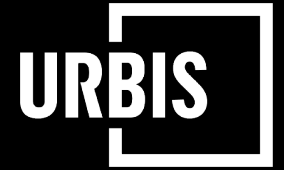


# 81-83 GEORGE STREET & 1 BARRACK LANE PARRAMATTA

PPSSCC-410

**GPT**  
The GPT Group



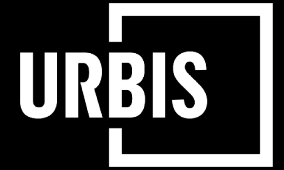
**CURZON + PARTNERS**



**Concept Development Application**

**New 40 storey commercial office  
tower with retail and heritage  
precinct activation**

# ACKNOWLEDGEMENT OF COUNTRY



**CURZON + PARTNERS**

*We acknowledge the Traditional Owners of the land on which we work, the Burramattagal people of the Dharug Nation.*

*We recognise their continuing connection to land, waters and culture, and pay our respects to Elders past, present and emerging.*

# KEY MATTERS FOR CONSIDERATION

- **Site & Planning Context**
- **Fig Tree**
- **Heritage Context**
- **Building setbacks**

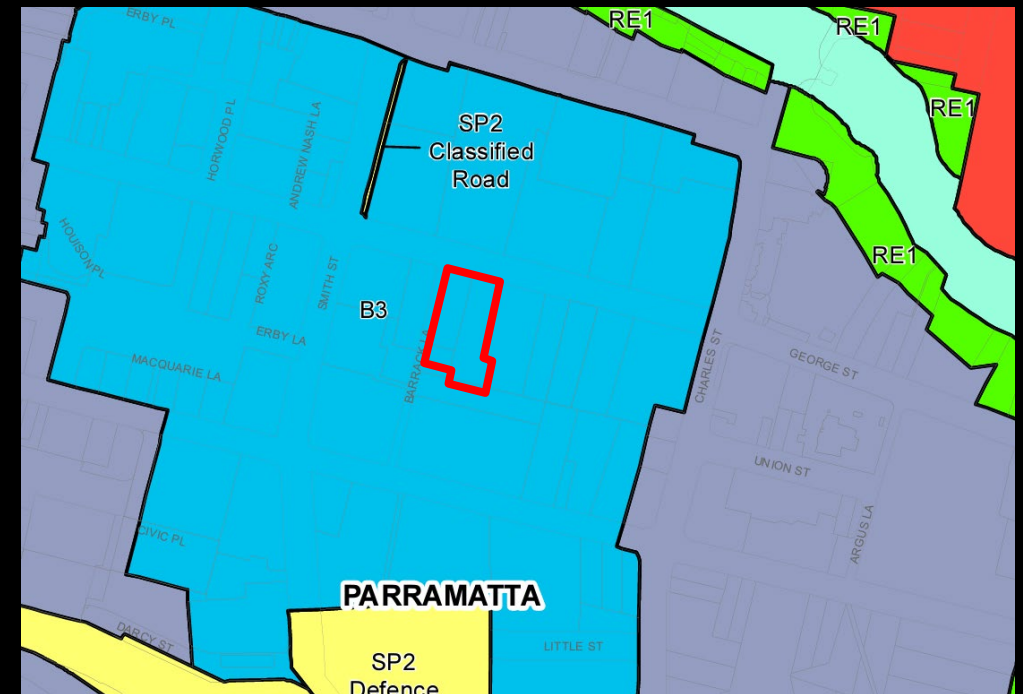
# THE SITE & PLANNING CONTEXT

Figure 1: The Site



Source: Urbis

Figure 2: Planning Context





# SITE CONTEXT

- Immediate precinct is undergoing a period of urban renewal in accordance with the strategic vision for Parramatta
- Street setbacks, activation, podium form and overall building envelope has been designed to site within the surrounding context, providing alignment with pedestrian linkages and contributing to the reinvigoration of George Street



Figure 3: Site Context  
Source: Curzon + Partners

# PROPOSED ENVELOPE

- Maximum building height ranging from RL121 - RL166 (40 storeys), responding to the sun access plane.
- Height is capped to comply with the Lancer Barracks sun access plan
- A-grade commercial office floor space with ancillary retail premises.
- A maximum GFA of up to 53,757m<sup>2</sup>, which equates to an FSR of 17.5:1.
- Typical floor plate size of 1,576m<sup>2</sup> NLA
- All vehicular and loading access and egress via Barrack Lane. Designed to be able to connect basements within the wider precinct.

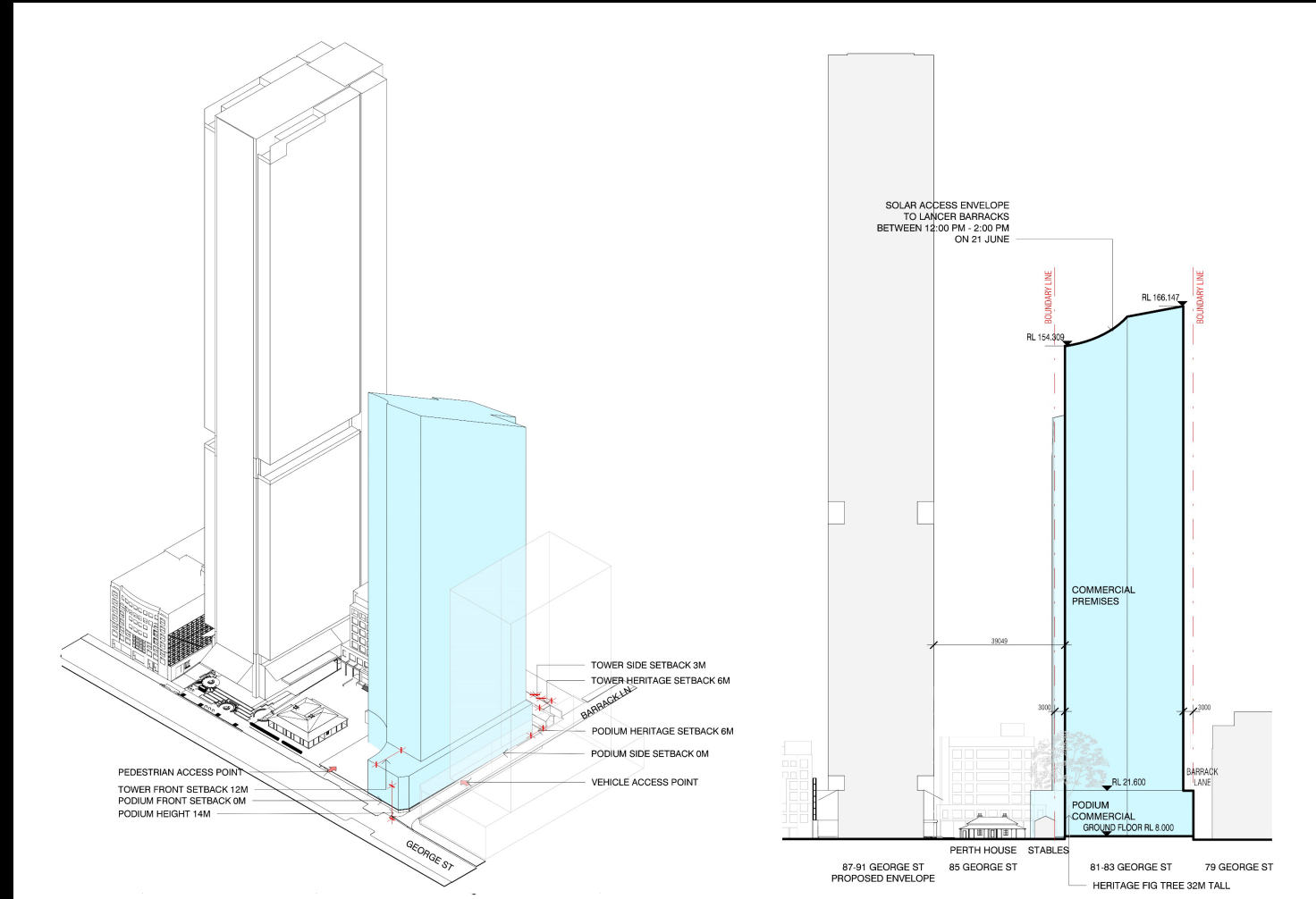


Figure 4: Proposed Building Envelope

Source: Curzon + Partners



# FIG TREE

- ✓ Building envelope located outside the canopy line
- ✓ Root buttress remains protected, as per the guidance from the arborist
- ✓ Adequate spatial separation, as recommended by arborist & heritage specialist advice



Figure 5: Fig Tree, as viewed from George Street east  
Source: Curzon + Partners



Figure 6: Fig Tree – Root buttress

# FIG TREE – DESIGN RESPONSE

- North- western podium is built to boundary with a 12m setback to the tower envelope
- North-eastern podium is setback up to 22m, with a 19m radius from the tree trunk. This includes a tower to the ground, creating a curved façade, reflective of the canopy line

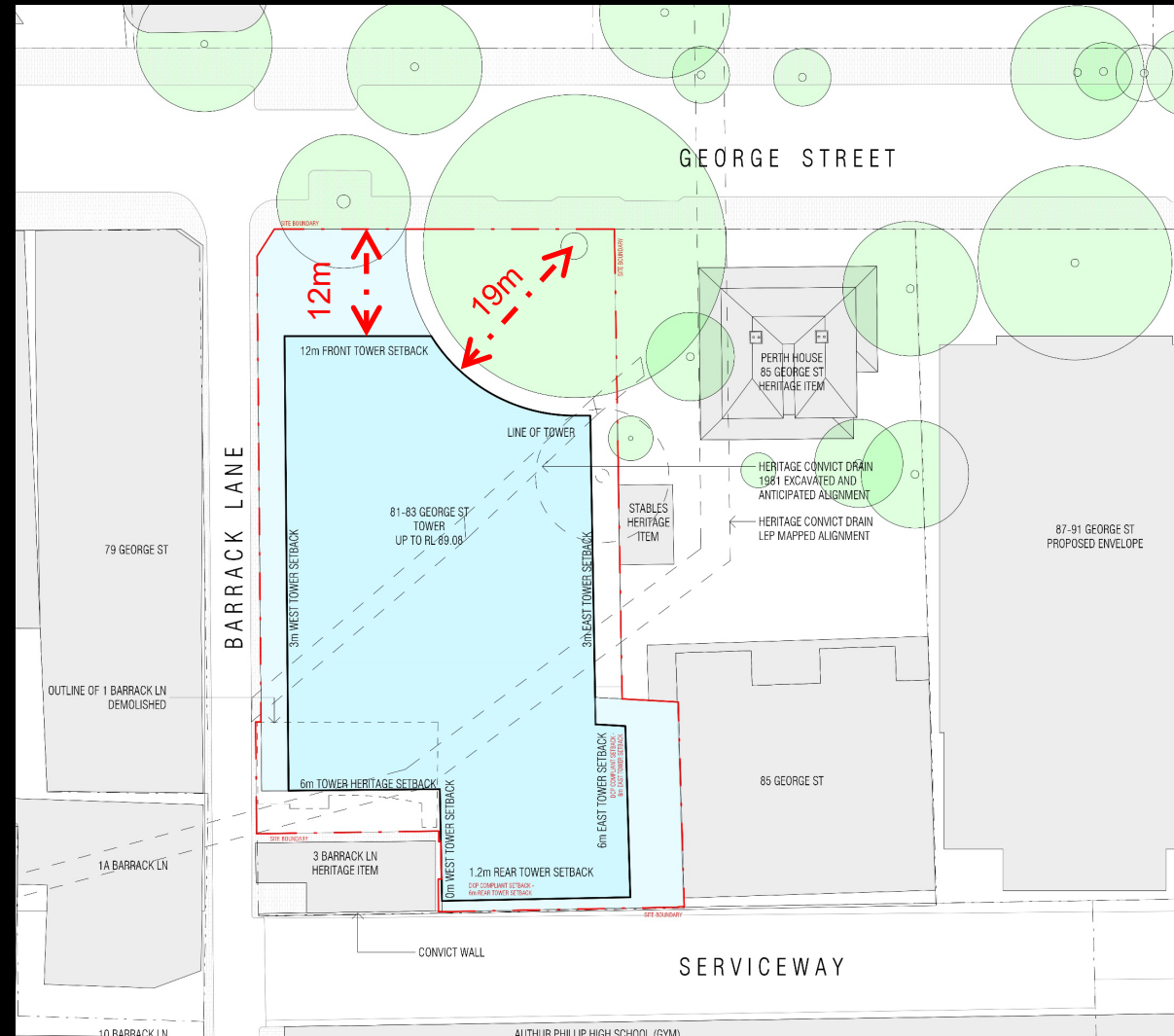


Figure 7: Fig Tree Setback

Source: Curzon + Partners







# HERITAGE CONTEXT

- 1 Barrack Lane forms part of the site
- 3 Barrack Lane – circa 1m setback to site boundary
- Fig Tree
- Convict Barrack Wall located at the rear of 3 Barrack Lane
- Perth House and Olive Tree
- Stables – 0m setback to 83 George Street boundary
- Convict Drain that crosses underneath the site



Figure 8: Surrounding Heritage

Source: Curzon + Partners

# STATE HERITAGE ITEMS

Figure 9: Warders Cottage, 3 Barrack Ln



Source: Urbis

Figure 10: Perth House, 85 George St



Figure 11: Perth House – Stables, 85 George St





# STABLES – DESIGN RESPONSE

3m whole of building setback

DCP requires: 0m podium / 6m tower

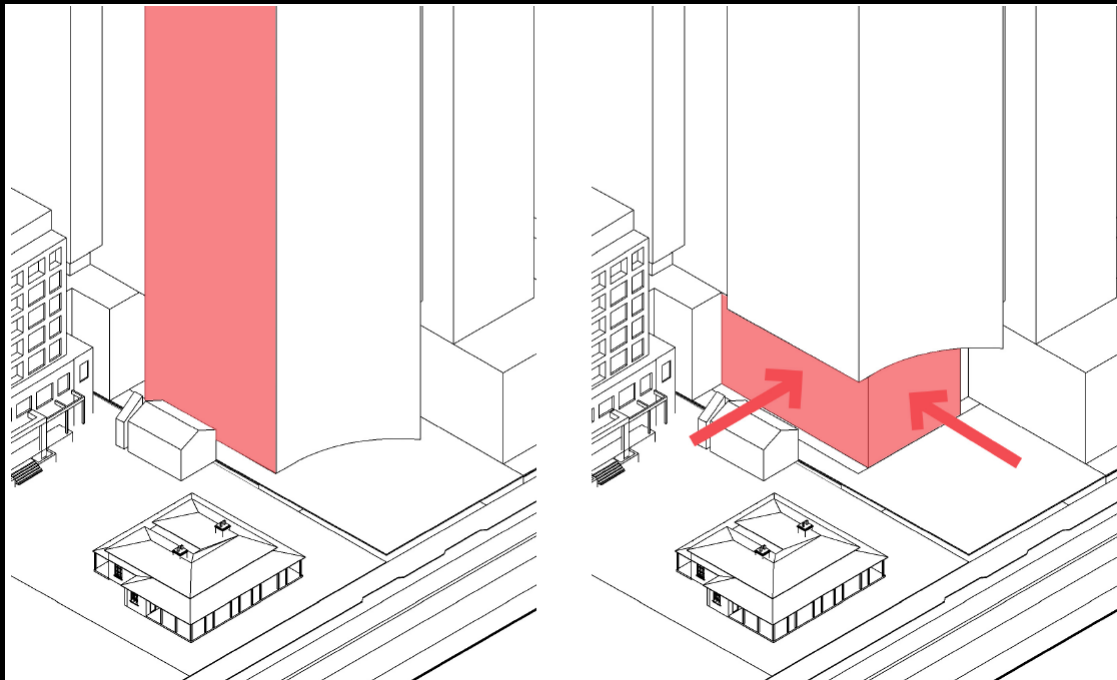


Figure 12: Concept design principles – Heritage Stables

Source: Curzon + Partners



Figure 13: 3D Indicative Design Render – Heritage Stables

# 3 BARRACK LANE – DESIGN RESPONSE

6m whole of building setback

DCP requires: 0m podium / 6m tower

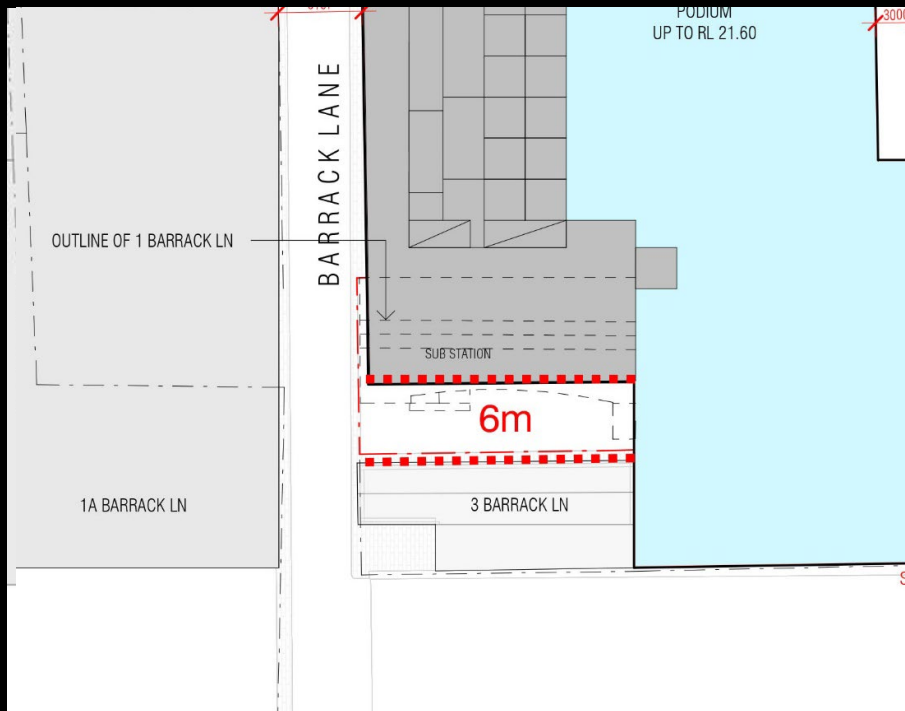


Figure 14: Concept Design Principals – 3 Barrack Lane

Source: Curzon + Partners



Figure 15: 3D Indicative Design Render – 3 Barrack Lane

# SETBACKS

- ✓ Responds to immediate heritage and fig tree context
- ✓ Compliant setbacks at George Street
- ✓ Compliant setbacks at Barrack Lane
- ✓ 39m building separation with 91 George Street
- ✓ Southern setback aligned with 85 George and 91 George
- ✓ Compliant no. 3 Barrack Lane Setback
- Technical non-compliance east setbacks

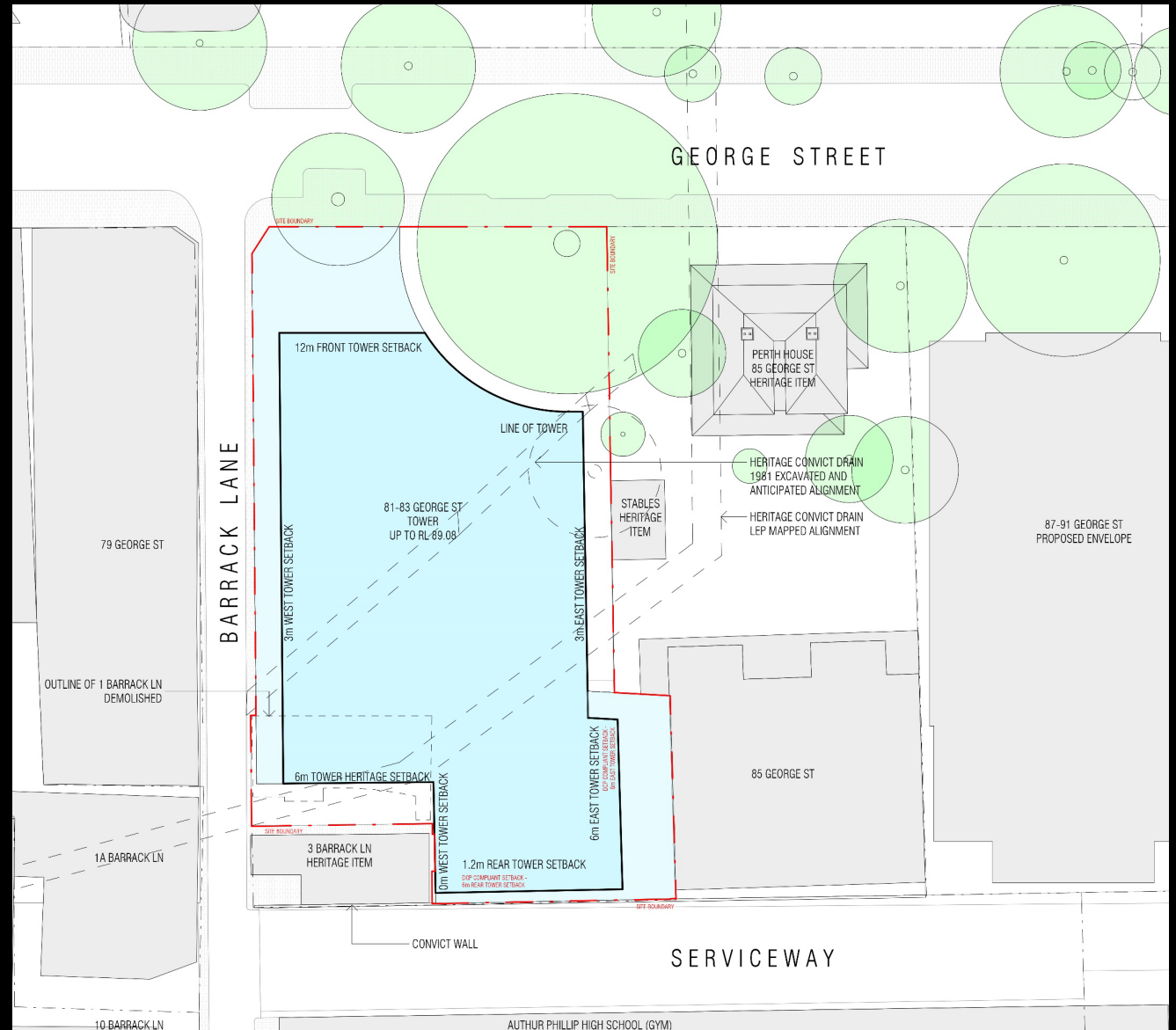


Figure 16: Proposed Setbacks  
Source: Curzon + Partners





# THANK YOU

Questions?