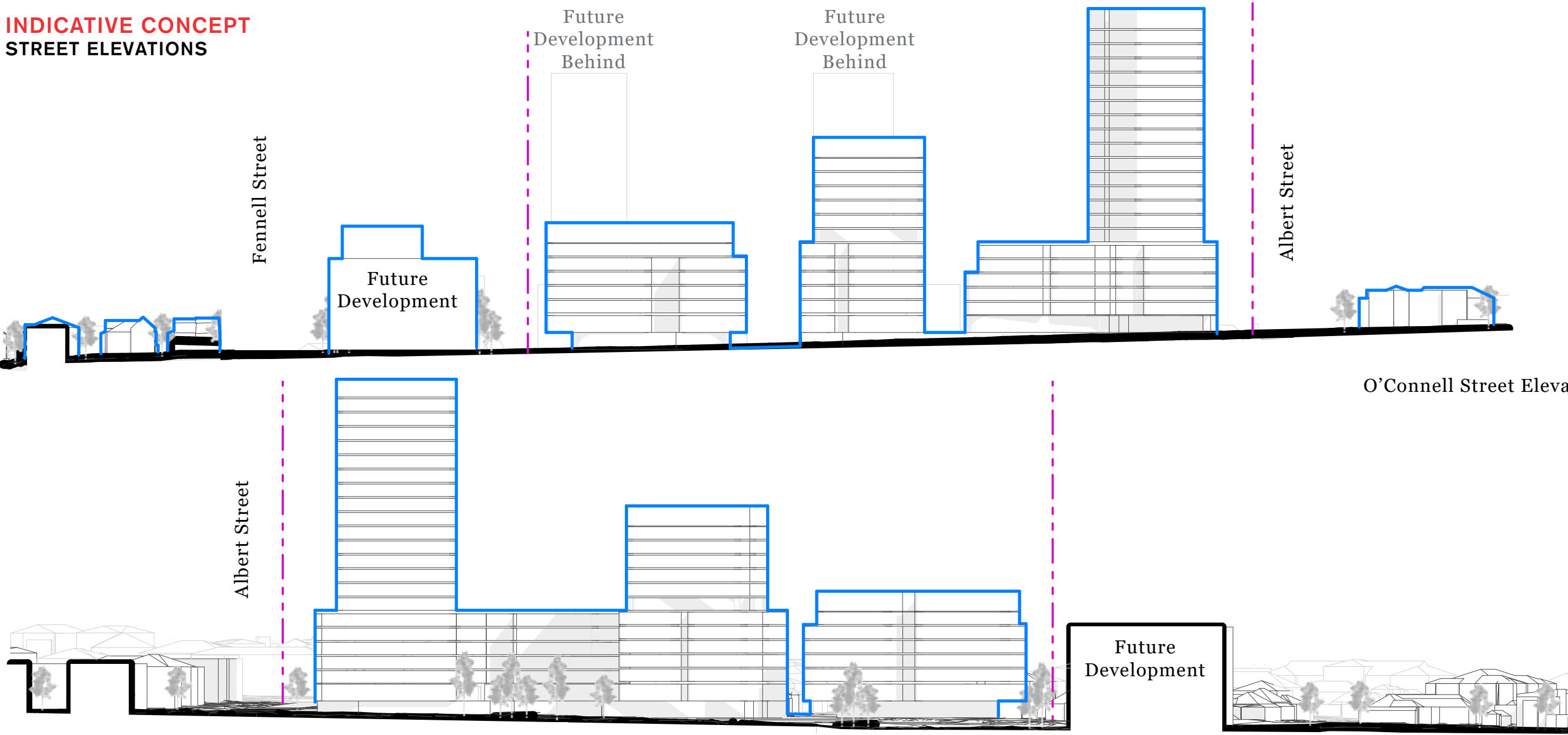


UPPER GROUND



PODIUM ROOFTOP

INDICATIVE CONCEPT
STREET ELEVATIONS



O'Connell Street Elevation

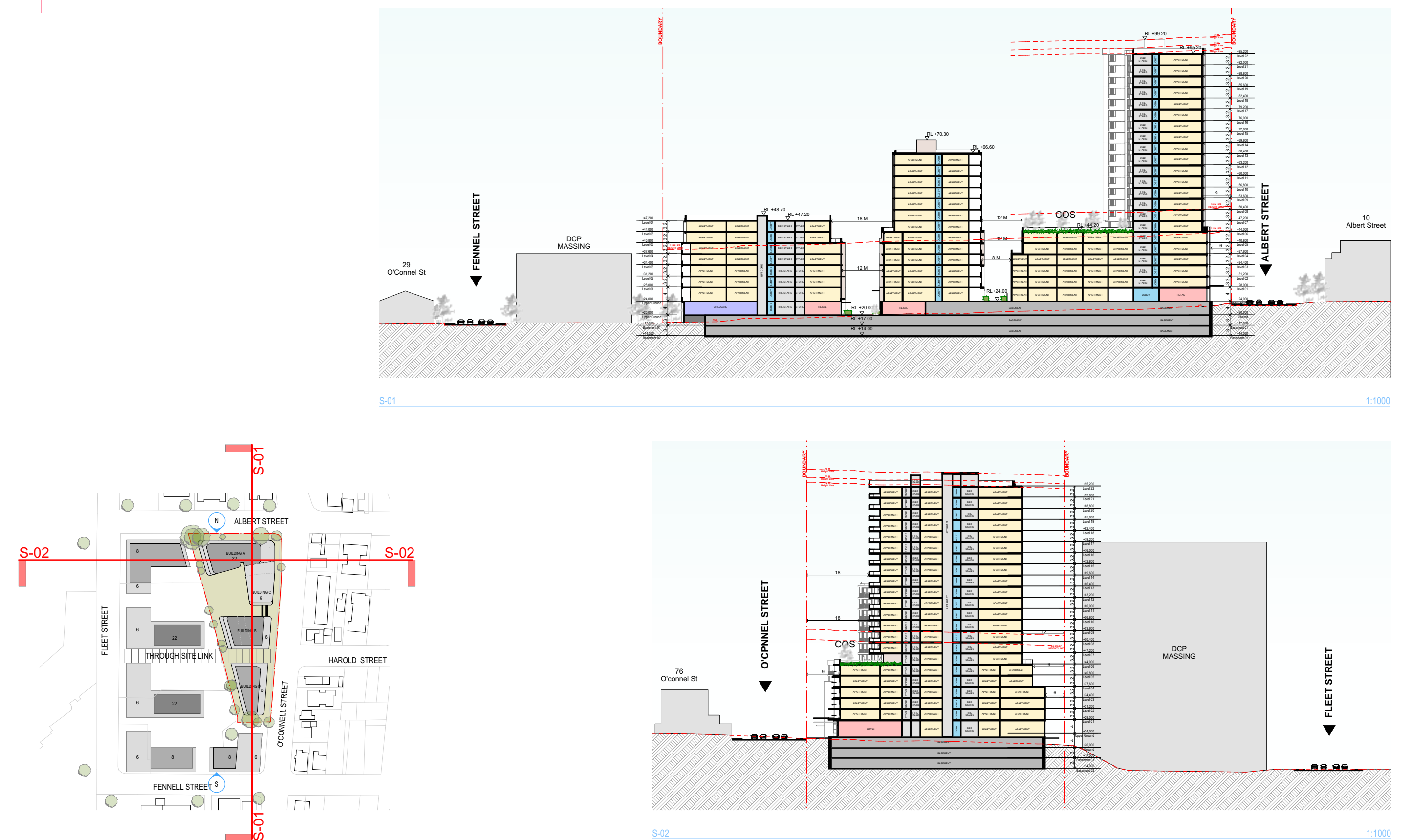
Western Boundary Elevation



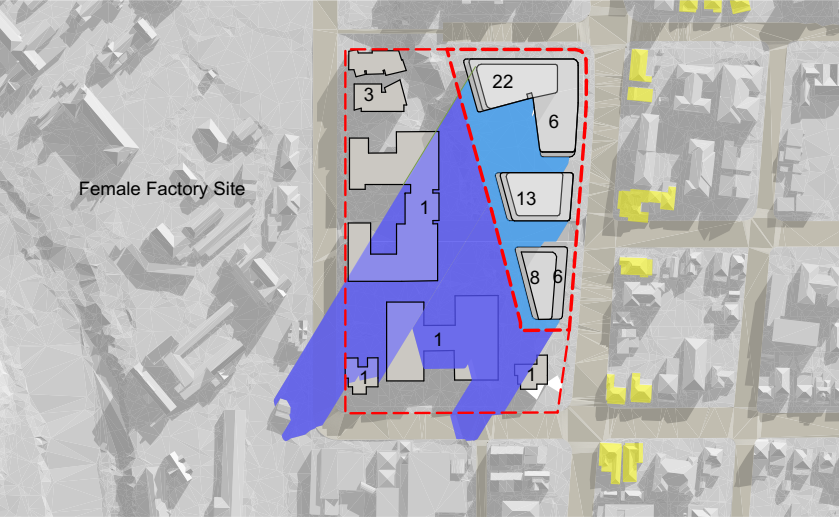
INDICATIVE CONCEPT
STREET ELEVATIONS



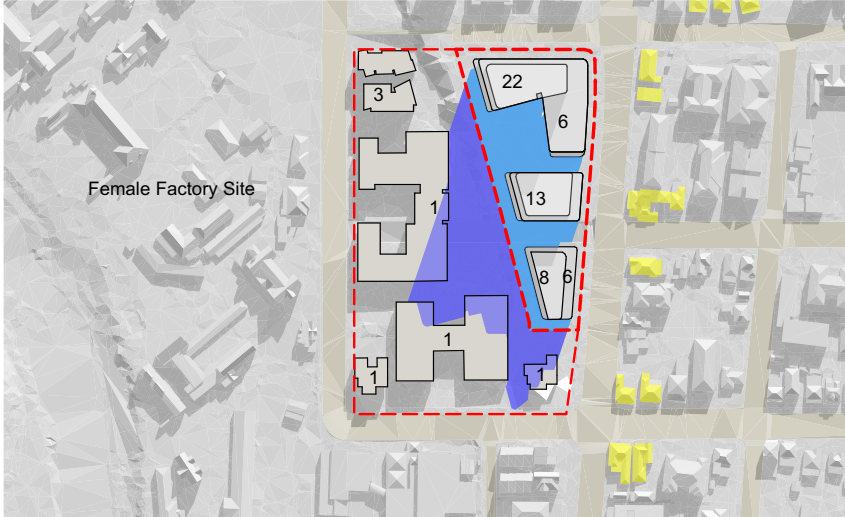
INDICATIVE CONCEPT
STREET SECTIONS



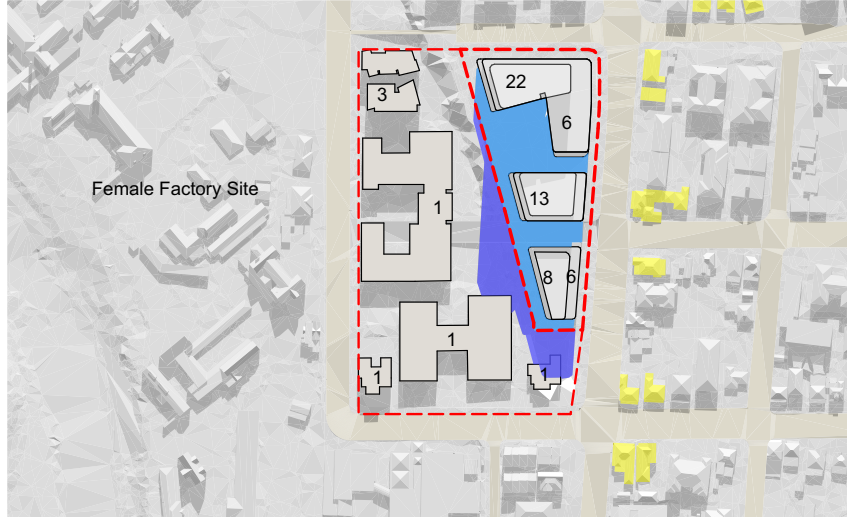
MASSING & BUILT FORM
SHADOW IMPACT ON EXISTING NEIGHBOUR_21ST OF JUNE 2023



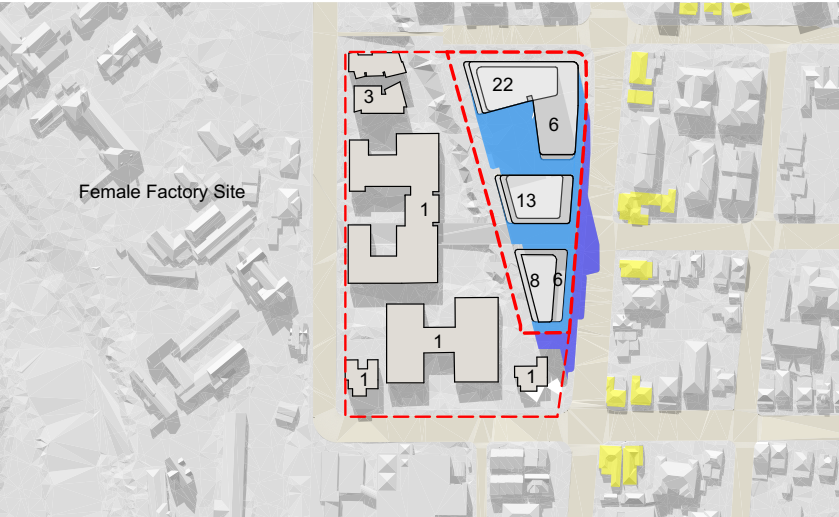
9AM



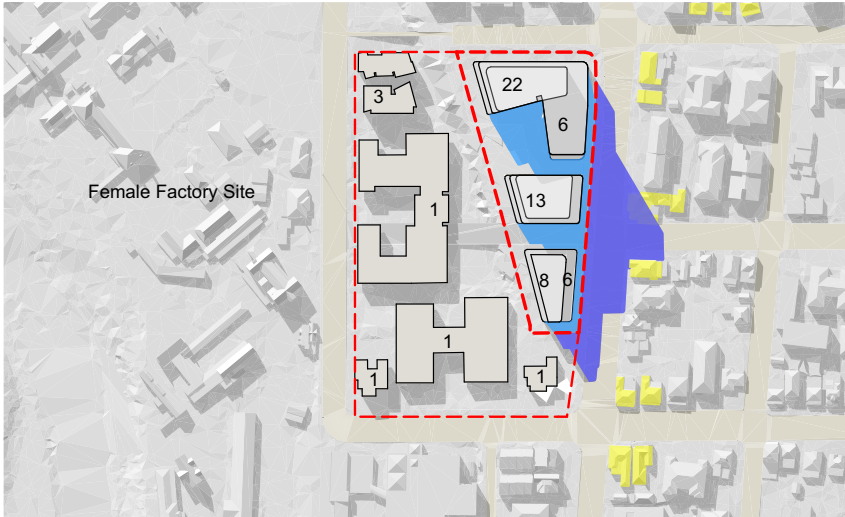
10 AM



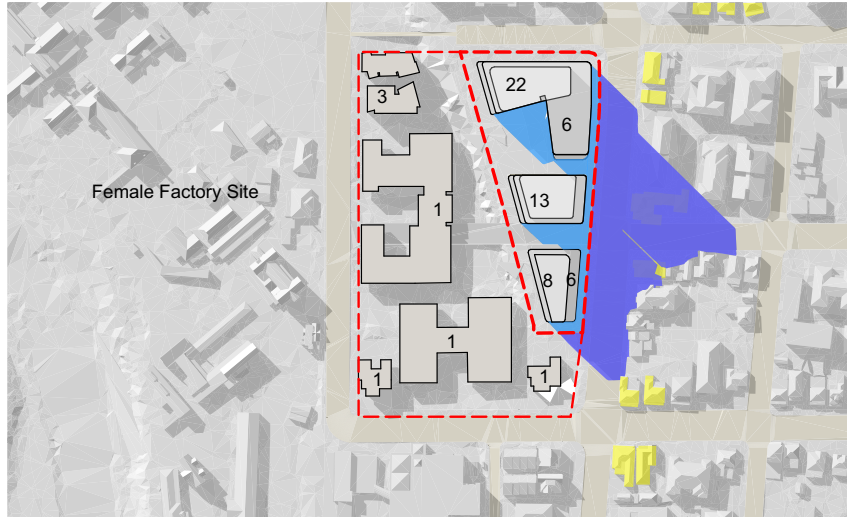
11AM



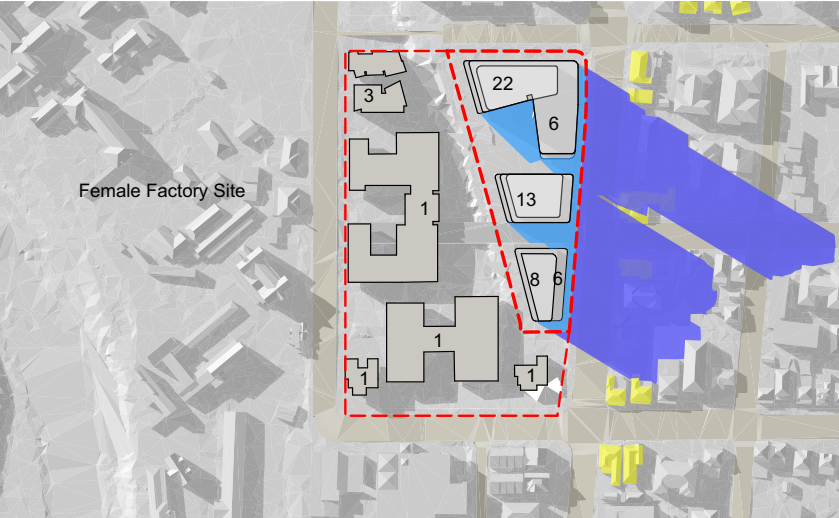
12 PM



1 PM



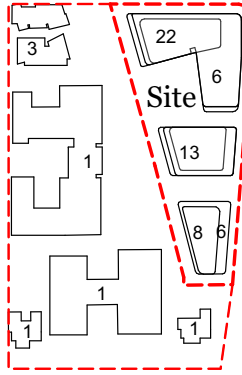
2 PM



3 PM

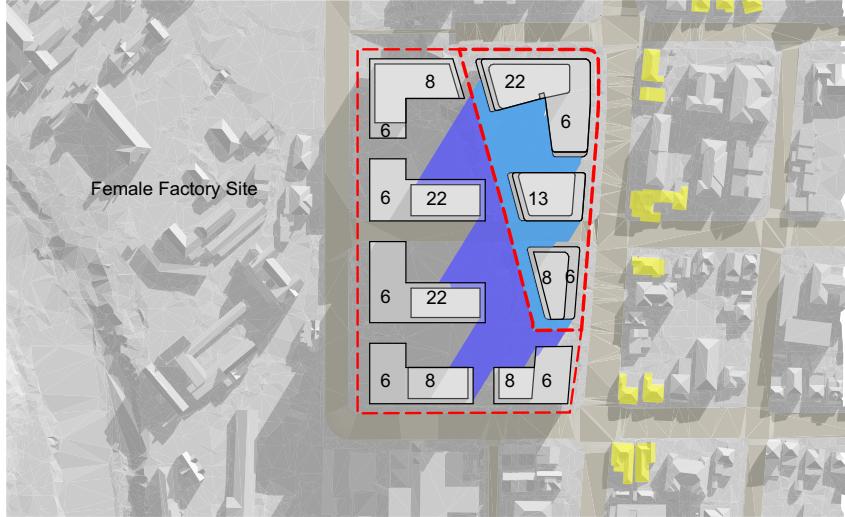
Key:

- Internal Shadow
- Shadow on Neighbouring
- O'Connell Street Heritage Buildings and Conservation Area
- Existing Nerighbouring Buildings

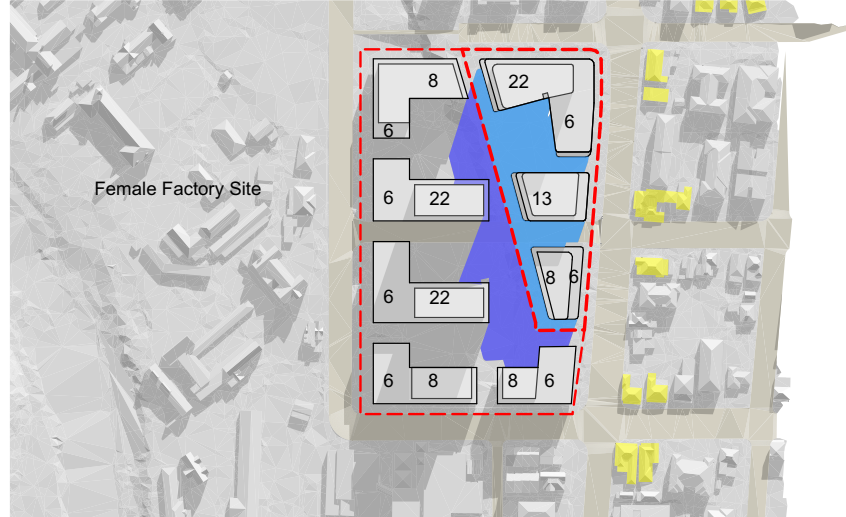


Amended master plan
with existing context

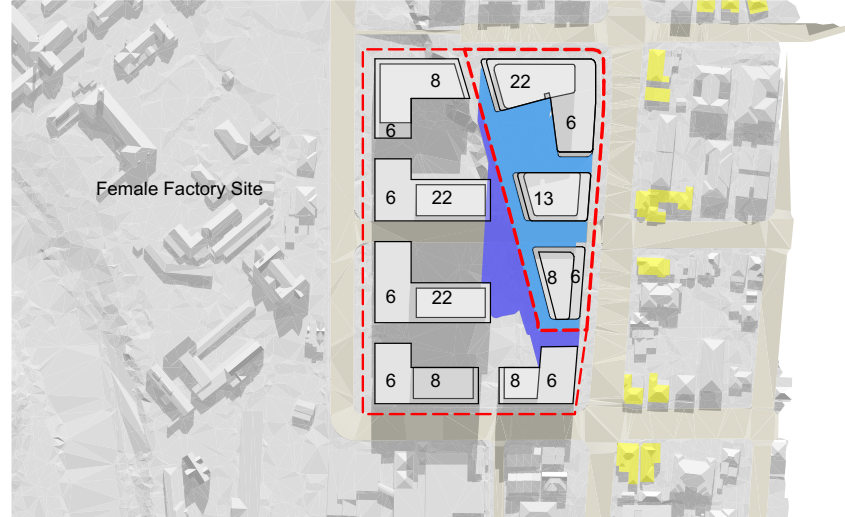
MASSING & BUILT FORM
SHADOW IMPACT ON FUTURE DEVELOPMENTS_21ST OF JUNE 2023



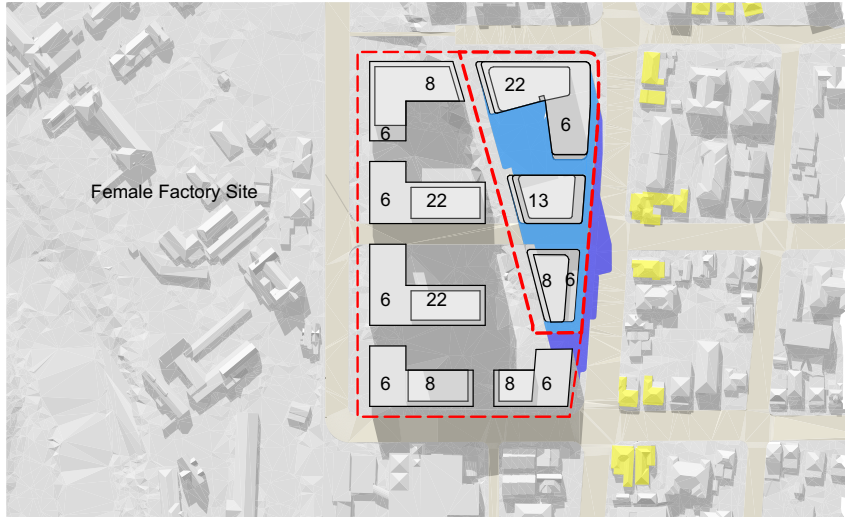
9AM



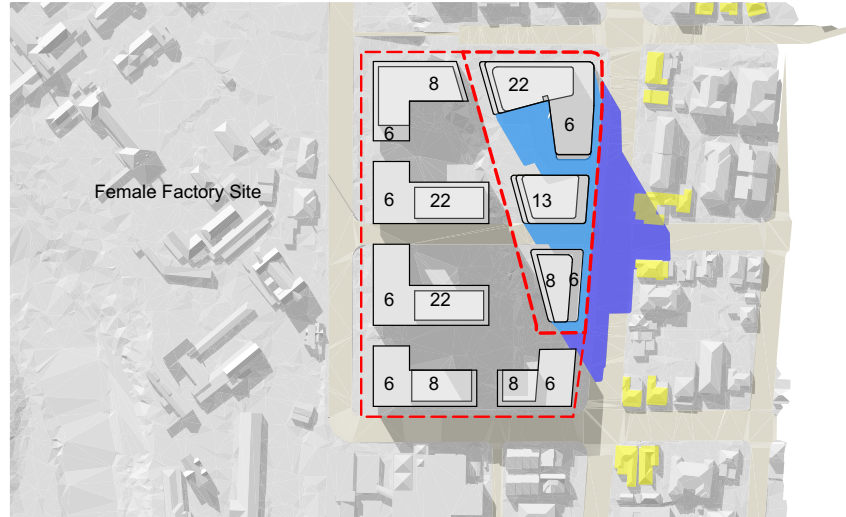
10 AM



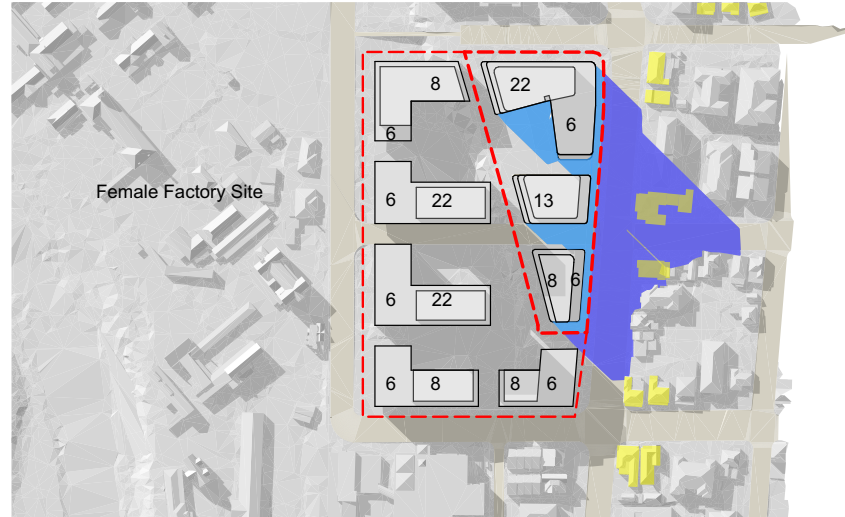
11AM



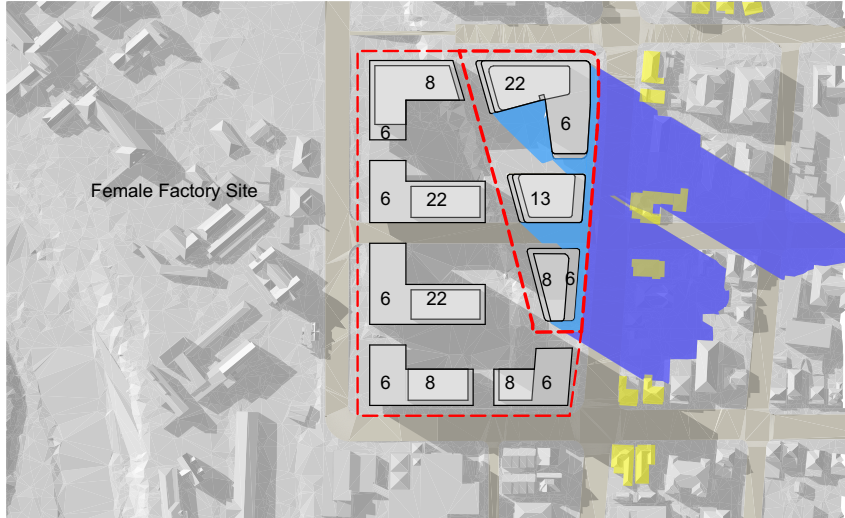
12 PM



1 PM



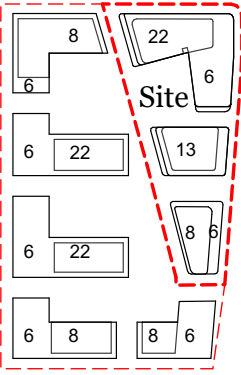
2 PM



3 PM

Key:

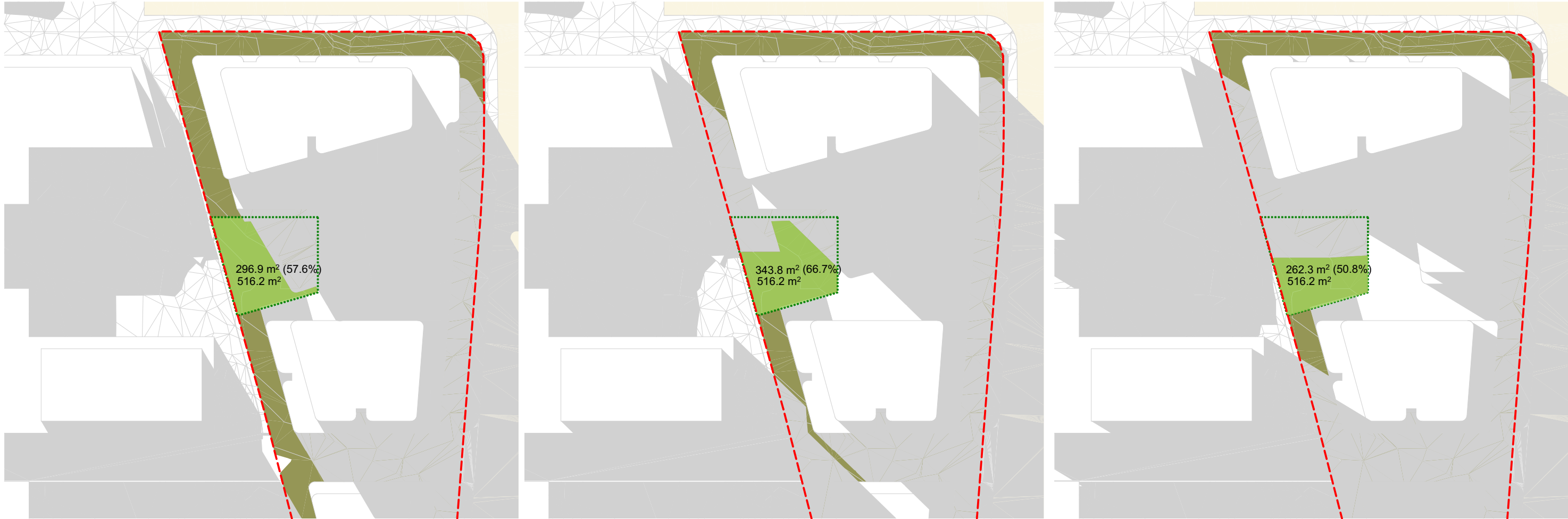
- Internal Shadow
- Shadow on Neighbouring
- O'Connell Street Heritage Buildings and Conservation Area
- Future Nerighbouring Buildings



Amended master plan
with future context



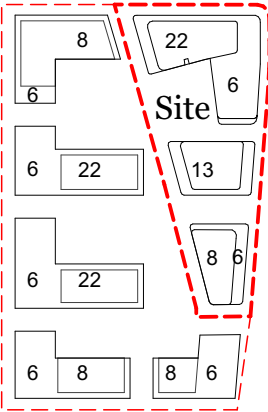
MASSING & BUILT FORM
SHADOW IMPACT ON PRINCIPLE COS_21ST OF JUNE 2023



ADG 3D.1.2:
Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

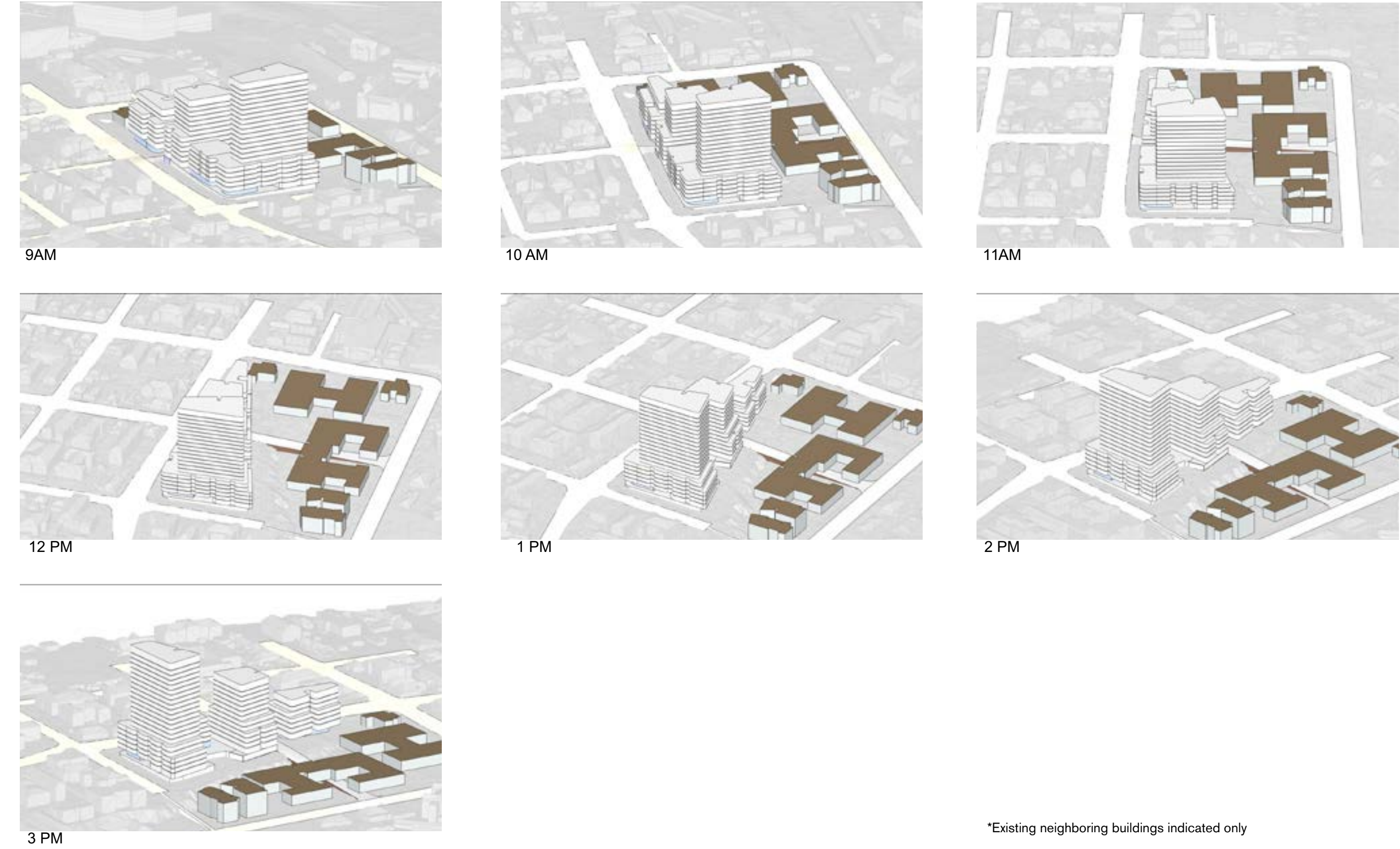
Key:

- solar on deep soil area
- solar on principal communal open space
- principal communal open space



Amended master plan
with future context

MASSING & BUILT FORM
EYE OF THE SUN DIAGRAMS_EXISTING SURROUNDING_21ST OF JUNE 2023

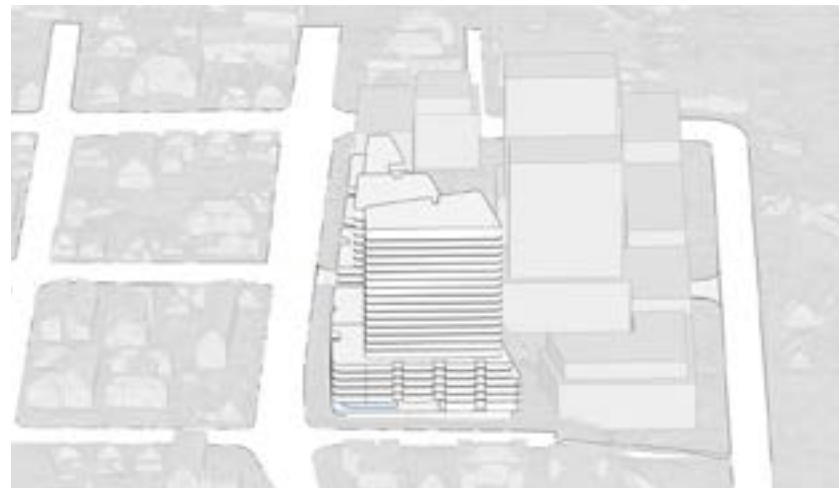




9AM



10 AM



11AM



12 PM



1 PM



2 PM



3 PM



PROPOSED DEVELOPMENT



EXISTING CONDITION





PROPOSED DEVELOPMENT



EXISTING CONDITION



PROPOSED DEVELOPMENT



EXISTING CONDITION



PROPOSED DEVELOPMENT



EXISTING CONDITION



PROPOSED DEVELOPMENT



EXISTING CONDITION



PROPOSED DEVELOPMENT



EXISTING CONDITION

ADJACENT SITE AMENITIES
BUILDING SEPARATION AND VIEWS

The overall master plan aims to improve the arrangement of towers and communal open spaces to optimize views of the river and enhance visual separation between buildings.

- Key:
- Building Separation
 - Low-Level View
 - High-Level View



INDICATIVE CONCEPT
YIELD TABLE

Retail GFA: 1,483 m²
Total Units: 371
Unit mix: 1bed 25.6%
2beds 60.9%
3/4beds 13.2%

9 Albert Street & 31 O'Connell Street, North Parramatta									
Development Summary									
4/11/2024									
Site Area: 8,918 m ²									
Allowable GFA(FSR1.9): 34,769 m ²									
Proposed GFA: 34,769 m ²									
Proposed FSR: 3.9									
Resi' GFA: 43,034 m ²									
Proposed Retail GFA: 1,483 m ²									
Proposed Resi' GFA: 33,360 m ²									
Proposed Resi' GFA: 33,360 m ²									
NSA/GFA: 93% COS									
74.1%									
92.9%									
Height RL F2F									
Car Park									
Building A									
GFA GFA GFA									
Resi' Resi' Retail									
m ² m ² m ²									
18 28 38 48 Sub Solar CV									
Basement 1									
Basement 2									
Lower Ground (with Retail)									
Upper Ground Level (with Retail)									
Level 1									
Level 2									
Level 3									
Level 4									
Level 5									
Level 6									
Level 7									
Level 8									
Level 9									
Level 10									
Level 11									
Level 12									
Level 13									
Level 14									
Level 15									
Level 16									
Level 17									
Level 18									
Level 19									
Level 20									
Level 21									
Roof									
Lift overrun									
Subtotal									
Ratio									
Proposed Mix									
18 28 38 48 Total Solar CV									
95 226 49 1 371 259 151									
25.6% 60.9% 13.2% 0.3% 70% 66%									
Car Parking Rates									
Type rate Req. Proposed									
1 Bed 0.60 per Unit 57									
2 Bed 0.90 per Unit 203									
3/4 Bed 1.40 per Unit 70									
Total Residential 331									
Visitor (8 40% share with retail parking) 74									
DDA - Res. 37									
120 kids Childcare, 1per 4 children 30									
120 kids Childcare, DDA 1per 10 children 12									
Retail (8 30 cars share with visitor parking) 31									
Total Cars 436									
Deep soil landscape COS									
2657 4183 3752									
30% 47% 42%									
30% 40% 3700m2									
Building B									
GFA GFA GFA									
Resi' Resi' Retail									
m ² m ² m ²									
18 28 38 48 Sub Solar CV									
Building C									
GFA GFA GFA									
Resi' Resi' Retail									
m ² m ² m ²									
18 28 38 48 Sub Solar CV									
Building D									
GFA GFA GFA									
Resi' Resi' Retail Childcare									
m ² m ² m ² m ²									
18 28 38 48 Sub Solar CV									

INDICATIVE CONCEPT
MATERIALS AND FINISHES_CONTEXT INSPIRATION







Recess opening



Arc brickwork for retail frontage



Podium residential recess window & balcony



Ground retail with awning



INDICATIVE CONCEPT
SOUTH EAST AERIAL VIEW

HIGH LEVEL VIEW TOWARDS RIVER
AND PEMALE FACTORY

PODIUM BRICKWORK GREY

CORTEN STEEL PANEL

CONCRETE WALKWAY UP TO
COS

PODIUM BRICKWORK_BROWN

SETBACKED TOP LEVELS
METAL PANEL_ BLACK FINISES

INDICATIVE CONCEPT
MATERIALS & FINISHES



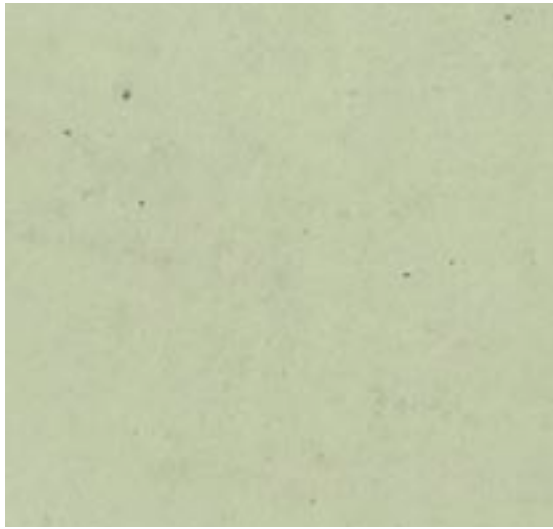
BUILDING RECESS/
PLANTROOM



PRECASTE CONCRETE PAINTED
GREY



PRECASTE CONCRETE



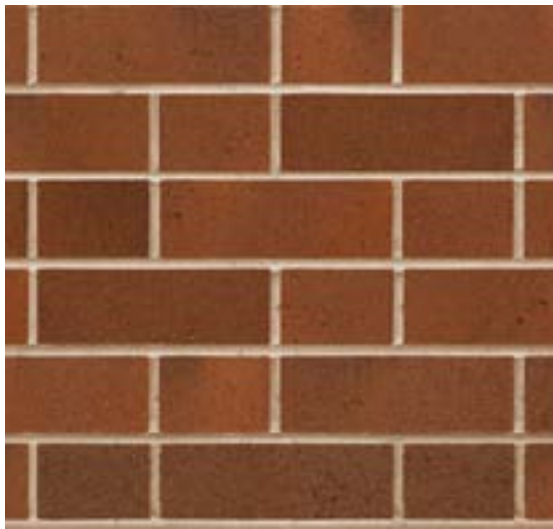
PRECASTE CONCRETE BEIGE
FINISH



DULUX ELECTRO BLACK ACE
METAL PANEL/WINDOW FRAME/HANDRAIL



TOWER GLAZING_CLEAR



BRICK_BOWRAL GERTRUDIS
BROWN



BRICK_MOWBRAY_GREY



CORTEN STEEL PANEL