

23-27 HAROLD ST & 53 SORRELL ST

Urban design report



NORTH
PARRAMATTA

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This report is considered a draft unless signed by a Director or Principal

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View from Brickfield
Street looking west
down Harold Street



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Aerial view of the
site and study area



CHAPTER

1

INTRODUCTION

Project introduction

Project background

Architectus have prepared this urban design study on behalf of the Proponent Trebel 88 Pty Ltd for the site at 23-27 Harold Street and 53 Sorrell Street, North Parramatta, to support a site-specific Planning Proposal for the site.

This report takes into consideration the changing strategic context of the area including the outcomes of the recently finalised Parramatta CBD Planning Proposal, which deemed that land north of the Parramatta River not proceed with rezoning. Council previously supported an FSR of 6:1 plus a 15% design excellence bonus across this area, which includes the subject site.

During that early process, a Planning Proposal for the site at 23-27 Harold Street was previously submitted and supported to proceed from Gateway in 2017, and included a design excellence competition with a winning scheme by COX Architecture, at an FSR of 6:1 and height of 70m (plus 15% design excellence). This scheme forms the basis of the proposal shown within this report.

This report considers the key urban design issues that were identified in the Parramatta CBD Planning Proposal Plan Finalisation report - PP-2020-2616 (NSW Government, April 2022). In order to ensure a robust and meaningful study of these issues, the analysis and testing undertaken within this report considers redevelopment options for the subject site within a future context of renewal for the broader area.

The Site and its immediate context

The subject site comprises 3 lots at 23, 25 and 27 Harold Street, legally described as lots 3, 4 and 5 DP18261, and the lot at 53 Sorrell Street, legally described as DP19079, identified on the map on the following page. The total site area is 2,425m².

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

The site is located in the northern part of the Parramatta CBD, which has been considered for renewal through the Parramatta CBD Planning Proposal process. A portion of the site forms part of a strip of land zoned R4 high density residential (referred to as R4 Corridor within this report), located between the conservation area and the Church Street corridor. These areas form part of a nominated 'study area' highlighted in the map on page 10, which will be referred to throughout this report.

The site is located within a 1-minute walk (80m) to the future Fennell Street light rail stop, which has an expected completion in 2023, and is 10-15 minutes by public transport or a 20-minute walk to Parramatta Station.

Structure of this report

This report is structured as follows:

- Strategic context outlines the strategic background and drivers for the site as well as describes the outcomes and key issues identified in the Parramatta CBD Planning Proposal.
- Analysis includes an understanding of the local context and character, connectivity and development context which informs the key urban design considerations to be addressed through scenario testing and assessment.
- Renewal scenarios tests three development options within the study area, including:
 - Existing controls;
 - Council's previous adopted position; and
 - Balanced.
- Assessment tests the visual impact and high level solar access outcomes of the renewal scenarios.
- Conclusion provides key outcomes and recommendations from this urban design study, including proposed amendments to the LEP controls.

Summary of recommendations

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

This study supports the following proposed controls for the site:

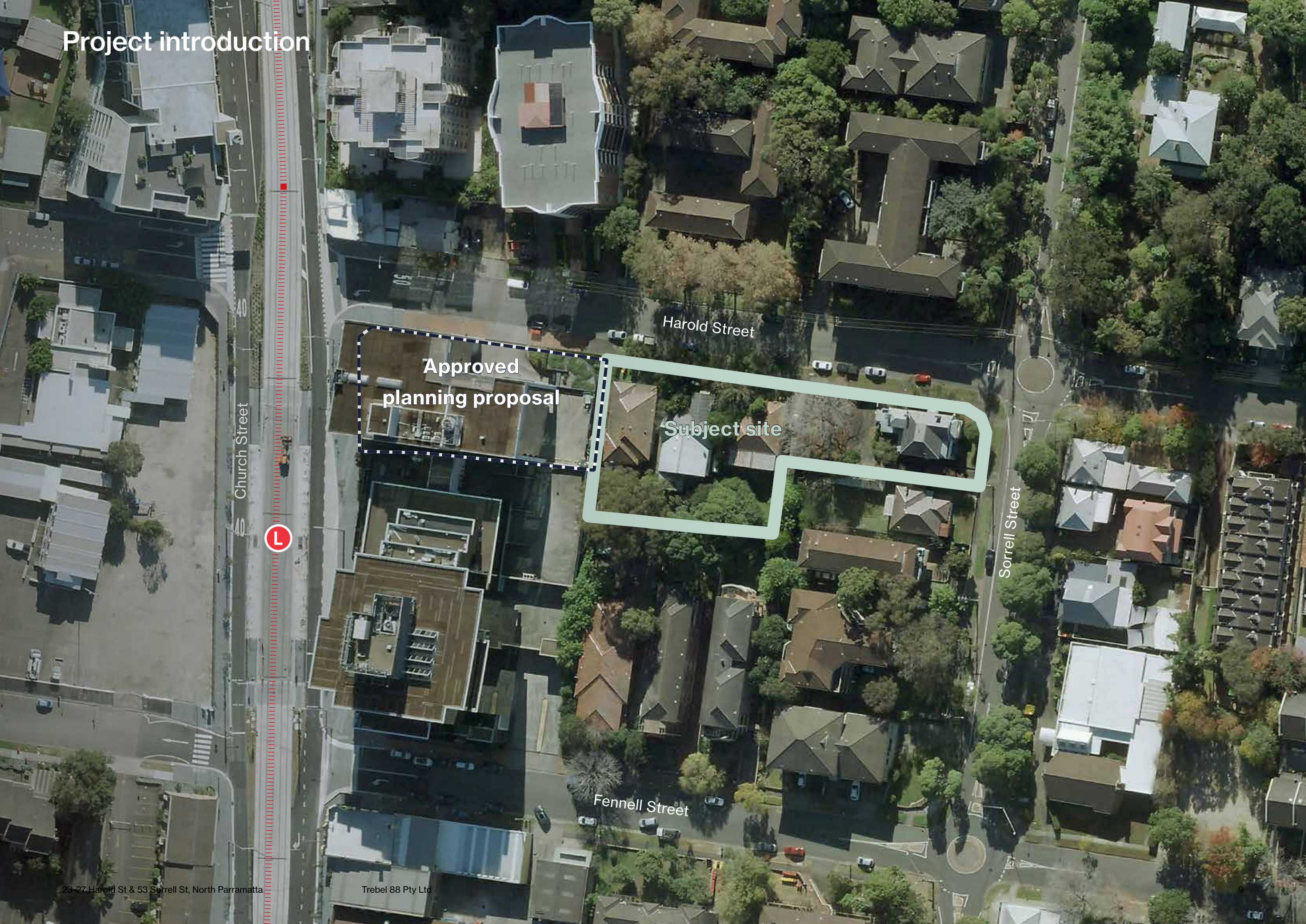
- The lots at 23-27 Harold Street:
 - 4.35:1 Floor Space Ratio plus a 15% design excellence bonus, or 5:1 including design excellence bonuses.
 - 60m, including bonuses, maximum height of buildings (based on a building of 18 storeys, 3.1m floor to floor with allowances for lift overrun and ground level variation, and rounded to the nearest height control already in the Parramatta LEP maps).
- Current controls at 53 Sorrell Street are maintained.

The preferred option delivers approximately 8,230 sqm GFA of residential, and 92 apartments (based on an average apartment size of 75 sqm NLA).

The proposal also considers the approach and integration of the new development with Currawong House, including:

- Ongoing management and maintenance of Currawong House.
- Landscaping and new open space/garden (in place of the existing car park) to improve the setting of the heritage item and streetscape outcomes.
- Increased setback at the ground floor of the proposed development through an entry colonnade to address the interface with the heritage item and create visual and physical connections.

Project introduction



Project introduction



Site location
23-27 Harold St & 53 Sorrell St, North Parramatta

Trebel 88 Pty Ltd

To Parramatta
Station

Legend

Site

Study area

Church Street (in study area)

R4 Corridor (in study area)

Sorrell Street conservation (in study area)

Approved planning proposal at 470 Church Street

Parramatta City Centre boundary

Heritage conservation area

Parramatta Light Rail (2023 completion)

CHAPTER

2

STRATEGIC CONTEXT

Strategic context

Legend

Site

Metropolitan Centre

Health and Education Precinct

Strategic Centre

Greater Parramatta to Sydney Olympic Park (GPOP)

Parramatta Light Rail (2023 completion)

Inner West Light Rail and CBD and South East Light Rail

Sydney Metro West (under construction)

Sydney Metro CBD to Southwest (under construction)

Sydney Metro Northwest

Railway

Major connector roads

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

Strategic context

Greater Sydney Region Plan and District Plan

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

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

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

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

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

Public transport infrastructure

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

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

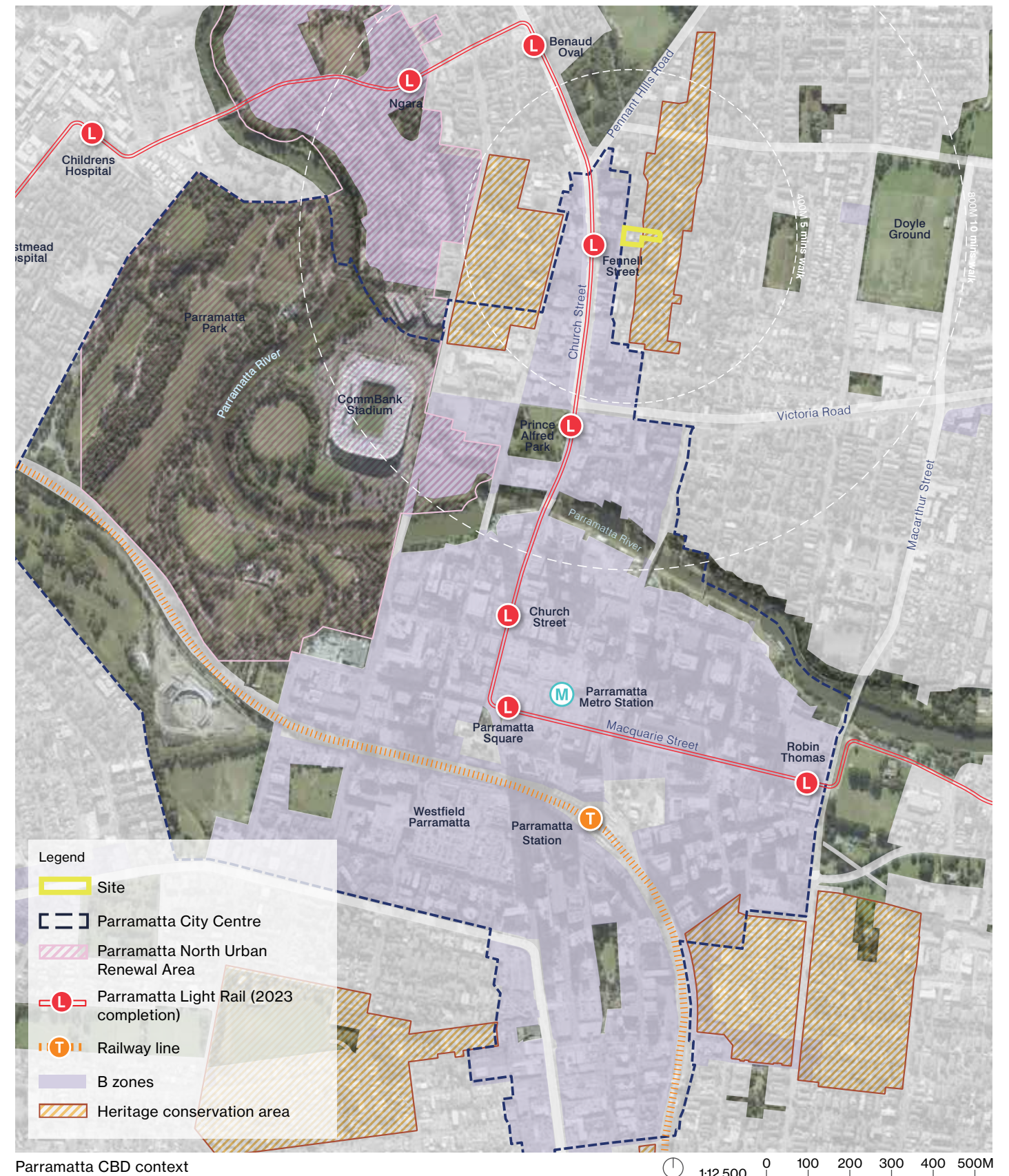
Targeted renewal areas

Parramatta North Urban Renewal Area

The Parramatta North Urban Renewal area is a State Significant Precinct located approximately 2kms northwest from the CBD core. Formerly a heritage health precinct, the renewal unlocks a large site for high density mixed use development with access to the Parramatta Light Rail. The precinct will deliver new development, up to 20 storeys, while celebrating the heritage character of the area.

Parramatta CBD

The Parramatta CBD Planning Proposal sought to re-examine development opportunities across the CBD in order to boost growth and reinforce the strategic role of Parramatta into the future. This focussed mostly on the CBD core south of the river, where there have been recent large development such as Parramatta Square. While the areas north, which includes the subject site and study area, have been under investigation. This process and outcomes are further described in the following section.



The site within the Parramatta CBD Planning Proposal

The Parramatta CBD Planning Proposal has been in development for the last 8 years and will support growth in the Parramatta CBD. The plan has been recently finalised by the Department of Planning and Environment.

The area north of the river, which includes the subject site, has been excluded from the updated finalisation plan. However, investment into light rail and infrastructure, and the current development context suggest that the area is well-positioned for renewal.

Planning for the growth of the Parramatta CBD has undergone several iterations over a lengthy process. The milestone documents are discussed on the following pages, including key elements and issues that are relevant to the site.

Parramatta CBD Planning Strategy

The Parramatta CBD Planning Strategy (2015) instigated detailed planning into the growth of the Parramatta CBD.

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

Draft Parramatta CBD Planning Proposal

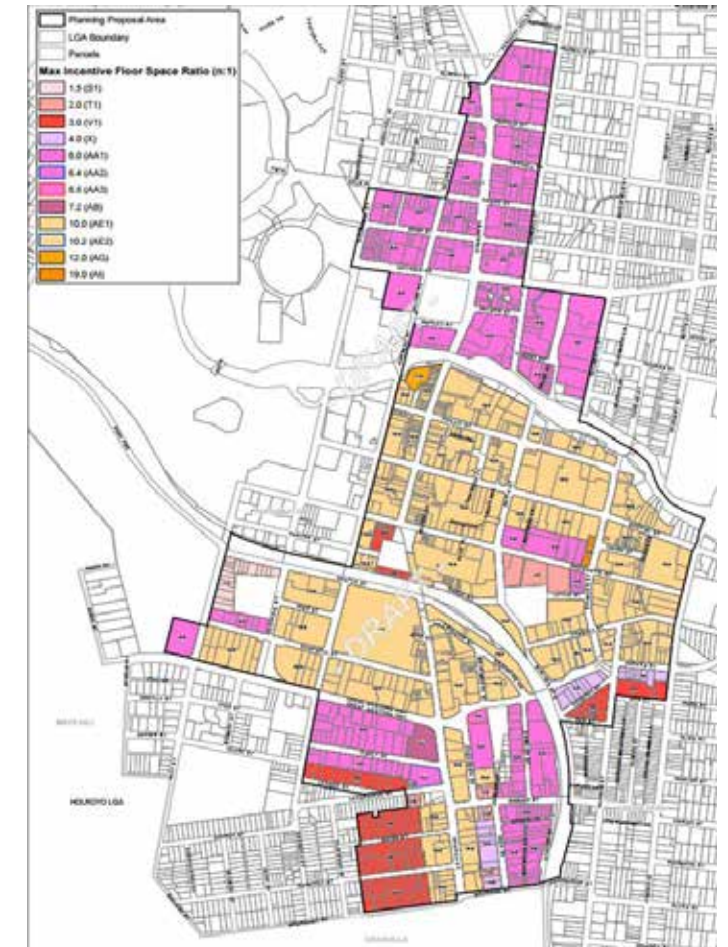
A planning proposal was lodged to support the growth of the Parramatta CBD in line with the strategic aspirations of the Central River City in the Greater Sydney Region Plan. In addition to the Parramatta CBD core, the proposed LEP amendments applied to the land north of the river, which includes the subject site.

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

The Planning Proposal was endorsed by the City of Parramatta Council (Council) in 2016 and approved by the Department of Planning and Environment (DPE) for public exhibition in 2020.



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



Incentive Floor Space Ratio Map (IFS). Planning Proposal Parramatta CBD (City of Parramatta Council 2020)

The site within the Parramatta CBD Planning Proposal

Parramatta CBD Planning Proposal

Following exhibition, the planning proposal underwent a review and further study that aimed to address issues around flooding, traffic, amenity, heritage and urban design.

North-East Planning Investigation Area

A key area of focus in the review was the North-East Planning Investigation Area which includes a strip of land between the proposed high-rise corridor along Church Street and the Sorrell Street conservation area. The subject site forms part of this investigation area.

Council sought feedback on six potential draft built form options, which tested a range of FSR and height scenarios, including 0.8:1 and 11m (existing), 2:1 and 28m, 3:1 plus design excellence and 40m, 4:1 plus design excellence and 54m, 5:1 plus design excellence and 67m, and 6:1 plus design excellence and 80m. The main objective of this study was to test the built form approach and transition between the Church Street corridor and conservation area, following varying recommendations from a number of heritage studies.

Parramatta CBD Planning Proposal finalisation

The DPE recommended most of the proposal to proceed, however excluded all land north of the Parramatta River (including the subject site), as well as the block referred to as the Phillip Street Block. This means that current planning controls are retained for these areas.

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

- The proposed controls that may support tower forms are not part of the current fabric of the area north of the river, however the proposal aims to evolve the CBD which will mean the character of the area will change.

- Need to balance the integration of land use and transport to make the most efficient use of new infrastructure, against the issues of heritage and character.
- Proposed controls may compromise the area's unique heritage attributes, including heritage items, views and character.
- Provision of uniform FSR and building heights may result in homogeneous built form.
- The uniform controls may lead to a hard transition between the Church Street spine and the adjoining heritage conservation areas.

Preliminary approach to addressing these issues

- A wide range of street views to understand the visual impact and experience from the street.
- A number of options testing current planning controls, previously endorsed FSR of 6:1 + 15% design excellence, and a medium/balanced option.

Site-specific context

- Adjacent to a planning proposal that has been recently approved at 6.9:1 and height of 80m (27 storeys).
- Located within 80m or 1-minute walk to the future Fennell Street light rail stop.
- Located a few minutes to the train station by light rail, or a 15-20min walk into the CBD core and station.
- The Parramatta North State Significant Precinct is located further away from the CBD, and 600m away from the site (see more detail in the following section).



DPE modeling for Parramatta North - Plan Finalisation report (NSW Government 2022)



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

Aerial view of
Parramatta CBD,
with Sydney CBD in
the background



Parramatta North Urban Renewal Area

Parramatta North Urban Renewal Area is the renewal of a heritage precinct located northwest of the Parramatta CBD that has been supported for high density mixed use, and sits adjacent to a conservation area and low to medium scale neighbourhoods.

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

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

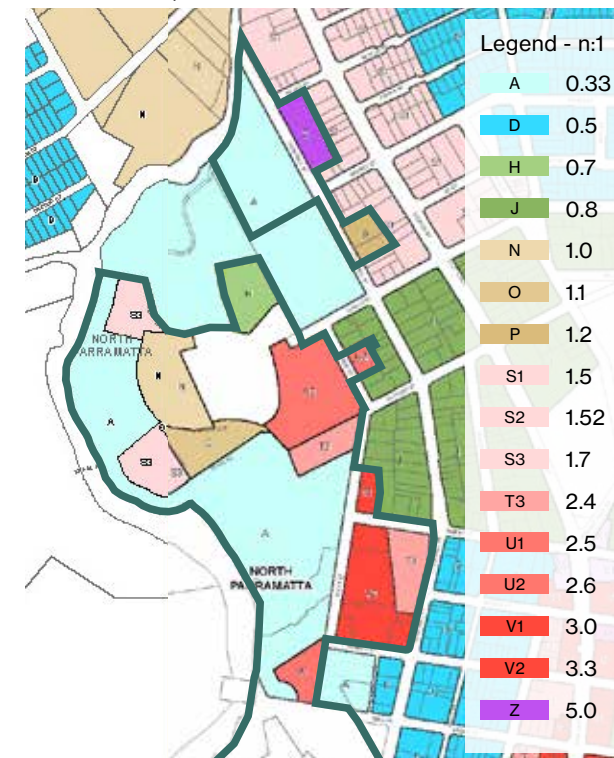
- Buildings up to 20 storeys are supported in close proximity of existing low scale heritage buildings within the precinct and adjacent to the Parramatta North heritage conservation area.
- A significant amount of new homes are located in close proximity to the new light rail stop within the precinct.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



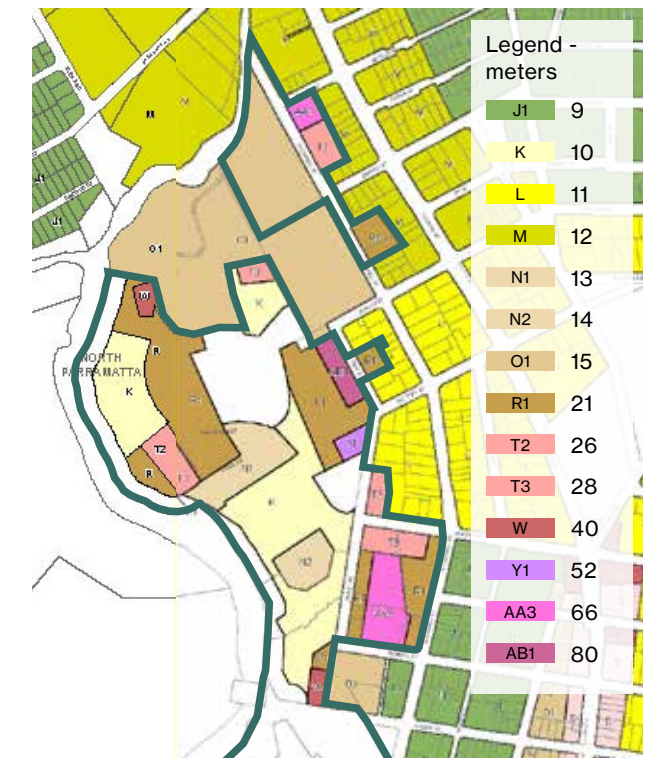
Visualisation of the Parramatta North Urban Renewal Area (NSW Government)



Heritage



Floor Space Ratio (in effect October 2022)

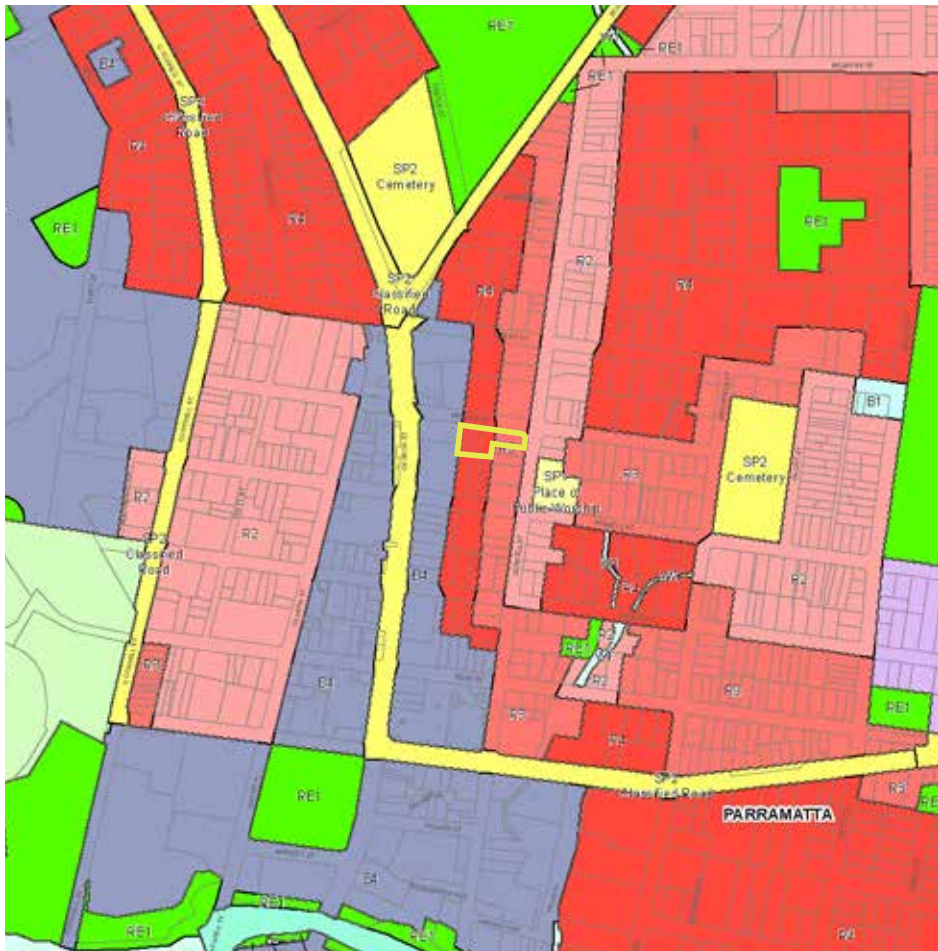


Height of building (in effect October 2022)

Current planning controls

The finalisation of the Parramatta CBD Planning Proposal determined that proposed LEP amendments to the areas north of the river not proceed. The existing planning controls within this area, including the subject site, remain unchanged.

Note the Land Zoning, FSR and Height of building maps on the following pages will come into effect from October 2022.



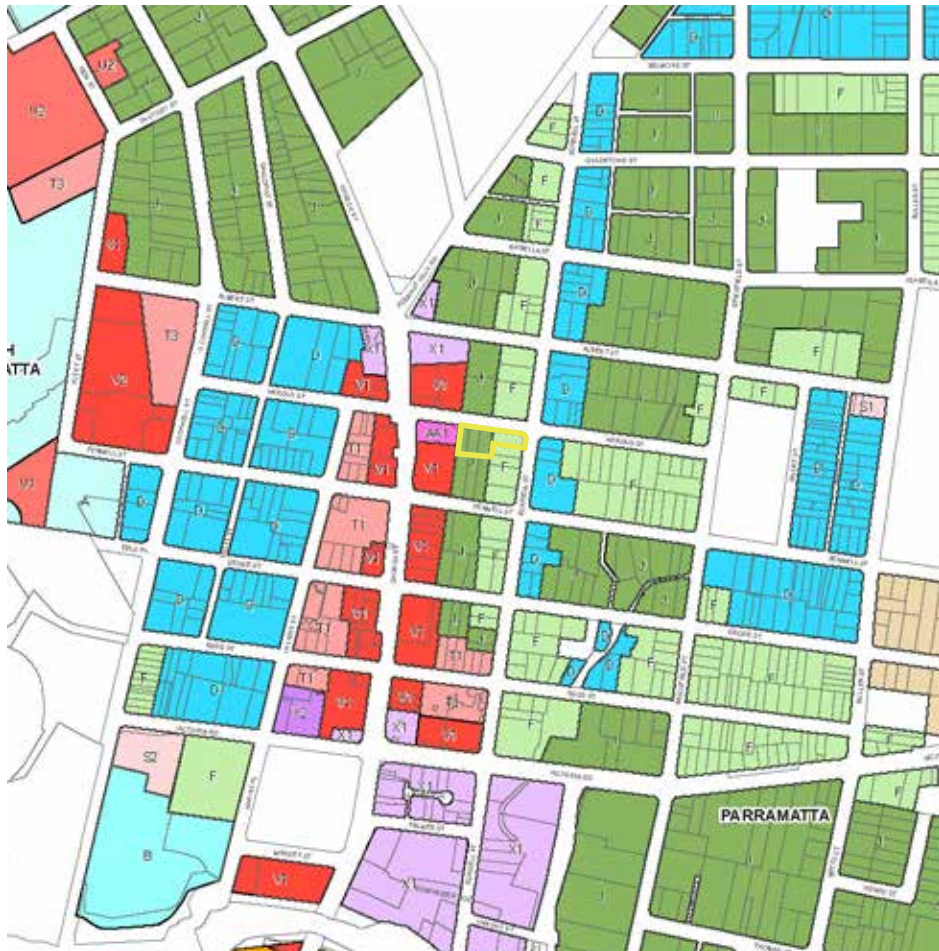
Land Use zoning

Land Use

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

Legend

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



Floor Space Ratio

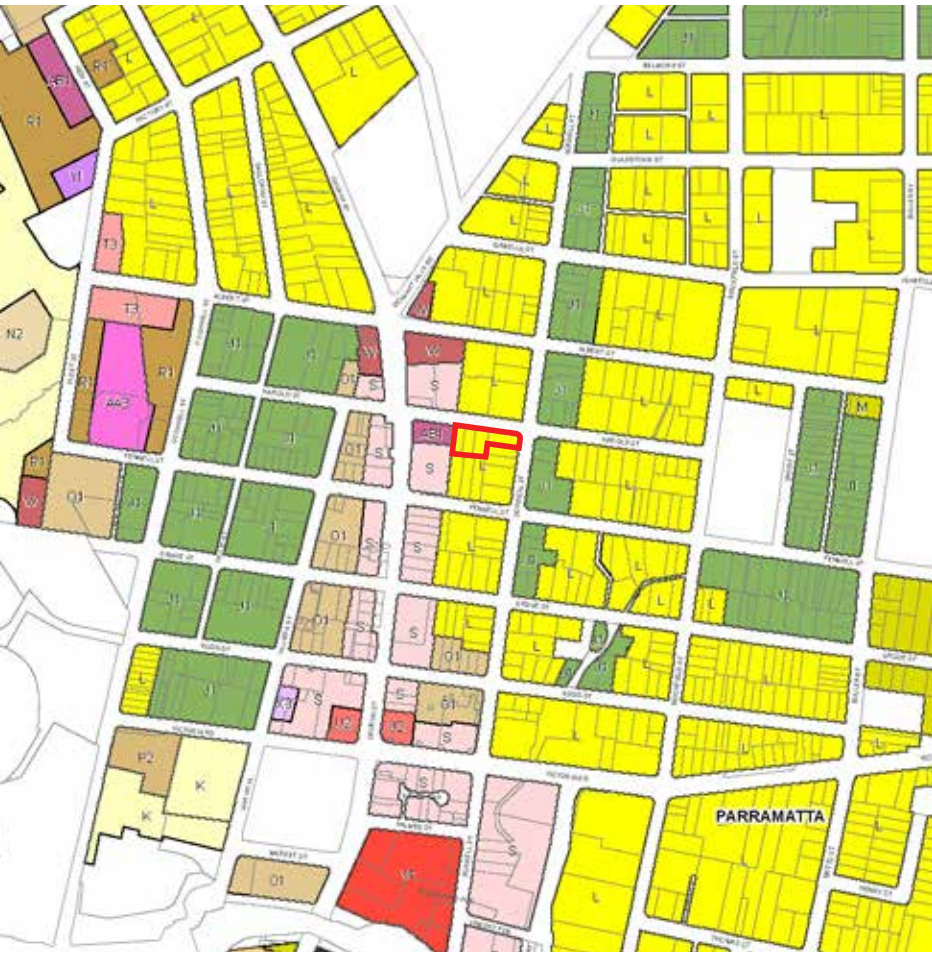
Floor Space Ratio (FSR)

- An FSR of 0.8:1 is permissible for the western portion of the site, and 0.6:1 at the eastern portion within the conservation area.
- The 0.8:1 zone generally sits between the Church Street corridor and the conservation area which permits an FSR of 3:1 and 0.5:1-0.6:1, respectively.
- 470 Church Street, which immediately adjoins the subject site was approved in 2020 for an FSR of 6:1 (plus 15% design excellence bonus).
- Generally an FSR of 3:1 along Church Street with some corner sites identified as having greater potential at 4:1.

Legend - n:1

Site	
A	0.33
B	0.4
D	0.5
F	0.6
J	0.8
S2	1.52
T1	2.0
T3	2.4
U1	2.5
U2	2.6
V1	3.0
V2	3.3
X1	4.0
Y2	4.8
AA1	6.0

Current planning controls



Height of building

Height of building

- A maximum building height of 11m (approximately 3 storeys) is currently permissible for the site.
- The Church Street corridor currently permits a maximum building height of 24m (approximately 5-7 storeys).
- Immediately adjacent to the site, 470 Church Street was approved in 2020 for a maximum building height of 80m (approximately 27 storeys).

Legend - metres

 	Site
 	J1 9
 	K 10
 	L 11
 	O1 15
 	P2 18
 	R1 21
 	S 24
 	T3 28
 	U2 34
 	V1 36
 	W 40
 	X3 49
 	Y1 52
 	AA3 66
 	AB1 80



Heritage

Heritage

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

Legend - metres

 	Site
 	Conservation area
 	Heritage item

Previous Planning Proposal and design competition

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

In March 2021 it was determined that this Planning Proposal would not proceed. No formal record of reasons for not proceeding appears to have been provided to Architectus, however it is inferred that they are largely related to the strategic considerations around the CBD Planning Proposal as described above.

Design Competition scheme

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

Key elements of the proposal include:

- A three storey podium that responds to the scale of the surrounding context, including the adjacent Currawong House.
- Scale, detailing and materiality that responds to Currawong House and the nearby heritage context.
- Ground floor garden setback to align with Currawong House. This also allows for privacy, while contributing to the existing landscape and local character of the area.
- Double height colonnade entrance provides visual connectivity between Harold Street and the rear Secret Garden, and lobby/communal spaces with Currawong House.

The colonnade also provides an additional setback at the bottom two levels to better respond to Currawong House.

- Range of apartment types, with communal facilities at the ground level and above podium.

As the COX design has been supported in a design excellence process, however height appears the major strategic design consideration on the site, the COX design has been used as the basis for future design alternatives for the site in this report.

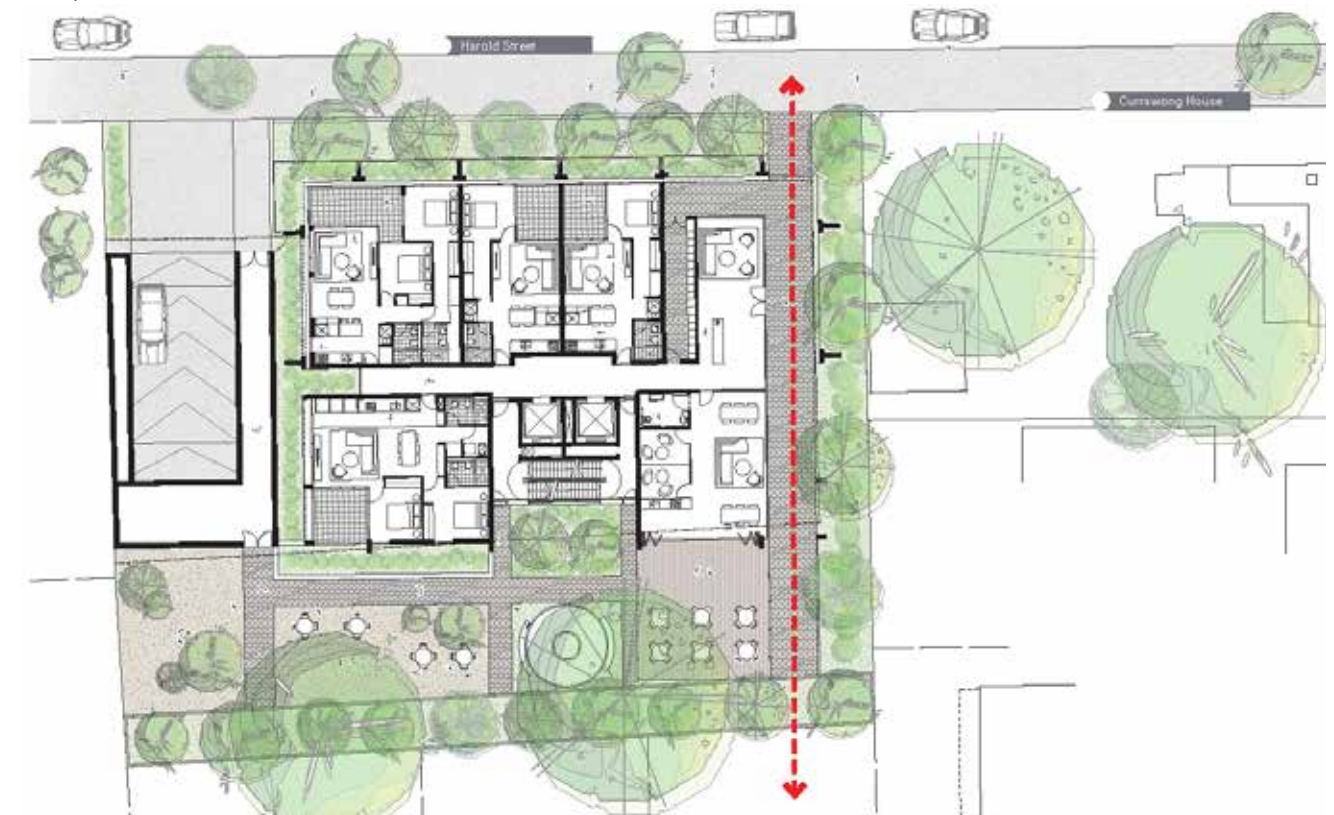
Renewal Scenarios

In the renewal scenarios explored within this report, where the site is being redeveloped, an envelope of the COX scheme has been used to show an indicative mass on the site.

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



Entrance and relationship with Currawong House
(Trebel Tower Harold St, Parramatta, Response to Jury Recommendations. COX, June 2016)



Ground floor plan
(Trebel Tower Harold St, Parramatta, Response to Jury Recommendations. COX, June 2016)

Previous Planning Proposal and design competition



East elevation
(Trebel Tower Harold St, Parramatta, Response to Jury Recommendations. COX, June 2016)



North elevation
(Trebel Tower Harold St, Parramatta, Response to Jury Recommendations. COX, June 2016)

Recent approval at 470 Church Street

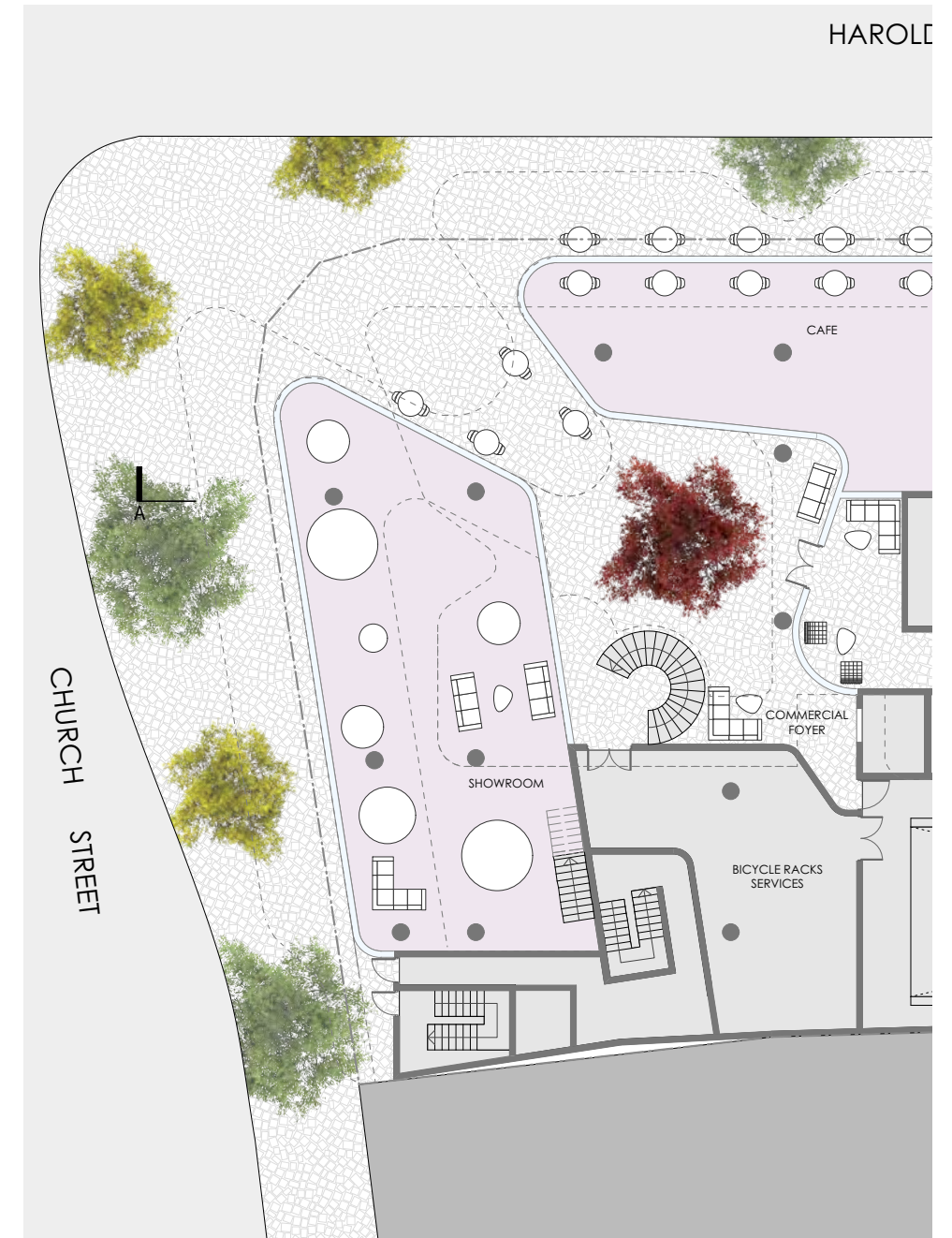
A planning proposal for the adjacent site at 470 Church Street was approved in 2020, for a mixed use development with an FSR of 6:1 (6.9:1 with design excellence), and a maximum height of 80m. The proposal, located at the corner of Church and Harold Street, will be a catalyst development and form part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

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

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



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



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

CHAPTER

3

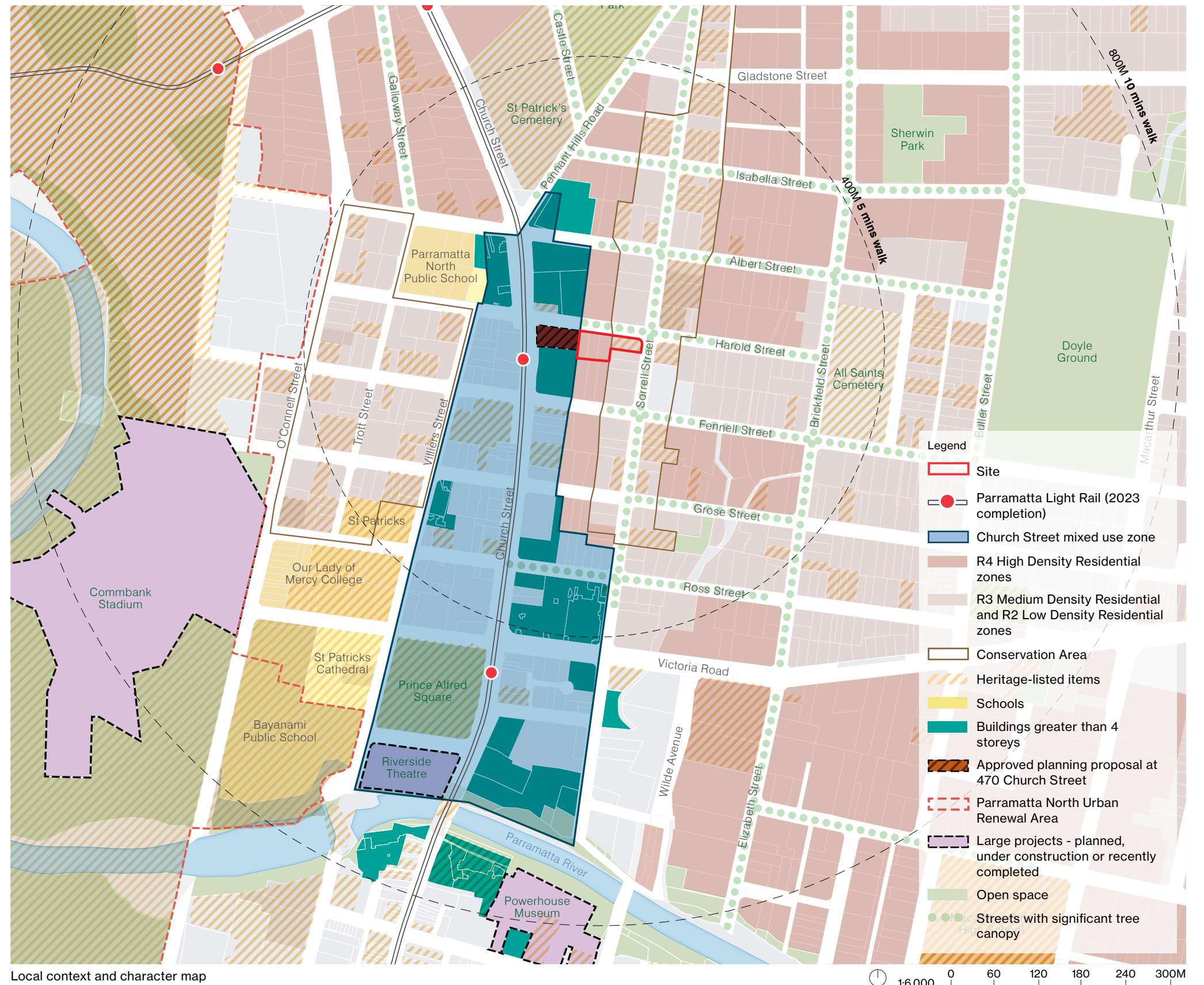
ANALYSIS

Local context and character

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

Key findings

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



Local context and character



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



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



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



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



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



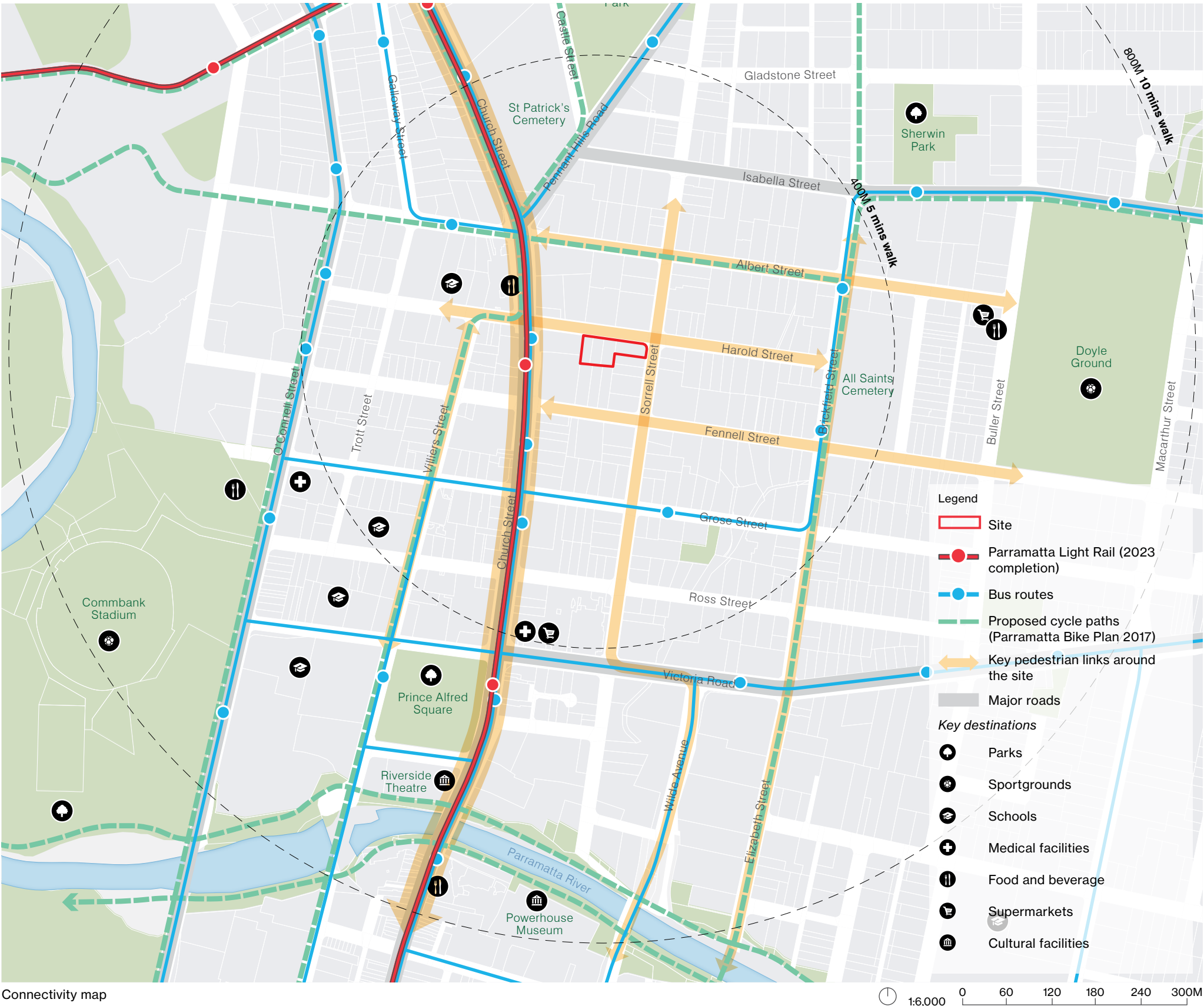
Grouping of heritage items on Sorrell Street. (View from Sorrell Street near the intersection with Fennel Street, looking northeast)

Connectivity

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

Key findings

- Parramatta Light Rail is a major piece of infrastructure, opening in 2023, that will transform Church Street from a busy multi-lane road into a calmer street that supports public transport and pedestrian connectivity.
- The light rail and associated streetscape improvements will contribute to reinforcing Church Street (north) as a major connector through the area and northern entry point into the Parramatta CBD.
- The site is located within a 1-minute walk (80m) to an existing bus stop on Church Street and the future Fennel Street light rail stop.
- The site is located in close proximity to a number of proposed cycle paths. The residential areas east of the site generally consist of calm streets that can support links to trails along the river.
- Nearby streets have generally good amenity - footpaths, street trees and slow traffic which supports pedestrian connections to local parks, school and retail.
- A number of bridges across the river provide pedestrian and cycle access to the CBD core, approximately 1.2km or a 15 to 20 minute walk from the site.

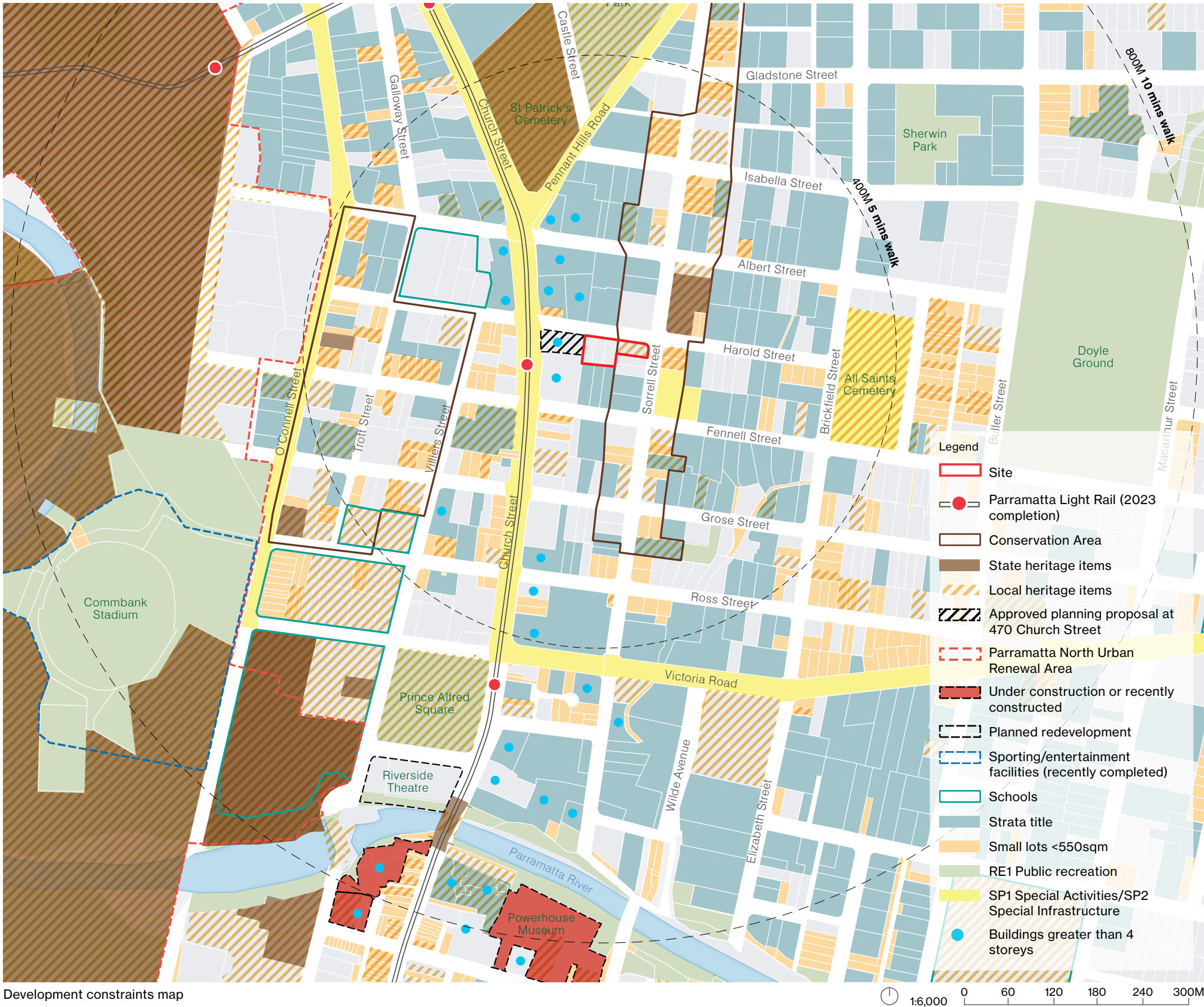


Development context

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

Key findings

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



Key issue: Balancing strategic growth and local character

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

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

The area north of the Parramatta River has enormous renewal potential, instigated by investment into the Parramatta Light Rail and associated public domain improvements, and the nearby revitalisation of the Parramatta North State Significant Precinct. The approved planning proposal at 470 Church Street, immediately adjacent to the site, will be a catalyst for the next stage of growth for the area.

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

One of the key issues identified by the Plan finalisation report (NSW Government) is around the appropriate built form approach to the

relationship between the Church Street spine, the R4 corridor and the heritage conservation area. Investigations into this interface tested various options that included a shallow sloped step and sharper transitions.

Approach to heritage interfaces in comparable context

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

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

Parramatta North Urban Renewal Area

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

Shown on the following page, the approved master plan and rezoning of some areas within the Parramatta North Urban Renewal supports taller development, approximately 40m to 80m, located adjacent to heritage items. The controls for the block bounded by O'Connell, Fennell, Fleet and Albert Streets permits development up to 66m, with a maximum of 21m immediately adjoining the Parramatta North heritage conservation area along Albert Street.

While the height distribution approach is more integrated with the existing heritage precinct, it is a useful example to understand the current strategic and planning context and what may be considered an appropriate built form interface with heritage.

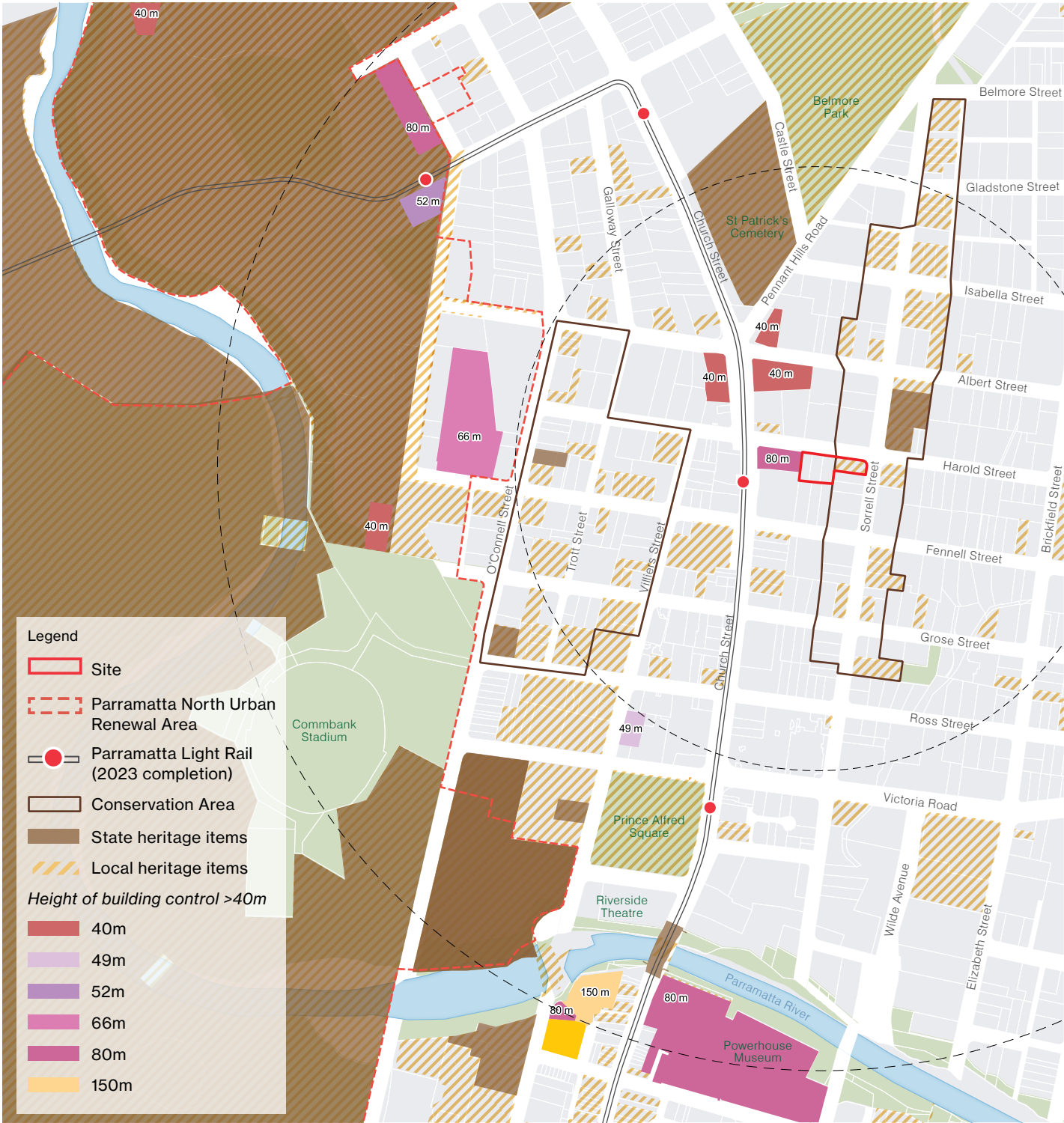


Central Park is a high density mixed use development that interfaces with the Chippendale heritage conservation area



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

Key issue: Balancing strategic growth and local character



Heritage context map overlaid with land that permits a maximum building height over 40m



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

Aerial view looking
down Church
Street towards
Parramatta CBD



CHAPTER

4

SCENARIOS

Introduction

In order to understand the impacts of the redevelopment of the site within the context of growth for the broader area, three renewal scenarios have been investigated. These scenarios test options for built form scale and height within the study area, including the approach and relationship between the Church Street corridor, the R4 Corridor, and the Sorrell Street Heritage Conservation Area.

The scenarios utilise the design competition winning scheme as the basis for consideration of the site, with the exception of the ground floor plan, which incorporates Currawong House. A concept for the integration of Currawong House is described on page 34.



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

Heritage principles

This proposal incorporates heritage advice from Paul Davies, including a set of heritage principles, provided below. This has been used as the basis of developing the design and built form strategies presented in this document.

<p>" Consideration of Height, Scale and Form</p> <p>The key aspect of this report is to consider what form and scale of building can be designed on the subject land, particularly in relation to the heritage items and adjacent HCA. There are a number of different approaches to the question of how to manage new and old and how to successfully design with differing scales of development.</p> <p>There are three principal approaches:</p> <ol style="list-style-type: none">1. Maintain low-scale development - The various council studies explore options 2 and 3. It is not proposed to use low-scale development on the site. While maintaining single or two storey forms may move the interface between the HCA boundary and higher development to the west, the interface remains and will form the backdrop to the HCA, even though at a slightly greater separation.2. Use transitional or stepped forms of development - The use of transitional or stepped forms can work in a situation such as this but often results in a larger apparent overall massing of built form as building footprints become larger to achieve floor space. This is particularly the situation when larger development beyond forms part of the viewscape. <p>Stepped development forms rarely work as good design solutions to interface with heritage buildings and are not characteristic of good urban outcomes in response to heritage settings.</p> <ol style="list-style-type: none">3. Introduce larger scale and form - Larger forms, if proposed, need to be carefully designed so that they are contextually appropriate. If built forms that are higher and of greater scale are proposed (whatever the overall scale and height) there are a number of principles that need to be considered.	<p>The earlier Cox proposal for the site was for a reasonably tall building (25 storey limit) that fits into the context of the site and the adjacent heritage elements. The current proposal is for an 18 storey building.</p> <p>Where a larger built form is proposed its design and siting are important factors. Design considerations that affect how a new built form can relate to a smaller heritage building are set out following:</p> <p><u>Setbacks and Creation of setting and public space</u></p> <p>Ensuring that good setbacks to heritage elements or precincts is achieved is a key design element. In this case, with the heritage item forming part of the site there is the ability to use the rear former garden area of the heritage item in combination with a side setback on the site of the development to create a significant landscaped garden space that can include elements such as the major tree and parts of the early brick wall to create scale and form fronting the new building and the rear of the heritage item and address Harold Street. The setbacks in the earlier Cox proposal are well resolved and achieve a good heritage and urban outcome.</p> <p>This provides a substantial public benefit and the opportunity to design a subtle and landscaped based interface between new and old.</p> <p><u>Form of the building</u></p> <p>Designing a larger built element in the proximity of heritage buildings requires a different design approach to the often-cited model of podium and tower. While the podium form can work in some situations to reduce apparent scale, particularly if a building is built to a street edge, a more sophisticated and refined form is to design new buildings so that the form is grounded and simplified in massing. This is more characteristic</p>	<p>of how heritage buildings are designed and grounded, including large buildings.</p> <p>Excellent examples of this are early warehouse buildings, often of 8-10 storeys that use well-balanced façade and envelope design and shifting scale over the height of the building to create good urban form. While some of these buildings add detail, new design can provide similar techniques to manage form and apparent scale.</p> <p><u>Height</u></p> <p>There are several approaches to managing height in relation to changing contexts of height such as this site. If a built form is to exceed the heights of adjoining (in this case heritage) buildings, the height can either be nominally different or significantly different. There is a height at which the character of the site changes from low scale to high scale and the actual number of floors plays relatively little part in achieving good design or impacts the visual setting.</p> <p>By way of example a development of say four storeys could be argued as consistent with the scale of the apartment buildings in the vicinity that characterise the area. They are not desirable forms but they set a current height framework. A building of say six or seven storeys changes the height framework even though not much higher than the apartment buildings. It could be considered a transitional height but the height change is significant. A height above six storeys, assuming that all of these scenarios are well-designed, does not necessarily significantly change the visual impact or setting. Once a built form moves beyond the scale of three or four storeys it assumes a different relationship in the urban for of the area and while there is a difference between say 10 or 15 storeys, the impact on the immediate areas around it are not affected by the actual height but by the quality of the building, its setbacks, design, etc.</p>	<p>A built form in the vicinity of eighteen storeys that is appropriately designed and sited will not have an adverse impact on the heritage item or HCA provided it is designed to form a backdrop building.</p> <p><u>Building orientation</u></p> <p>While the subject site is not a corner site, a new building will need to address both Harold Street and the HCA with principal facades. A larger than usual setback from the east boundary will assist with this as will the combination of the three lots in Harold Street with the site of the heritage item. Ideally a built form would be an ‘in-the-round’ design with all facades as designed facades avoiding the commonly used blank side walls that may or may not be built against in the future.</p> <p><u>Materiality and façade design</u></p> <p>The materiality and façade form then becomes a critical element to allow the built form to be seen as a building in its own right but also a backdrop building. Good design can involve façade articulation and break up, use of solid and void, limits on glazing and generally not using curtain wall systems, avoiding highly reflective materials and facades, designing the building in the round without bare blank walls, creating an activated ground plane, perhaps of greater scale but which interacts with human scale, landscape and civic form.</p> <p>There are no set materials but the use of curtain walls, extensive pre-cast panels, highly modular forms and blank and plain materials would not be appropriate for the site. "</p> <p>— 23-27 Harold Street and 53 Sorrell St North Parramatta - Consideration of Heritage Interface with the Sorrell Street HCA (Paul Davies, August 2022)</p>
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Integration with Currawong House

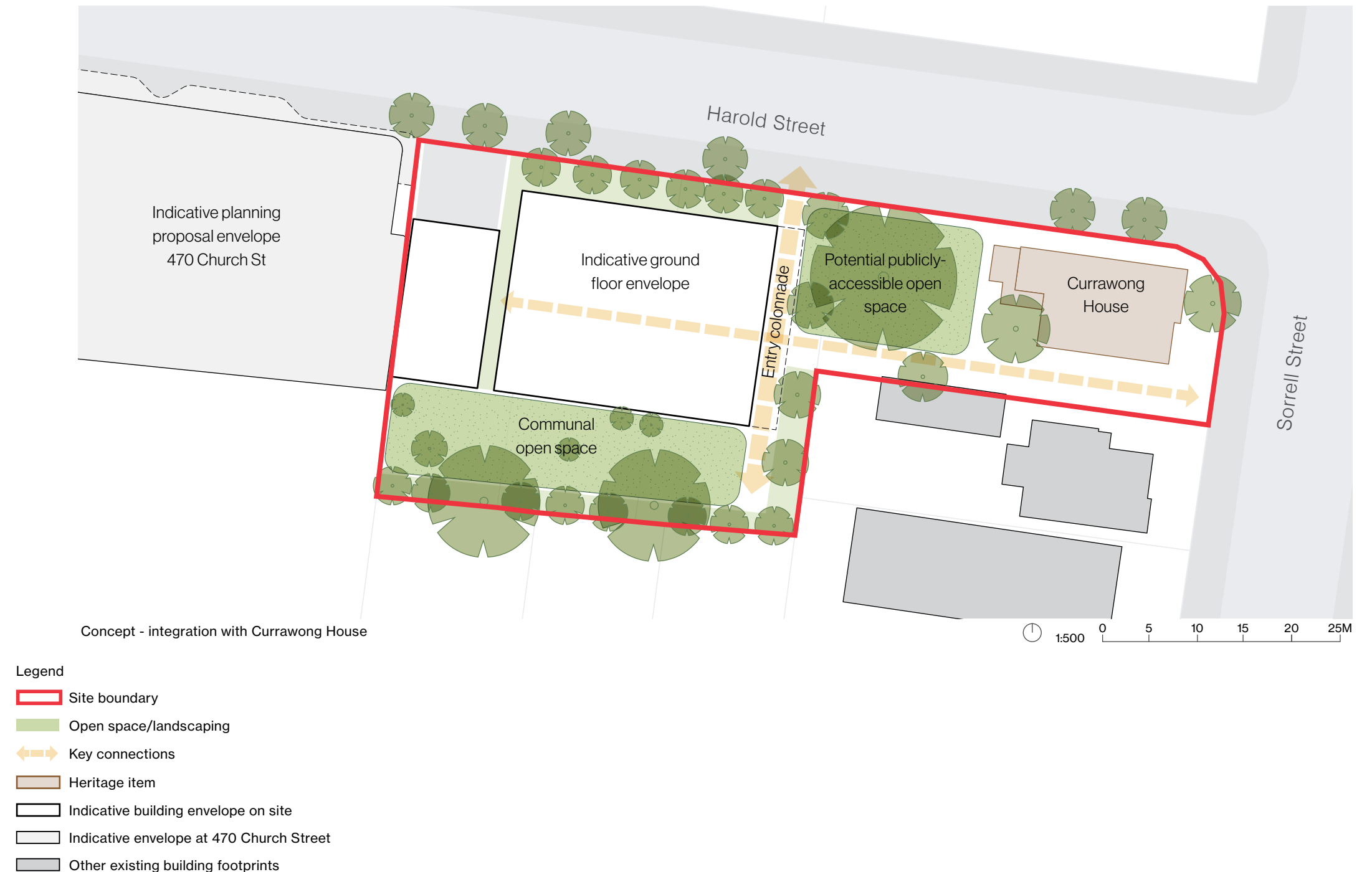
This Planning Proposal incorporates the heritage-listed site at 53 Sorrell Street, which forms part of the Sorrell Street Heritage Conservation Area (HCA). The site includes the heritage item, 'Currawong', a former residence that is currently being used for commercial uses with a small car park at the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

The inclusion of Currawong House in the Planning Proposal allows for a better streetscape outcome and improved setting of the existing house. The design location of new buildings is not proposed to change with the inclusion of Currawong House in the site area.

The redevelopment of the subject site has the potential to better integrate with and respond to the heritage item, including:

- Ongoing management and maintenance of Currawong House - can be retained as a commercial premises or for other uses.
- Landscaping around the property including a new open space to replace the car park. This can improve the interface between the new development and the heritage item, enhance the setting of Currawong House, and provide a courtyard that can be utilised by residents and/or the public for passive recreational uses. This creates great public benefit such as open space and streetscape outcomes.
- The entry colonnade recommended in the design excellence scheme is maintained and can support visual and physical connections between the new development and Currawong House. This also enables an increased setback to the heritage item.
- Inclusion of current car parking spaces provided at 53 Sorrell Street within the basement of the new development.

Key elements of the concept are described in the sketch diagram above.



Renewal scenarios

Two renewal scenarios have been prepared along with the existing controls, to test the bulk and scale of potential redevelopment of the North Parramatta area and the appropriate response to the Sorrell Street Conservation Area.

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

- The heritage-listed portion of the subject site is retained and under current controls with no new development;
- All heritage items within the broader study area are retained. Where they have been included as a part of an amalgamated site, the FSR is transferred to the associated tower;
- Existing sites 6 storeys and above or with >35 apartments are assumed to be retained;
- All sites within the Sorrell Street Conservation Area have been excluded;
- Sites with a frontage to Church Street have been amalgamated separately to those without; and
- FSR's include a 15% design excellence bonus.



Existing controls

FSR	Location
0.8:1	Site (not redeveloped)
3.0:1	Church Street
0.8:1	R4 Corridor (not redeveloped)

Note: massing along Church Street restricted to the maximum height of 24m



Council's previous adopted position

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



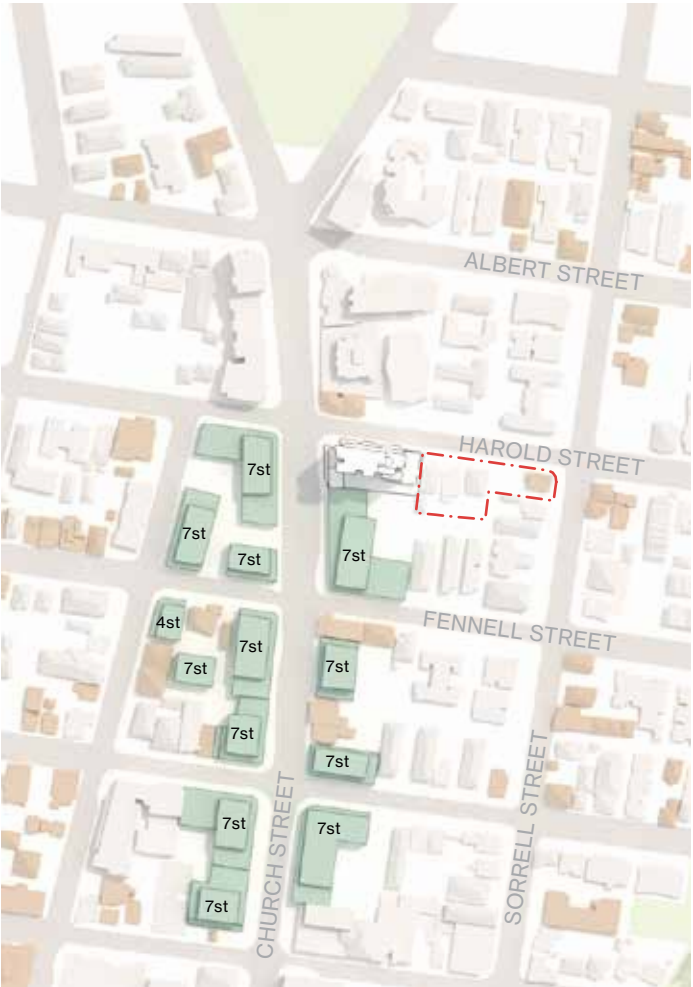
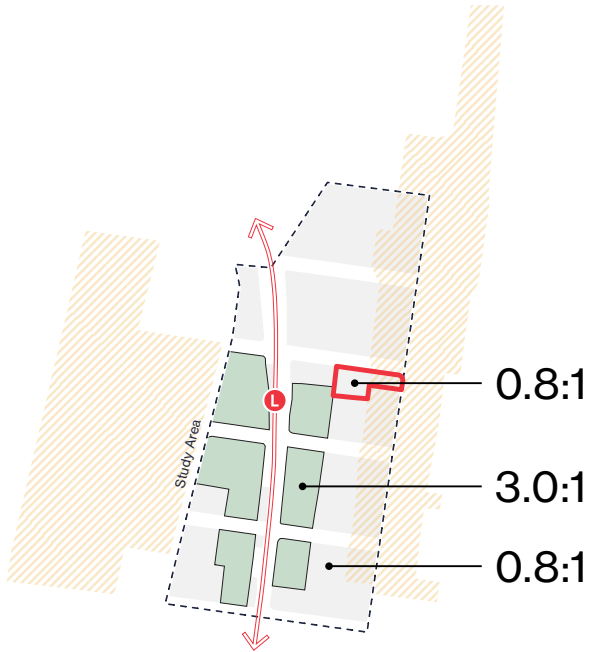
Balanced (preferred)

FSR	Location
5.0:1	Development on site
5.0:1	Church Street
4.0:1	R4 Corridor

Legend

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

EXISTING
CONTROLS



The existing FSR control of 0.8:1 on the site and the corridor area is achieved by the 2-3 storey walk-ups and therefore none of this area is redeveloped.

The higher FSR of 3.0 along Church Street means sites can redevelop, although are limited by a 24m Height of Building control.

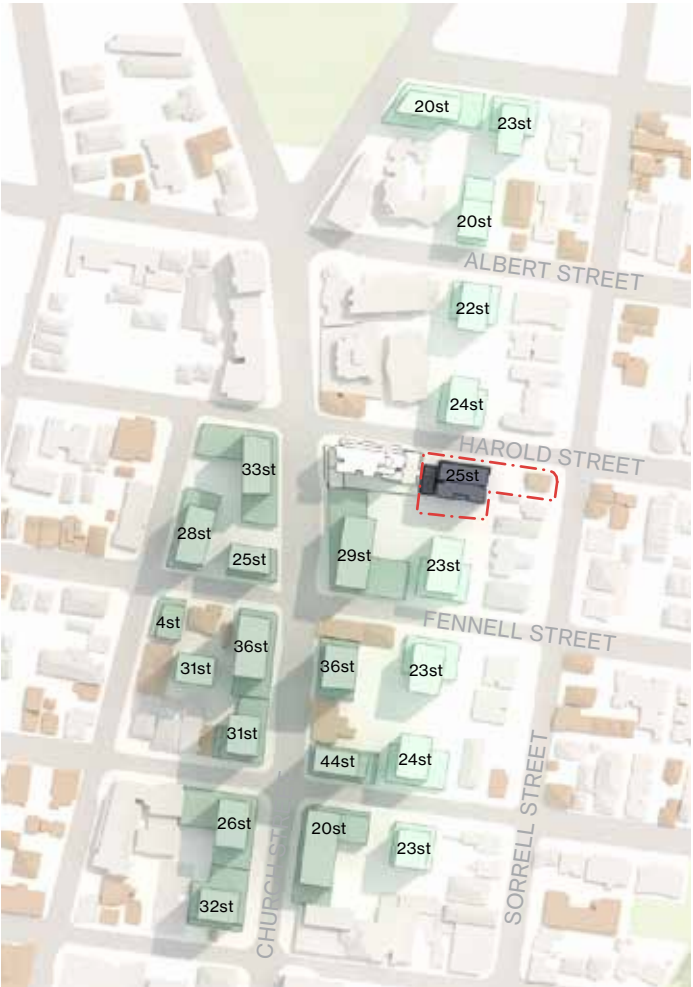
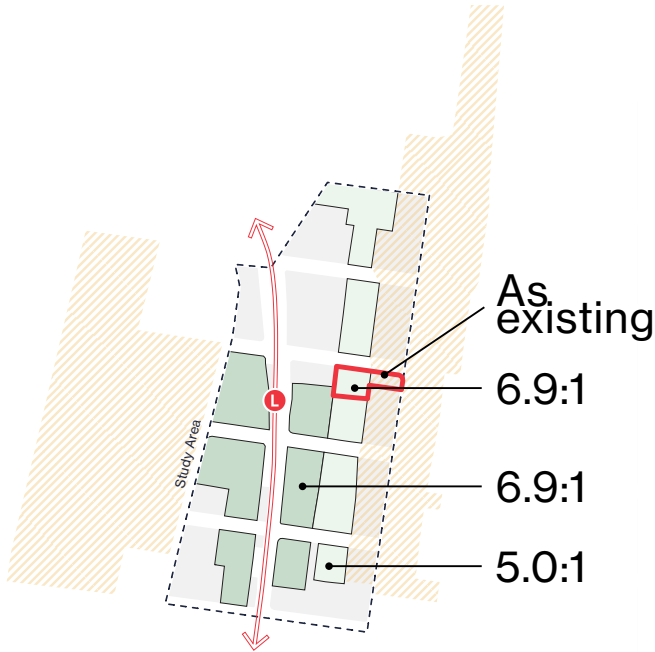
The approved planning proposal at 470 Church Street (at 6.9:1 FSR) is substantially higher than the indicative massing. Existing mixed use and residential buildings at the north of Church Street are also higher.

- Issues:
- Does not achieve strategic development potential for this part of Parramatta and light rail.
 - Inconsistent with greater development potential already approved on site west of Subject site, existing development in blocks to north and proposed development in Parramatta North precinct (to west).

Legend

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

COUNCIL'S PREVIOUS ADOPTED POSITION



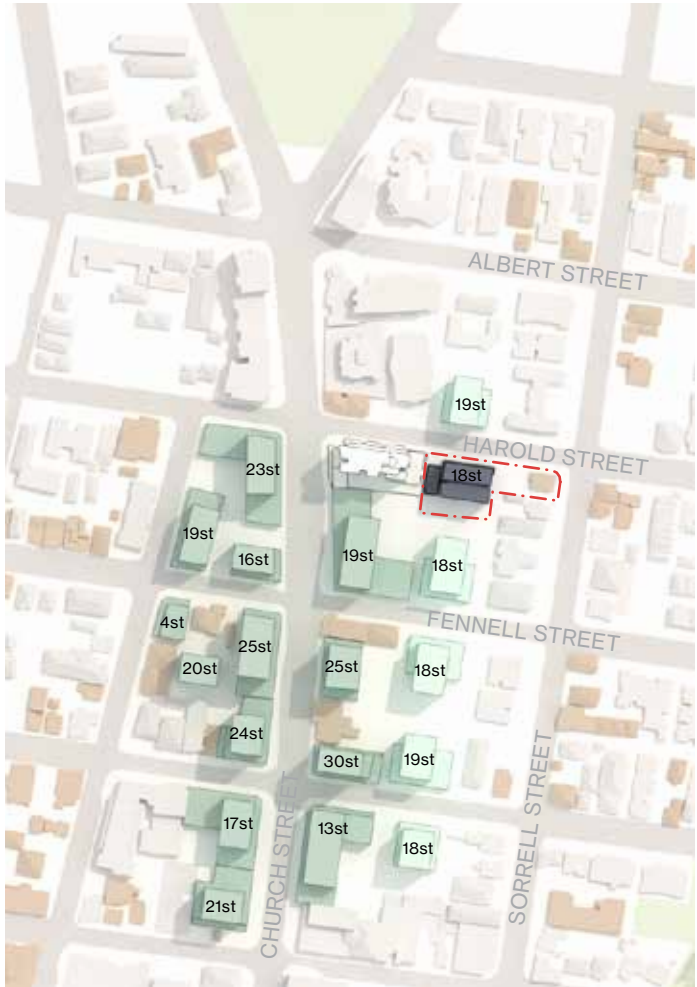
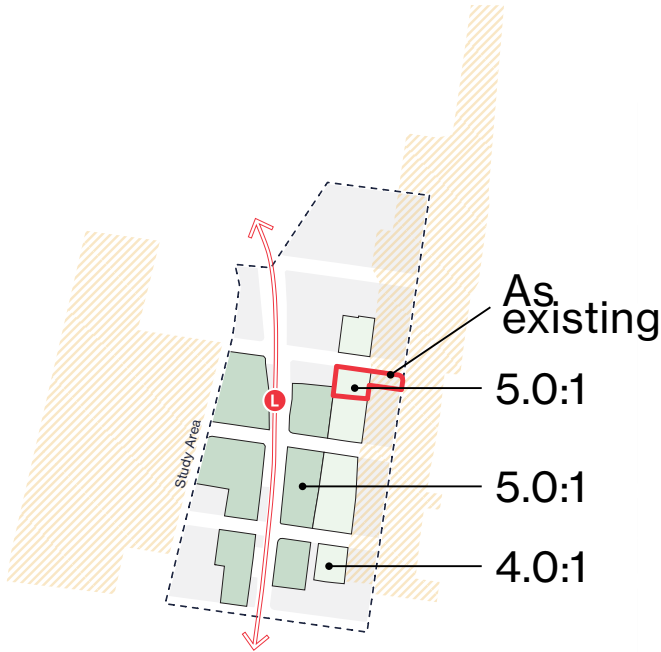
This scenario presents Council's previous adopted position where 6.9:1 FSR (6:1 plus 15% design excellence) was proposed along both Church Street and the corridor between Church Street and Sorrell Street.

- Benefits:**
- Maximises strategic development potential around Parramatta CBD
 - Consistent with Parramatta Council's original adopted position (excluding Sorrell Street)
- Issues:**
- Concerns of scale relationship to conservation area and nearby residential uses raised through DPIE approval process
 - Potential isolated development north of Harold Street.

Legend

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

BALANCED
(PREFERRED)



This scenario seeks to find a middle-ground between strategic growth of Parramatta and local character issues. Typical heights and densities are lower and do not extend as far north as the previous scenario. Densities shown on the site (5:1) are slightly above others within the corridor between Church Street and Sorrell Street (4:1) in acknowledgment of the site-specific context of the approved 6.9:1 FSR development immediately west of the site. 4:1 has been selected as a low point for change as in our experience as urban designers this may allow for the turnover of strata-titled sites which is less likely with lower densities.

The impacts of this scenario and others on surrounding areas are further explored in the following chapter of this report.

- Benefits:
- Achieves high strategic development potential around Parramatta CBD
 - Reduced impacts to neighbouring areas
 - Consistent with scale of existing buildings and approvals on Church Street at Harold Street and north
 - Apparent scale of 'mid-block' sites does not exceed Church Street sites

Legend

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

CHAPTER

5

ASSESSMENT

Introduction

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

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

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

View looking west along Harold Street

23-27 Harold St & 53 Sorrell St, North Parramatta

Trebel 88 Pty Ltd

Visual analysis methodology

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

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

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

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

Photomontage assumptions

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

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

Standards for photography and photomontages

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

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

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

Importance of the public domain view

It includes consideration of the following factors:

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

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

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

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

View analysis methodology

Likely view change

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

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

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

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

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

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

Visual absorption capacity

The visual absorption capacity is an estimation of the capacity of the landscape and built environment to absorb development without creating significant visual change that would result in a reduction of scenic or visual quality. This is usually dependent on vegetation cover, land form and existing built form and is influenced by the level of visual contrast between the proposed development and the existing elements within the physical environment.

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

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

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

View from Prince
Alfred Square
looking north
towards Church
Street

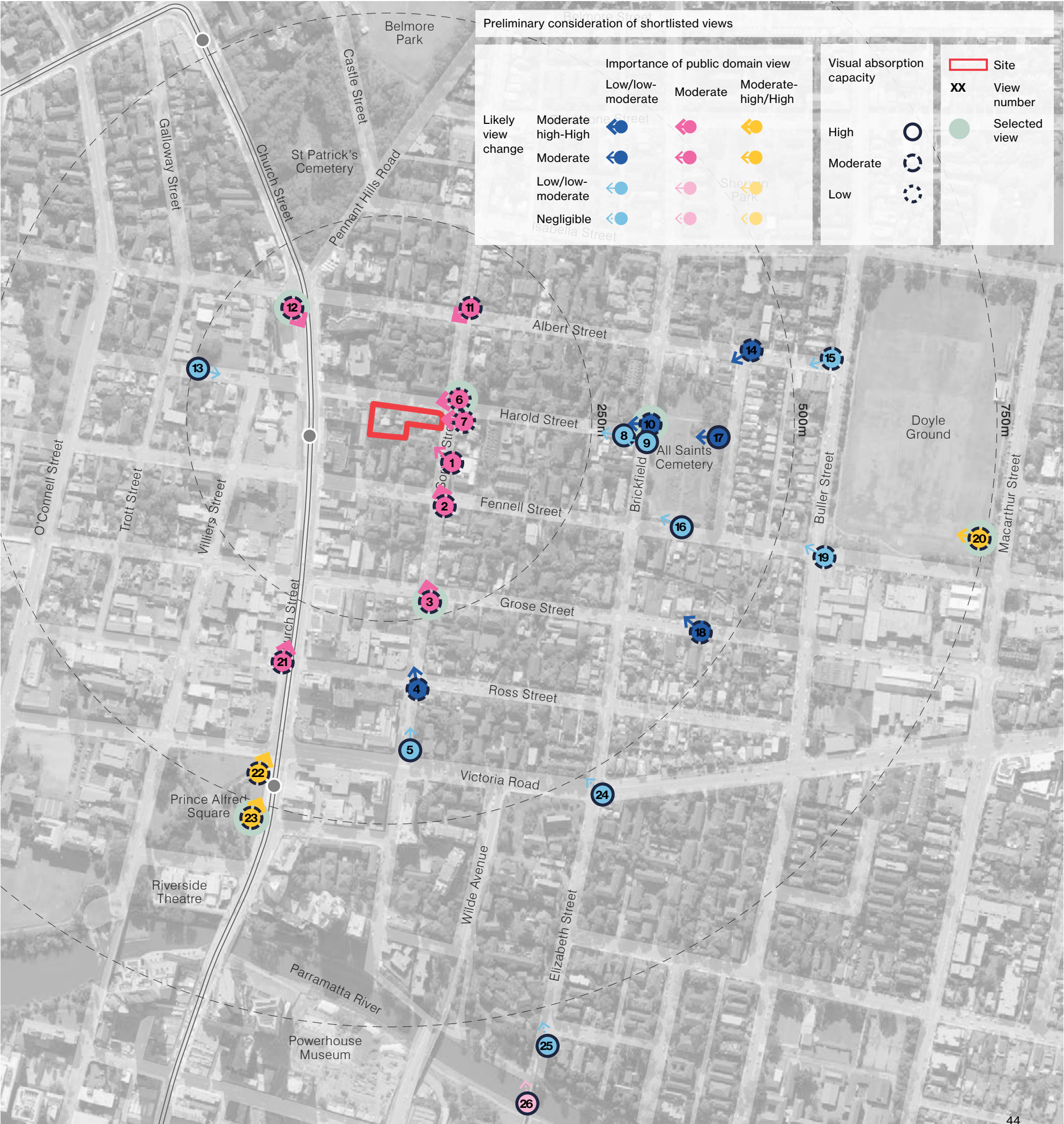


Visual Context

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

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

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



Visual context

Legend

Selected view

Indicative location of site

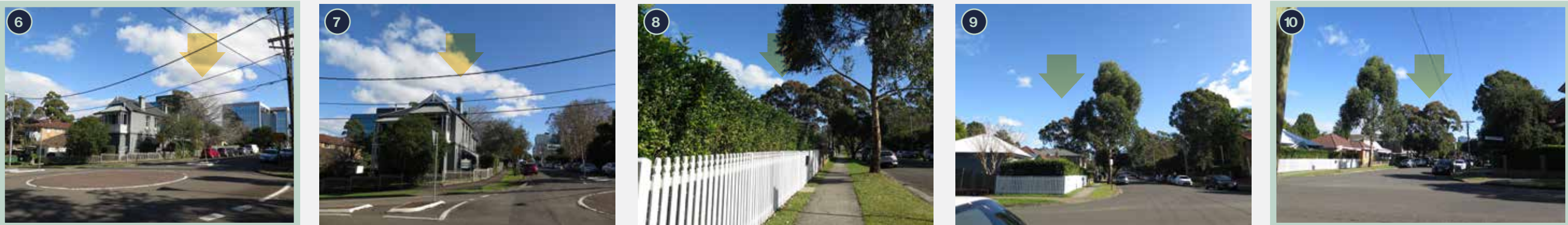
Closer to site

Further away from site

View from Sorrell Street looking north/northwest



View from Harold Street looking west



View from north looking southwest or southeast



Visual context



Distant views from the east looking west/northwest



Distant views from Church Street looking north



Distant views from the southeast looking northwest



Legend

Selected view

Indicative location of site

Selected views



V1 - Sorrell St / Harold St
 Immediate view looking west up Harold Street towards the site. The heritage item 'Currawong' sits in the foreground.



V2 - Harold St / Brickfield St
 Medium distance view looking west up Harold Street towards the site.



V3 - Sorrell St / Grose St
 Medium distance view looking northwest towards the site.



V4 - Church St / Albert St
 Medium distance view looking southeast along Church Street towards the site.



V5 - Doyle Ground
 Distant view looking west towards the site. Existing commercial buildings on Church Street can be seen in the background peeking up the tree canopy.



V6 - Prince Alfred Square
 Distant view from the memorial at Prince Alfred Square looking north along Church Street towards the site.

Photomontage assessment

V1 - Sorrell St / Harold St



Existing view

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

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

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

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

Existing controls

The approved planning proposal on the adjoining site at 470 Church Street sits very prominently and in isolation within this view, given the current controls enable minimal uplift along Church Street and the R4 corridor.

Base assessment

View importance	Moderate
Visual absorption capacity	Low

Photomontage assessment



Council's previous adopted position

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

Summary

Likely view change compared to existing controls High



Balanced (preferred)

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

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

Summary

Likely view change compared to existing controls High

Photomontage assessment

V2 - Harold St / Brickfield St



View at 50mm focal length



Existing view

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

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

Existing controls

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

Base assessment

View importance	Low-Moderate
Visual absorption capacity	Moderate

Photomontage assessment



Council's previous adopted position

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

Summary

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



Balanced (preferred)

The significant trees along Harold Street obscures the majority of proposed renewal behind. The proposal on site is visible in front of the approved Church Street development behind. Some other development is also visible to the south - below the line of trees.

Summary

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

Photomontage assessment

V3 - Sorrell St / Grose St



View at 50mm focal length



Existing view

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

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

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

Existing controls

The approved development at 470 Church Street sits prominently and in isolation within the view, above the tree line.

Base assessment

View importance	Moderate
Visual absorption capacity	Moderate

Photomontage assessment



Council's previous adopted position

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

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

Summary

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



Balanced (preferred)

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

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

Summary

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

Photomontage assessment

V4 - Church St / Albert St



Existing view

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

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

Existing controls

The approved planning proposal at 470 Church Street is prominent within this view however integrates with the existing context which includes tall residential flat buildings to the north of the development.

Base assessment

View importance	Moderate
Visual absorption capacity	Moderate

Photomontage assessment



Council's previous adopted position

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

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

Summary

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



Balanced (preferred)

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

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

Summary

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

Photomontage assessment

V5 - Doyle Ground



Existing view

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

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

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

Existing controls

The approved planning proposal at 470 Church Street can be seen as an isolated element within the broader view. However given the distance, the landscape and sky remains the dominant aspect of the view.

Base assessment

View importance	Moderate-High
Visual absorption capacity	Moderate

Photomontage assessment



Council's previous adopted position

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

Summary

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



Balanced (preferred)

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

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

Summary

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

Photomontage assessment

V6 - Prince Alfred Park



Existing view

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

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

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

Existing controls

The approved planning proposal at 470 Church Street is visible, however integrates with the scale and proportions of the surrounding urban context within this view.

Base assessment

View importance	High
Visual absorption capacity	Moderate

Photomontage assessment



Council's previous adopted position

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

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

Summary

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

Balanced (preferred)

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

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

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

Summary

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

Summary of visual impact and further consideration of scenarios

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

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

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

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

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

Overview of impacts

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

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

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

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

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

Potential to further reduce impacts whilst retaining strategic growth

The height shown on the subject site is 18 storeys (anticipated 60m LEP height of building control). This is lower than the heights already approved adjacent to the site (470 Church Street - 80m) and in Parramatta North (two large sites at up to 66m/20 storeys and one at 80m/24 storeys). Substantially lowering heights from the 'balanced' scenario shown risks isolating and highlighting height in these locations (which have already been through their own processes in identifying appropriate transition and scale from Parramatta to its context) as outliers from the Parramatta CBD.

Furthermore, in Architectus' experience from an urban design perspective, reducing heights and FSRs significantly from those indicated from those shown in the 'balanced' scenario risks development being patchy or unviable on some sites, particularly as many are existing strata-titled blocks which will be harder to amalgamate for redevelopment.

For these reasons we consider the 'balanced' scenario to be appropriate in its impacts and balancing the strategic significance of growth close to Parramatta.

Summary of visual impact and further consideration of scenarios

Summary table of views assessed in detail

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

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



Overshadowing analysis

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

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

Analysis performed on the winter solstice (21st June) between the hours of 9:00am and 3:00pm. Calculations were performed every 5 minutes on an analysis grid of 1m².

Legend - Solar Analysis

- 0 hours
- 0-2 hours
- 2-6 hours

Legend

- Site Boundary
- Approved Planning Proposal (470 Church Street)
- Heritage Item



Axonometric view from North-East

Existing controls



Axonometric view from North-East

Council's previous adopted position



Axonometric view from North-East

Balanced (preferred)

Overshadowing analysis

Existing controls

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

Council's previous adopted position

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

Balanced

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

Analysis performed on the winter solstice (21st June) between the hours of 9:00am and 3:00pm. Calculations were performed every 5 minutes on an analysis grid of 1m².

Legend - Solar Analysis

- 0 hours
- 0-2 hours
- 2-6 hours

Legend

- Site Boundary
- Approved Planning Proposal (470 Church Street)
- Heritage Item



Axonometric view from North-West

Existing controls



Axonometric view from North-West

Council's previous adopted position



Axonometric view from North-West

Balanced (preferred)

Aerial view of the
site and study area
with Parramatta
CBD in the
background



CHAPTER

5

CONCLUSION

Outcomes and recommendations

This report considers an FSR of 4.35:1 and height of 52m, plus 15% design excellence bonus, for the subject site to be an appropriate site-specific balance given its strategic and local context, and supported by view and solar analysis

This urban design report addresses the issues that have been raised in the Parramatta CBD Planning Proposal - Plan finalisation report (NSW Government 2022) including concerns around the impacts of potential development on local character and in close proximity to heritage conservation areas.

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

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

This balance has already been investigated and defined in the Parramatta North Urban Renewal Area, a large precinct located nearby to the site that will deliver high density development with several buildings of up to 20-24 storeys, integrated into an existing heritage precinct and adjacent to the Parramatta North heritage conservation area.

This report investigated three renewal scenarios for an area of Church Street and a corridor adjacent between Church Street and Sorrell Street:

- 'Existing controls' which supports minimal to no uplift however noting that the site at 470 Church Street, adjacent so the subject site is already approved at 6.9:1 FSR with bonuses;
- 'Council's previous adopted position' which supported 6.9:1 across both Church Street and the adjacent sites that are outside the Sorrell Street Conservation Area, and
- 'Balanced' which aims to provide a well-considered, reasonable approach that welcomes renewal while addressing impacts.

This is supported by a visual impact analysis and high level overshadowing study; a step beyond what has been previously tested by others.

This report considers urban design and visual impact matters. A separate heritage assessment is anticipated to be undertaken to address heritage matters.

Based on this analysis, this report considers the 'balanced' scenario with an FSR of 5:1 (including bonuses), as an appropriate site-specific response for the subject site, based on the previous design competition winning scheme.

The controls proposed for the site are:

- **The lots at 23-27 Harold Street:**
 - **4.35:1 Floor Space Ratio plus a 15% design excellence bonus, or 5:1 including design excellence bonuses.**
 - **60m, including bonuses, maximum height of buildings (based on a building of 18 storeys, 3.1m floor to floor with allowances for lift overrun and ground level variation, and rounded to the nearest height control already in the Parramatta LEP maps).**
- **Current controls at 53 Sorrell Street are maintained.**

Heights on the subject site in this scenario would remain well below the approved heights as part of the Parramatta North Precinct (66-80m or 20-24 storeys) which are further from Central Parramatta and have similar transitional issues to heritage items and conservation areas.

The proposed amendments to the LEP controls are mapped on the following page. FSR and height of buildings mapping may vary depending on whether the site is added as part of the Parramatta City Centre in the LEP and hence subject to '7.10 Design Excellence-Parramatta City Centre' of the LEP. The following maps describe two versions that excludes and includes the design excellence bonus, of which the choice is a matter for planning consideration.

Outcomes and recommendations



Proposed Floor Space Ratio of 4.35:1 excluding design excellence bonus

Legend - n:1	
[Red Outline]	Site
[Blue]	D 0.5
[Light Green]	F 0.6
[Green]	J 0.8
[Pink]	T1 2.0
[Red]	V1 3.0
[Purple]	X1 4.0
[Light Purple]	X3 4.35
[Dark Purple]	Y2 4.8
[Magenta]	AA1 6.0



Proposed Floor Space Ratio of 5:1 including design excellence bonus

Legend - n:1	
[Red Outline]	Site
[Blue]	D 0.5
[Light Green]	F 0.6
[Green]	J 0.8
[Pink]	T1 2.0
[Red]	V1 3.0
[Purple]	X1 4.0
[Dark Purple]	Y2 4.8
[Magenta]	Z 5:1
[Magenta]	AA1 6.0



Proposed Height of Building of 52m excluding design excellence bonus

Legend - metres	
[Red Outline]	Site
[Green]	J1 9
[Yellow]	L 11
[Light Green]	O1 15
[Pink]	S 24
[Red]	W 40
[Purple]	Y1 52
[Magenta]	AB1 80



Proposed Height of Building of 60m including design excellence bonus

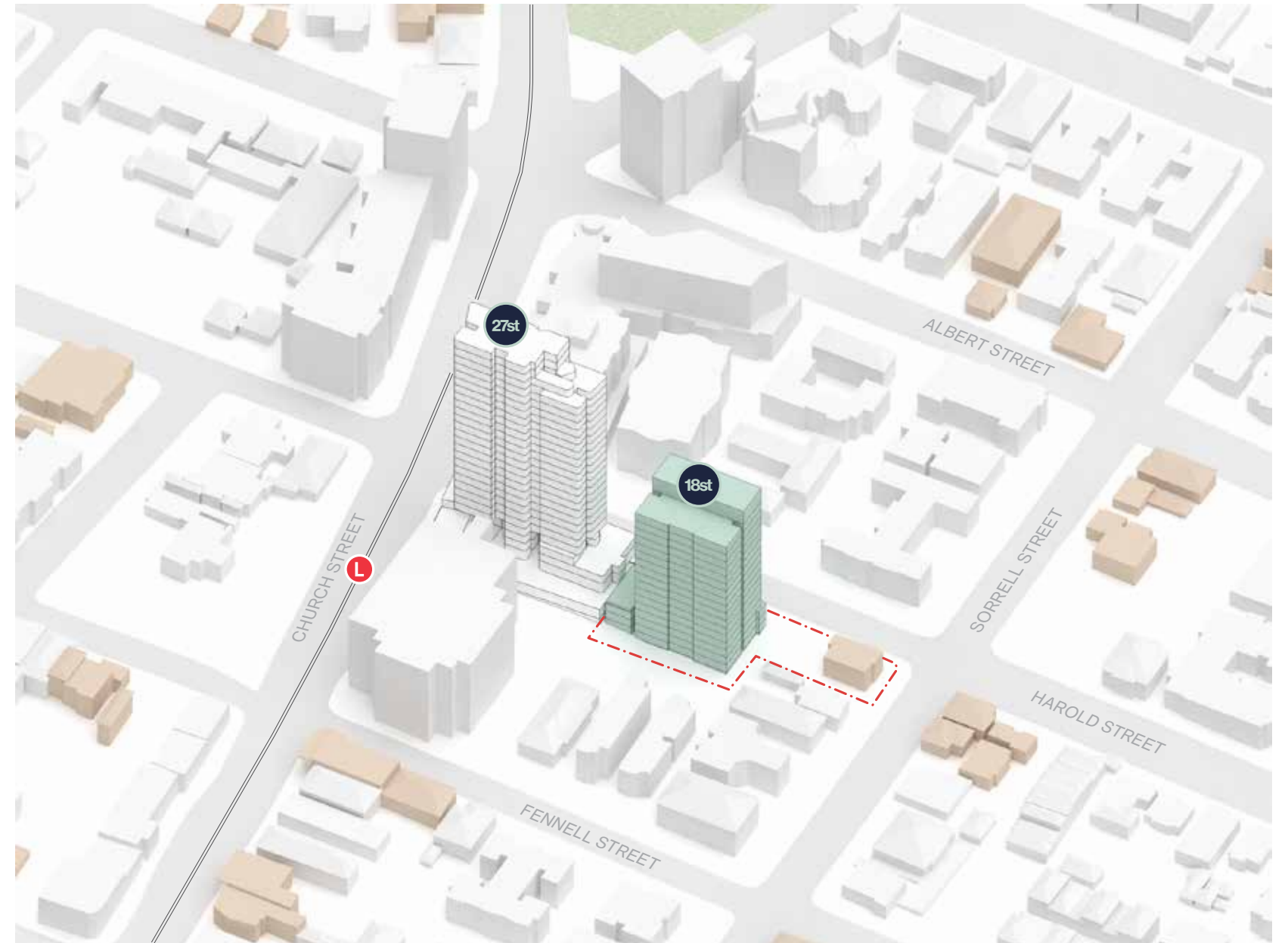
Legend - metres	
[Red Outline]	Site
[Green]	J1 9
[Yellow]	L 11
[Light Green]	O1 15
[Pink]	S 24
[Red]	W 40
[Magenta]	AA1 60
[Magenta]	AB1 80

Outcomes and recommendations

Overview of the urban design proposal

Key features of the urban design proposal include:

- The preferred option with a floor space ratio of 4.35:1 (plus 15% design excellence bonus) or 5:1 including bonuses, and approximately 18 storeys.
- The form of the envelopes proposed is based on the previous design competition winning scheme by COX, with heights and ground plane amendments.
- The preferred option delivers approximately 8,230 sqm GFA of residential, and 92 apartments (average apartment size of 75 sqm NLA). This is based on the metrics proposed in the design competition winning scheme by COX.
- The inclusion of Currawong House in the Planning Proposal allows for a better streetscape outcome, improves the view setting of the existing house, and provides additional open space as part of the redevelopment.



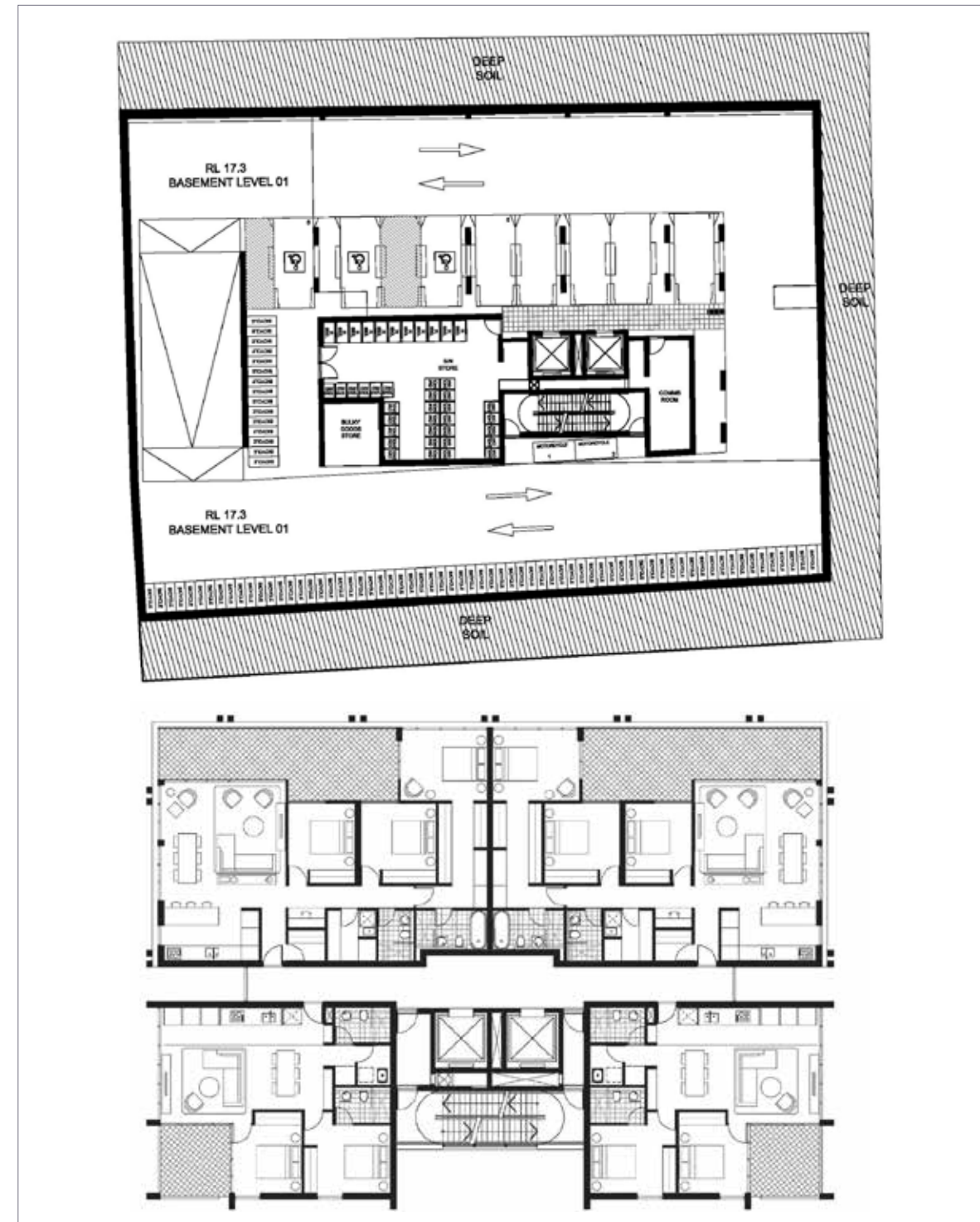
The design is proposed at 18 storeys (note: the previous Planning Proposal and design competition for the site were 25 storeys)

3D view - proposal

Legend

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

Outcomes and recommendations



The form of the envelopes proposed is based on the previous design competition winning scheme by COX, with heights and ground plane amendments

Plans - Basement and typical tower level (Trebel Tower Harold St, Parramatta, Response to Jury Recommendations. COX, June 2016)



Currawong House is proposed to be included in the Planning Proposal for streetscape, urban design and heritage benefits

Concept - Integration with Currawong House

Legend

- Site boundary
- Open space/landscaping
- Key connections
- Heritage item
- Indicative building envelope on site
- Indicative envelope at 470 Church Street
- Other existing building footprints

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