



URBIS

24-30 PARKES STREET

URBAN DESIGN PRESENTATION TO COUNCIL

PREPARED FOR
**SH PARKES INTERNATIONAL PTY LTD &
PARKES ST DEVELOPMENT PTY LTD**

25 JUNE 2020
INTERIM UPDATE

INTRODUCTION

24 PARKES STREET

NOTE: 3D massing has not been amended. Revised schemes propose the following changes:
24 Parkes Street:

- 12 storey reduction in tower from 57 storeys to 45 storeys.
- Podium structure at rear reduced from 4 storeys to 1 storey.
- New 5 storey residential structure provided at rear.
- Communal open space adjusted.

PREVIOUS SCHEME



REVISED SCHEME



OVERVIEW

This presentation package was prepared for discussion with Council at a meeting on 18th June 2020. This package is an interim update of an Urban Design Report. As a significant amount of time has passed since the original report was prepared, and some updates and amendments have been made to the architectural proposals, not all diagrams in this package have been updated.

We note all plans have been updated. No updates have been made to the architectural models. Notes have been provided outlining they key changes to the massing forms on the models for clarity.

26-30 PARKES STREET

PREVIOUS SCHEME

NOTE: 3D massing has not been amended. Revised schemes propose the following changes:

26-30 Parkes Street:

- Increased building setback to western boundary with 24 Parkes Street from 6m to 9m.
- Reduced building setback to original property boundary for tower from 6m to 3m. 3m is dedicated to road widening.
- Changes to the podium form incorporating curvilinear massing.



REVISED SCHEME



EXECUTIVE SUMMARY

7 KEY OUTCOMES THAT HAVE INFORMED OUR PROPOSAL

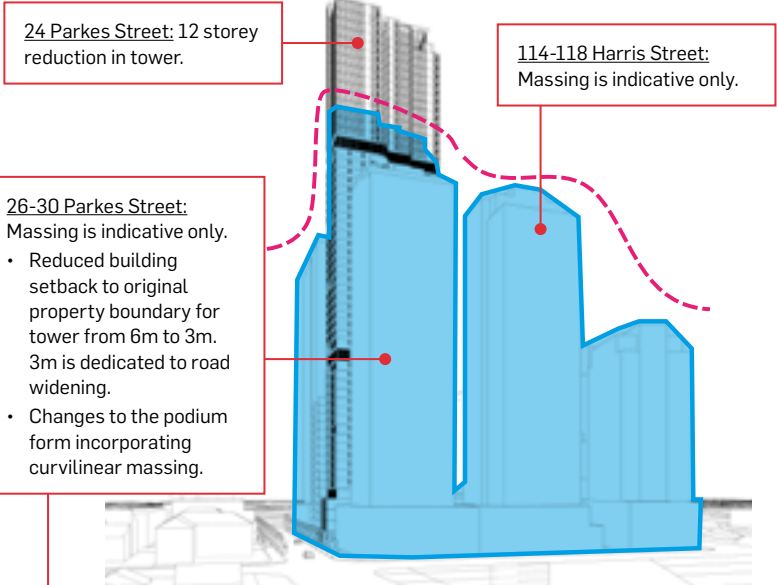
NOTE: 3D massing has not been amended. Revised schemes propose the following changes:

24 Parkes Street:

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26-30 Parkes Street:

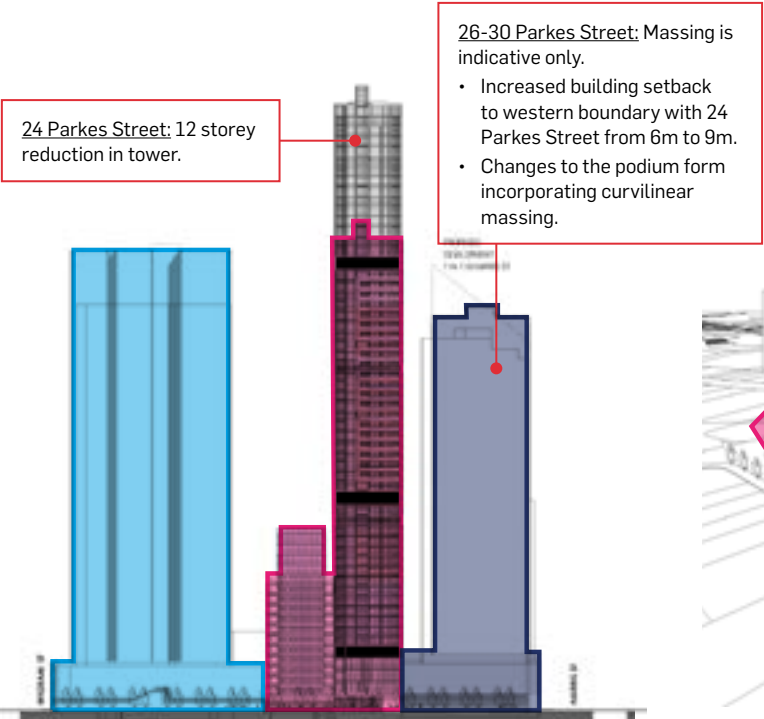
- Increased building setback to western boundary with 24 Parkes Street from 6m to 9m.
- Reduced building setback to original property boundary for tower from 6m to 3m. 3m is dedicated to road widening.
- Changes to the podium form incorporating curvilinear massing.



CITY CENTRE GATEWAY

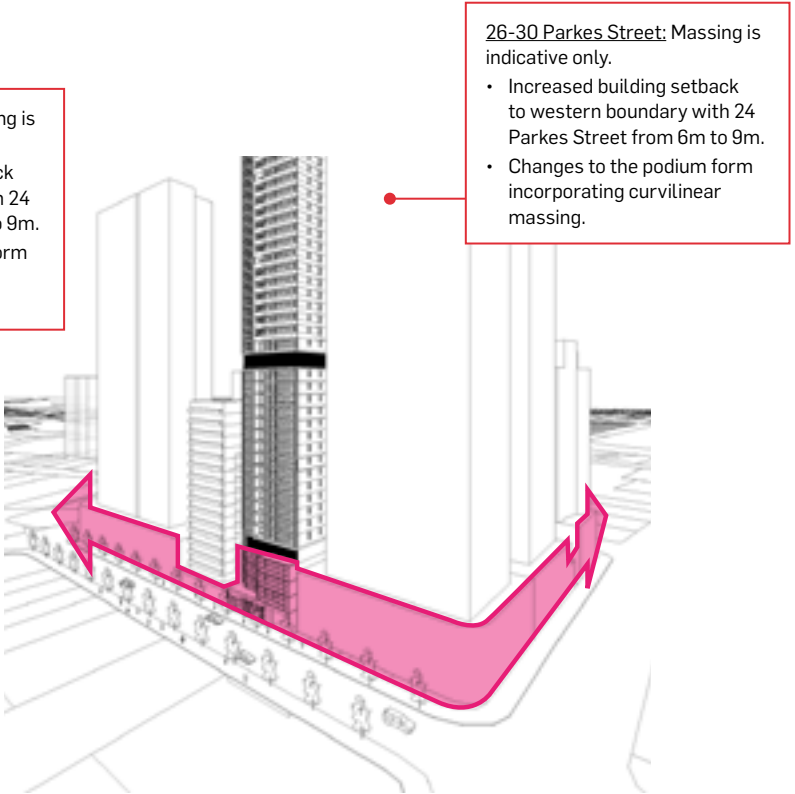
The tower punctuation provided by 24 Parkes St results varied skyline to the urban block and creates an interesting visual element to mark this corner.

This configuration forms the south eastern gateway into the city centre. The Parkes and Harris Street Corner



BALANCED STREETSCAPE COMPOSITION

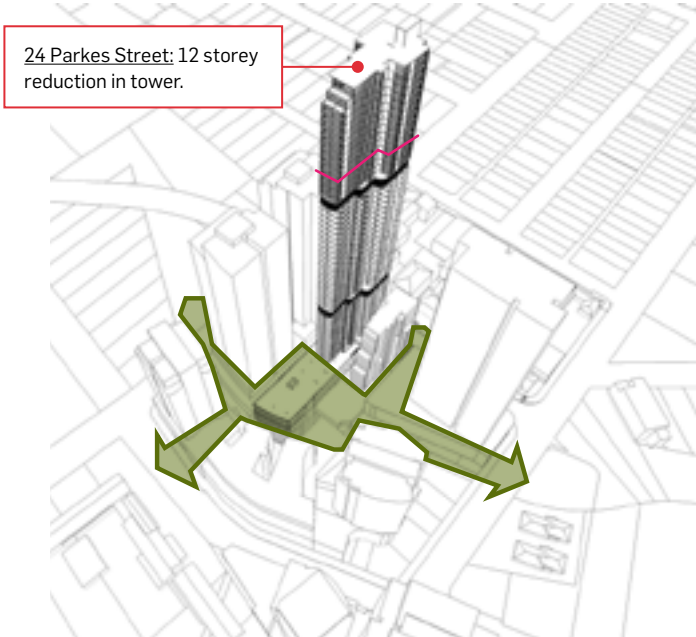
Land ownership patterns along the Parkes Street frontage have resulted in larger tower footprints for sites on the corner and as existing narrow tower form for the sites at 22 Parkes Street. In this context, 24 Parkes Street proposes a slender tower to be read as a single streetscape element with 22 Parkes Street. The result is a balanced streetscape composition fronting Parkes Street.



CONTINUOUS PODIUM FORM

24 Parkes Street proposes four storeys articulated podium with continuous 5m tall ground floor fronting the street. This aligns with the approved podium at 22 Parkes Street.

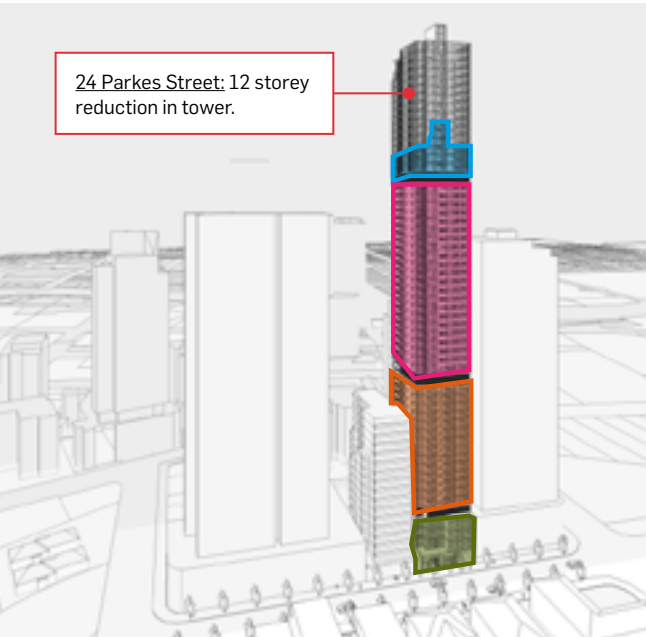
The corner developments at 14-20 and 26-30 Parkes Street propose four storeys street walls respectively book-ending the block. The existing and proposed developments all include building frontage with zero meter set back with active uses at



A CONTIGUOUS GREEN SPACE

24 Parkes Street responds to the setting of the adjoining Clay Cliff Creek Corridor located at the rear of the property.

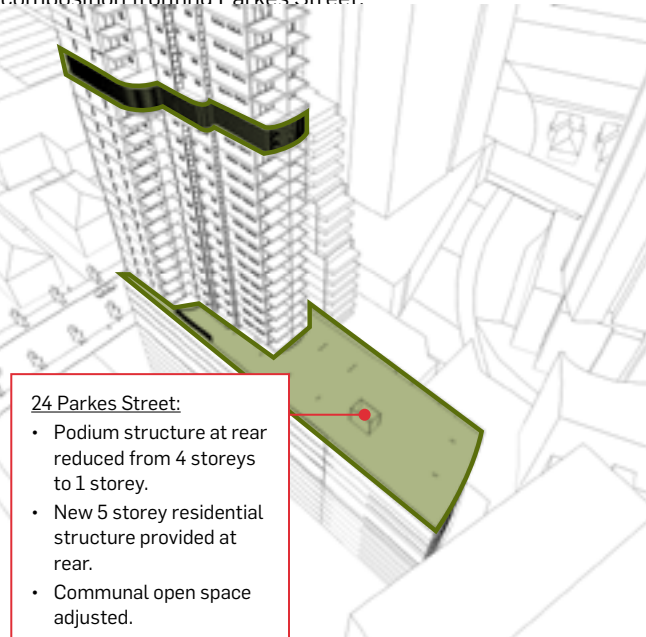
The overall massing of the tower element away from the creek corridor creates generous communal open space and residential visual amenity; and maximise northern access to sunlight.



BUILT FORM ARTICULATION

The podium and tower massing is articulated to respond adjoining 22 Parkes St built form to better address the facade and street frontage.

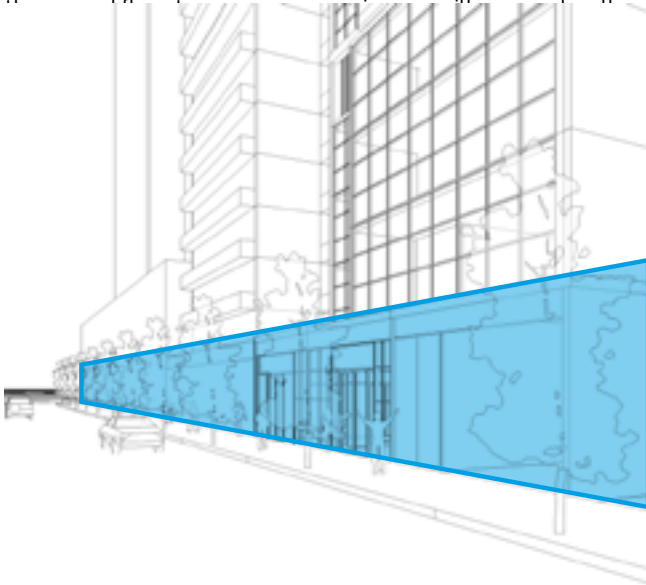
Vertical massing of the facade breaks down the tower into smaller visual elements that respond to form and function.



COMMUNAL OPEN SPACE

24 Parkes St proposed building provides multiple communal amenities at the podium rooftop and the tower level breaks which contributes to communal/ residential visual amenity in the urban block.

The north facing rooftop podium allows ample solar exposure throughout the day to the open space and adjoining buildings.



STREET ACTIVATION

24 Parkes St proposed building creates a safe and vibrant human scale streetscape through following strategy:

- Retail and entry frontage to Parkes St to activate the streetscape and provide passive surveillance;
- Carefully transitioned the podium built form from 0m lot-line at the ground level and setback at the upper podium responding the adjoining built forms;
- Transparent facade expression at the podium level to provide 'light' effect to the street.

PART A. URBAN CONTEXT

SITE DESCRIPTION



Figure 1 Aerial Photo of Site in Context

LOCAL CONTEXT ANALYSIS

3 CITY CENTRE CONTEXT ELEMENTS TO RESPOND TO:

- OPEN SPACE AND RECREATION

- HERITAGE

- BUILT FORM

TODAY

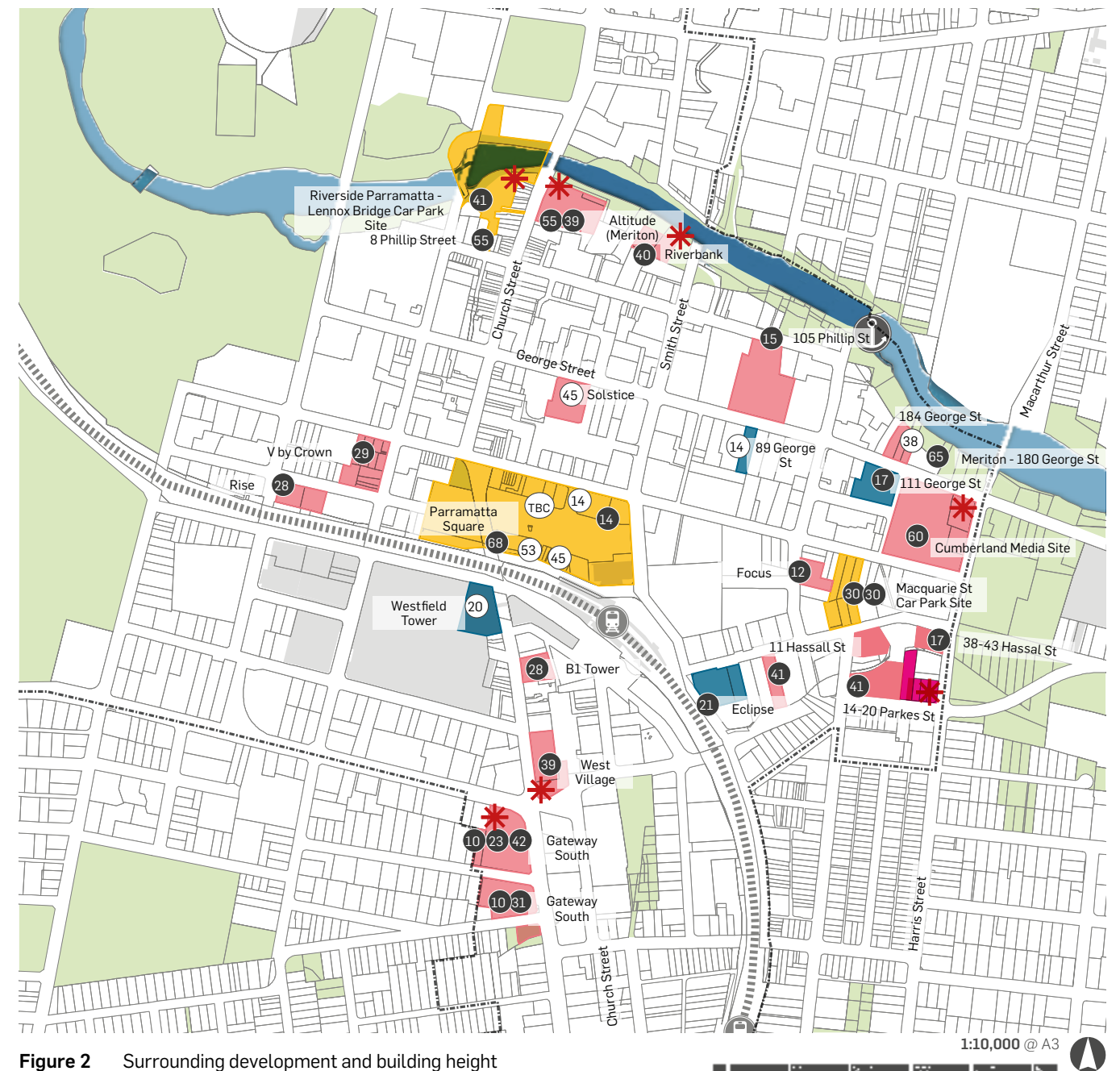
LEGEND

- Subject Site
- Parramatta City Centre boundary
- Rivers / creeks
- Parkland / open space
- Council redevelopment sites
- Commercial redevelopment sites
- Residential / mixed-use redevelopment sites
- Gateway Site
- # Number of storeys - built/approved
- # Building height - proposed

DEVELOPMENT AND BUILDING HEIGHT

KEY INSIGHTS

- Parramatta city centre's skyline is rapidly changing in response to the CBD Planning Strategy.
- Built form response in key gateway location is clearly making the transition into the city centre.
- 24 Parkes Street forms part of a development block that marks the eastern gateway into the city centre.



VARIED SKYLINE IN PARRAMATTA CBD GATEWAY DEVELOPMENTS

KEY INSIGHTS

- A varied skyline forms the characteristic of Parramatta CBD gateway developments.

LEGEND

- Approved developments
- Approved developments in CBD gateway location

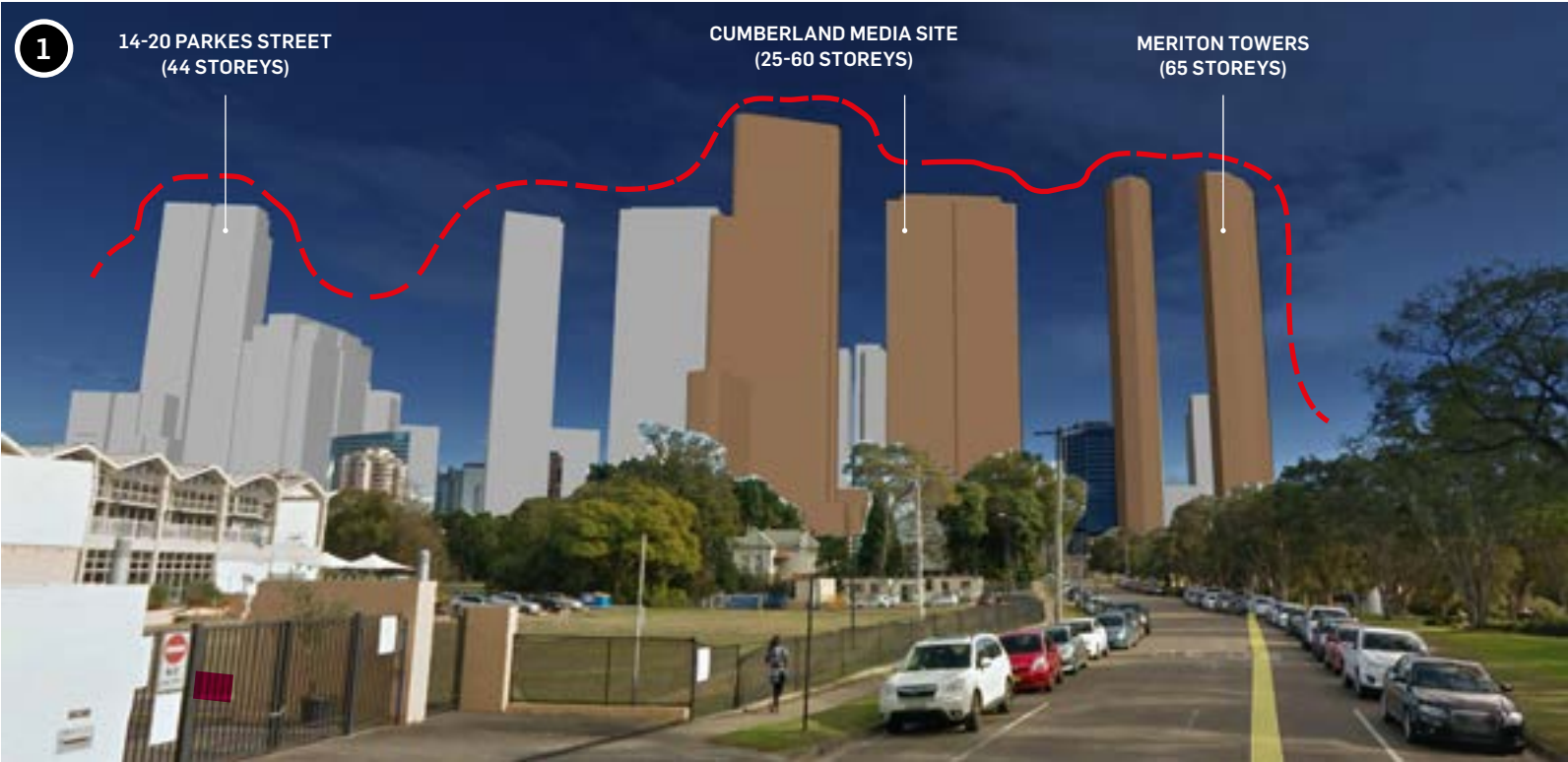
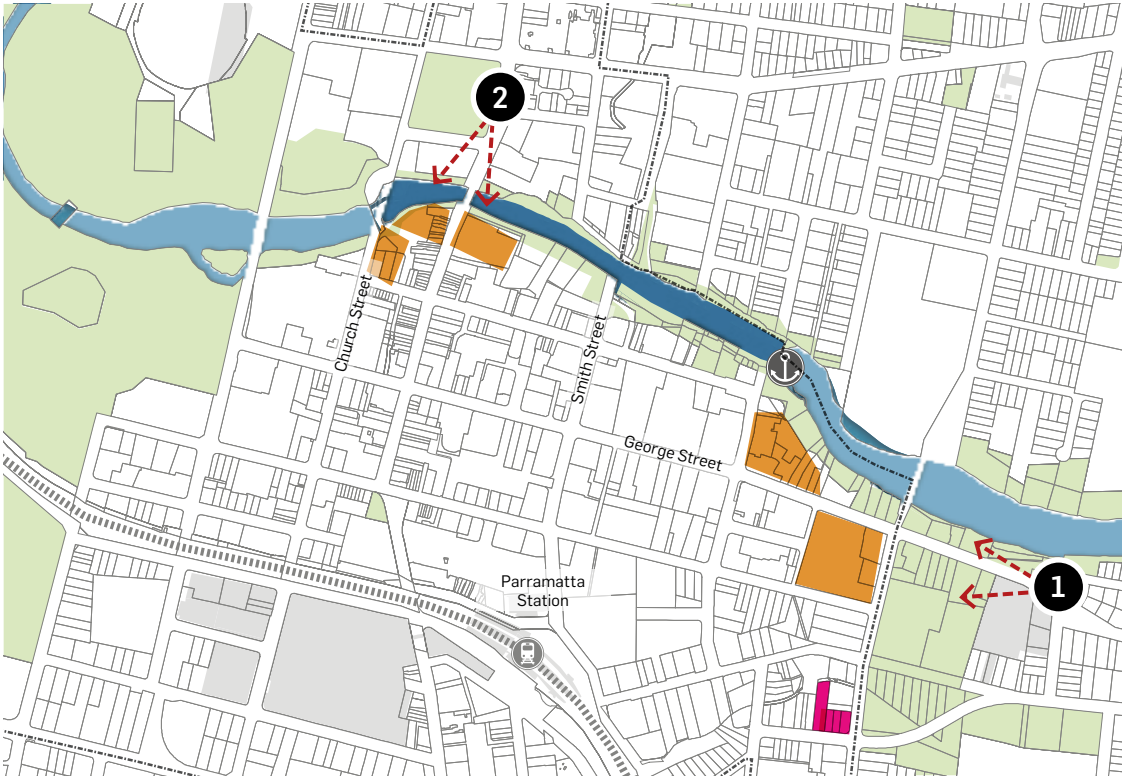


Figure 3 Varied tower heights Parramatta CBD North East edge - view from George Street (East)

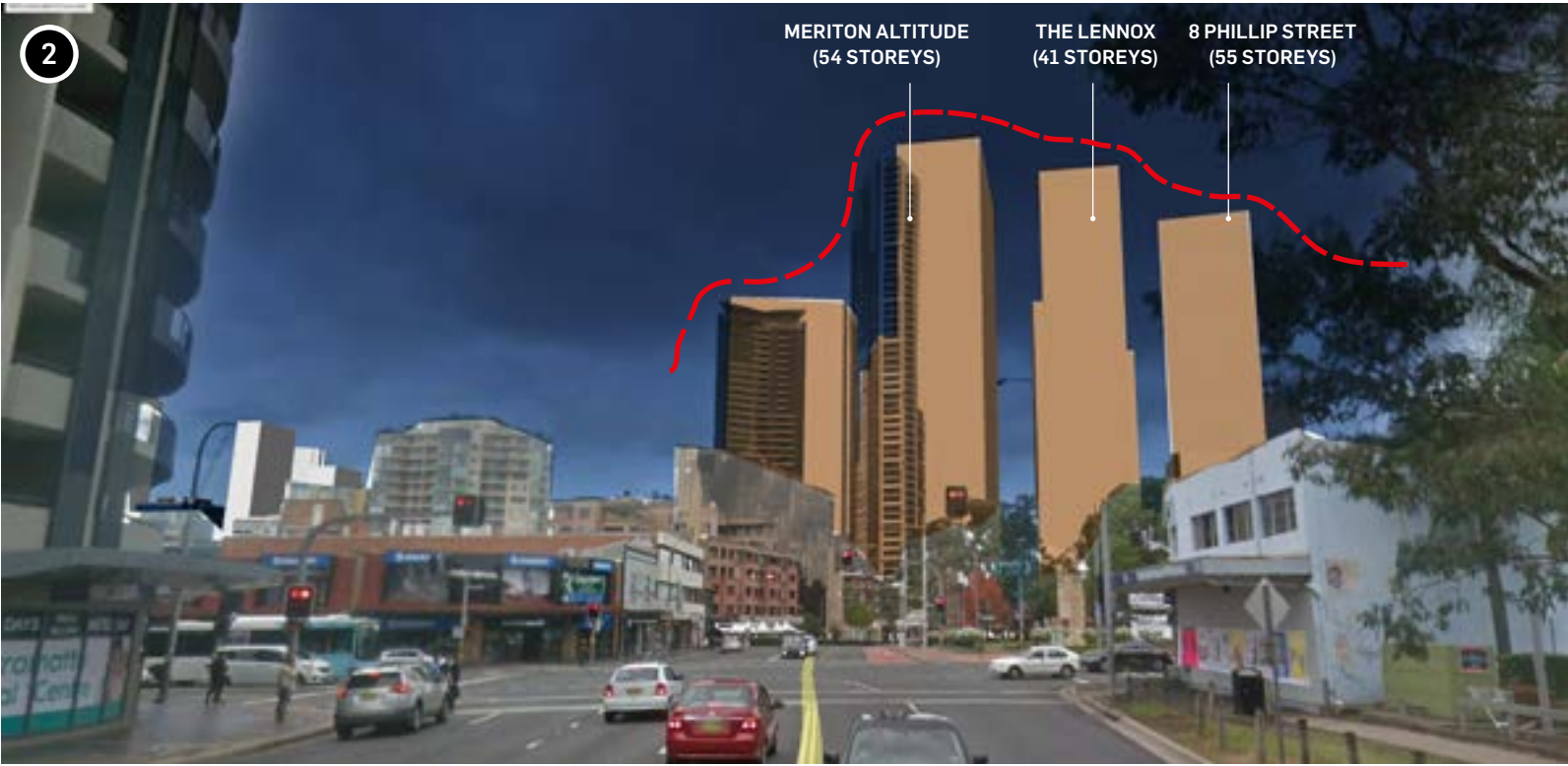


Figure 4 Varied tower heights of Parramatta CBD North West edge - View from Church Street (North)

PARKES STREET - HARRIS STREET URBAN BLOCK CONTEXT

KEY INSIGHTS

- 24 Parkes St has the opportunity to form the Parramatta CBD eastern edge character with its future skyline.

LEGEND

- Approved developments
- Approved developments within Parkes St - Harris St urban block

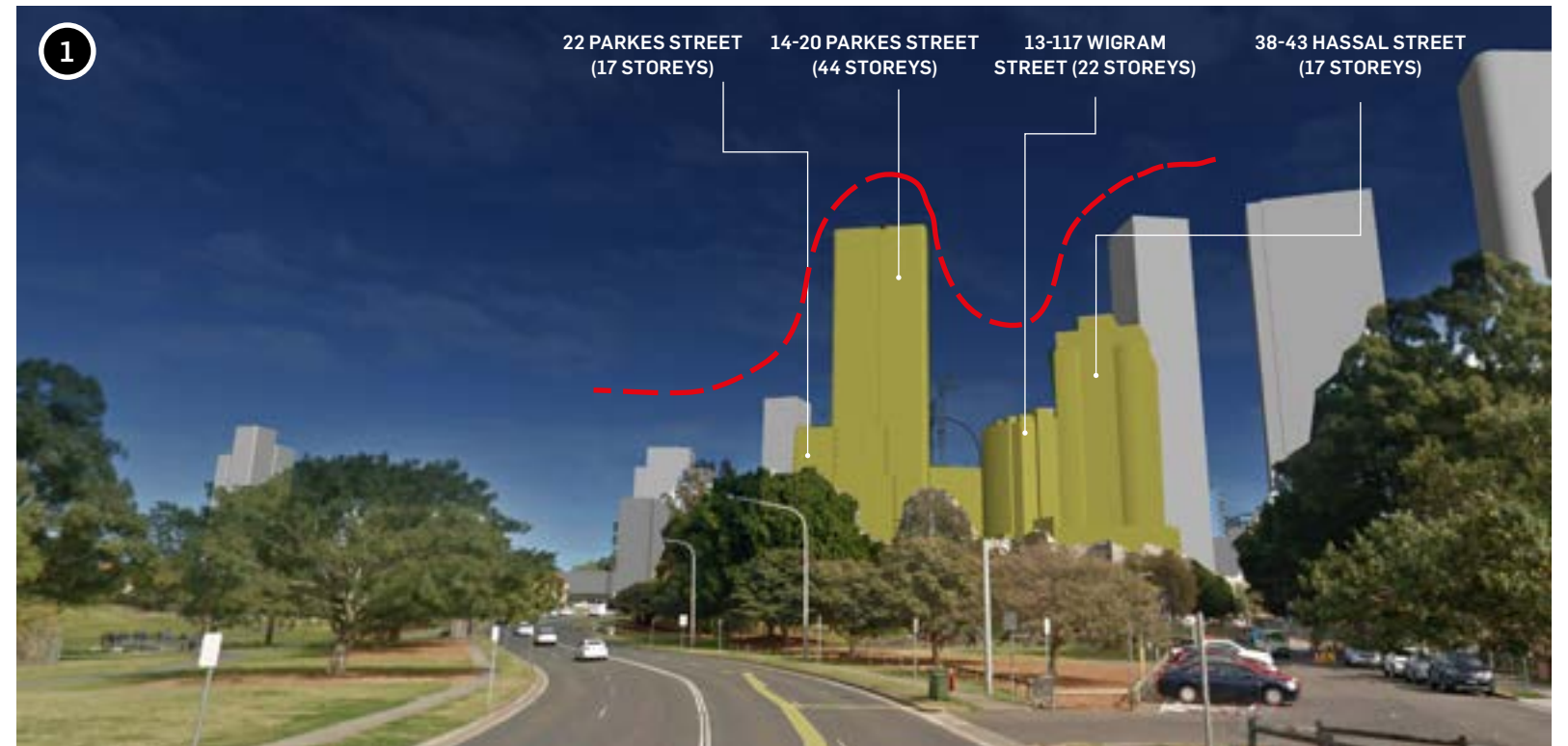
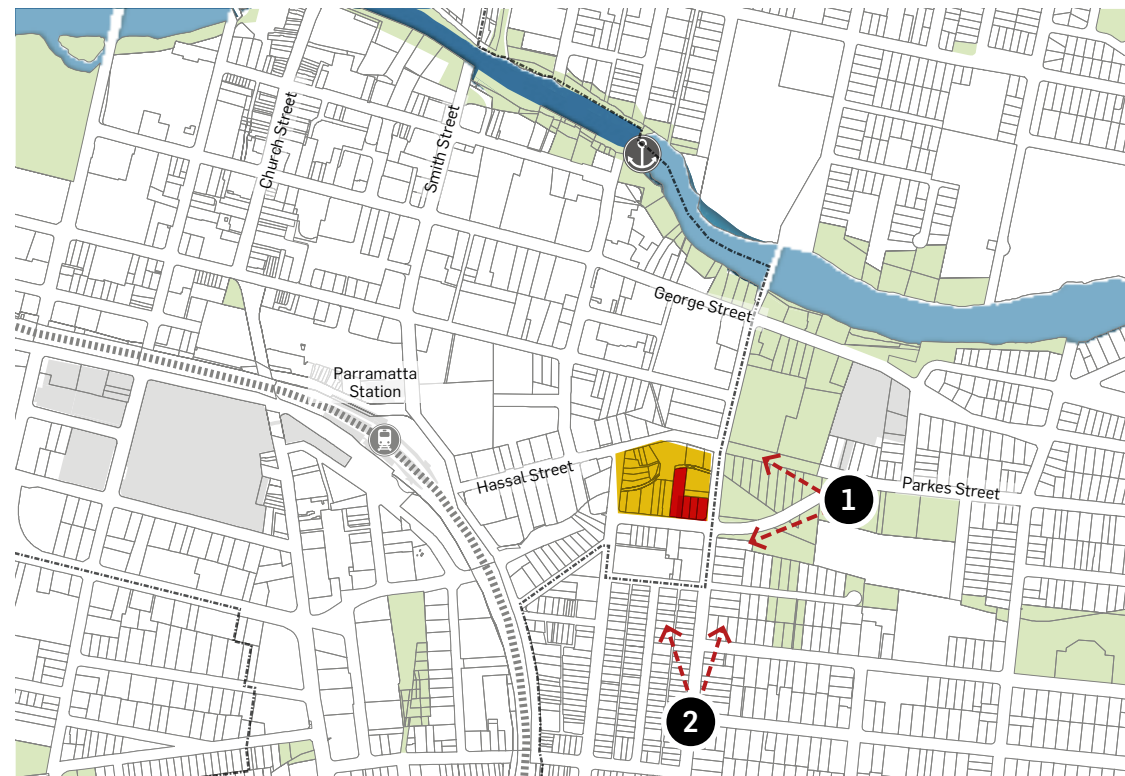


Figure 5 Parkes Street - Harris Street urban block with approved developments - View from Parkes Street (East)



Figure 6 Parkes Street - Harris Street urban block with approved developments - View from Harris Street (South)

PART B. PARKES STREET URBAN BLOCK

1.0 PARKES STREET URBAN BLOCK CONTEXT

CURRENT STATUS

Approved Development Proposals on:

- 39-43 Hassall Street; and
- 14-20 Parkes Street.

Approved Development Under Construction on:

- 113-117A Wigram Street & 23-29 Hassall Street; and
- 22 Parkes Street, Parramatta.

Emerging Development Sites at:

- 114-118 Parkes Street (Planning Panel endorsement on Tuesday).

The current built form heights in the urban block vary from 17 to 44 storeys with FSR ranging from 4.0:1 to 11.5:1.

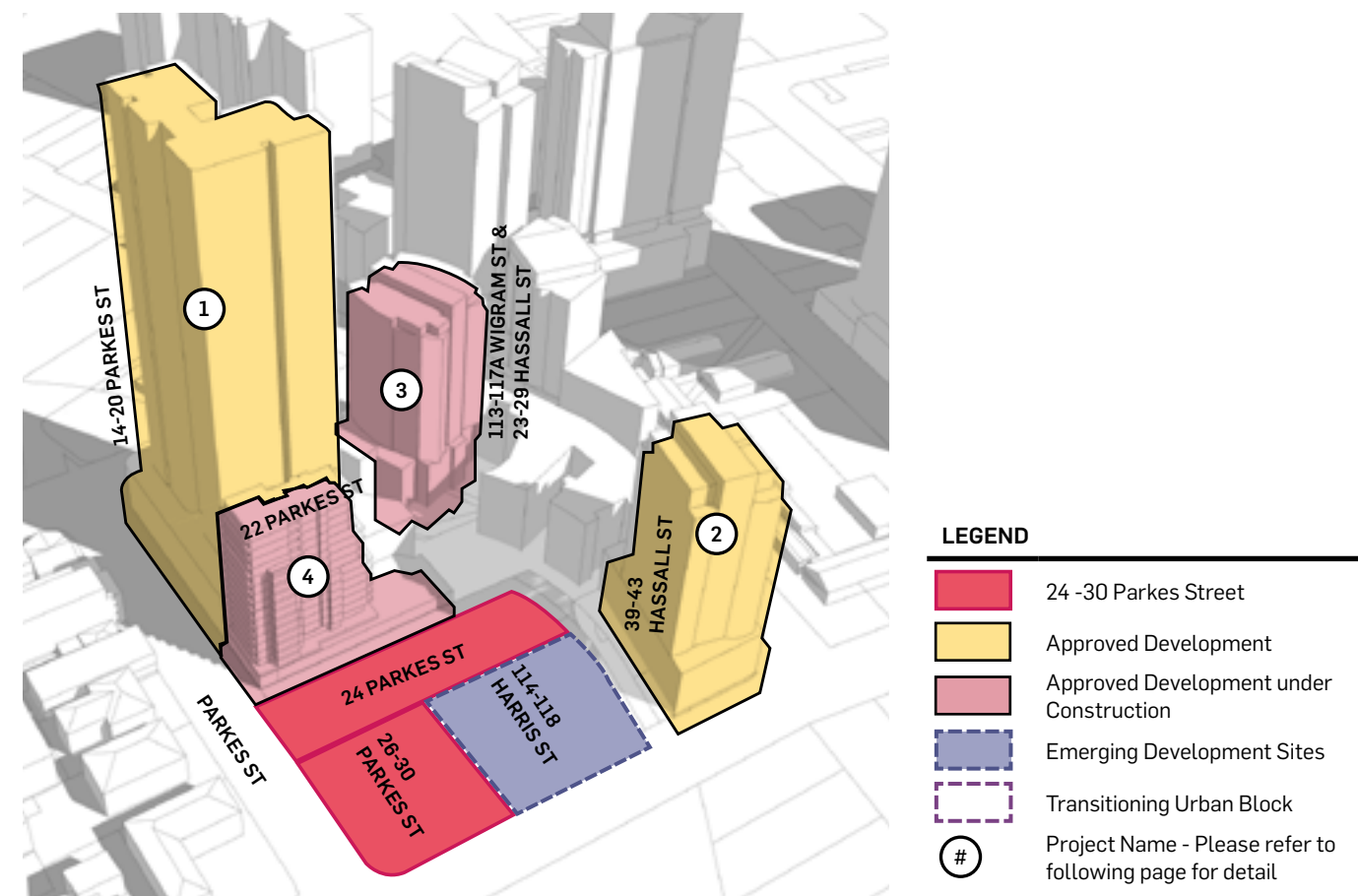


Figure 7 Existing Building Composition

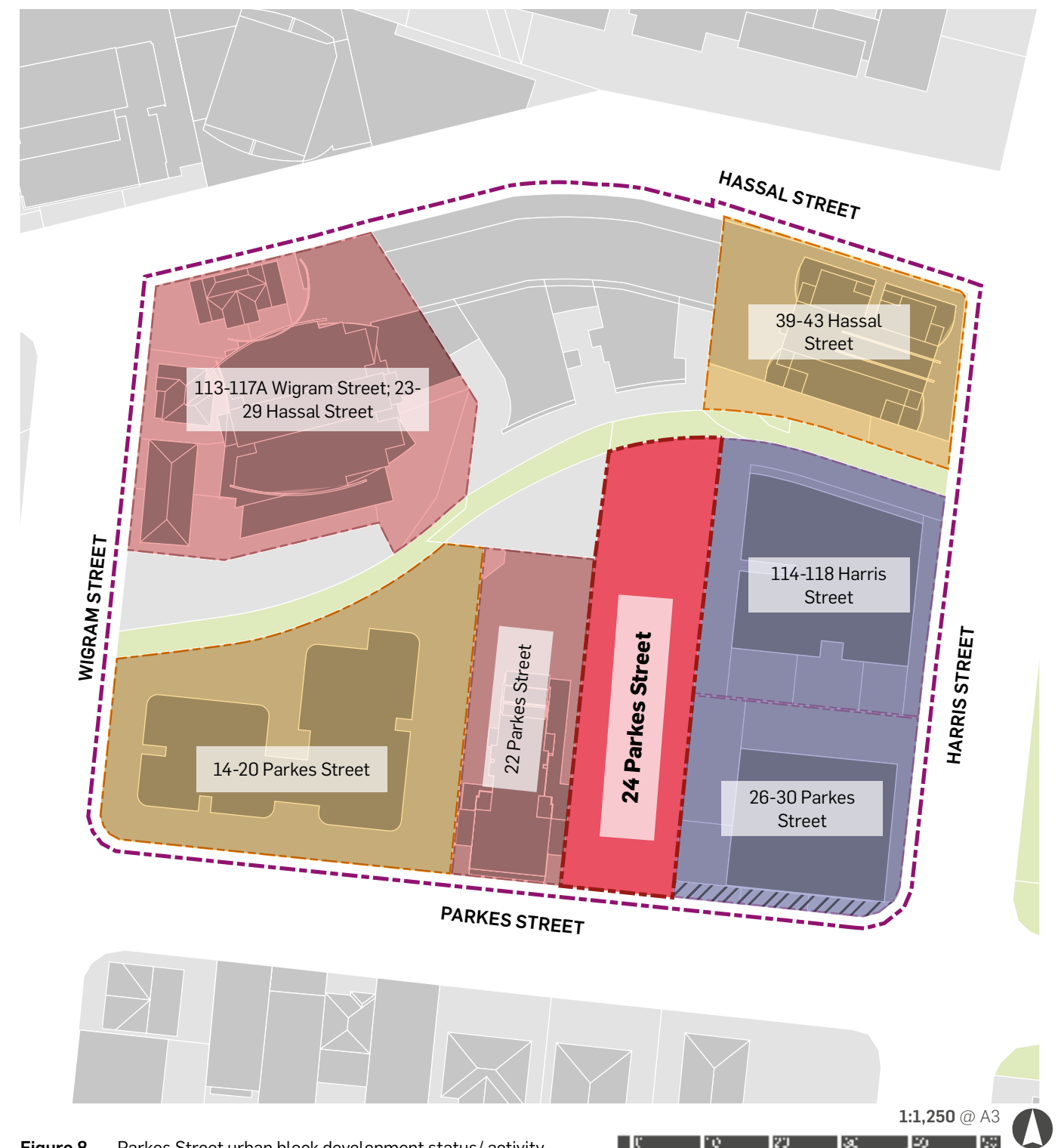


Figure 8 Parkes Street urban block development status/ activity

KEY INSIGHTS

- Built form heights in the block vary from 17 to 40 storeys.
- The varied height distribution within the urban block creates a visual interest.
- The massing for 24 Parkes Street needs to be read as part of the height composition within the completed urban block.
- There are three remaining development sites in the south east corner of the urban block.
- The built form response of 24 Parkes Street should be tested with the adjacent sites to achieve the most desirable outcome within the emerging urban block of Parramatta City Centre.



14-20 PARKES STREET, PARRAMATTA

- Program: Mixed use retail and residential tower with podium car parking.
- Status: Approved DA
- Height: 44 storeys
- FSR: 11.5:1
- Podium: 4 storeys mixed use commercial with podium car parking.
- Tower: 40 storeys residential tower



39-43 HASSALL STREET, PARRAMATTA

- Program: Mixed use development
- Status: Approved DA
- Height: 22 storeys
- FSR: 5.5:1
- Podium: 5 storeys mixed use commercial with podium car parking.
- Tower: 17 storeys residential tower



113-117A WIGRAM STREET & 23-29 HASSALL STREET, PARRAMATTA

- Program: Mixed use development including the retention of the existing heritage items on site for use as commercial premises.
- Status: Under Construction
- Height: 22 storeys
- FSR: 4.4:1
- Podium: 7 commercial units over basement car parking
- Tower: 156 residential apartments



22 PARKES STREET

- Program: Mixed use development
- Status: Under Construction
- Height: 17 storeys
- FSR: 4.0:1
- Tower: 59 residential dwellings
- Podium: retail tenancy over basement car parking
- The side façades include built to boundary elements as well as careful placement of side windows to achieve reduced setbacks

URBAN BLOCK OPPORTUNITIES

KEY INSIGHTS

- 24 Parkes Street has a potential to provide a generous and contiguous green space at the rear for the benefit of all in terms of visual amenity and solar access.
- 24 Parkes Street and 22 Parkes Street present the opportunity to be read as a singular massing element.
- An opportunity for 24 Parkes Street to reduce front setback to approximately 3m as a transition setback between 22 and 26-30 Parkes Street.

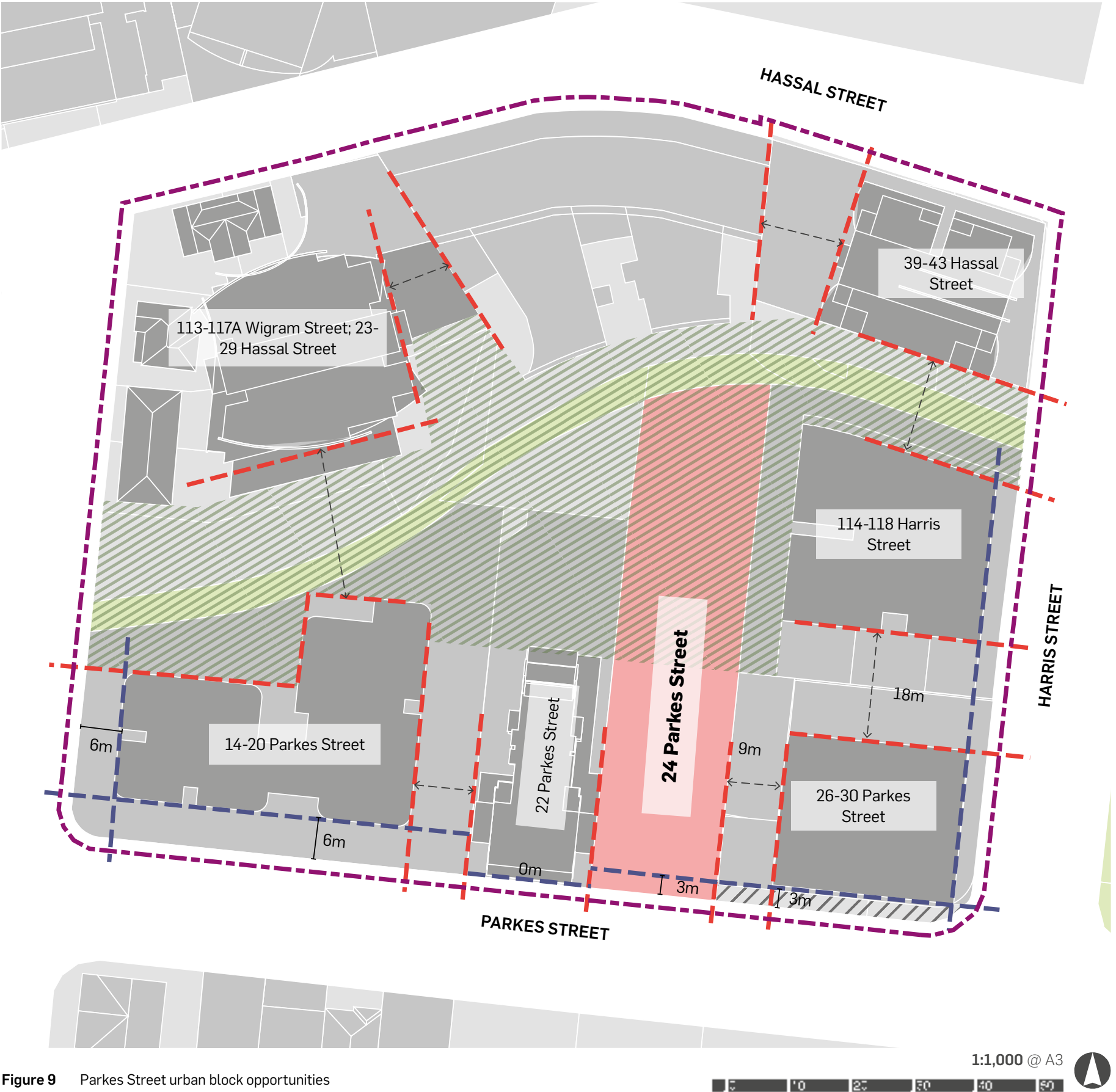
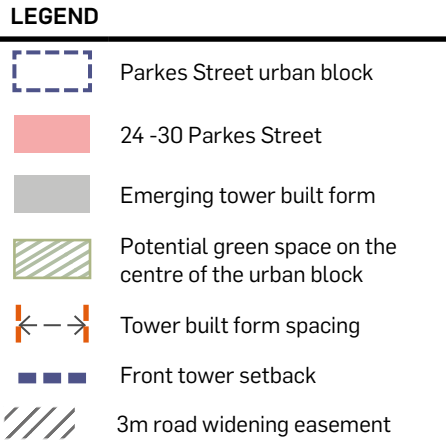


Figure 9 Parkes Street urban block opportunities

PART C. 24 PARKES STREET OPTIONS TESTING

COMPLIANT BUILDING ENVELOPE TESTING

- Based on the dimensions of the 24 Parkes Street site, we undertook a quick building envelope testing exercise to see if a compliant building envelope can be developed on the site.
- The dimensions of the 26-30 Parkes Street site is more regular and square in shape.

LEGEND

Subject Site

Adjoining Buildings Tower Footprint

Adjoining Buildings Podium

6m min. front setback line (5+ storeys)

4.5m min. rear setback line (1-4 storeys)

9m min. rear setback line (≤54 m height)

12m min. rear setback line (>54m height)

3m min. side setback line (non resi, ≤54 m height)

6m min. side setback (residential)

<6m adjoining tower side setback

6m adjoining tower side setback

≥9m adjoining tower side setback

3m road widening easement



Figure 10 24 Parkes Street setback requirement

KEY INSIGHTS

- Compliant setbacks for this site result in a 8.33m wide floor plate which is not viable.
- Careful consideration of internal design and the placement of windows to habitable rooms to achieve reduced side setbacks and a viable development floor plate should be investigated.

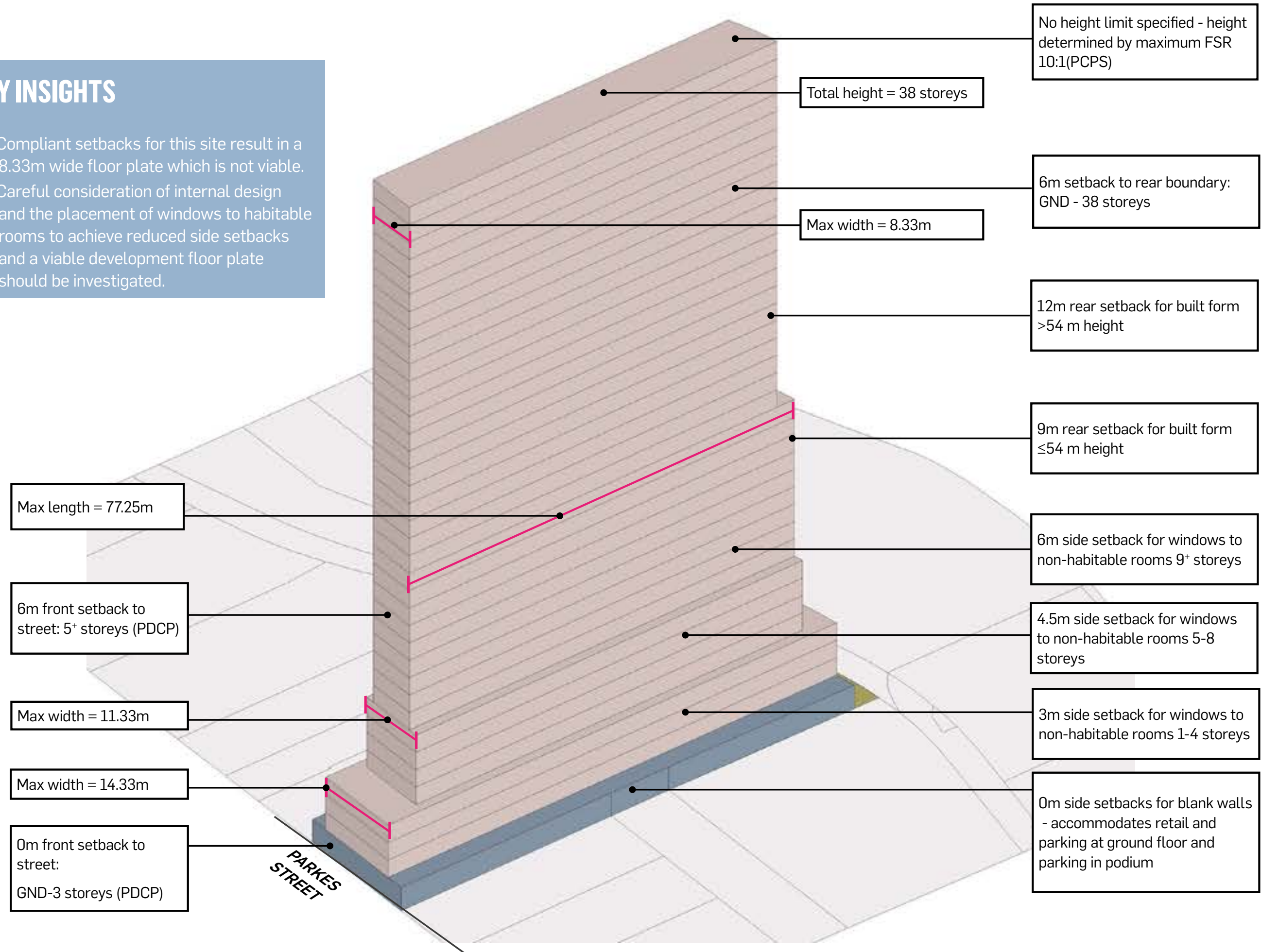


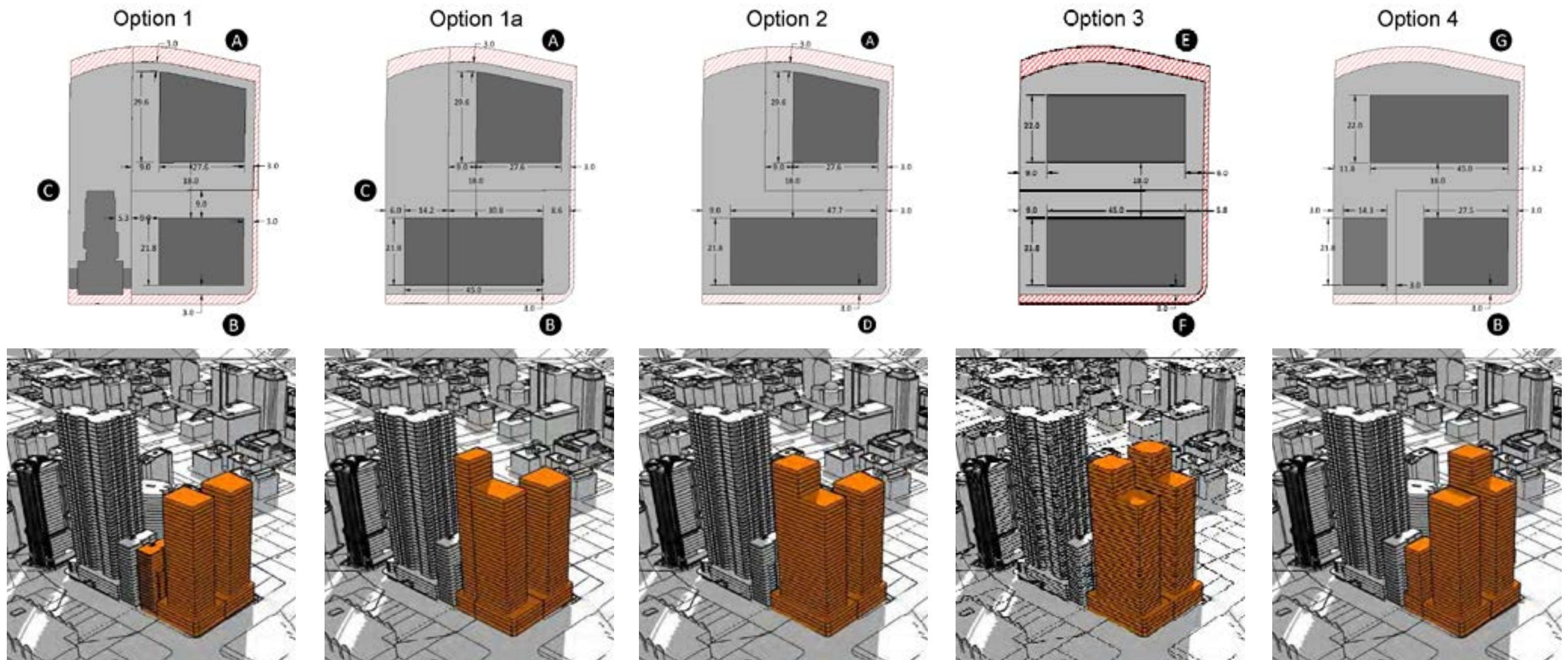
Figure 11 ADG & DCP compliant building envelope

BUILT FORM OPTIONS STUDY - PARRAMATTA COUNCIL

KEY INSIGHTS

Long east-west buildings pose a number of challenges including:

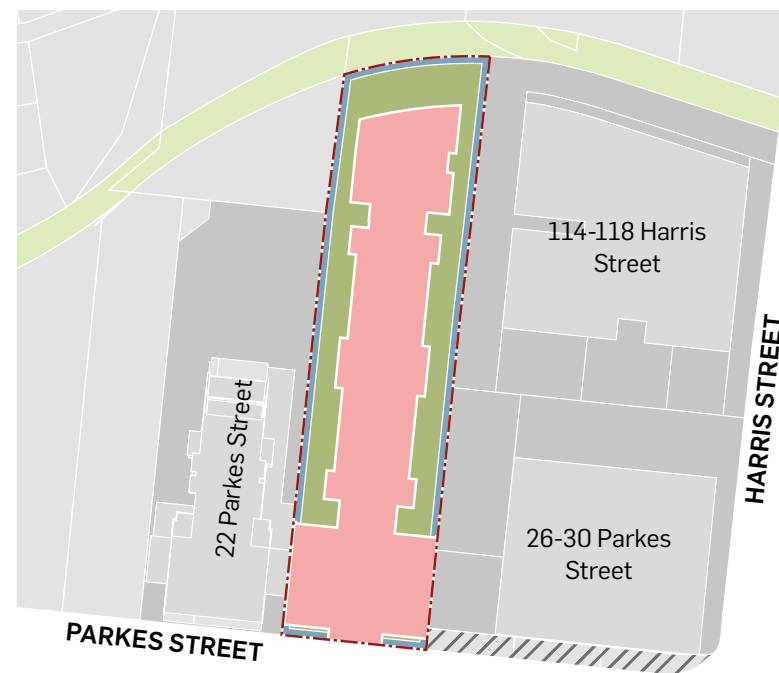
- It is difficult to achieve the ADG solar access requirements for apartments being 70% of dwellings get a minimum of 2 hours solar access.
- They cast slow moving shadows which impact buildings located to the south and cast shadows making the 70% even more difficult.



BUILT FORM OPTIONS STUDY - URBIS

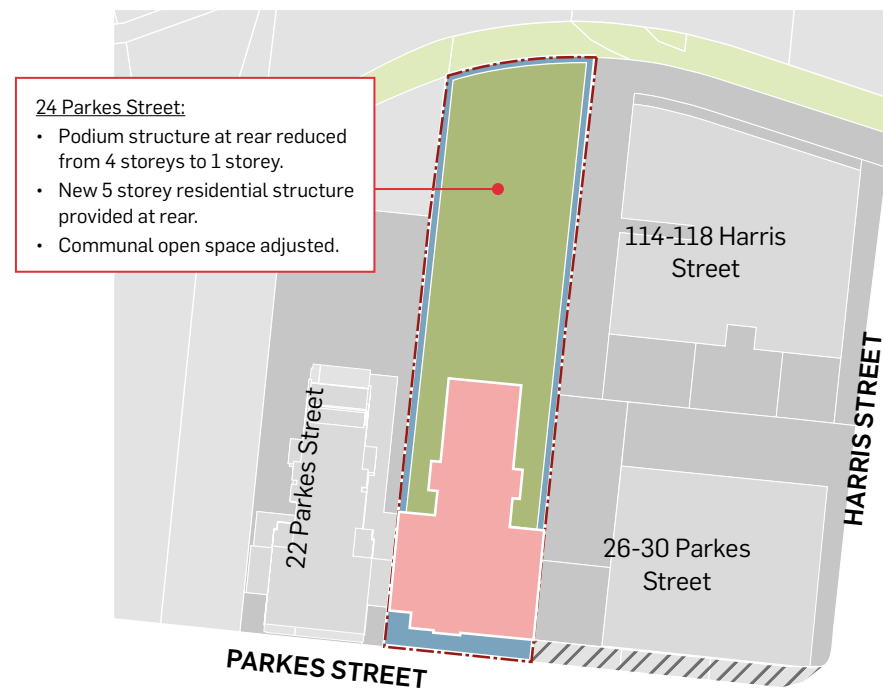
OPTION 1

Single site development with dual towers and stepped height



OPTION 2

Single site development with single tower



OPTION 3

Amalgamated site development on Parkes Street with large east west tower

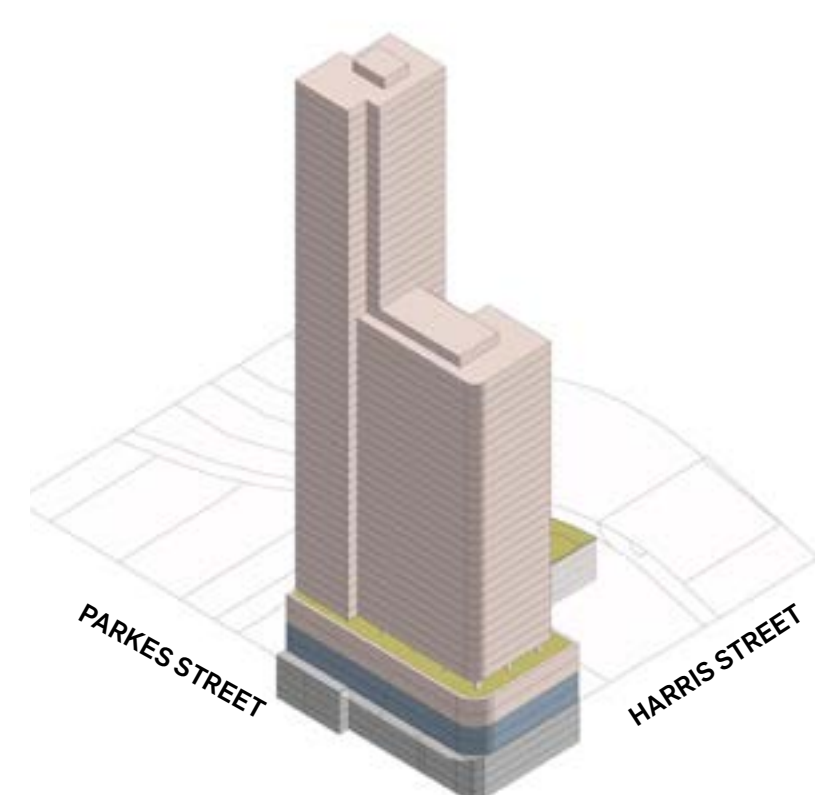
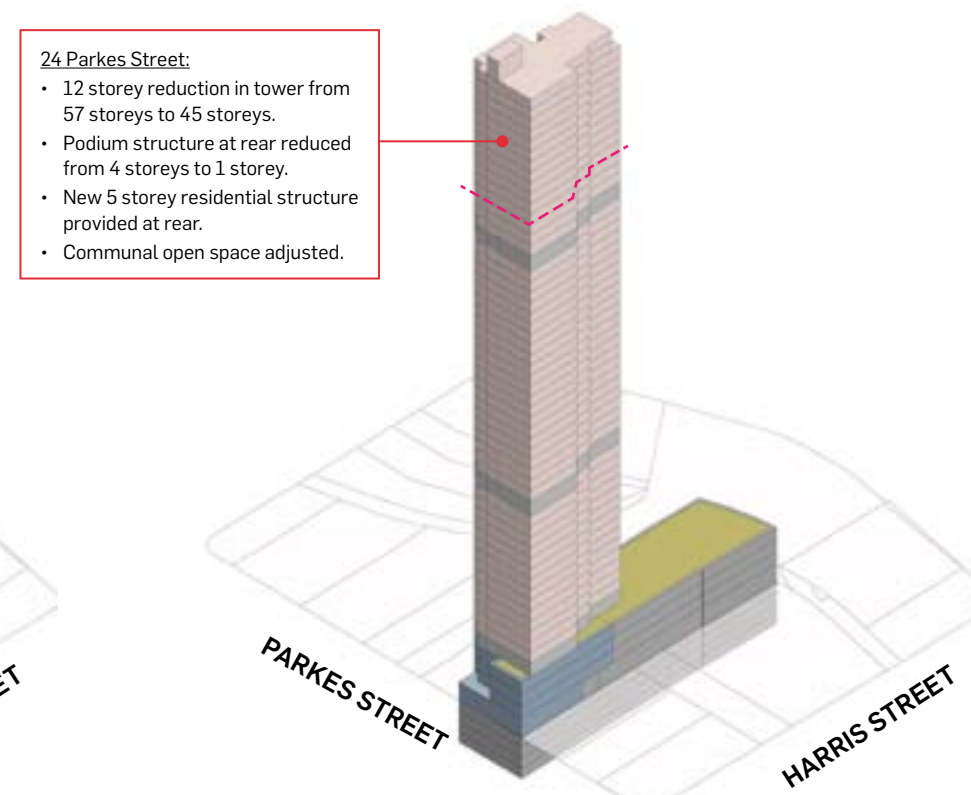
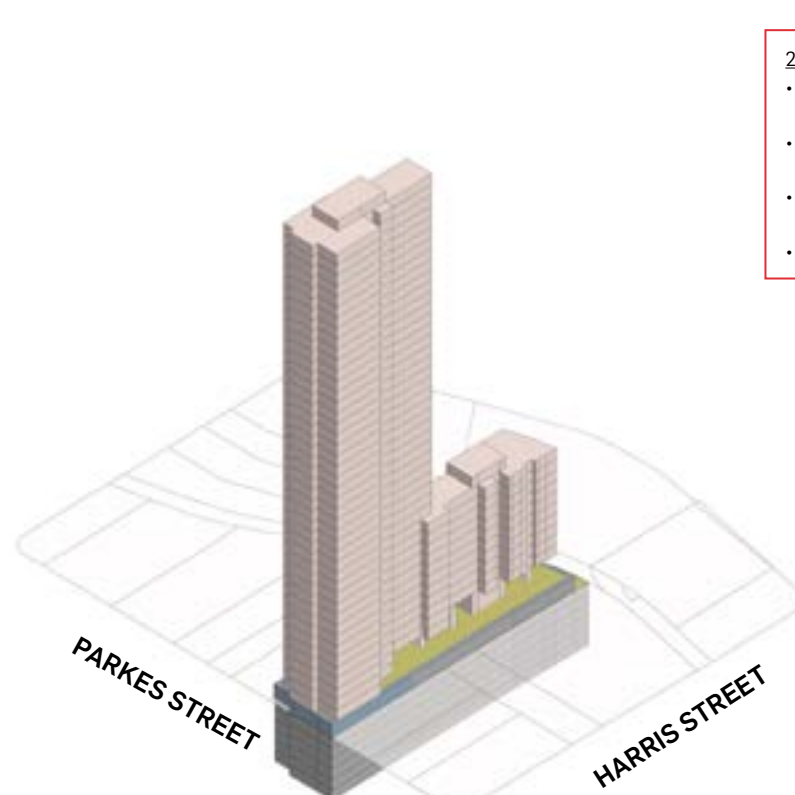
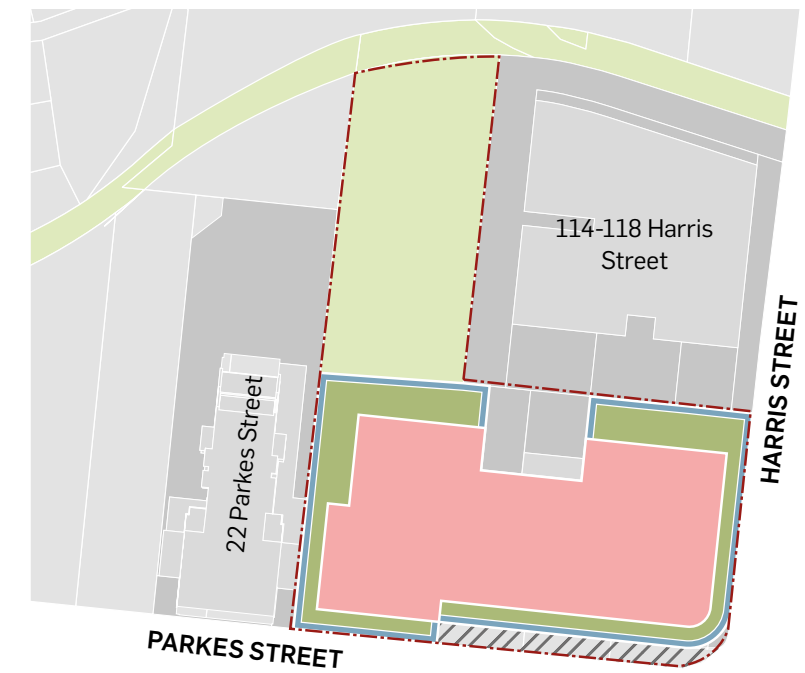


Figure 12 Built form options summary

OPTION 1 - SINGLE SITE DEVELOPMENT WITH DUAL TOWERS AND STEPPED HEIGHT

LEGEND

Subject Site
 Tower Footprint
 Podium
 Circulation Core
 Creek Easement
 3m road widening easement

SETBACK STRATEGY

0m setback or blank wall treatment
 3-4.5m side setback - highlight window treatment
 4.5-5.5m side setback - highlight window treatment
 6m side setback - highlight window treatment
 ≥9m setback - windows of habitable rooms
 Windows to habitable rooms

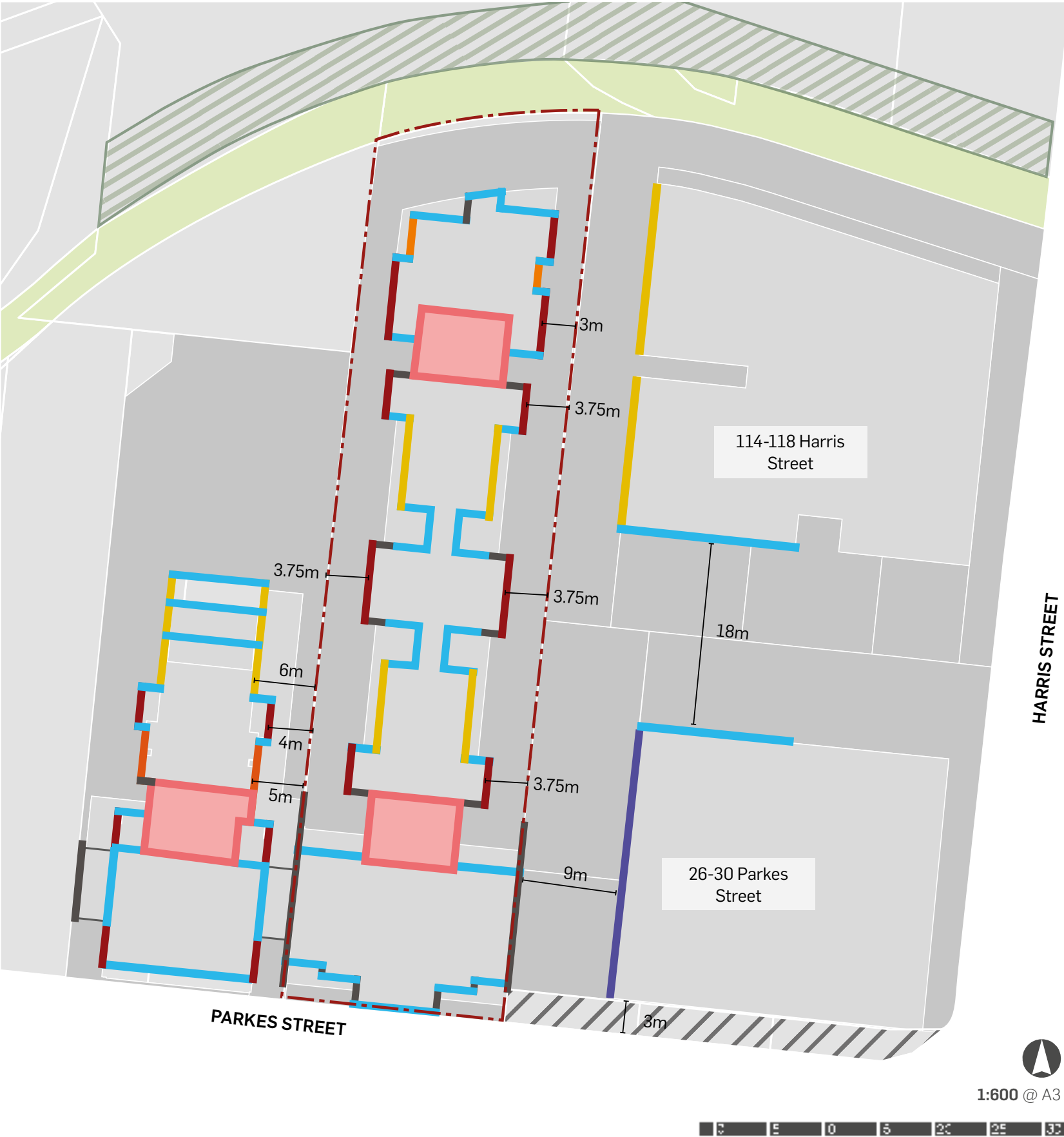


Figure 13 Option 1 built form setback strategy

OPTION 1 - SINGLE SITE DEVELOPMENT WITH DUAL TOWERS AND STEPPED HEIGHT

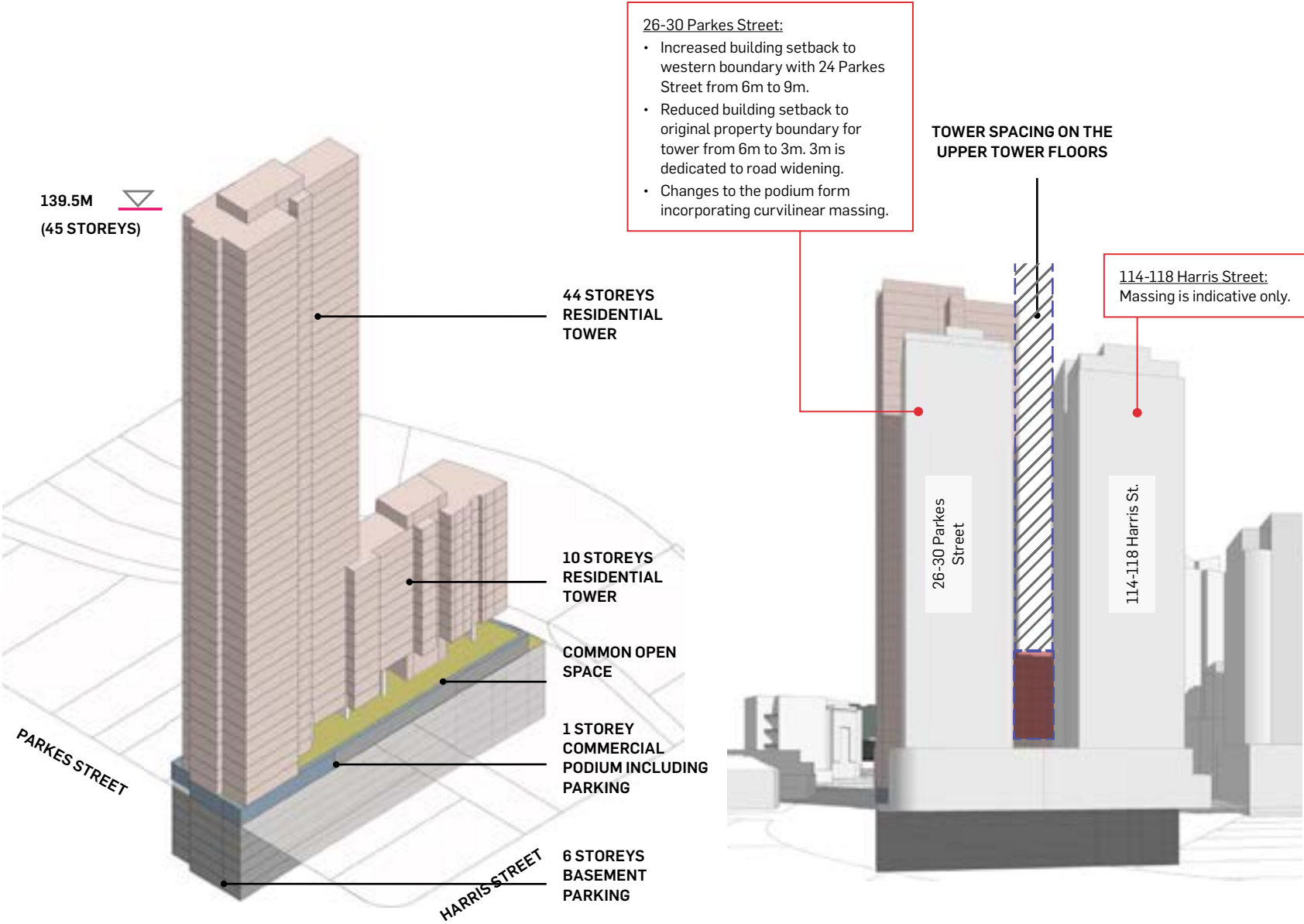


Figure 14 Option 1 built form components

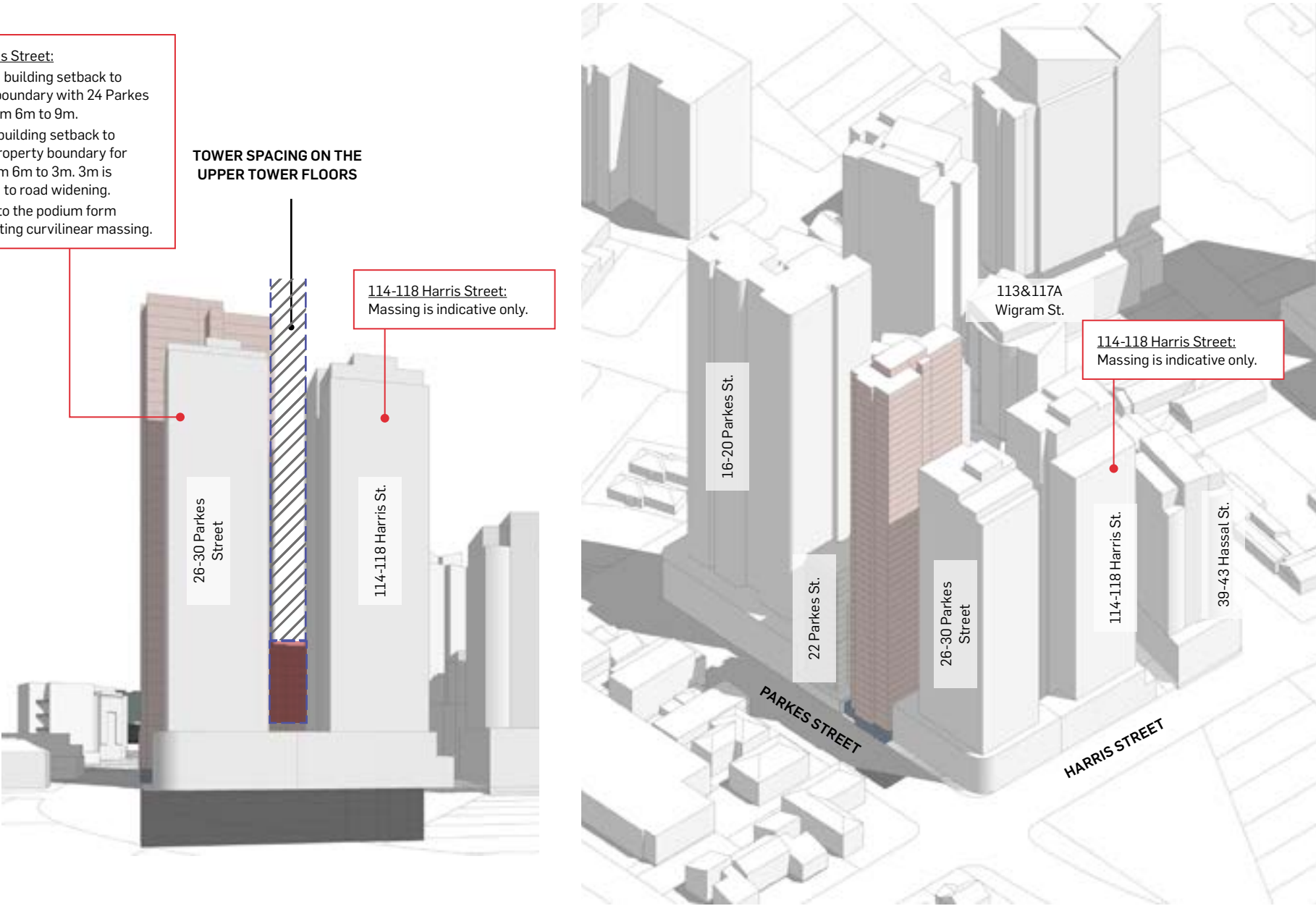


Figure 16 Option 1 indicative massing in context with the urban block

OPTION 2 - SINGLE SITE DEVELOPMENT WITH DUAL TOWERS AND STEPPED HEIGHT

LEGEND

Subject Site

Tower Footprint

Podium

Circulation Core

Creek Easement

Open Space Provision

3m road widening easement

SETBACK STRATEGY

0m setback or blank wall treatment

3-4.5m side setback - highlight window treatment

4.5-5.5m side setback - highlight window treatment

6m side setback - highlight window treatment

3m tower front setback

≥9m setback - windows of habitable rooms

Windows to habitable rooms



Figure 17 Option 2 built form setback strategy

OPTION2 - SINGLE SITE DEVELOPMENT WITH DUAL TOWERS AND STEPPED HEIGHT

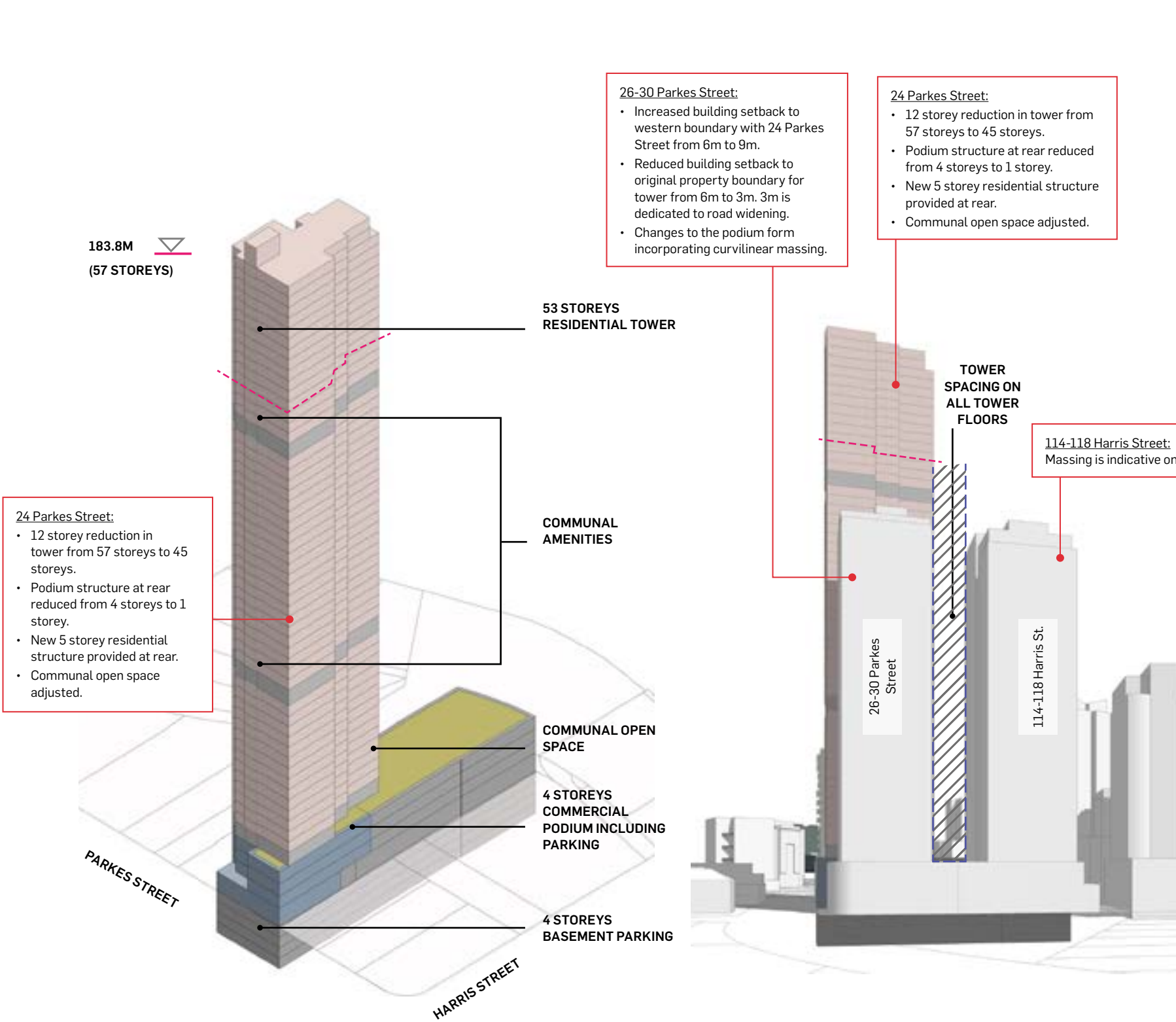


Figure 18 Option 2 built form components

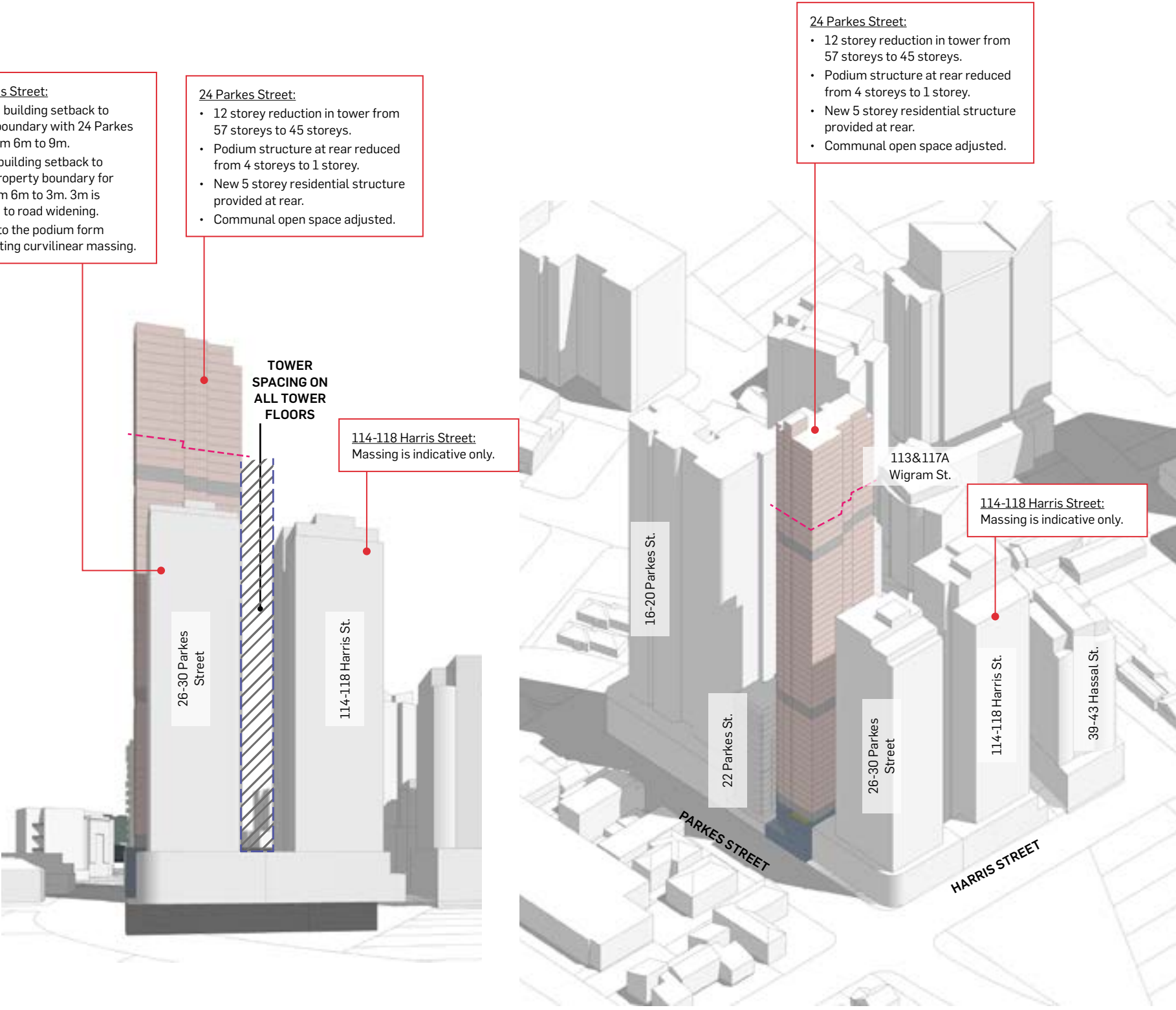


Figure 20 Option 2 spacing between tower built forms

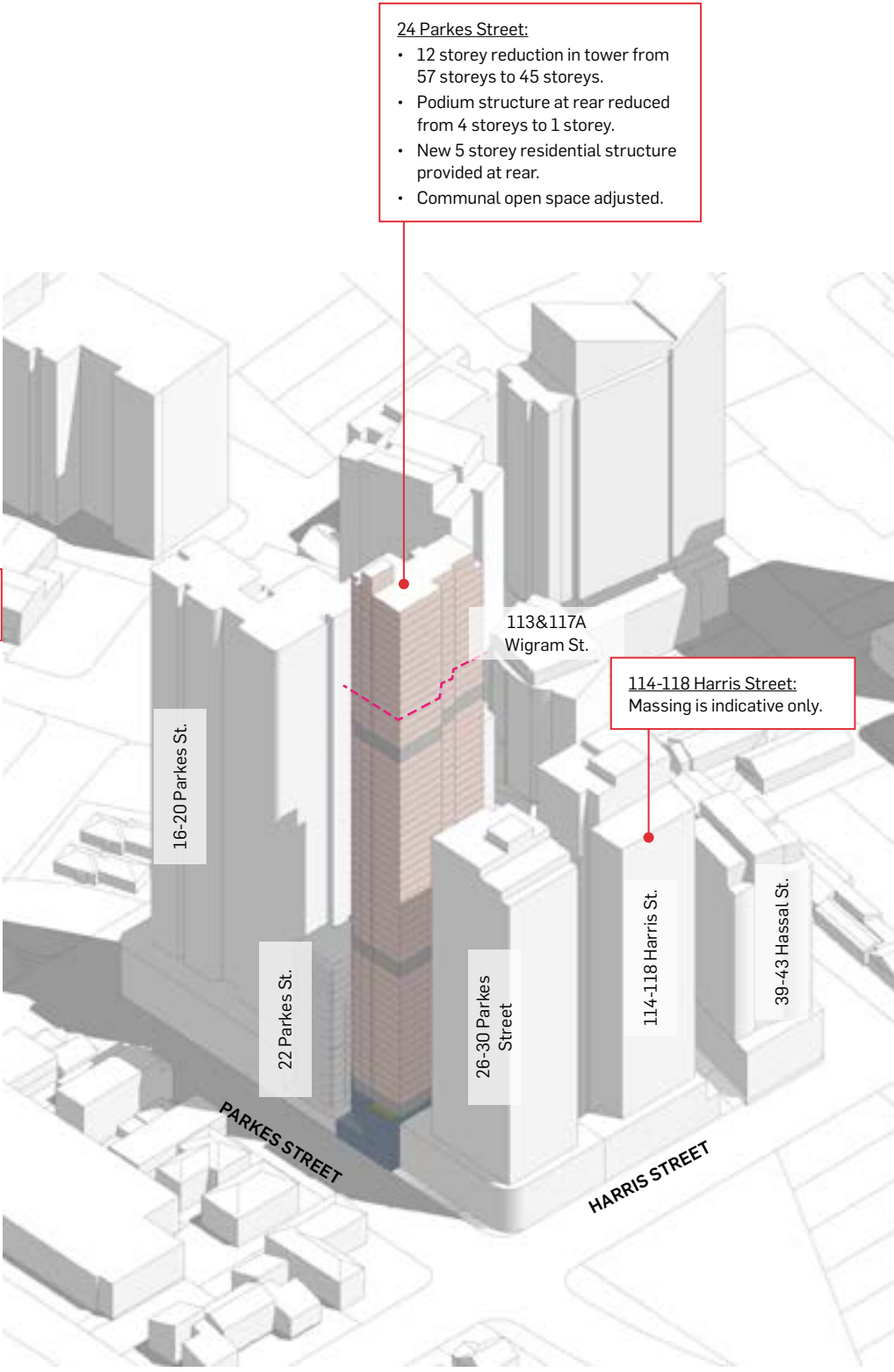


Figure 19 Option 2 indicative massing in context with the urban block

OPTION 3- AMALGAMATED SITE DEVELOPMENT WITH LARGE EAST WEST TOWER

LEGEND

Subject Site

Tower Footprint

Podium

Circulation Core

Creek Easement

Open Space Provision

3m road widening easement

SETBACK STRATEGY

0m setback or blank wall treatment

3-4.5m side setback - highlight window treatment

4.5-5.5m side setback - highlight window treatment

6m side setback - highlight window treatment

3m tower front setback

≥9m setback - windows of habitable rooms

Windows to habitable rooms



Figure 21 Option 3 built form setback strategy

OPTION 3- AMALGAMATED SITE DEVELOPMENT WITH LARGE EAST WEST TOWER

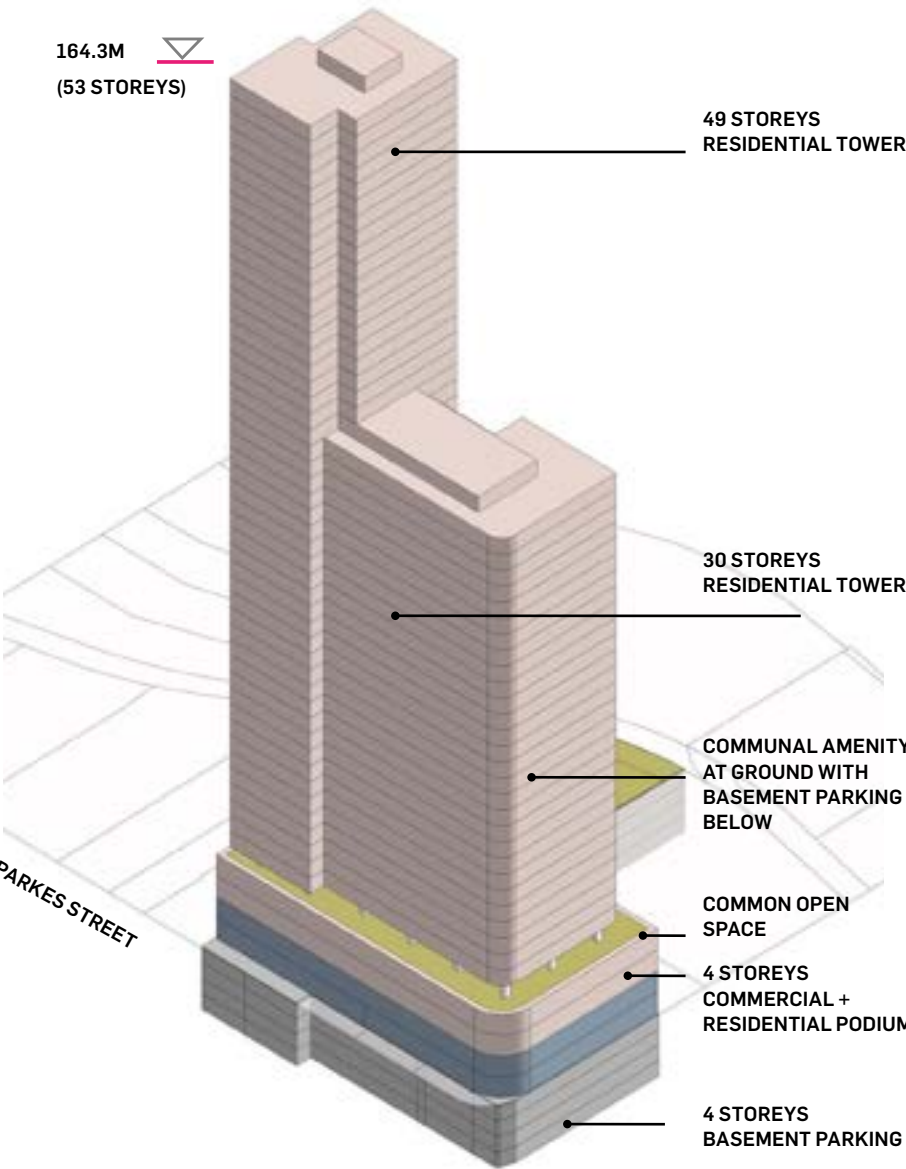


Figure 22 Option 3 built form components

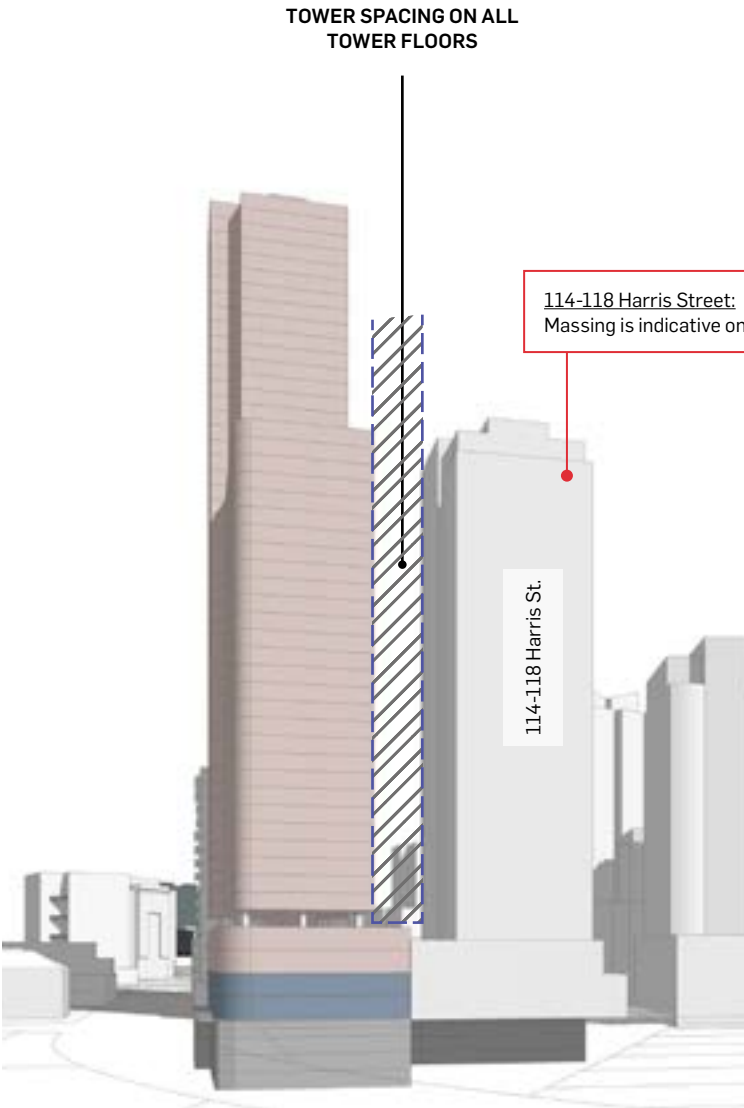


Figure 23 Option 3 spacing between tower built forms

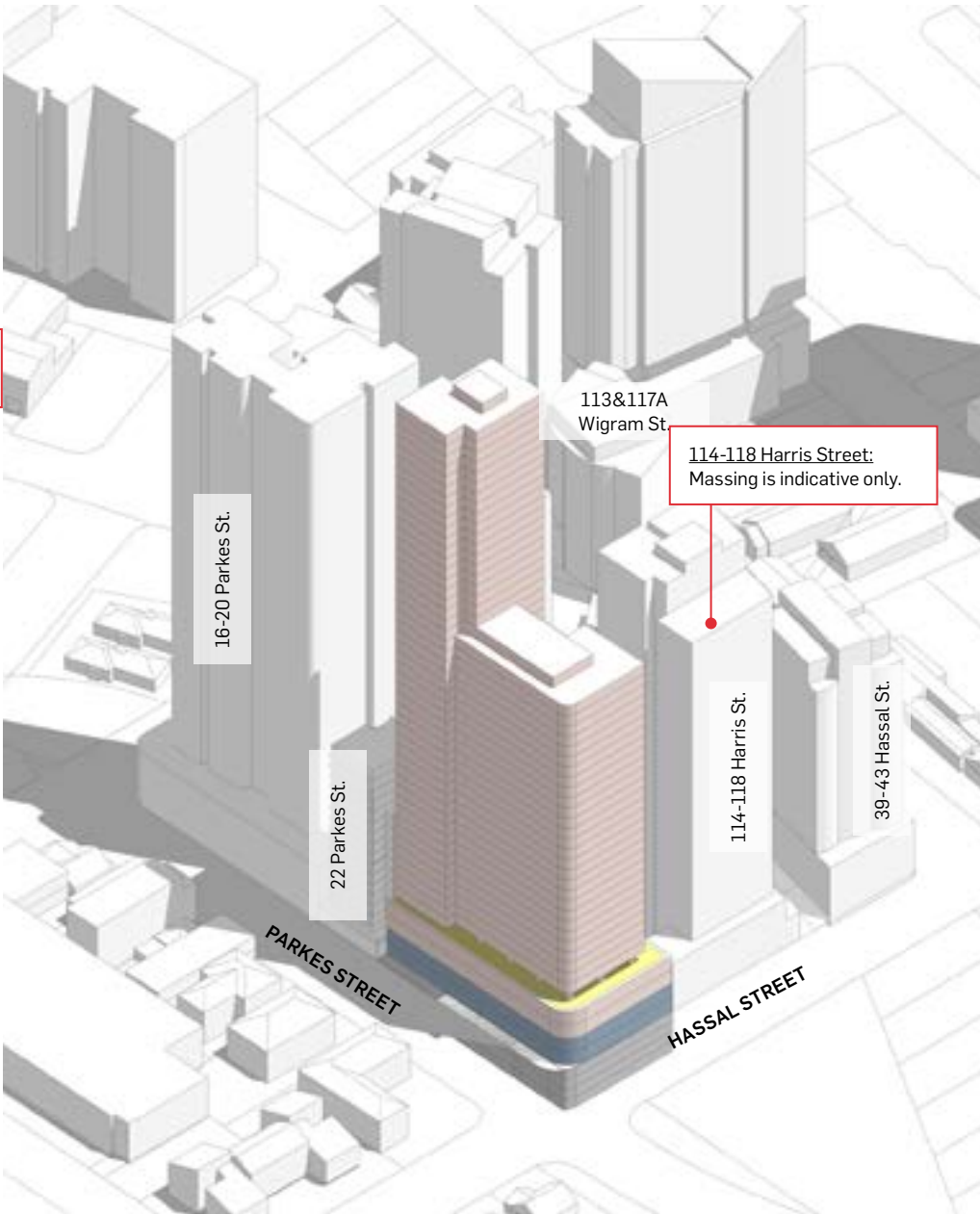


Figure 24 Option 2 indicative massing in context with the urban block

URBAN BLOCK ANALYSIS

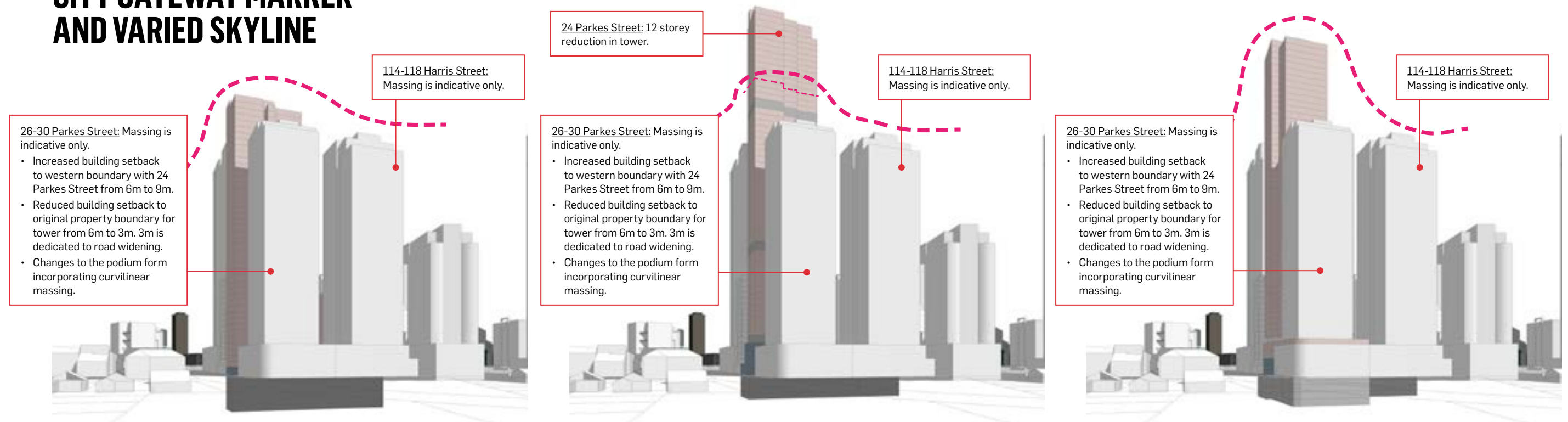
The following urban block analysis considers to the built form options in the context of the urban block under the following themes:

- City gateway marker and varied skyline;
- Streetscape composition;
- Shadow impact study to the Experiment Cottage Farm; and
- Open space and amenities.

KEY INSIGHTS

- Both Option 1 and 2 provides breaks between buildings to allow wind and solar access.
- Building punctuation provides stronger marker for city centre gateway and resulting a dynamic skyline as illustrates by Option 2 and 3.

CITY GATEWAY MARKER AND VARIED SKYLINE



Option 1: Single Development Site with Dual Towers and Stepped Height

The building envelope under Option 1 creates consistent skyline with little variation and interest. As a result, it doesn't provide an interesting gateway marker to the CBD and appears instead as a bulky urban form when considered against tower height buildings on the opposite side of the road.

Option 2: Single Development Site with Single Tower

The building envelope under Option 2 resulting a varied skyline and provides punctuation to the urban block. 24 Parkes Street performs as a gateway marker to the Parramatta CBD. Similar to Option 1, the proposed building envelope allows breaks between buildings to allow wind flows and solar access.

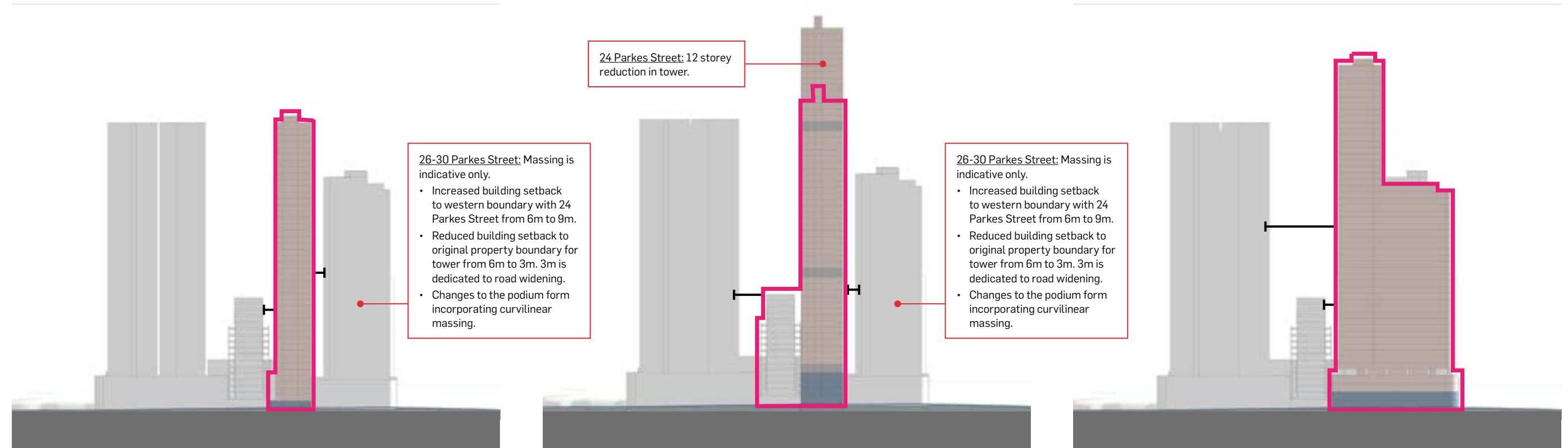
Option 3: Amalgamated Development Sites with Single Towers

The Option 3 building envelopes provides punctuation resulting a dynamic skyline, similar to Option 2. However, the building length along Parkes St creates a solid streetwall which minimise wind flows and solar access to the building.

STREETSCAPE COMPOSITION

KEY INSIGHTS

- Option 2 provides a balanced streetscape composition by integrating the built form combining 22 Parkes Street and 24 Parkes Street as a single component.



Option 1: Single Development Site with Dual Towers and Stepped Height

In option 1, the building envelope of 24 Parkes Street considered as one single element apart from the adjoining buildings creating a thin and narrow building similar with 22 Parkes St building. This creates an unbalanced building composition along the Parkes Street frontage where the 2 central buildings appear dwarfed by the building massing at the corner end.

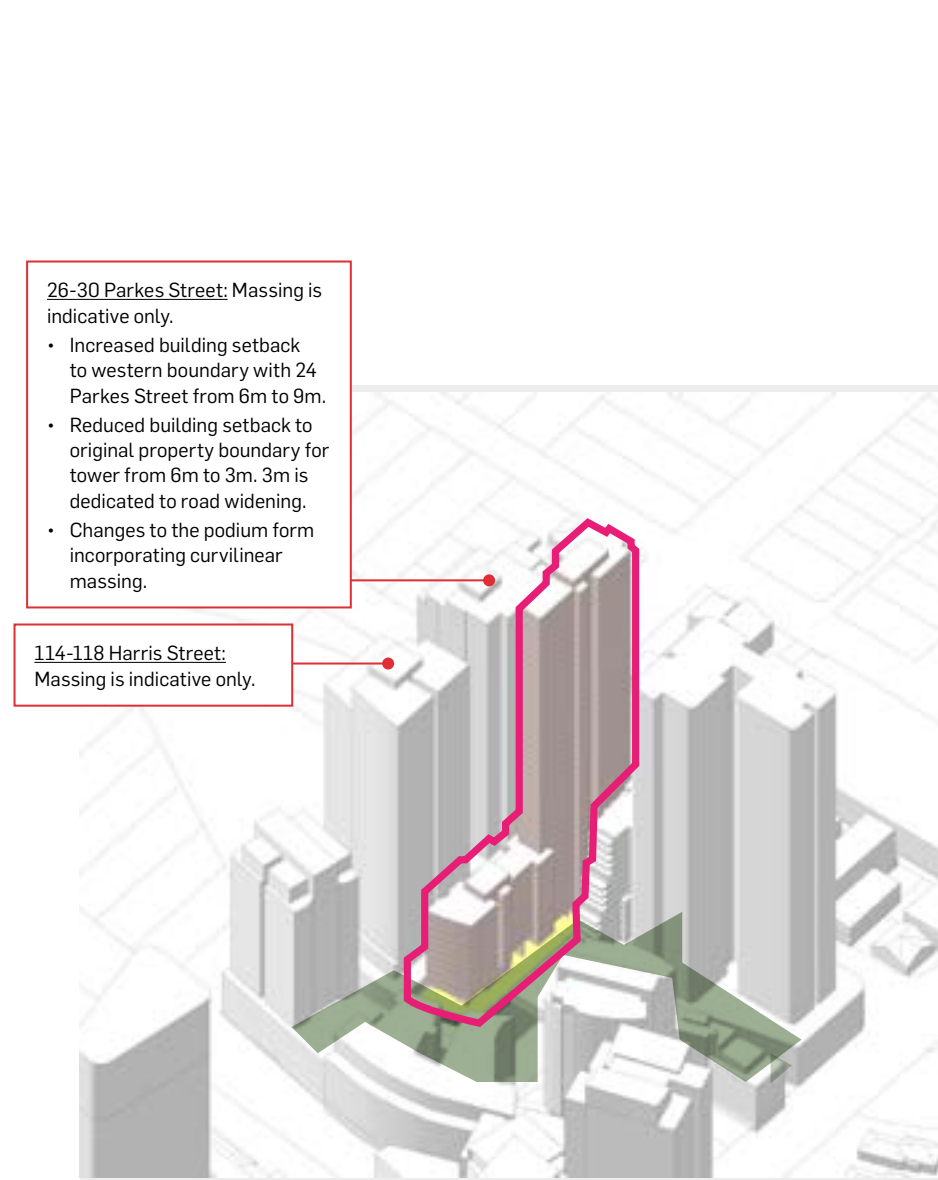
Option 2: Single Development Site on 24 Parkes Street, with integration to 22 Parkes Street

The proposed building envelope under Option 2 consider the massing of 22 Parkes Street and 24 Parkes Street as one single element resulting in a balanced composition with adjoining buildings on 26-30 Parkes St and 14-20 Parkes St. By applying 0m side setbacks to 22 Parkes Street, it optimises the building width.

Option 3: Amalgamated Site with Large East West Tower

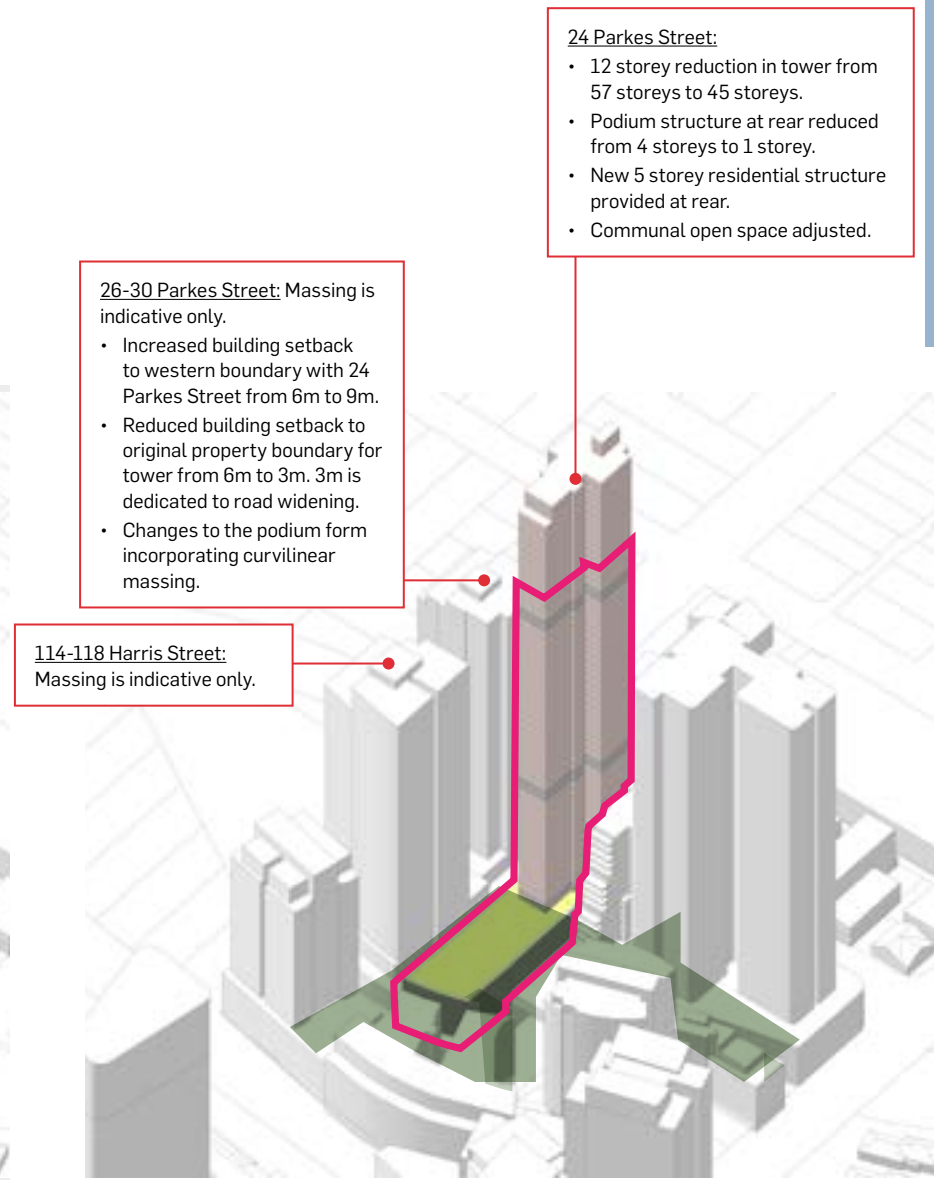
The Option 3 building envelope considers 24-30 Parkes Street as a single amalgamated which results in a long streetwall along Parkes Street. Due to significant scale difference with 22 Parkes St, it creates an unbalanced composition with the Parkes Street frontage where the 24-30 Parkes St and 14-20 Parkes St buildings dwarf 22 Parkes St.

OPEN SPACE AND AMENITIES



Option 1: Single Development Site with Dual Towers and Stepped Height

The Option 1 tower footprint is maximised to create 2 towers to north and south side with different heights. Communal amenity is provided on the podium rooftop level as a double height space with tower forms above. This arrangement results in some overshadowing, particularly at lower level of adjoining buildings. Additionally, the lower building extends to the rear of the urban block. Greater amenity is experienced at upper levels through greater separation between buildings.

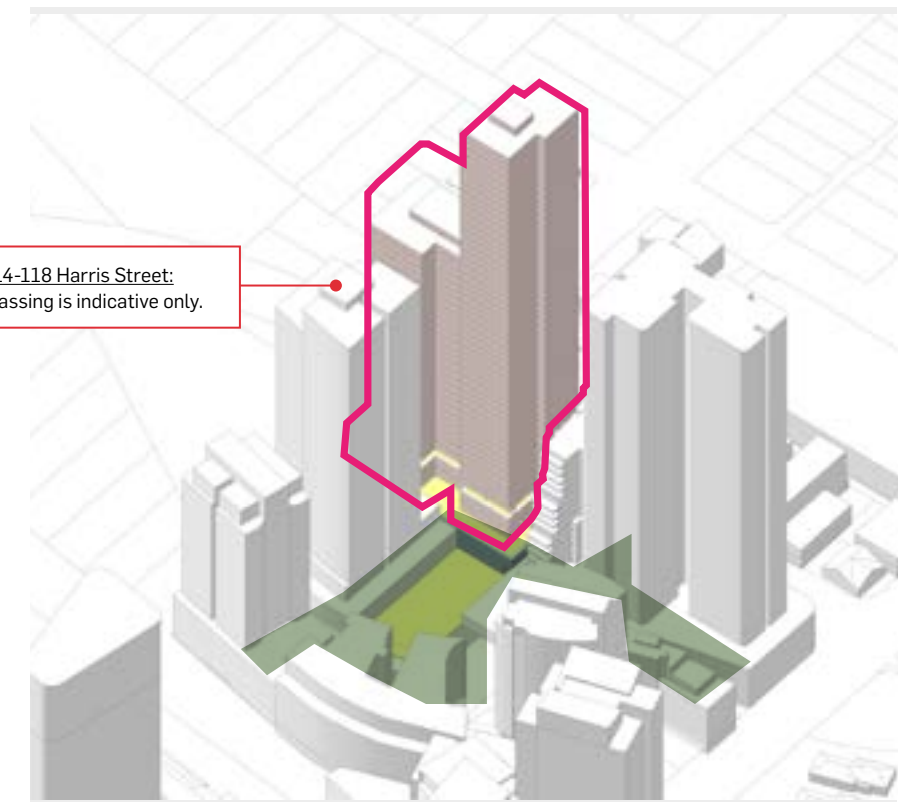


Option 2: Single Development Site with Single Tower

The single tower composition under Option 2 provides significant residential amenity both for 24 Parkes Street and 114-118 Harris Street. This is achieved at the rear of the site, maximising solar access to the communal amenity on the podium rooftop level and lower level residential dwellings in the adjoining buildings. Additionally, the dedicated landscape podium contributes to an overall 'green heart' within the urban block to the benefit of all surrounding occupants.

KEY INSIGHTS

- All built form options provides communal amenities at the podium level within their developments. Option 3 provide additional open space at the ground level rear of the site.
- The strategy of communal space provision at the rear of the site maximise the solar access to the adjoining buildings as well as contribute to central open space within the urban block.

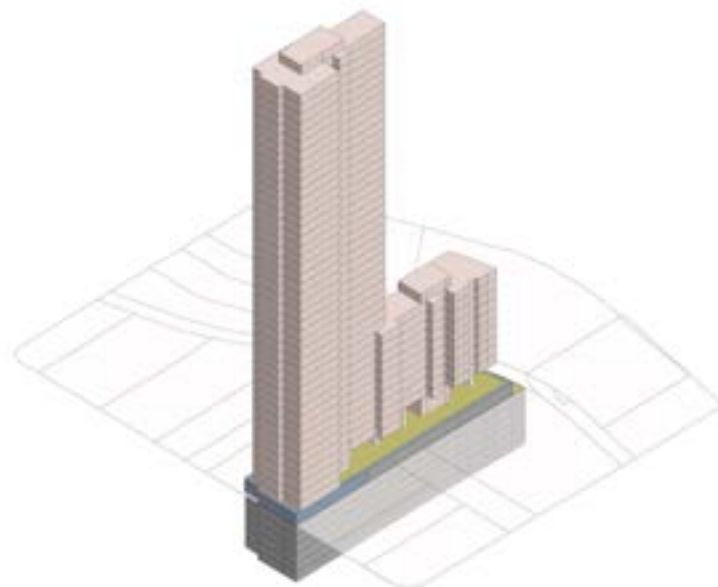


Option 3: Amalgamated Site with Large East West Tower

The option 3 building envelope provides ground level open space at the rear of the site which greatly contributes to the central open space within the urban block and maximises solar access to the adjoining buildings. This open space is located above basement parking. However, due to elongated east-west building orientation, this will result more south facing residential units.

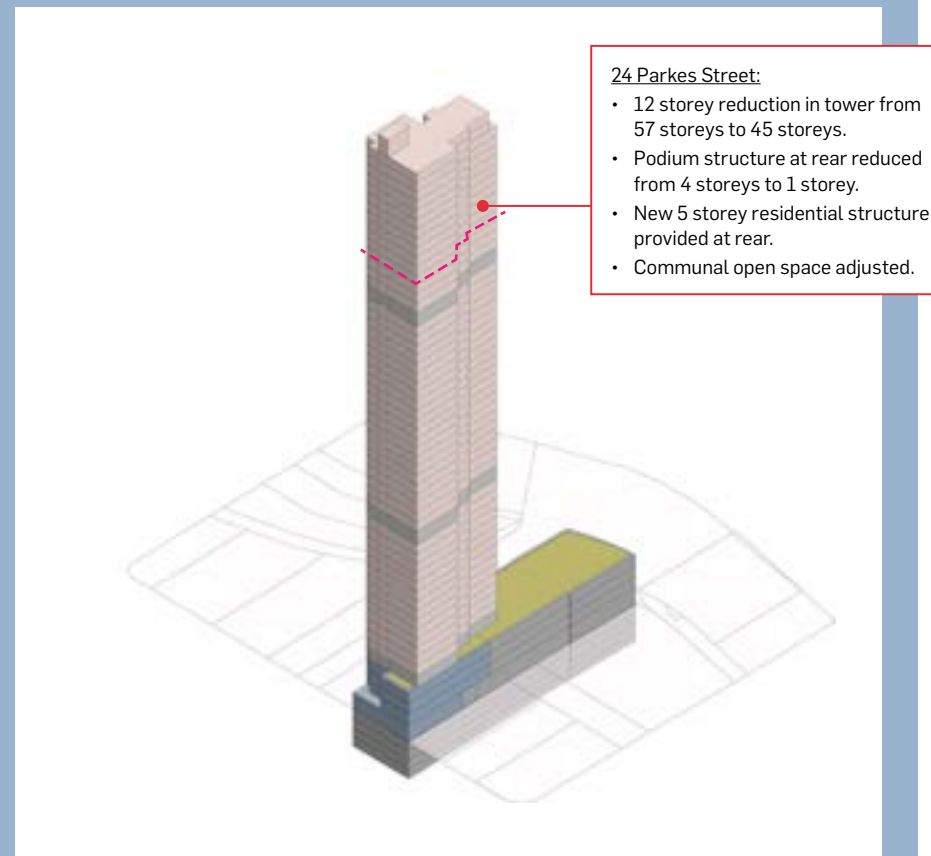
RECOMMENDED SCHEME

PREFERRED OPTION



Option 1: Single Development Site with Dual Towers and Stepped Height

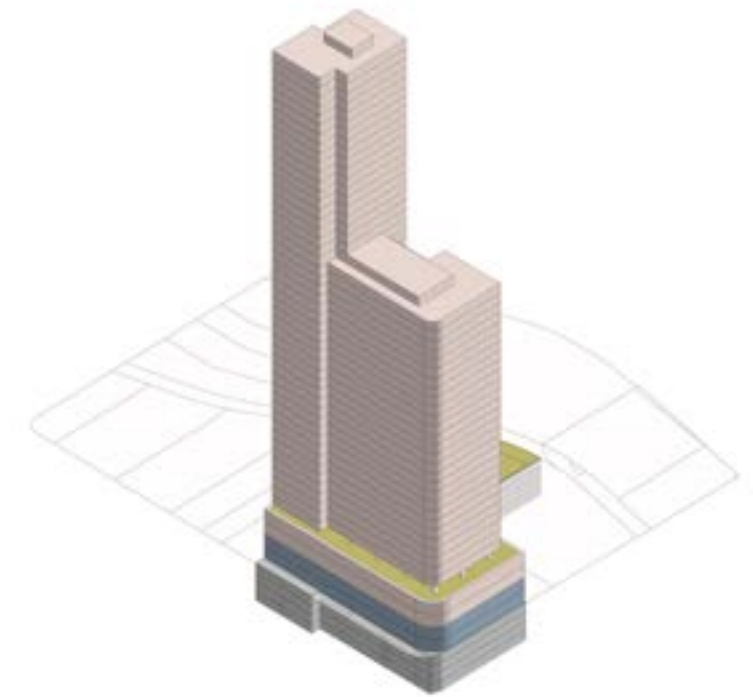
- Maximised tower footprints with narrow north-south orientation building depth reduces sunlight access and residential amenity for adjoining occupants.
- Amenities provided at the rooftop level to the benefit of the residents. However, reduce communal residential amenities and separation
- The tower height doesn't result in vertical punctuation as a city gateway marker to the urban block.
- Detached streetscape composition with 22 Parkes Street requires more side setbacks to the building.



- 24 Parkes Street:
- 12 storey reduction in tower from 57 storeys to 45 storeys.
 - Podium structure at rear reduced from 4 storeys to 1 storey.
 - New 5 storey residential structure provided at rear.
 - Communal open space adjusted.

Option 2: Single Development Site with single tower

- The single tower massing with narrow north south orientation allows significant building separation at the rear of the site, allowing maximum solar access to adjoining buildings.
- Amenities provided at the rooftop and mid tower levels to the benefit of the residents as well as contribution to the urban block common residential amenity.
- The tower height provides significant punctuation resulting a varied skyline which achieve the city gateway principles.
- The combined urban built form with 22 Parkes St provides a balanced proportion to the Parkes Street streetscape composition.



Option 3: Amalgamated Site with Large East West Tower

- East west building results in more south facing residential units where solar exposure requirements may become challenge.
- Ample amenities provided at the rooftop and ground level for the benefit of the residents as well as contribution to the urban block residential amenity.
- The tower height provides significant punctuation resulting a varied skyline which achieve the city gateway principles. However, the tower massing along Parkes St is over domineering of the adjoining building at 22 Parkes St. resulting in an unbalanced Parkes St streetscape composition.

PART C. 24 PARKES STREET

RESIDENTIAL UNITS SOLAR ACCESS ANALYSIS

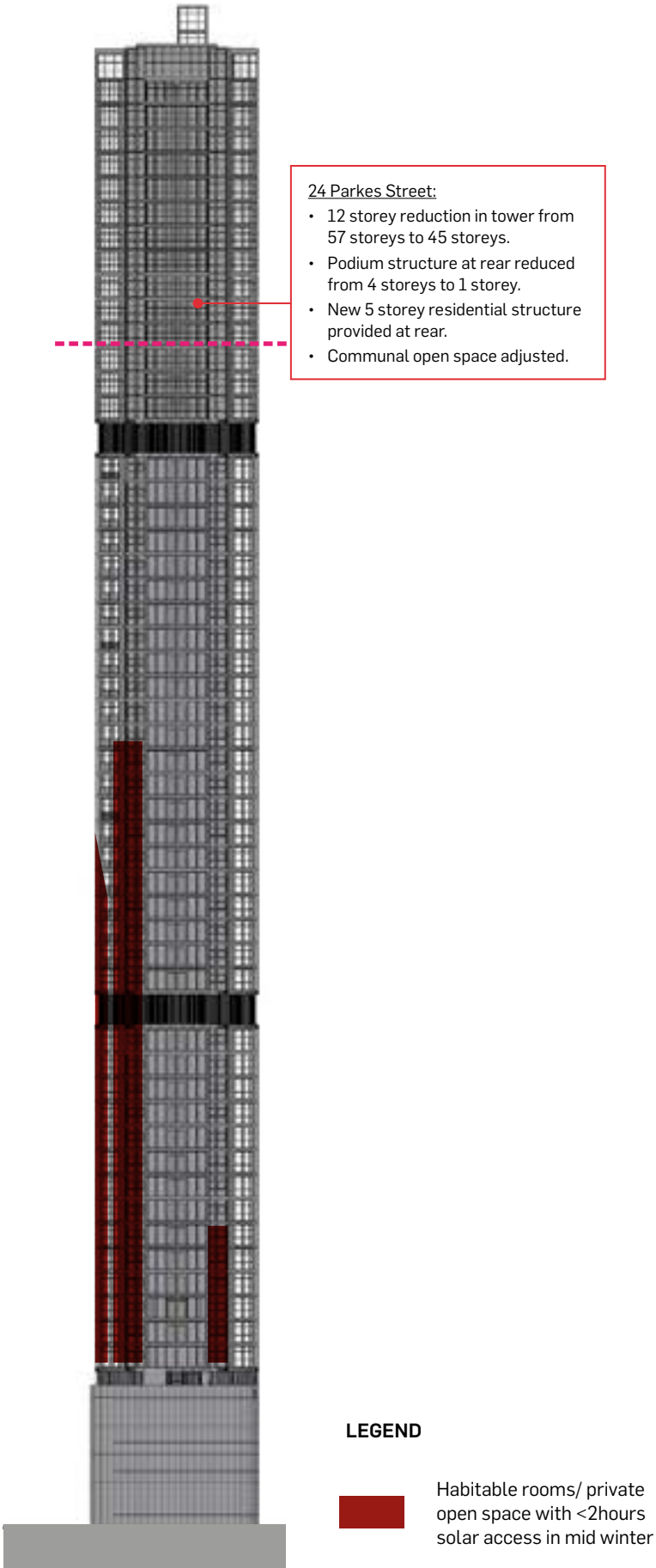


Figure 27 North facing elevation with indicative area received <2hours solar access in mid winter time

RESIDENTIAL UNIT SOLAR ACCESS SUMMARY

	UNIT	%
Total Residential Unit	234	100%
Residential Unit received ≥2 hours solar access	181	77%
Residential Unit received <2 hours solar access	53	23%
Residential units with no direct sunlight (south facing units)	35	15%

KEY INSIGHTS

- 24 Parkes Street residential unit solar access comply with the ADG where 77% of the units receive >2 hours solar access, exceeding 70% minimum threshold and 15% of total units with no direct sunlight.

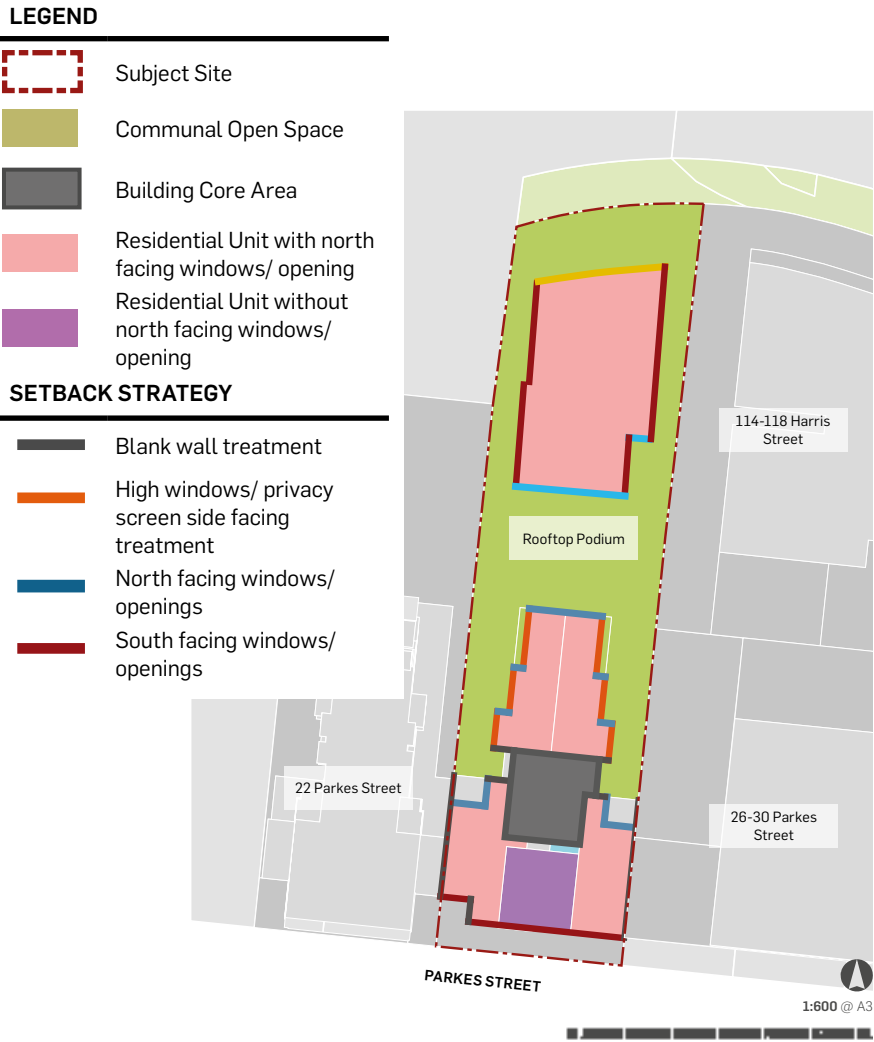


Figure 25 Typical floor residential unit arrangement

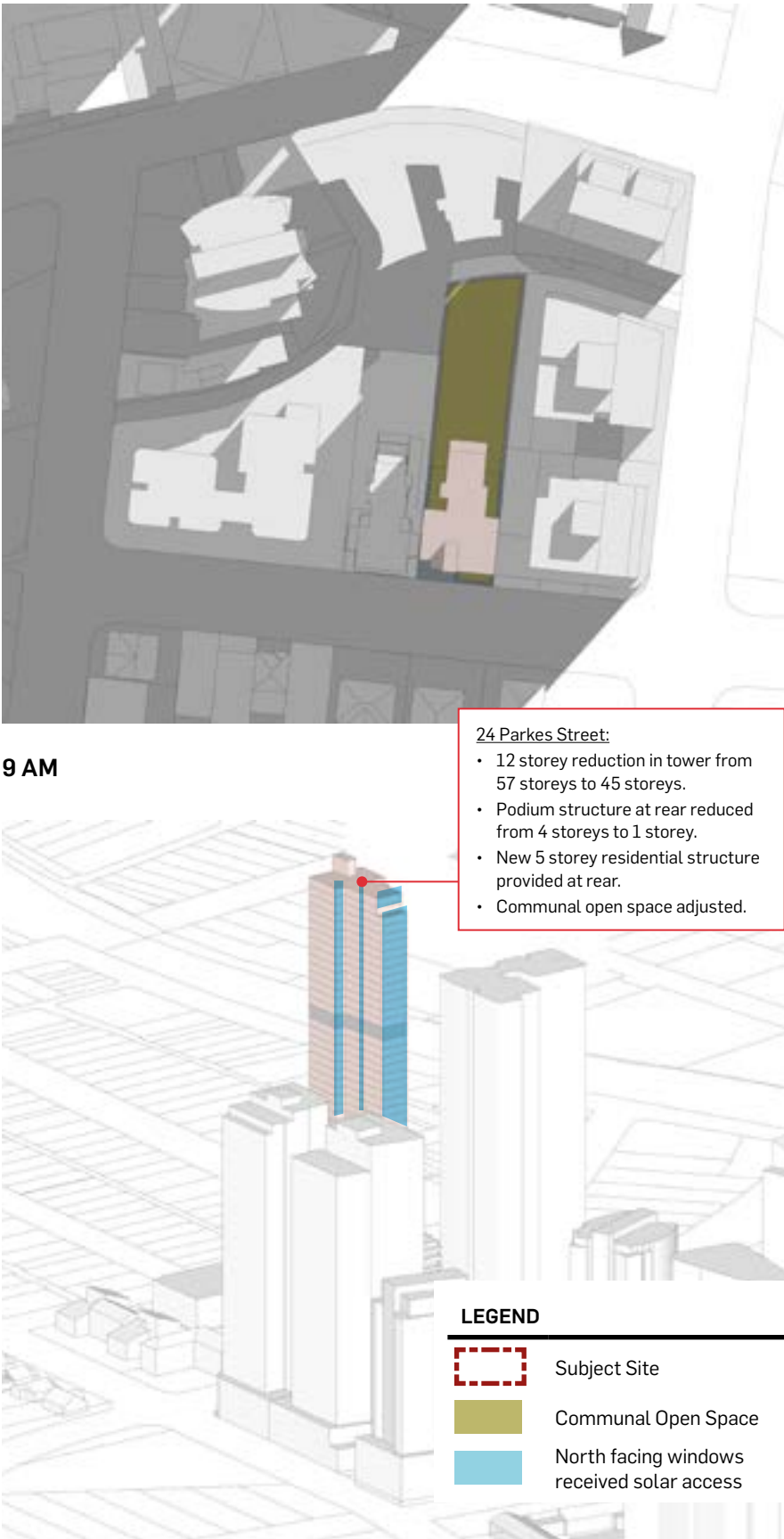
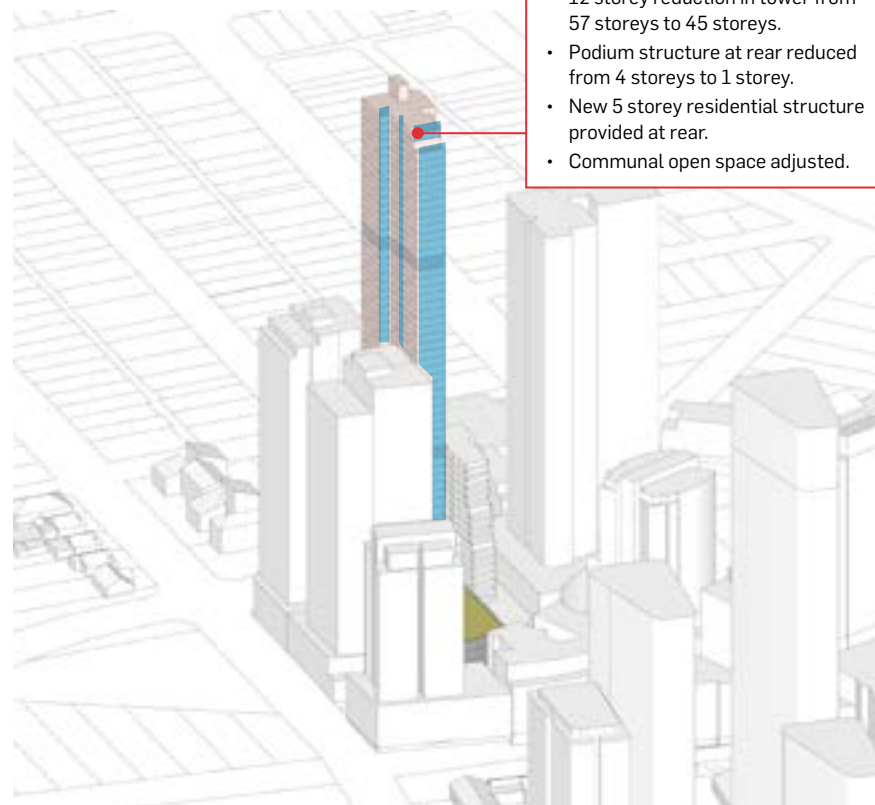


Figure 26 Solar exposure analysis to residential units.



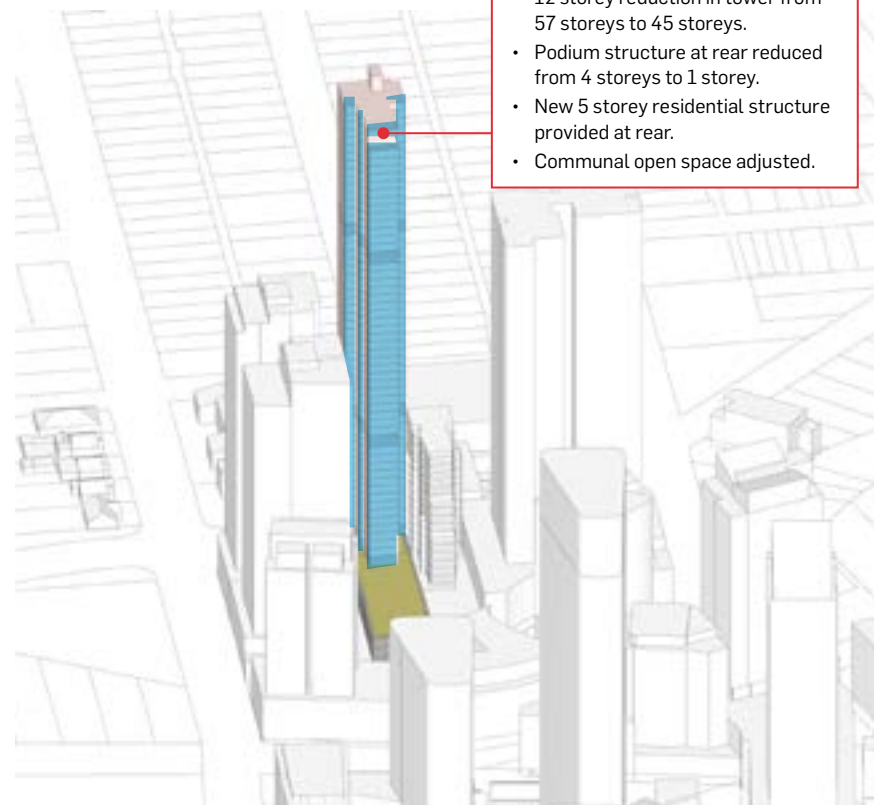
10 AM



- 24 Parkes Street:**
- 12 storey reduction in tower from 57 storeys to 45 storeys.
 - Podium structure at rear reduced from 4 storeys to 1 storey.
 - New 5 storey residential structure provided at rear.
 - Communal open space adjusted.



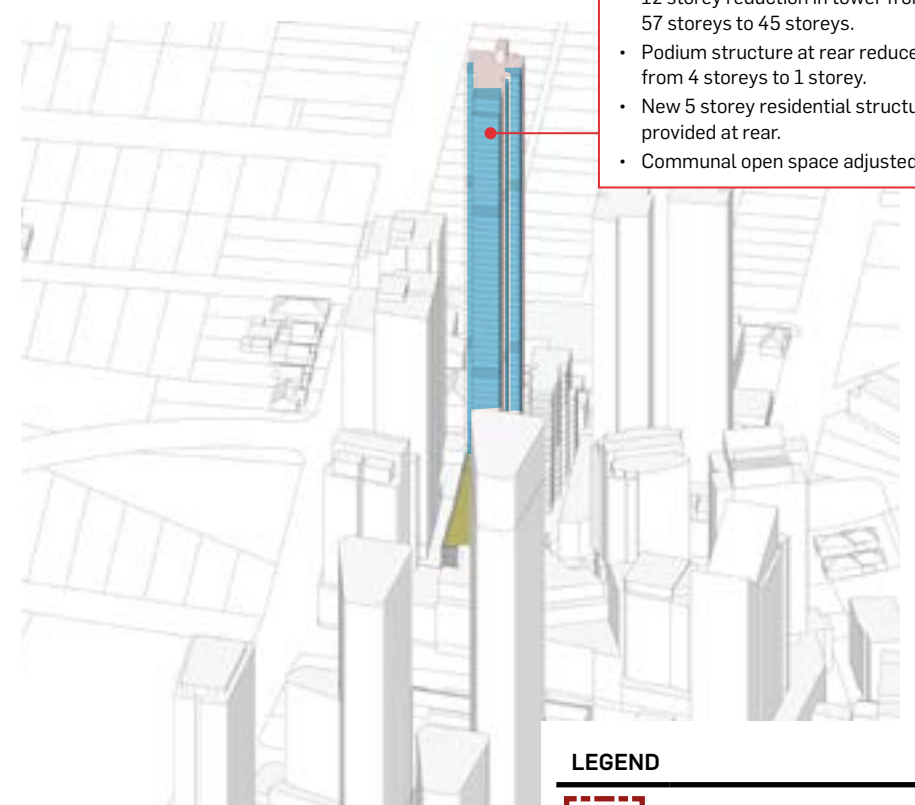
11 PM



- 24 Parkes Street:**
- 12 storey reduction in tower from 57 storeys to 45 storeys.
 - Podium structure at rear reduced from 4 storeys to 1 storey.
 - New 5 storey residential structure provided at rear.
 - Communal open space adjusted.



12 PM



- 24 Parkes Street:**
- 12 storey reduction in tower from 57 storeys to 45 storeys.
 - Podium structure at rear reduced from 4 storeys to 1 storey.
 - New 5 storey residential structure provided at rear.
 - Communal open space adjusted.

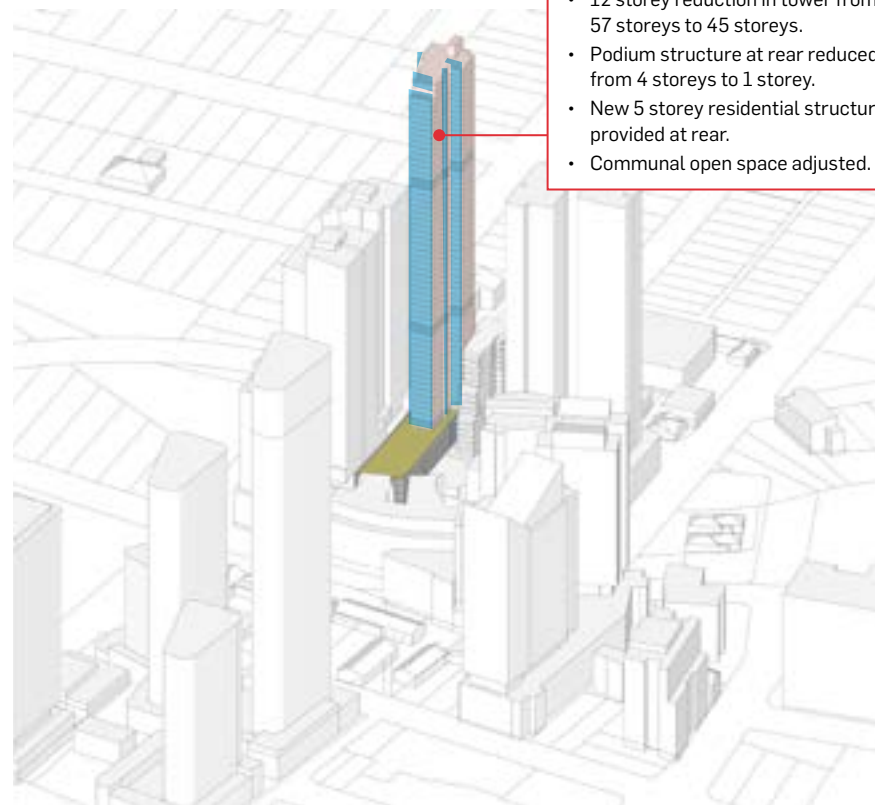
LEGEND

- Subject Site
- Communal Open Space
- North facing windows received solar access

Figure 28 Solar exposure analysis to residential units.

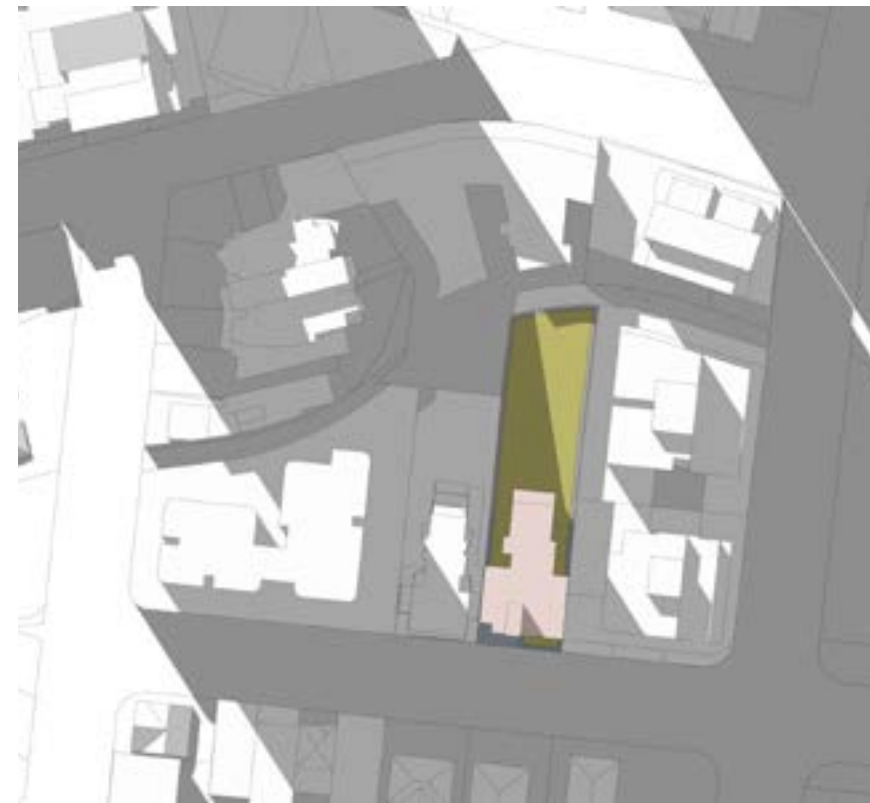


1 PM

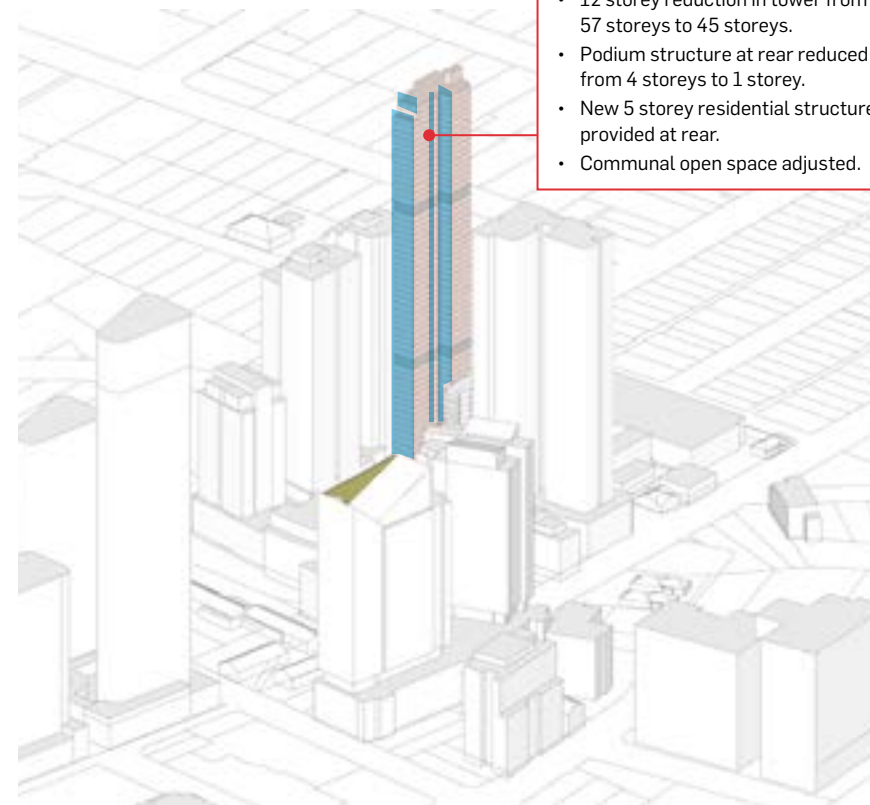


24 Parkes Street:

- 12 storey reduction in tower from 57 storeys to 45 storeys.
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- New 5 storey residential structure provided at rear.
- Communal open space adjusted.



2 PM

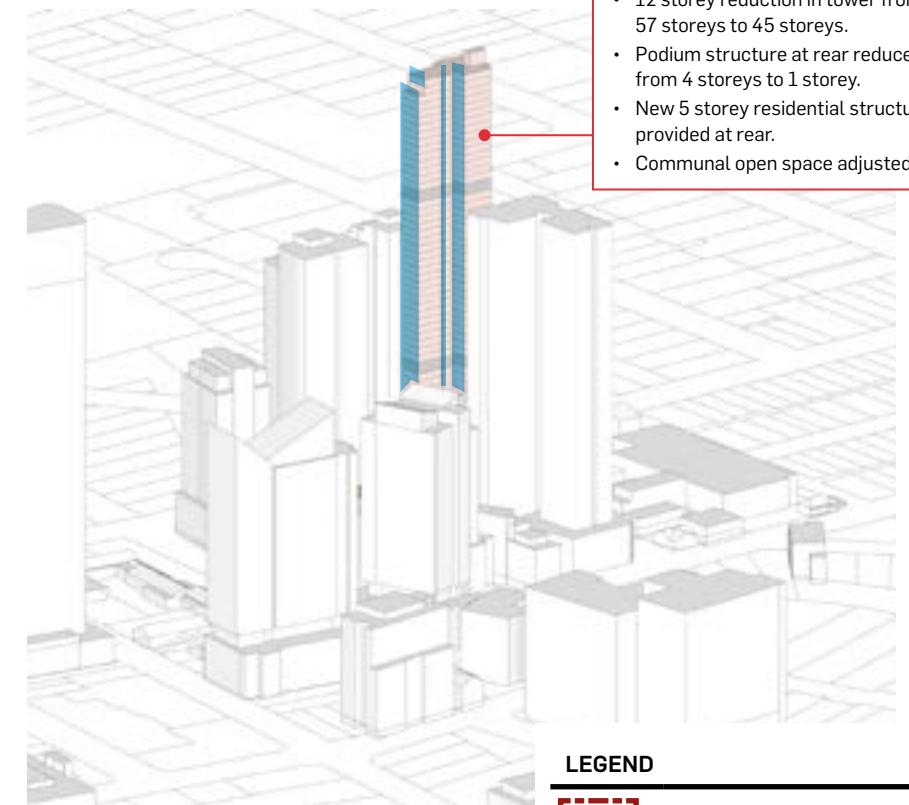


24 Parkes Street:

- 12 storey reduction in tower from 57 storeys to 45 storeys.
- Podium structure at rear reduced from 4 storeys to 1 storey.
- New 5 storey residential structure provided at rear.
- Communal open space adjusted.



3 PM



24 Parkes Street:

- 12 storey reduction in tower from 57 storeys to 45 storeys.
- Podium structure at rear reduced from 4 storeys to 1 storey.
- New 5 storey residential structure provided at rear.
- Communal open space adjusted.

LEGEND




-  Subject Site
-  Communal Open Space
-  North facing windows received solar access

Figure 29 Solar exposure analysis to residential units.

BUILDING HEIGHT AND FACADE CHARACTER

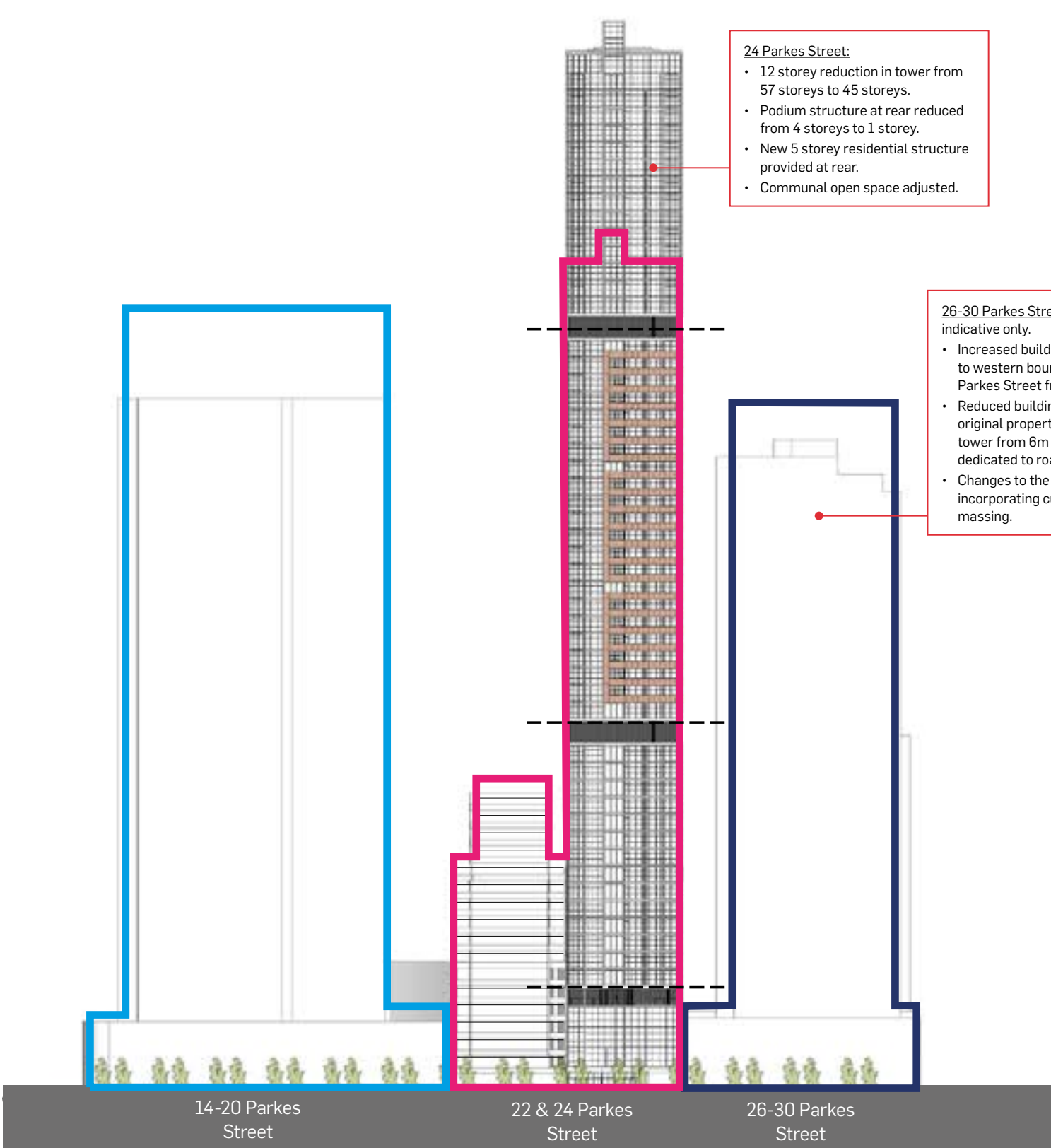


Figure 30 Built Form Composition from Parkes Street

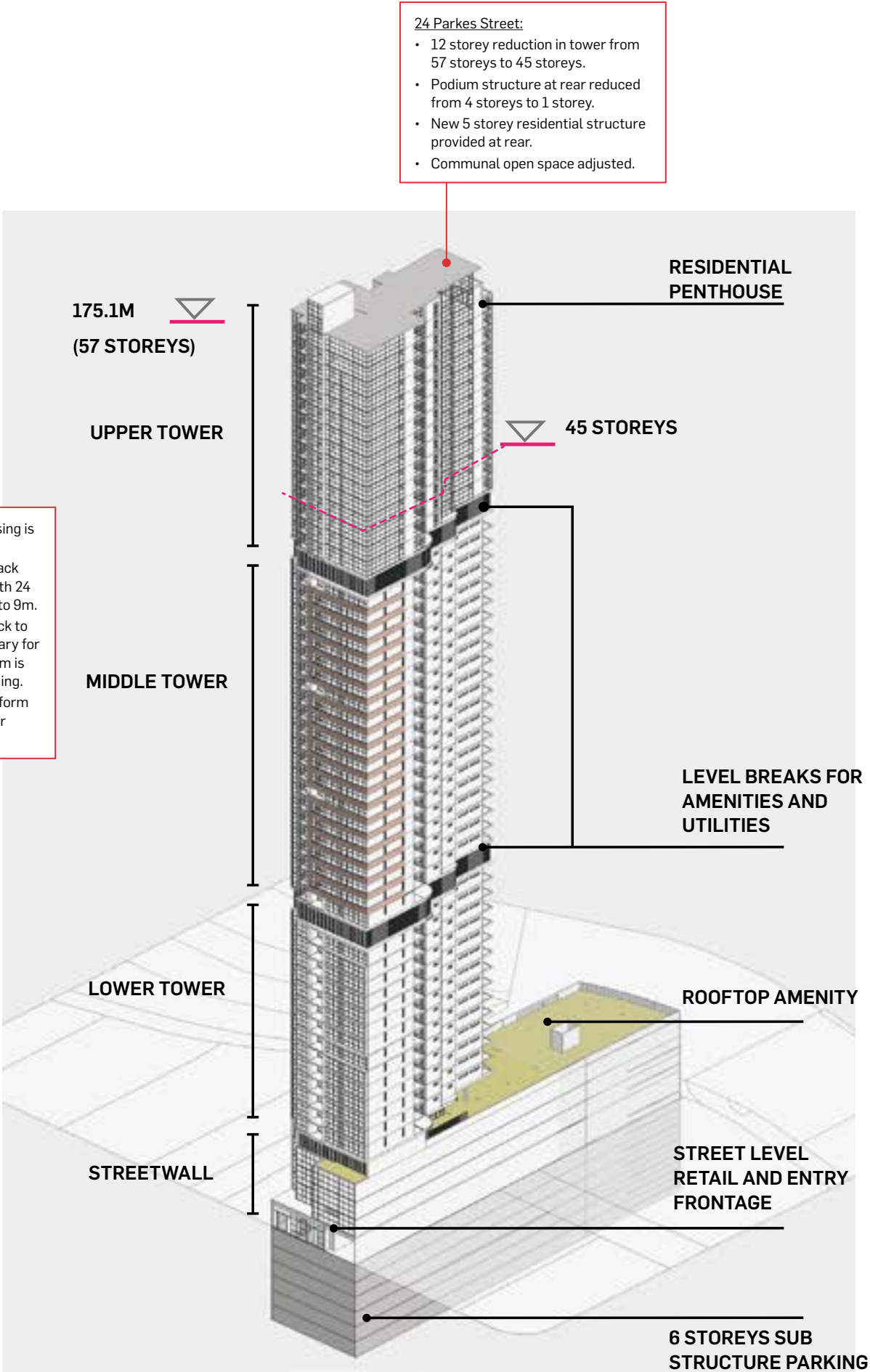


Figure 31 Building Height, function, and facade character

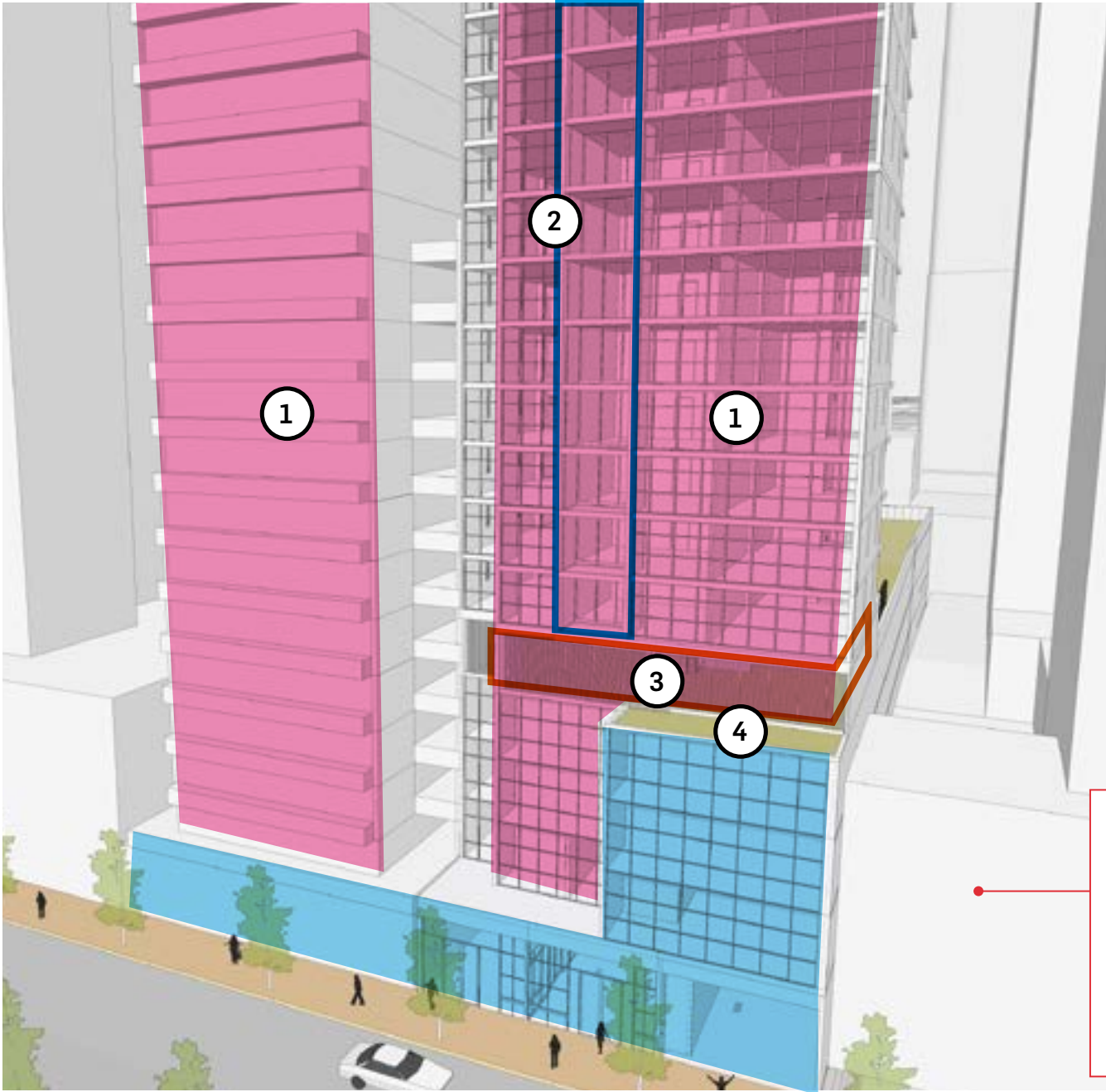
VARIED SKYLINE WITHIN THE URBAN BLOCK





Figure 33 Varied skyline on Parkes Street - Harris Street urban block - View from Harris Street (South)

BUILT FORM ARTICULATION AND FACADE STRATEGY

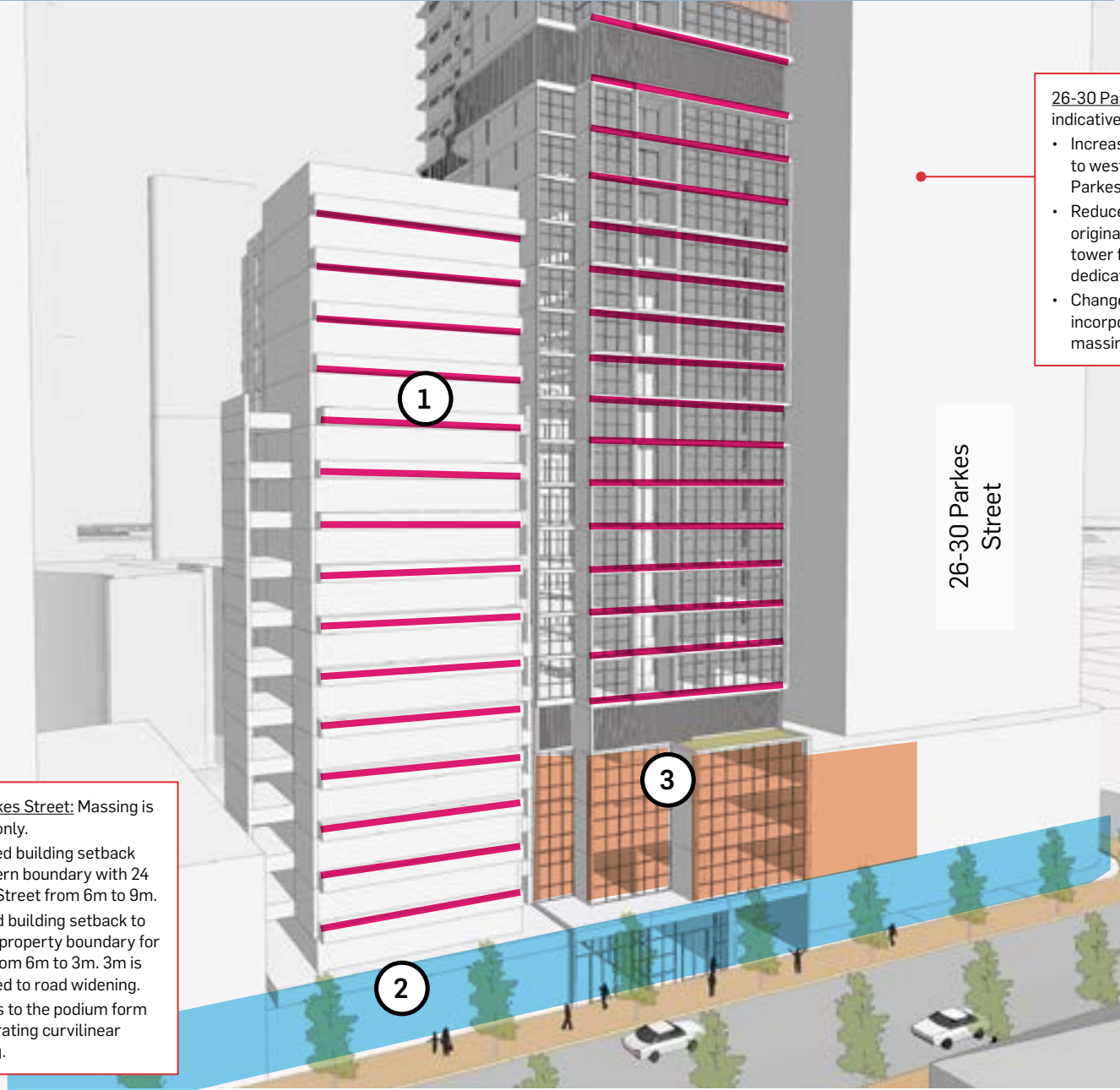


Front Elevation Building Articulation and Setback

1. Articulated facade to adjoining 22 Parkes street built form articulation
2. Punctuation on the building façades for balconies and vertical element
3. Podium to tower level break functions as communal amenities for the residents.
4. An extra 3m tower setback from 0m podium setback as a built form transition respond.

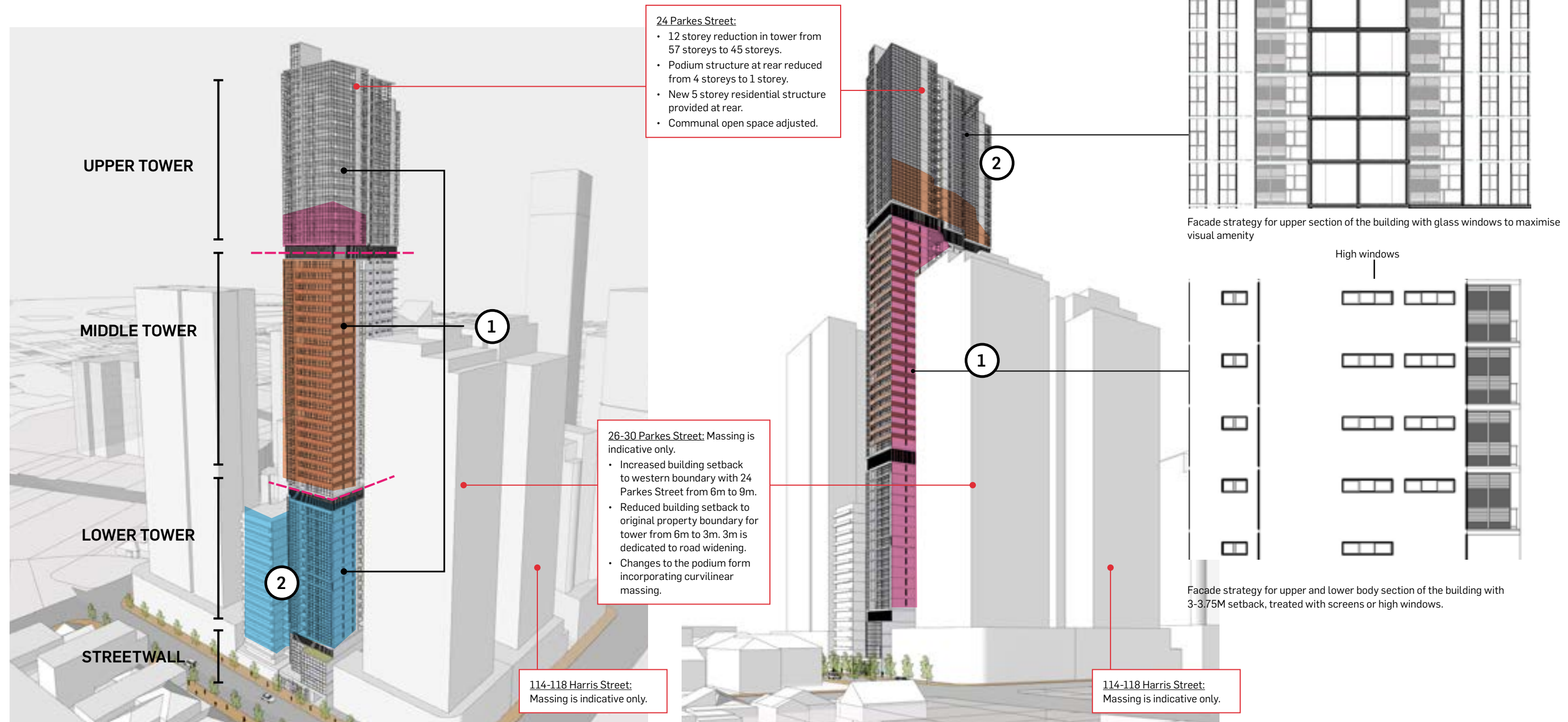
KEY INSIGHTS

- 24 Parkes street building design demonstrates a contextual strategy to respond to surrounding buildings through tower articulation, continuous street level experience and facade treatment to the side setbacks. At the same time it creates dynamic facade character and distinctive responds to the surrounding buildings.



Horizontal Articulation

1. Similar horizontal facade articulation for each level to 22 Parkes street building
2. Continuous street level frontage and experience at ground level.
3. Built form articulation on upper podium level as a transition between adjoining buildings at the 26-30 Parkes St.



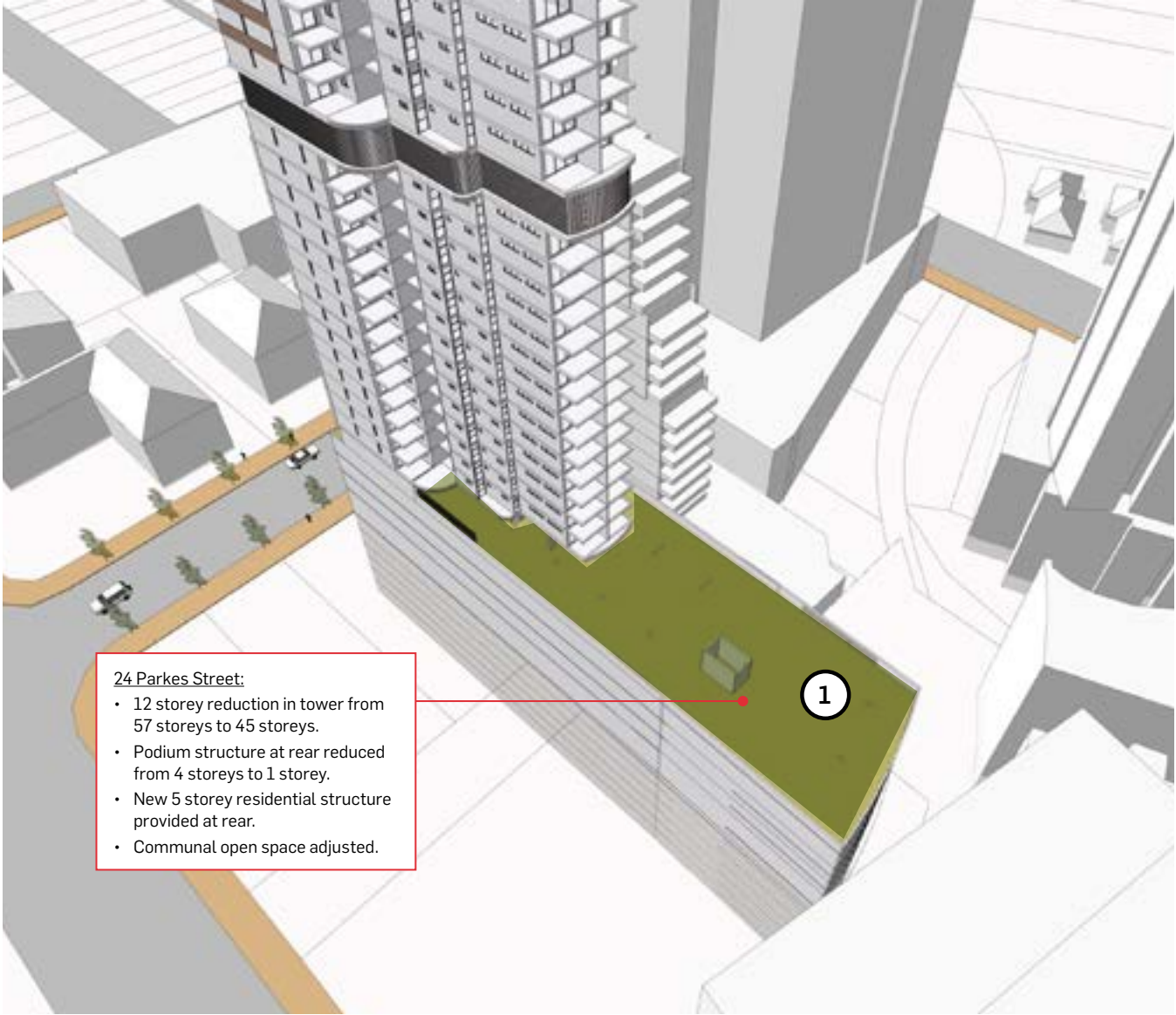
Vertical Articulation

1. Three different facade characters within the residential tower result in a dynamic expression to the building. No balconies on the upper section respond to the higher wind speed on the higher level.
2. Lower tower facade character to match 22 Parkes St expression including the horizontal elements such as fins.

Side Facade Strategy

1. Combination between blank walls, high windows and privacy screen for lower to middle level to respond adjoining built form
2. Glass window facade to the upper section to maximize visual amenity throughout the residential units.

COMMUNAL AMENITIES PROVISION

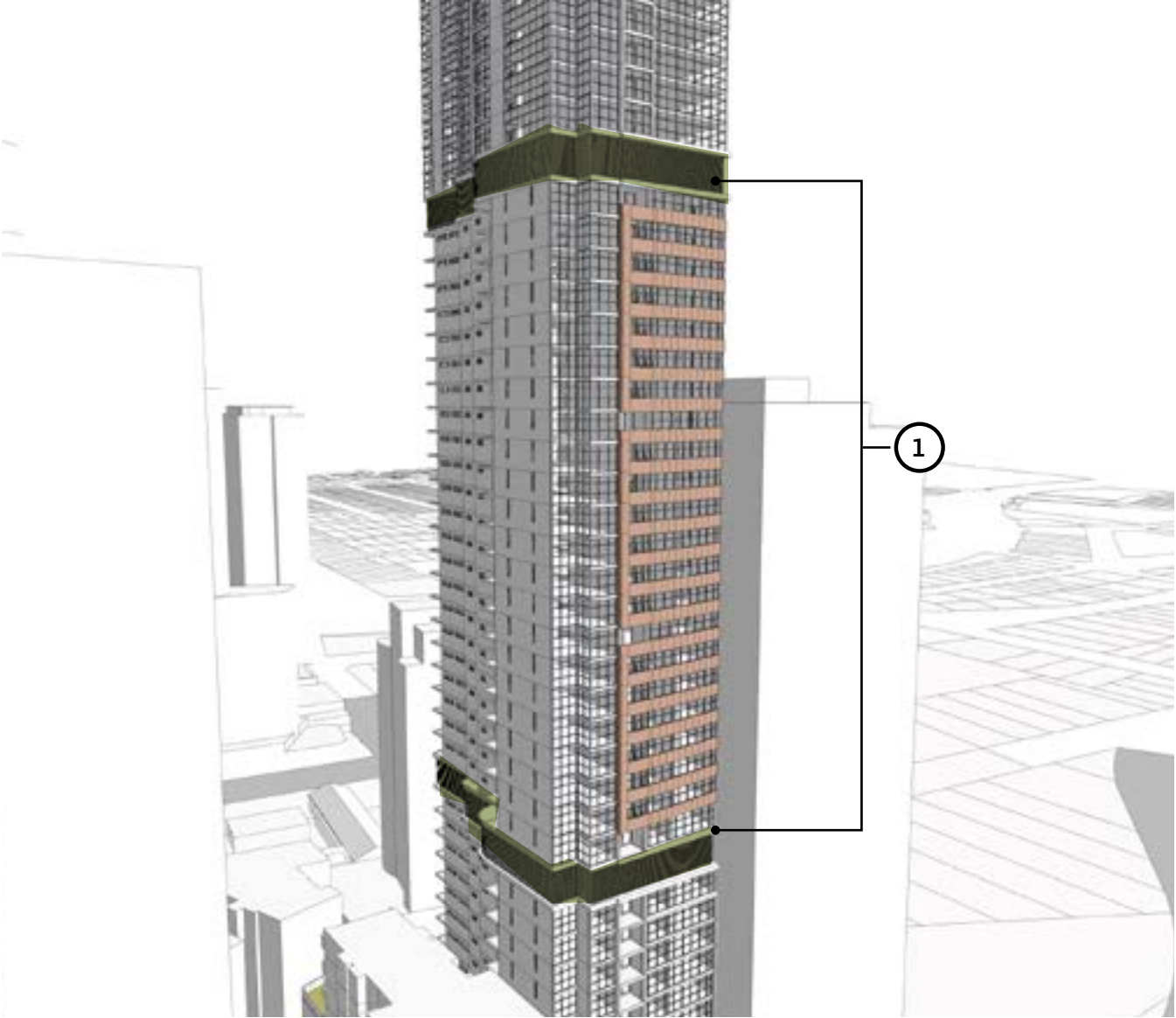


Rooftop Podium

1. Rooftop podium open space as amenity for residents and contribution to residential visual amenity within the urban block.

KEY INSIGHTS

- The provision of communal open spaces within 24 Parkes street proposed building benefit the residents and the residential visual amenity. The north facing rooftop podium allows ample solar exposure throughout the day to the open space and adjoining buildings.



Communal Open Space In Between Floors

1. Level breaks between residential tower act as amenities for the resident as well as utility spaces.

STREET FRONTAGE CHARACTER

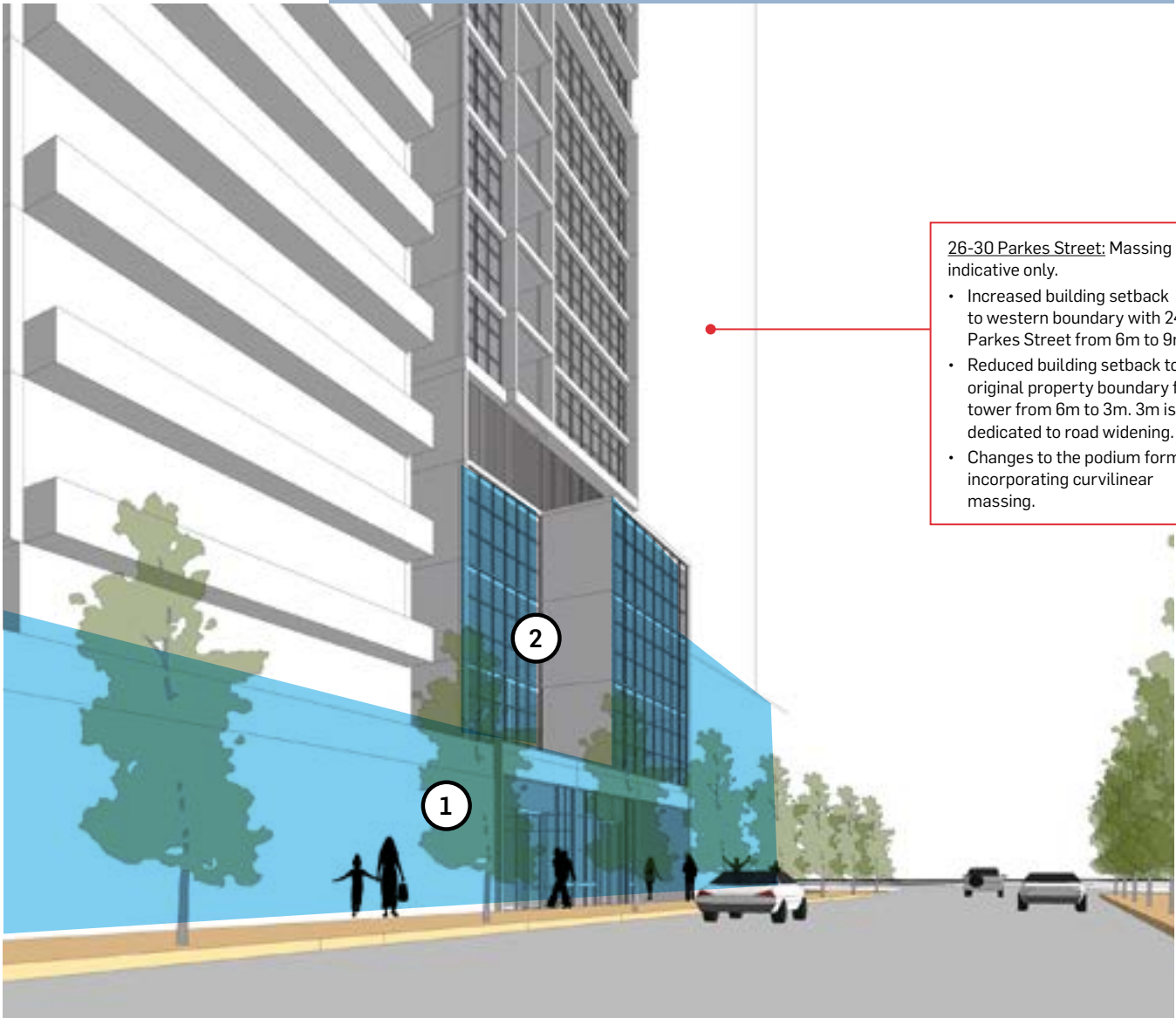


Activating the street

- 1. Active streetscape with retail frontage and entrance with double height lobby

KEY INSIGHTS

- 24 Parkes St proposed building has demonstrate a good strategy to achieve safe and vibrant human scale streetscape through activated frontage; podium articulation and facade expression strategy.



26-30 Parkes Street: Massing is indicative only.

- Increased building setback to western boundary with 24 Parkes Street from 6m to 9m.
- Reduced building setback to original property boundary for tower from 6m to 3m. 3m is dedicated to road widening.
- Changes to the podium form incorporating curvilinear massing.

Podium Articulation

- 1. Continuous podium at the ground level and a transitional massing the built form on the upper level to respond adjoining buildings
- 2. Transparent expression through window glass treatment to provide 'light' effect to the street.

2.0 CONCLUSION

- NOTE: 3D massing has not been amended.** Revised schemes propose the following changes:
- 24 Parkes Street:
- 12 storey reduction in tower from 57 storeys to 45 storeys.
 - Podium structure at rear reduced from 4 storeys to 1 storey.
 - New 5 storey residential structure provided at rear.
 - Communal open space adjusted.
- 26-30 Parkes Street:
- Increased building setback to western boundary with 24 Parkes Street from 6m to 9m.
 - Reduced building setback to original property boundary for tower from 6m to 3m. 3m is dedicated to road widening.
 - Changes to the podium form incorporating curvilinear massing.

The overall built form massing for 24 Parkes Street has been developed in response to:

- The emerging built form of the urban block bounded by Harris, Parkes, Wigram and Hassall Streets; and
- Guided by the following principles to contribute towards the growth and enhancement of the urban block precinct at the south-east corner of Parramatta City Centre:
 - City centre gateway;
 - Balanced streetscape composition
 - Continuous podium form
 - A contiguous green space
 - Built form articulation;
 - Communal open space; and
 - Street activation.

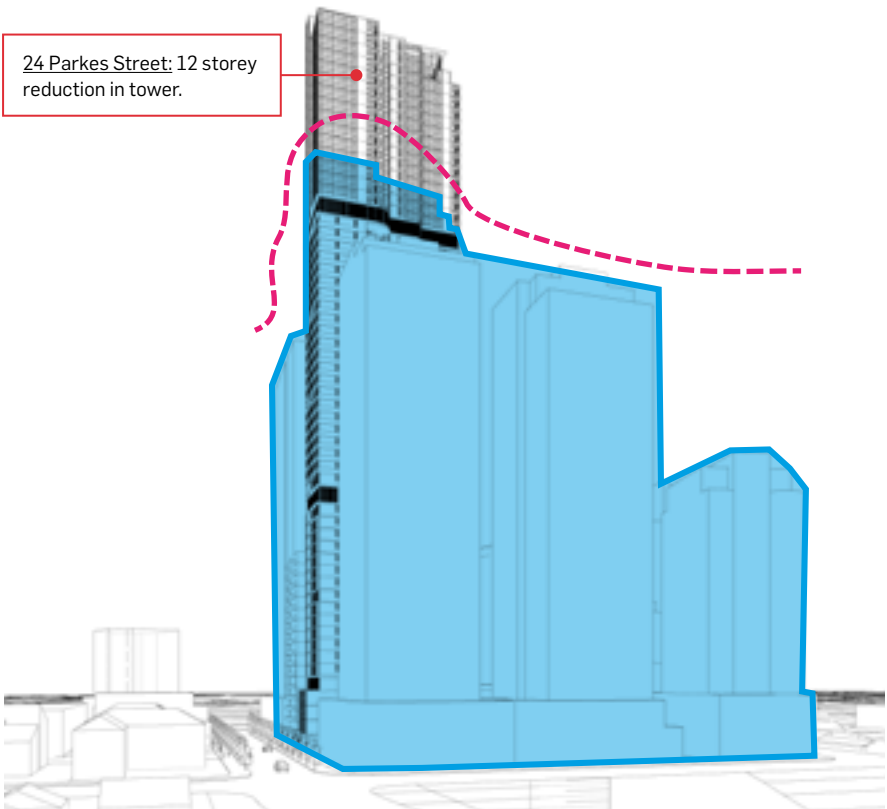
24 Parkes street apply setback and facade treatment strategies to create appealing building composition and optimum floor plates while maintaining visual privacy and solar access to residential units and communal open space.

The following section summarize the setback and facade treatment strategy undertaken and the key outcome from the above principles.

LEGEND		SETBACK STRATEGY	
	Subject Site		0m setback or blank wall treatment
	Tower Footprint		3-4.5m side setback - highlight window treatment
	Podium		4.5-5.5m side setback - highlight window treatment
	Circulation Core		6m side setback - highlight window treatment
	Creek Easement		3m tower front setback
	Open Space Provision		≥9m setback - windows of habitable rooms
	3m road widening easement		Windows to habitable rooms



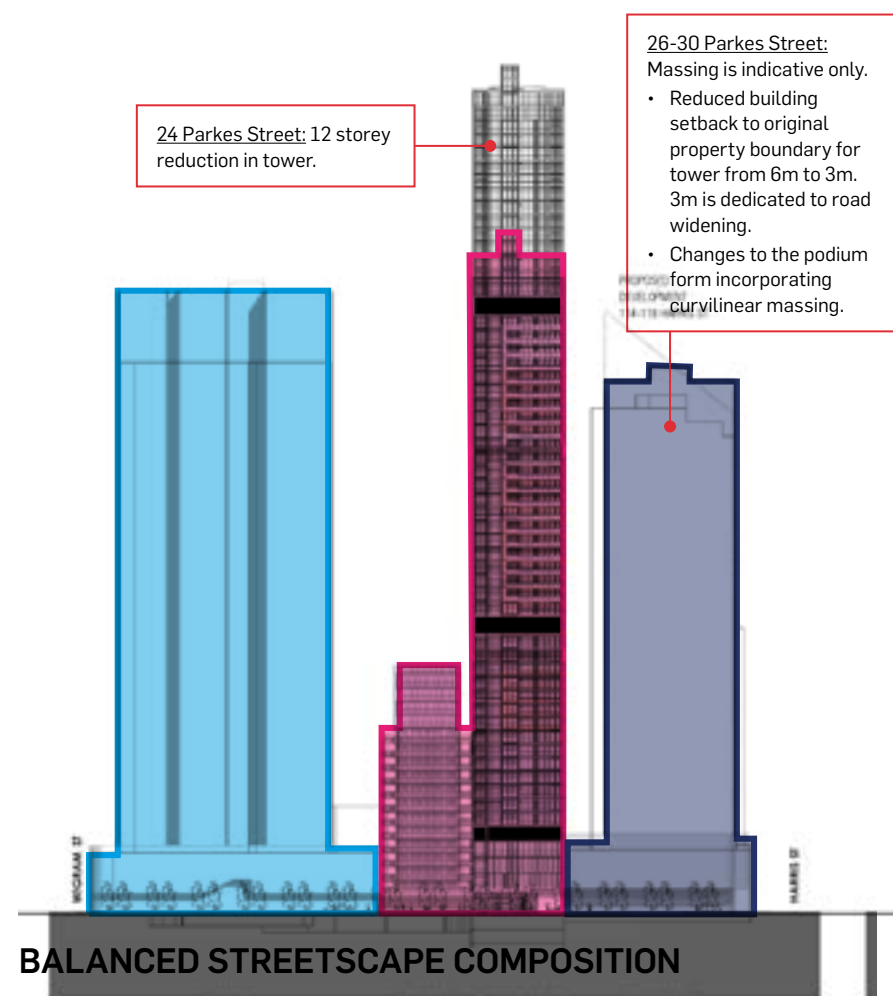
Figure 35 Built form setback strategy



CITY CENTRE GATEWAY

The Parkes and Harris Street Corner forms the south eastern gateway into the city centre.

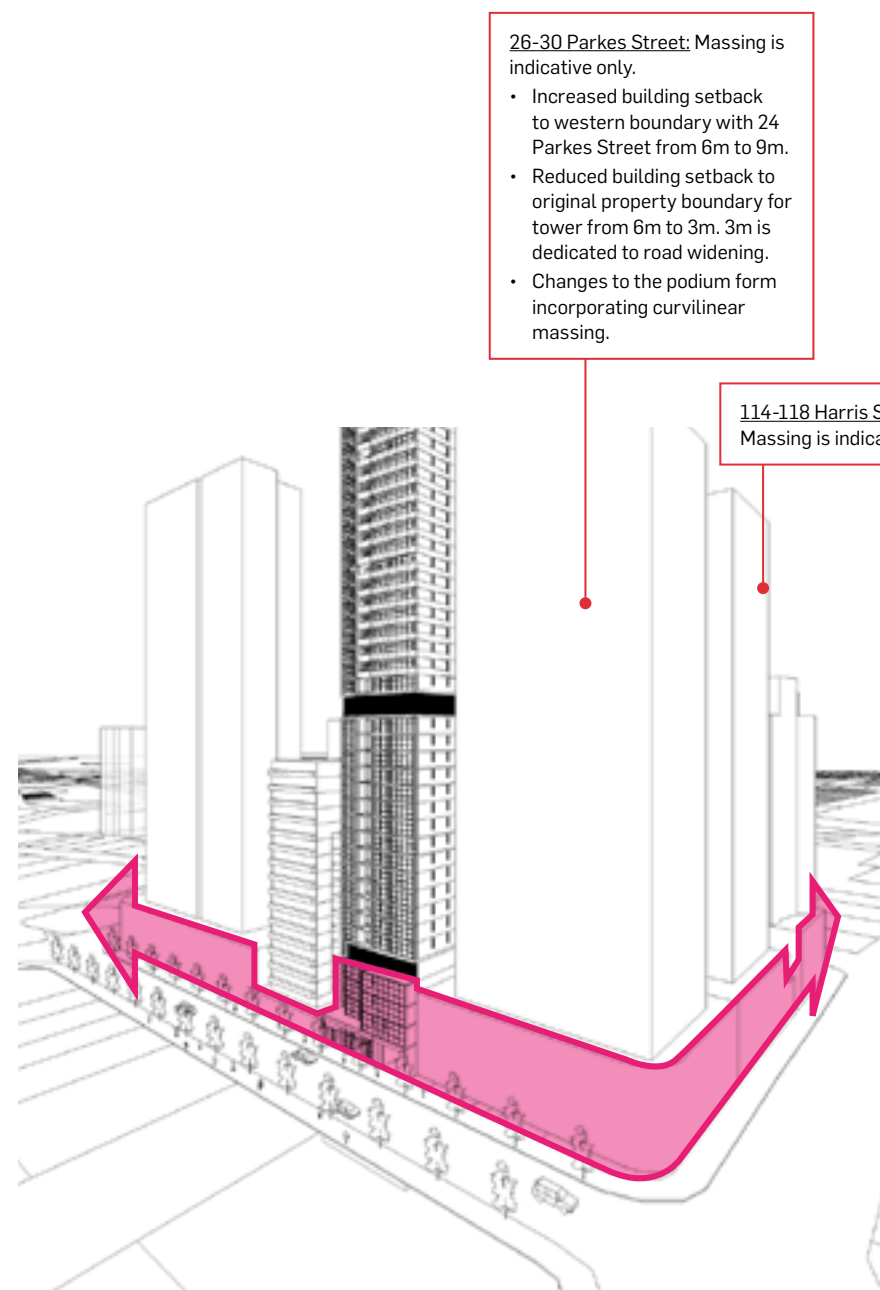
The tower punctuation provided by 24 Parkes St results varied skyline to the urban block and creates an interesting visual element to mark this corner.



Land ownership patterns along the Parkes Street frontage have resulted in larger tower footprints for sites on the corner and as existing narrow tower form for the sites at 22 Parkes Street.

In this context, 24 Parkes Street proposes a slender tower to be read as a single streetscape element with 22 Parkes Street.

The result is a balanced streetscape composition.

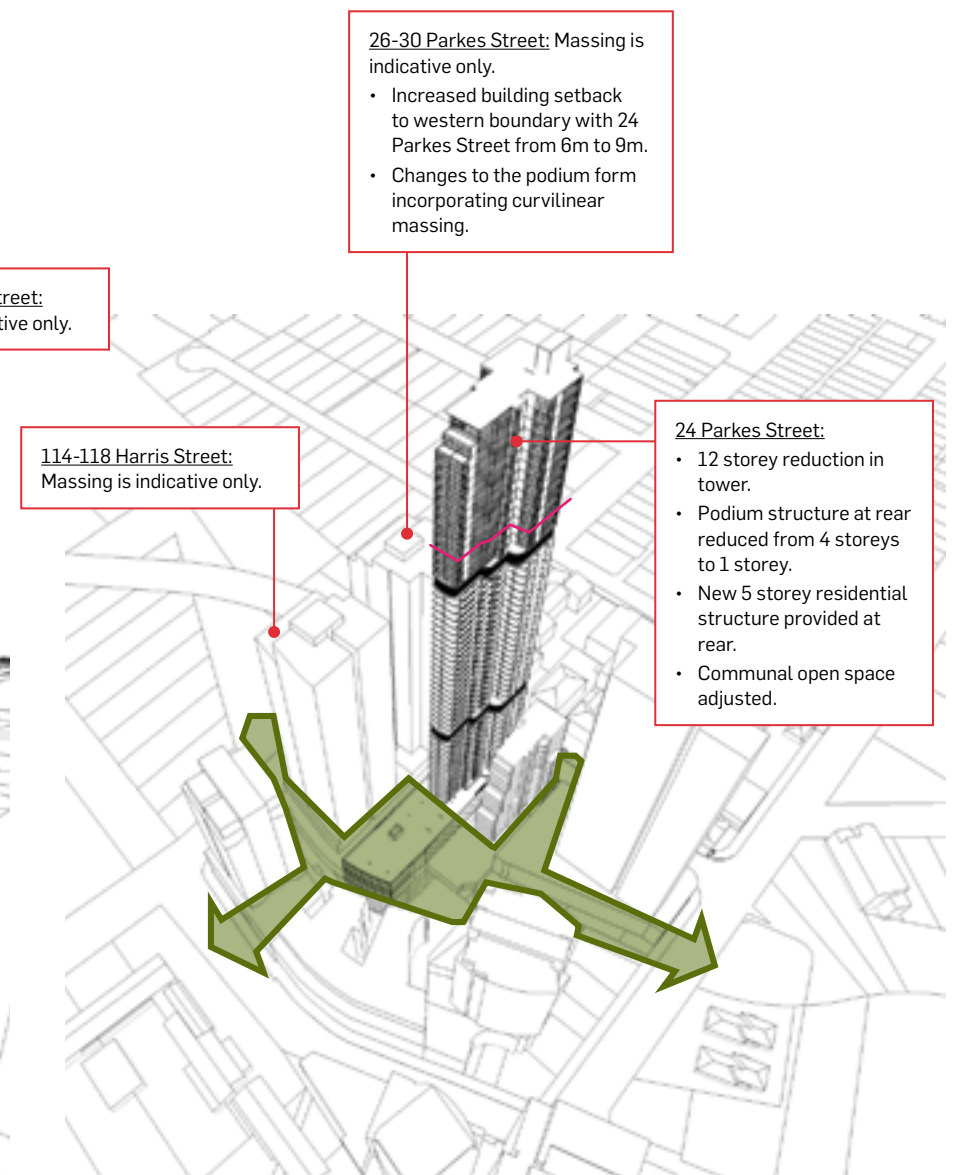


24 Parkes Street proposes four storeys articulated podium with continuous 5m tall ground floor fronting the street. This aligns with the approved podium at 22 Parkes Street.

The corner developments at 14-20 and 26-30 Parkes Street propose four storeys street walls respectively book-ending the block.

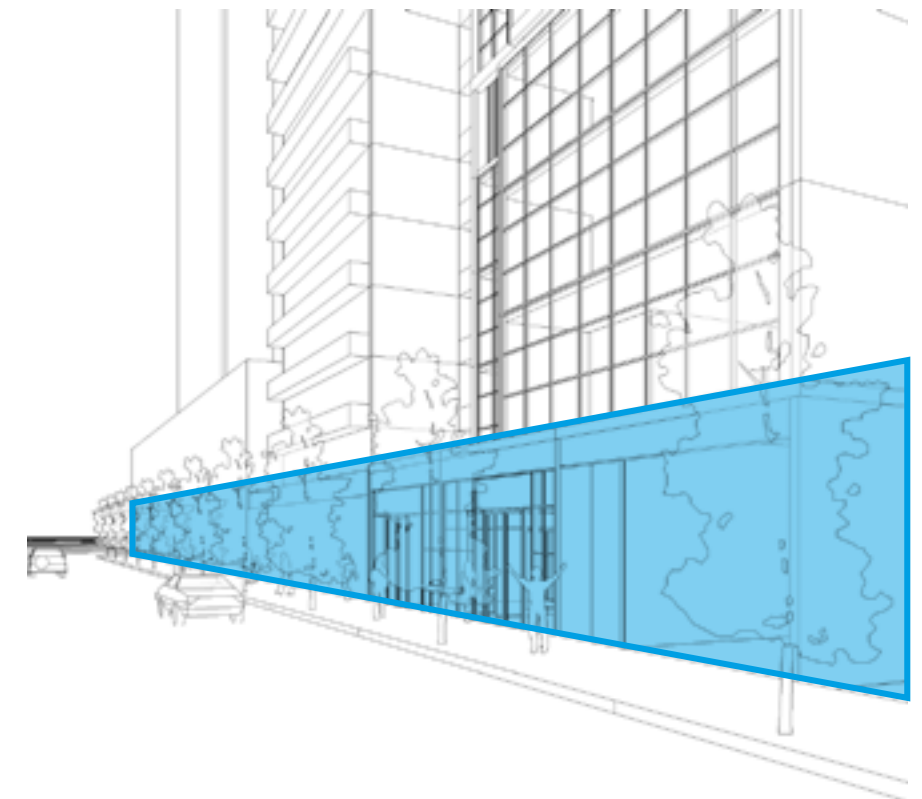
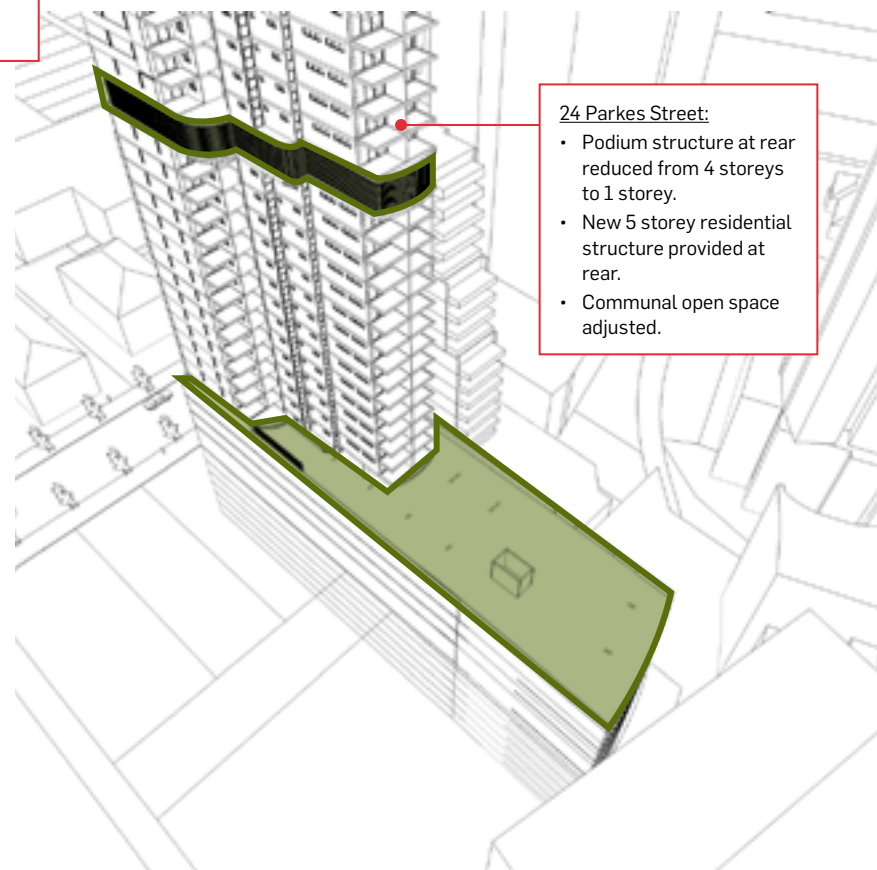
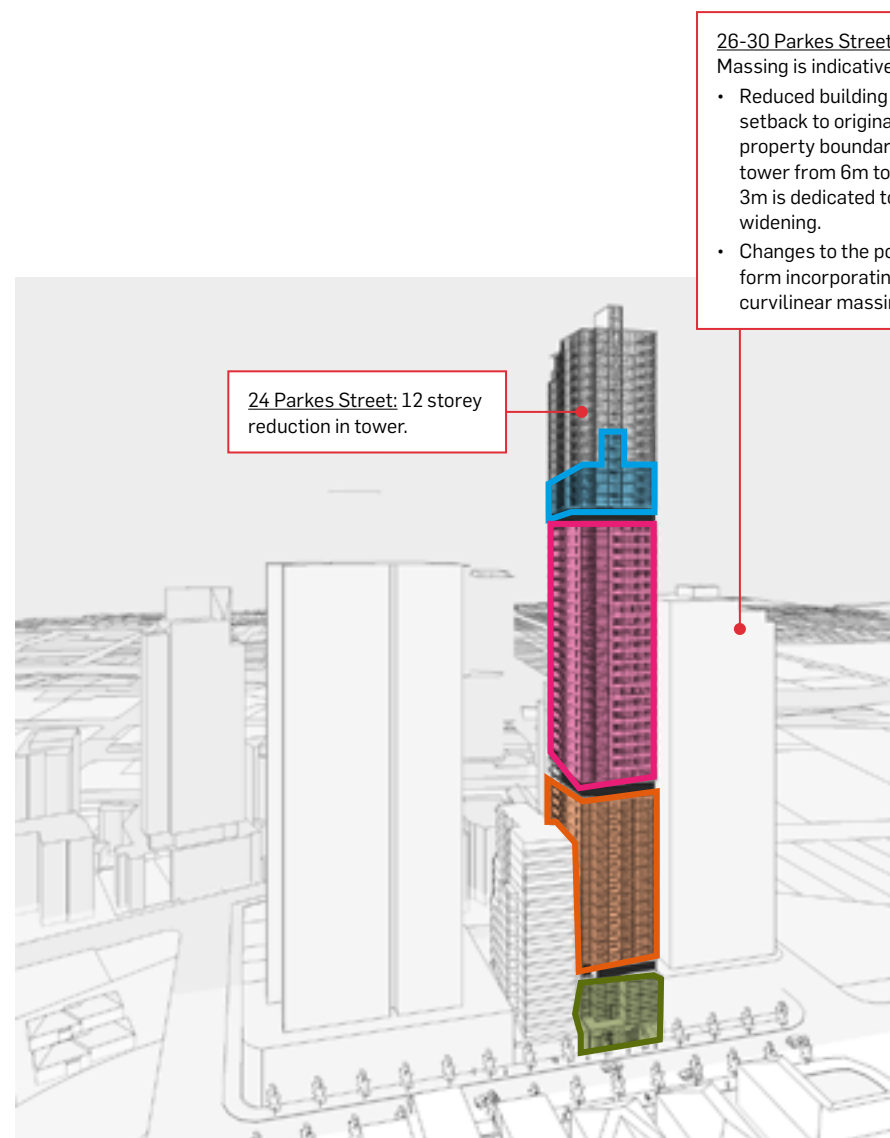
The existing and proposed developments all include building frontage with zero meter set back with active uses at the ground floor to encourage passive surveillance and well defined streets.

The proposed development of 24 Parkes Street transitions between the adjoining buildings to create a more intimate, human-scale street wall in the centre of the block.



24 Parkes Street responds to the setting of the adjoining Clay Cliff Creek Corridor located at the rear of the property.

The overall massing of the tower element away from the creek corridor creates generous communal open space and residential visual amenity; and maximise northern access to sunlight.



BUILT FORM ARTICULATION

Vertical massing of the facade breaks down the tower into smaller visual elements that respond to form and function.

The podium and tower massing is articulated to respond adjoining 22 Parkes St built form to better address the facade and street frontage.

COMMUNAL OPEN SPACE

24 Parkes St proposed building provides multiple communal amenities at the podium rooftop and the tower level breaks which contributes to communal/ residential visual amenity in the urban block.

The north facing rooftop podium allows ample solar exposure throughout the day to the open space and adjoining buildings.

STREET ACTIVATION

24 Parkes St proposed building creates a safe and vibrant human scale streetscape through following strategy:

- Retail and entry frontage to Parkes St to activate the streetscape and provide passive surveillance;
- Carefully transitioned the podium built form from 0m lot-line at the ground level and setback at the upper podium responding the adjoining built forms;
- Transparent facade expression at the podium level to provide 'light' effect to the street.



