

An aerial night view of a city skyline. A tall, modern glass skyscraper is the central focus, reflecting the city lights and the surrounding environment. The building has a distinctive curved, cylindrical section in its upper half. It is surrounded by other urban buildings of varying heights and styles, some with flat roofs and others with more complex facades. Lush green trees are interspersed among the buildings, particularly around the base of the skyscraper and in the background. The overall scene is illuminated by the warm glow of city lights and the cool blue tones of the night sky.

URBAN DESIGN REPORT CONCEPT DA

81-83 GEORGE STREET & 1 BARRACK LANE, PARRAMATTA

REV E 07 DECEMBER 2022

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SECTION 1

The Project Vision

The proposed 81-83 George Street & 1 Barrack Lane project is the key to realising the vision of the new Perth House Precinct on George Street. The proposed development will further connect the city with new urban links through the precinct and beyond creating an exciting and diverse public open space around the important heritage buildings and landscape. The proposal will activate its three street frontages with new Retail, Entertainment and Commercial uses with a program that will operate throughout the day, evening and weekend and engage with the local communities through the programing of Perth House.

The new tower will deliver the next generation of workplace, world class sustainability and design excellence whilst integrating elegantly into its important heritage, existing and future context.



SECTION 2

The Proposal

The Concept DA sets out the concept proposals for the following:

- Demolition of the existing buildings and structures, and excavation for 2 basement levels for parking, loading, storage, plant and services.
- Building envelope with a maximum building height of RL 166.147m (40 storeys).
- A-grade commercial office floor space with ancillary retail premises.
- A maximum GFA of up to 53,757m², which equates to an FSR of 17.5:1.
- Vehicular and loading access from Barrack Lane.

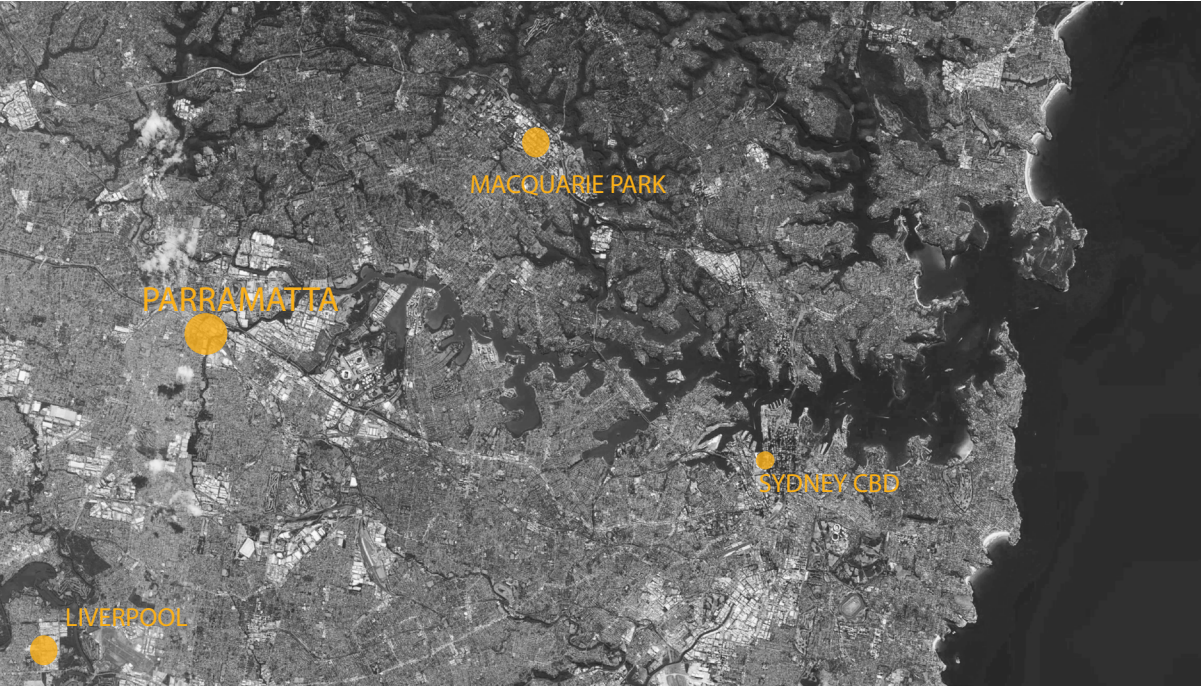
Detailed proposals for the site that seek approval to construct the proposed development are to be the subject of a subsequent development application following a competitive design excellence process. This Urban Design Report includes an Indicative Design Concept which is provided for information only.



SECTION 3
The Site

81-83 George Street

In the geographical heart of Sydney's population, approximately 22km west of Sydney's CBD, the site presents great potential to lead the future of new urban development. The Parramatta CBD is soon to be considered as an extension of the Sydney CBD, attracting an additional 100,000 workers by 2030.



- Key
- 1. Site
 - 2. St. John's Church
 - 3. Parramatta Town Hall
 - 4. Riverside Theatre
 - 5. Centenary Square
 - 6. Parramatta Train Station
 - 7. Western Sydney University
 - 8. Parramatta Ferry Wharf
 - 9. Sydney Water
 - 10. Parramatta Court House
 - 11. Parramatta Park
 - 12. Westfield Shopping Centre
 - 13. Parramatta Square
 - 14. MAAS Site
 - 15. Lancer Bracks
 - 16. Arthur Phillip High School



Subject Site

81 - 83 George Street



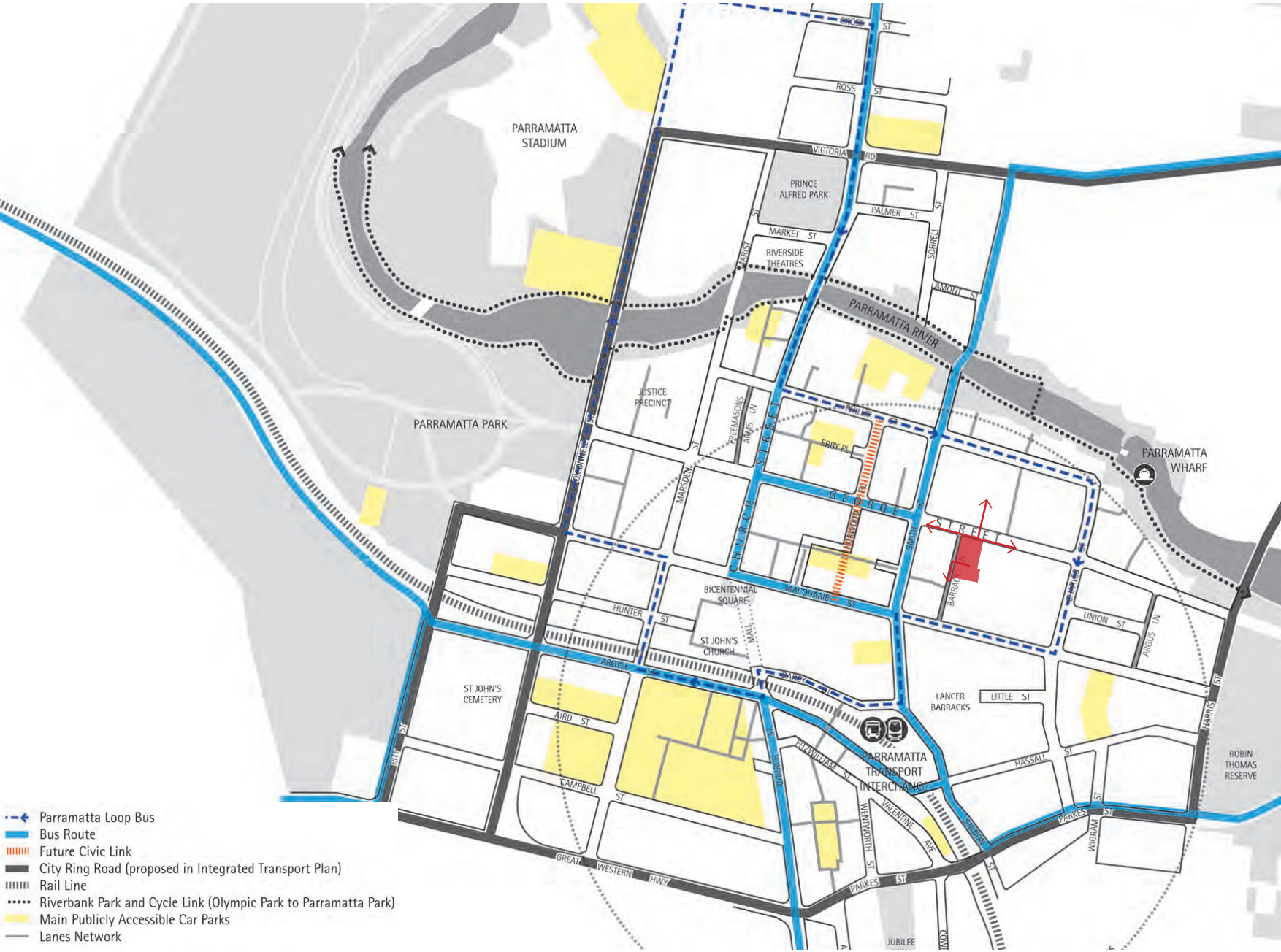
Transport Analysis

Located on the primary east/west arterial road of George Street, the site is well connected to all transport modes whether travelling towards or from the Sydney CBD or further west.

Being within walking distance of Parramatta's Ferry Wharf and Train Station, tenants will have instant access to Greater Metropolitan Sydney.

Key

Primary Road

Eastern Roads

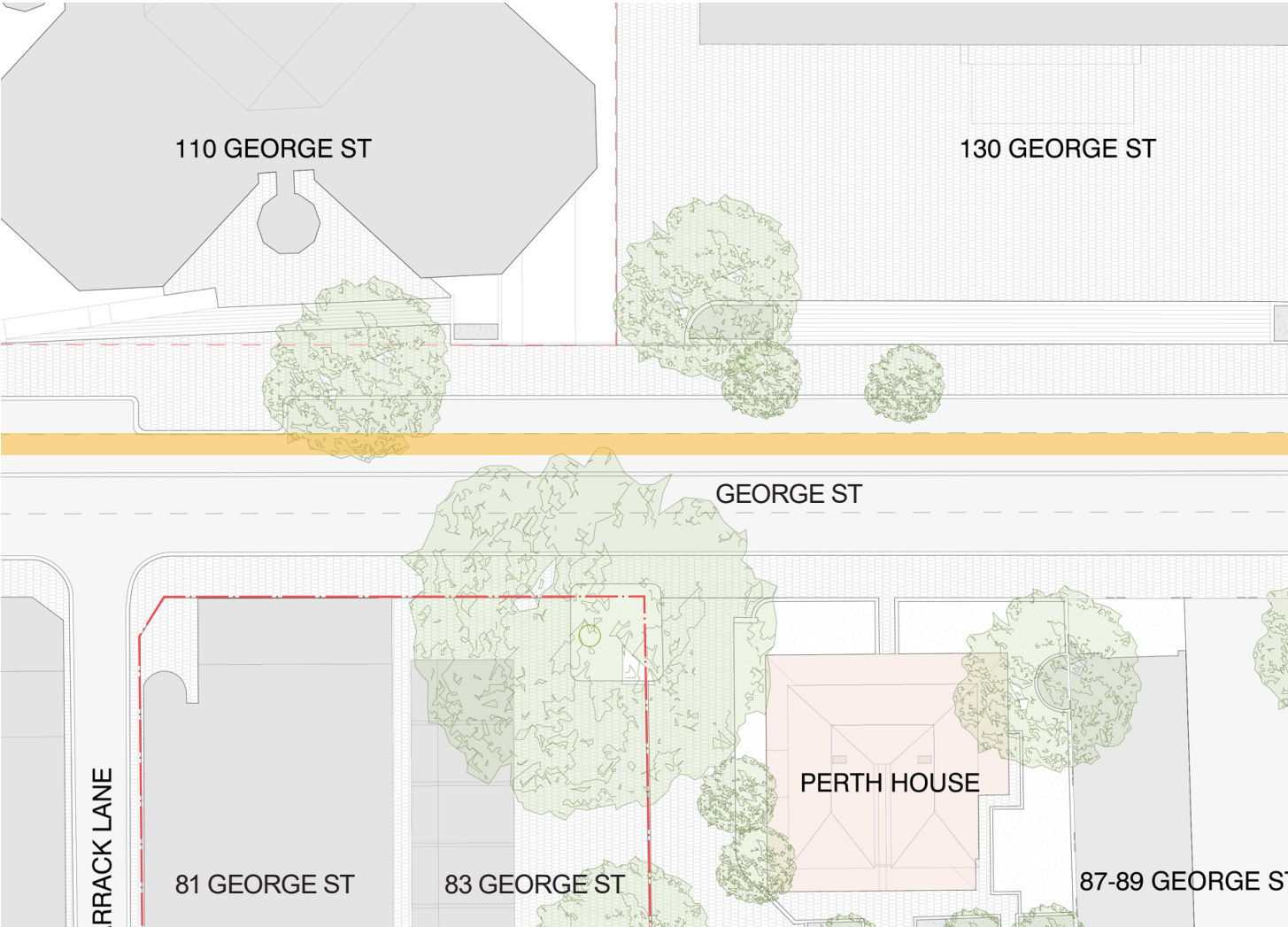
Transport and Parking
The site connects with ease to multiple forms of transport

Traffic Analysis

George St Cycleway

The bicycle lanes are planned to take a lane of George Street. As per all on-road cycleways, driveways will still be permitted across the facility, but other aspects should be considered.

It will need to be confirmed by Council if George Street will have the on-road cycleway as a single direction on both sides as per Figure 12a or bi-directional on one side as per 12b and whether the facility will take out parking or footpath, as follows:



Cycleway Indicative Plan



Figure 12a: On Road, Physically Separated - Single Direction Each Side

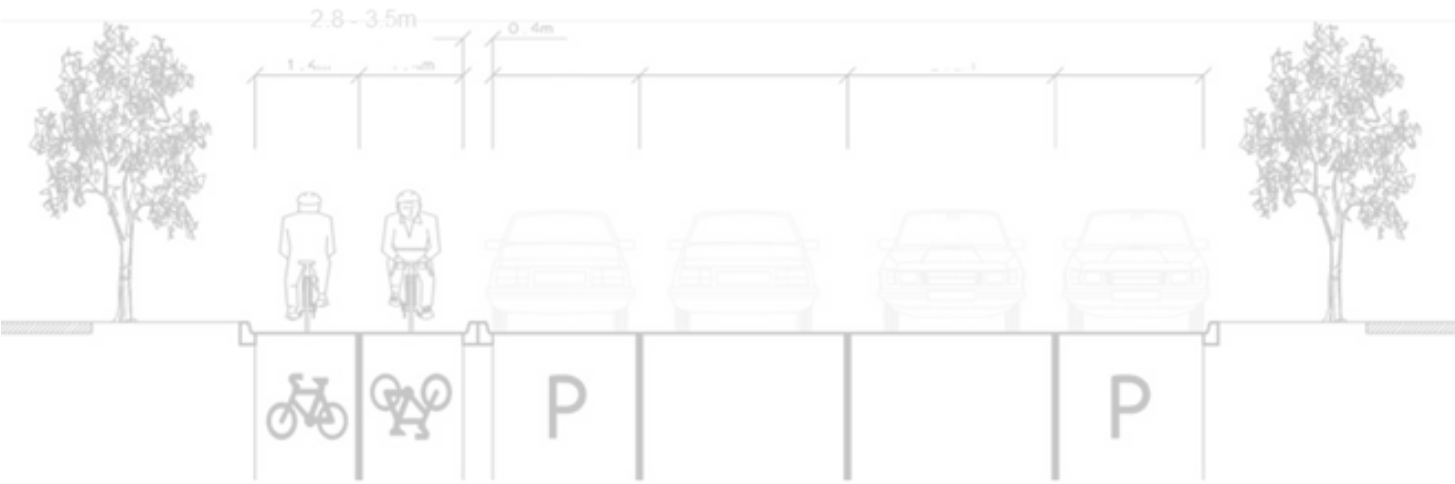
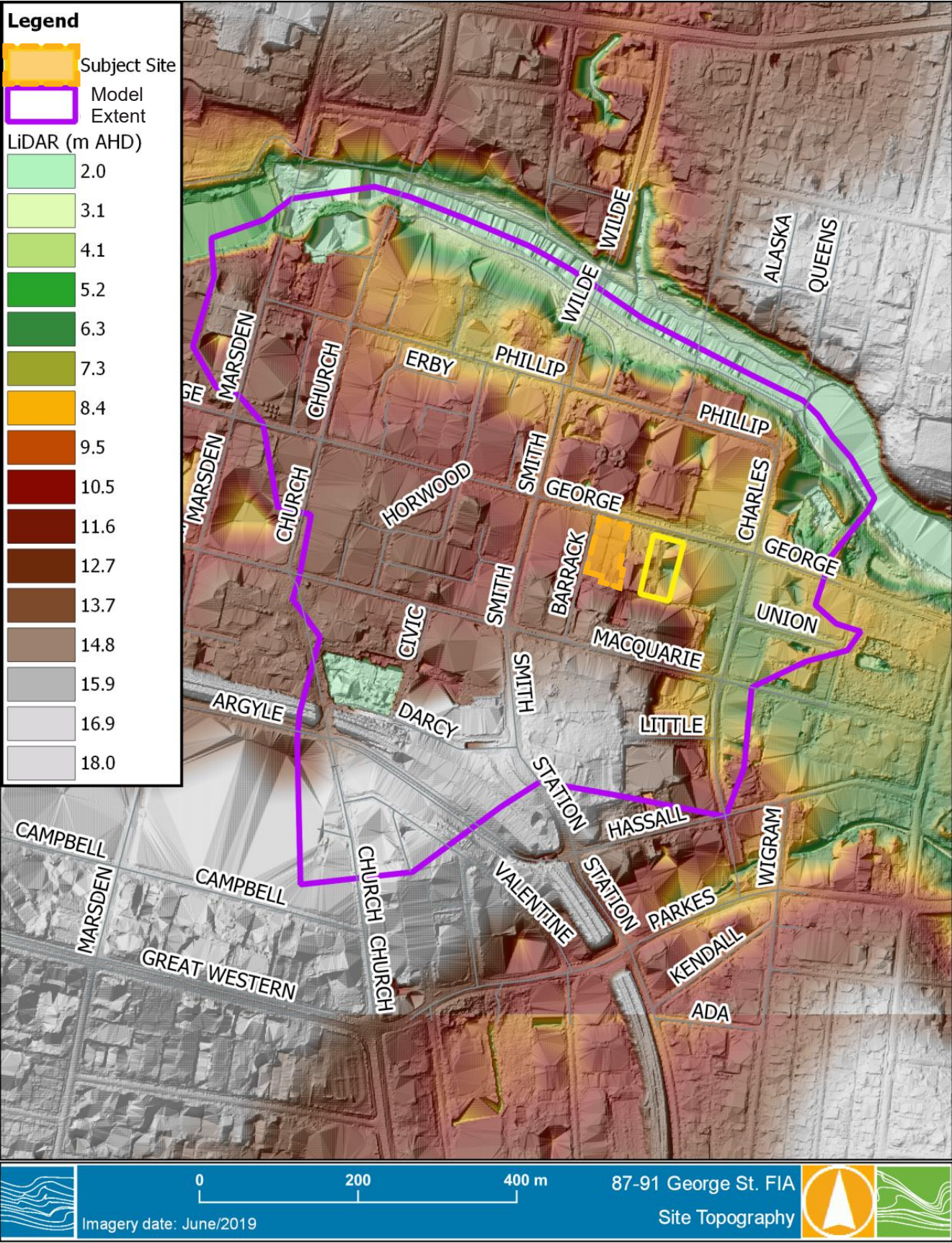


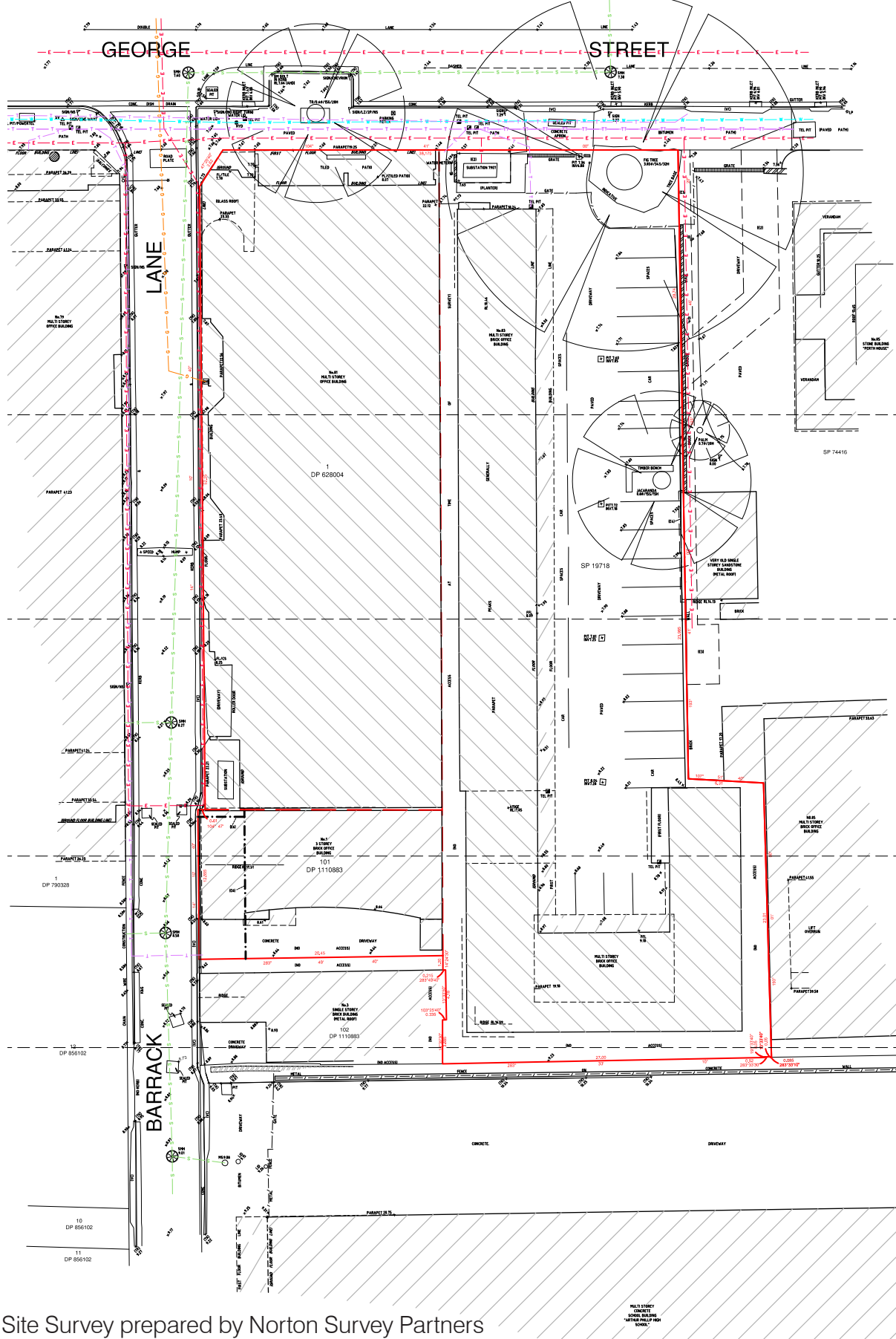
Figure 12b: On Road, Physically Separated - Bi-Directional On Side

Urban Analysis

Topography



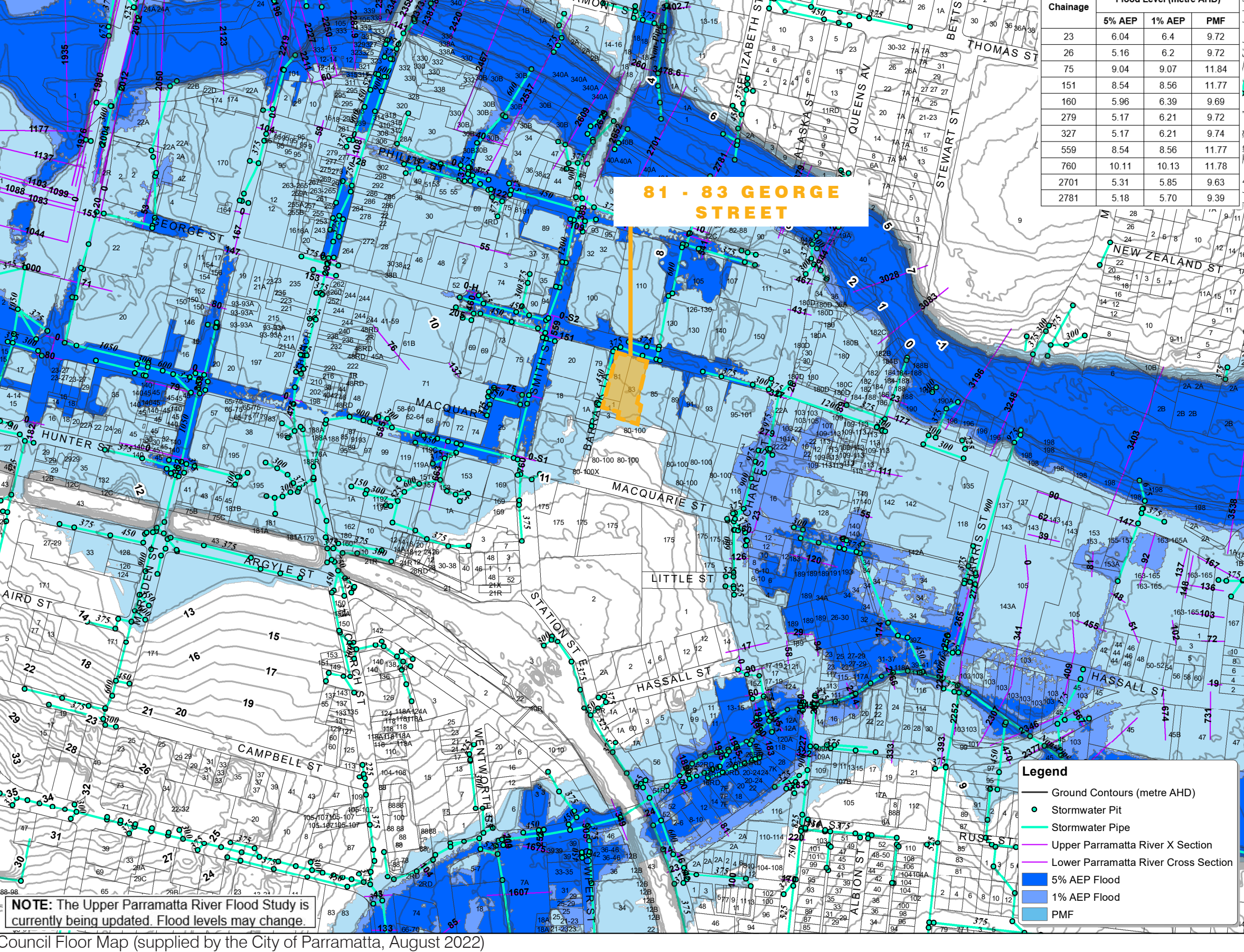
Site Topography - Extract from Water Technology Flood Study Figure 2



Site Survey prepared by Norton Survey Partners

Urban Analysis

Flooding and Hydrology



Council Floor Map (supplied by the City of Parramatta, August 2022)

Existing Precinct Context



Proposed Precinct Context

The proposed precinct context including 110 George Street, 91 George Street and 32 Smith Street has been applied to fully illustrate the Ground Plane amenity, use and connectivity.



Legend:

- 81-83 George Street & 1 Barrack Lane site boundary.
- Proposed/recent development works.
- Heritage items.
- Pedestrian through-links.
- A Perth House and Stables (heritage item).
- B 3 Barrack Lane and convict wall (heritage item).
- C Ficus macrophylla (heritage item).
- D 91 George Street forecourt.
- E Perth House future garden and lawn.
- F 150 George Street proposed public domain works and ground floor activation.
- G 110 George Street proposed public domain works and ground floor activation.
- H 32 Smith Street recently constructed public domain works and ground floor activation.
- Existing trees.
- Proposed trees.
- Proposed public domain works to Council Public Domain Guidelines.
- New groundfloor retail activation to public domain.
- George Street future dedicated cycleway.
- Public transport - lightrail, rail, bus interchange.
- Public transport - ferry.

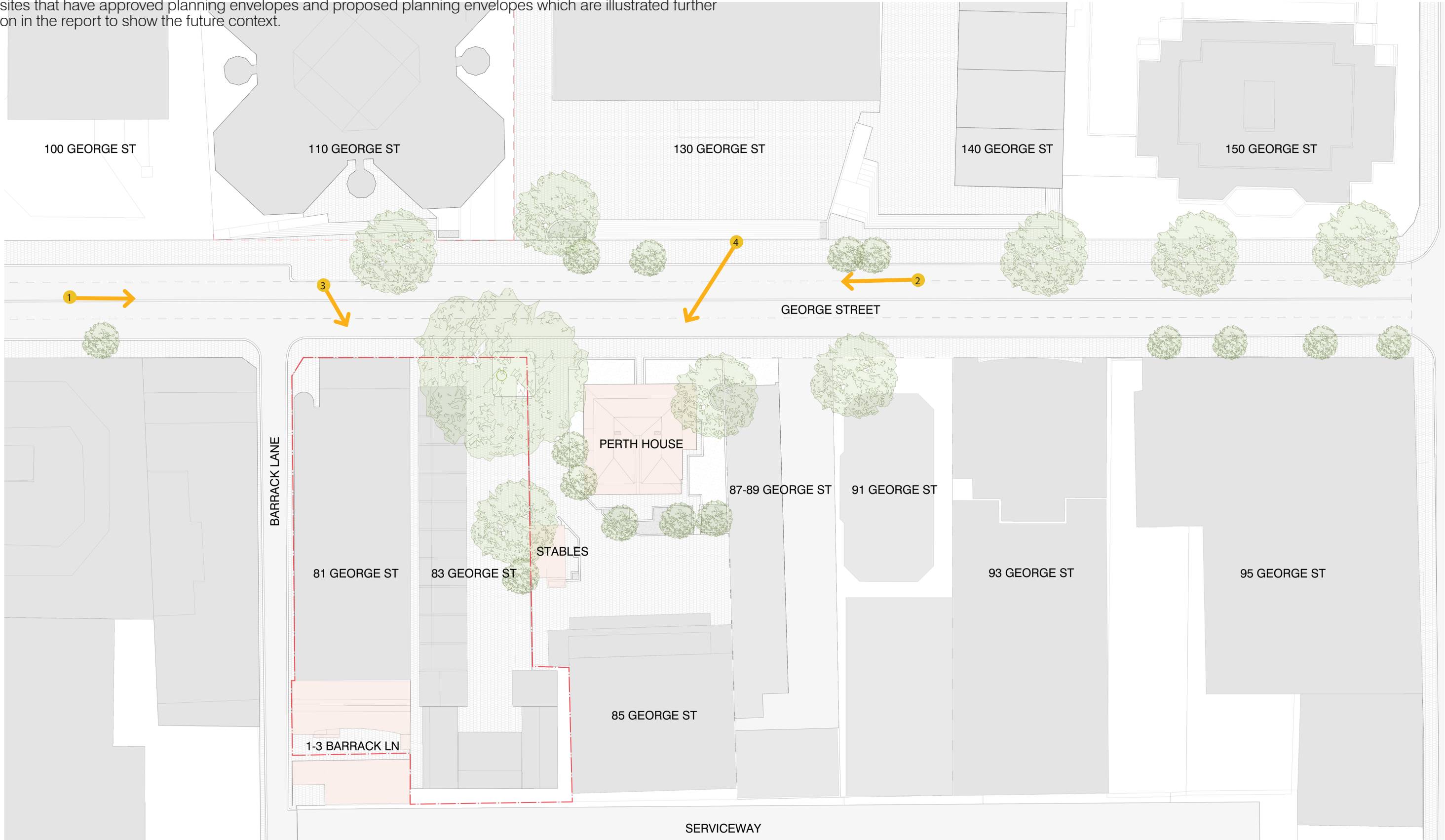
Note: Indicative design shown for the 85 George Street / Perth House surrounds to illustrate the potential design for the precinct. It will not form a part of the detailed development application for 81-83 George Street and 1 Barrack Lane.

0 10 20 50m

Street Views

Photo Analysis

A series of photographs from key locations around the site illustrating the existing conditions. Further photographs are provided within the heritage analysis. It is important to note that there are a number of key sites that have approved planning envelopes and proposed planning envelopes which are illustrated further on in the report to show the future context.



Street Views

Photo Analysis



View 1 - George Street looking east



View 2 - George Street looking west



View 3 - George Street existing access



View 4 - George Street looking south west - Perth House and Fig Tree

Heritage Analysis

81 - 83 George Street is located adjacent to a number of heritage listed items to the east and is situated on George Street which is a historic east-west street of the original city layout.

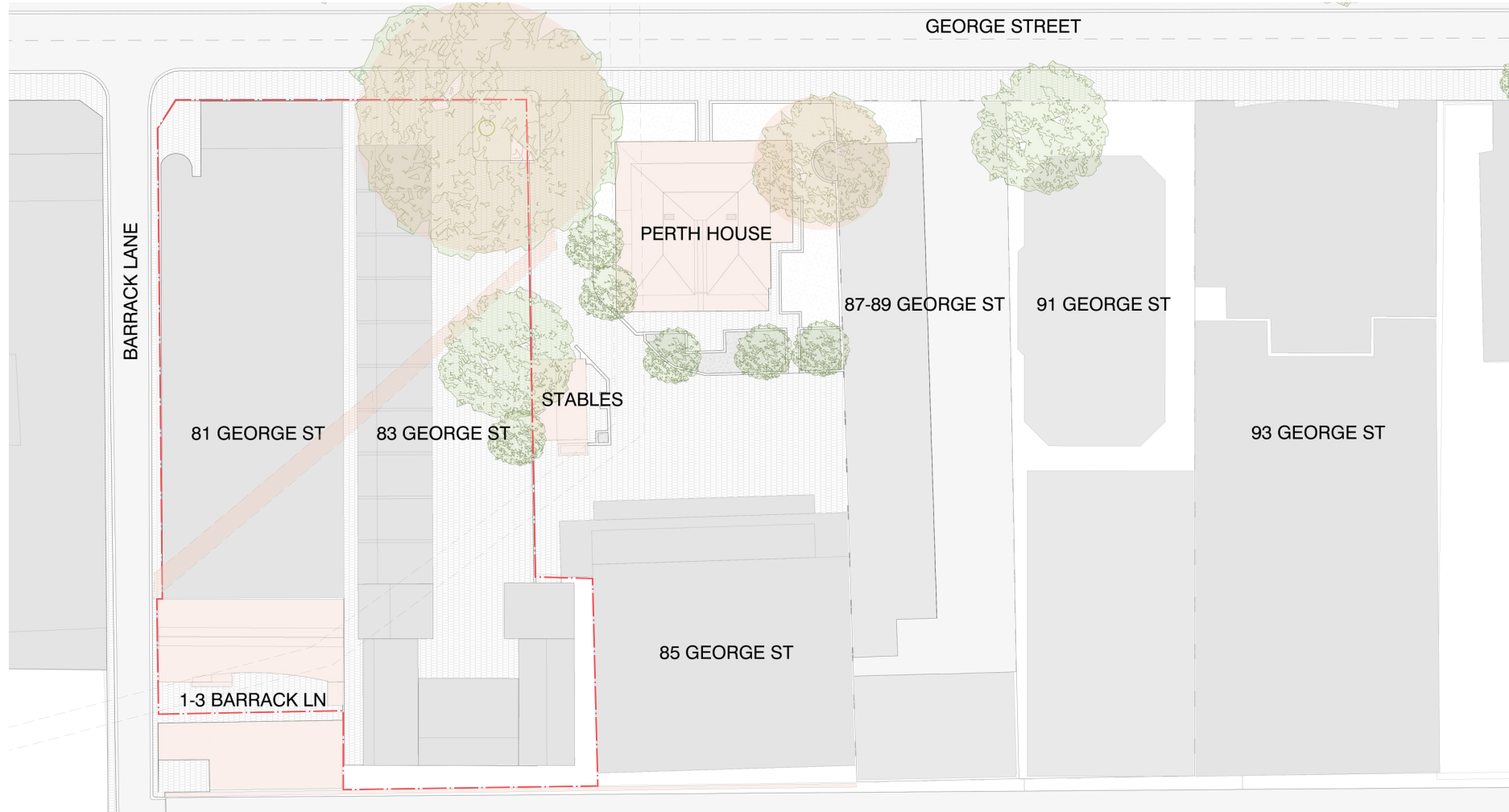
This street must maintain important vistas along the street to Parramatta Park gatehouse and trees. Reports recommend height controls for the street wall of 14 -21m.

Adjacent heritage items

- 1. Moreton Bay Fig Tree (heritage tree) (SHR no. 00155)
- 2. Perth House , stables, carriage way (85 George St) (SHR no. 00155)
- 3. The Convict brick barrel drain (1647)
- 4. 1 and 3 Barrack Lane - Warders Cottages (SHR no. 00709)
- 5. Convict Barracks Wall (1717)



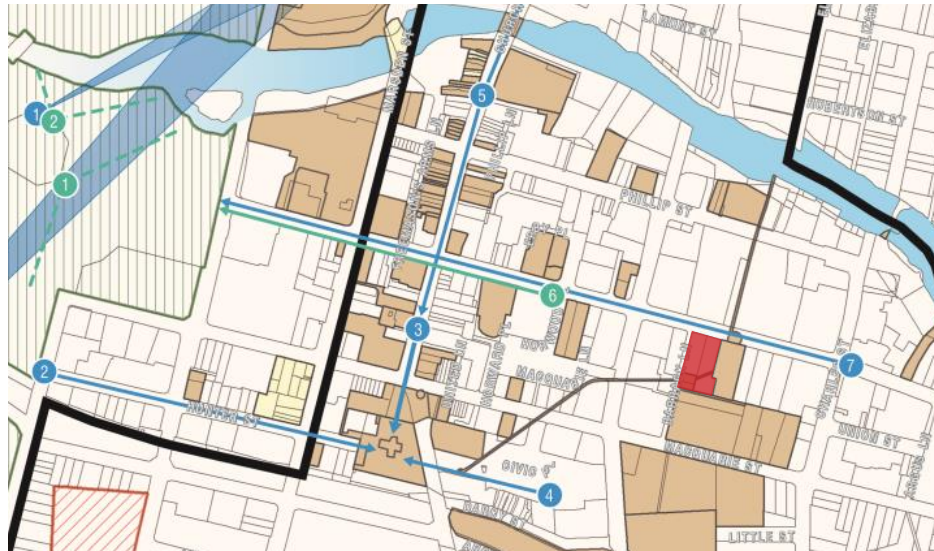
Historic image circa 1889



Heritage site plan



Heritage listed items



Identified significant views

Heritage Analysis

Perth House, Stables, 1 and 3 Barrack Lane



View 1 - George Street Looking West and Perth House



View 3 - Perth House and Stables



View 2 - Perth House and Stables



View 4 - Perth House looking south

Heritage Analysis

1 and 3 Barrack Lane



Heritage site plan

Heritage Analysis

1 and 3 Barrack Lane



View 1 - 3 Barrack Lane and Convict Wall



View 2 - 1 and 3 Barrack Lane



View 3 - 1 and 3 Barrack Lane



View 4 - Barrack Lane Looking South

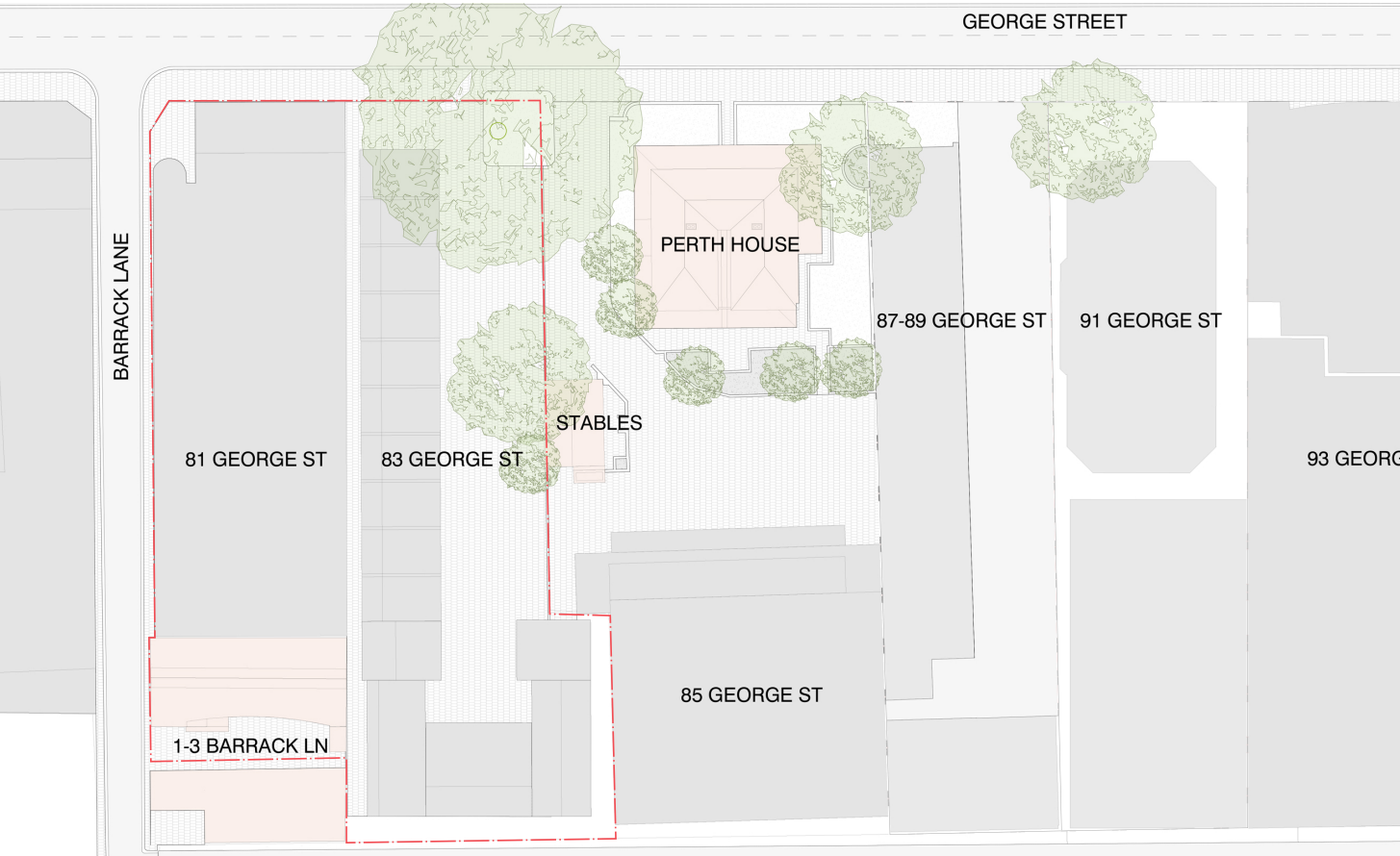
Landscape Analysis

The site sits adjacent to a number of prominent and protected landscape features, located on the heritage listed site of 83 and 85 George Street.

The Moreton Bay Fig Tree is located on the north west boundary of Perth House has a large 32m spread, 32m height and large root structure which encroaches on the existing footpath.

On the east side of Perth House sits a mature Olive Tree, with a 6m spread, which encroaches on the 87-91 George St site.

To the east is the Perth House heritage building which has a large courtyard to the rear of the site and is surrounded by raised planters. Towards the rear of the site is a small two storey building known as the stables.



Landscape site



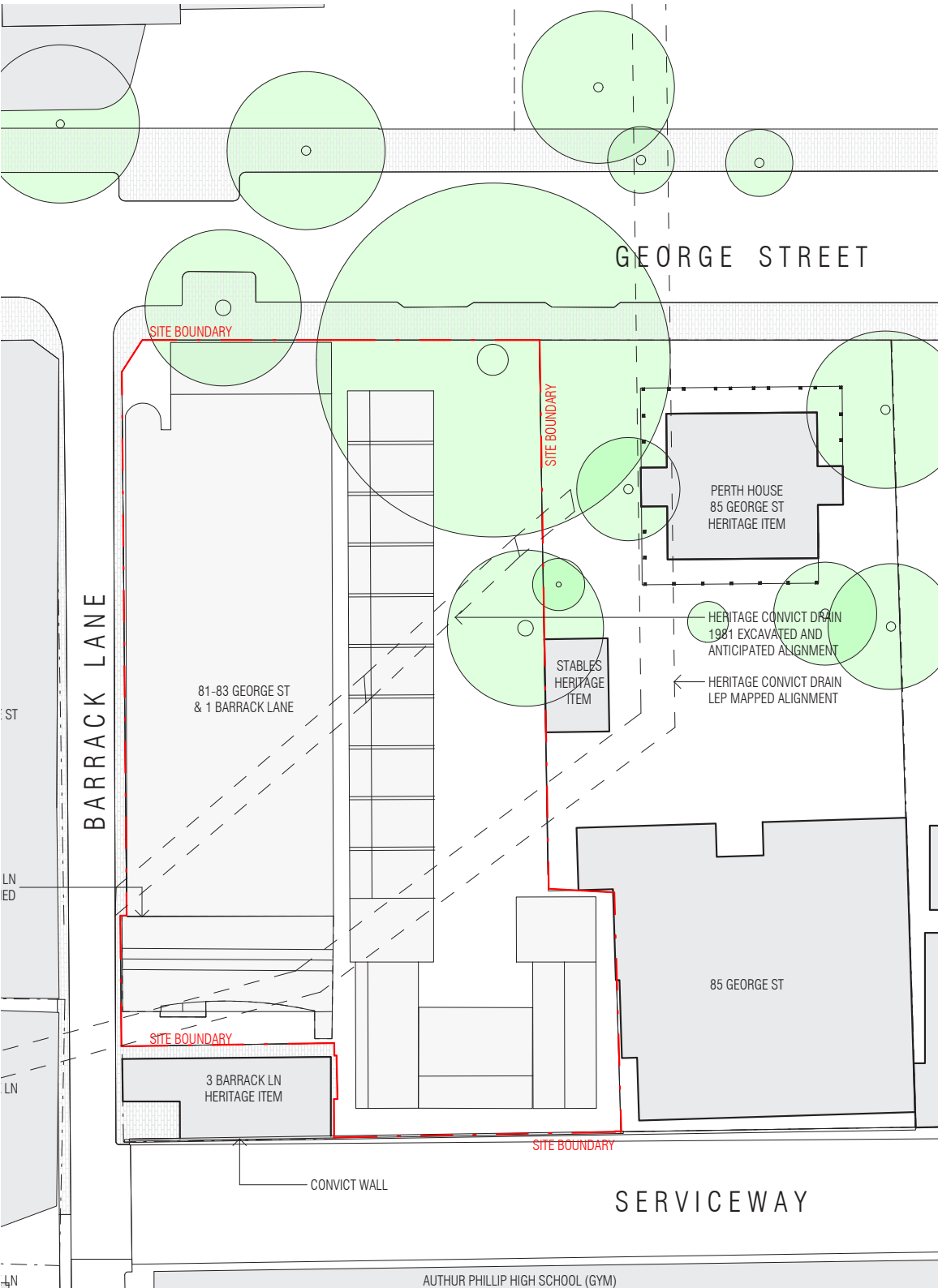
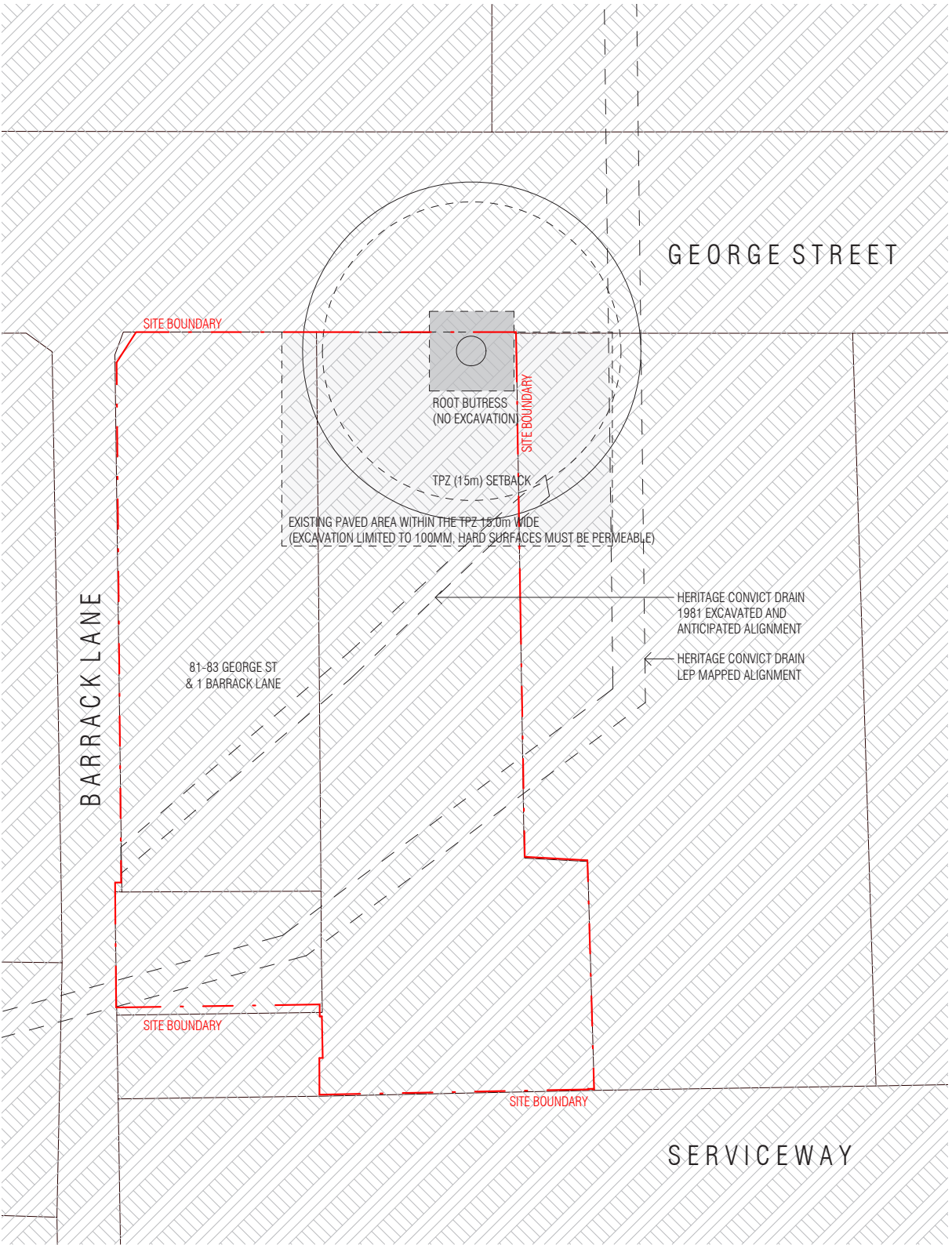
Olive Tree (Left of Perth House)



Fig Tree (Right of Perth House)

Landscape Analysis

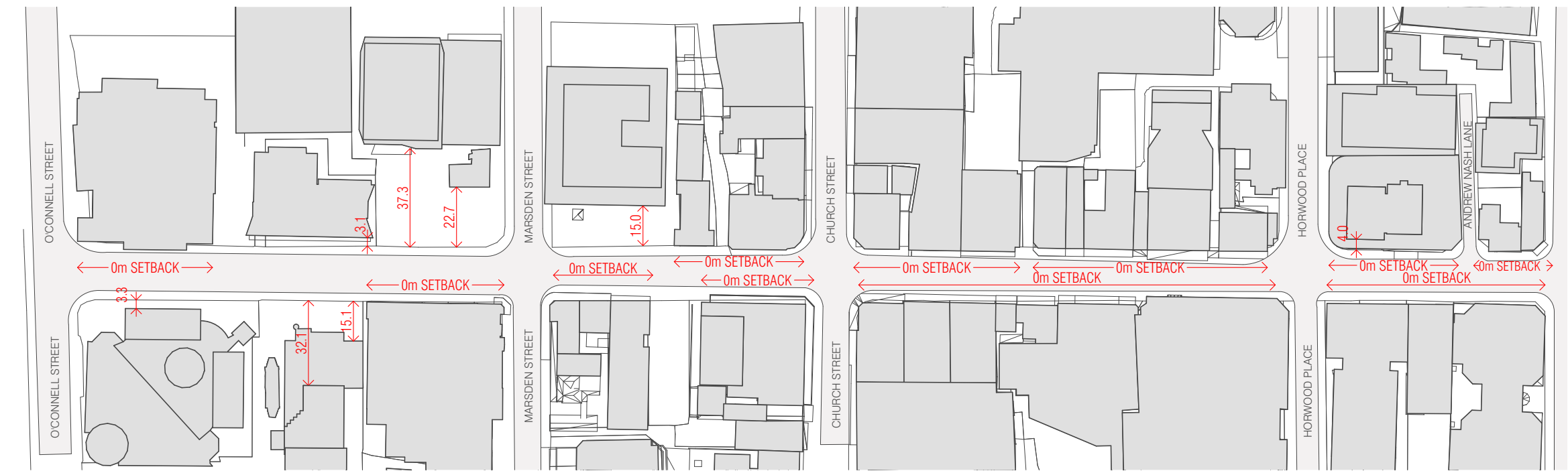
A detailed arborist report has been undertaken of the heritage fig tree to establish the height and spread and root buttress and tree protection zone. This is resulted in a recommended building setback from the arborist which is 19m from the centre of the trunk.



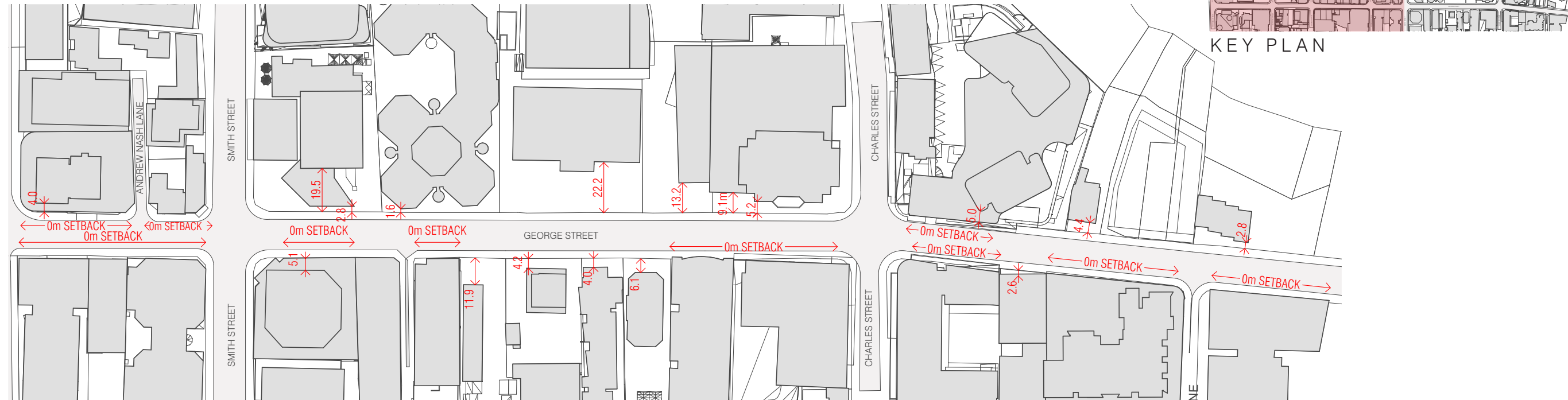
Urban Analysis

George Street Character and Setbacks

A detailed study of the George Street street wall has been undertaken to establish the character, urban density, setbacks and height.



GEORGE STREET WEST

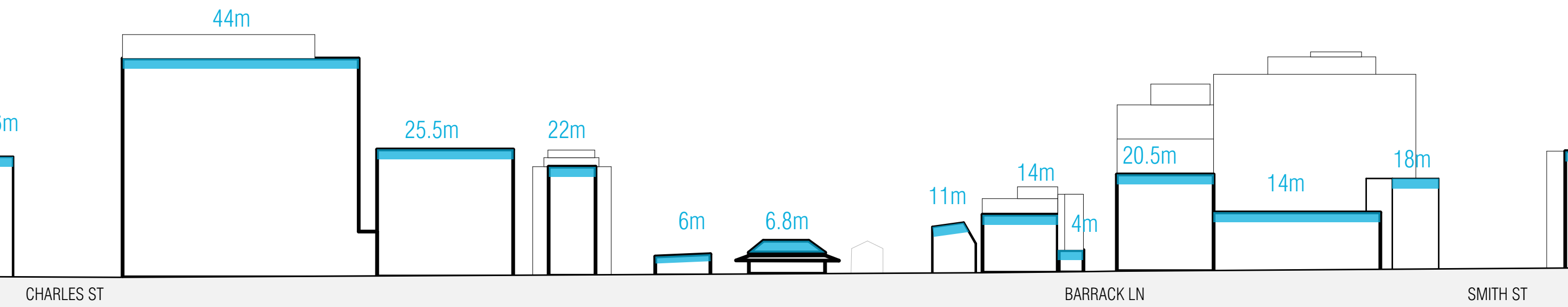


GEORGE STREET EAST

Urban Analysis

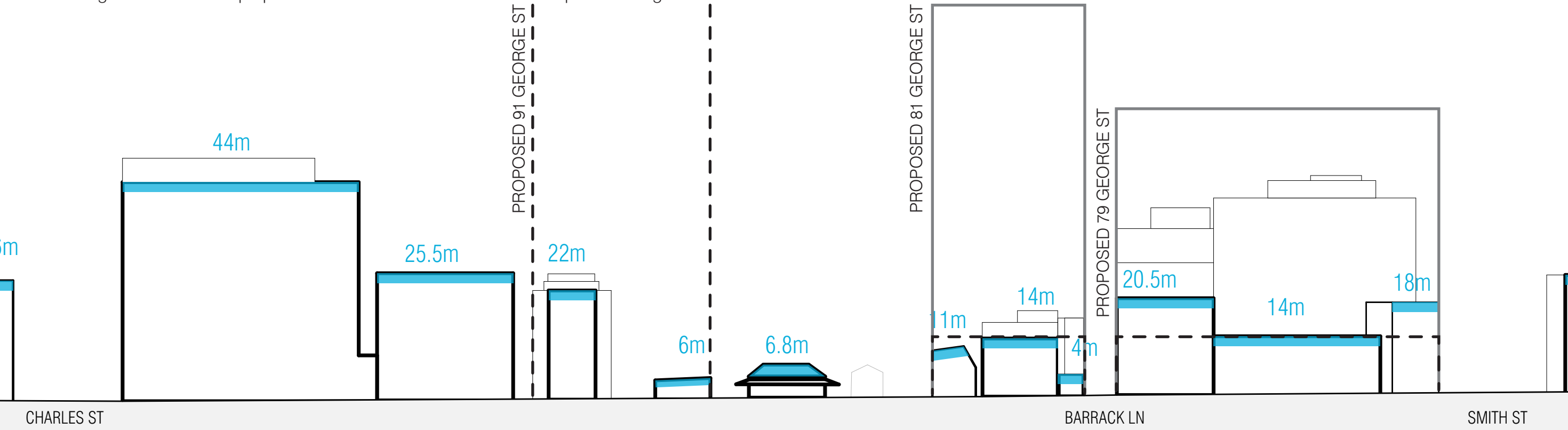
Street Wall Height with Existing Context

The below diagram illustrates the existing streetwall elevation of the selected part of George Street



George Street South Elevation with Existing Context

The below diagram illustrates the proposed streetwall elevation of the selected part of George Street.



George Street South Elevation with Proposed Context

SECTION 4

Precinct Context

Indicative Concept Design

Precinct Location Plan

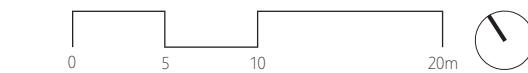


GPT do not own 85G and all representation is conceptual only.

Legend:

- 81-83 George Street & 1 Barrack Lane site boundary.
- New compliant building access.
- New entry forecourt including feature paving, seating areas and gardens.
- Pavement treatments delineate the entry and forecourt and extend through the groundfloor lobby and connect with the external retail and access to Barrack Lane.
- Outdoor dining areas for groundfloor retail.
- New public open space with seating, permeable paving and garden areas.
- Heritage Ficus macrophylla incorporated within a new larger garden area. Existing hardstand area to be removed and replaced with garden areas.
- New public domain works to the streetscape of the George Street frontage, including paving and street furniture, as per the Public Domain Guidelines.
- New public domain works to the laneway of the Barrack Lane frontage, including paving and new kerb alignment, as per the Public Domain Guidelines.
- A new urban public open space adjacent to the 3 Barrack Lane heritage structure, including seating, shade trees and garden areas.
- Existing street tree along George Street to be retained.
- New access to the adjacent 85 George Street forecourt.
- Existing Perth House Gardens and surrounds to be retained.
- Existing substation and ventilation tower within 85 George Street.
- Extent of existing basement to 85 George Street.

Note: Indicative design shown for the 85 George Street / Perth House surrounds to illustrate the potential design for the precinct. It will not form a part of the detailed development application for 81-83 George Street and 1 Barrack Lane.

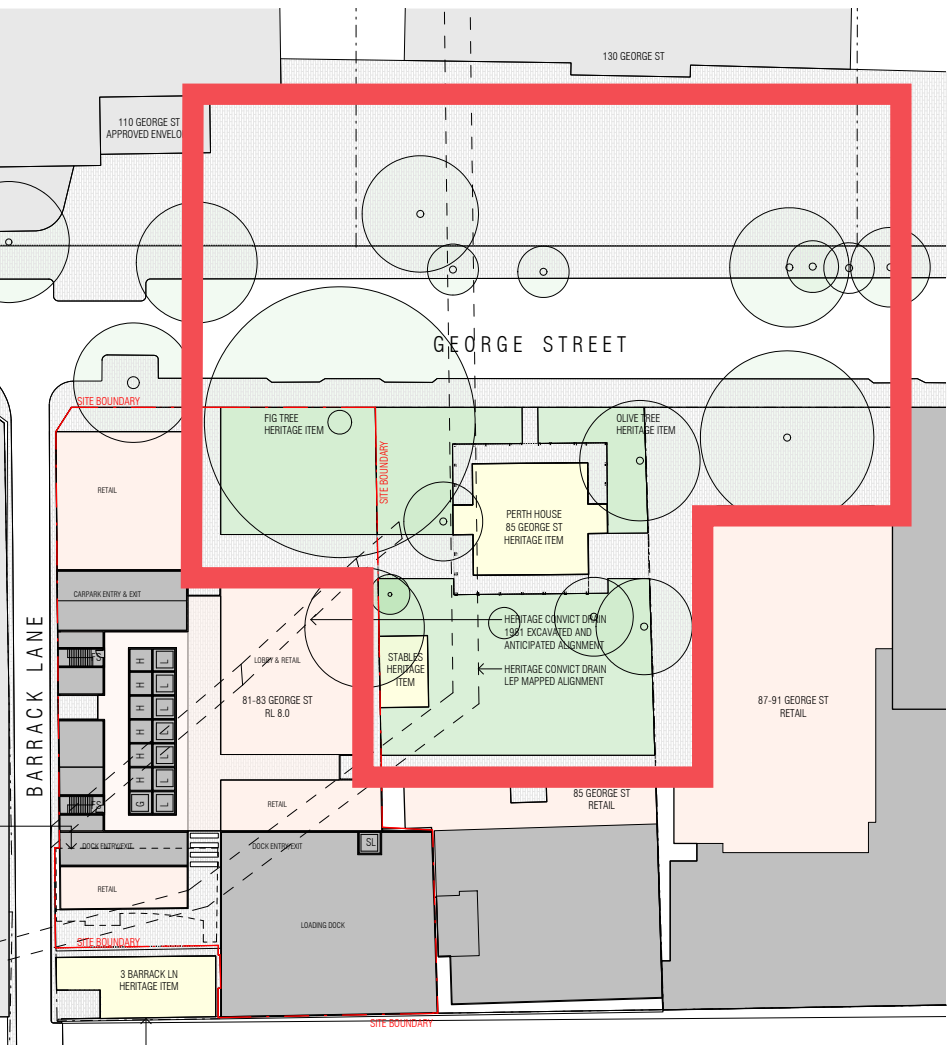


Indicative Concept Design

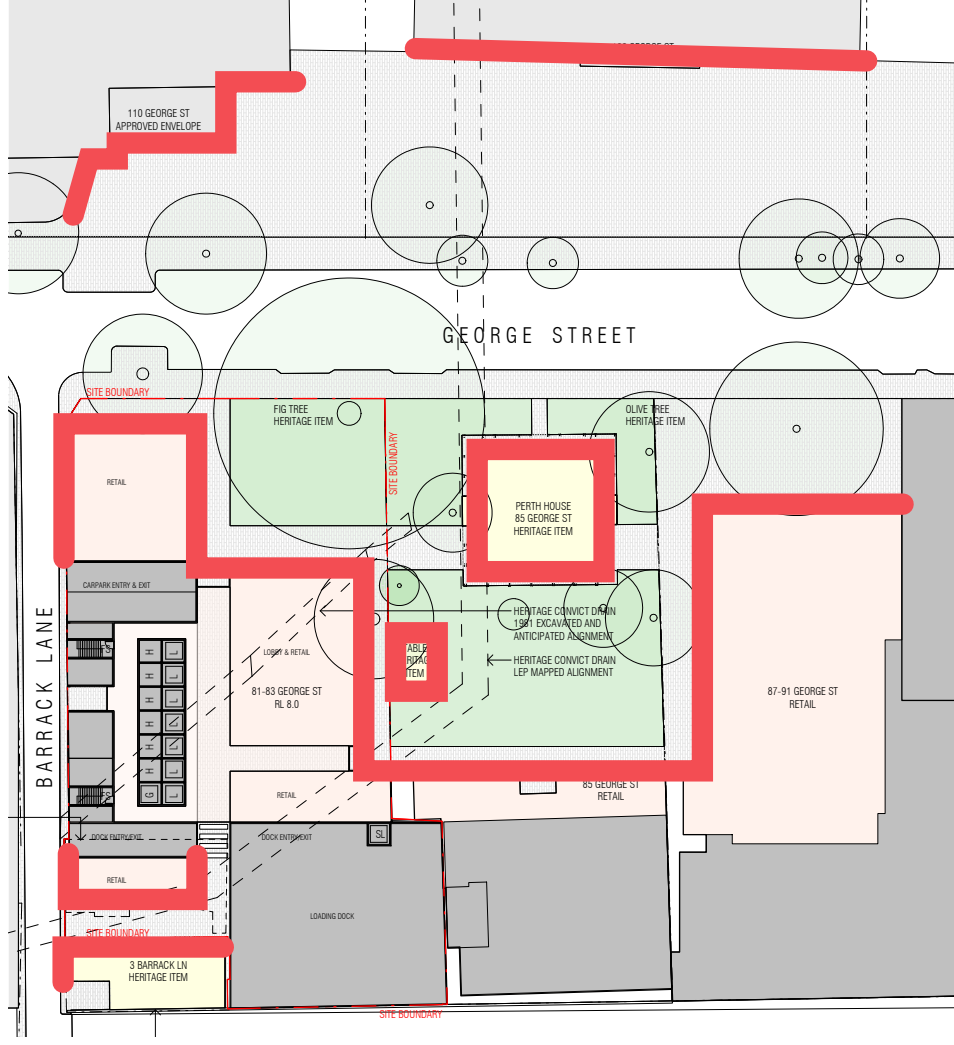
Precinct Design

The indicative design has been developed as part of a broader precinctual solution which engages with George Street and the heritage Perth House precinct. The indicative design also considers the new approved Octagon site and the future envelope controls applied to the North side of George Street.

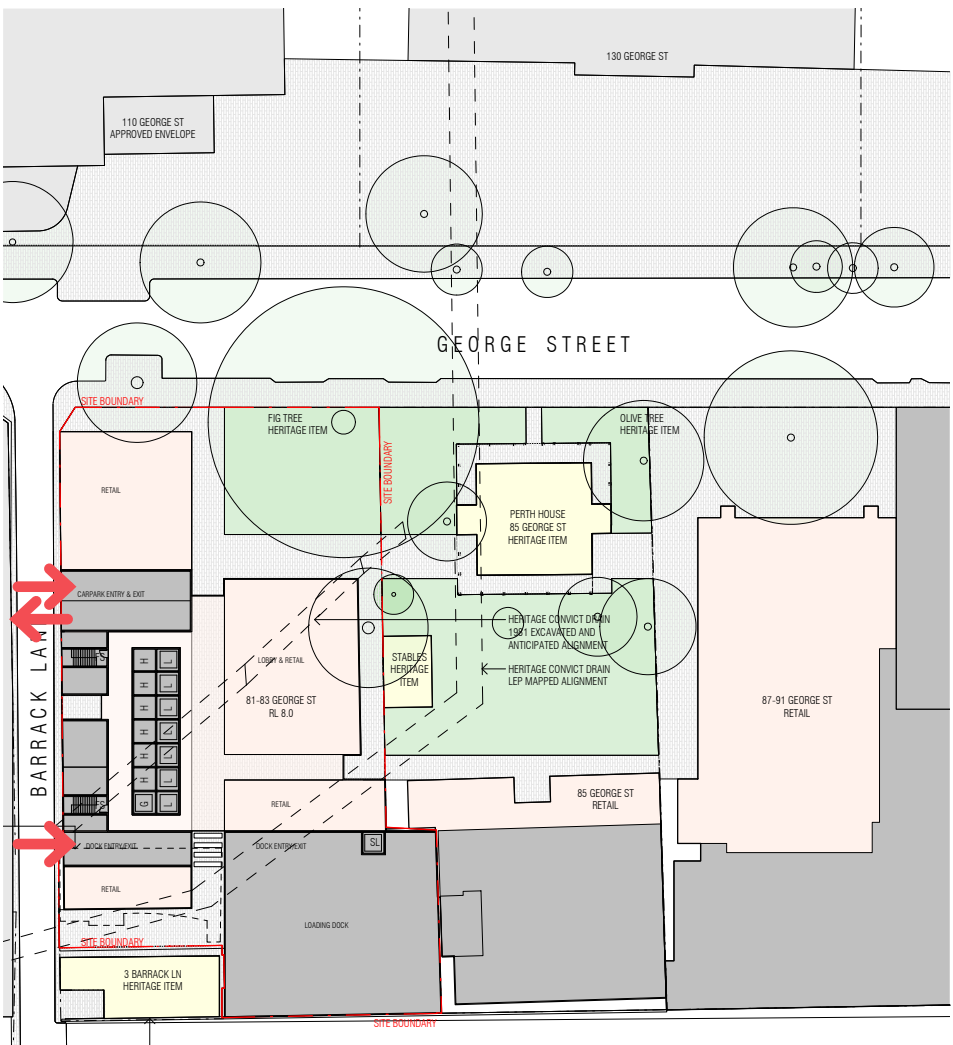
The indicative design also considers the integration of the new 91 George Street tower and integrates the existing 85 George Street building condition. Additionally, the precinctual solution also takes into consideration the future development opportunity of 85 George Street and 79 George Street to ensure a holistic precinct solution.



A new heritage precinct



Active edges

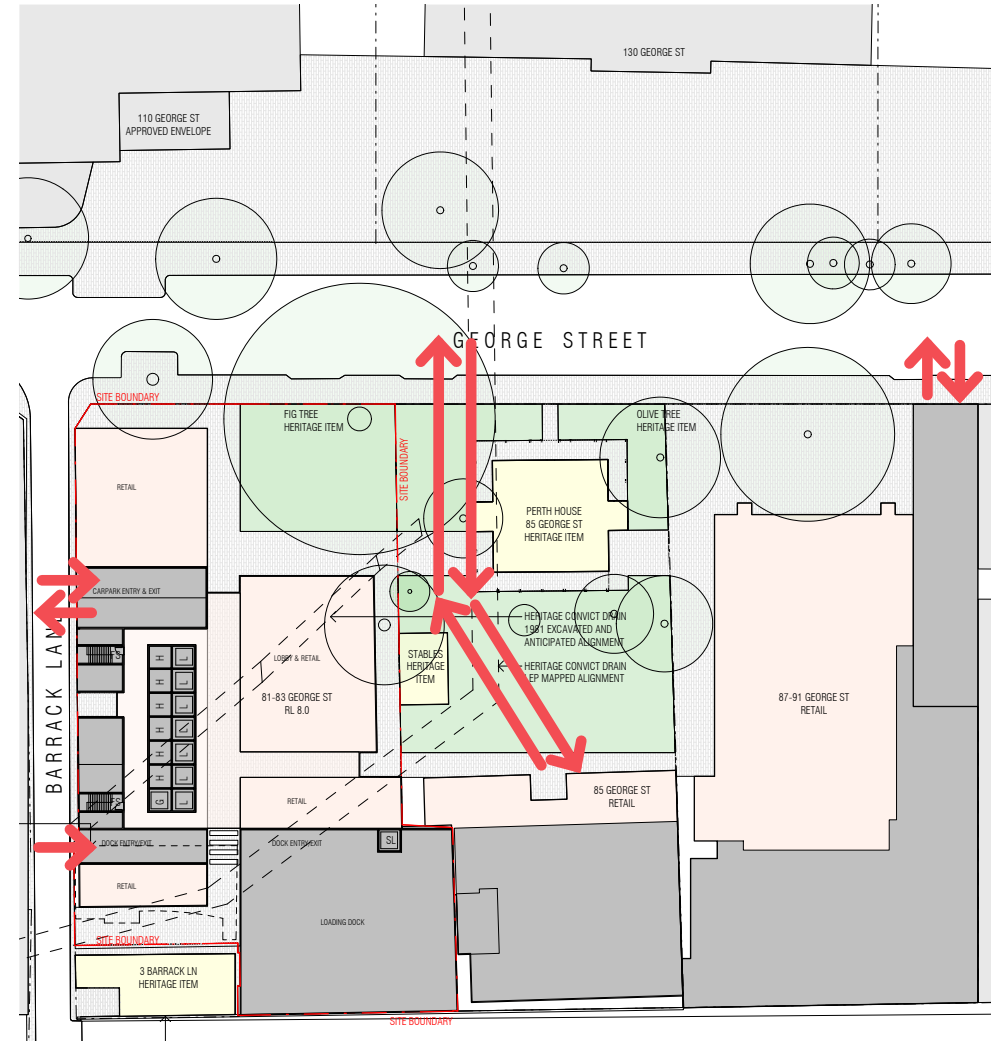


Carpark and dock entries

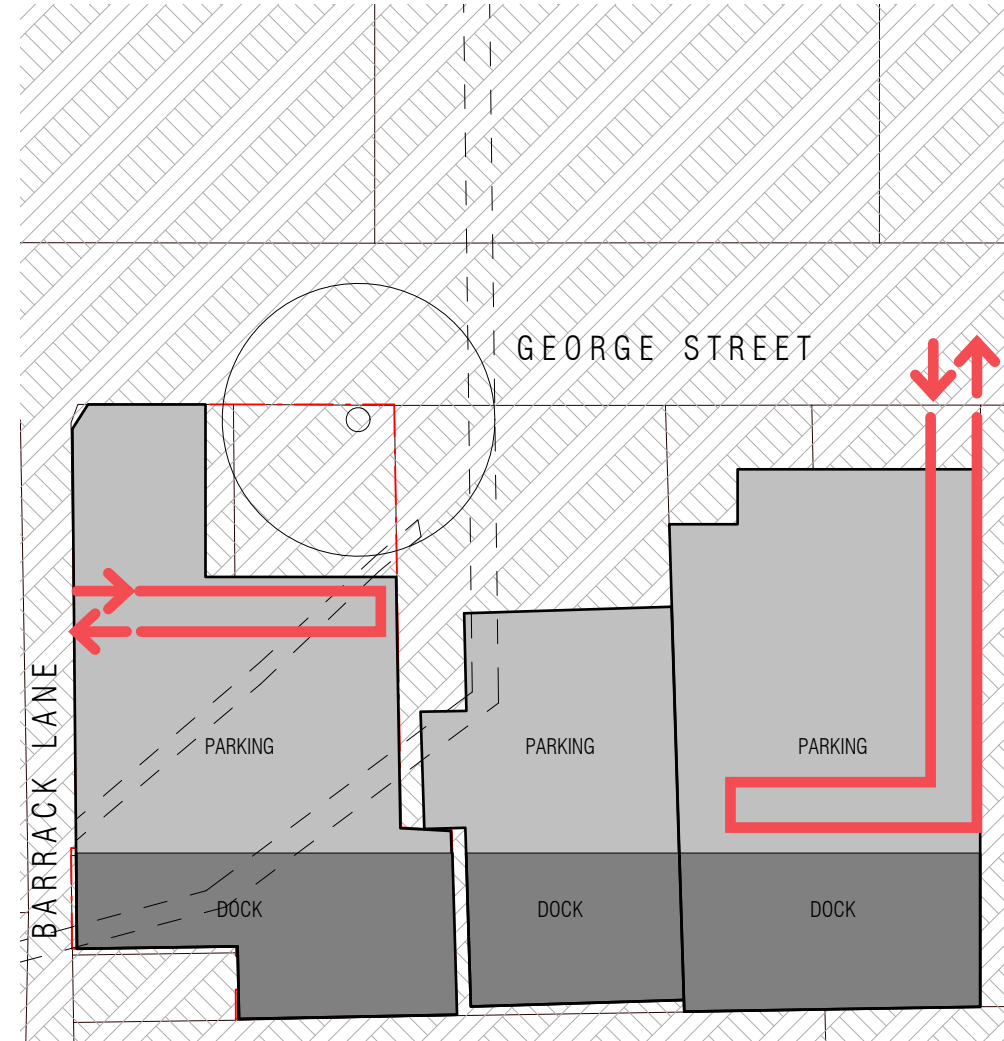
GPT do not own 85G and all representation is conceptual only.

81 George Street Carparking Concept

The indicative design has been developed to work as a free standing development with its own carpark entry and loading dock entries off of Barrack Lane with one Basement Carpark.



Ground existing and proposed carpark entry



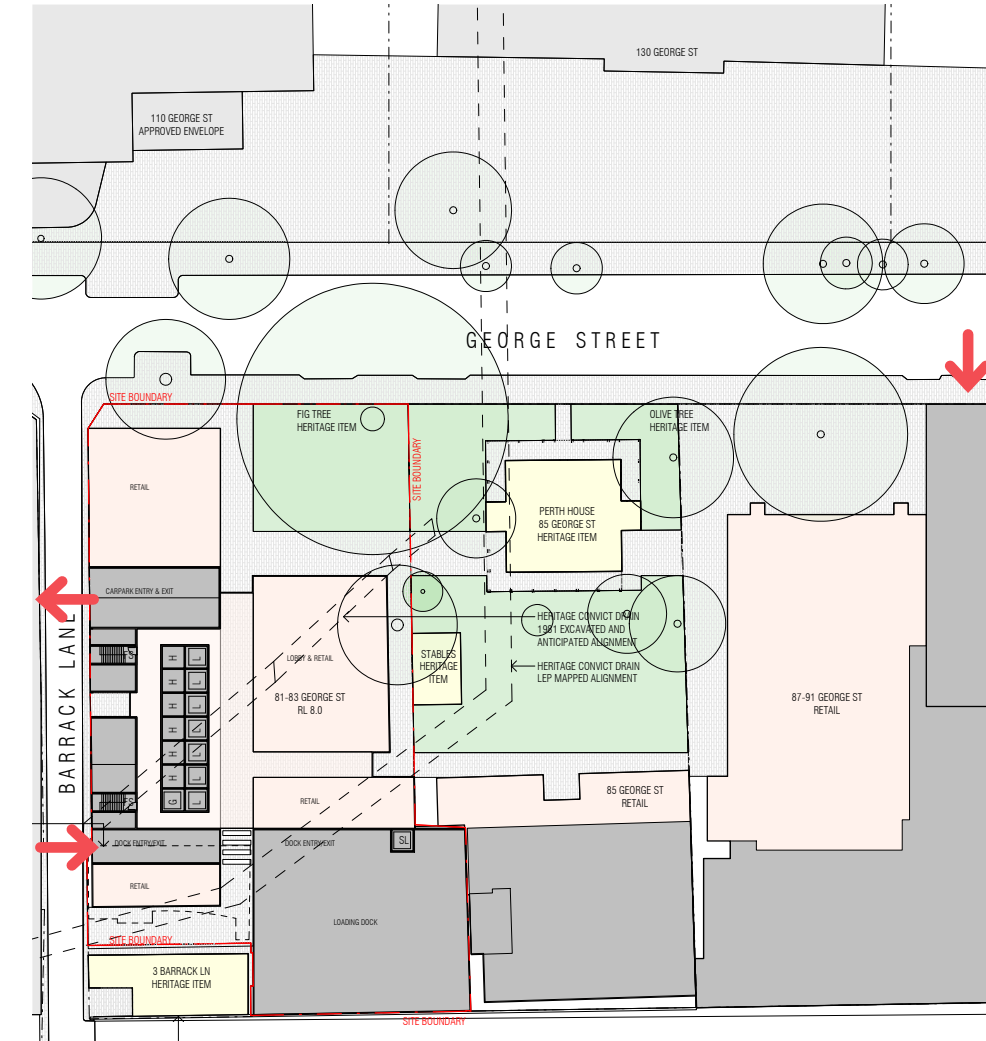
Basement existing and proposed carpark entry

GPT do not own 85G and all representation is conceptual only.

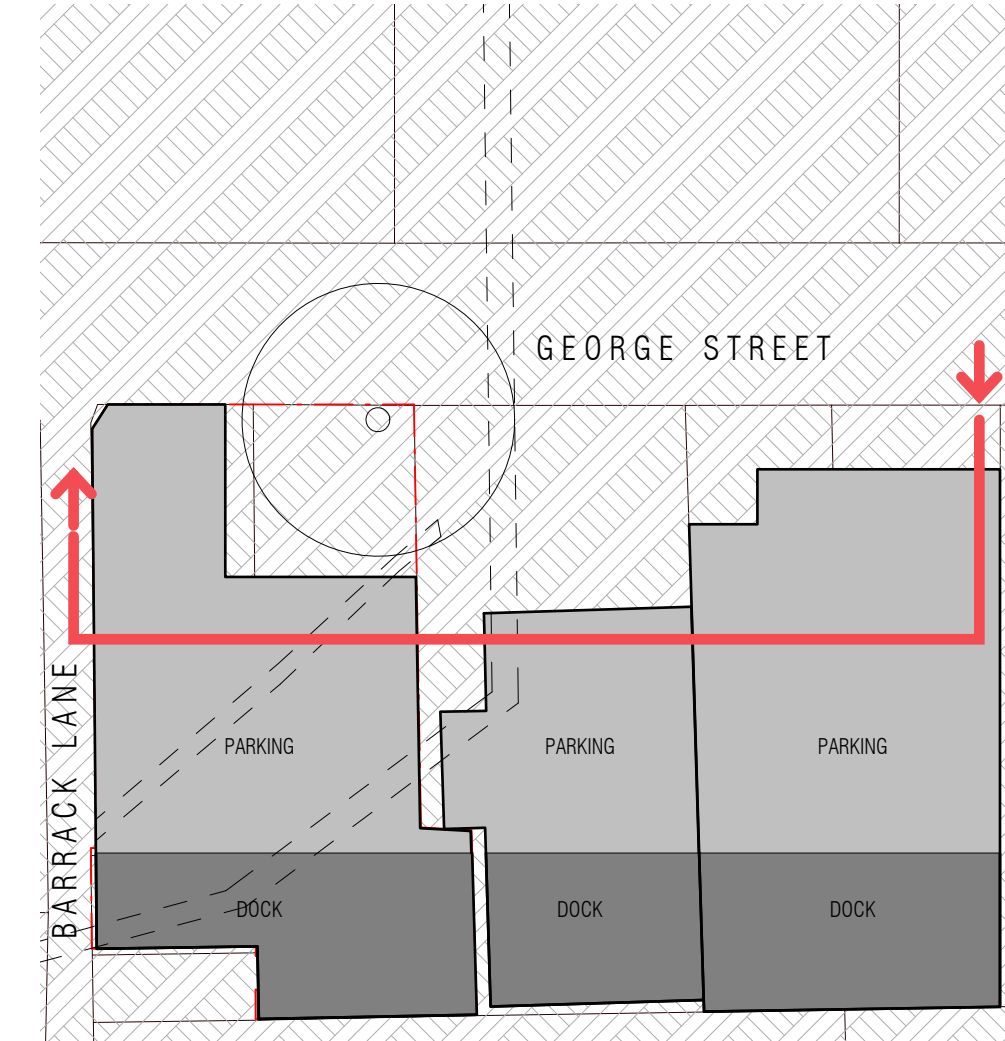
Precinct Carparking Concept

The basement layout provides an opportunity for future precinct basement connectivity from the Ground Plane of 91 to 81 George Street. The carparking and loading dock entry for 91/ 85/ 81 George Street will be entered from 91 George Street down to a connected Basement level that will exit through 81 George Street onto Barrack Lane.

This solution will remove the need for cars to traverse through the rear of Perth House to access the existing 85 George Street building and provide the opportunity to open up precinct to a fully accessible new public space.



Ground floor precinct carparking and dock entry



Basement precinct carparking and dock entry

GPT do not own 85G and all representation is conceptual only.

SECTION 5

Concept Envelope

View Analysis

George Street Views with Heritage Fig Tree



1



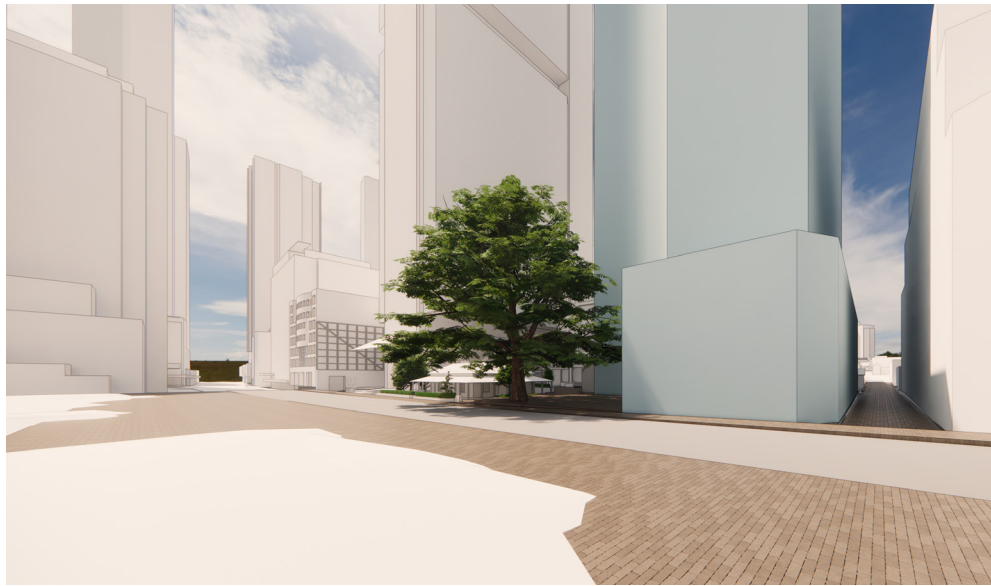
2



3



4



5



6 View from Barrack Lane/ Serviceway

View Analysis

George Street Views without Heritage Fig Tree



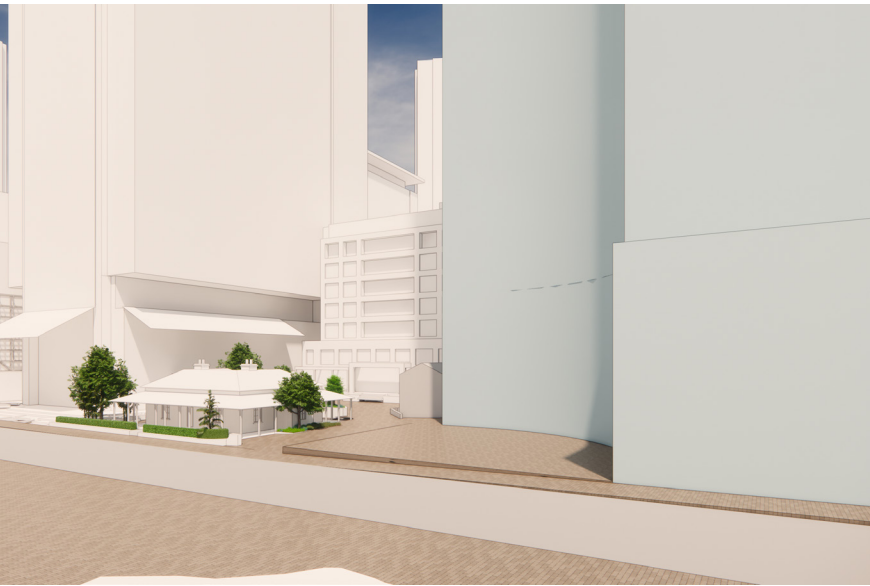
1



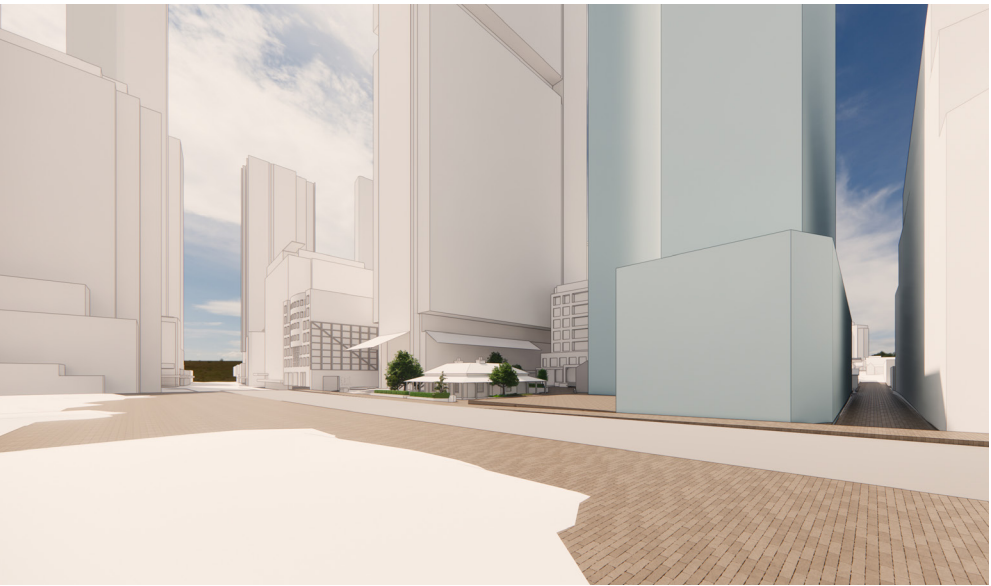
2



3



4



5

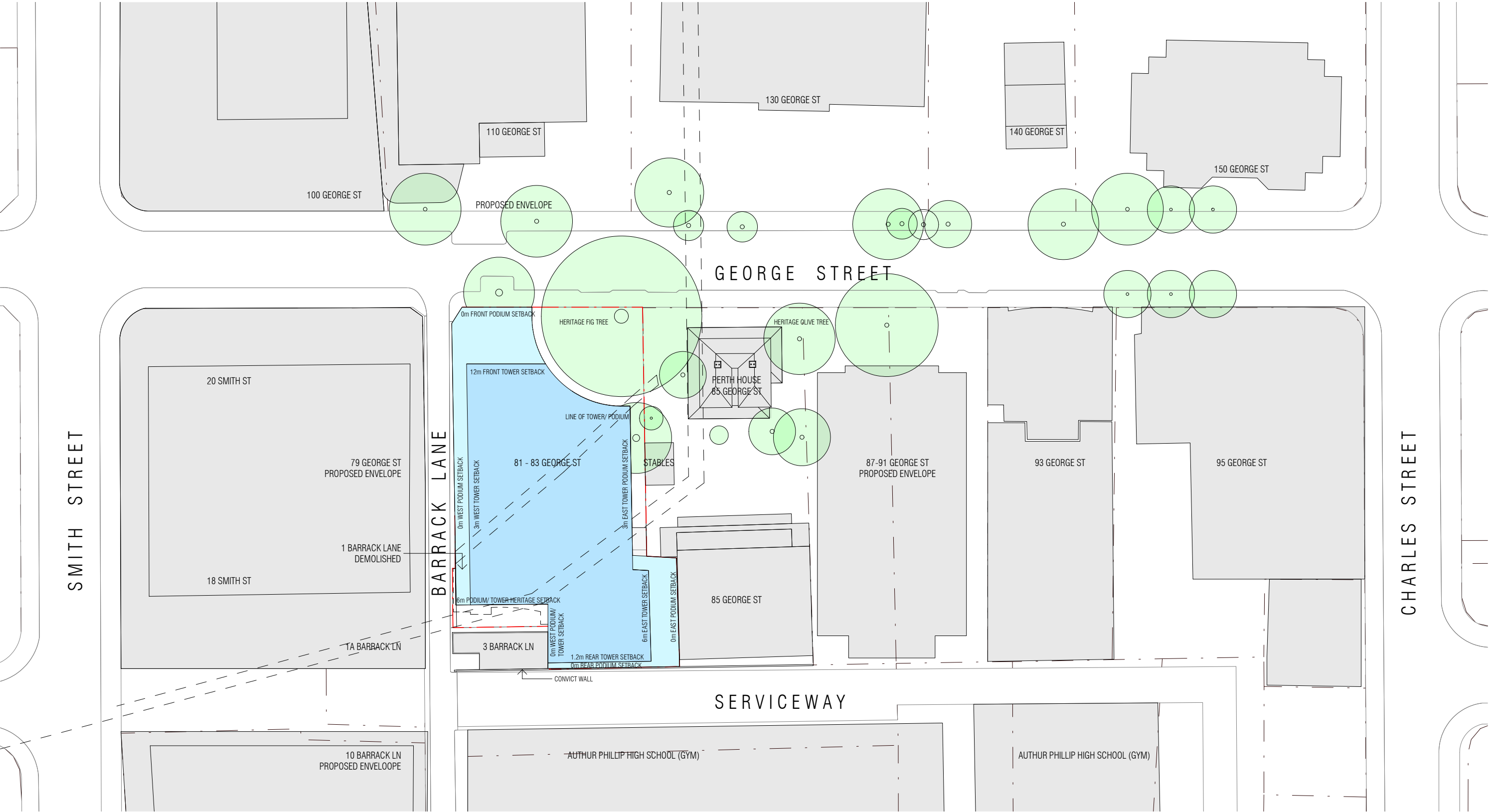


6 View from Barrack Lane/ Serviceway

Site Analysis

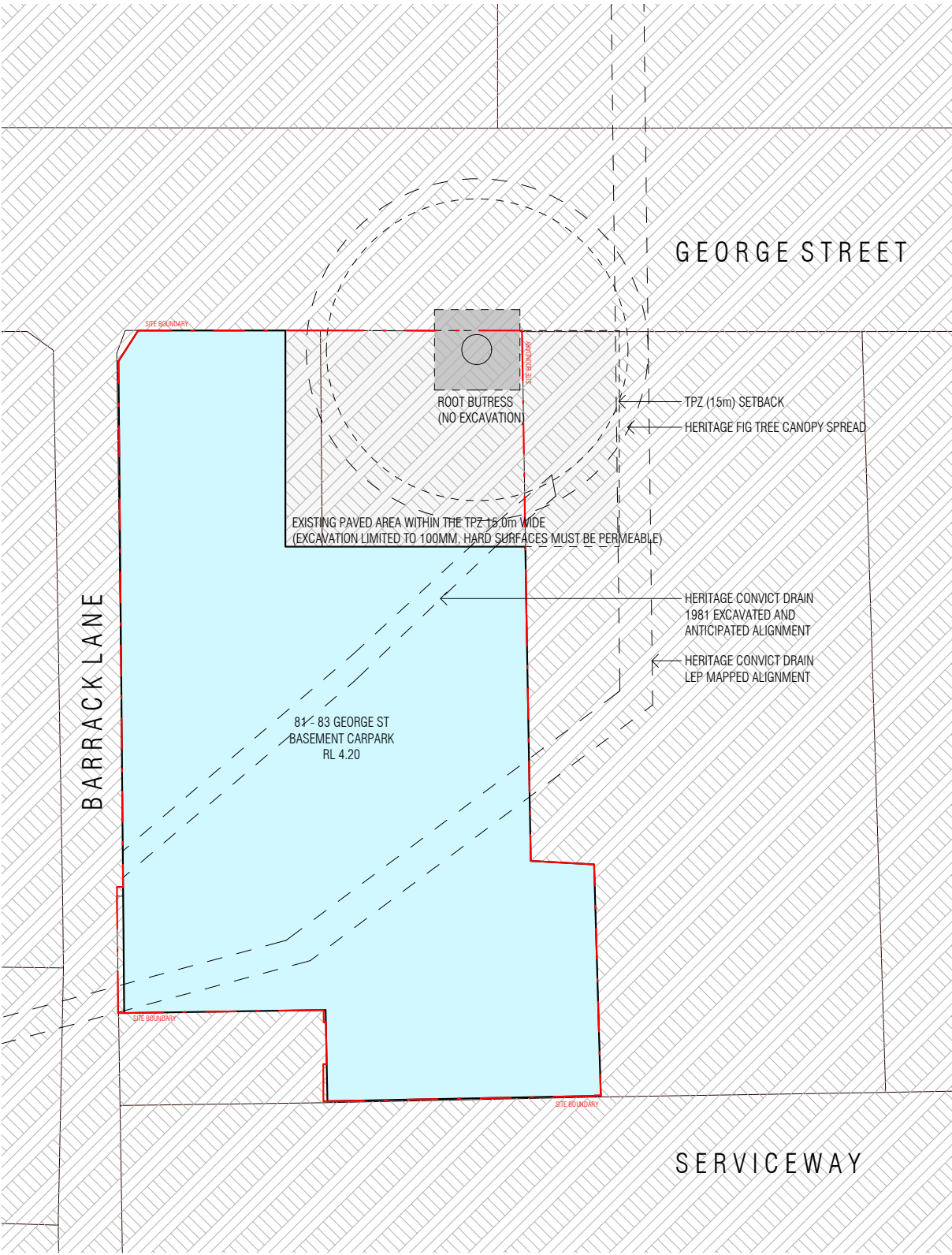
Podium and Tower Setbacks

The below floor plan illustrates the DCP compliant setbacks with the exception of the heritage interpretation setbacks regarding 3 Barrack Lane and the heritage fig tree.



Landscape Analysis

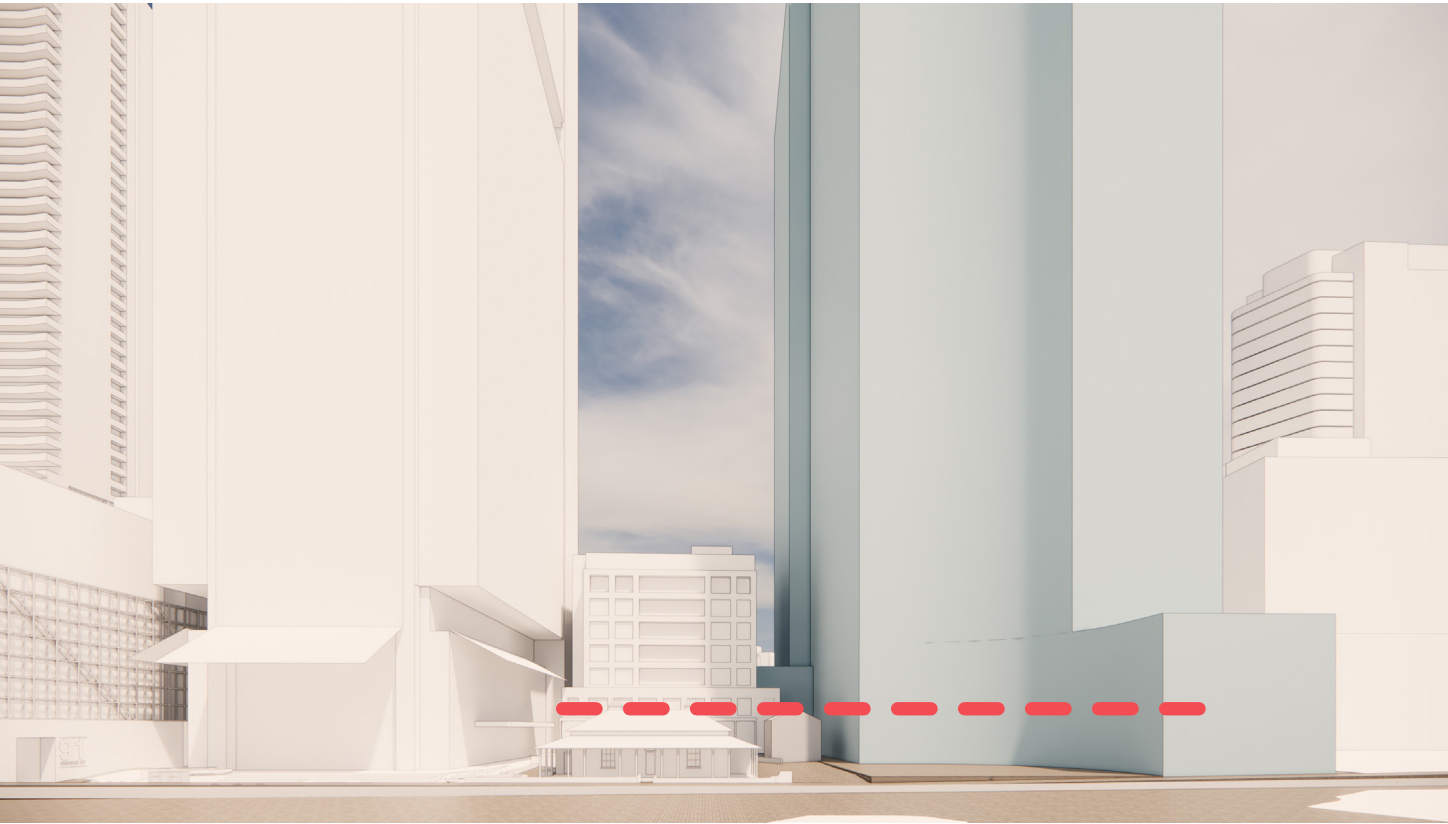
A detailed arborist report has been undertaken of the heritage fig tree to establish the height and spread and root buttress and tree protection zone. This is resulted in a recommended building setback from the arborist which is 19m from the centre of the trunk.



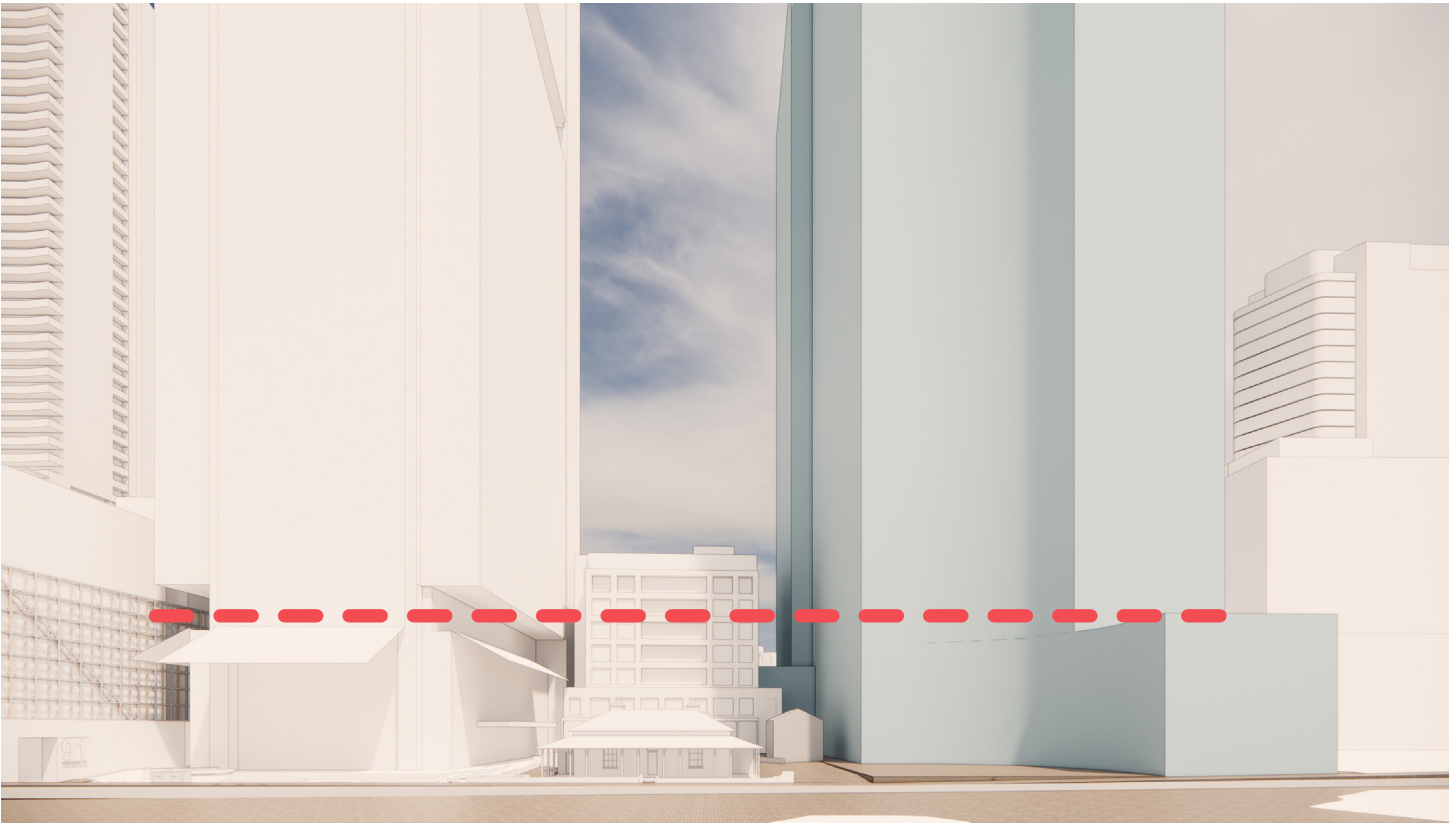
Setback Study

Datums

A setback study has been conducted on the broader block to demonstrate the urban alignment with adjacent towers creating continuity along George Street and the Serviceway.



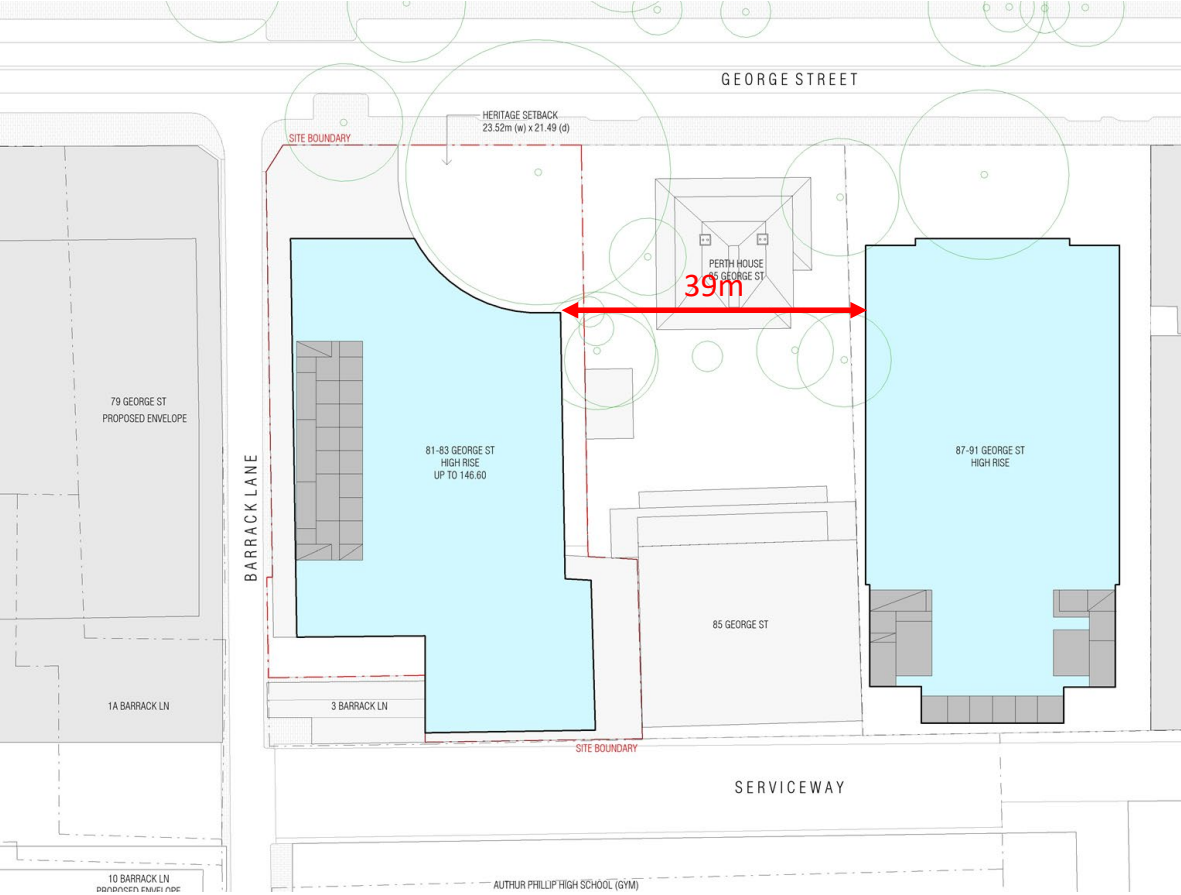
14m podium to relate to a Perth House scale



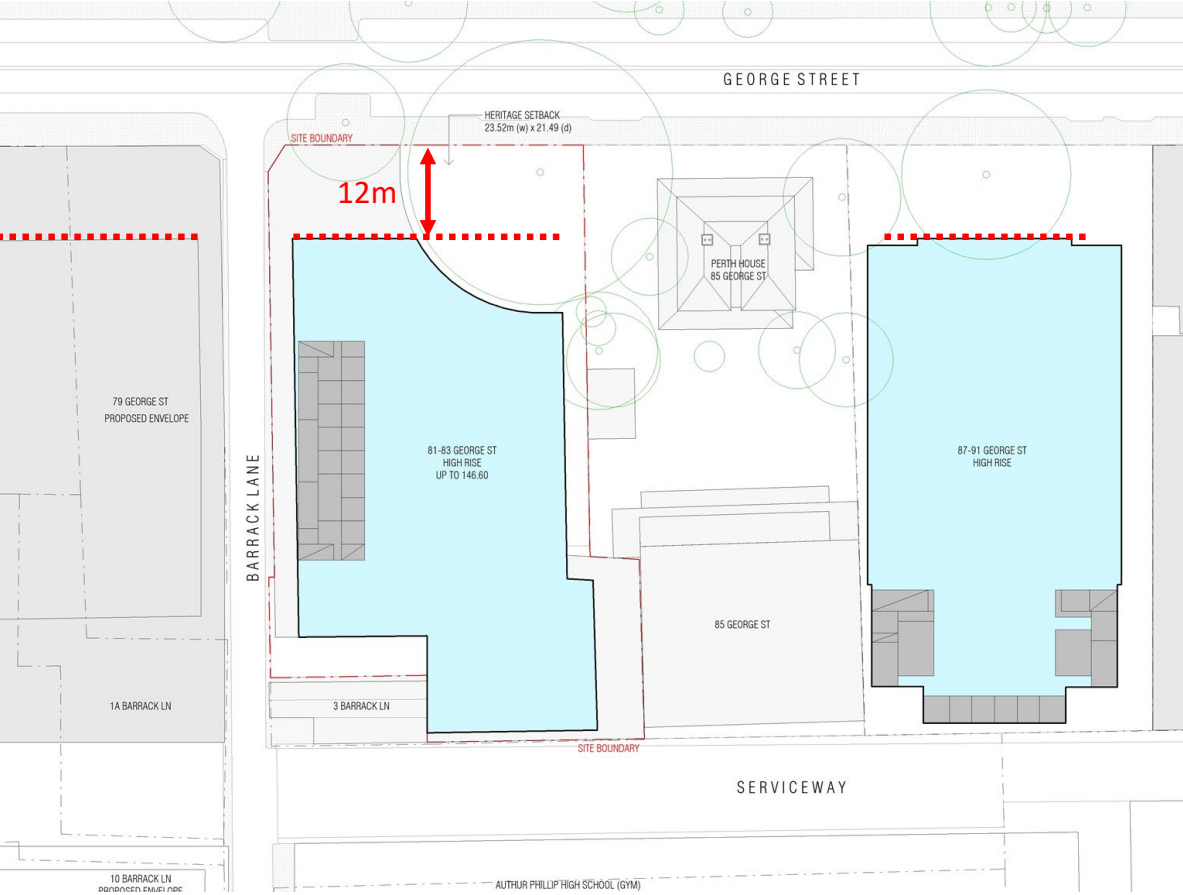
Podium/ street frontage height and bottom of tower datum in alignment to adjacent towers

Setback Study

Datums



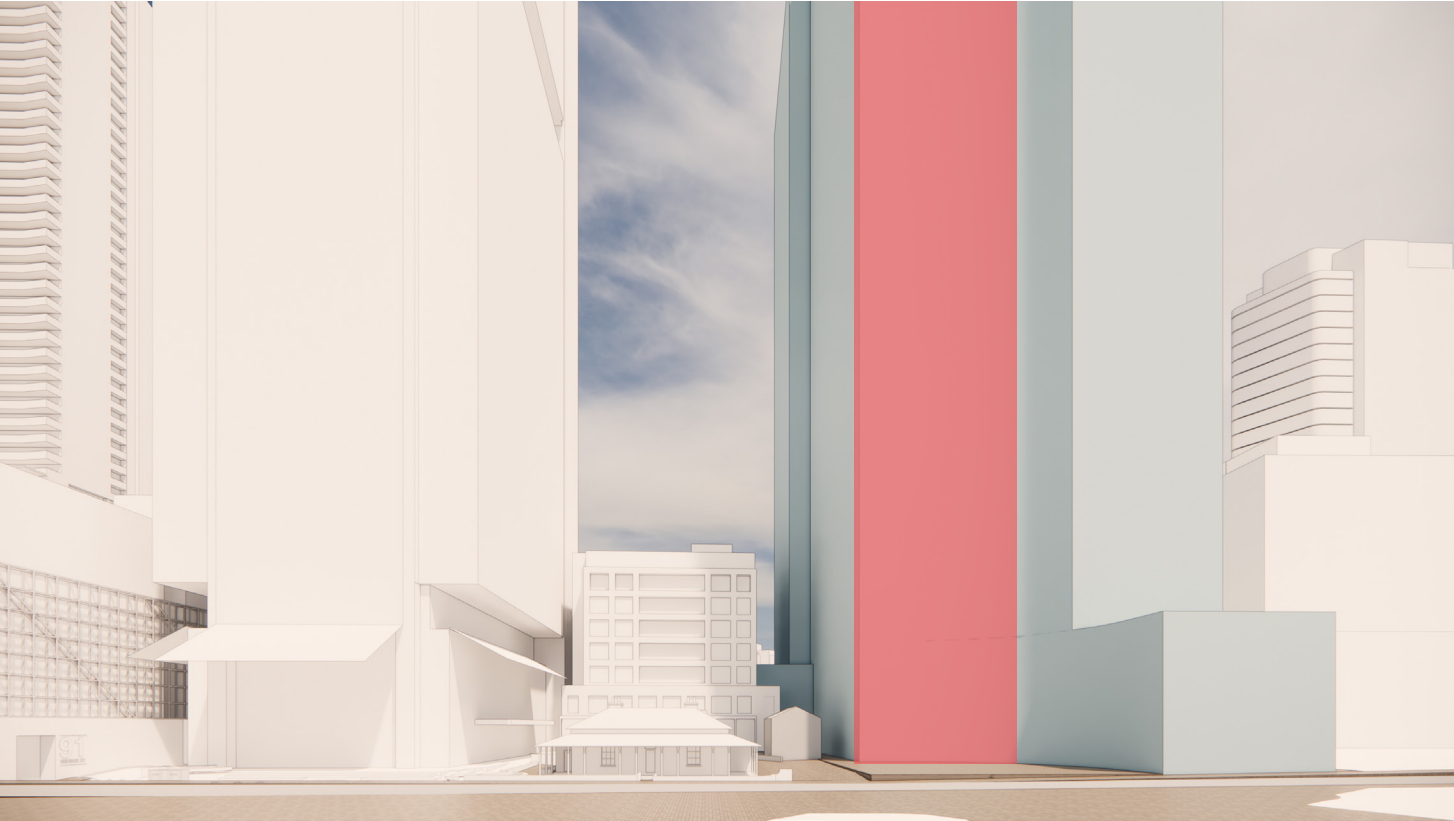
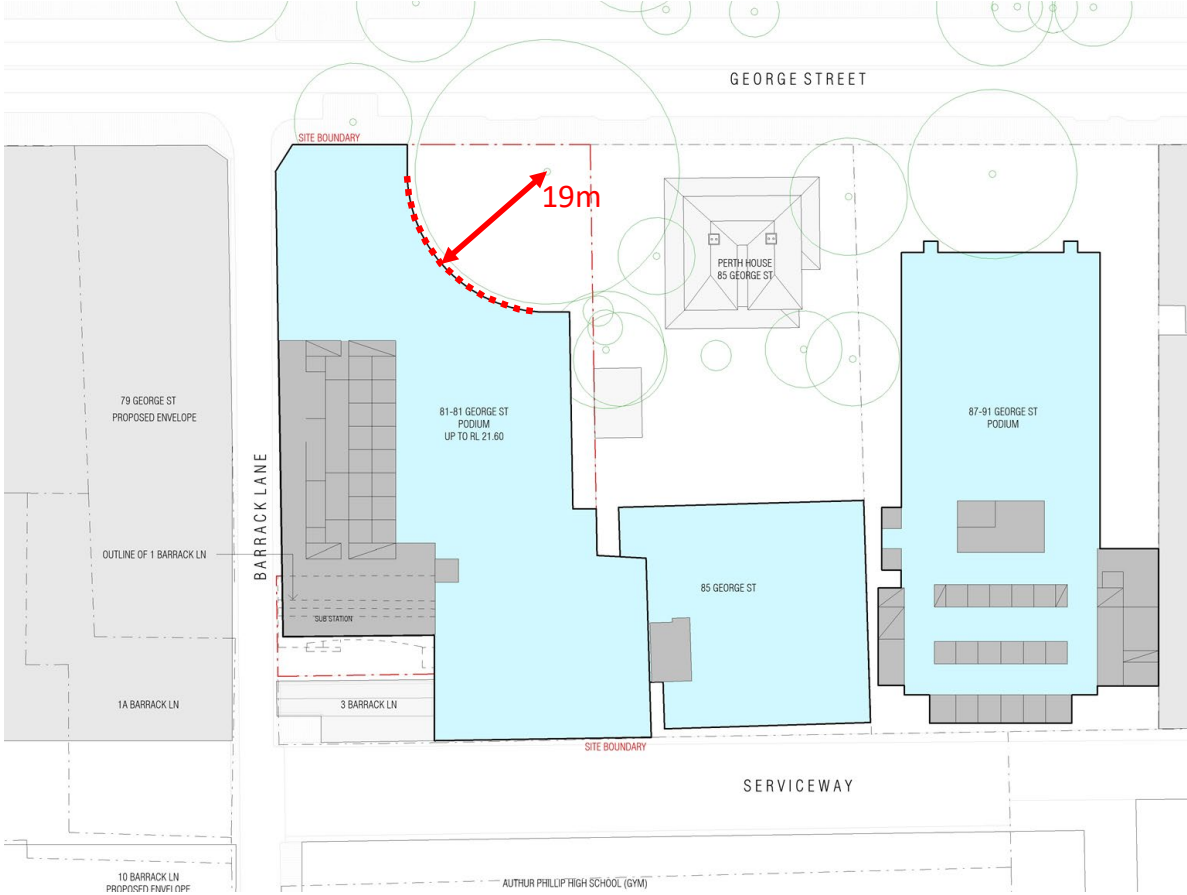
39m tower separation to 91 George Street



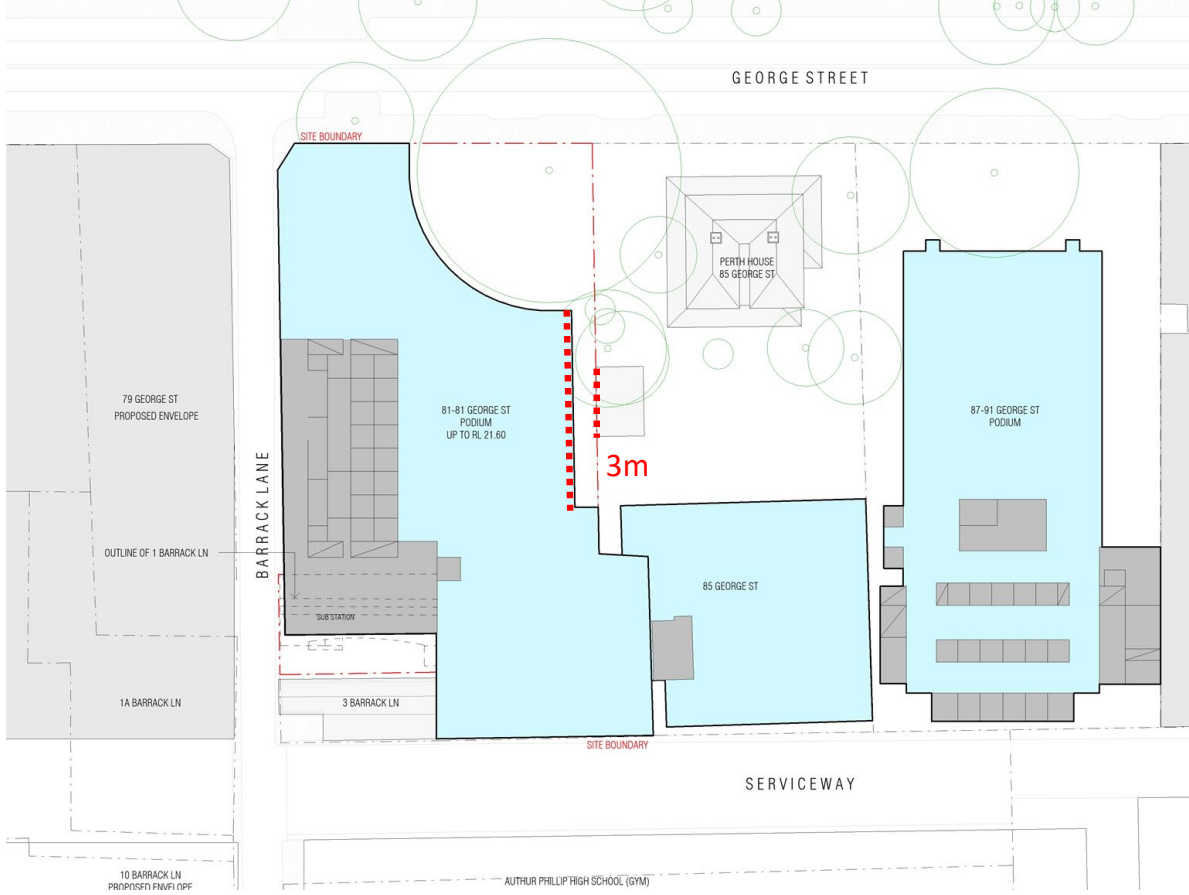
12m tower setback to George Street in alignment to adjacent towers

Setback Study

Datums



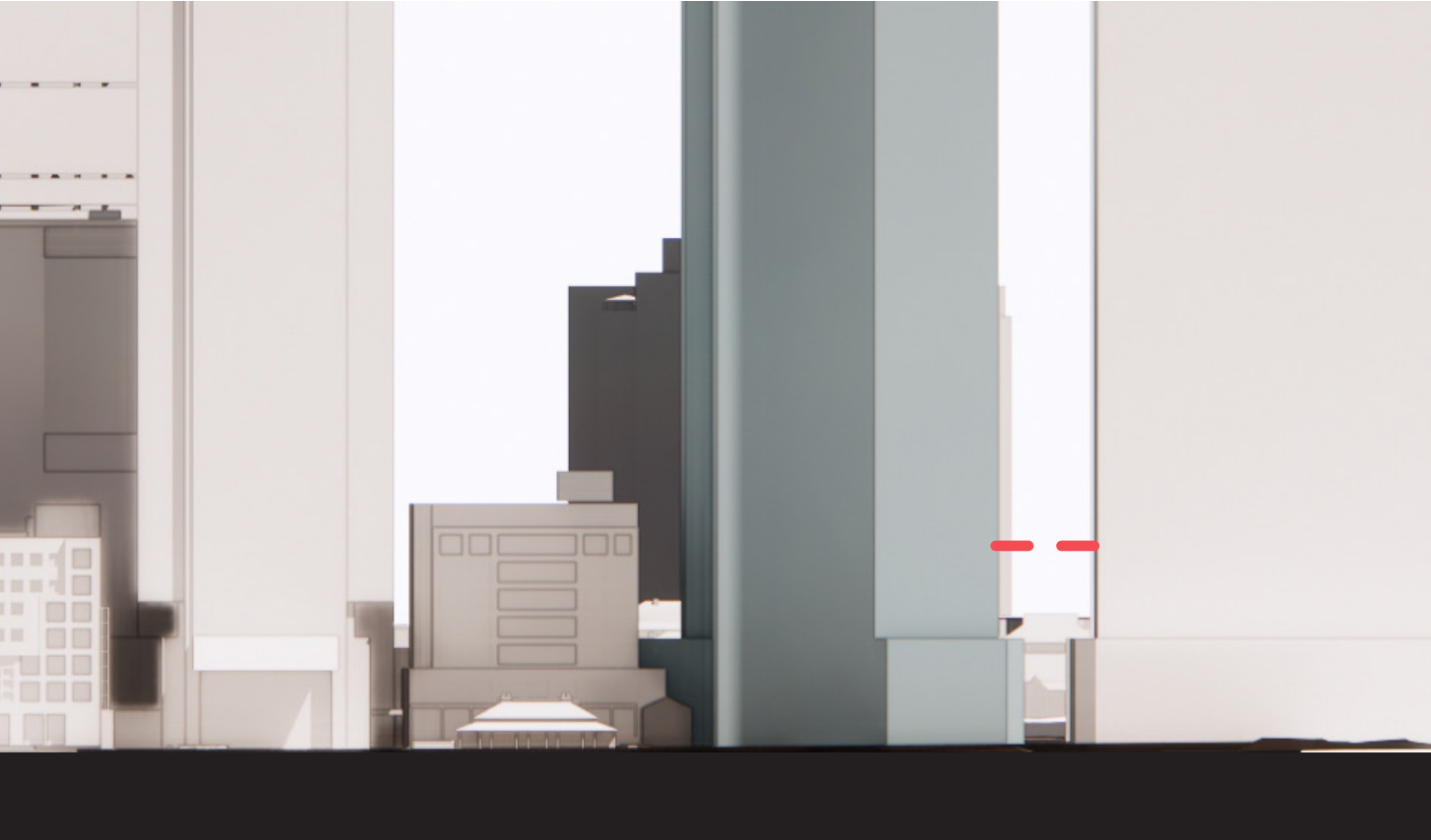
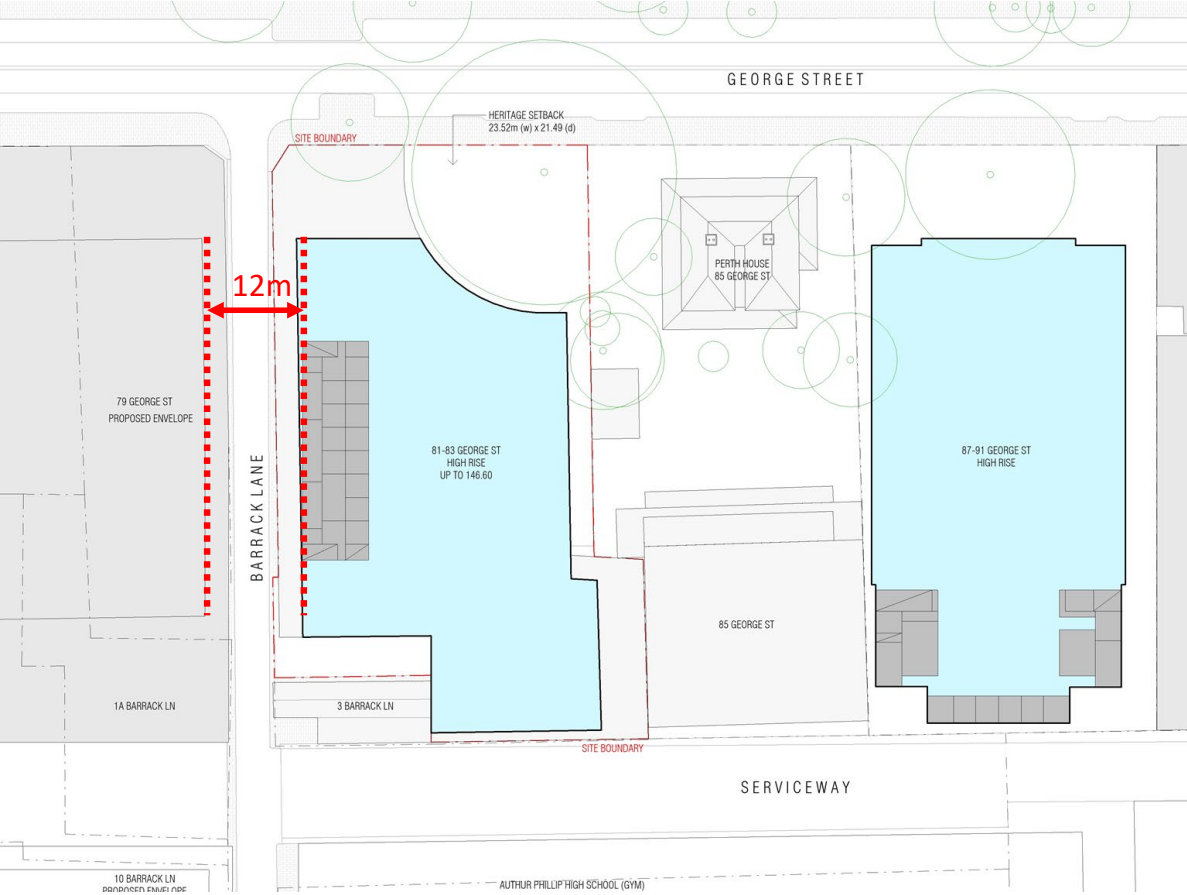
19m podium and tower setback from centre of Heritage Fig Tree trunk as recommended by Arborist and Heritage Architect



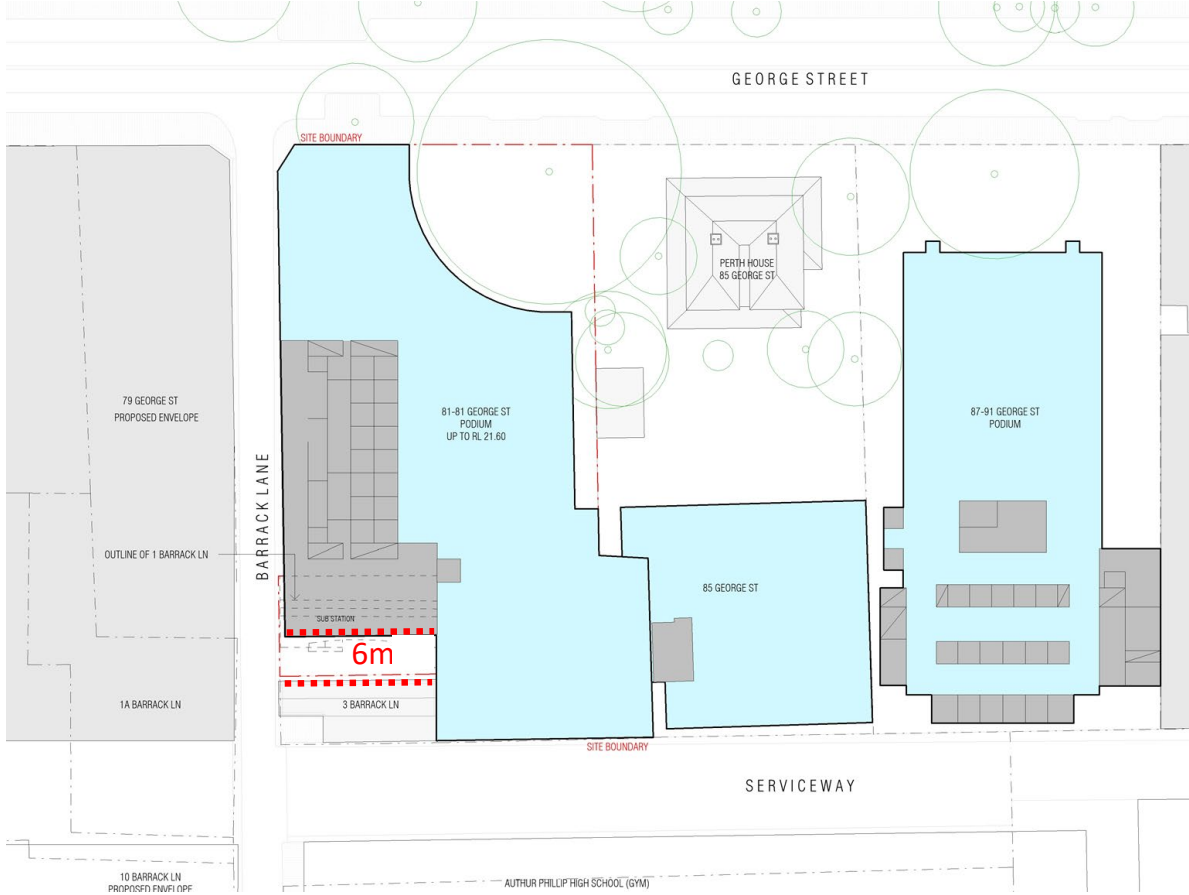
3m west podium setback from the Stables

Setback Study

Datums



6m tower setback from centre line of Barrack Lane and 12m tower setback to future 79 George St tower

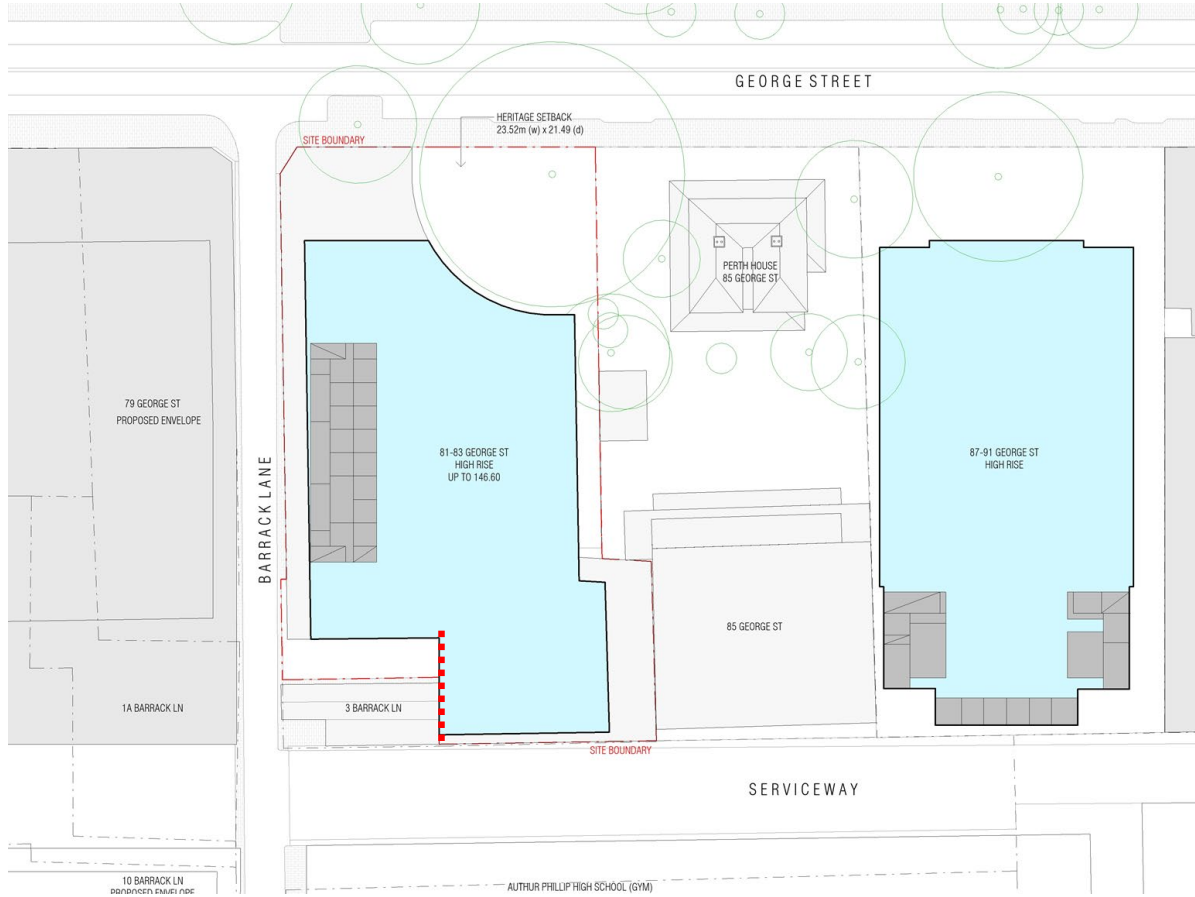


6m south podium setback to create a heritage courtyard between the 3 Barrack Lane heritage building

Setback Study

Datums

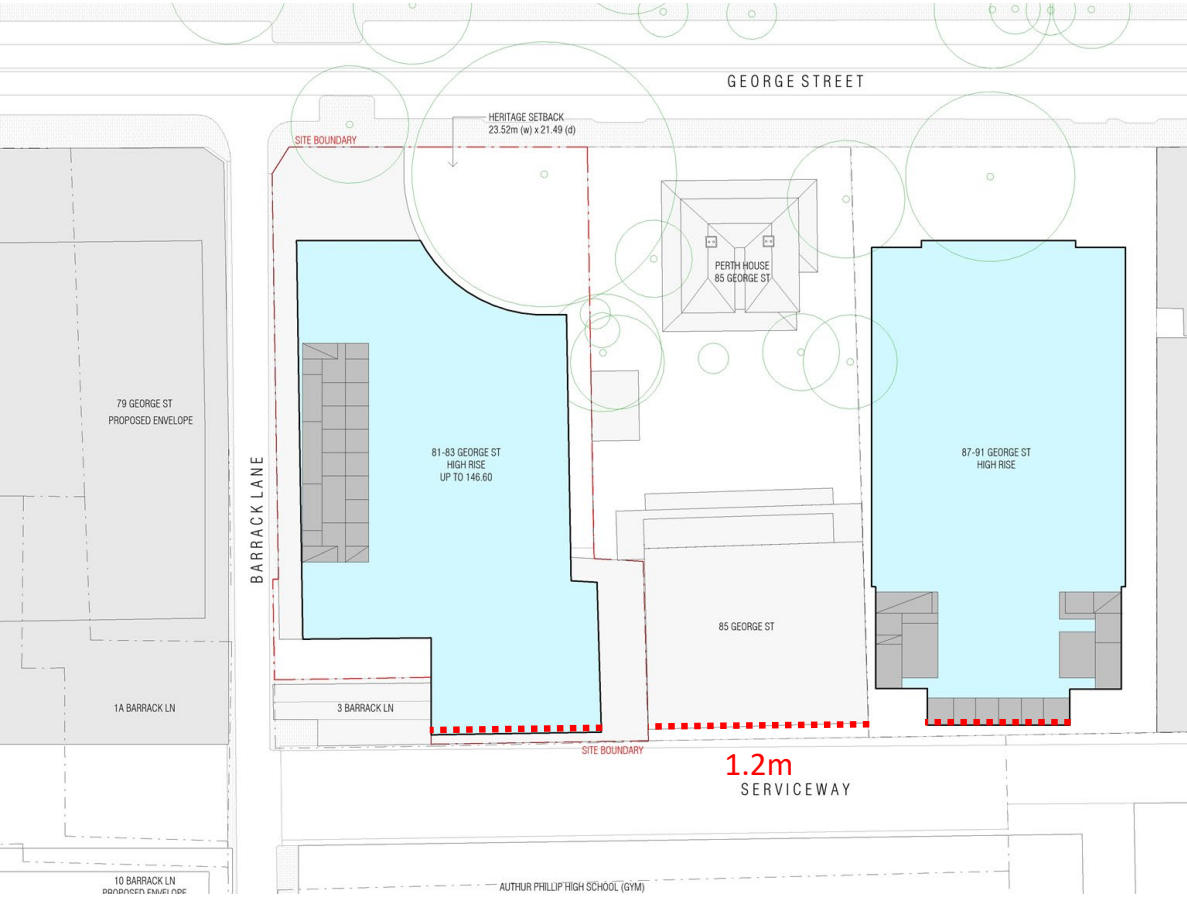
The following diagrams illustrate the proposed setbacks to the southern side of the site. The 3D diagrams help to convey the plan in three dimensions.



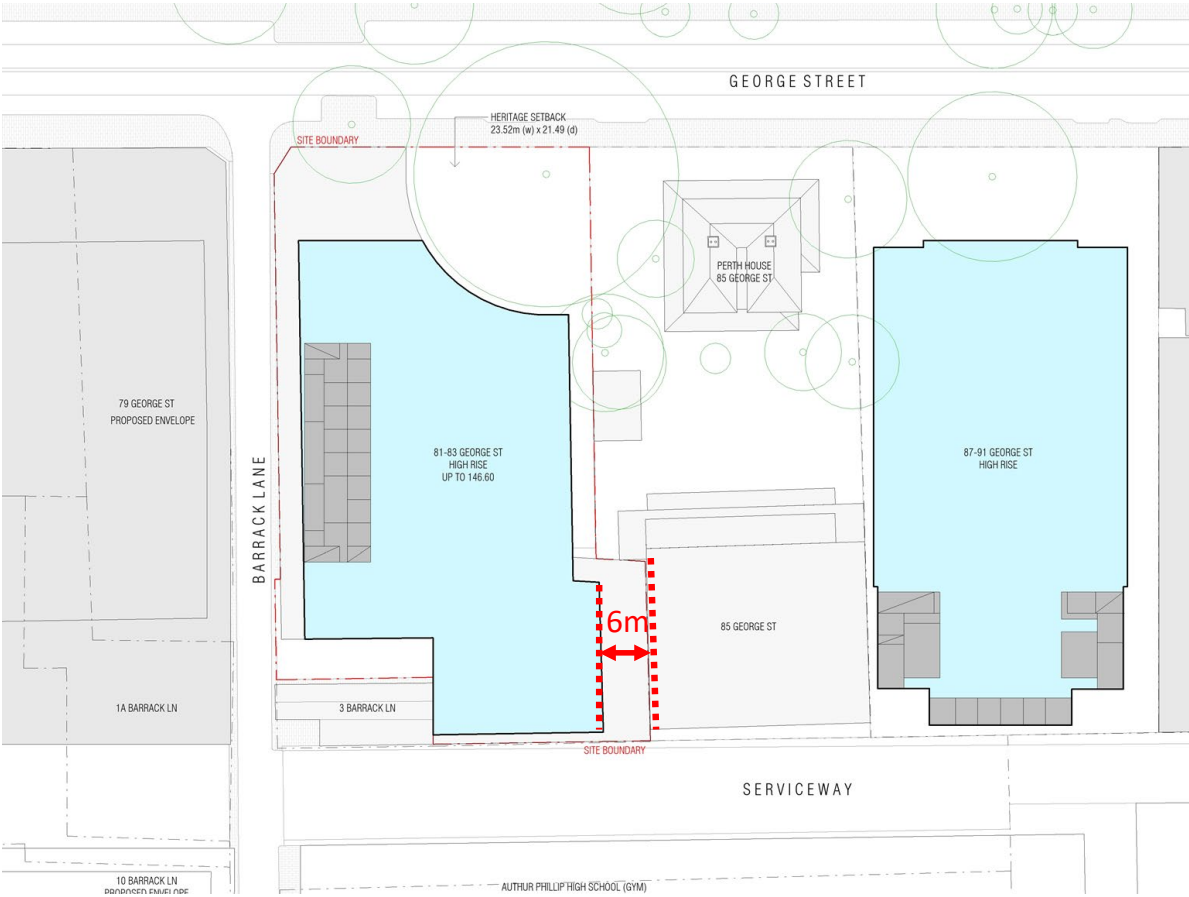
Using materiality and descaling the podium to relate to 3 Barrack Lane

Setback Study

Datums



1.2m south tower setback to Serviceway in alignment to adjacent towers



6m east tower setback to 85 George Street

Southern Views

The following southern views have been selected from key public spaces such as Macquarie Street, Lancer Barracks and Station Street East to illustrate the proposed envelope in the round.

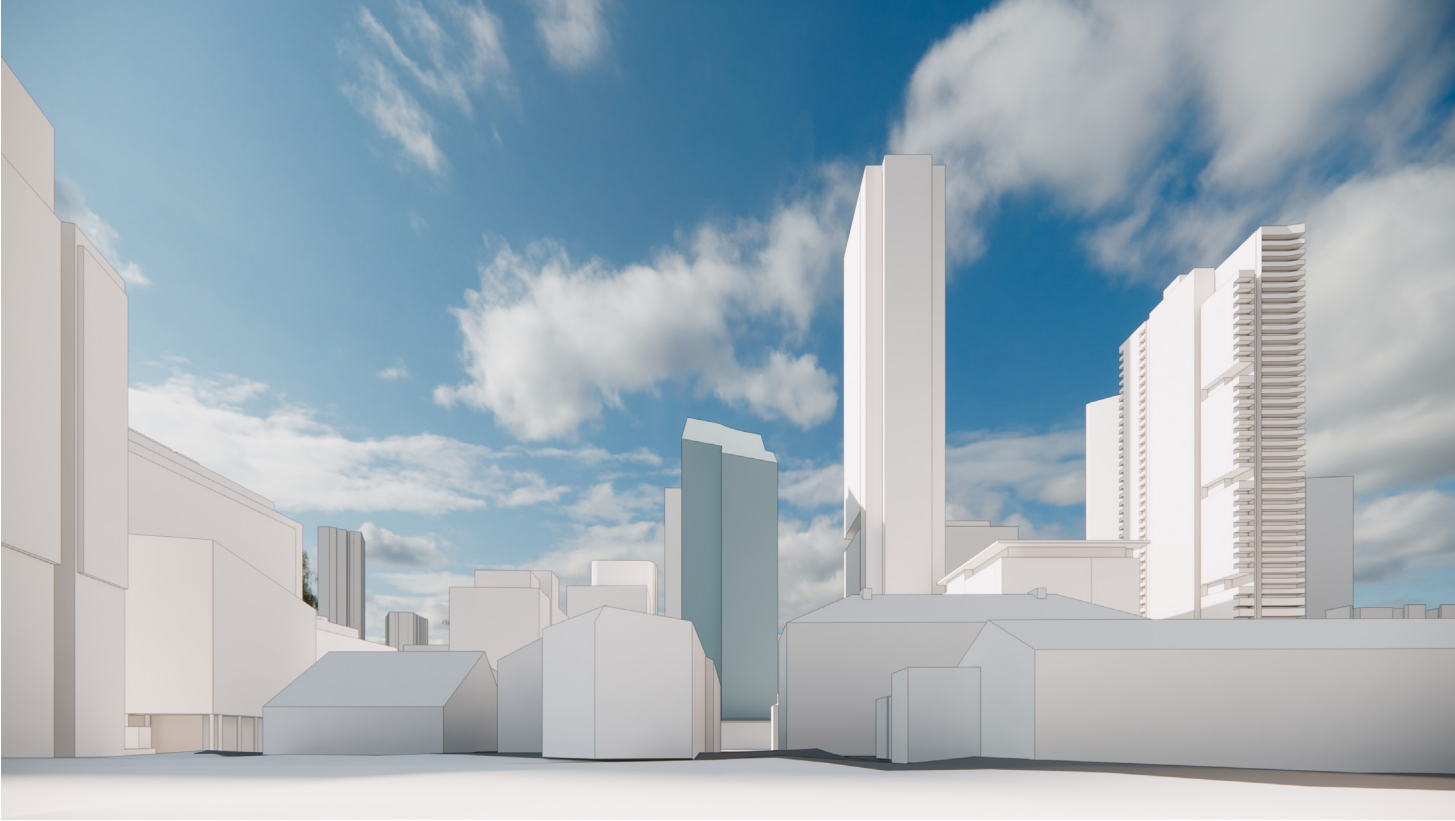


View from Macquarie Street

Southern Views



View from Lancer Barracks

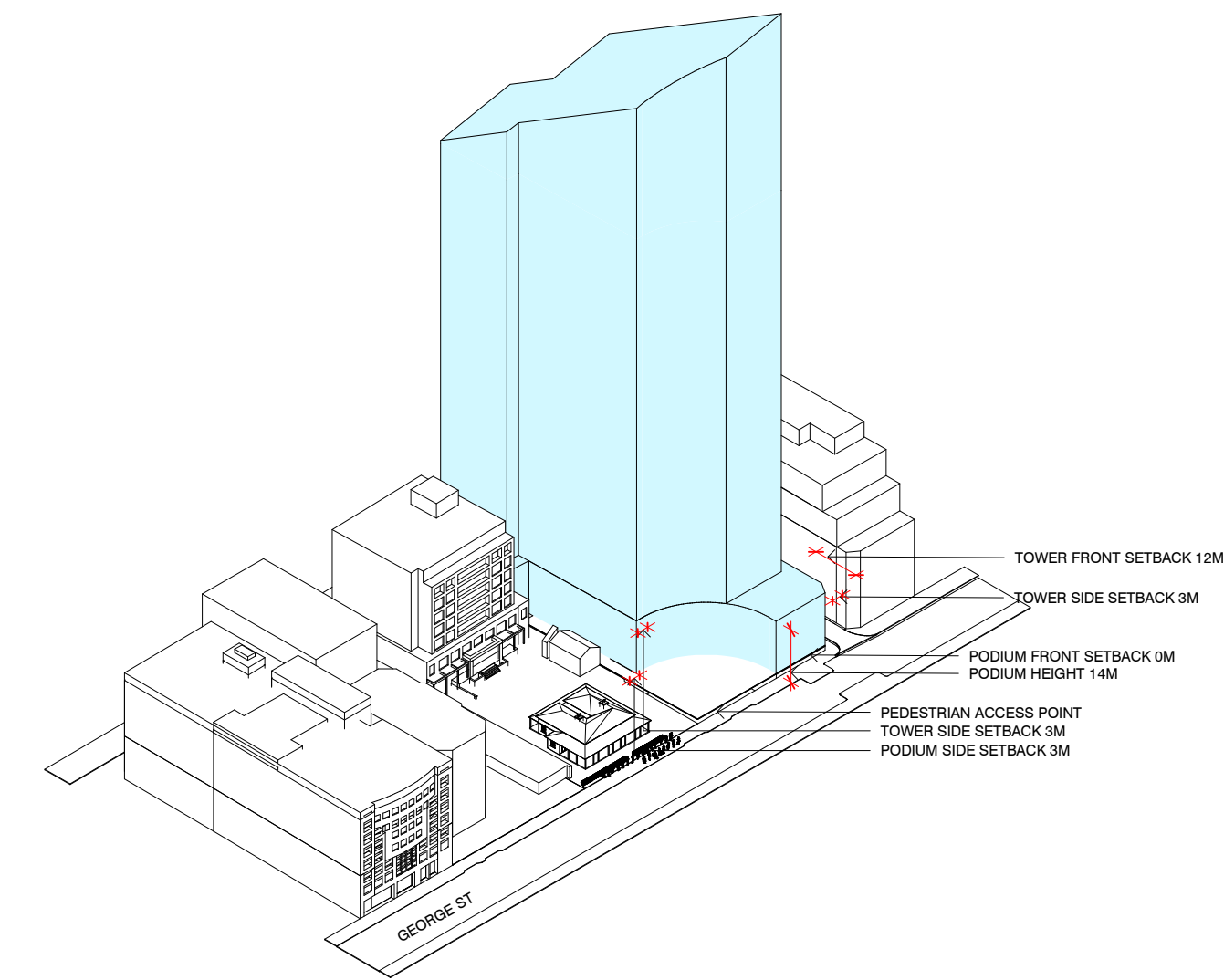


View from Station Street East

Site Analysis

Street Wall Height with Existing Context

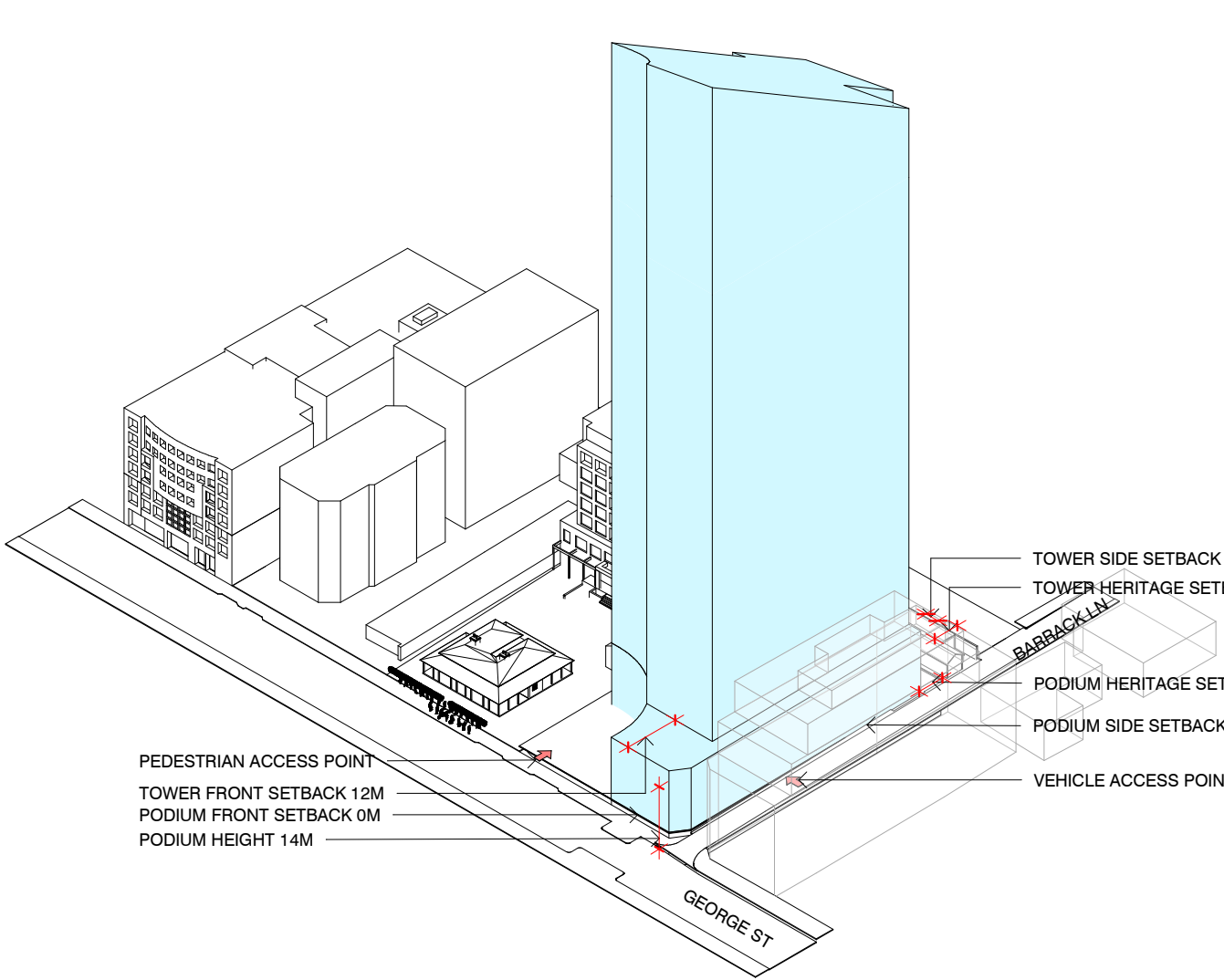
The following diagrams show the proposed building envelope with the existing context.



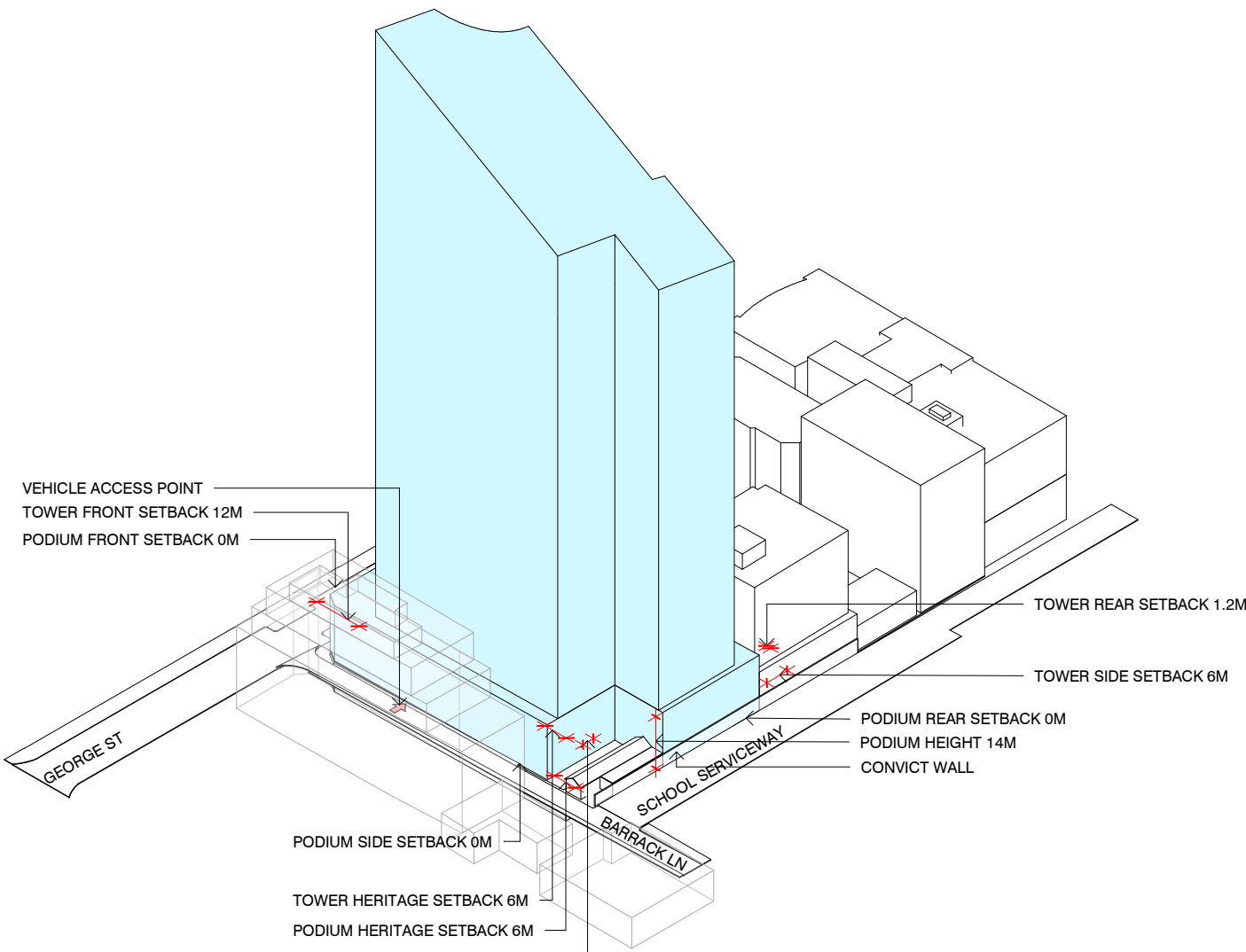
North West View of Tower Control Envelope

Site Analysis

Reference Control Envelope with Existing Context



North East View of Tower Control Envelope

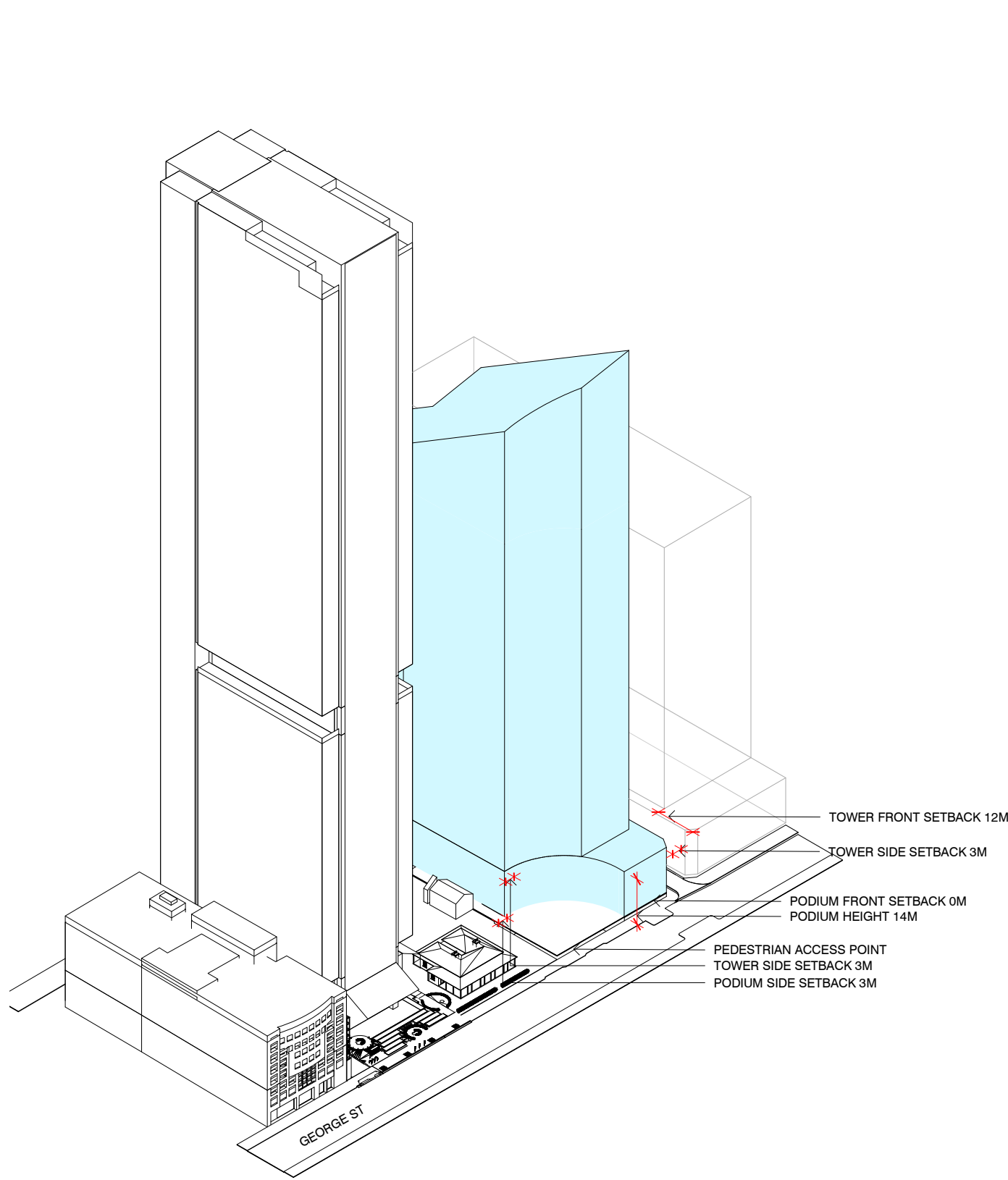


South East View of Tower Control Envelope

Site Analysis

Street Wall Height with Proposed Context

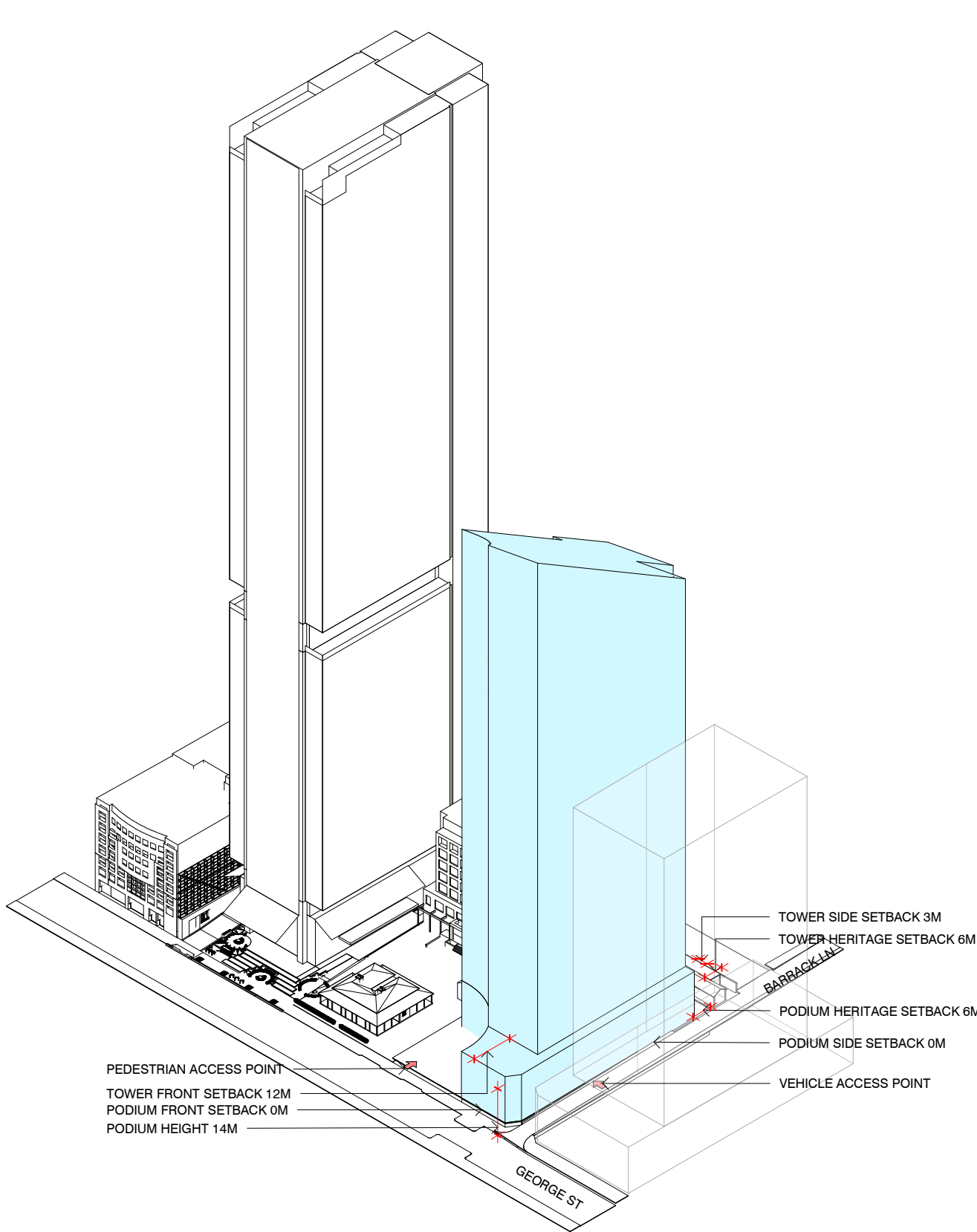
The following diagrams show the proposed building envelope with the proposed context.



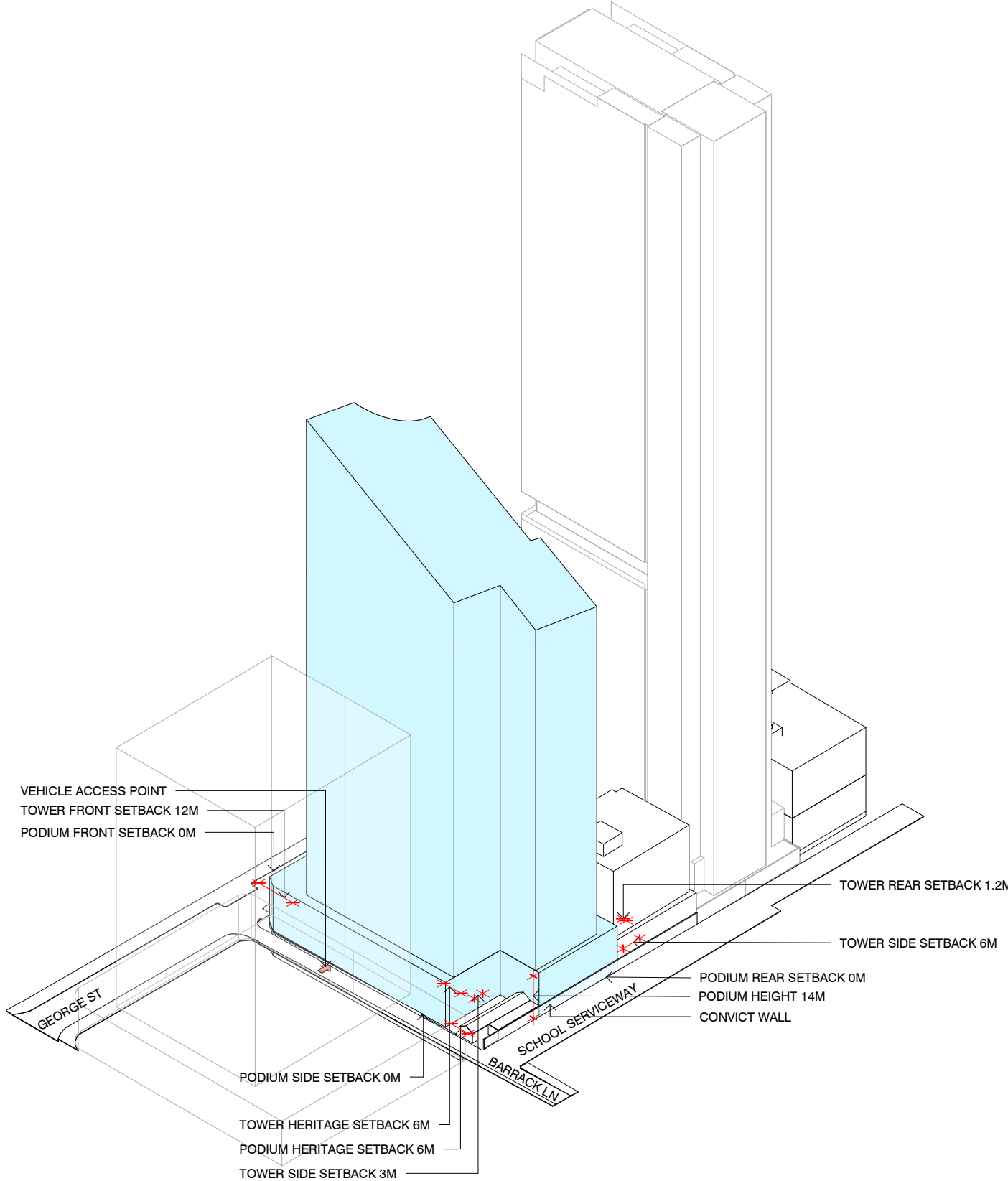
North West View of Tower Control Envelope

Site Analysis

Reference Control Envelope with Proposed Context



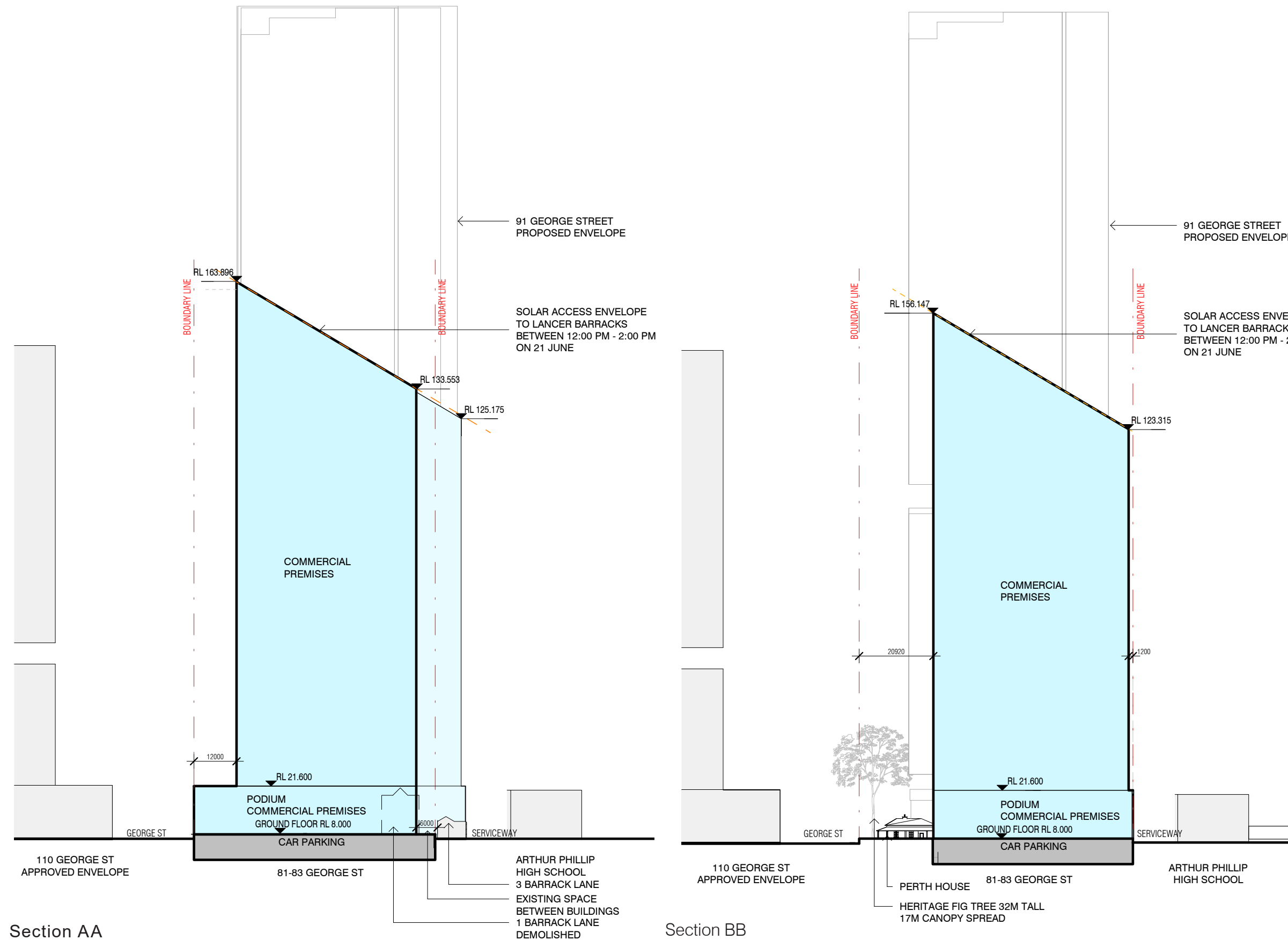
North East View of Tower Control Envelope



South East View of Tower Control Envelope

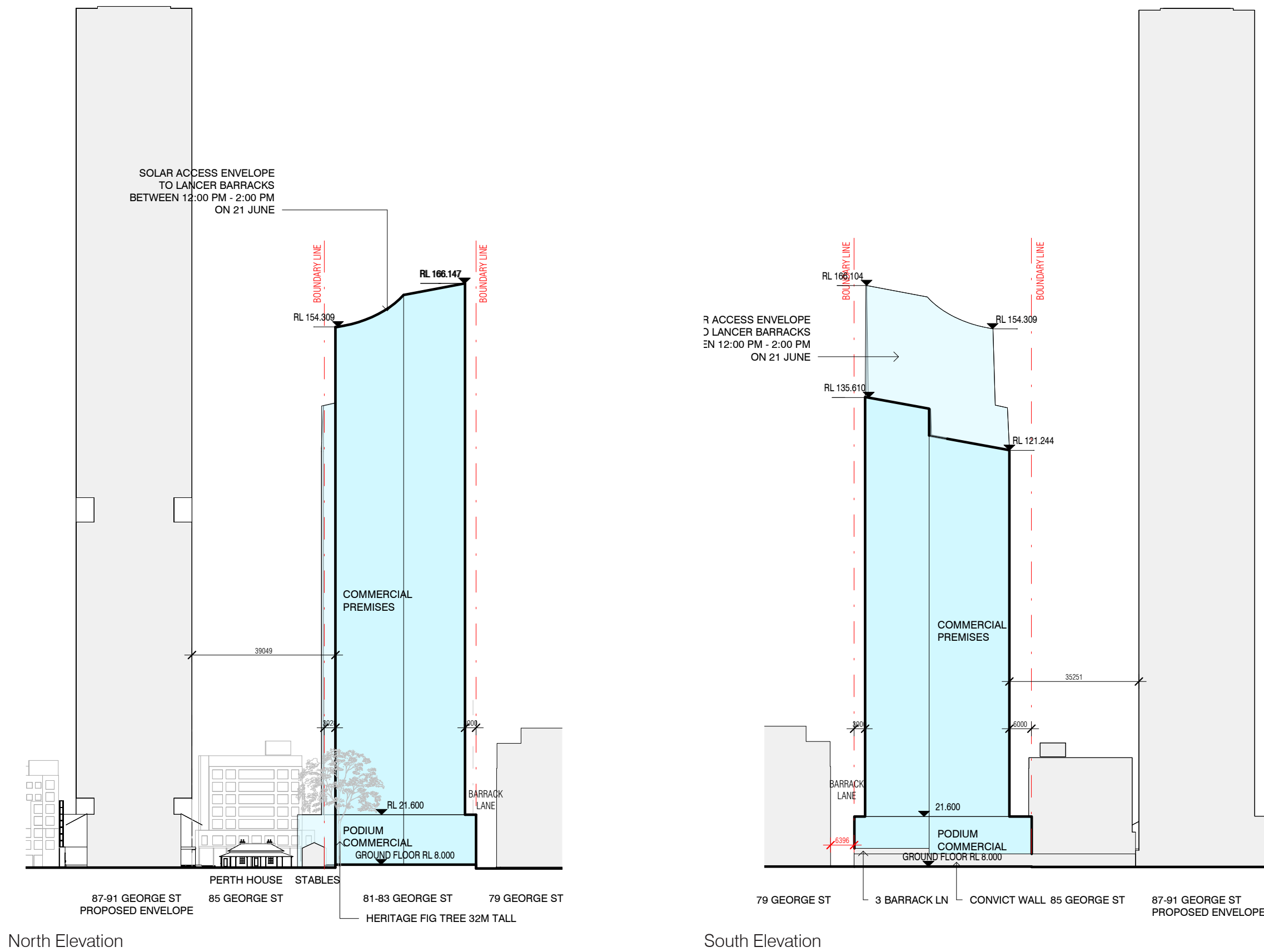
Concept Envelope

Sections



Concept Envelope

Elevations

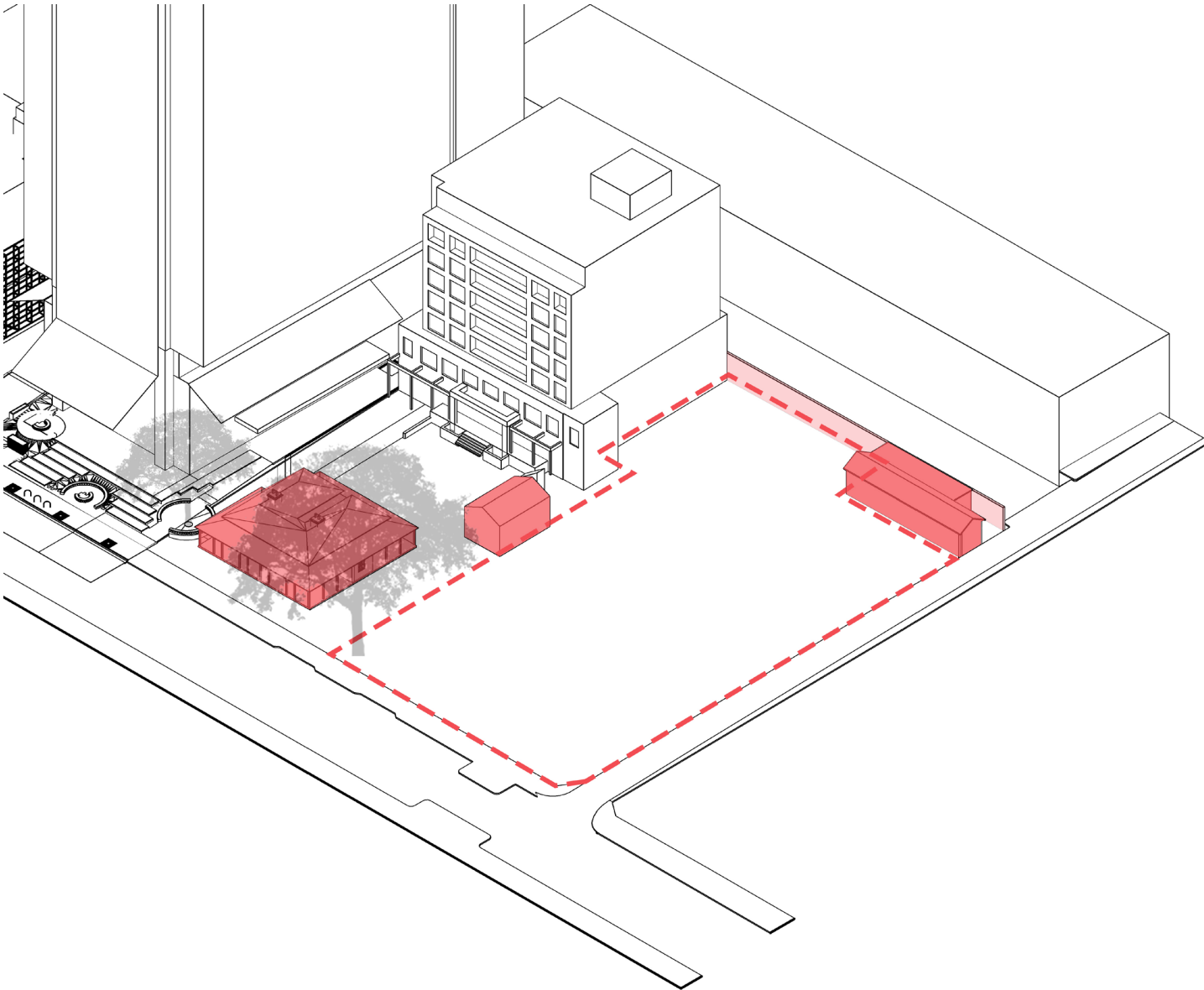


SECTION 6

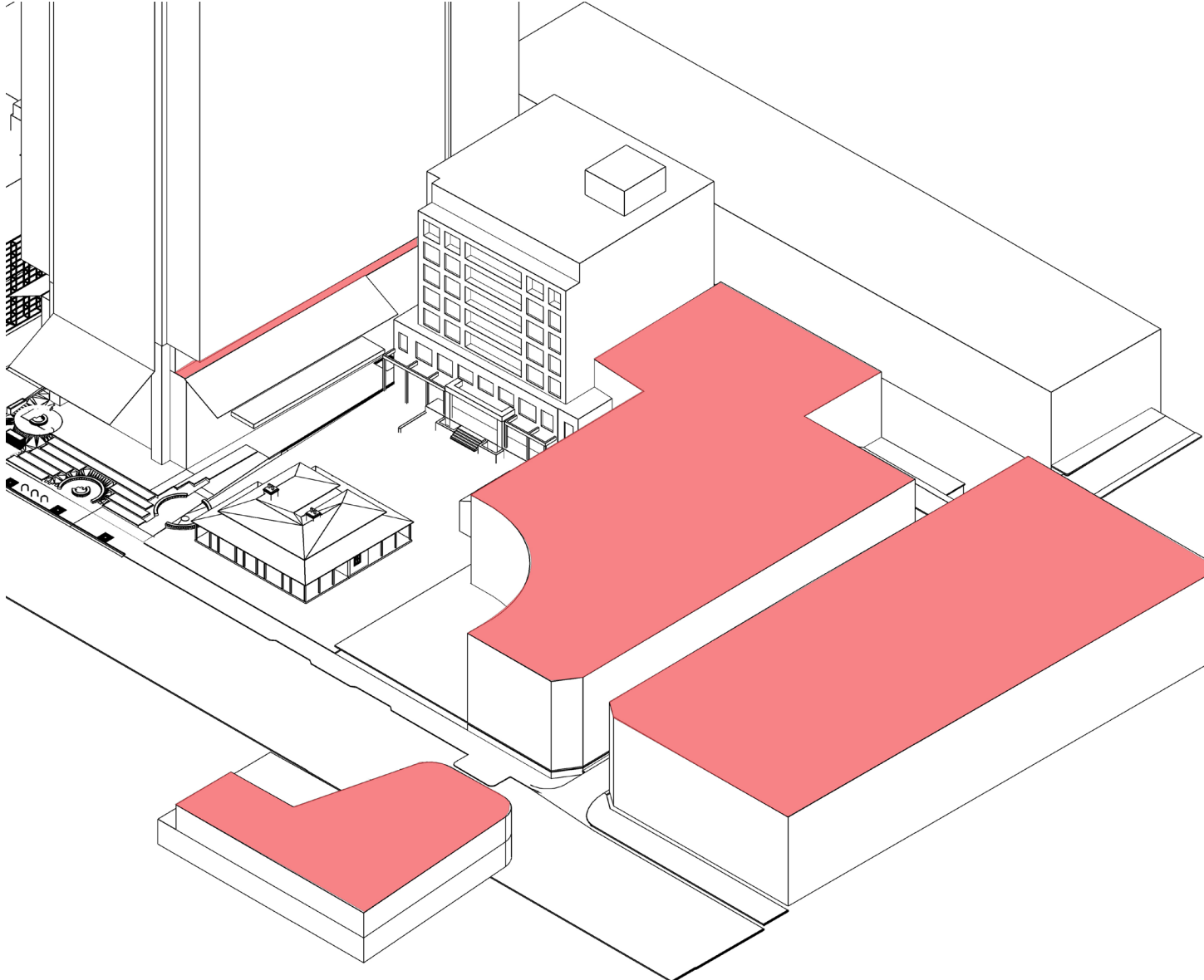
Indicative Design

Indicative Concept Design

Podium Design



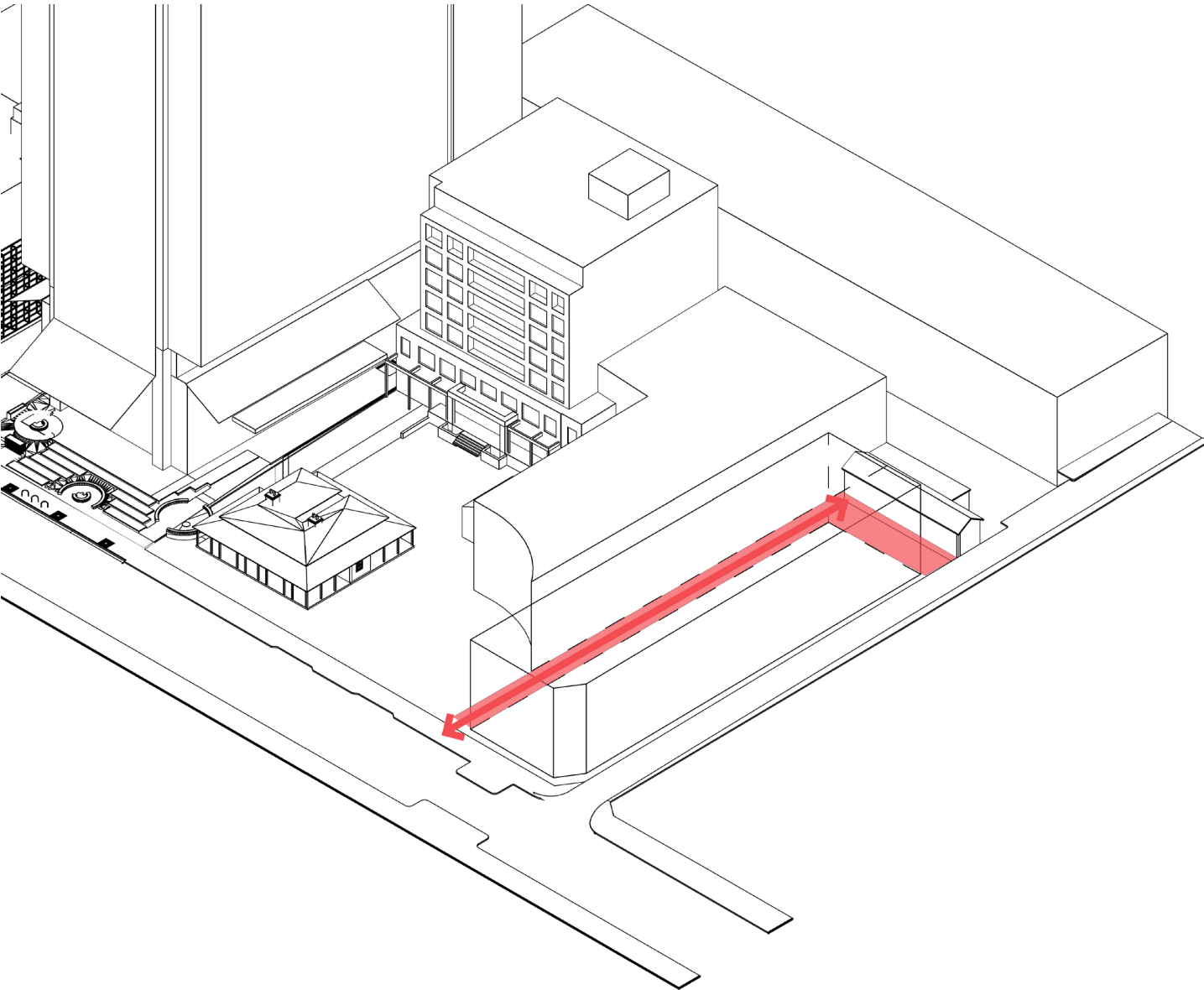
Existing site and heritage items



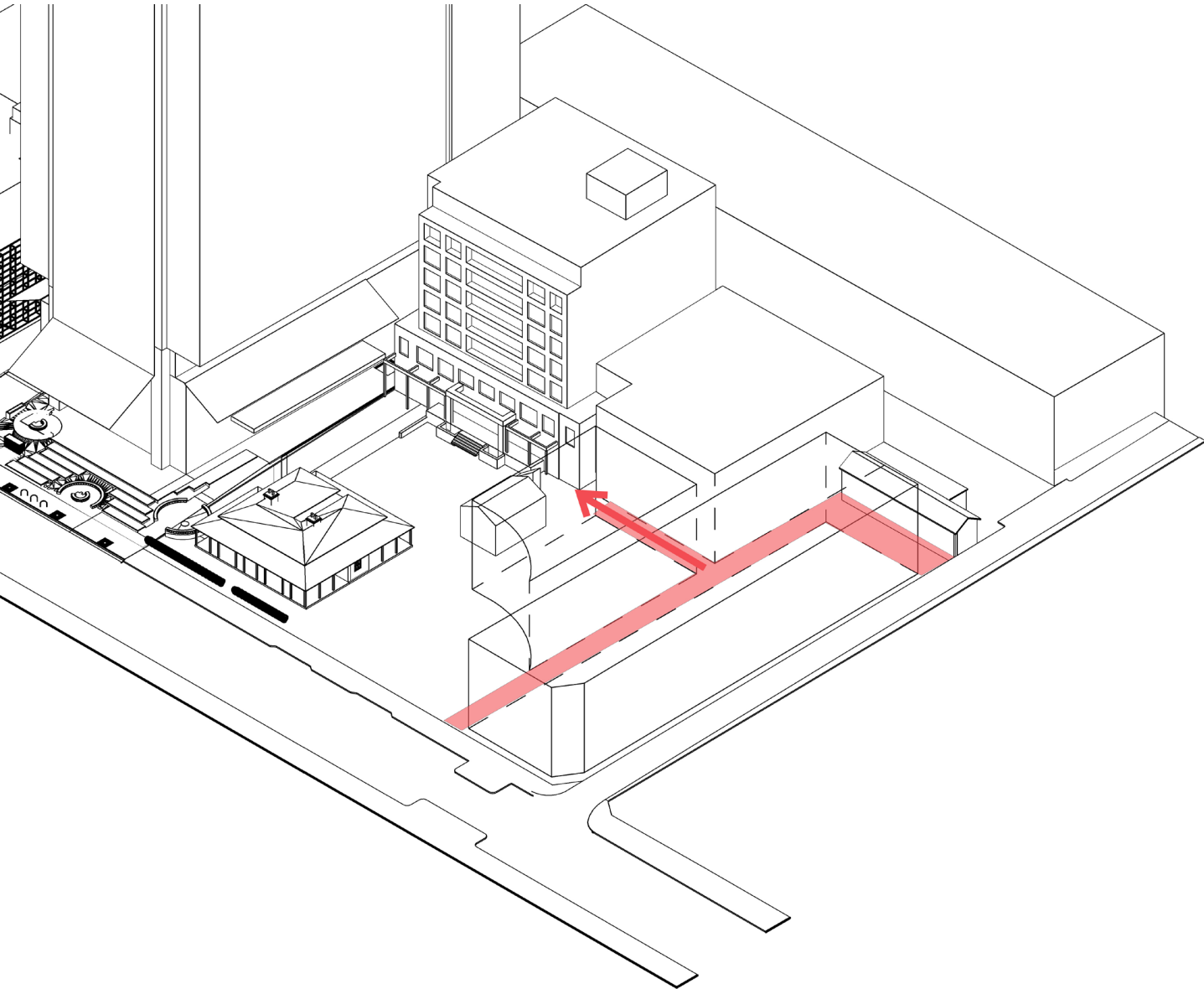
Establishing a podium height that responds to the DCP and streetscape

Indicative Concept Design

Podium Design



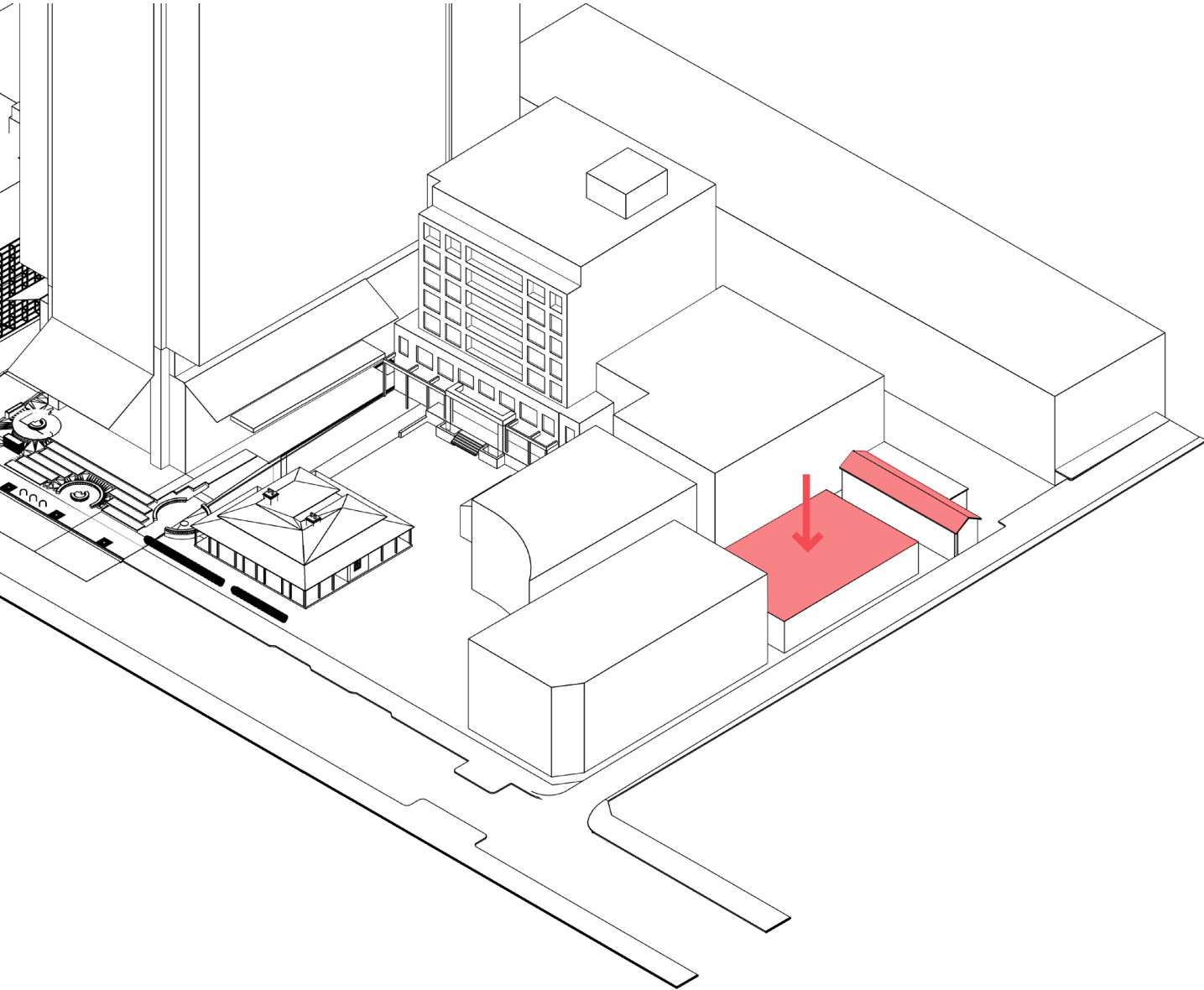
Breaking the podium to create a north south through site link and visual connection of the heritage building 3 Barrack Lane from George Street. Retaining the northern heritage curtilage around 3 Barrack Lane to create heritage courtyard activated by the new podium and existing 3 Barrack Lane.



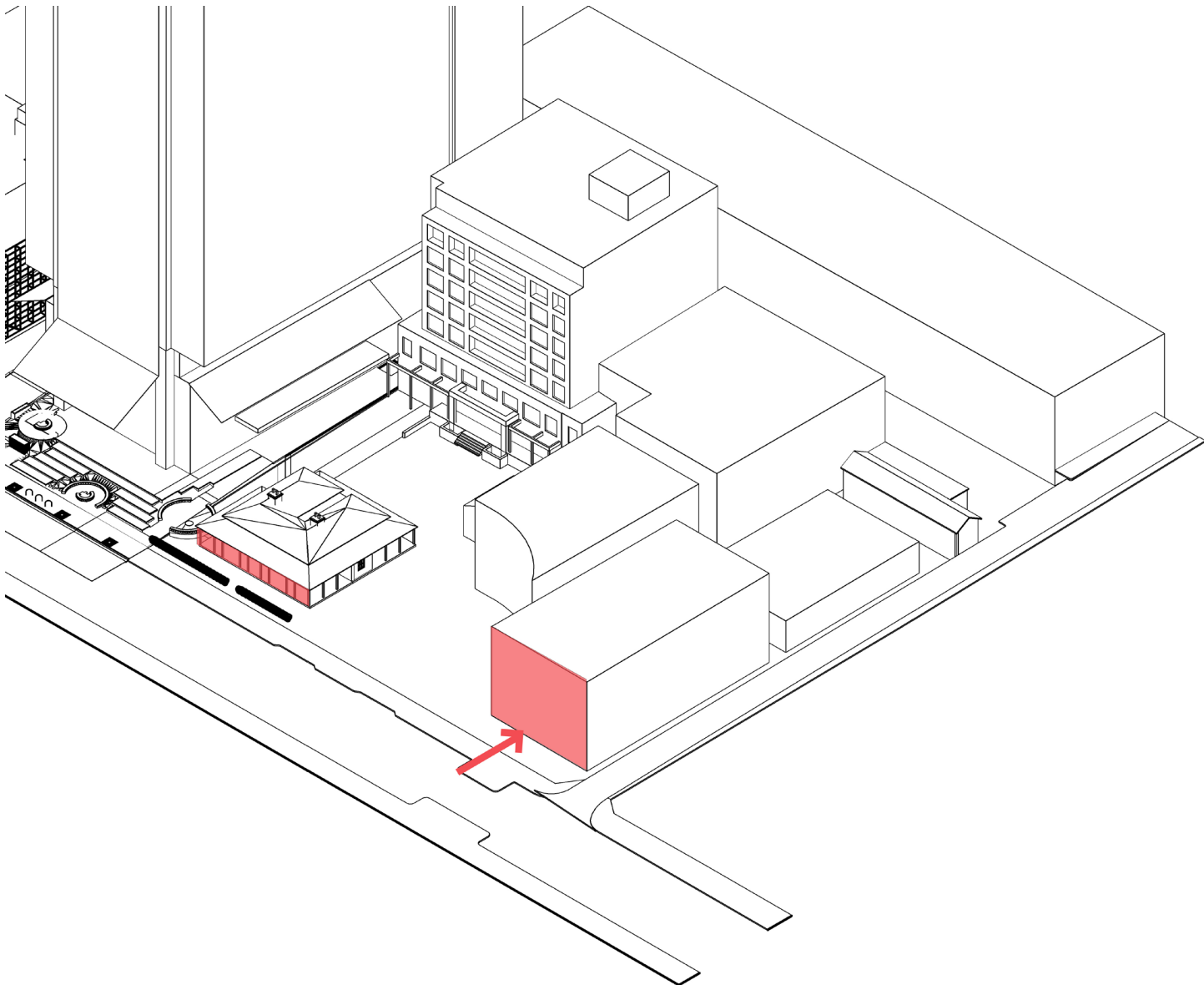
Breaking the podium to create an east west connection from Barrack Lane to the new Perth House precinct

Indicative Concept Design

Podium Design



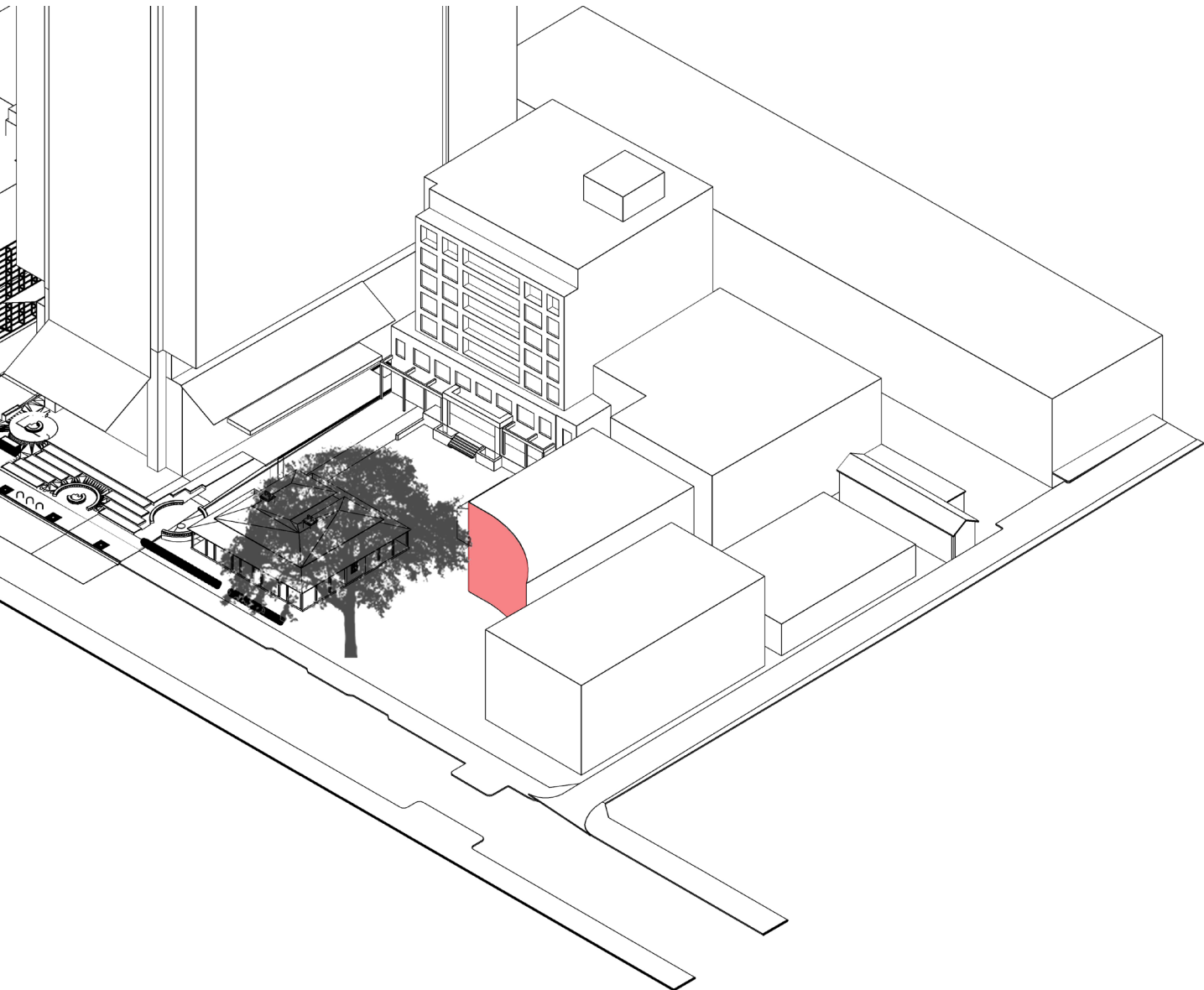
Descaling the podium to complement the existing 3 Barrack Lane property and Convict Wall



Align the new podium with existing Perth House to increase the George Street curtilage and open up vistas to Perth House and the Fig Tree. The descaling of the podium also responds to the horizontal scale of the existing Perth House which will be further articulated to capture the vertical scale relationship with the use of materiality articulation and canopies to reinforce the Perth House scale.

Indicative Concept Design

Podium Design



Shaped the podium to respond to the Heritage Fig Tree in form and setback to allow vistas into the precinct and celebrate the Heritage Fig Tree

Indicative Concept Design

Podium Design - A New Public Domain without the heritage Fig Tree

The podium has been designed to respond to the heritage colonial buildings Perth House and the Stables with a geometric response and solidity. With the exception of the podium and tower element that responds to the heritage Fig Tree which adopts the organic form of the tree as a single element within the tower and podium.

The podium has also been broken down to create new urban through site links which further fragment the elements of the podium creating a friendly relationship to the heritage. This urban diagram is extended through to the articulation of the tower.



Indicative Concept Design

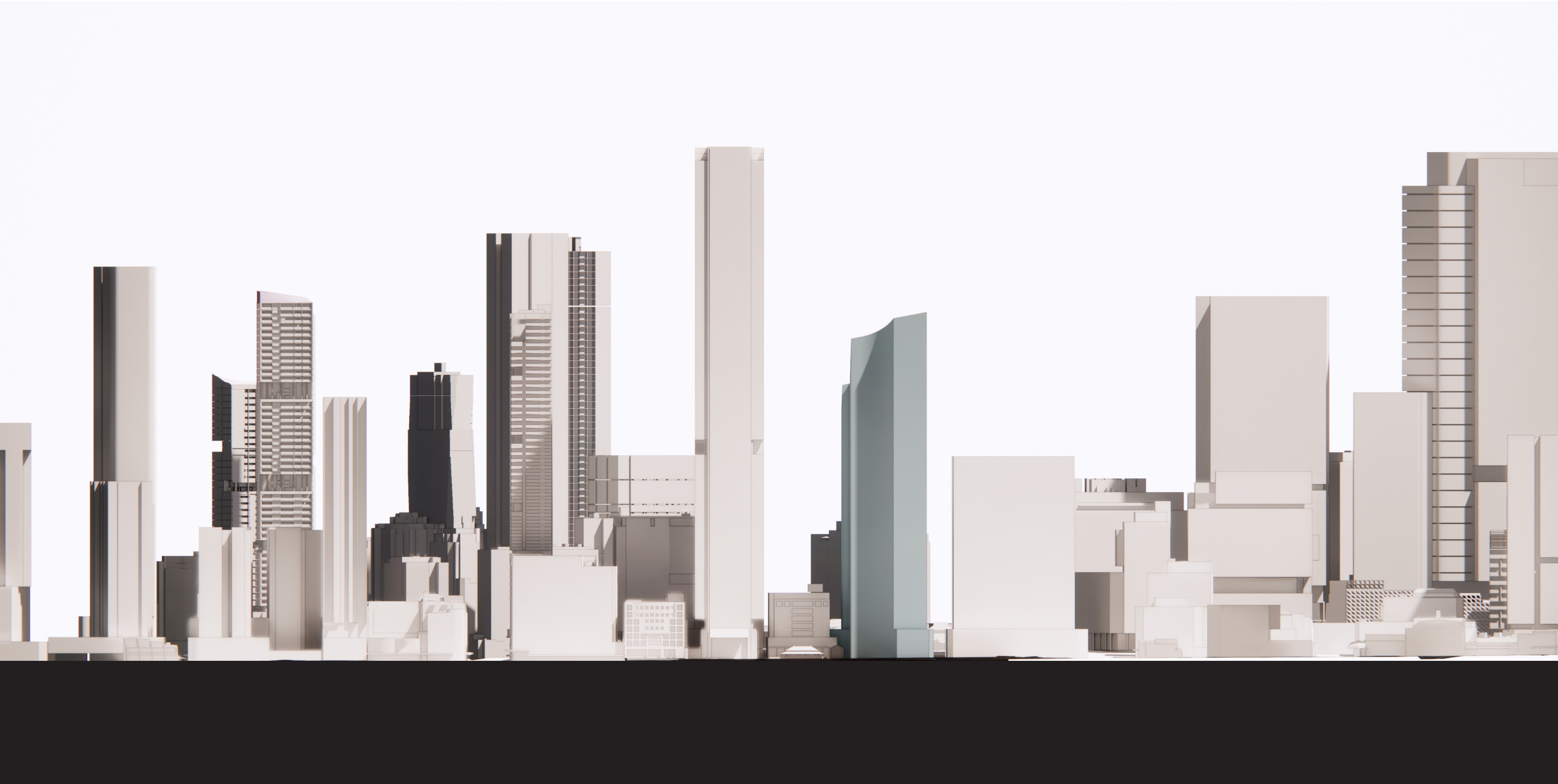
Podium Design - A New Public Domain with the heritage Fig Tree





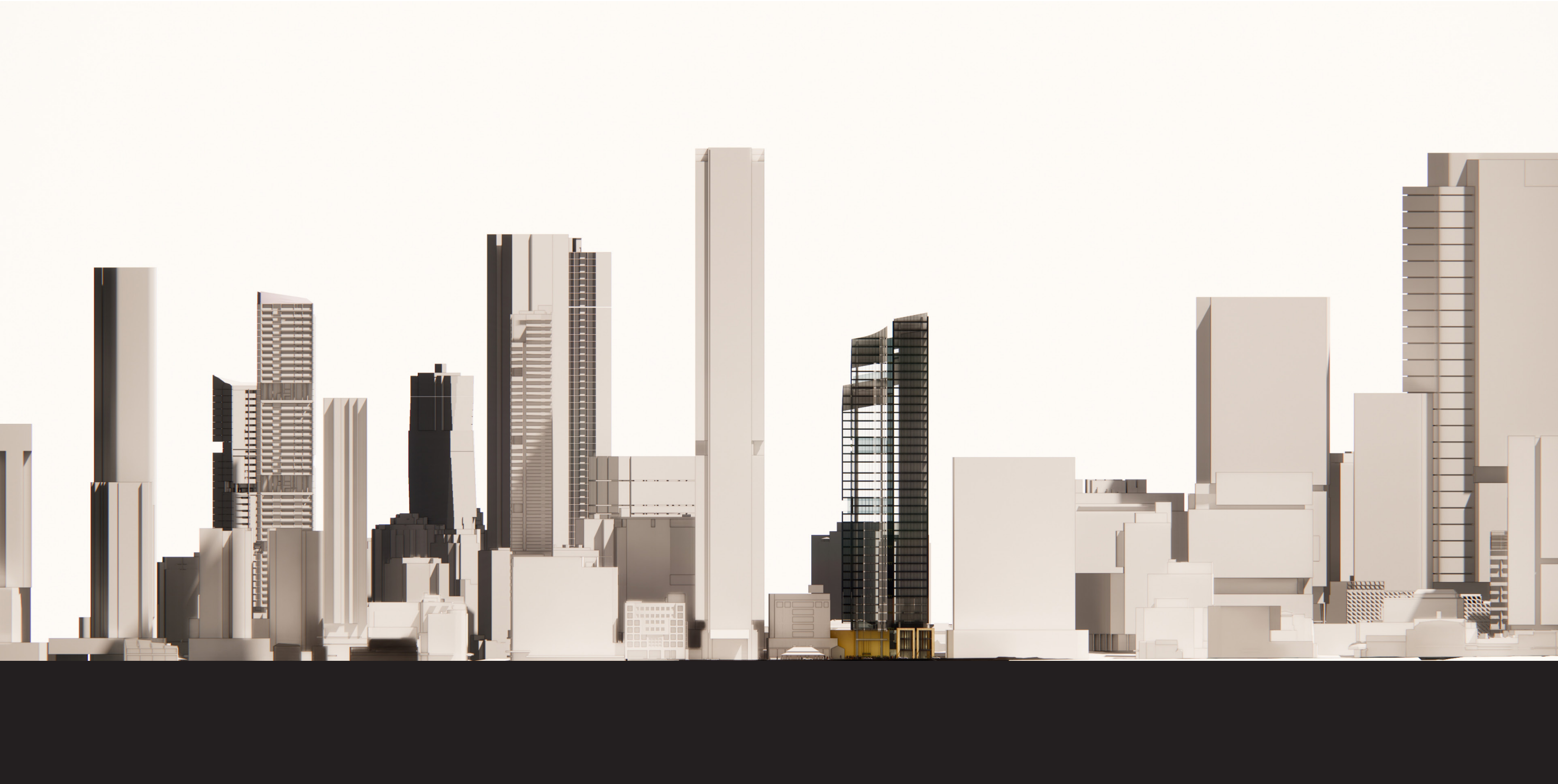
Indicative Concept Design

Proposed 81-83 George Street & 1 Barrack Lane with Concept Envelope



Indicative Concept Design

Proposed 81-83 George Street & 1 Barrack Lane with Indicative Concept Design



Indicative Concept Design

Podium Design - Key Views from Public Domain

The podium has been designed to fit the streetscape and open up views to the heritage buildings, precinct and the Fig Tree.



View looking west from George Street



Indicative Concept Design

Podium Design - Key Views from Public Domain



Indicative Concept Design

Podium Design - Key Views from Public Domain

The podium has been designed to fit the streetscape and open up views to the heritage buildings, precinct and the Fig Tree.



View looking east from George Street



Indicative Concept Design

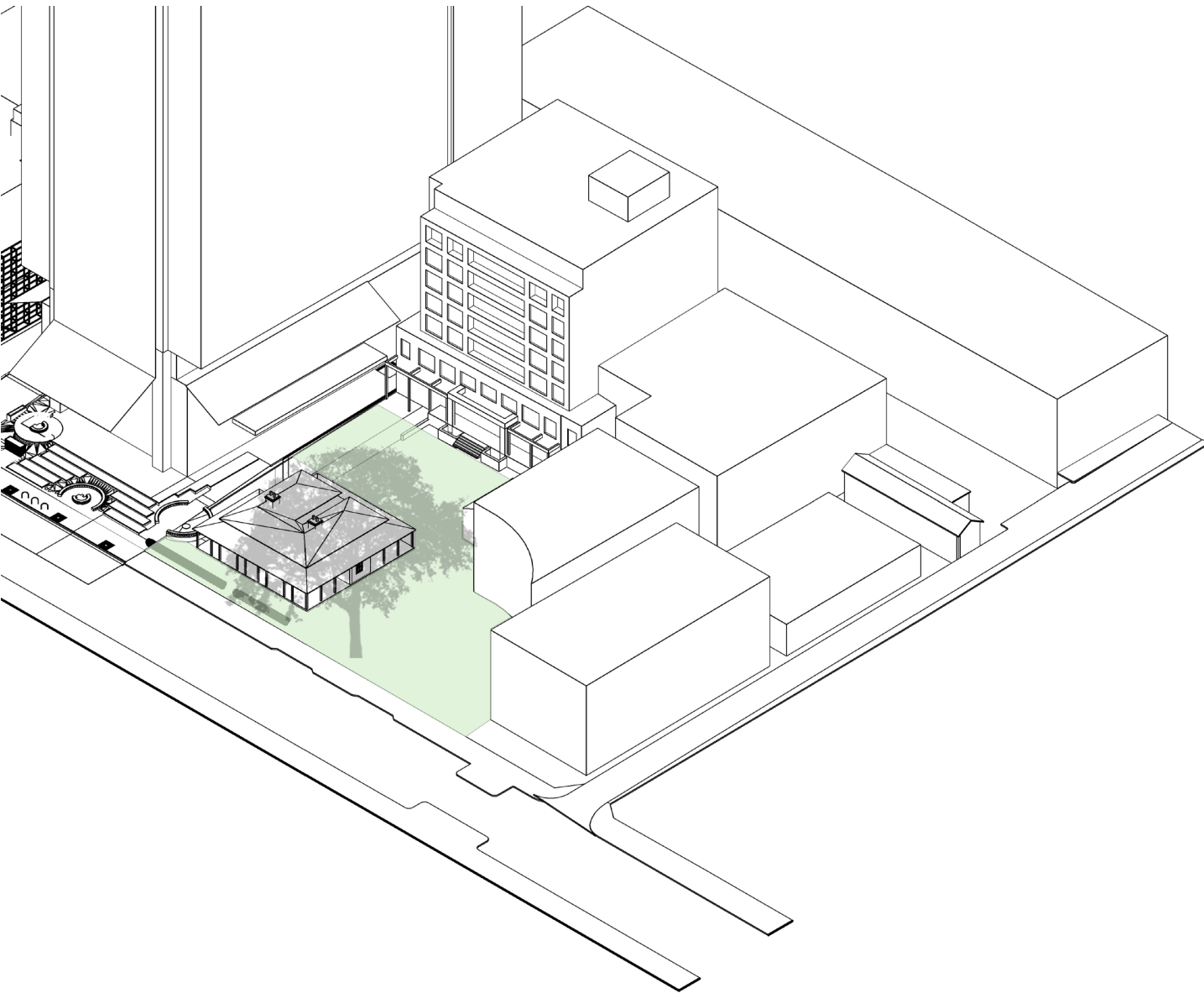
Podium Design - Key Views from Public Domain



Indicative Concept Design

Podium Design - The New Public Space

The podium setbacks create a strong sense of open space visually connecting George Street to the rear of Perth House allowing the Fig Tree to be celebrated and the Stables building to sit comfortably within the heritage curtilage.



Indicative Concept Design

Podium Design - The New Public Space



Indicative Concept Design

Podium Design - The Stables

The first diagram illustrates the podium and tower has been designed to be a simple element so it does not compete with the Stables building. This also adopts the design rationale which is applied to 91 George Street to create a unified precinct response to the heritage buildings.

The second diagram illustrates that the lower element of the tower has been subtly recessed to create an increased setback to the Stables building whilst maintaining the simplicity of a singular element.

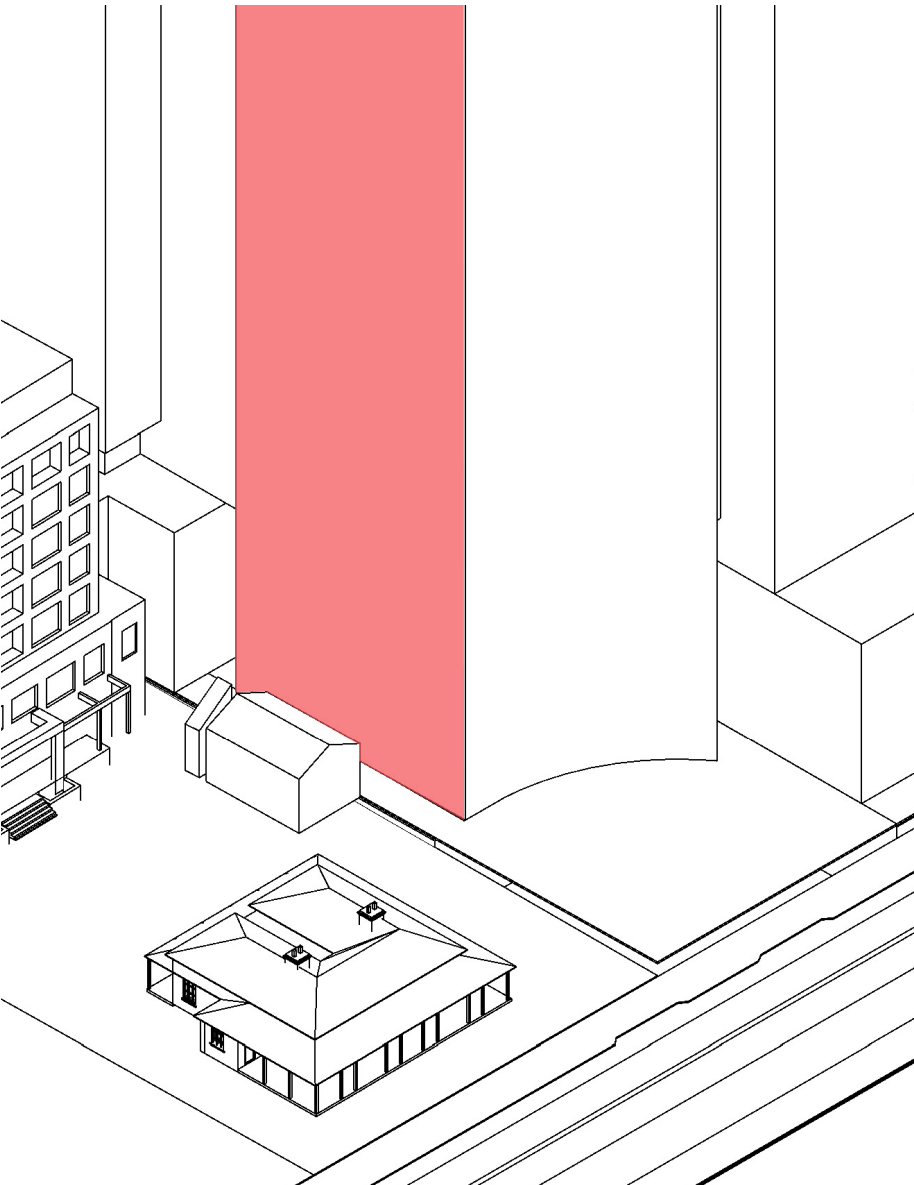


Diagram 1

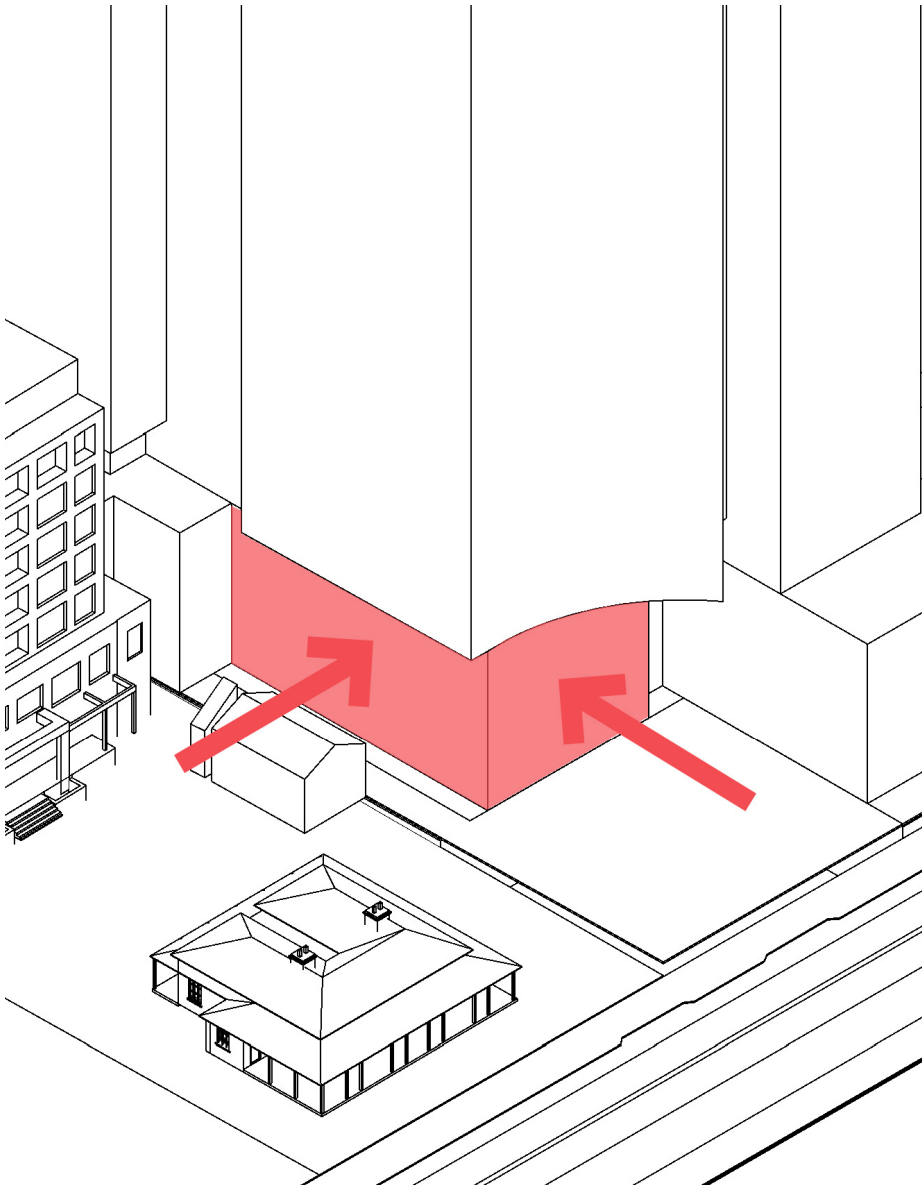
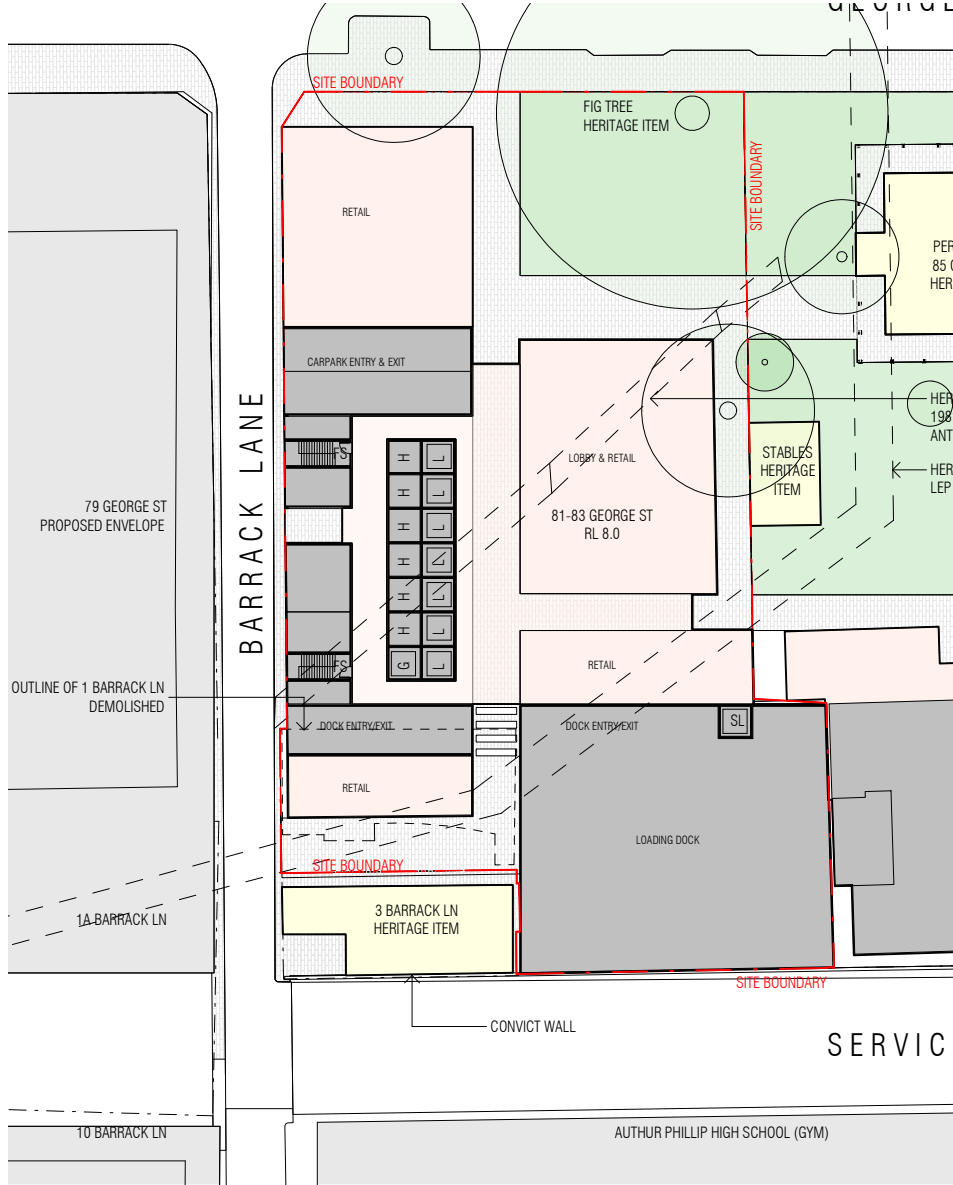


Diagram 2



Plan

Indicative Concept Design

Podium Design - The Stables



Indicative Concept Design

Podium Design - Key Views from Public Domain Without Tree



Indicative Concept Design

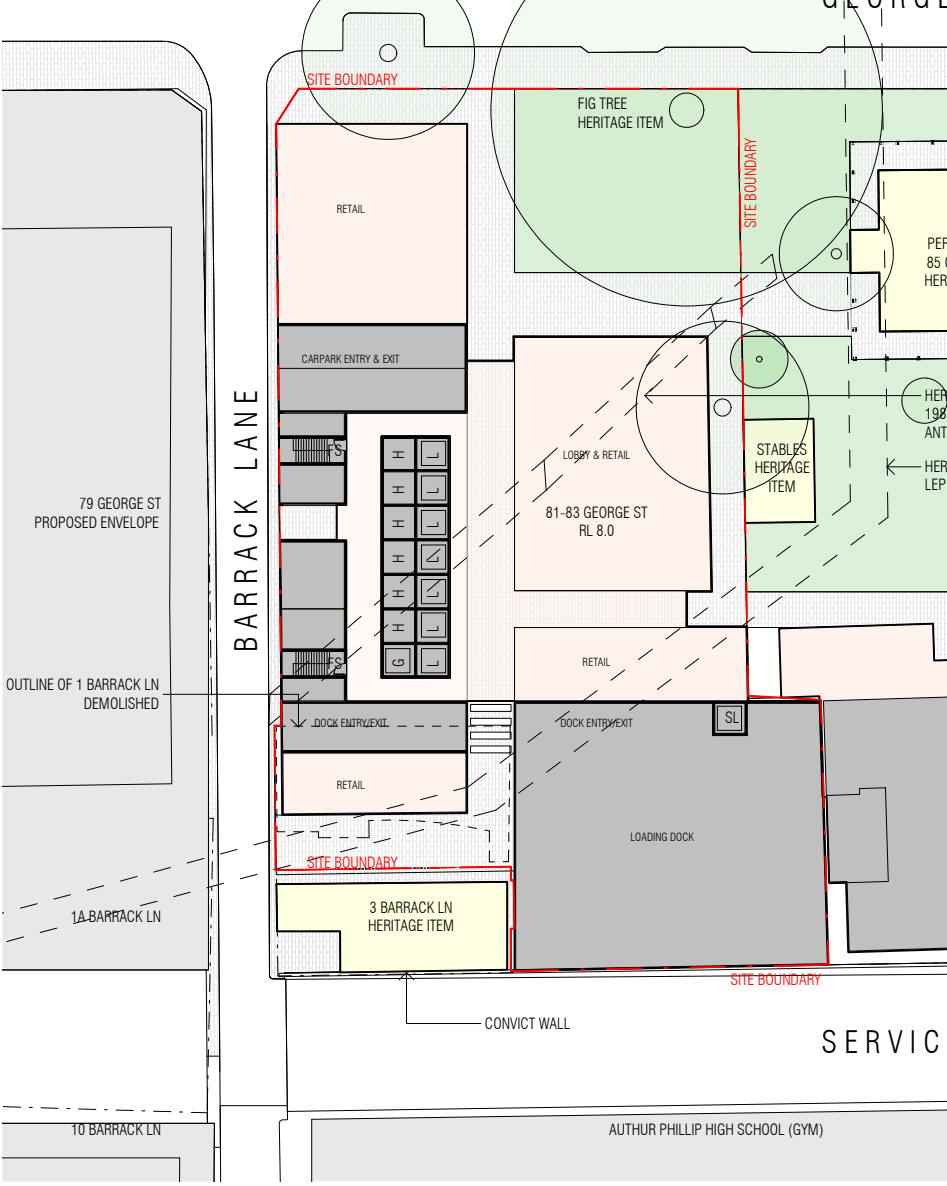
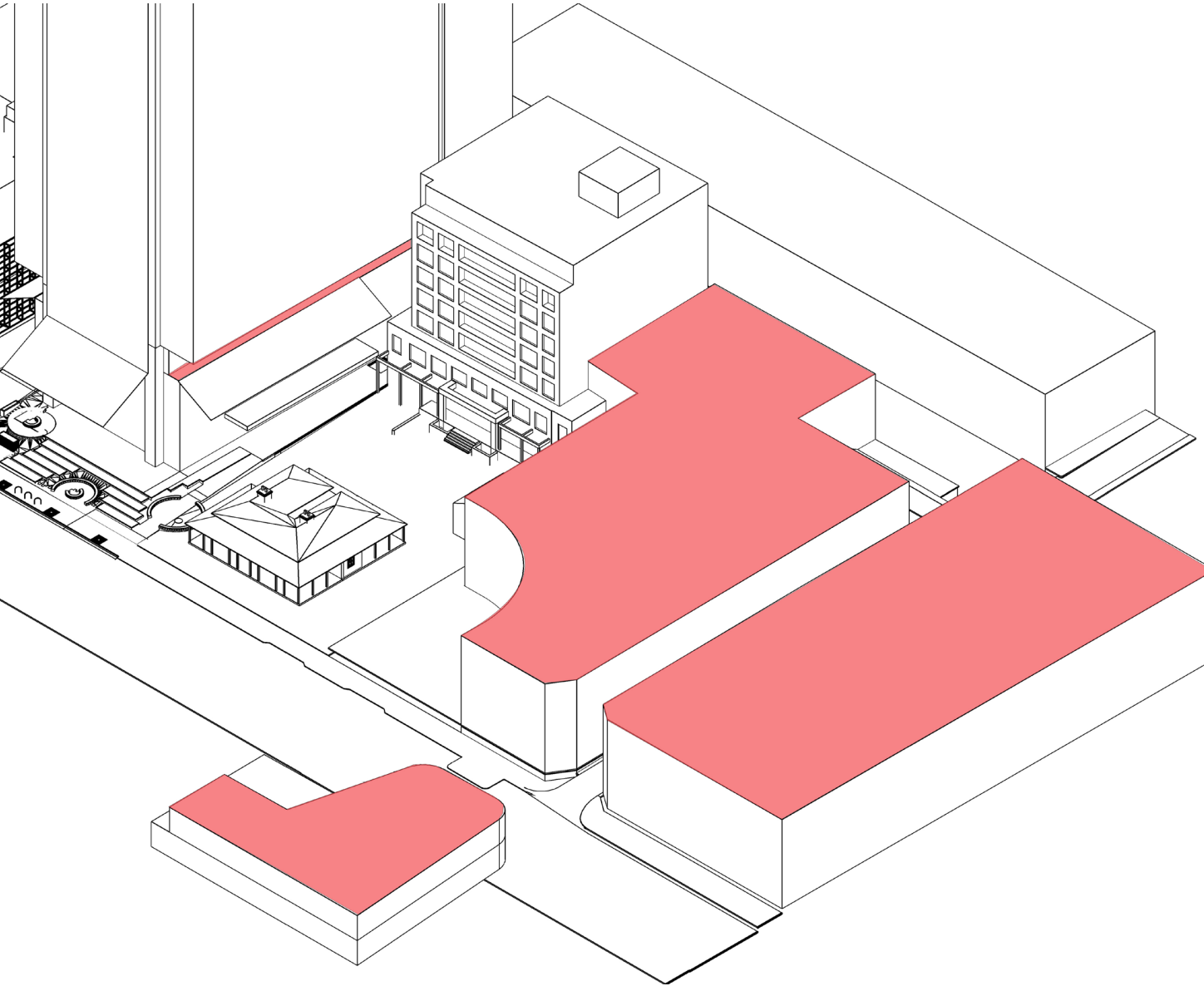
Podium Design - Key Views from Public Domain With Tree



Indicative Concept Design

Podium Design - 3 Barrack Lane

The podium height responds to the DCP and streetscape. The southern podium has been lowered in response to the heritage scale.



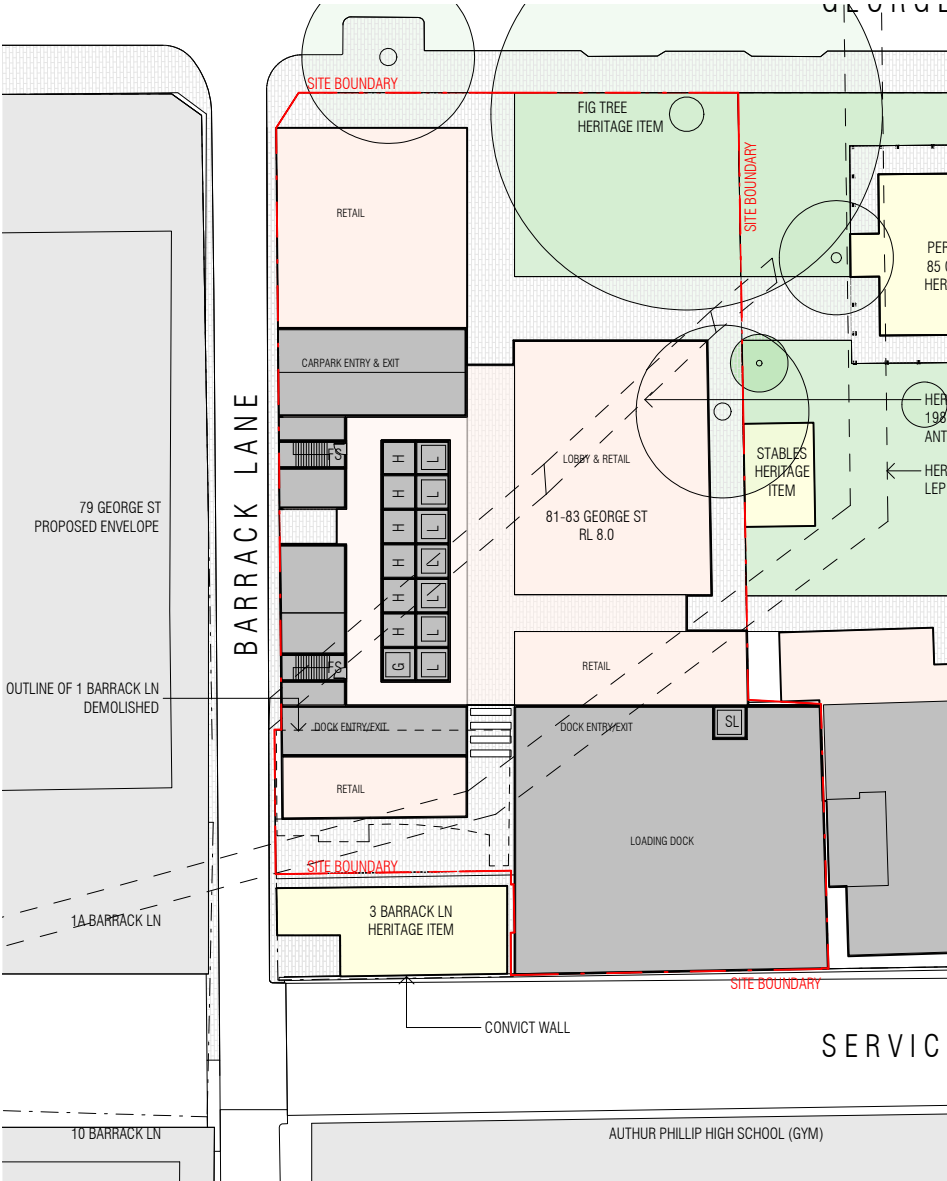
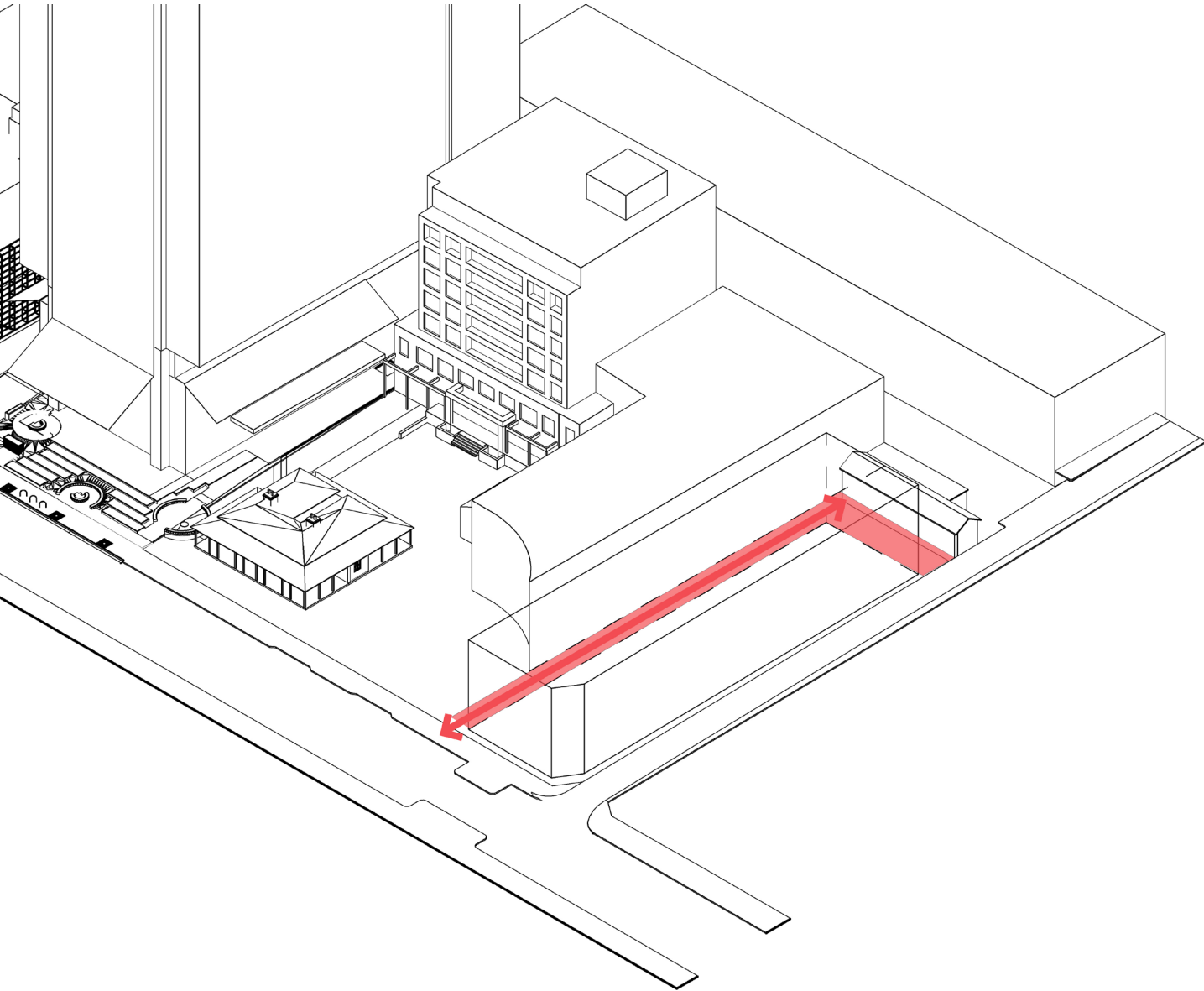
Plan

Indicative Concept Design

Podium Design - 3 Barrack Lane



Indicative Concept Design
Podium Design - Heritage Courtyard



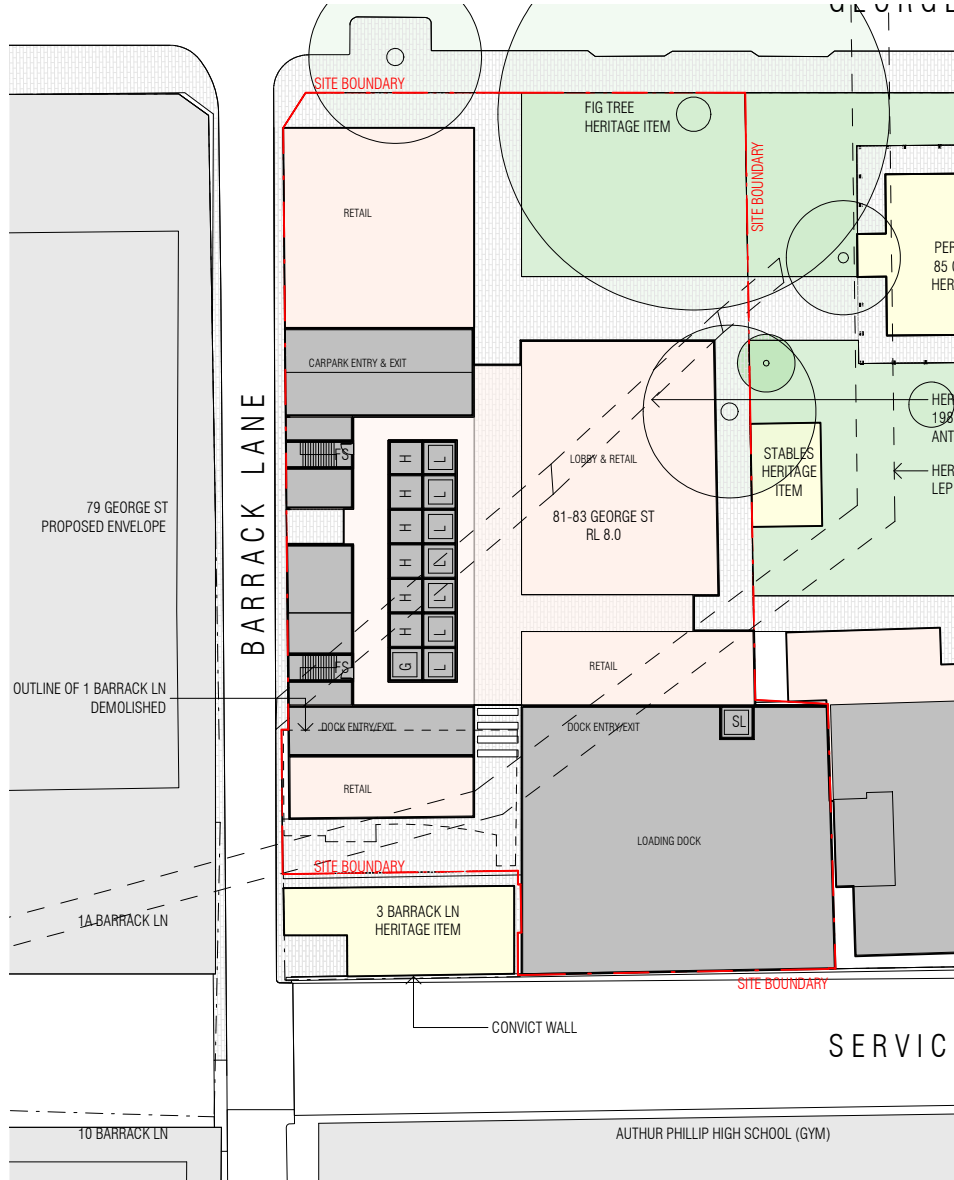
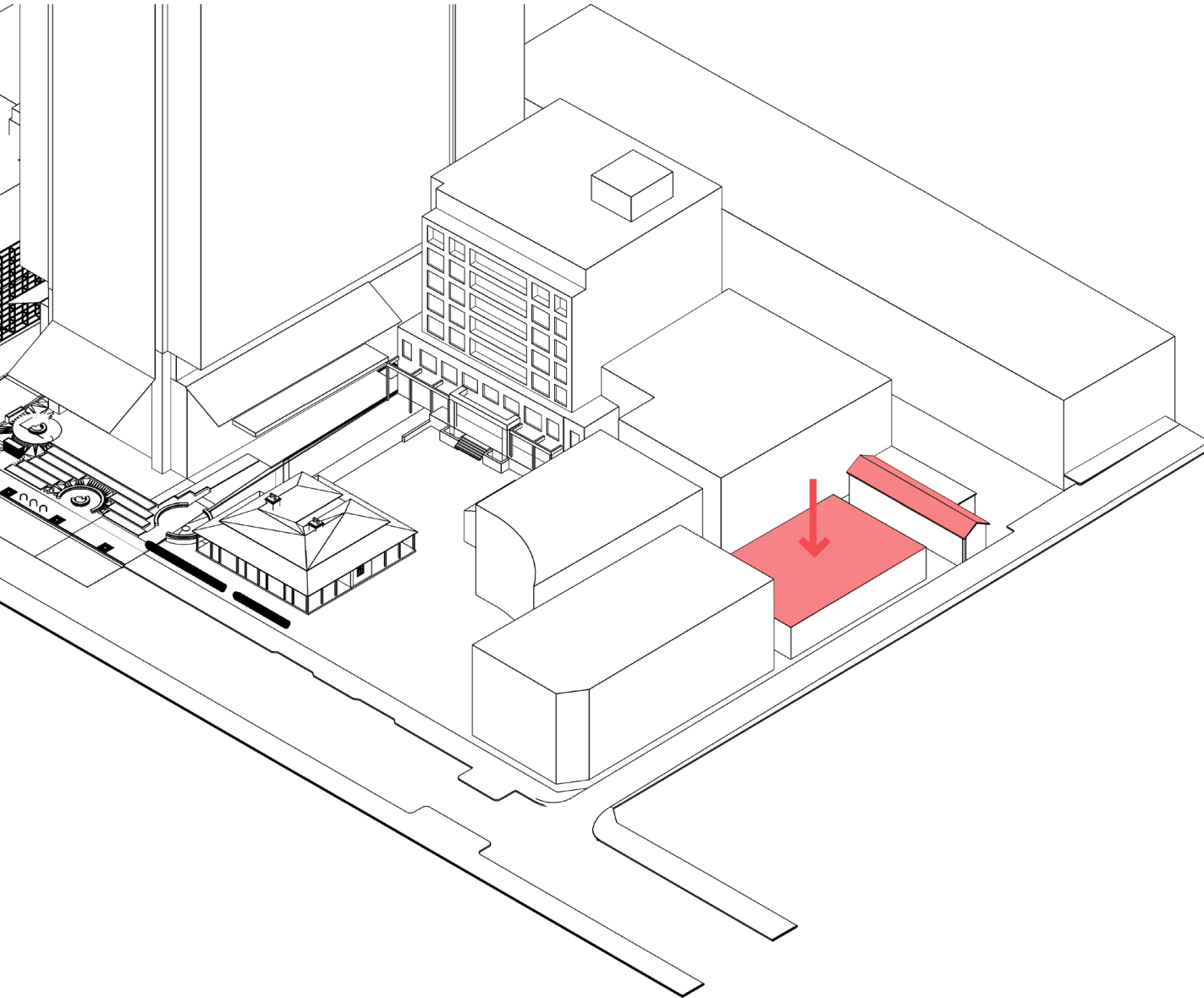
Indicative Concept Design
Podium Design - Heritage Courtyard



Indicative Concept Design

Podium Design - 3 Barrack Lane

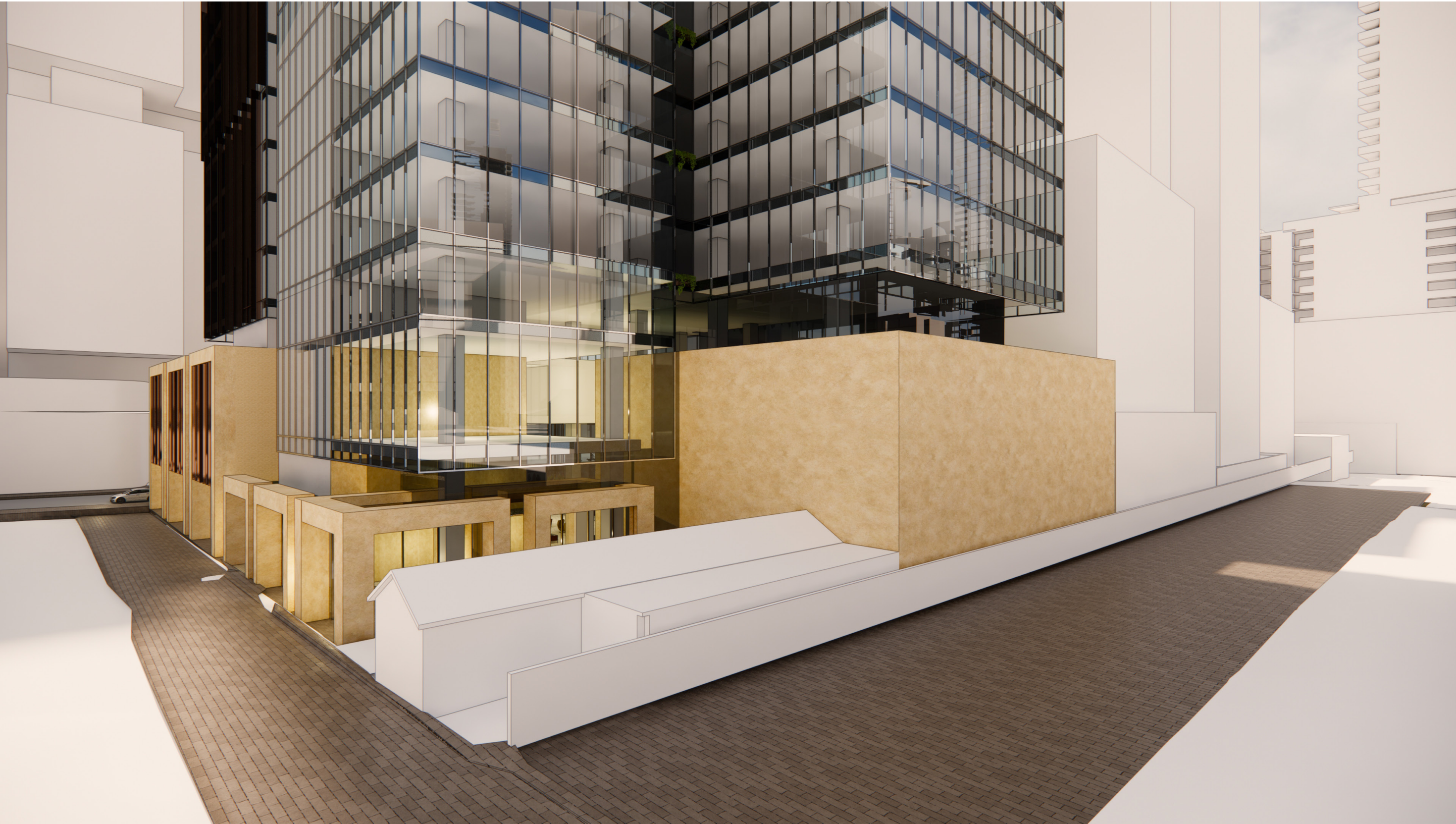
The podium has been descaled to create a strong relationship with the imporant heritage building 3 Barrack Lane and Convict Wall. Additionally, the 6m separation has been provided to 3 Barrack Lane to create a heritage courtyard that will be activated by the retail use of the podium and the use of 3 Barrack Lane. Additionally, the tower has adopted its simple form that also steps down to this heritage scale that is setback to the podium and adopts a simple waistline to reinforce the fine scale of the podium.It is envisaged that the podium will adopt a solidity that is in keeping with the 3 Barrack Lane which could be sandstone or masonry



Plan

Indicative Concept Design

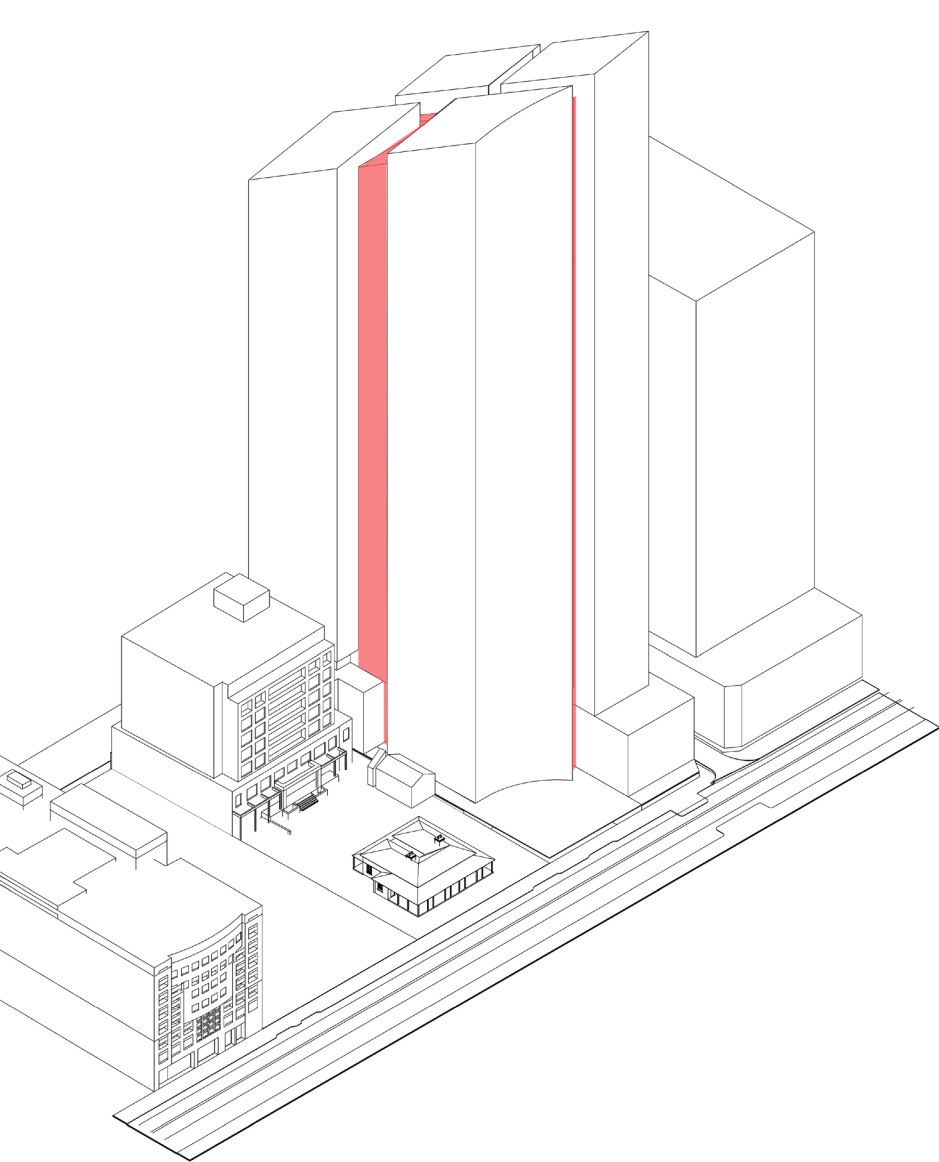
Podium Design - 3 Barrack Lane



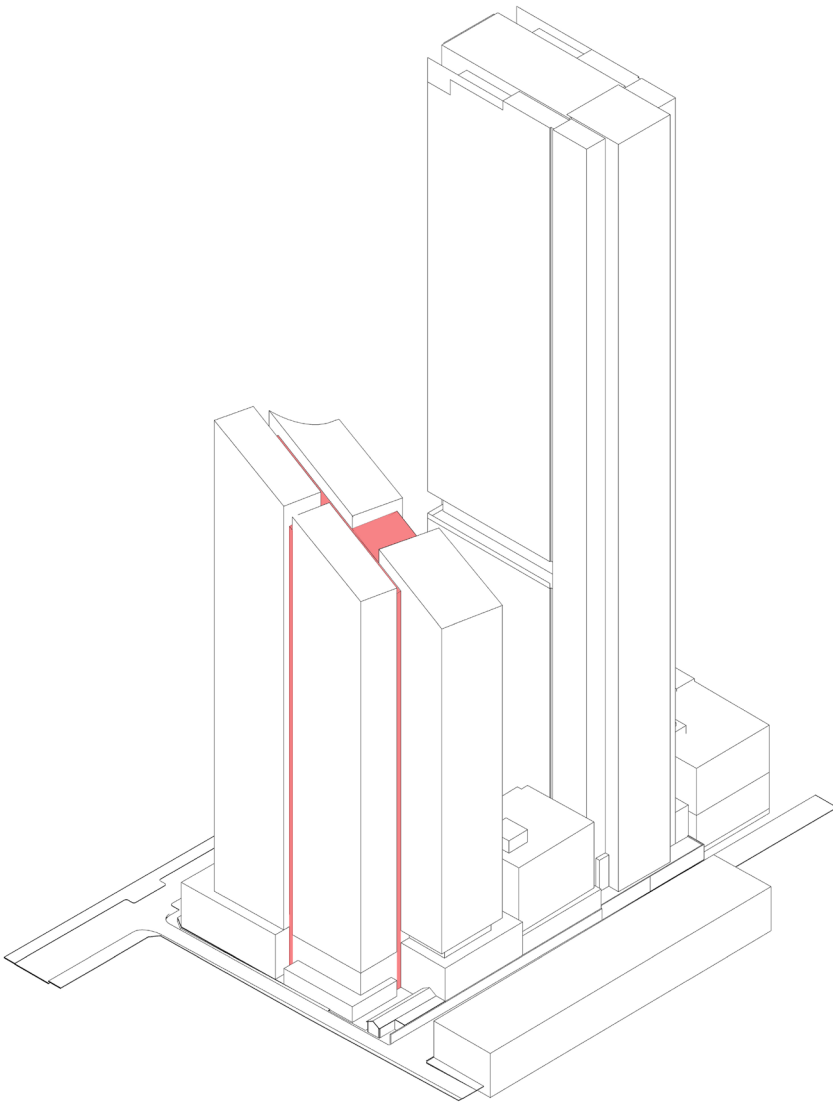
Indicative Concept Design

Tower Design

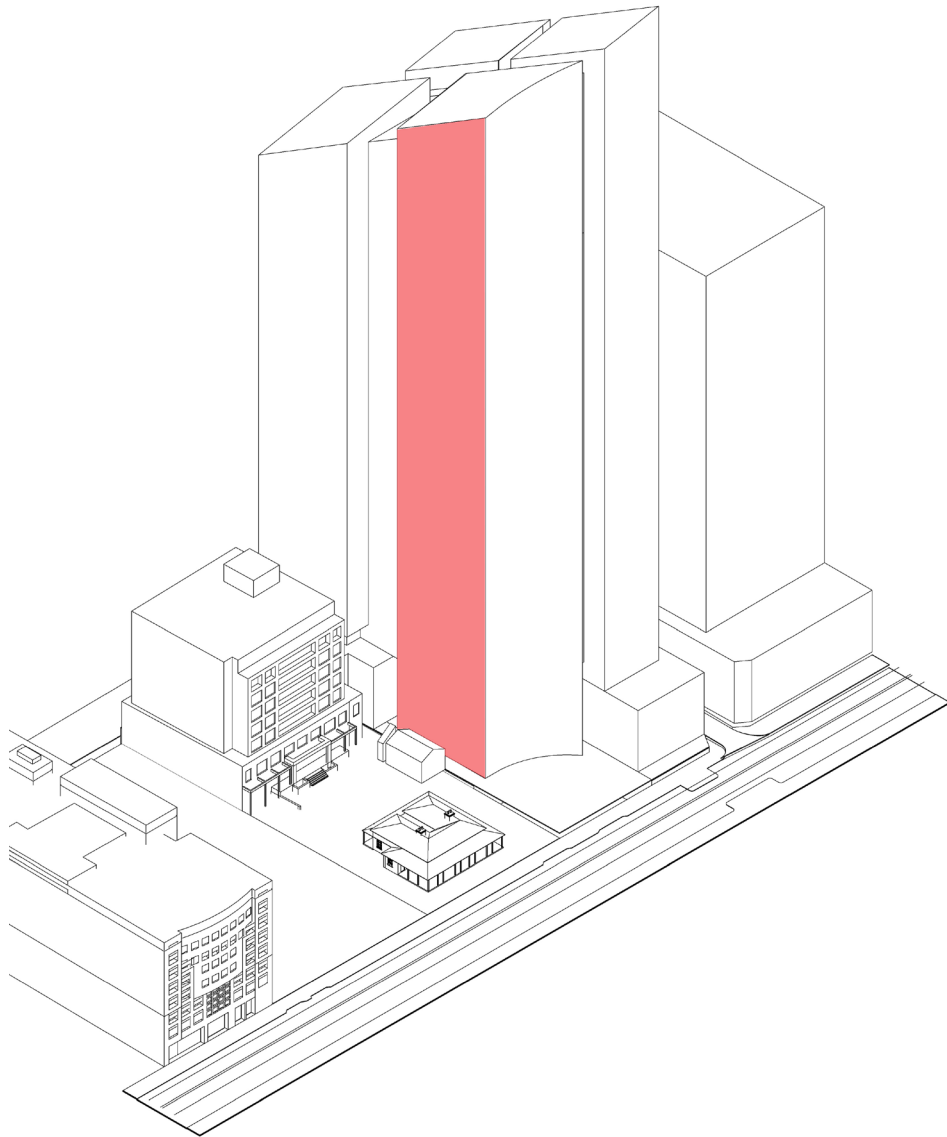
The following concept diagrams describe the articulation of the tower and podium.



The tower reflects the podium through site links and divides the tower into four expressed elements. The vertical slots are articulated with expressed balcony edges.



The tower reflects the podium through site links and divides the tower into four expressed elements. The vertical slots are articulated with expressed balcony edges.

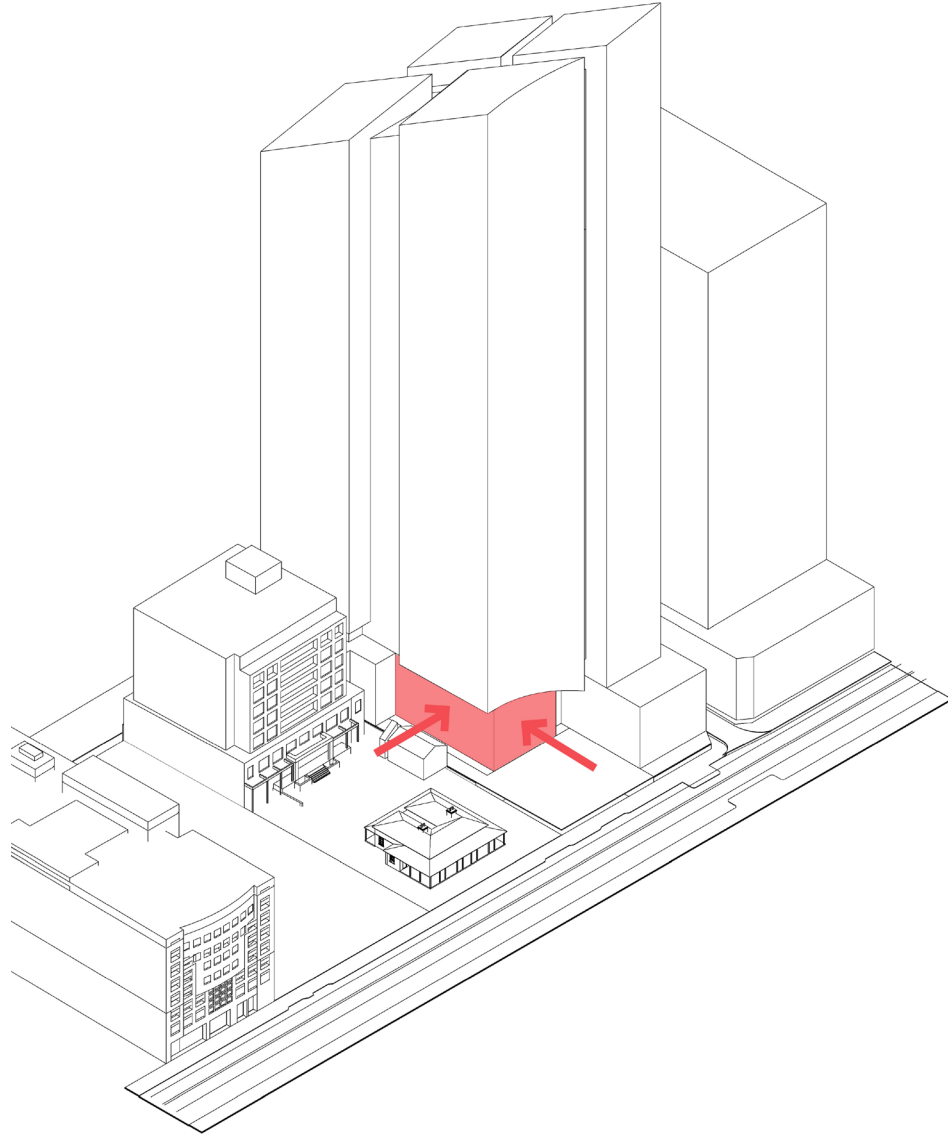
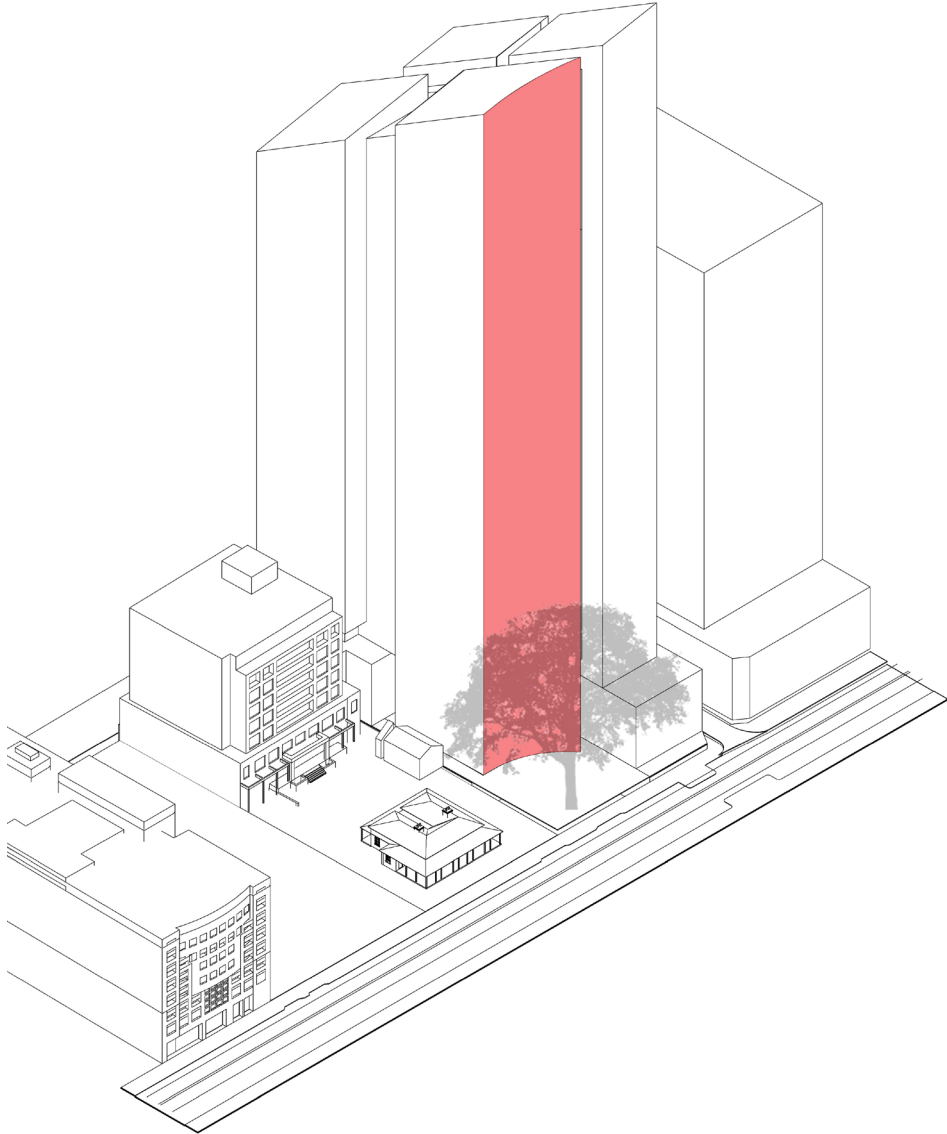


The tower element adjacent to the Stables building takes a simplified form to allow the expression of the Stables building to be defined whilst adopting the precinctual solution of 91 George Street.

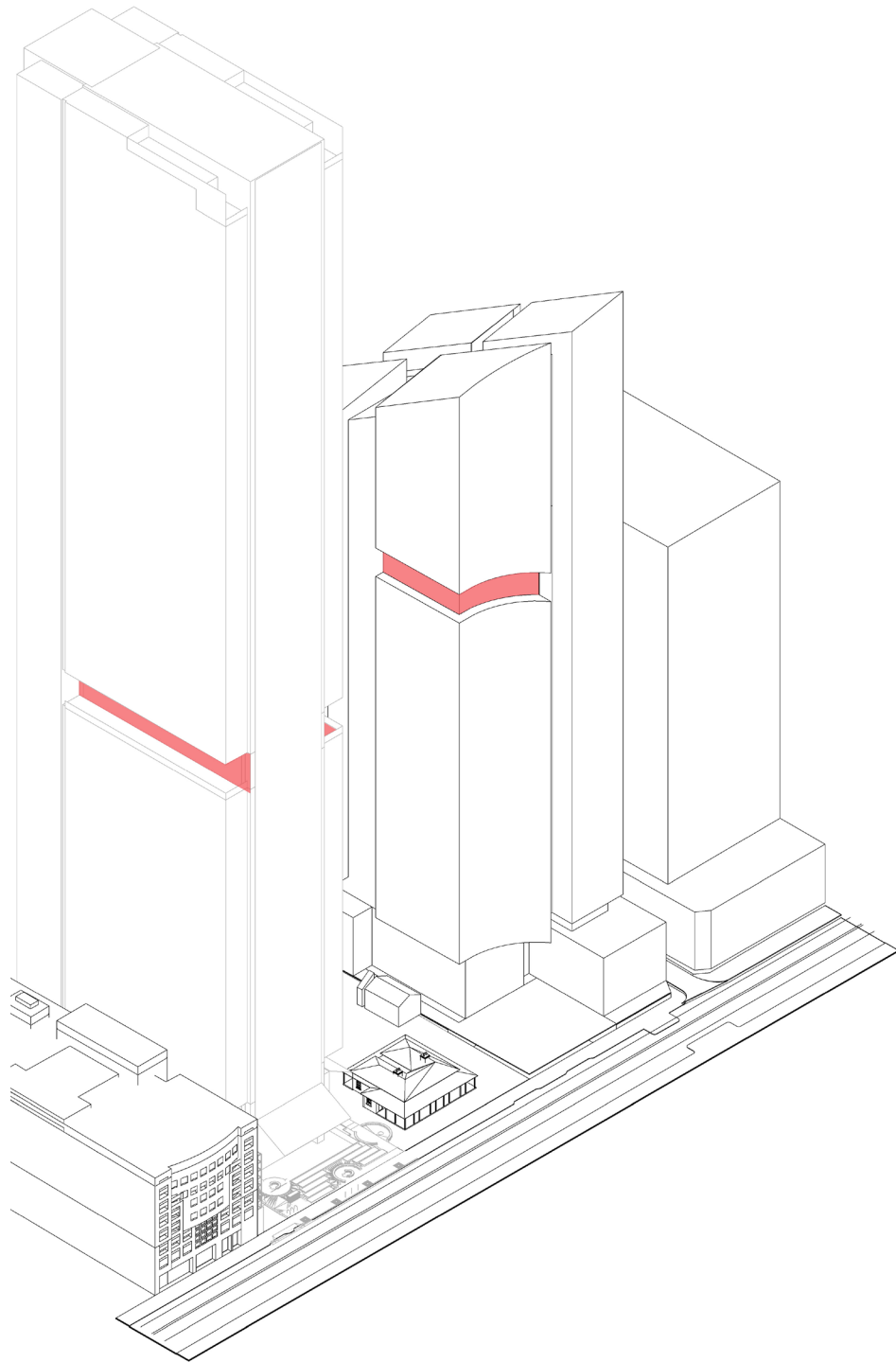
Indicative Concept Design

Tower Design

The tower element adopts the form of the Fig Tree.



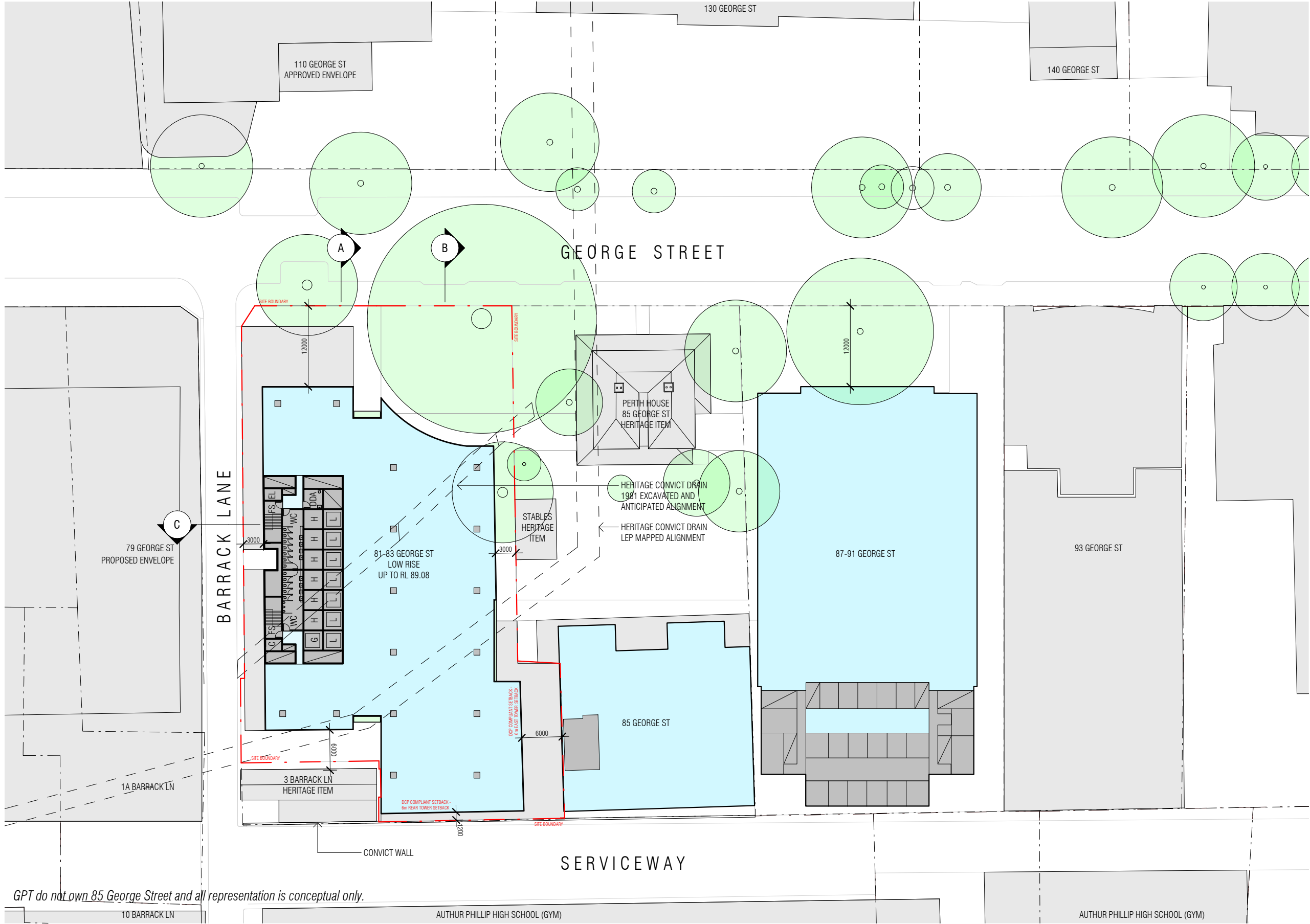
The lower element of the tower has been recessed to widen the curtilage between the Stables building and the Fig Tree whilst retaining the simplicity of the tower form.



The tower has been further articulated by adopting the horizontal waistline of the precinct into the eastern tower element in contrast to the western element which holds the corner and adopts a more vertical expression.

Indicative Concept Design

Tower Design - Low Rise Plan



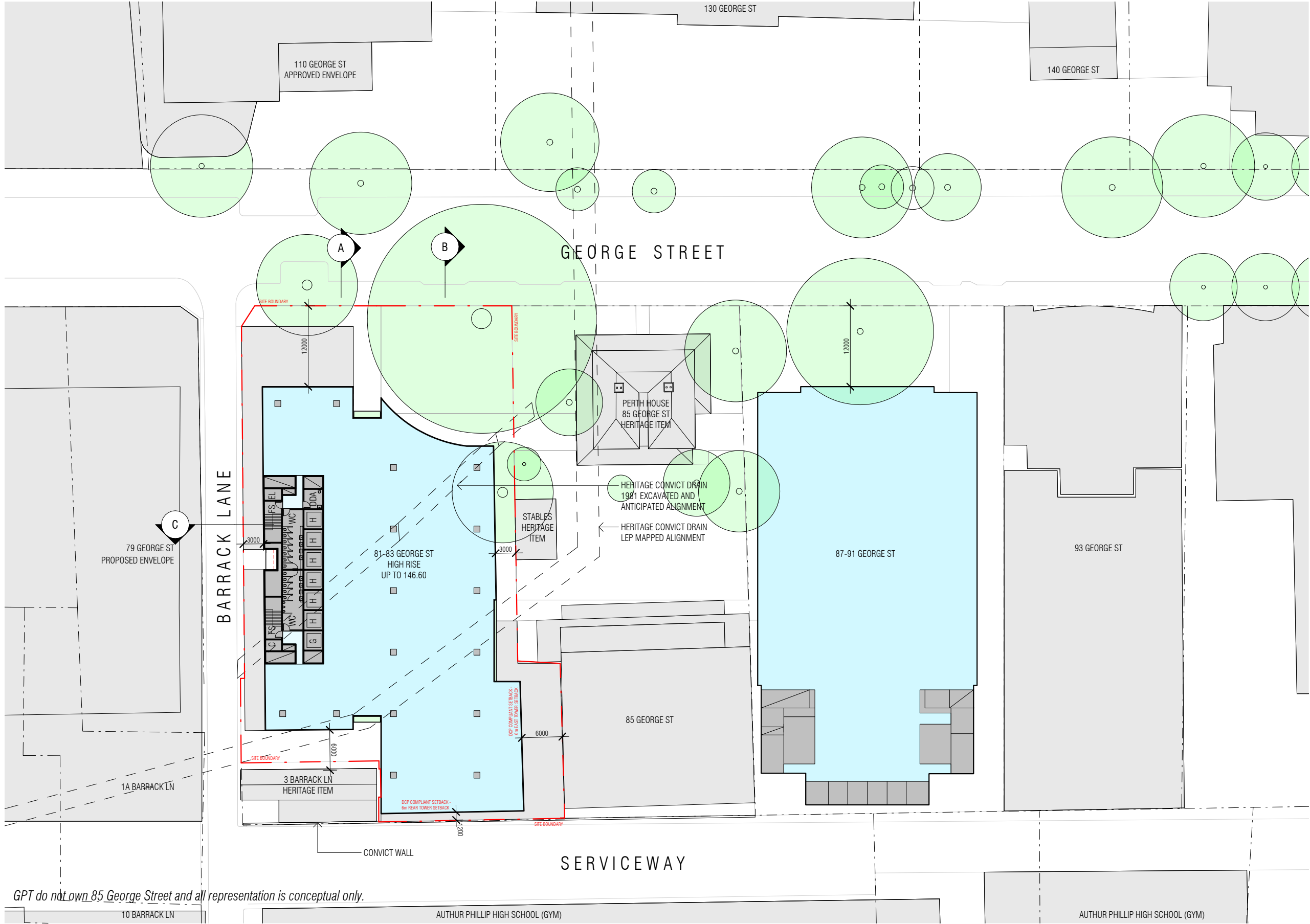
Indicative Concept Design

Tower Design



Indicative Concept Design

Tower Design - High Rise Plan



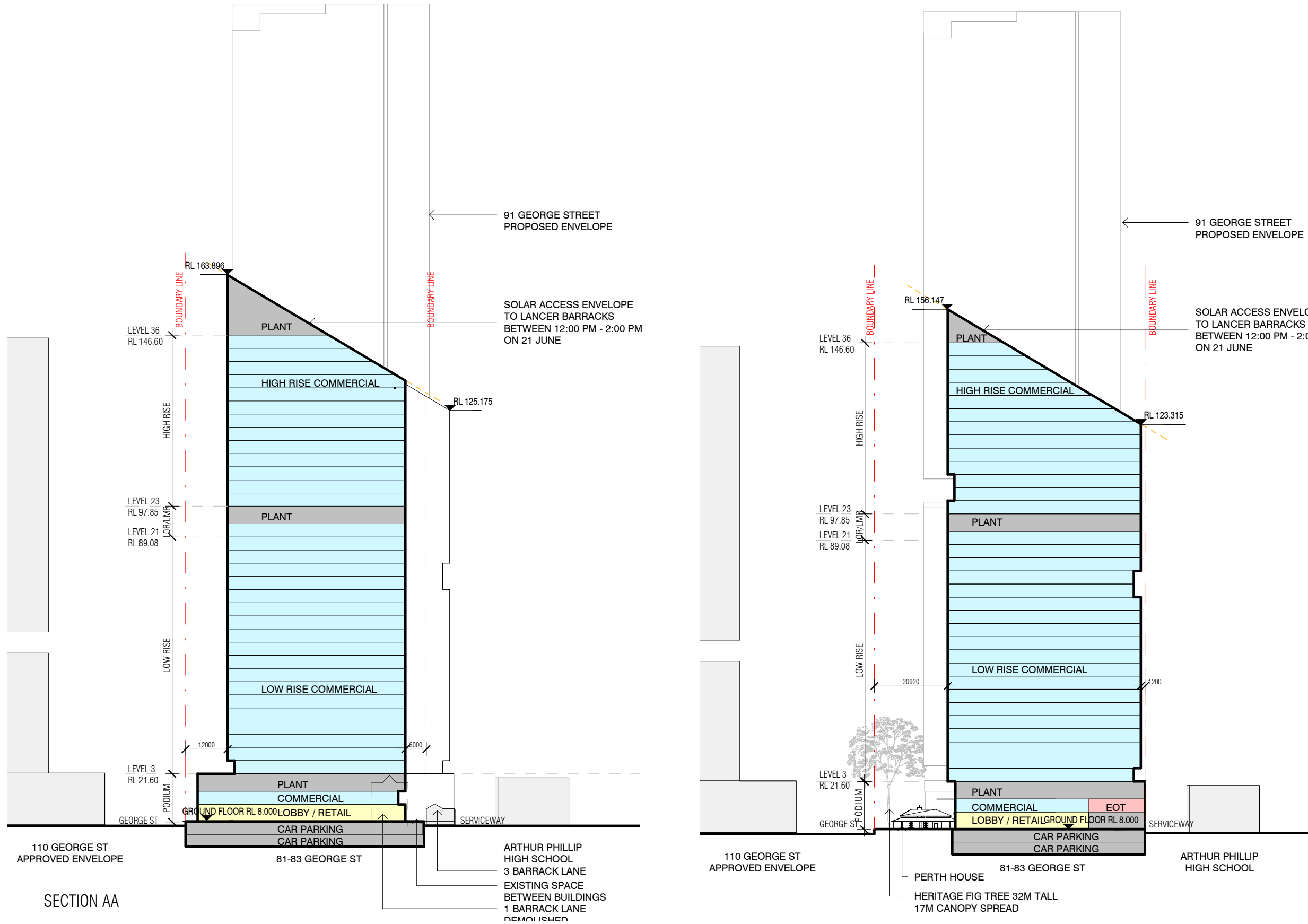
Indicative Concept Design

Tower Design



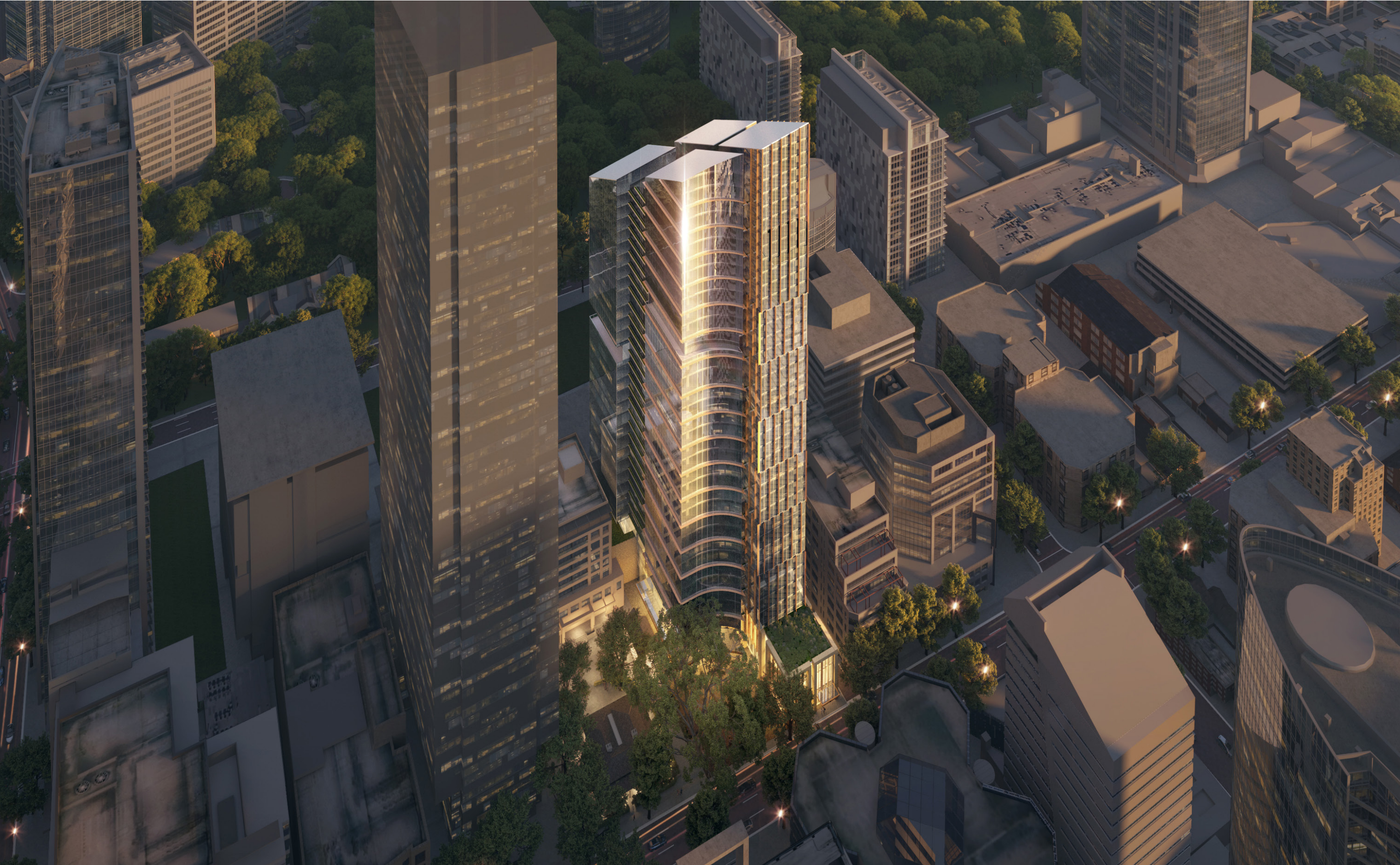
Indicative Concept Design

Sections



Indicative Concept Design

Tower Design



Indicative Concept Design

Tower Design

The materiality of the tower has been developed to contrast with the masonry podium with a smooth glass facade with expressed horizontal shading devices contrasted with vertical shading devices to further articulate the different tower envelopes. The waistline and vertical slots that define these tower elements will provide an alternative external amenity with landscape balconies.



Indicative Concept Design

Tower Design



Indicative Concept Design

North Elevation



Indicative Concept Design

West Elevation



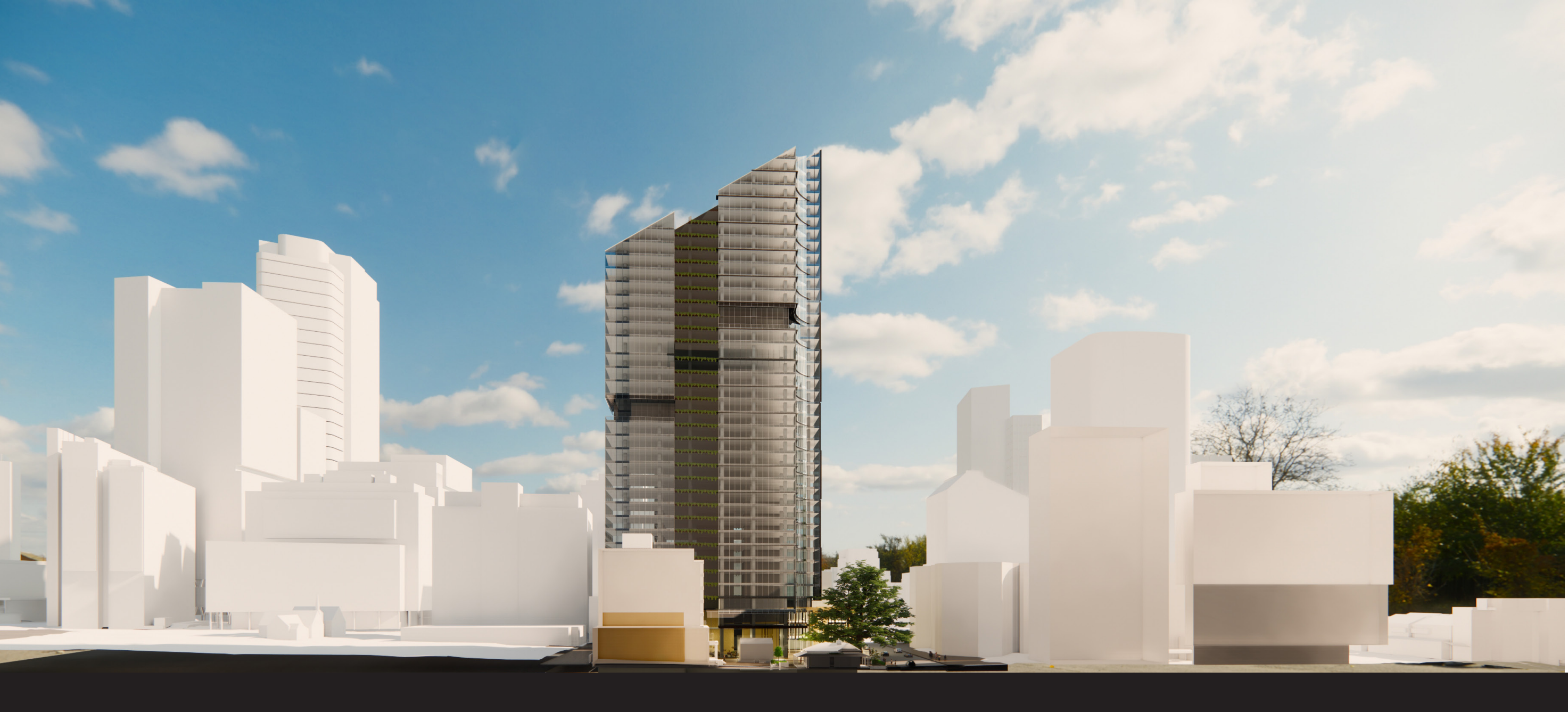
Indicative Concept Design

South Elevation



Indicative Concept Design

East Elevation



Site Analysis

Shadow Analysis

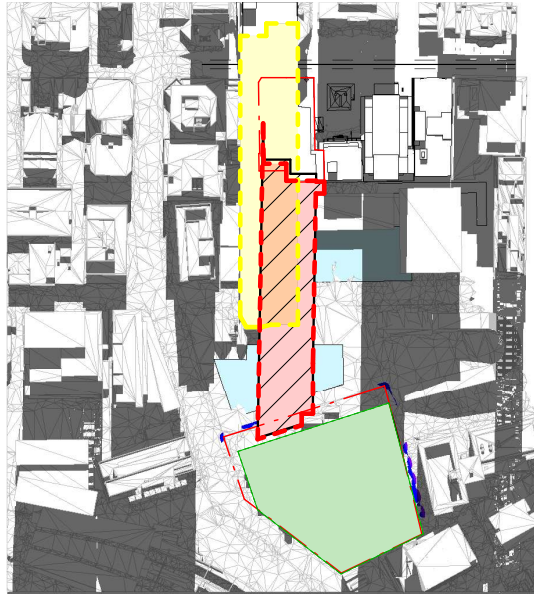
A series of solar studies have been undertaken to assess the impact on the surrounding amenities. The below diagrams illustrate 81 George St the shadows on the 21 June in red. Additionally, we have also included the approved envelope for the octagon site to illustrate its impacts and combined impact on the same amenity.



SHADOW - 9AM 21 JUNE



SHADOW - 10AM 21 JUNE



SHADOW - 11AM 21 JUNE

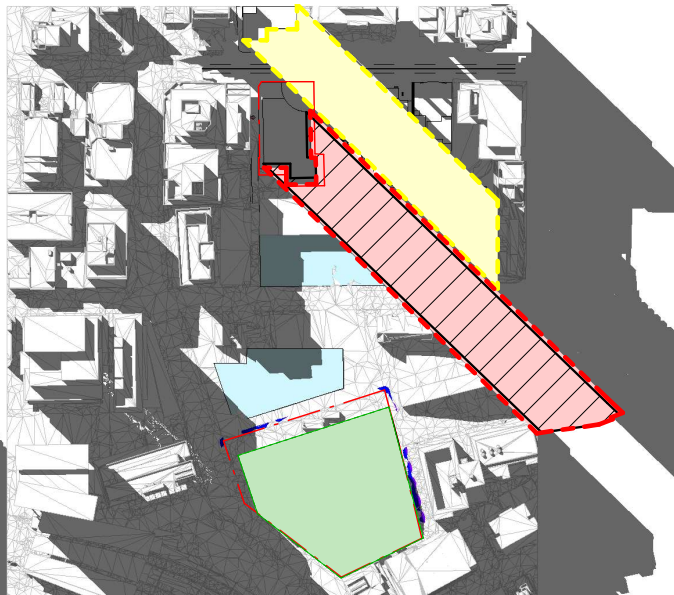
- KEY
- BOUNDARY
 - ARTHUR PHILLIP HIGH SCHOOL/ 175 MACQUARE STREET OPEN SPACE
 - LANCER BARRACKS BOUNDARY
 - SOLAR ACCESS PROTECTION BOUNDARY IN ACCORDANCE WITH CBD PLANNING PROPOSAL
 - SOLAR ACCESS PROTECTION AREA IN ACCORDANCE WITH CBD PLANNING PROPOSAL
 - SHADOW OF PROPOSED 81 GEORGE STREET ENVELOPE
 - SHADOW OF PROPOSED OCTAGON ENVELOPE
 - SHADOW OF 81 GEORGE STREET ENVELOPE WITH COMPLIANT SETBACKS



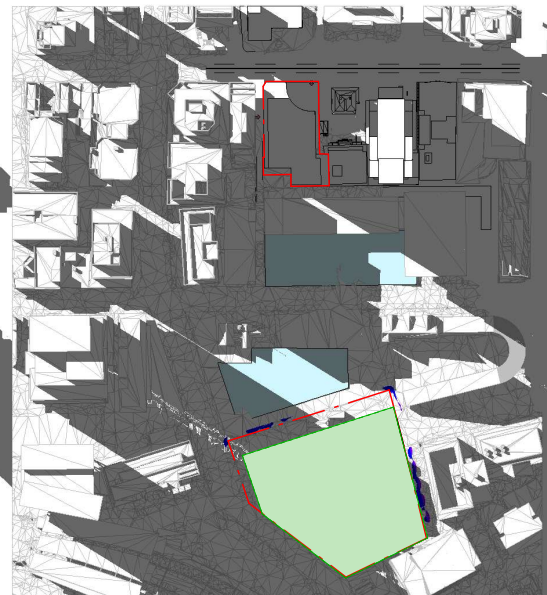
SHADOW - 12PM 21 JUNE



SHADOW - 1PM 21 JUNE



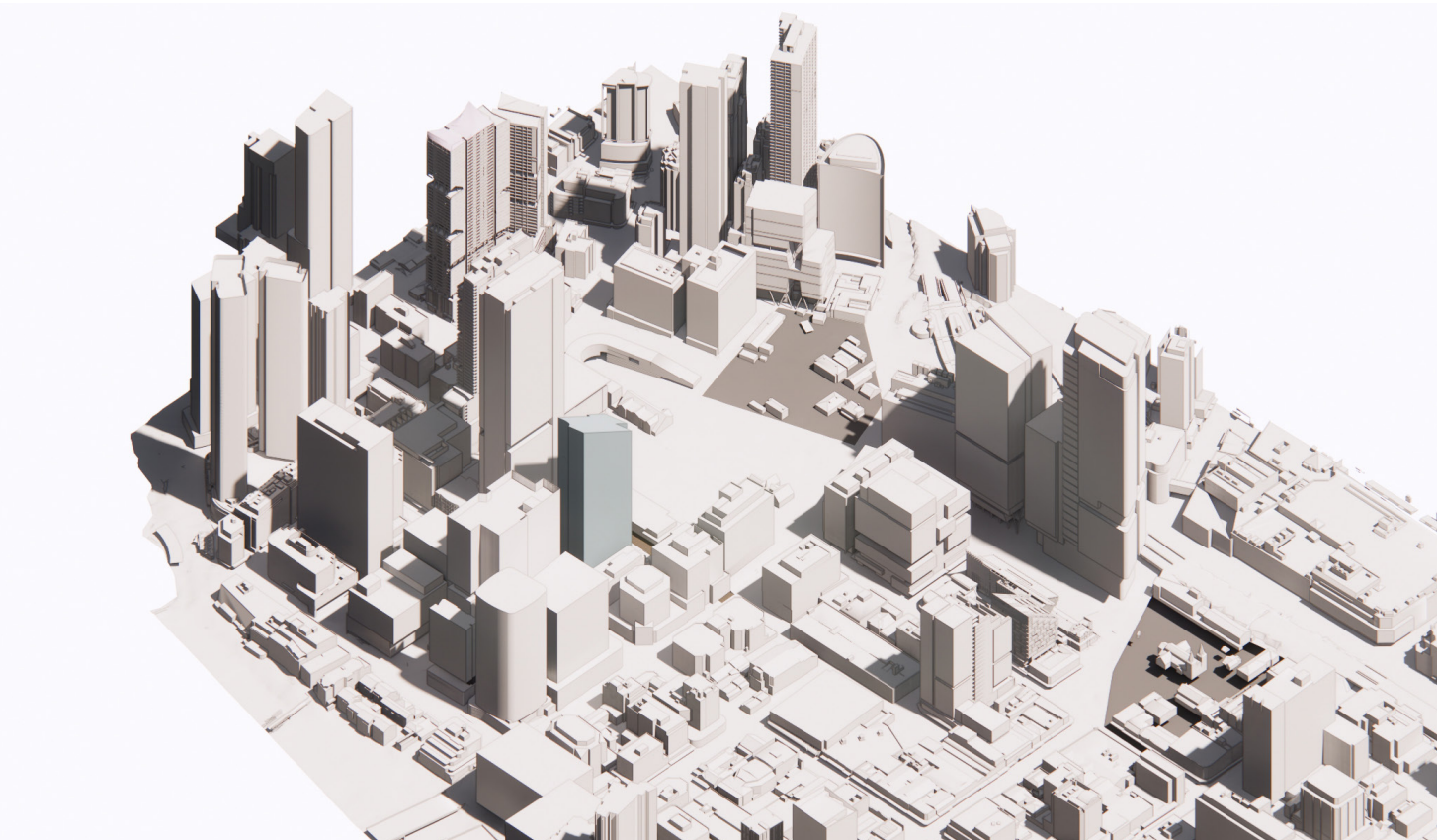
SHADOW - 2PM 21 JUNE



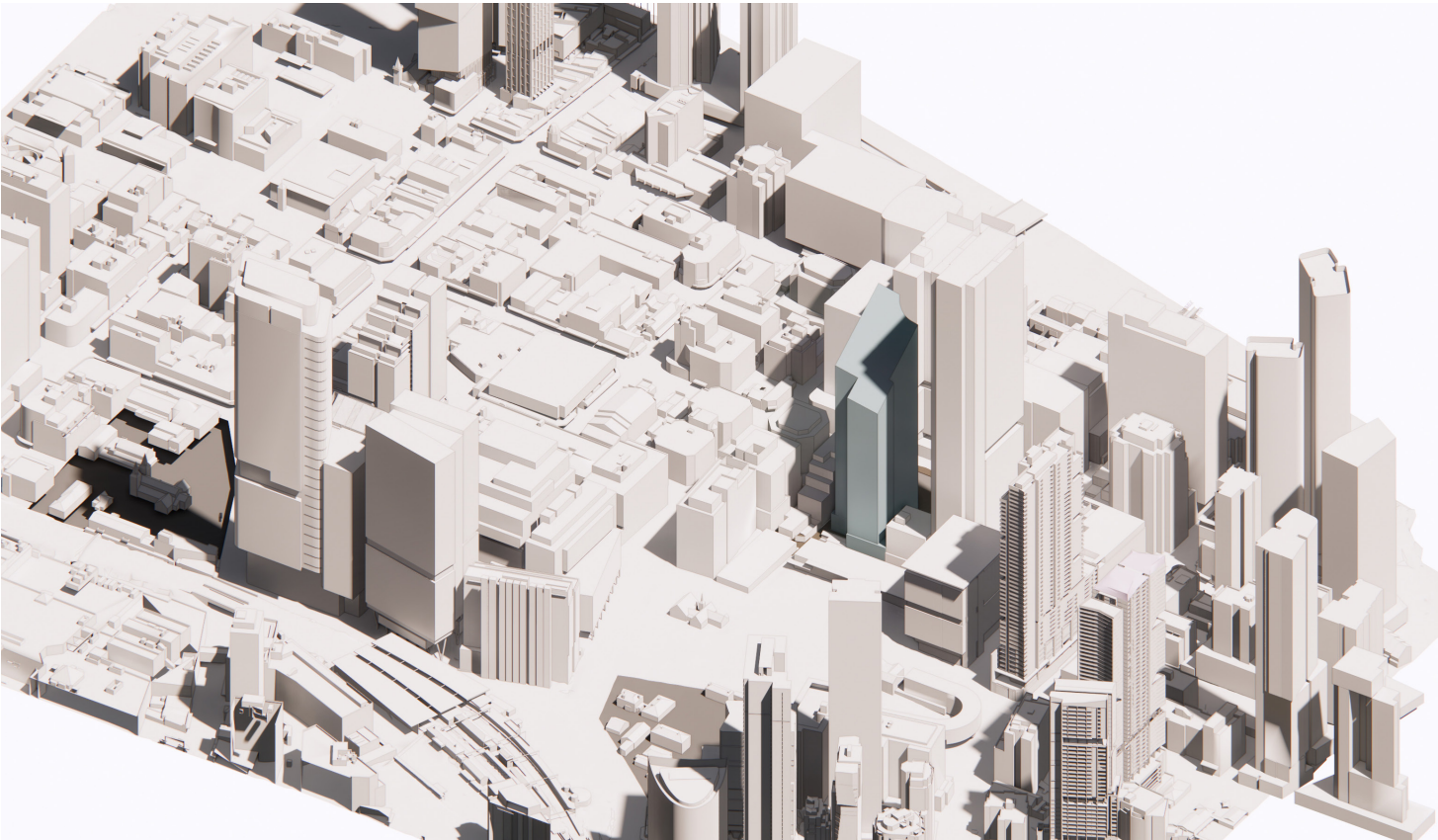
SHADOW - 3PM 21 JUNE

View Analysis

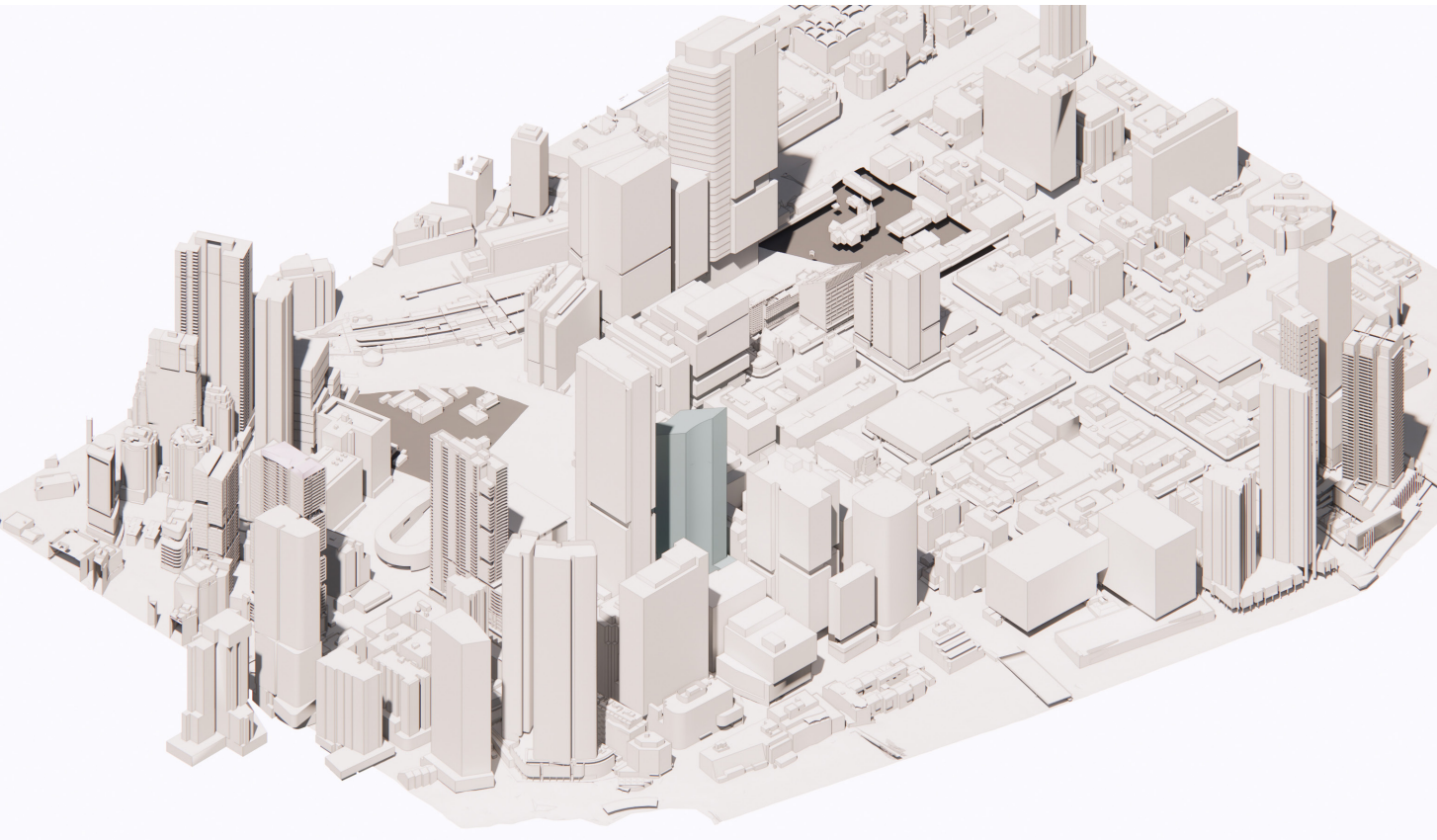
Regional Views



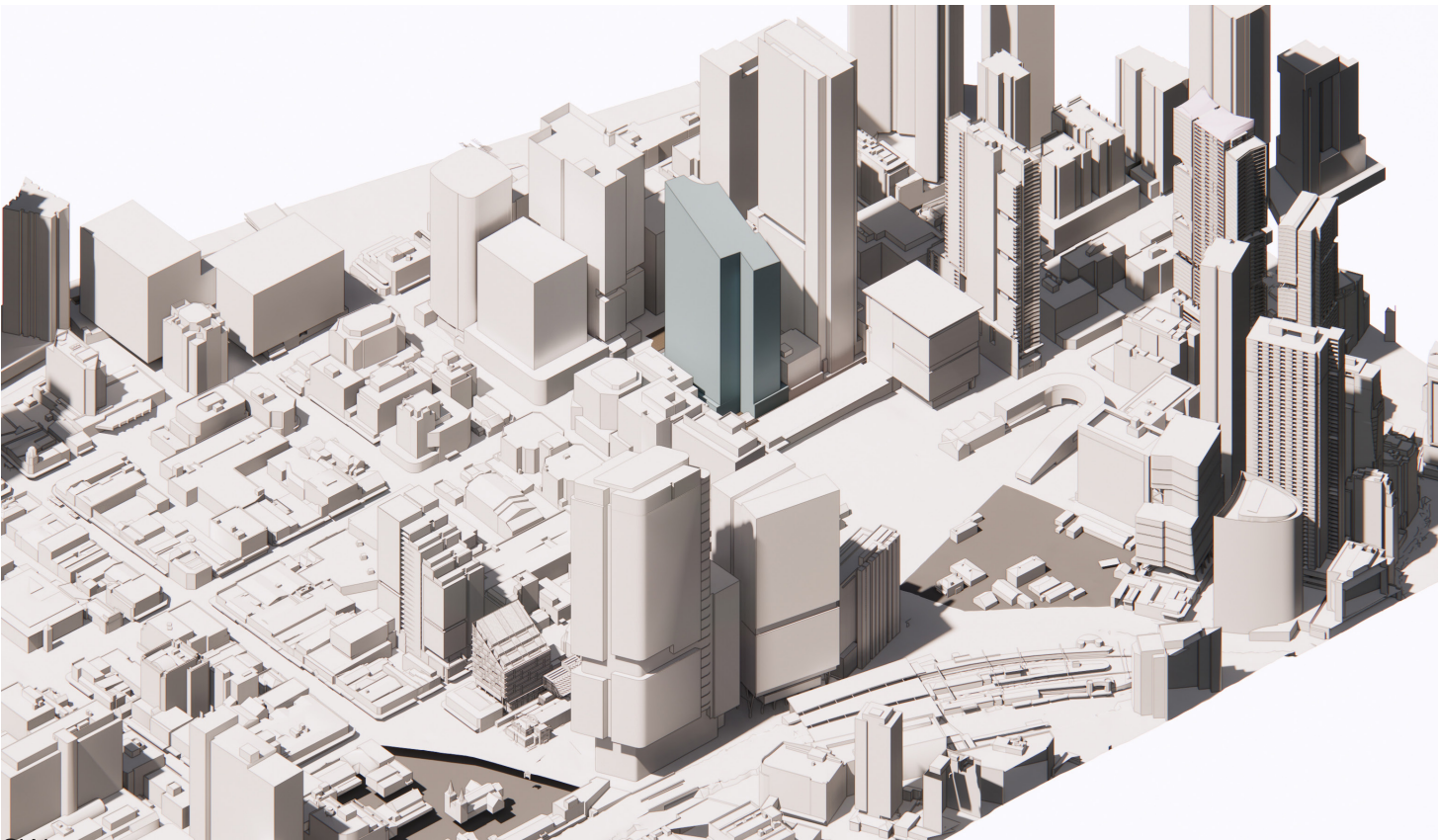
NE



SE



NW



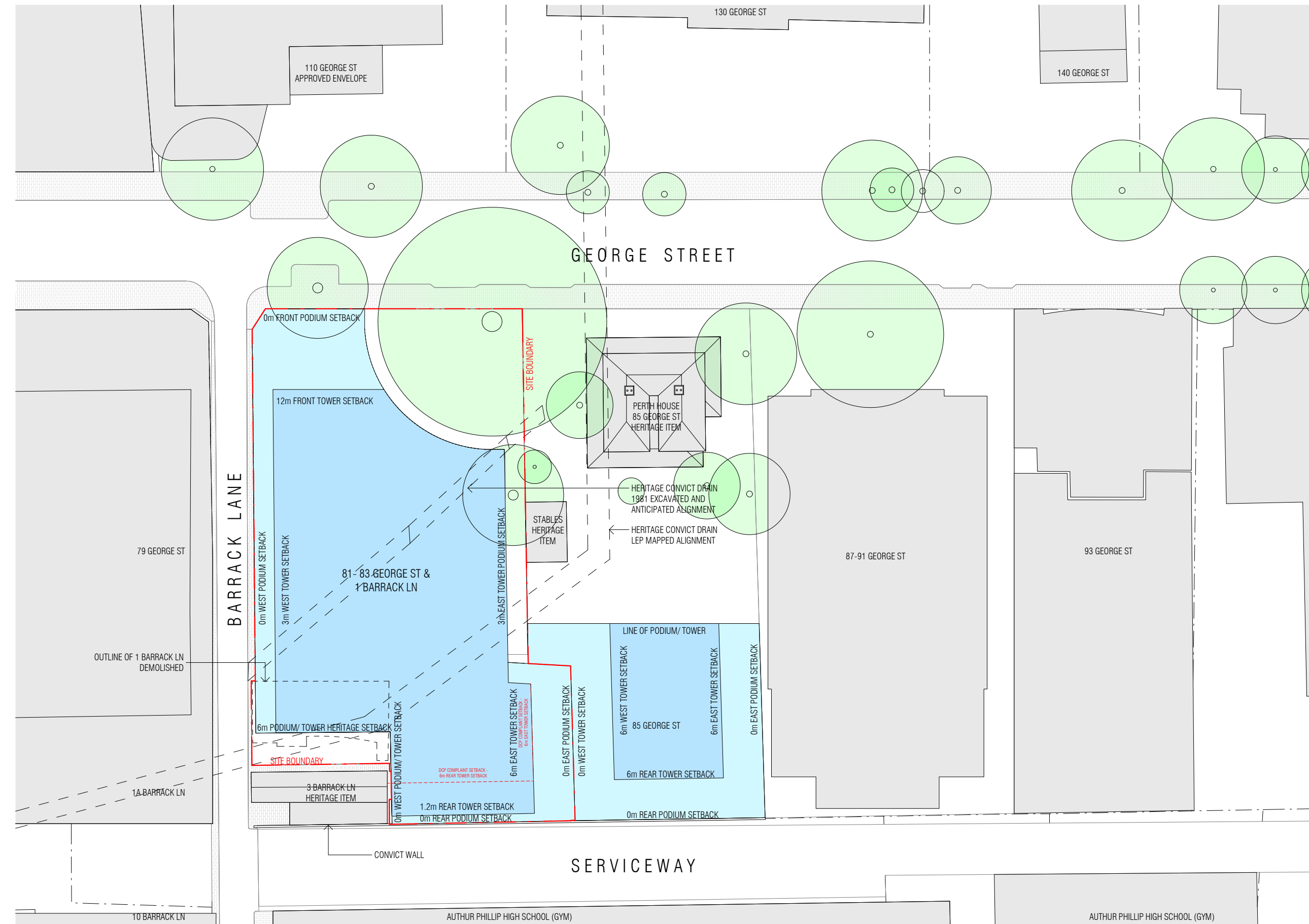
SW

SECTION 7

Adjacent Future Building Study

Adjacent Future Buildings

85 George Street DCP Control Envelope and GFA



GPT do not own 85G and all representation is conceptual only.

Adjacent Future Buildings

85 George Street DCP Control Envelope and GFA



Front View

Rear View

GPT do not own 85G and all representation is conceptual only.

Urban Analysis

Existing Site Context with Proposed Building Envelope

The below diagram illustrates the existing site context in 3D with the new proposed planning envelope shown in blue.



Urban Analysis

Future Site Context with Proposed Building Envelope

The below diagram illustrates the future site context in 3D with the new proposed planning envelope shown in blue.

