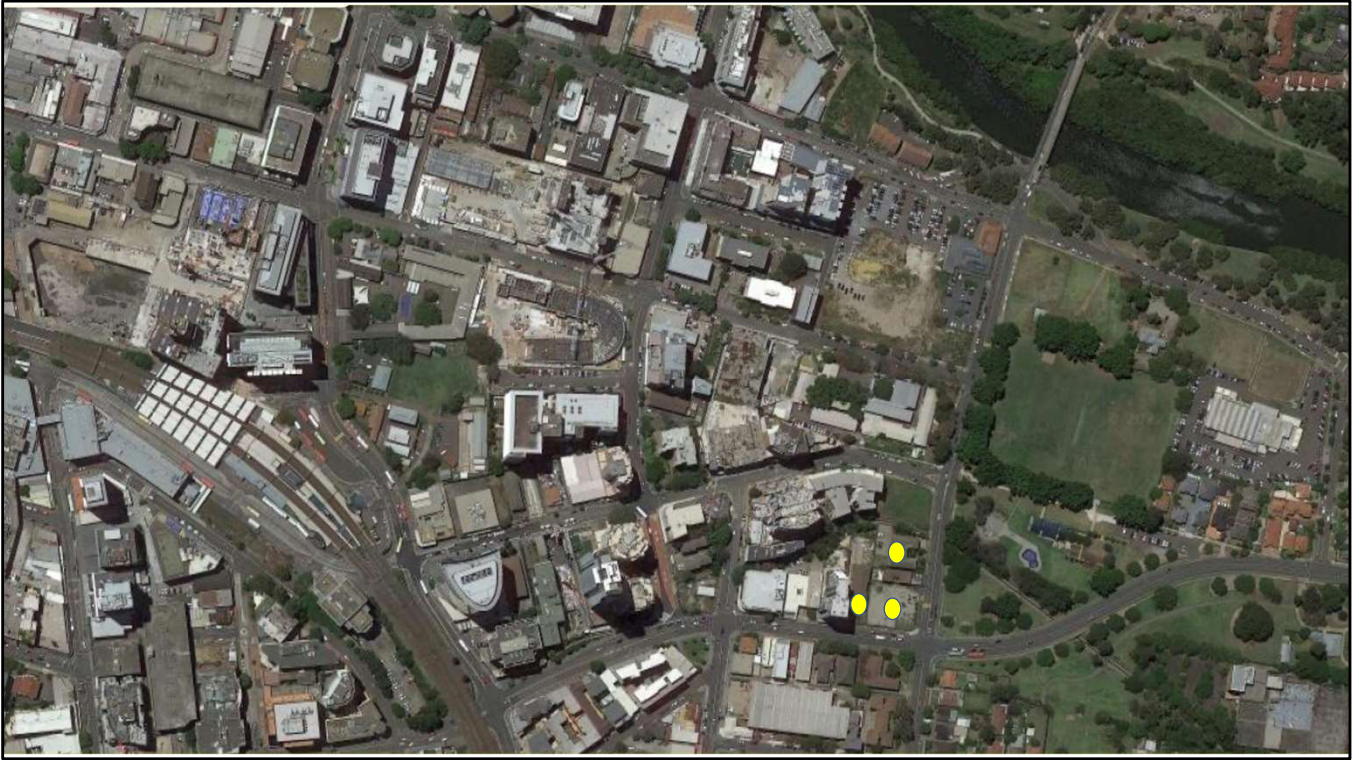


## Introduction

- Context
- Frame what we understand to be the key issue for the IPC today
- address the issues noted in the agenda

## Context

- 3 sites
- 39-43 Hassall (33 levels)
- 11 Hassall (42 levels)
- 14-20 Parkes (42 levels)
- Albion Hotel (52 levels)
- Ecoworld (40 levels)
- Image shows buildings in the 40-60 storey range
- 114-118 Harris MHNDU (37 storeys)

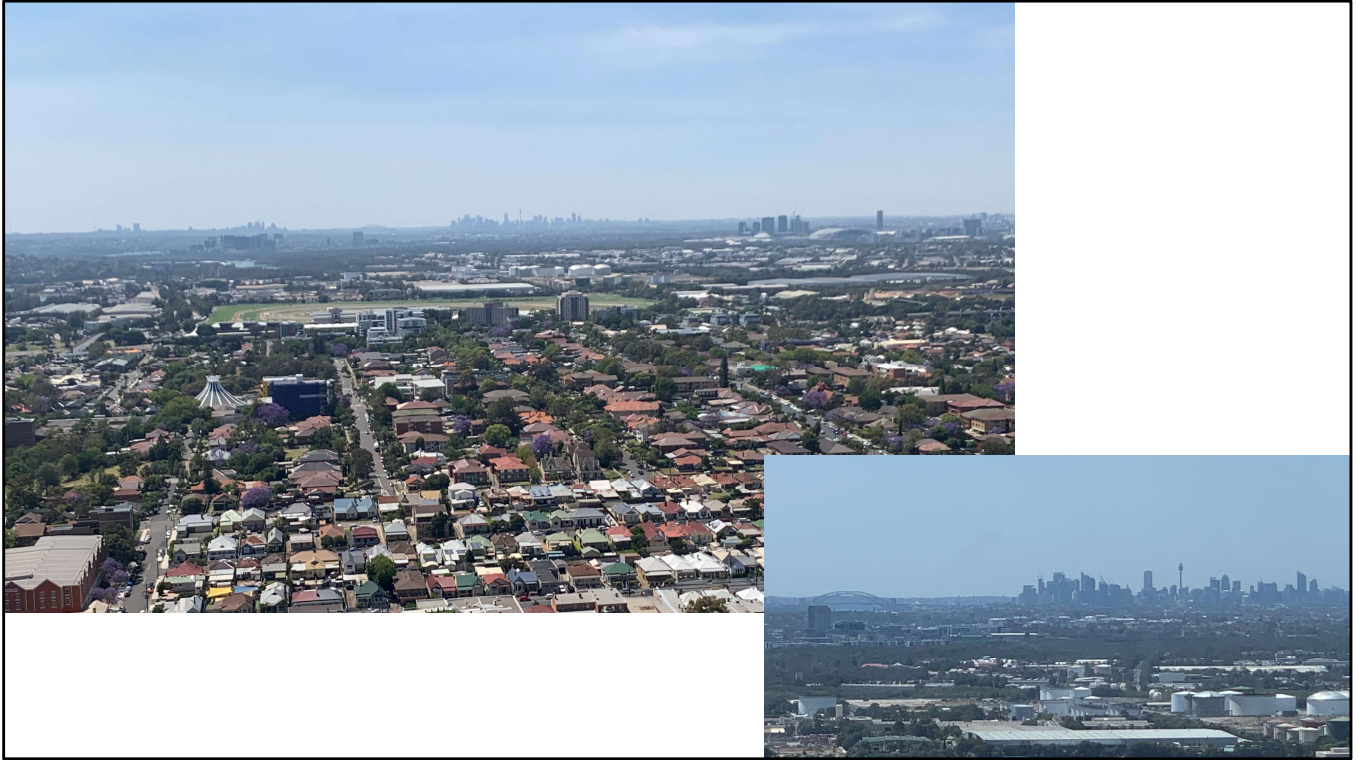


## Context

- light rail station 140m
- heavy rail 475m
- Metro Station 650m
- Parramatta Ferry 485m

Robin Thomas Reserve



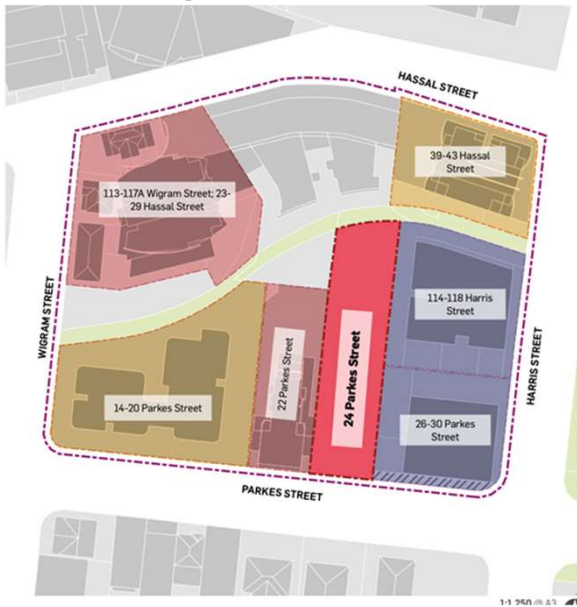


## Context

SE Corner of CBD

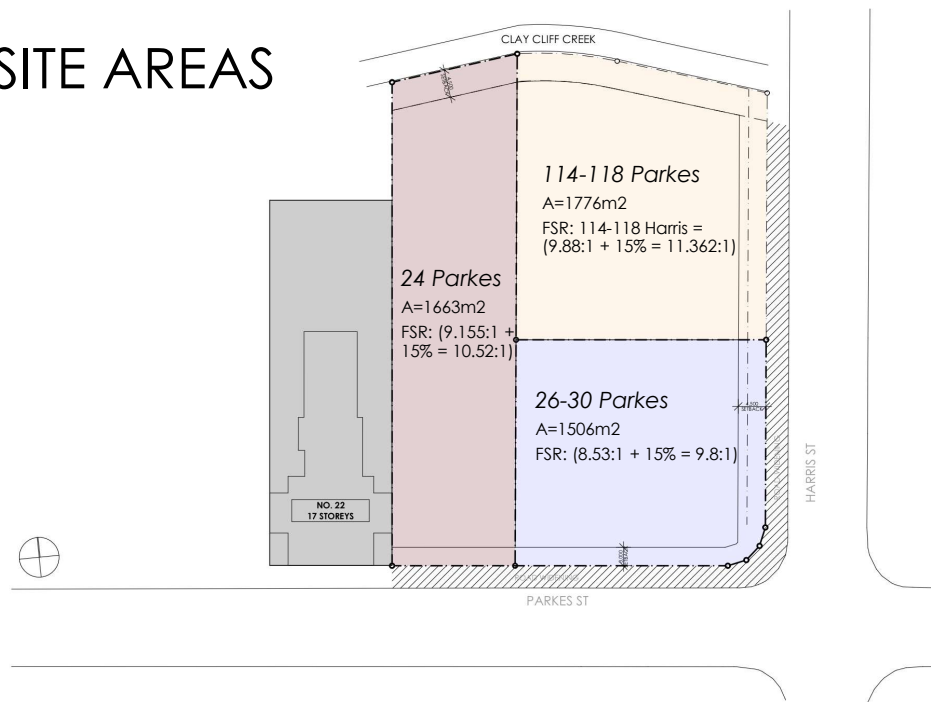
- views Homebush / Airport / Sydney CBD

# Framing the Discussion



- Is the FSR Sliding Scale to apply in the circumstances?
- FSR - Apartment Supply.
- Number of Towers resolved.
- Height resolved.
- Separation / Privacy / Solar / Cross Ventilation all to be resolved in a Design Competition with City of Parramatta Council.
- Experiment Farm no overshadowing

# SITE AREAS



## 24 Parkes St

Sliding Scale – 10.52:1 vs 11.5:1

Difference of 1630m<sup>2</sup> – circa 15-20 apartments

## 26-30 Parkes Street

Sliding Scale – 9.8:1 vs 11.5:1

Difference of 2560m<sup>2</sup> – circa 25-30 apartments

## 114-118 Harris Street

Sliding Scale 11.362:1 vs 11.5:1

Difference of 245m<sup>2</sup> – circa 3-4 apartments

# SLIDING SCALE

## [3] Clause 7.2 Floor space ratio

Omit subclauses 7.2 (1) and (2). Insert instead:

- (1) Despite clauses 7.6C (3) and 7.6H, the maximum floor space ratio for buildings on land for which the maximum floor space ratio shown on the Incentive Floor Space Ratio Map is specified in Column 1 of the table to this subclause is the amount specified opposite that floor space ratio in:
- if the site area for the development is less than or equal to 1,000 square metres—Column 2 of the table, or
  - if the site area for the development is greater than 1,000 square metres but less than 1,800 square metres—Column 3 of the table, or
  - if the site area for the development is equal to or greater than 1,800 square metres—Column 4 of the table.

Column 1	Column 2	Column 3	Column 4
4:1	3:1	$(3+1X):1$	4:1
6:1	4:1	$(4+2X):1$	6:1
7:1	4.5:1	$(4.5+2.5X):1$	7:1
8:1	5:1	$(5+3X):1$	8:1
10:1	6:1	$(6+4X):1$	10:1

- (2) For the purposes of Column 3 of the Table to subclause (1):

$X = (\text{the site area in square metres} - 1000) / 800$

## City of Parramatta PP Report to DPIE

*“The purpose of this control is to promote site amalgamation and to prevent overdevelopment and inappropriate built forms on small sites.”*

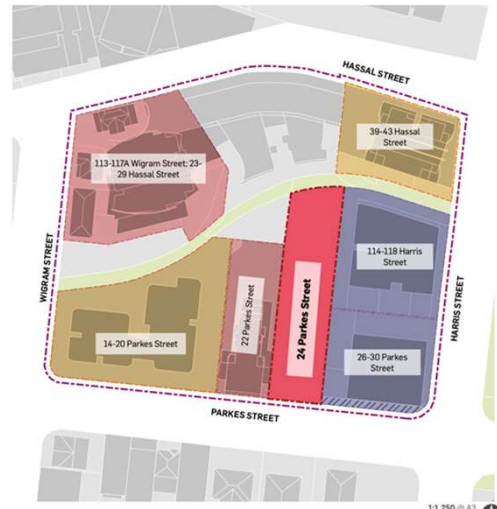
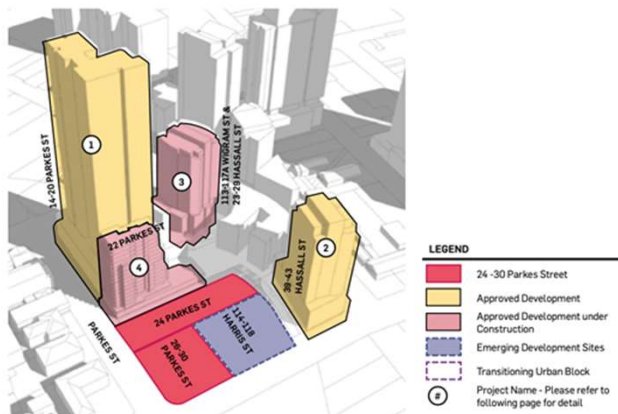
The question that arises for the three sites is whether site amalgamation in the circumstances is the better outcome.

Agreed between the Council, the applicants, the urban design consultants that the better outcome in the circumstances of these three sites in this particular location is that site amalgamation is not preferred. Site amalgamation would lead to a worse urban design outcome.

In relation to the objective of the clause –

- the sites are not “small”
- the agreed appropriate built form is 3 x towers
- the sliding scale will not alter the height or the separation discussion that will be worked through via a design competition with City of Parra

# BUILT FORM TESTING



The Planning Proposals have been in discussion with City of Parramatta Council for 4 years – lodged in 2018

Over that period there has been a myriad of built form discussions and drawings, urban design testing, and potential iterations.

The following slides demonstrate some of these....





# BUILT FORM TESTING

## BUILT FORM OPTIONS STUDY - URBIS

### OPTION 1

Single site development with dual towers and stepped height

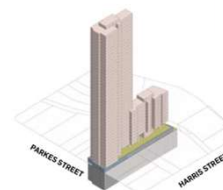
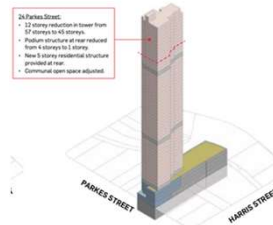


Figure 12 Built form options summary

### OPTION 2

Single site development with single tower

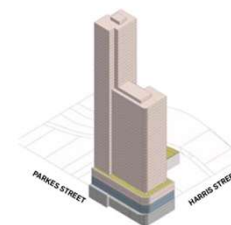


24 Parkes Street:  
 • Pedestrian structure at rear reduced from 4 stories to 3 stories  
 • New 5 story residential structure provided at rear  
 • Commercial open space adjusted

24 Parkes Street:  
 • 12 story reduction in tower from 57 stories to 45 stories  
 • Pedestrian structure at rear reduced from 4 stories to 3 stories  
 • New 5 story residential structure provided at rear  
 • Commercial open space adjusted

### OPTION 3

Amalgamated site development on Parkes Street with large east west tower



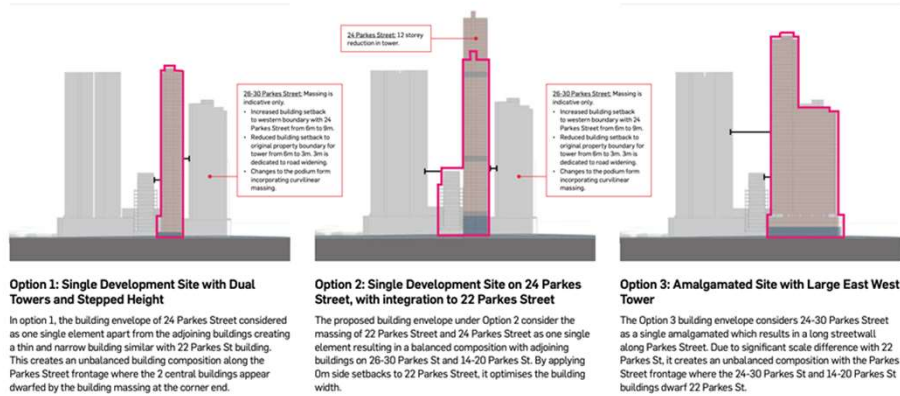
## URBIS TESTING OF OPTIONS FOR 24 AND 26-30

# BUILT FORM TESTING

## 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.



## URBAN DESIGN ANALYSIS OF THE GAP BETWEEN 24 & 26-30 VS A SINGLE EAST WEST MASS

# BUILT FORM TESTING

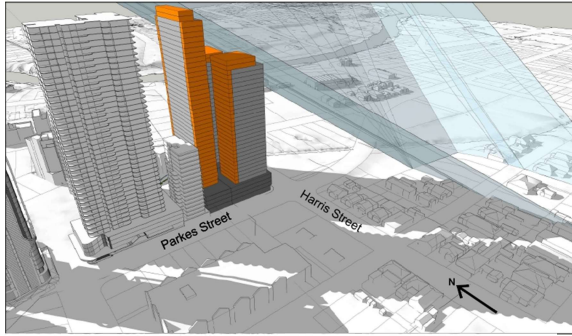
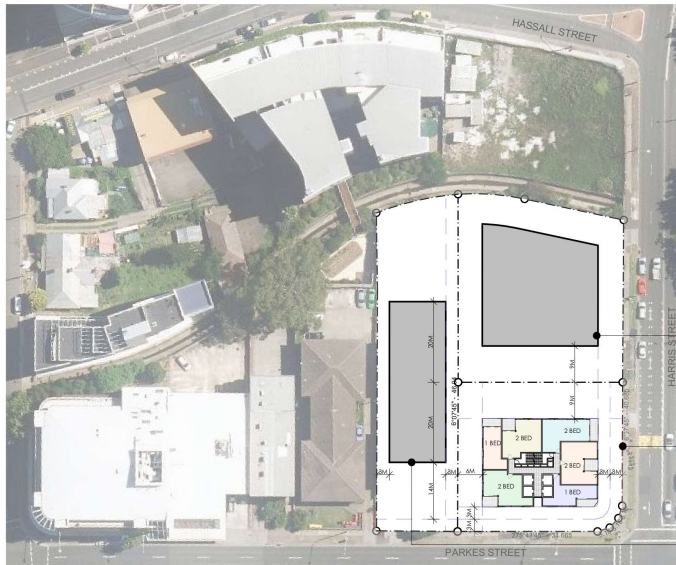


Figure 12: Diagrams of built form massing supported by Council staff



Council Preferred Outcome

# ADG



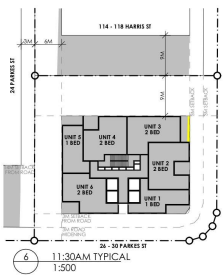
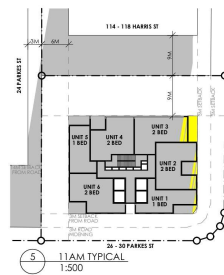
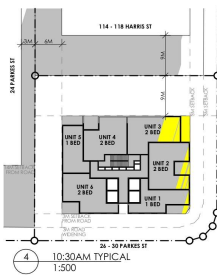
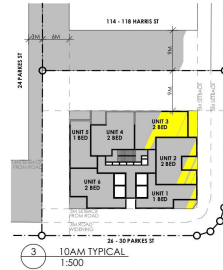
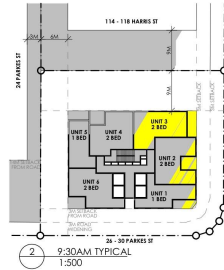
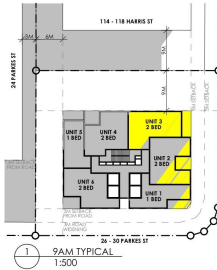
## COUNCIL'S PROPOSAL

### PRECINCT LAYOUT: OPTION A

THIS OPTION DEMONSTRATES THE TOWER MASSING AND SETBACK CONTROLS FOR THE THREE SITES AS GIVEN BY COUNCIL. THE ROAD WIDENING ZONE + 3M SETBACK IS APPLIED TO BOTH PARKES STREET AND HARRIS STREET.

Confident in meeting ADG figures re solar and cross ventilation

# ADG



## COUNCIL'S PROPOSAL

### SOLAR ACCESS SUMMARY

SOLAR TESTING OF THE BUILDING MASSING AND SETBACKS FIRSTLY GIVEN BY COUNCIL INDICATES AT LEAST **50%** OF THE APARTMENTS LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

**THEREFORE THE SCHEME DOES NOT COMPLY WITH ADG SOLAR ACCESS REQUIREMENTS**

### SOLAR ACCESS TIMES

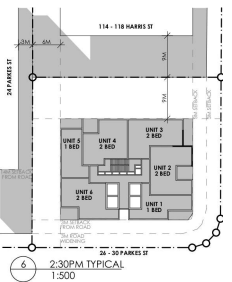
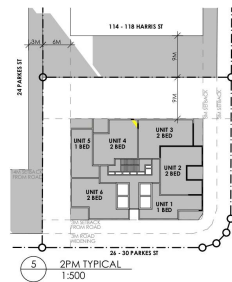
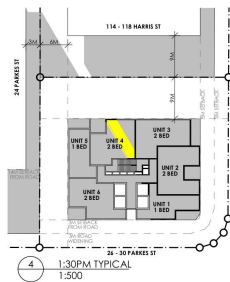
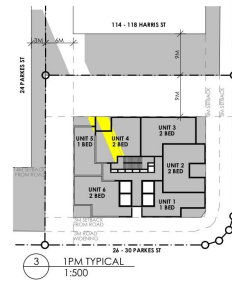
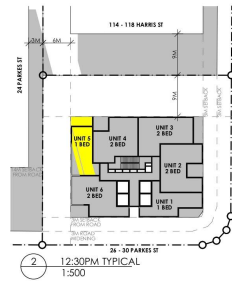
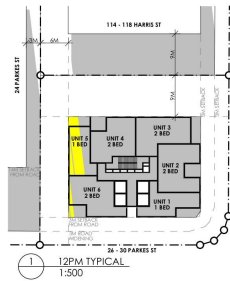
UNIT 01 - SOLAR ACCESS FROM 9AM TO 11AM  
UNIT 02 - SOLAR ACCESS FROM 9AM TO 11AM  
UNIT 03 - SOLAR ACCESS FROM 9AM TO 11AM  
UNIT 04 - SOLAR ACCESS FROM 1PM TO 3PM  
UNIT 05 - SOLAR ACCESS FROM 12PM TO 1PM  
UNIT 06 - SOLAR ACCESS AT 12PM

### SOLAR ACCESS LEGEND

SHADOW  
DIRECT SUNLIGHT



# ADG



## COUNCIL'S PROPOSAL

### SOLAR ACCESS SUMMARY

SOLAR TESTING OF THE BUILDING MASSING AND SETBACKS FIRSTLY GIVEN BY COUNCIL INDICATES AT LEAST 50% OF THE APARTMENTS LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

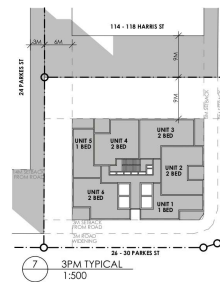
THEREFORE THE SCHEME DOES NOT COMPLY WITH ADG SOLAR ACCESS REQUIREMENTS

### SOLAR ACCESS TIMES

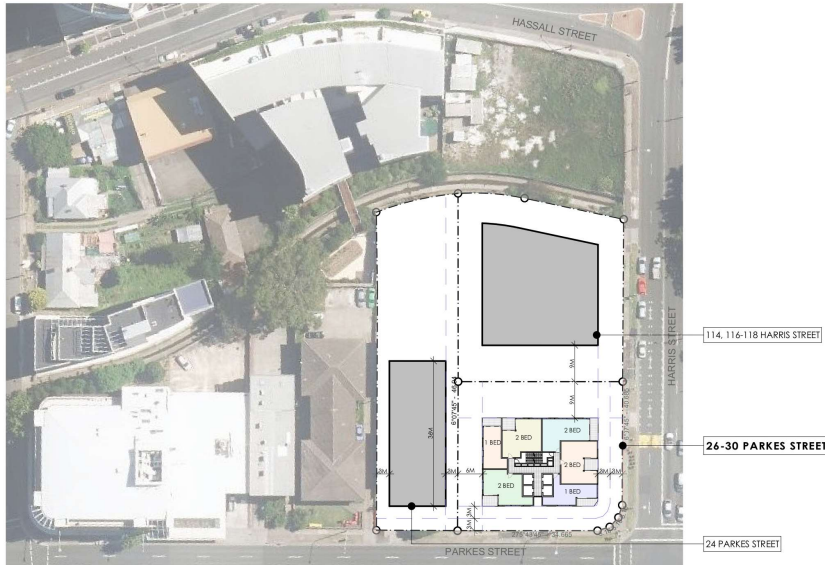
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UNIT 05 - SOLAR ACCESS FROM 12PM TO 1PM  
UNIT 06 - SOLAR ACCESS AT 12PM

### SOLAR ACCESS LEGEND

SHADOW  
DIRECT SUNLIGHT



# ADG

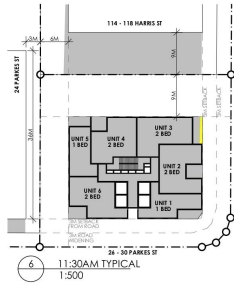
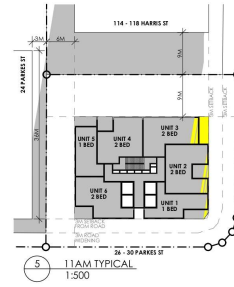
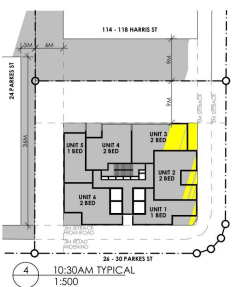
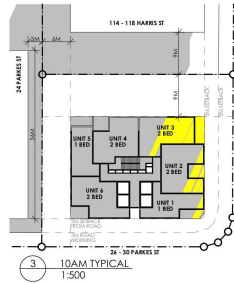
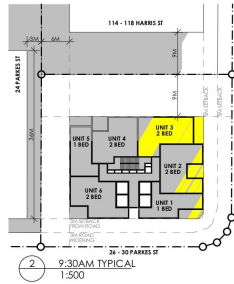
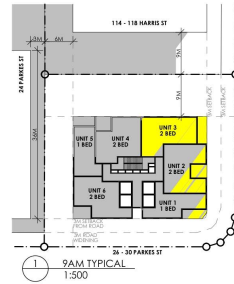


## PTI'S PROPOSAL

### PRECINCT LAYOUT: OPTION B

IN THIS OPTION WE BEGIN TO TEST THE SETBACKS AND MASSING PARAMETERS THAT ARE REQUIRED TO ACHIEVE FULL ADG SOLAR ACCESS REQUIREMENTS TO ALL SITES. FOR THIS TO HAPPEN WE SHIFT THE TOWER ON 24 PARKES STREET TOWARDS THE STREET TO ALIGN WITH THE TOWER ON 26-30 PARKES STREET.

# ADG



## PTI'S PROPOSAL

### SOLAR ACCESS SUMMARY

FURTHER TESTING SHOWS THE TOWER ON 24 PARKES STREET TO ALIGN WITH THE NEIGHBOURING TOWER PROPOSAL OF 24-30 PARKES STREET. IN ADDITION TO THIS, THE MASSING LENGTH HAS REDUCED TO 36M LONG TO ACHIEVE 83% OF THE APARTMENTS LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

THEREFORE THE SCHEME DOES COMPLY WITH ADG SOLAR ACCESS REQUIREMENTS

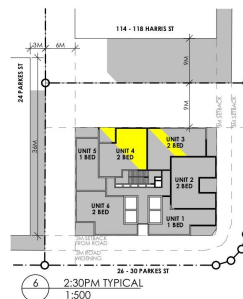
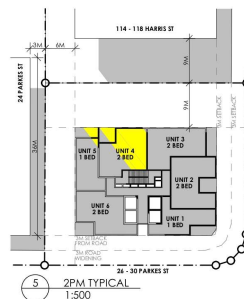
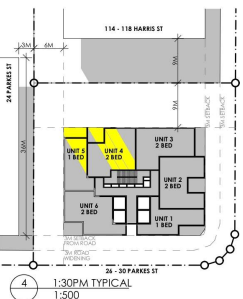
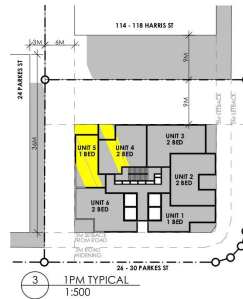
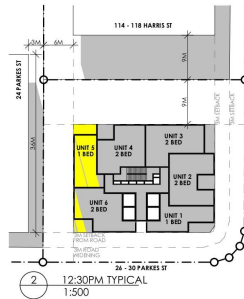
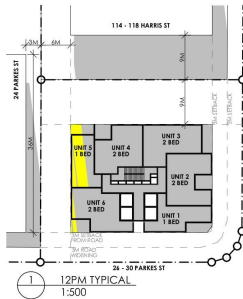
### SOLAR ACCESS TIMES

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UNIT 02: SOLAR ACCESS FROM 9AM TO 11AM  
UNIT 03: SOLAR ACCESS FROM 9AM TO 11AM  
UNIT 04: SOLAR ACCESS FROM 9PM TO 2PM  
UNIT 05: SOLAR ACCESS FROM 12PM TO 2PM  
UNIT 06: SOLAR ACCESS AT 12PM TO 12:30PM

### SOLAR ACCESS LEGEND

SHADOW  
DIRECT SUNLIGHT

# ADG



## PTI'S PROPOSAL

### SOLAR ACCESS SUMMARY

FURTHER TESTING SHOWS THE TOWER ON 24 PARKES STREET TO ALIGN WITH THE NEIGHBOURING TOWER PROPOSAL OF 24-30 PARKES STREET. IN ADDITION TO THIS, THE MASSING LENGTH HAS REDUCED TO 36M LONG TO ACHIEVE 83% OF THE APARTMENTS LIVING SPACE RECEIVE AT LEAST 2 HOURS OF DIRECT SUNLIGHT DURING THE MIDDLE OF WINTER.

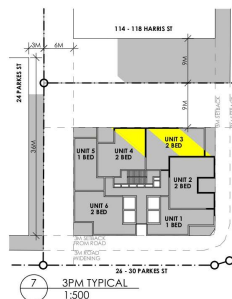
THEREFORE THE SCHEME DOES COMPLY WITH ADG SOLAR ACCESS REQUIREMENTS

### SOLAR ACCESS TIMES

- UNIT 01: SOLAR ACCESS FROM 9AM TO 11AM
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- UNIT 03: SOLAR ACCESS FROM 9AM TO 11AM
- UNIT 04: SOLAR ACCESS FROM 9PM TO 3PM
- UNIT 05: SOLAR ACCESS FROM 12PM TO 2PM
- UNIT 06: SOLAR ACCESS AT 12PM TO 12:30PM

### SOLAR ACCESS LEGEND

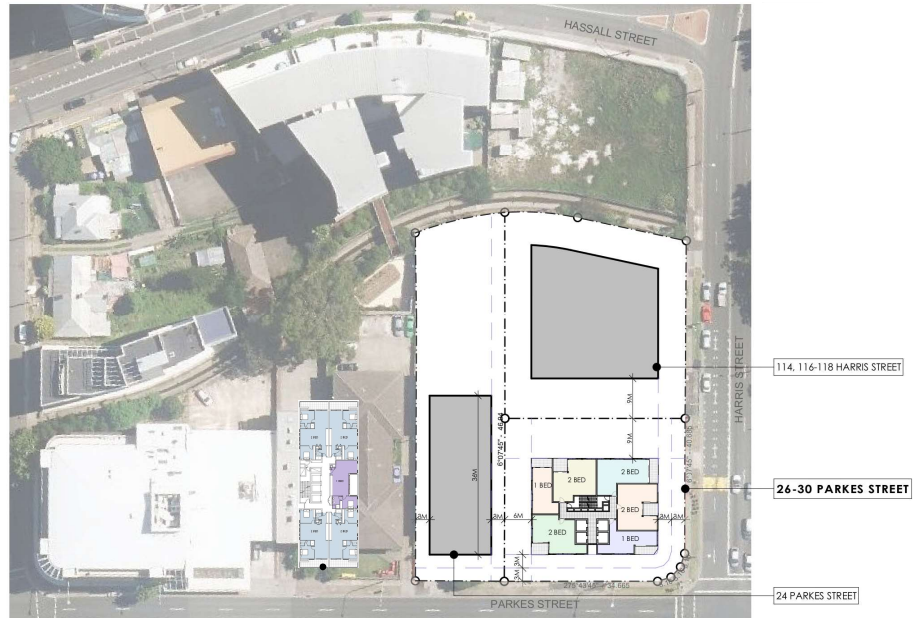
- SHADOW
- DIRECT SUNLIGHT



# 24 Parkes Street

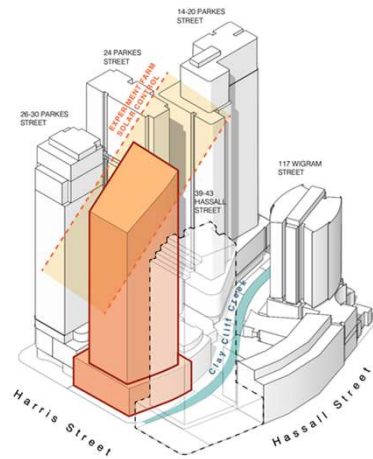
Solar  
80%

Cross-Vent  
80%





# RELATIONSHIPS



## 1. Envelope

Site controls and solar access to Elizabeth Farm



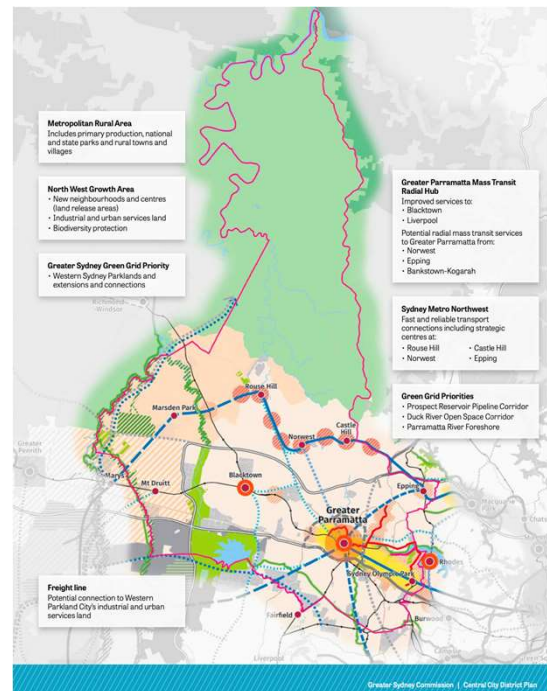
Image demonstrating relationship to adjoining development and noting the Design Comp winning scheme by MHNDU at 114-116 Harris St

DA currently being prepared for 114-116 Harris

# Where to encourage density?

Metropolis of Three Cities.  
The Central City District Plan.  
Parramatta CBD Planning Strategy.  
Parramatta Local Housing Strategy.  
LSPS.

Housing the city	O10: Greater housing supply	<p>The planning proposal will allow for an appropriate mix of residential and commercial/retail uses which will support the city centre. The development will also allow for the concentration of housing around transport nodes and contributes towards dwelling targets for the Parramatta local government area.</p> <p>It is estimated that the planning proposal will accommodate approximately <b>15,340</b> additional new dwellings.</p>
	O11: Housing is more diverse and affordable	<p>The Planning Proposal is also consistent with the planning priorities and actions of the Local Strategic Planning Statement (LSPS) and the Local Housing Strategy (LHS) by concentrating substantial residential growth within the Parramatta CBD which increases supply. This can release pressure on housing demand and potentially have a positive impact on housing affordability.</p> <p>The capacity for the Parramatta CBD PP to deliver affordable and diverse housing is limited through any community infrastructure funding mechanism. However, the planning proposal does contain a high performing buildings clause with one of the aims of delivering cost savings for residents.</p>



Strategic Merit

Provision of Housing in Parramatta CBD

Right place / right infrastructure / right planning framework

Set out in the Gateway Determination Review



26-30 Parkes (photomontage)

24 Parkes (photomontage)

114-116 Harris St (Design Comp winning scheme by MHNDU. DA lodgment is imminent)