

## Summary

The height, zoning and FSR controls for the site were derived from the ARUP Master Plan which informed the Planning Proposal for the site. The LEP allows for a total of 122,995sqm of Gross Floor Area to be developed on the site. The LEP allows for taller buildings of 15 storeys (48m) to be located in the south-western corner of the site.

## Desired Future Character

- Height will be distributed across the site having regard for orientation, overshadowing, the scale of retained heritage buildings and views/vistas to Parramatta Park to the east.
- The built form will include taller, slender "statement" buildings located along the railway to enable a strong visual relationship between the precinct and the CXD.
- Taller buildings are to be located within the south western corner of the site and should reduce the visual bulk, provide architectural modulation, reduce overshadowing and encourage dual aspect apartments for enhanced access to sunlight and breeze.



Indicative Concept Plan (ARUP)



Built Form Controls (City of Parramatta DCP)



Height Controls (City of Parramatta LEP)



Floor Space Ratio Controls (City of Parramatta LEP)

## URBAN DESIGN UNIT / PLANNING BACKGROUND

158-164 HAWKESBURY ROAD AND PART 2A DARCY ROAD, WESTMEAD

## Summary

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The LEP allows for a total of 122,995sqm of Gross Floor Area to be developed on the site.

The LEP allows for taller buildings of 15 storeys (48m) to be located in the south-western corner of the site.

**The Concept Plan + Subdivision Plan allows for the development of 42,470qm GFA on Lot 5 (see in red below)**

The Indicative Concept Plan (ARUP) was reconsidered, with the support of Council to:

- deliver improved access and legibility
- preserve key trees
- respond to the landform and topography
- facilitate appropriate staging / subdivision

In addition, testing of the built form identified a number of issues in regards to envelope efficiency and compliance with SEPP 65 and ADG.

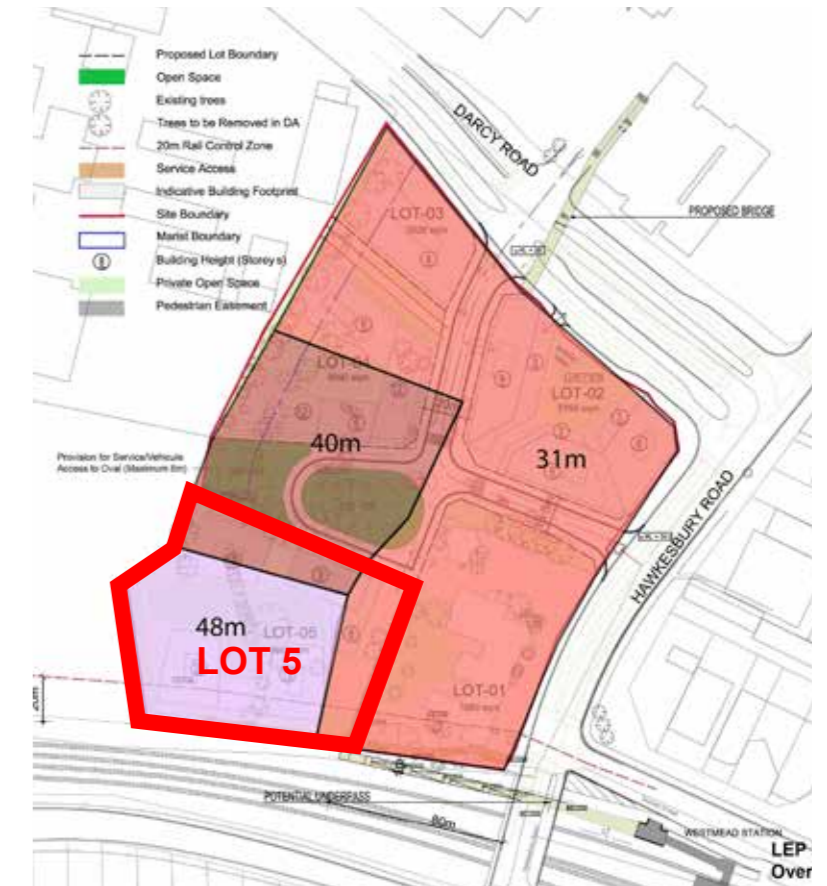
Council expressed concern that the built form envelopes proposed by Cox's may not accommodate the maximum GFA allocated to both Lot 4 + Lot 5.



Indicative Concept Plan (ARUP)



Indicative Concept Plan (Cox Richardson)



Indicative Concept Plan / LEP Height Overlay



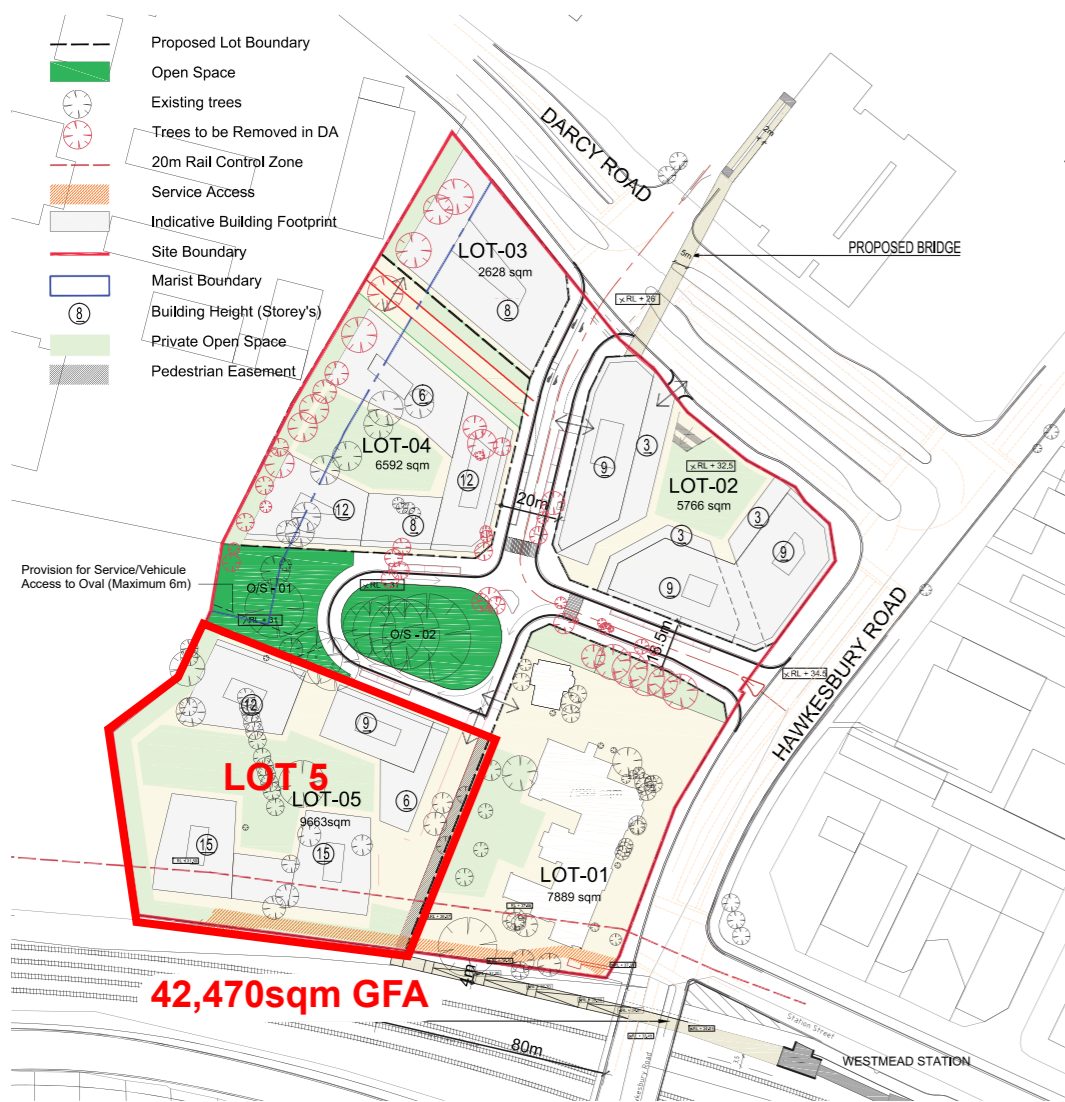
Indicative Concept Plan / LEP FSR Overlay

## URBAN DESIGN UNIT / PLANNING BACKGROUND

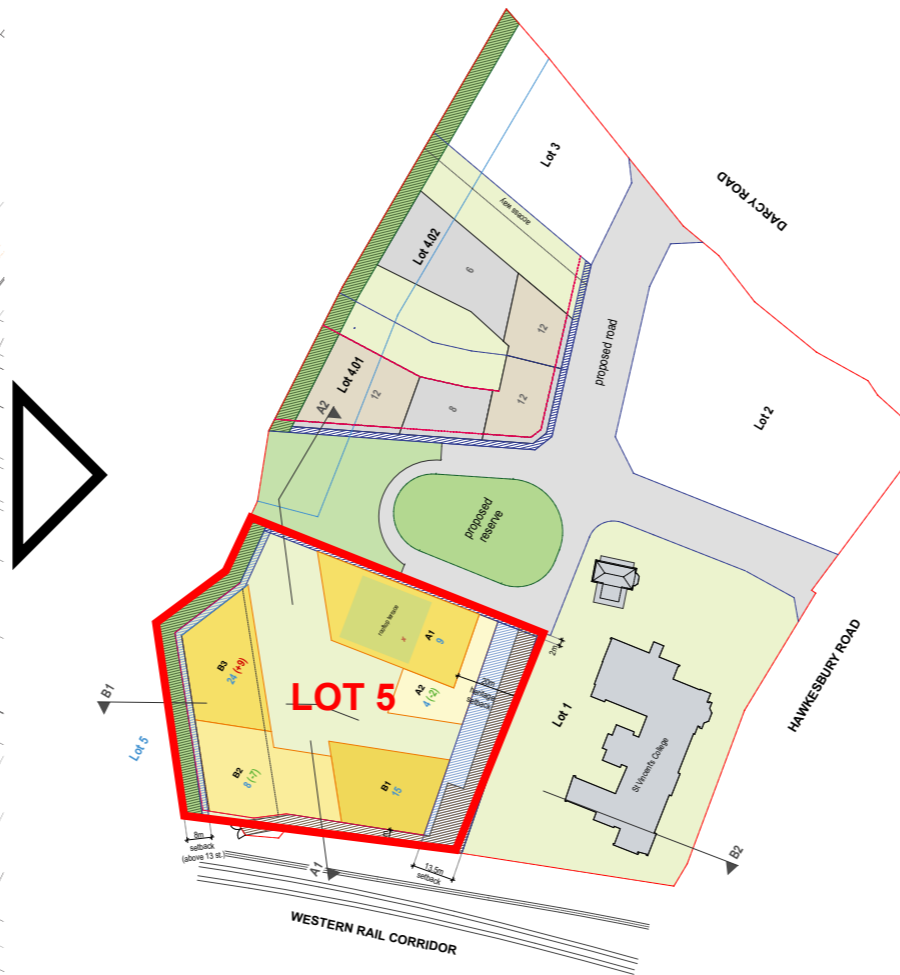
158-164 HAWKESBURY ROAD AND PART 2A DARCY ROAD, WESTMEAD

# DA/968/2016 \_ 158-164 Hawkesbury Road, Lot 5 \_ Proposed Site Plan + Heights

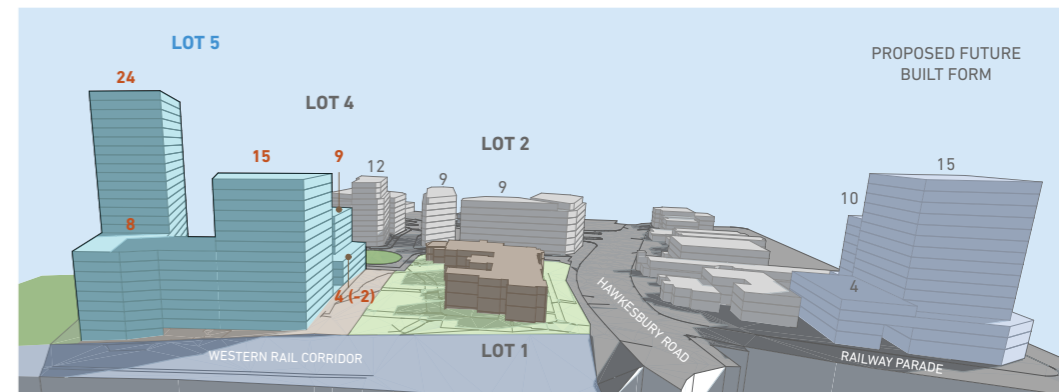
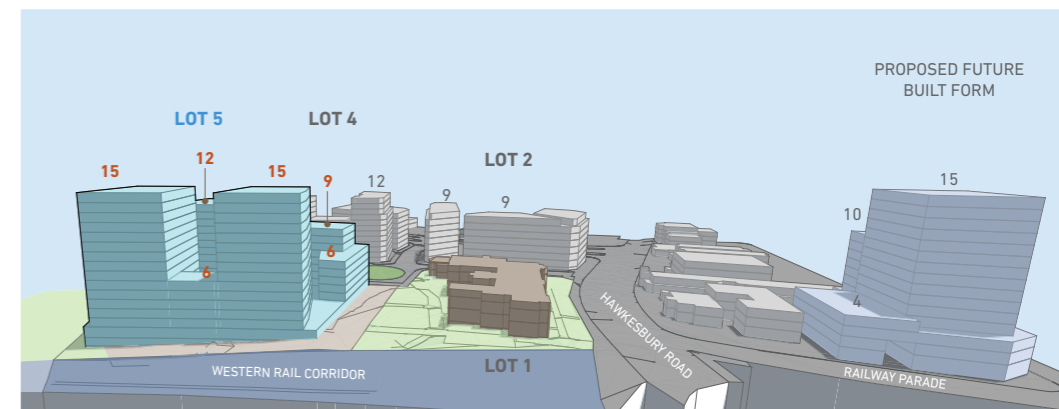
- Improvements to massing and layout to ensure compliance with ADG building separation, solar access and cross ventilation
- Increased heights of tallest tower in south east corner from 15 > 24 storeys
- 4 storey elevation to match heritage datum of St. Vincent's building
- Varied building heights across the site to provide a dynamic and stepping skyline, and avoids the 'flattop' building massing of the indicative concept plan
- The proposal is compliant with the 42,470sqm GFA as approved in the Stage 1 DA for Lot 5.
- The proposed distribution of built form and massing across the site is the result of a considered analysis of the context of the site and the desire to deliver an improved urban design outcome that will provide an appropriate curtilage to the heritage significant buildings located to the east.
- The proposed distribution of height across the site is to provide sufficient capacity to accommodate the floor space within slimmer buildings with much greater separation as well as providing an appropriate curtilage to the heritage buildings located to the east of lot 5.
- Strict compliance with the height control would lead to a less satisfactory outcome as it would require a redistribution of mass across the site and result in bulkier forms that would unlikely comply with the ADG.
- Council's Urban Design Unit and Design Excellence Advisory Panel all concur the buildings have been designed to be highly articulated with variances in material and form



Indicative Concept Plan (Cox Richardson)



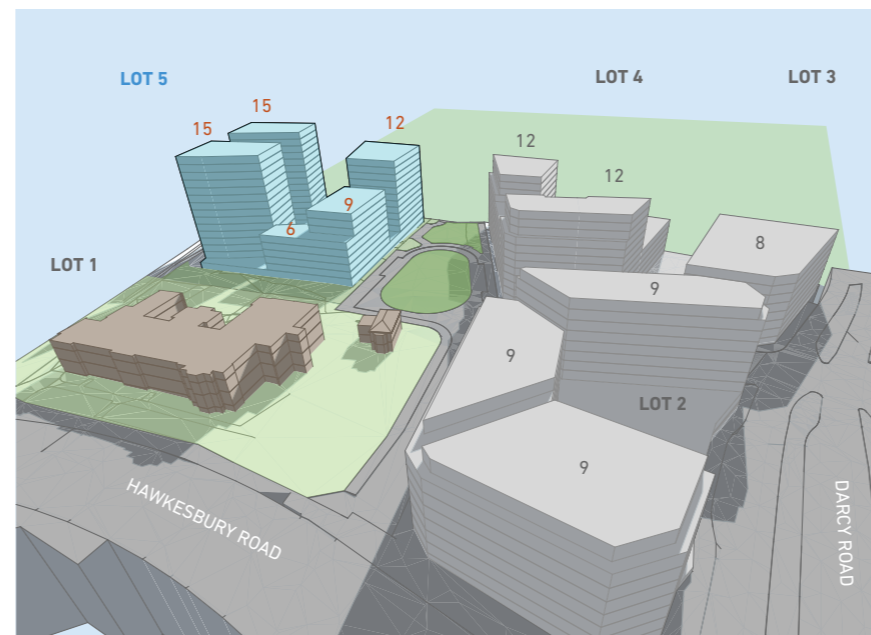
Proposed Site Plan (Turners and Associates)



## URBAN DESIGN UNIT / PLANNING BACKGROUND

158-164 HAWKESBURY ROAD AND PART 2A DARCY ROAD, WESTMEAD

INDICATIVE CONCEPT



PROPOSED

