

PARRAMATTA RIVER

18-40 ANDERSON STREET PARRAMATTA

PARRAMATTA
STATION
T

PREPARED FOR LANDREAM & ANZIIG

PARRAMATTA CITY COUNCIL
DESIGN SUMMARY
AUGUST 2020

SITE

T

HARRIS PARK
STATION

BATESSMART™

CAMPBELL ST

GREAT WESTERN HIGHWAY

PARKES ST

JUBILEE
PARK

CHURCH ST

ANDERSON ST

JUBILEE LANE

MARION ST

LANDSDOWNE ST

CONTENTS

- 1.0 Site Analysis
- 2.0 Site Strategy
- 3.0 Massing Strategy
- 4.0 Proposed Envelope
- 5.0 Indicative Design

INTRODUCTION

This Design Report has been prepared by Bates Smart Architects on behalf of Landream and ANZIIG to support the rezoning of 18-40 Anderson Street Parramatta.

The subject site has an area of 8,027m² and sits within the Auto Alley Precinct which has been identified as a priority for development due to its potential for increased density according to the Draft Parramatta CBD Planning Proposal.

This report outlines the challenges and opportunities of the site, taking into consideration the existing context and the future development of the surrounding Parramatta CBD.

It then describes the proposed massing strategy and building envelopes designed to accommodate a mixed-use development made up of a high-rise residential tower alongside a new hotel including both 4 and 5 star rooms and a podium of conferencing, co-working and food and beverage offerings.

The rezoning proposes that the southern end of the site is be dedicated to council as a new park, along with a 3m wide public pathway on the eastern boundary.

OVERVIEW OF PROPOSAL

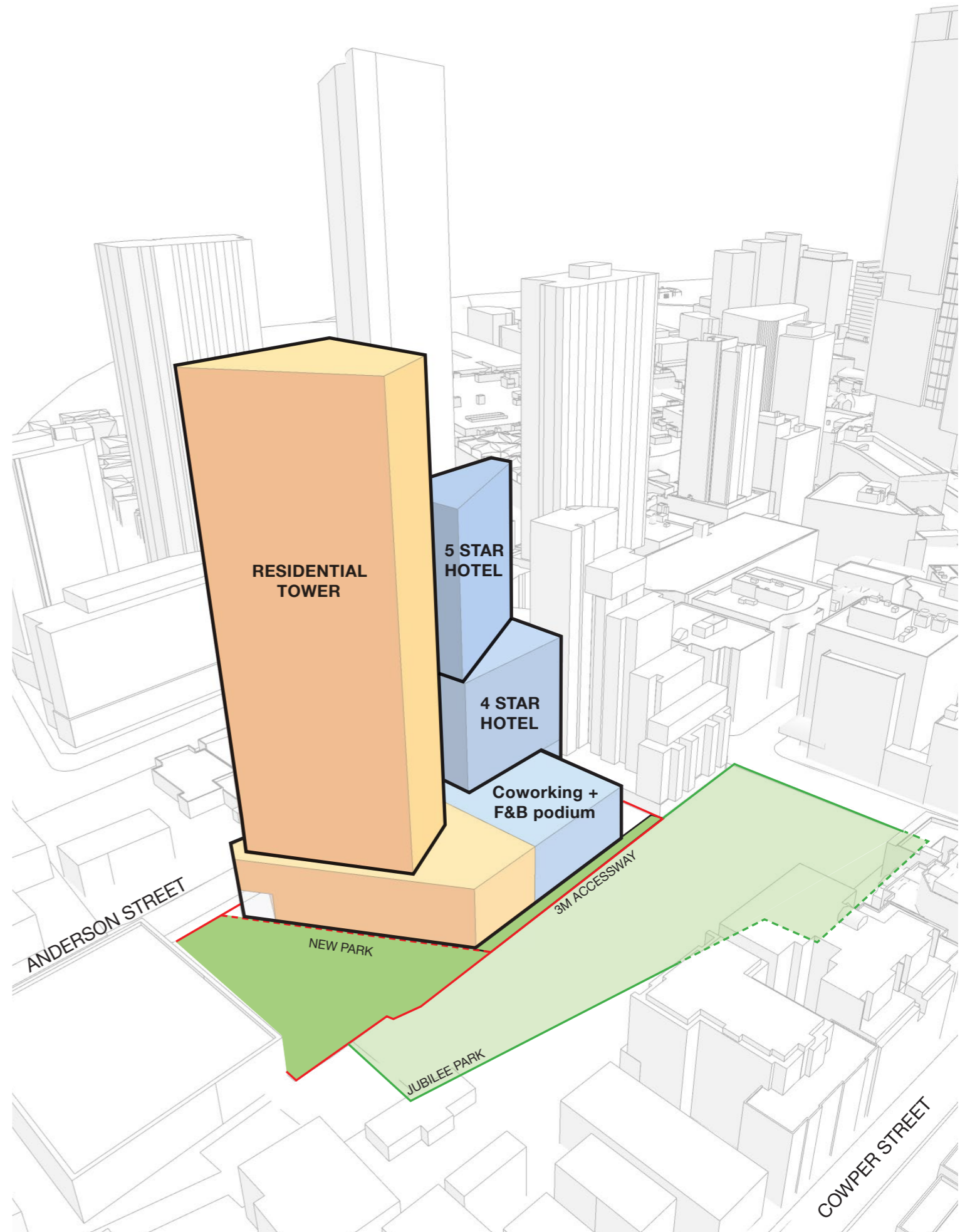
The envelopes and indicative designs demonstrate two schemes: with and without the design excellence bonus.

Base Scheme

- / 24,081 m² non-resi floorspace - 3.0:1
- / 26,489 m² residential floorspace - 3.3:1
- / 52,570 m² total floorspace - 6.3:1

Scheme with design excellence bonus

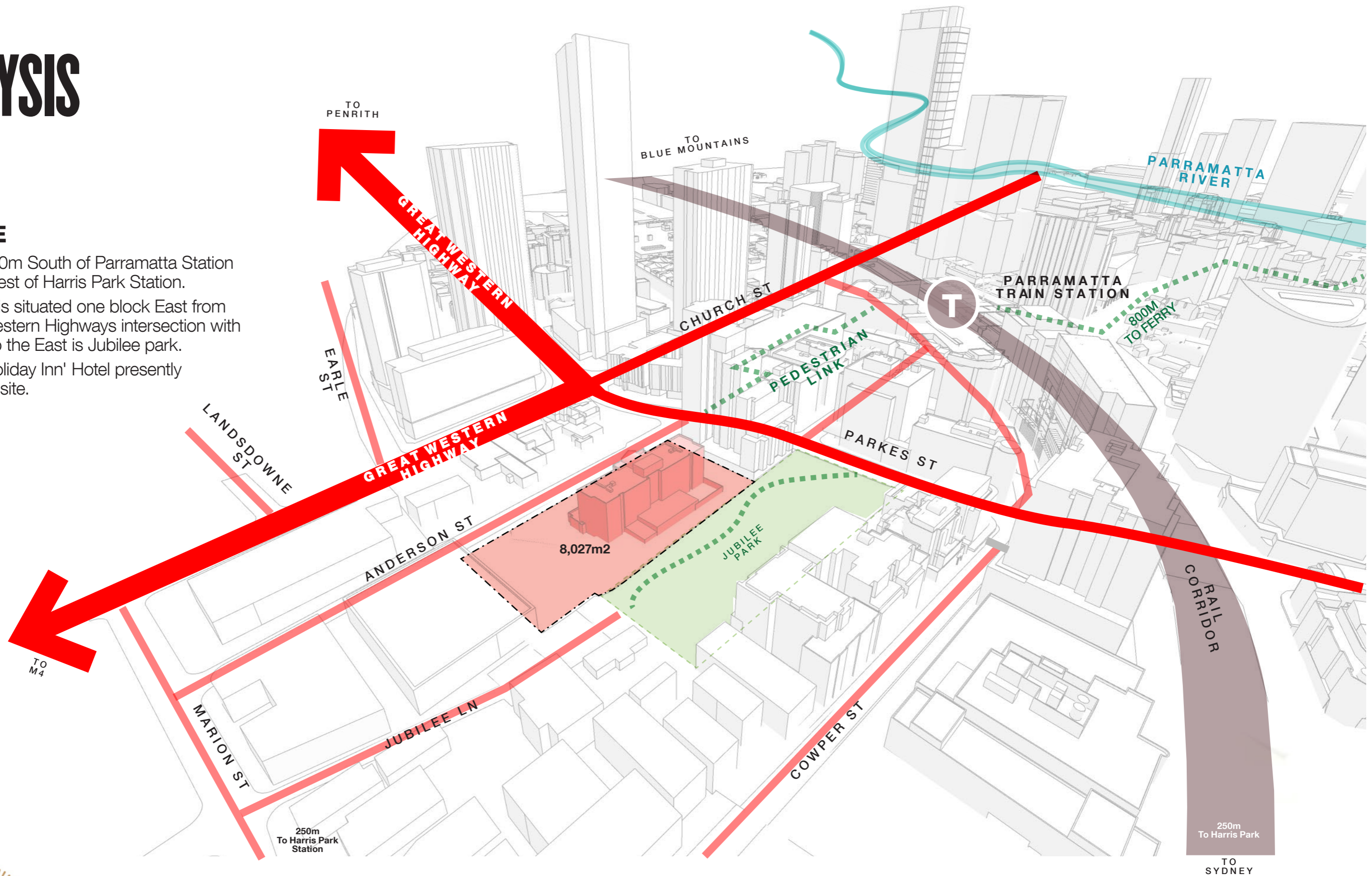
- / 24,081 m² non-resi floorspace - 3.0:1
- / 33,713 m² residential floorspace - 4.2:1
- / 57,794 m² total floorspace - 7.2:1



1.0 SITE ANALYSIS

THE SITE

The site is 300m South of Parramatta Station and 300m West of Harris Park Station. Anderson St is situated one block East from The Great Western Highways intersection with Church St. To the East is Jubilee park. A 21m tall 'Holiday Inn' Hotel presently occupies the site.



1.0 SITE ANALYSIS

1. Looking North from Anderson St



2. Looking East from Great Western Motorway Intersection



3. Existing Fig Trees



4. Looking West from Jubilee Park



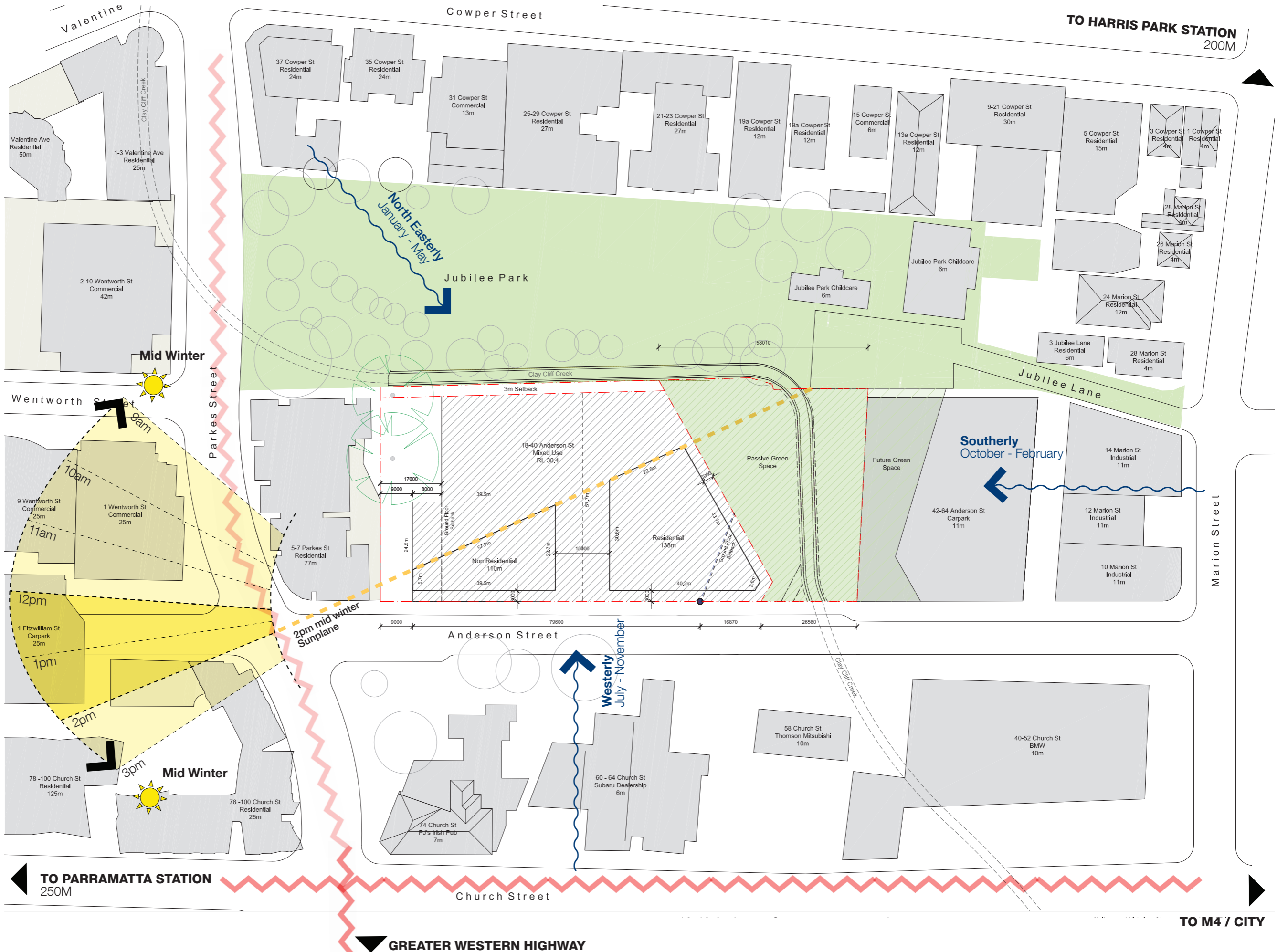
5. Jubilee Parfront buildings



6. Clay Cliff Creek at Anderson St



1.0 SITE ANALYSIS

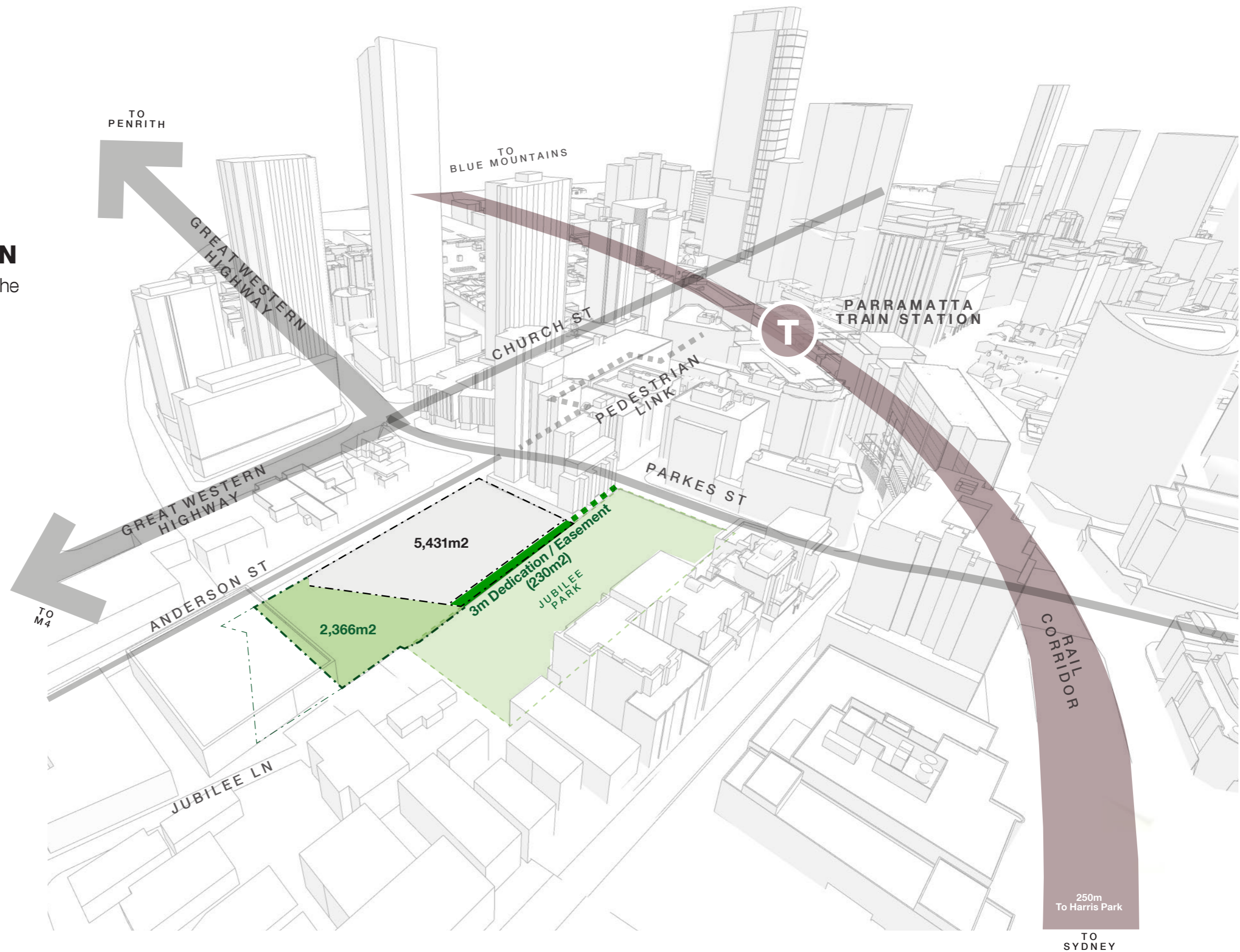


2.0 SITE STRATEGY

PUBLIC DOMAIN DEDICATION

A new park is to be located to the South of the site and linked to Jubilee Park.

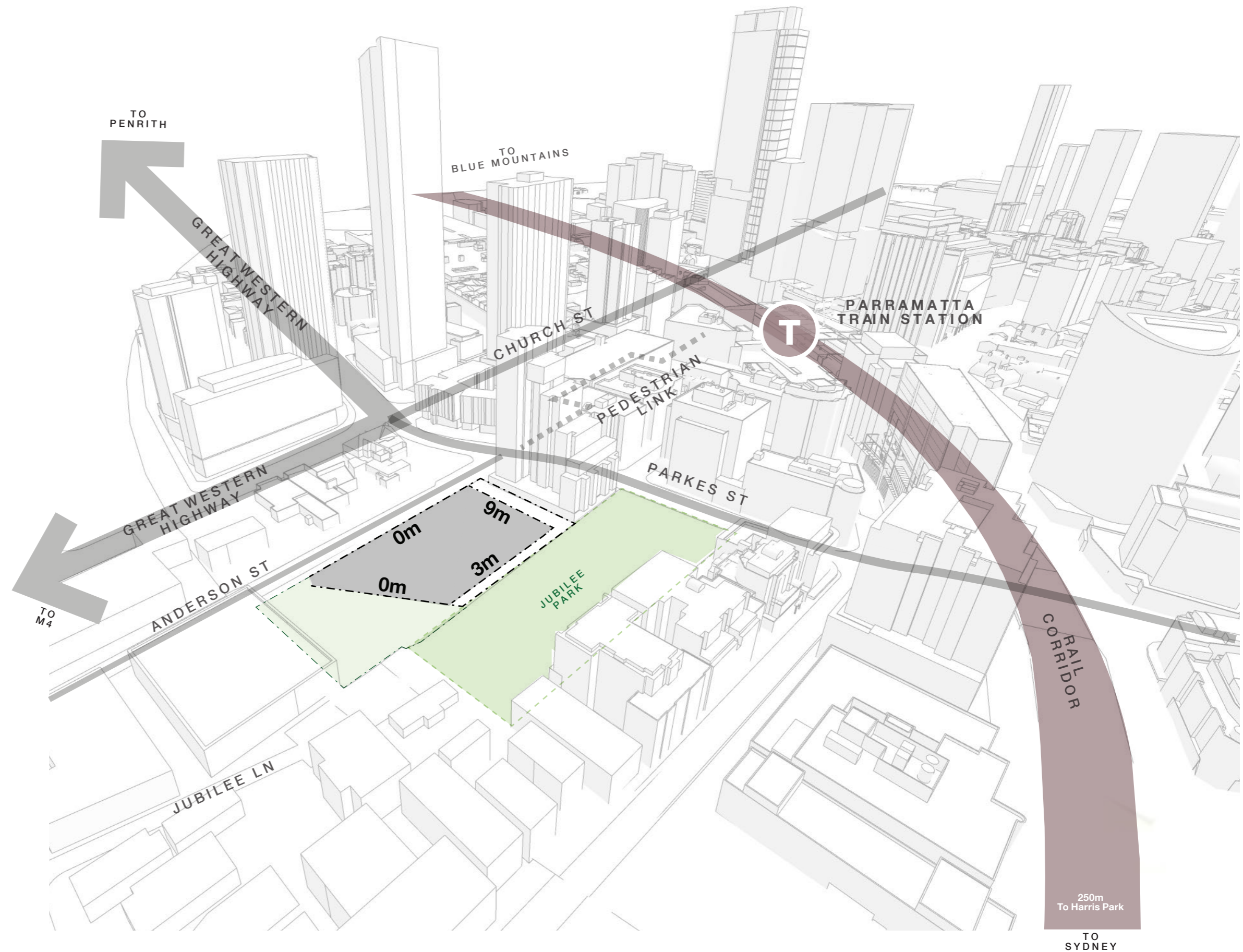
A 3m access easement is adjacent to the Eastern Boundary.



2.0 SITE STRATEGY

SETBACKS

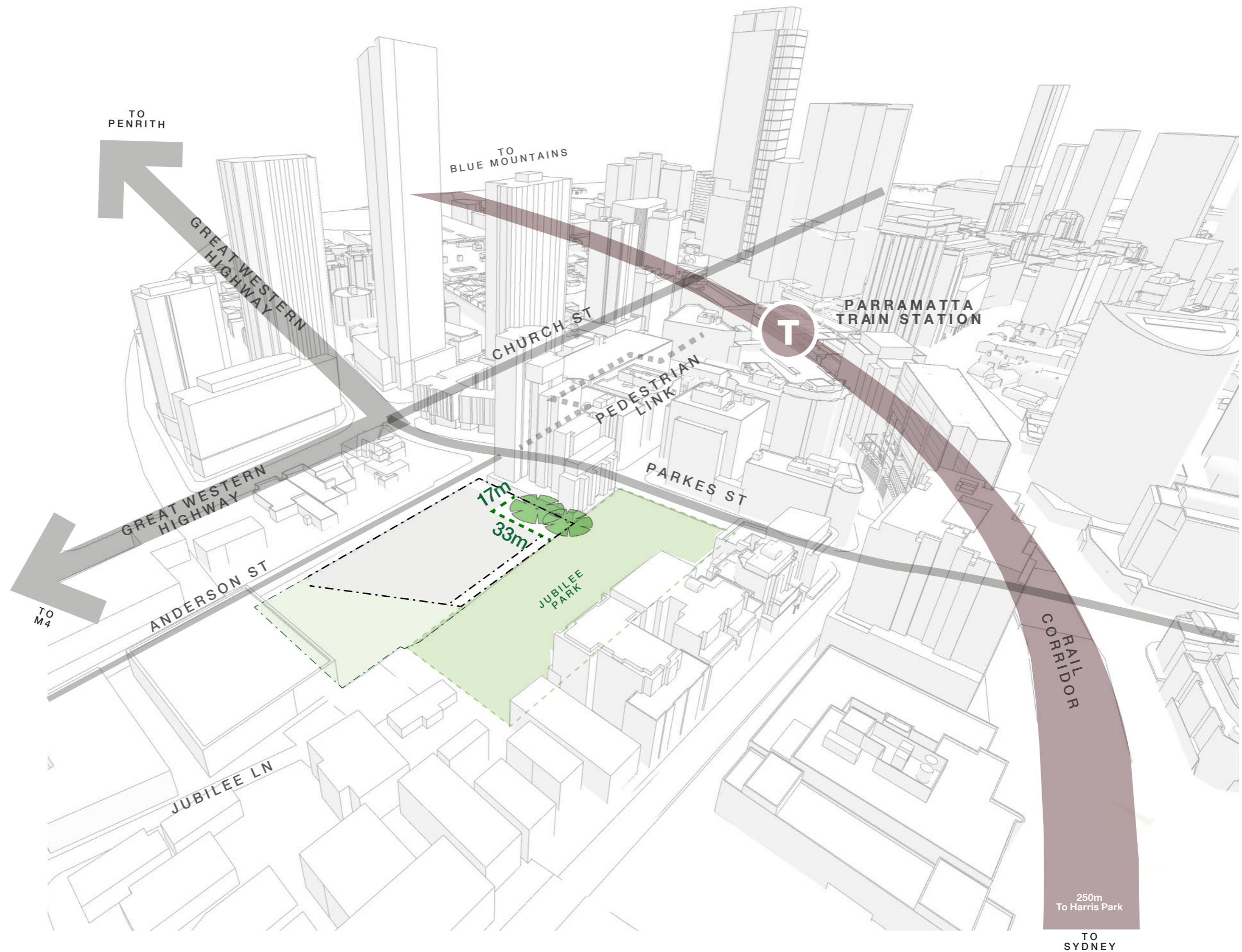
- / 9m to the Northern Boundary
- / 0m to Anderson St
- / 0m To Southern Park Boundary
- / 3m dedicated pathway to Jubilee Park



2.0 SITE STRATEGY

TREE RETENTION

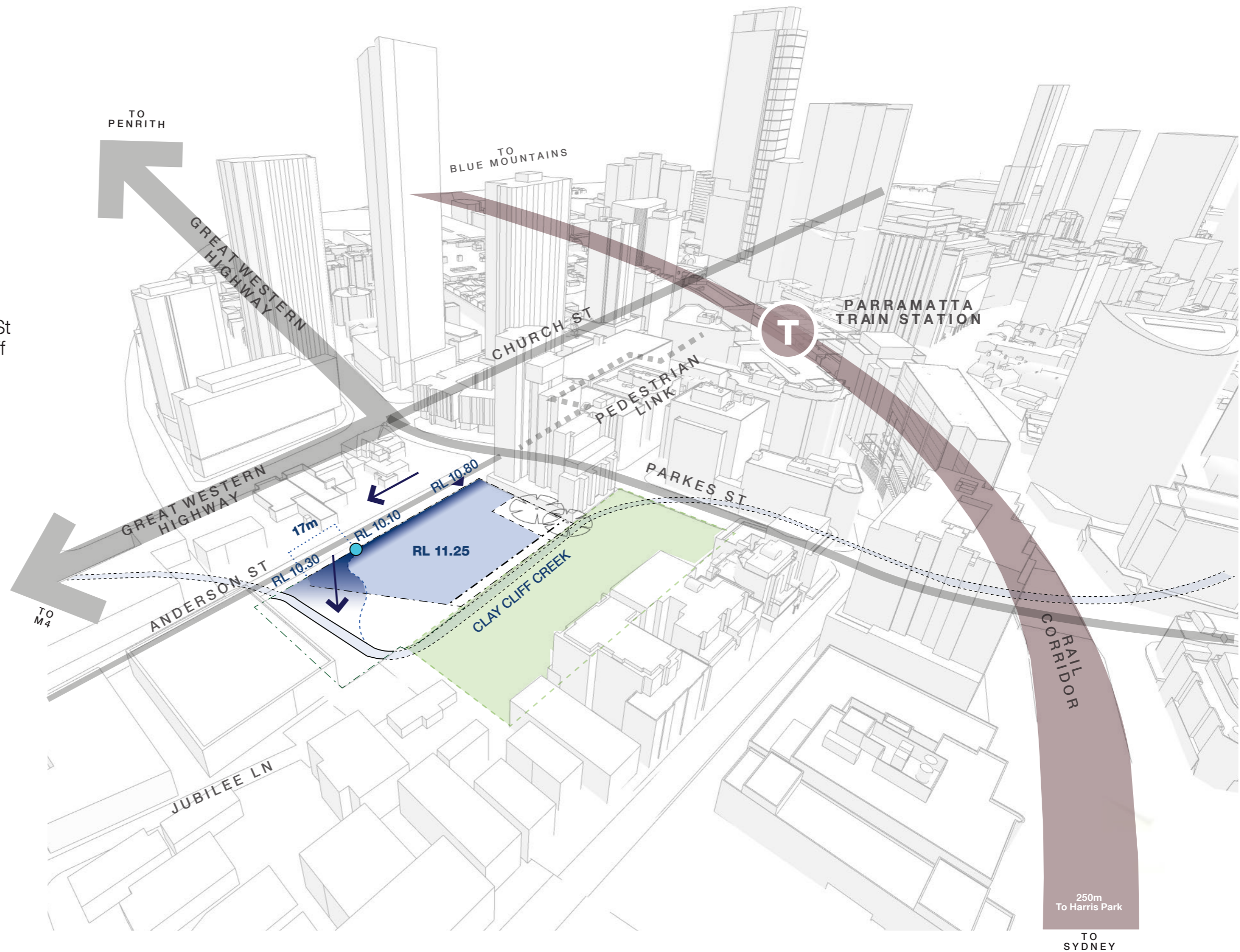
Two existing fig trees adjacent to the sites Northern boundary are to be retained



2.0 SITE STRATEGY

FLOOD MITIGATION

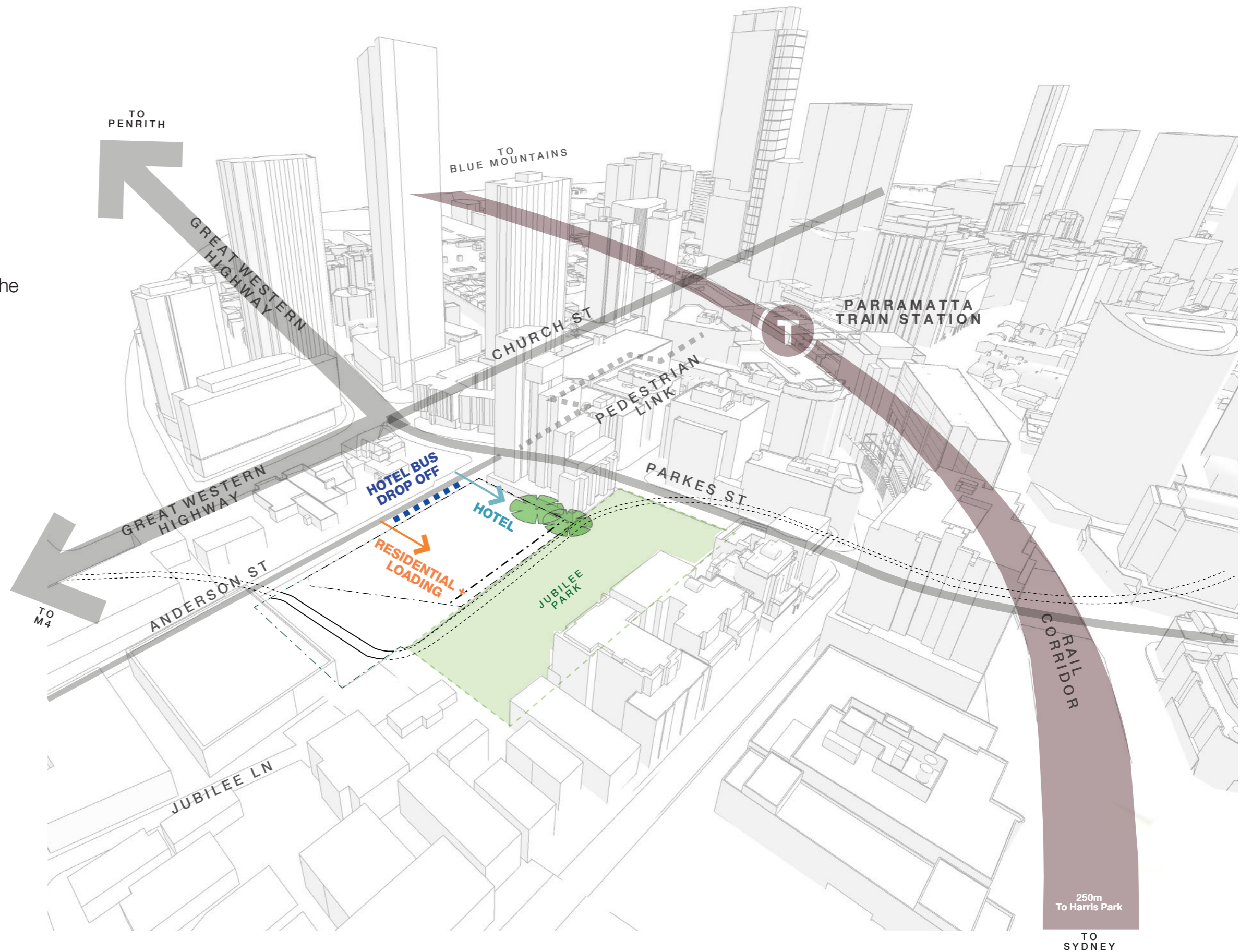
An elevated ground plane (To RL 11.25) is proposed to mitigate the effects of flooding on the site. Providing a barrier to Anderson St allows flood waters to pass through Clay Cliff Creek.



2.0 SITE STRATEGY

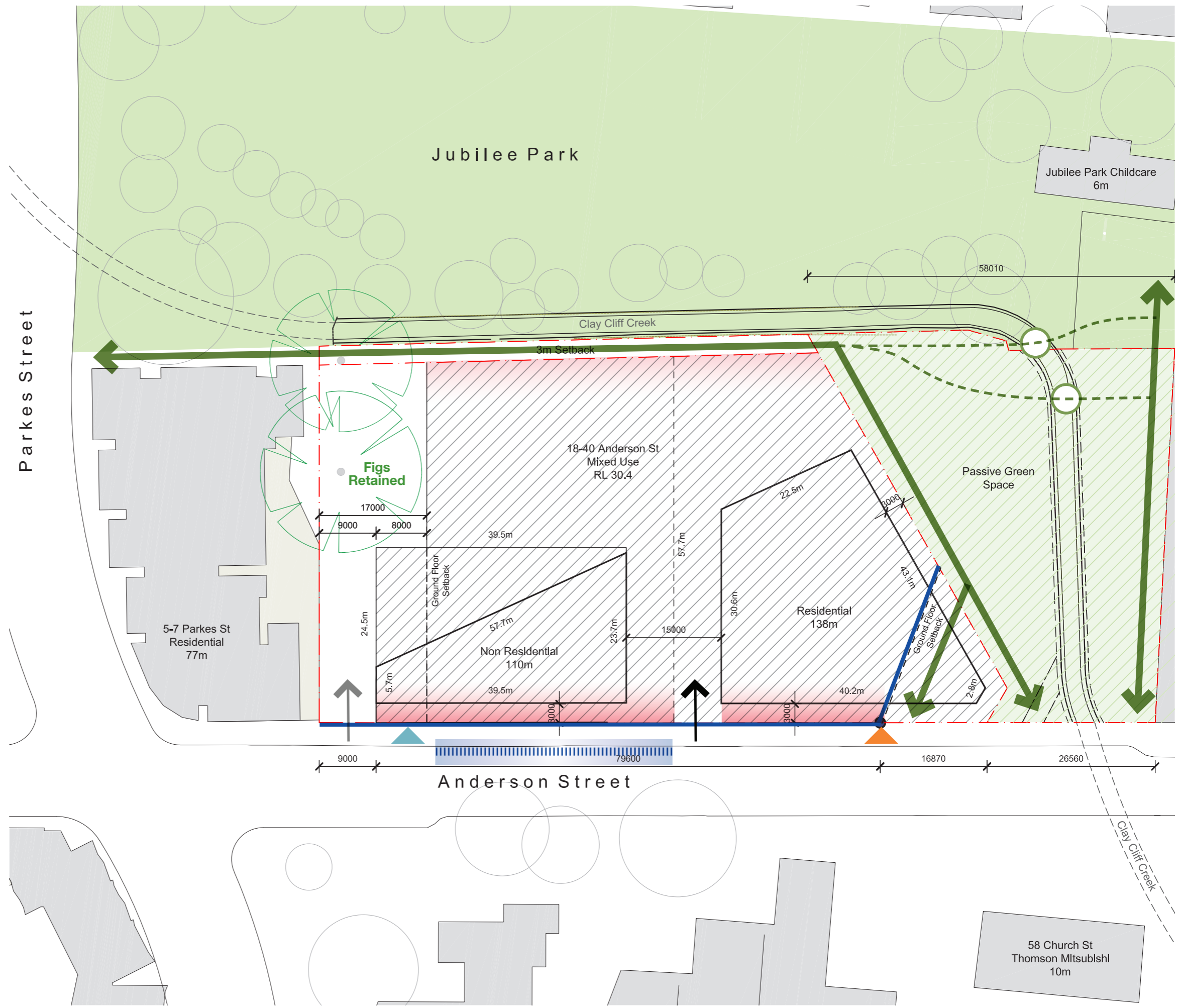
VEHICULAR ACCESS

- / Hotel Porte-Cochere & Entry is located to the North, adjacent to the existing Fig Trees.
- / A Hotel Bus Drop off zone is proposed on Anderson St
- / Residential Vehicle Access and Loading Access is provided off Anderson St












2.0 SITE STRATEGY

SITE STRATEGY PLAN



KEY

-  Residential Entry
-  Hotel Entry
-  Hotel Bus Dropoff
-  Hotel Vehicle Dropoff
-  Vehicle Entry
-  Flood Protection (RL 11.25)
-  Active Edge
-  Pedestrian Connection
-  Location of Channel Crossing and Pedestrian Circulation to be Confirmed



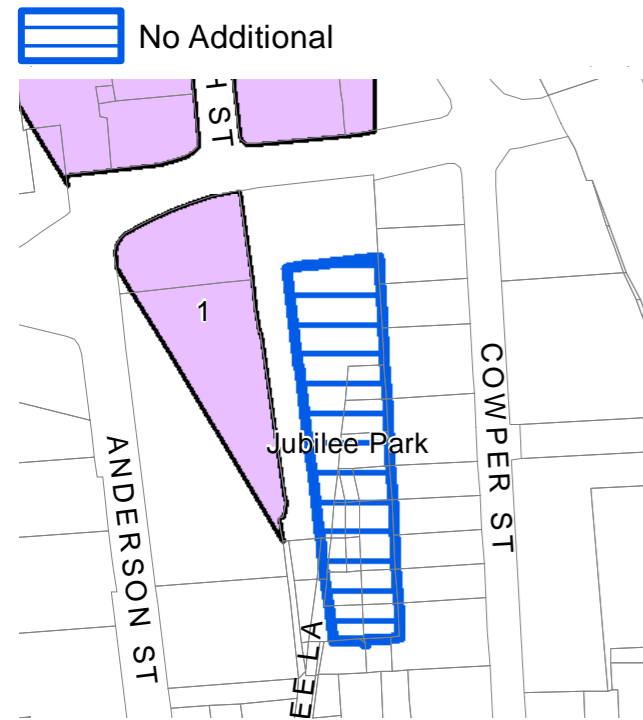
1:1000 @ A3

3.0 MASSING STRATEGY

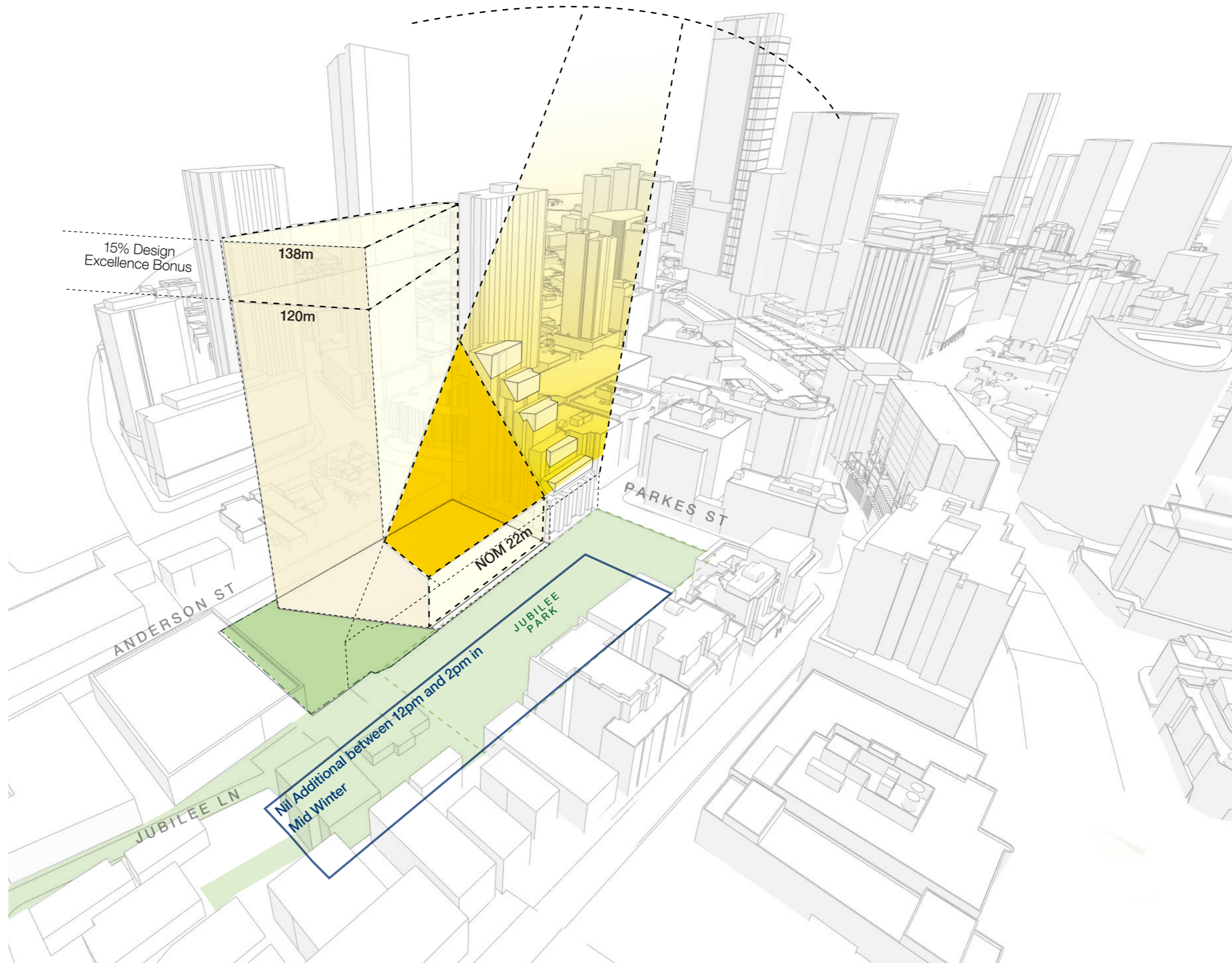
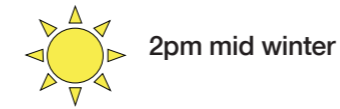
SOLAR ACCESS

Jubilee Park is to be protected from additional overshadowing, defined by a shadow plane at 2pm in Mid Winter as perscribed in the Parramatta CBD Planning Proposal.

It is noted that the adjacent development at 5-7 Parkes St breaches the sun access plane



Planning Proposal Appendix 16
Draft LEP Map



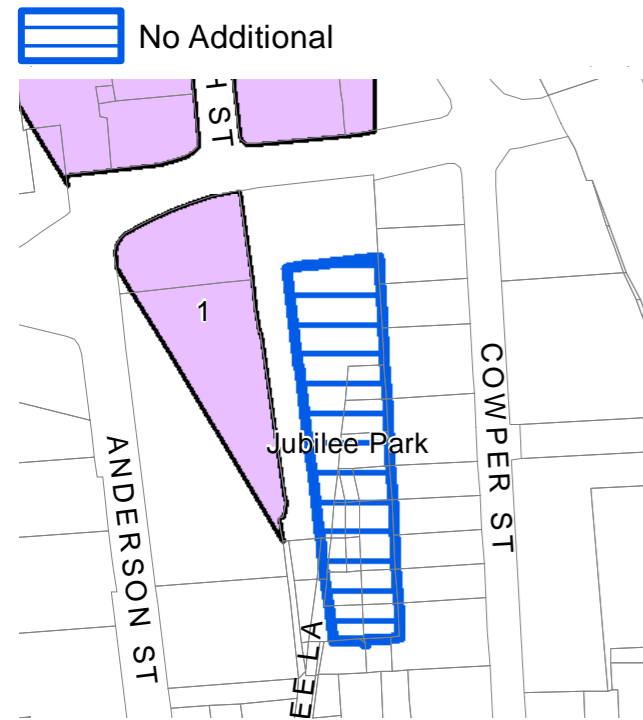
DISCLAIMER: RL's to be reviewed following confirmation of Jubilee Park protected area.

3.0 MASSING STRATEGY

SOLAR ACCESS OVERLAY

Jubilee Park is to be protected from additional overshadowing, defined by a shadow plane at 2pm in Mid Winter as perscribed in the Parramatta CBD Planning Proposal.

It is noted that the adjacent development at 5-7 Parkes St breaches the sun access plane



Planning Proposal Appendix 16
Draft LEP Map



NOTE: Finalisation of envelope requires confirmation of Jubilee Park protected area.

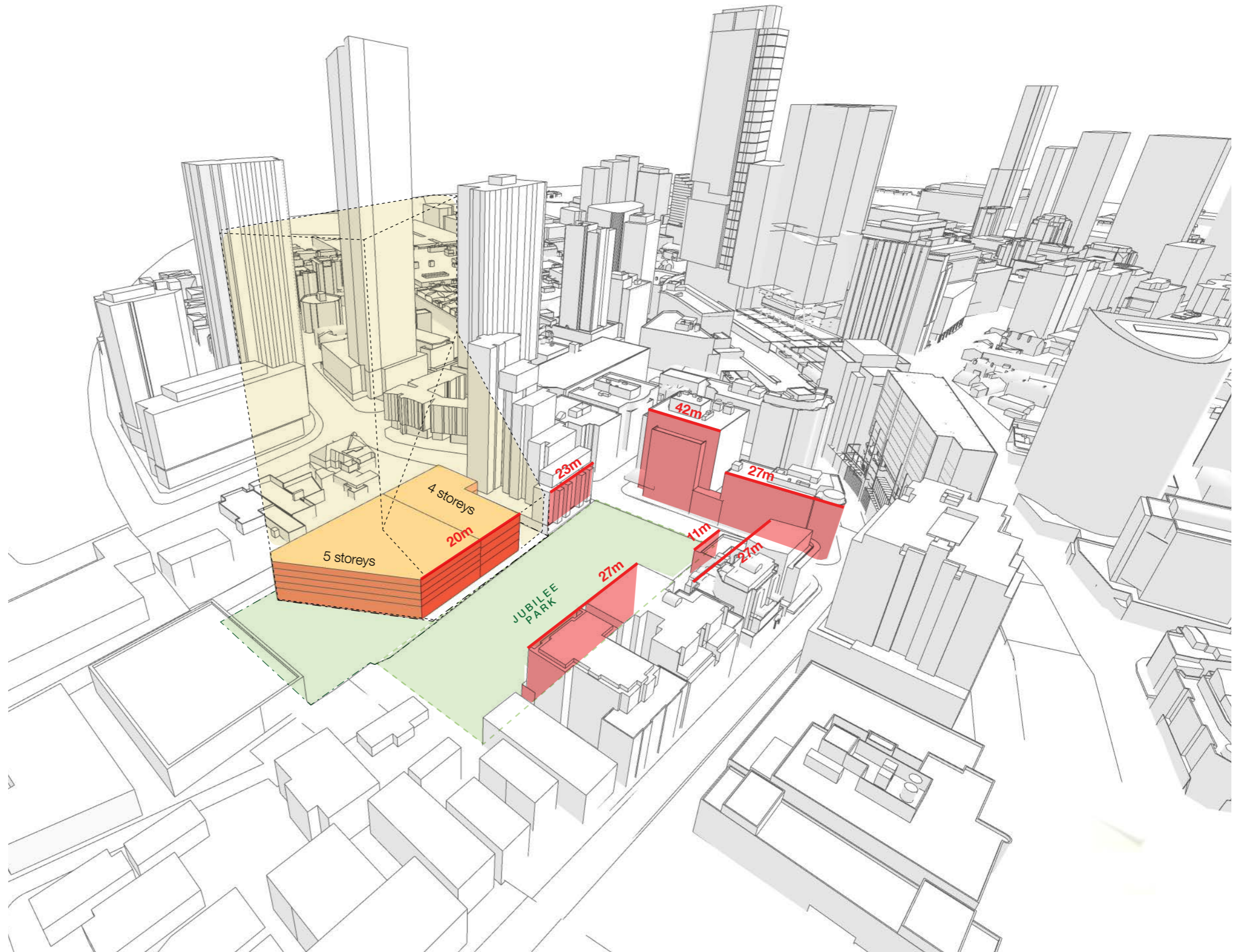
3.0 MASSING STRATEGY

PODIUM FORM

Jubilee park is defined by streetwall buildings with varying heights.

A 20m streetwall is proposed with nil setback to Anderson St. A 3m council dedication is located along the Eastern Boundary fronting the park.

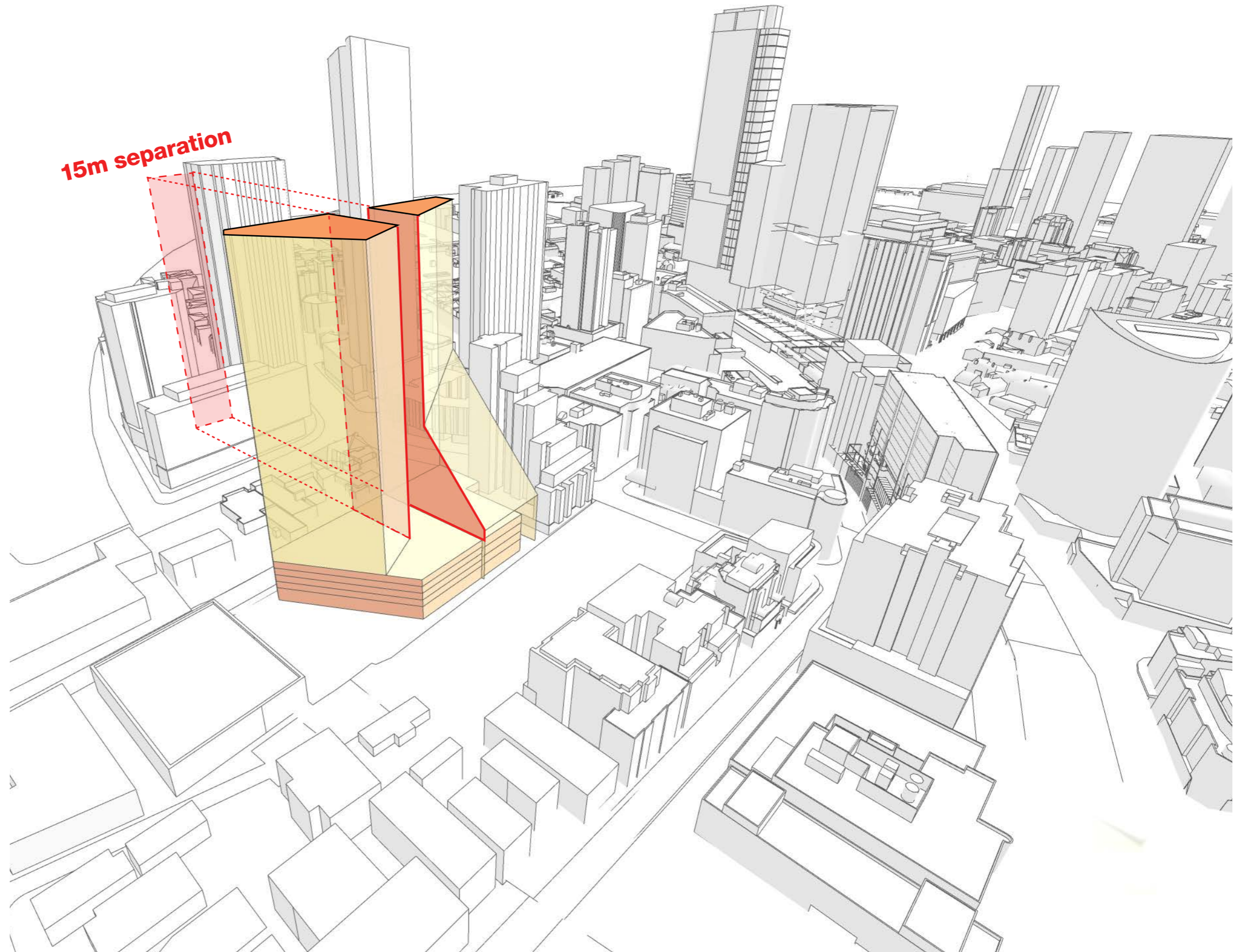
The 20m envelope allows for a 5 storey residential building or 4 hotel storeys with greater floor to floor heights.



3.0 MASSING STRATEGY

2 TOWER FORMS

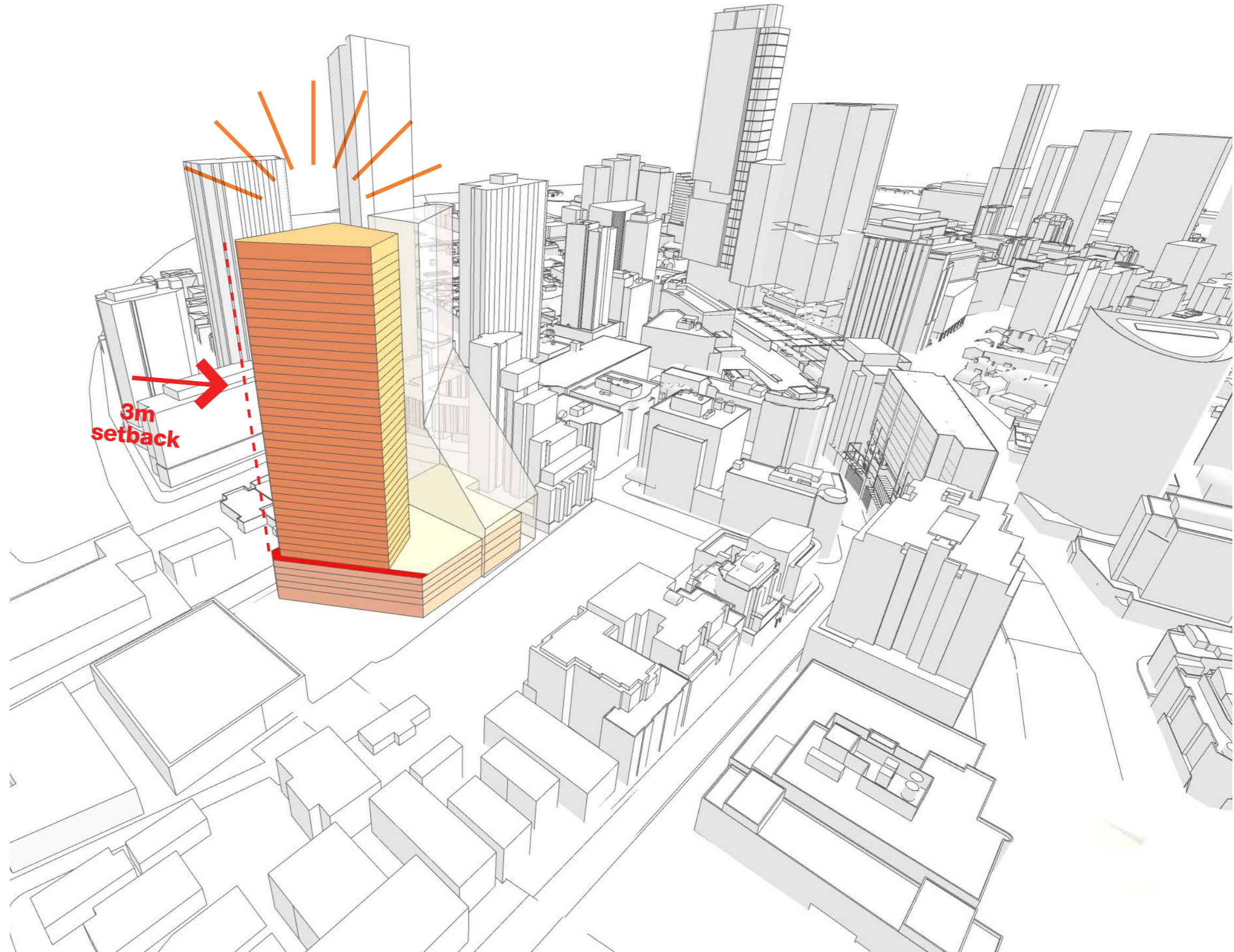
The proposal is to accommodate two distinct towers with separated uses. The towers are to be separated by a minimum of 15m, assuming active uses do not face one another.



3.0 MASSING STRATEGY

RESIDENTIAL TOWER FORM

The residential building is setback 3m from Anderson St and the Southern boundary, allowing it to be read as a tower sitting on a 5 storey base.

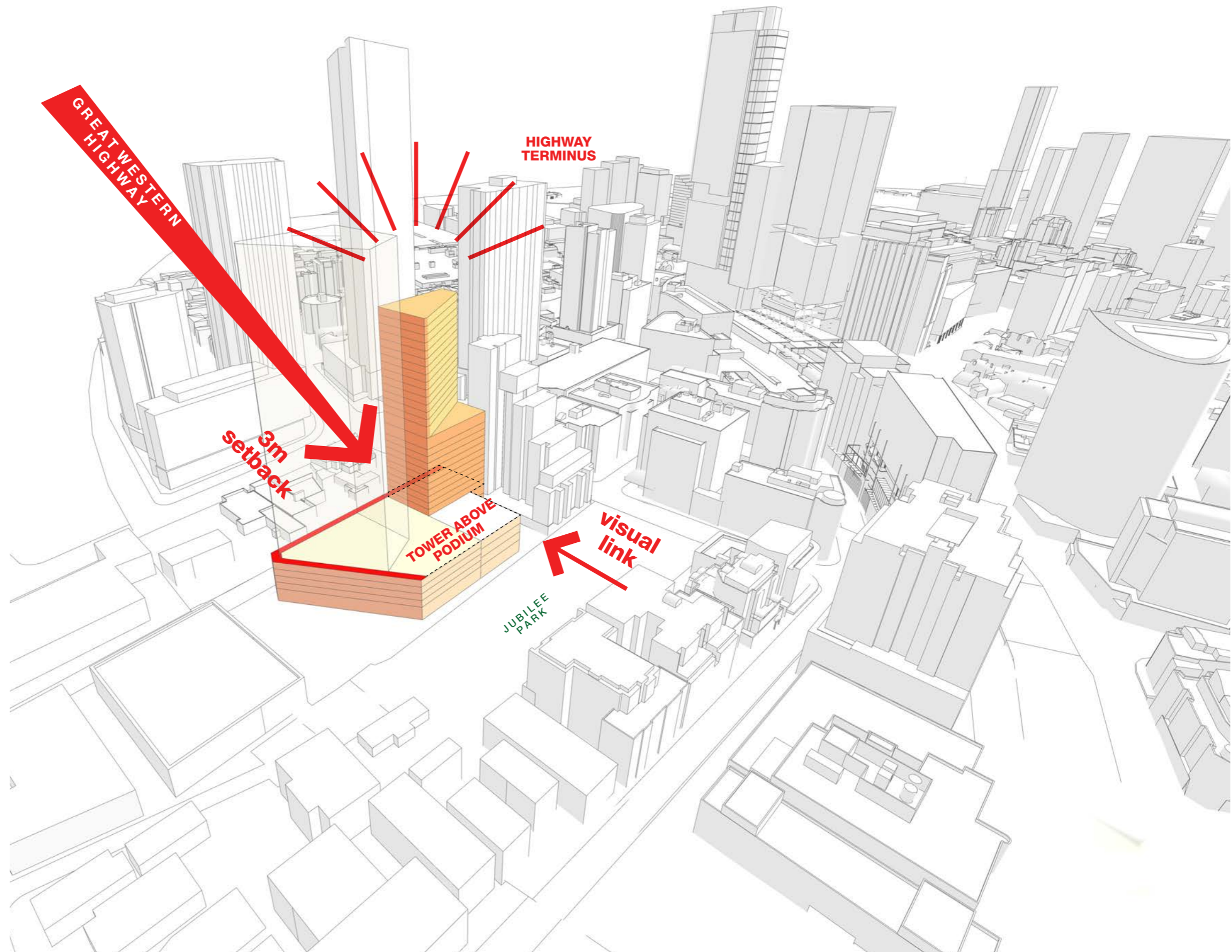


3.0 MASSING STRATEGY

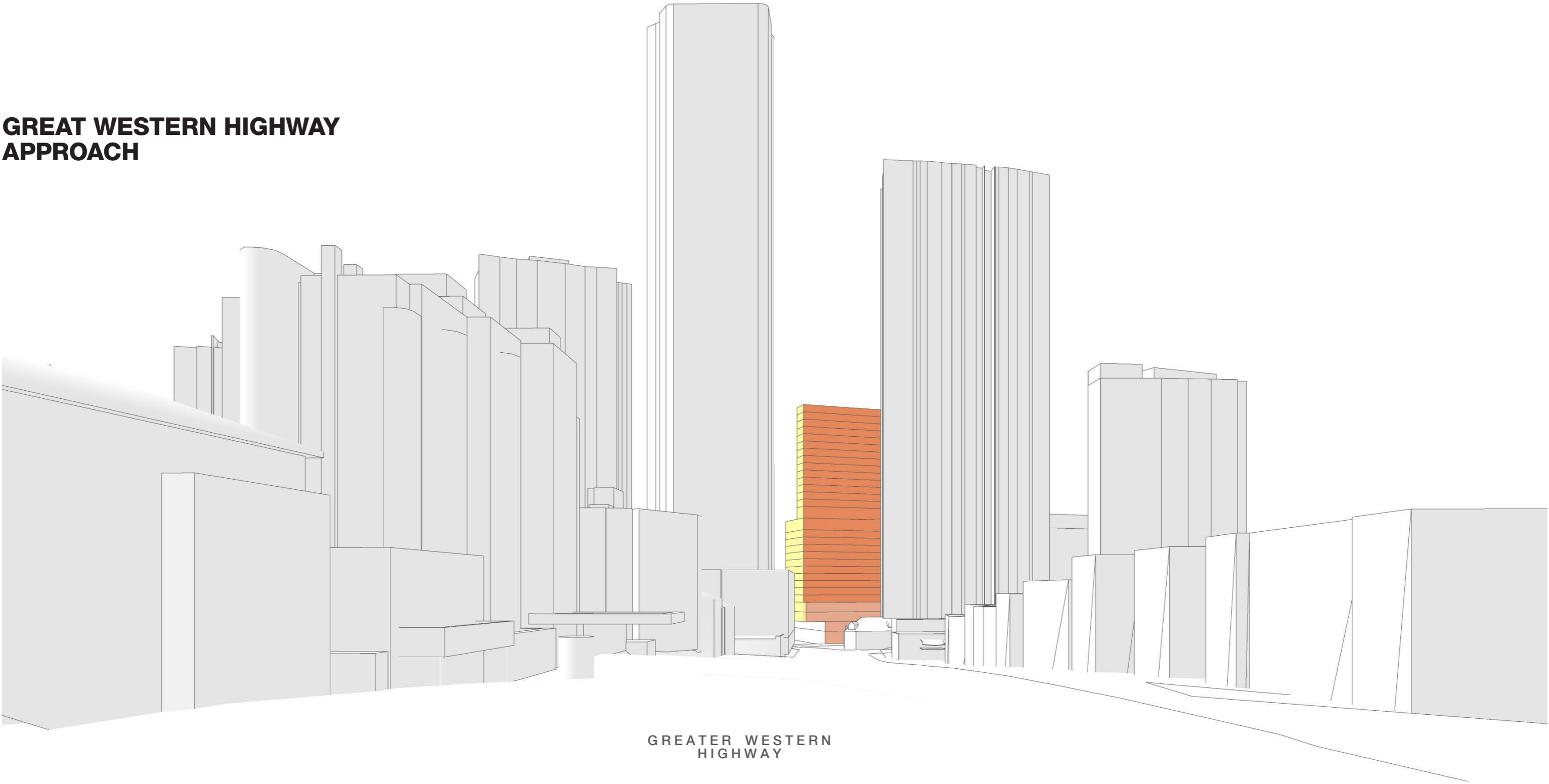
HOTEL FORM

The hotel building acts as a visual terminus upon approach from the Great Western Highway.

The tower is set back 3m from the Anderson Street frontage and cantilevers over the northern porte cochere, visually linking Jubilee Park to Anderson Street



GREAT WESTERN HIGHWAY APPROACH



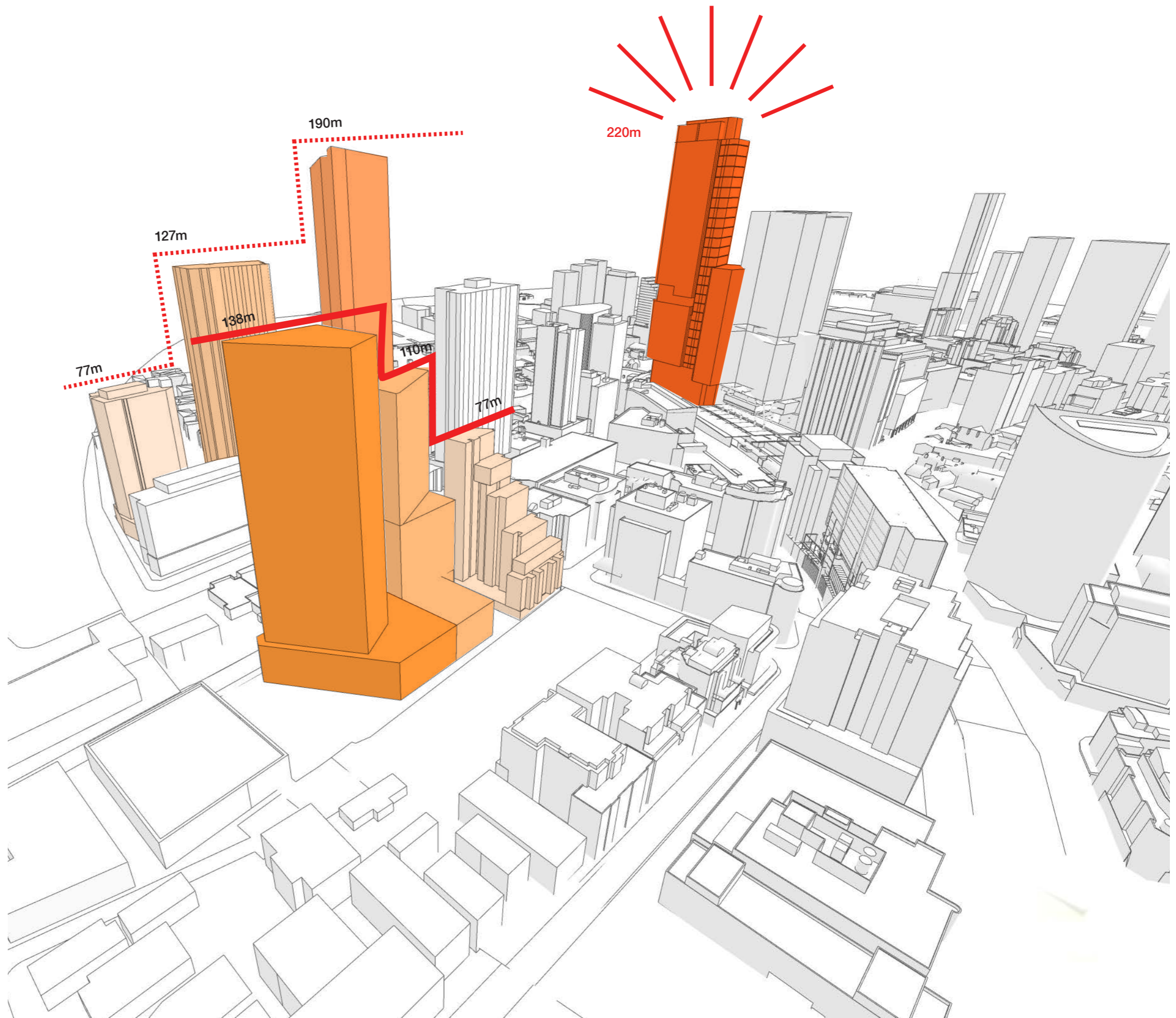
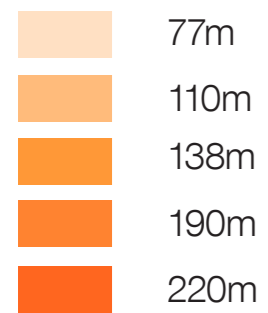
GREATER WESTERN
HIGHWAY

3.0 MASSING STRATEGY

SKYLINE CONTEXT

The proposed buildings along Anderson St step in height from North (lowest) to South (highest).

To the West of Church St, the buildings step in Height in the inverse direction, resulting in a dynamic Skyline.



4.0 PROPOSED ENVELOPE

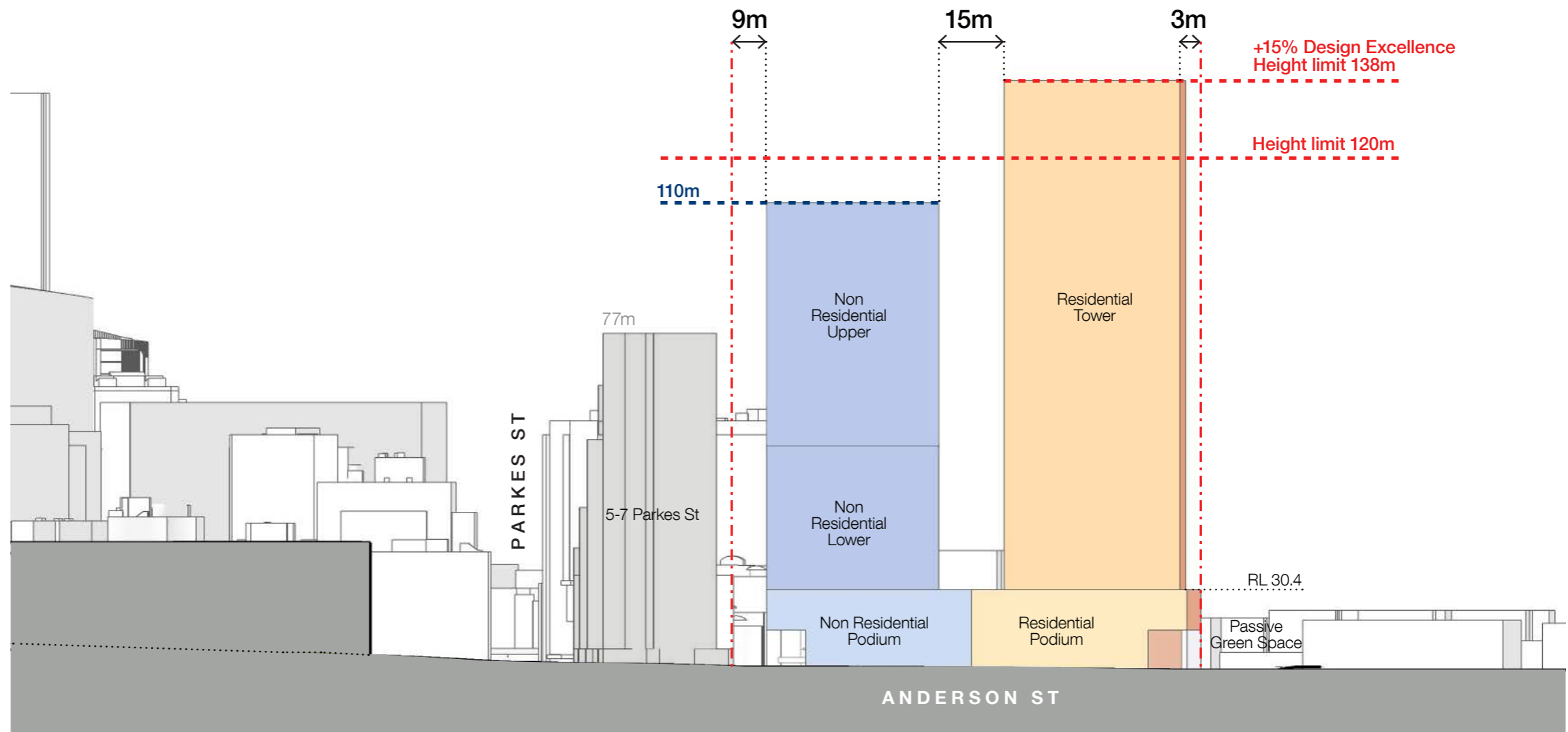
ENVELOPE Plan



4.0 PROPOSED ENVELOPE

ELEVATIONS

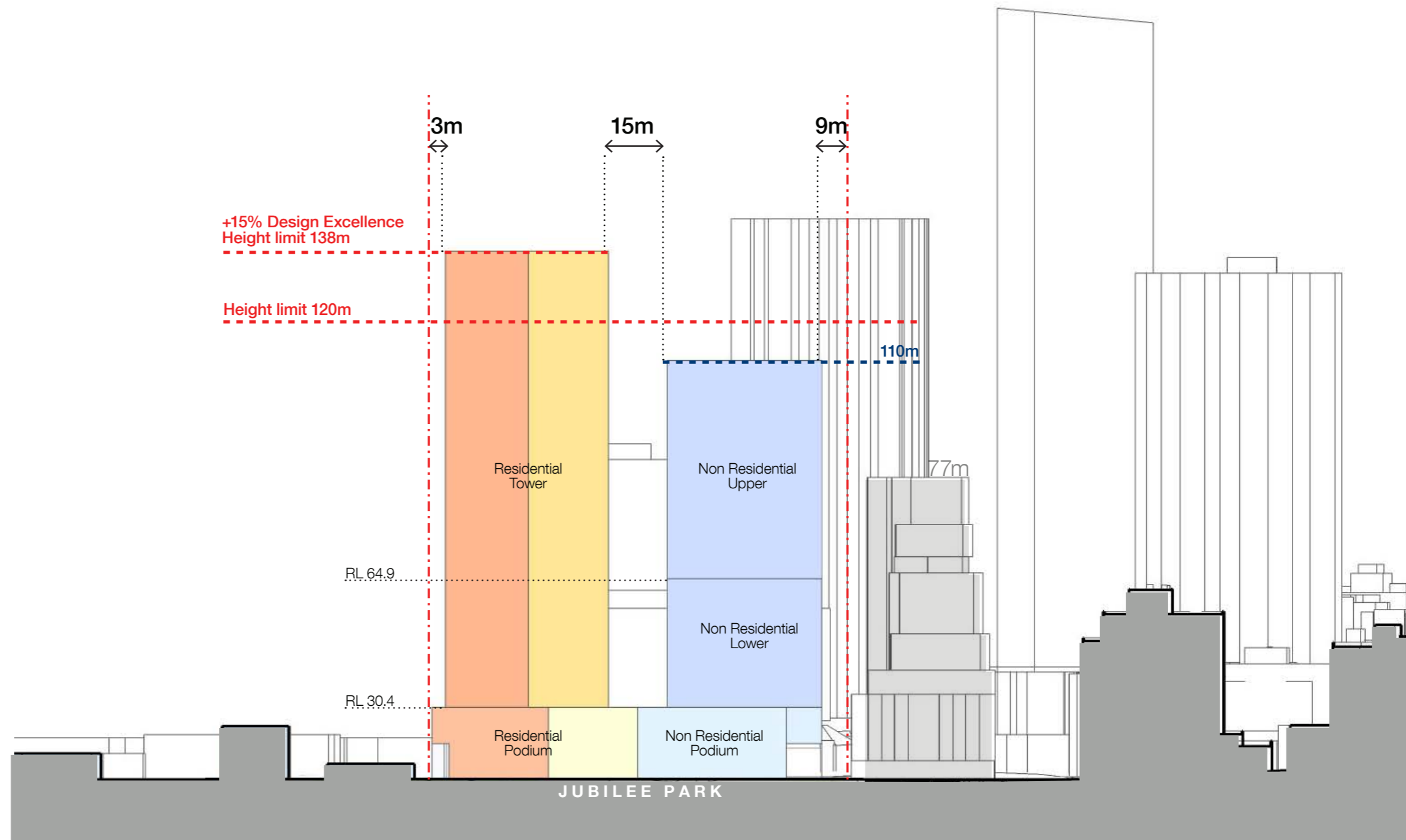
Anderson St Elevation



4.0 PROPOSED ENVELOPE

ELEVATIONS

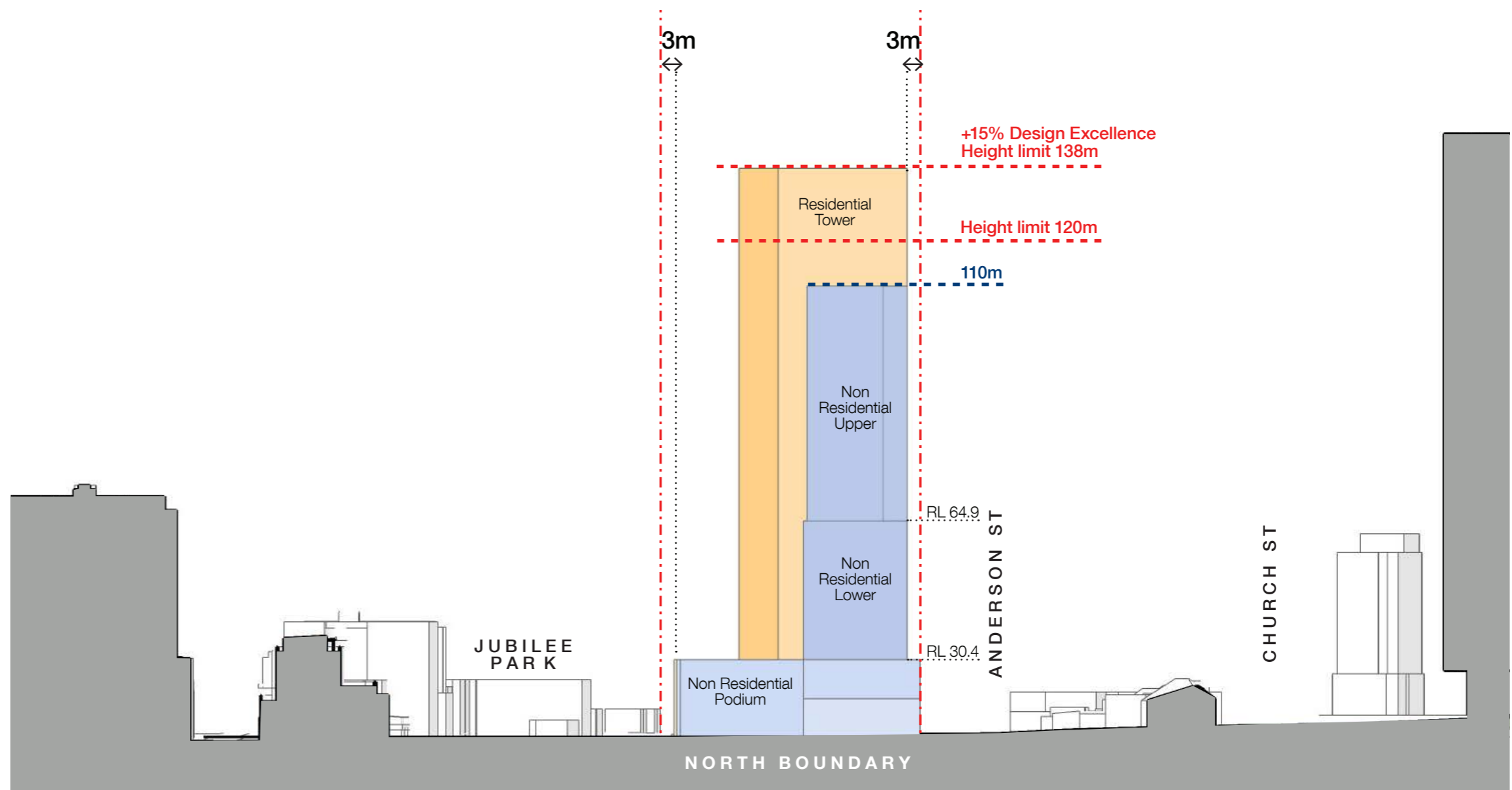
Jubilee Park Elevation



4.0 PROPOSED ENVELOPE

ELEVATIONS

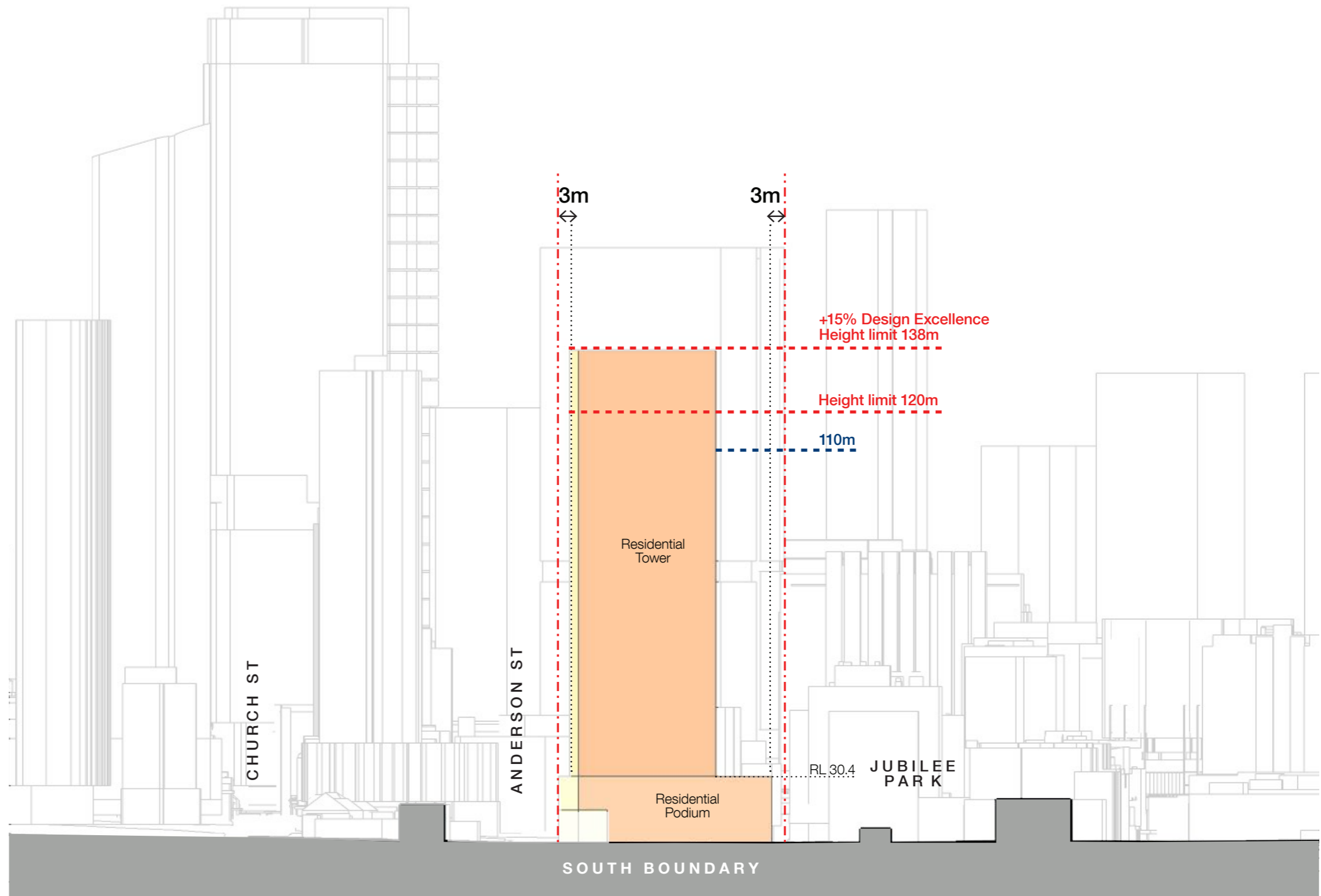
North Boundary Elevation



4.0 PROPOSED ENVELOPE

ELEVATIONS

South Boundary Elevation



4.0 PROPOSED ENVELOPE

ENVELOPE

Aerial Views

Lower Setbacks

Anderson St	0m
New Park	0m
Jubilee Park	3m (walkway)
North Boundary	9m setback (tree retention)

Upper Setbacks

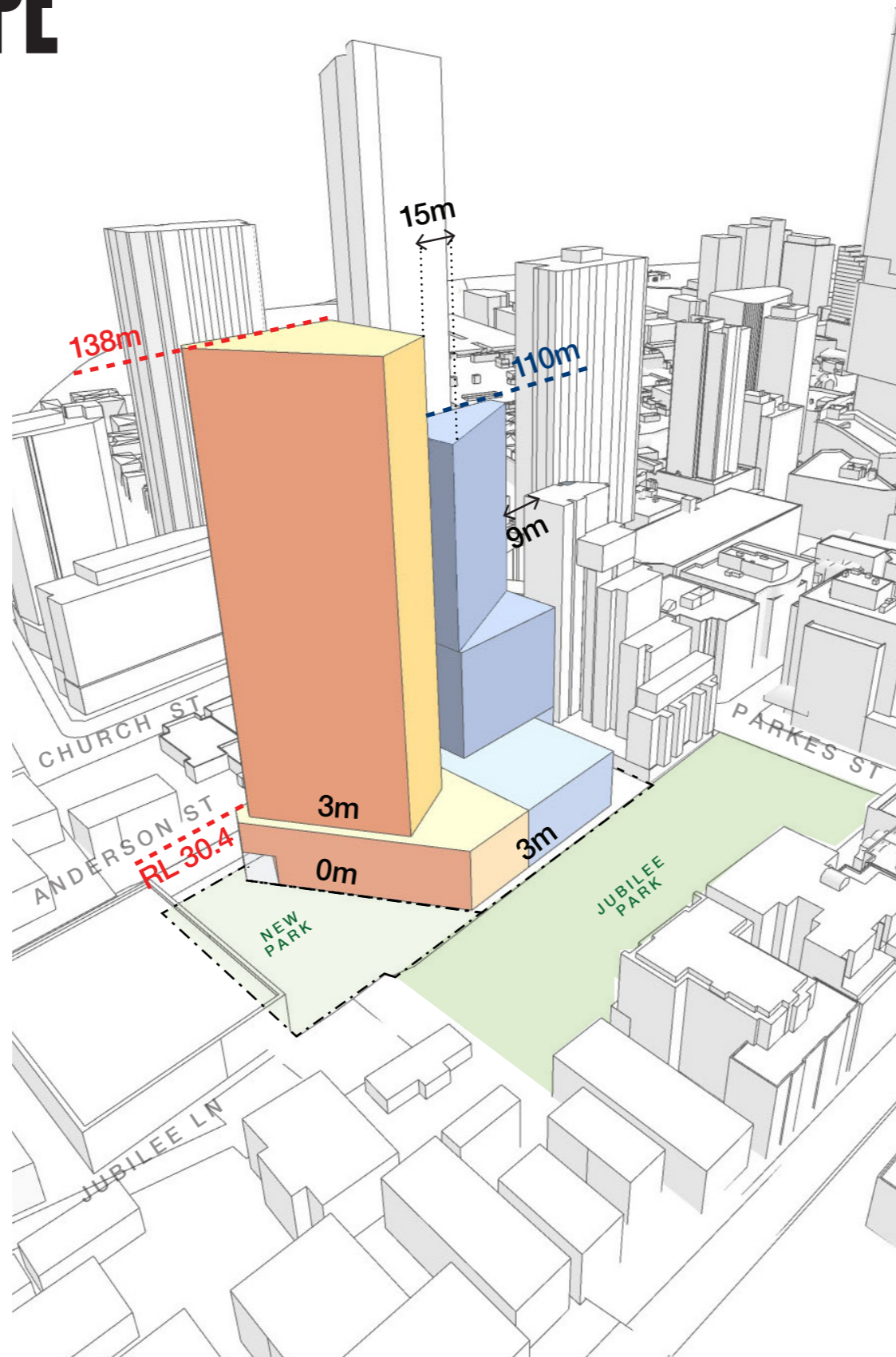
Anderson St	3m
New Park	3m
Jubilee Park	Varies (solar plane)
North Boundary	9m

Building Separation

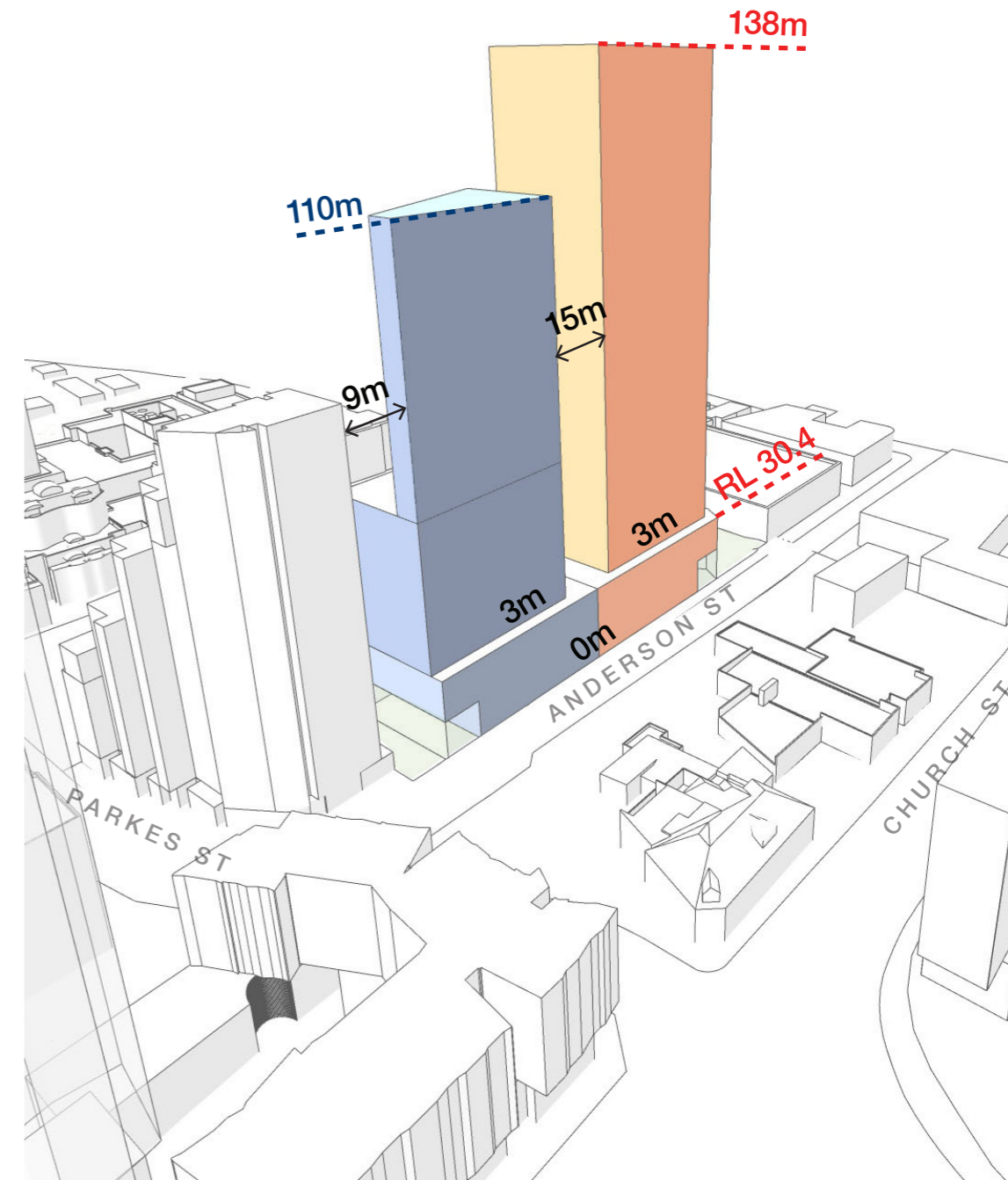
Hotel - Residential	15m
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Building Heights

Residential	138m
Hotel	110m
Streetwall	RL 30.4



View from South-East



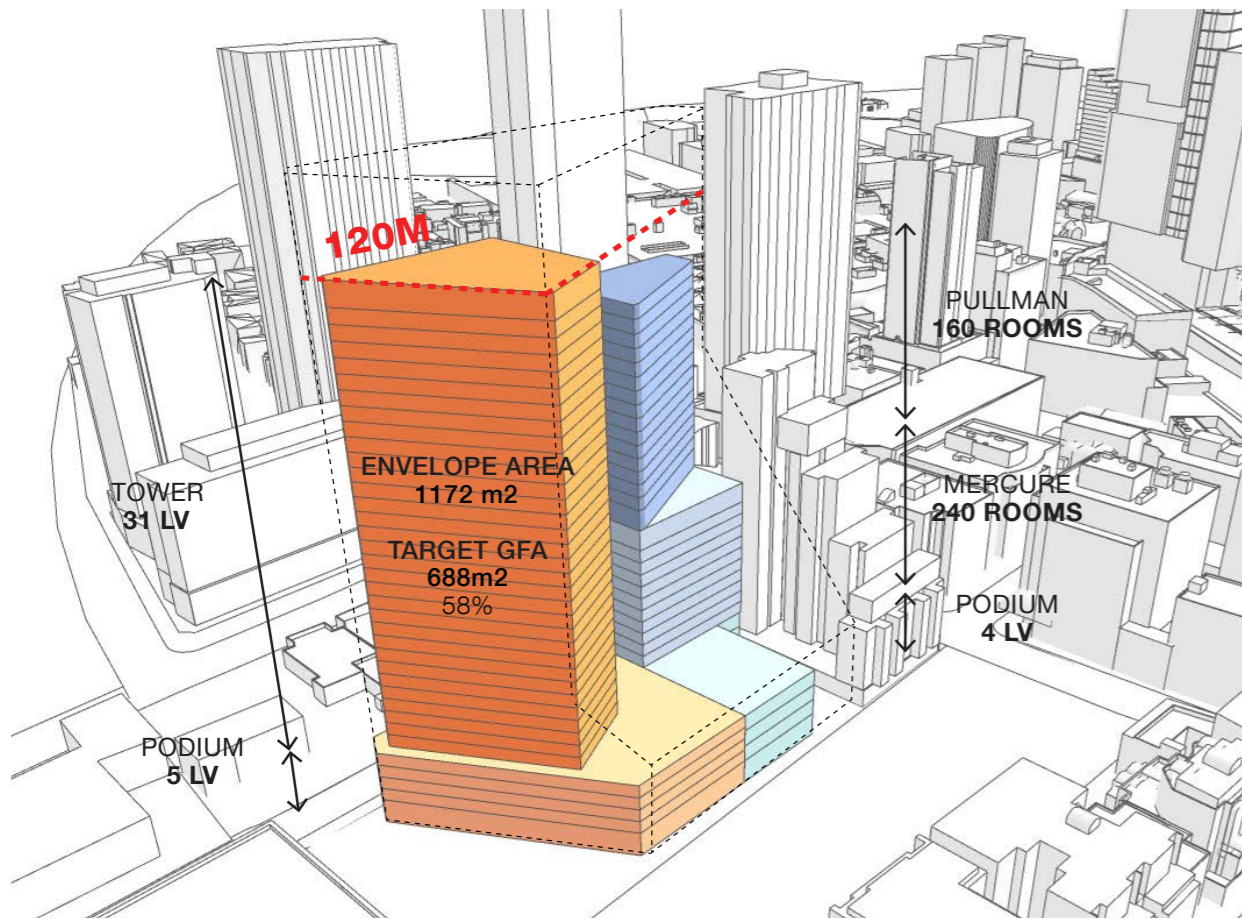
View from North-West

4.0 PROPOSED ENVELOPE

SCENARIO 1

EXCLUDING 15% DESIGN EXCELLENCE BONUS

Site Area 8,027m² / Height Limit 120m
 / FSR 3 : 1 Non Residential
 3 : 1 Residential
 0.3 : 1 High Performing Building Bonus
6.3 : 1 FSR

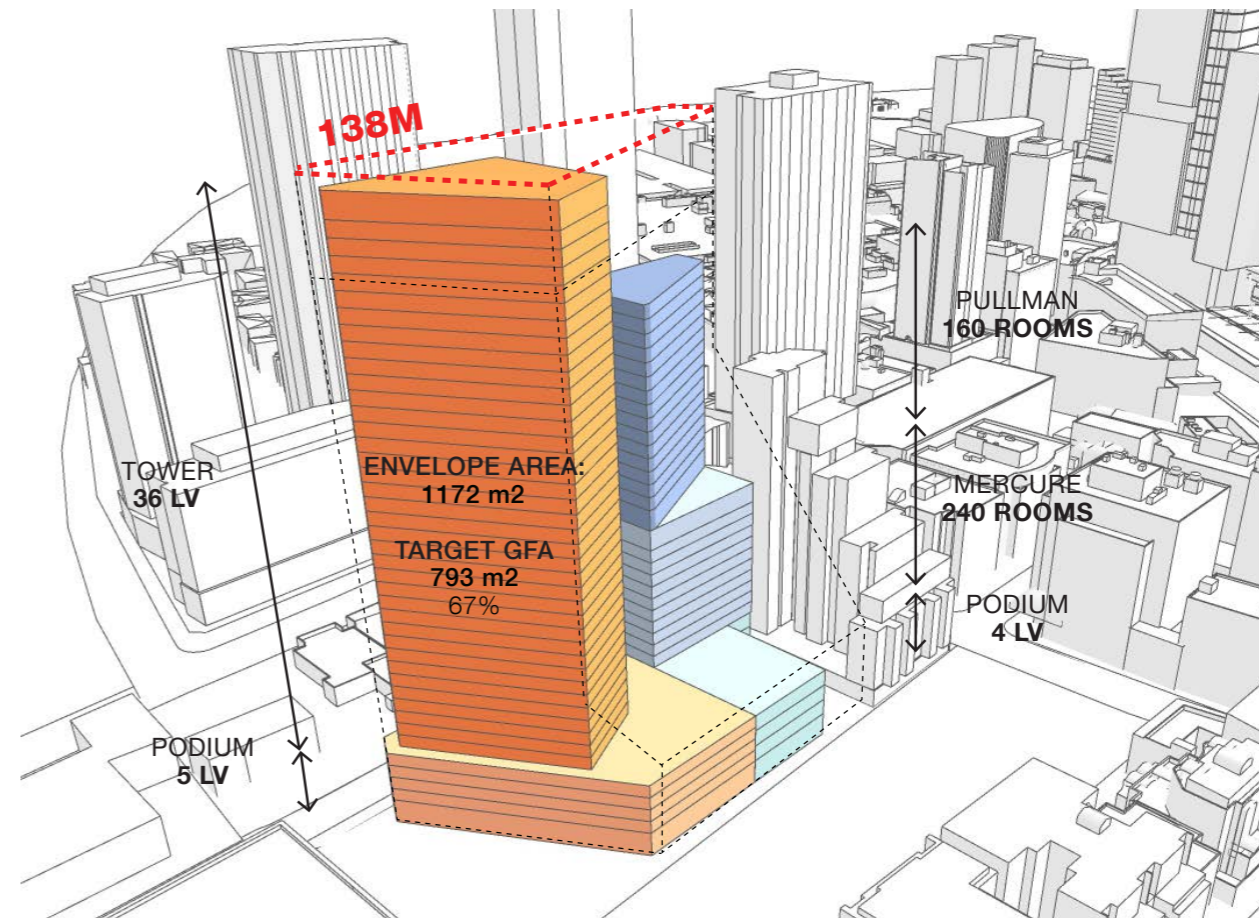


		TOTAL GEA		TOTAL GFA		
	LEVELS	TARGET GEA		TARGET GFA		
Podium	90%	4.6	1250	5750	1125	5175
Tower	80%	31	859	26643	688	21314
TOTAL		36		32393		26489.1
TARGET GFA	RESIDENTIAL				26489	FSR 3.3 : 1
	NON - RESIDENTIAL				24081	FSR 3.0 : 1
TOTAL GFA	TOTAL				50570	FSR 6.3 : 1

SCENARIO 2

INCLUDING 15% DESIGN EXCELLENCE BONUS

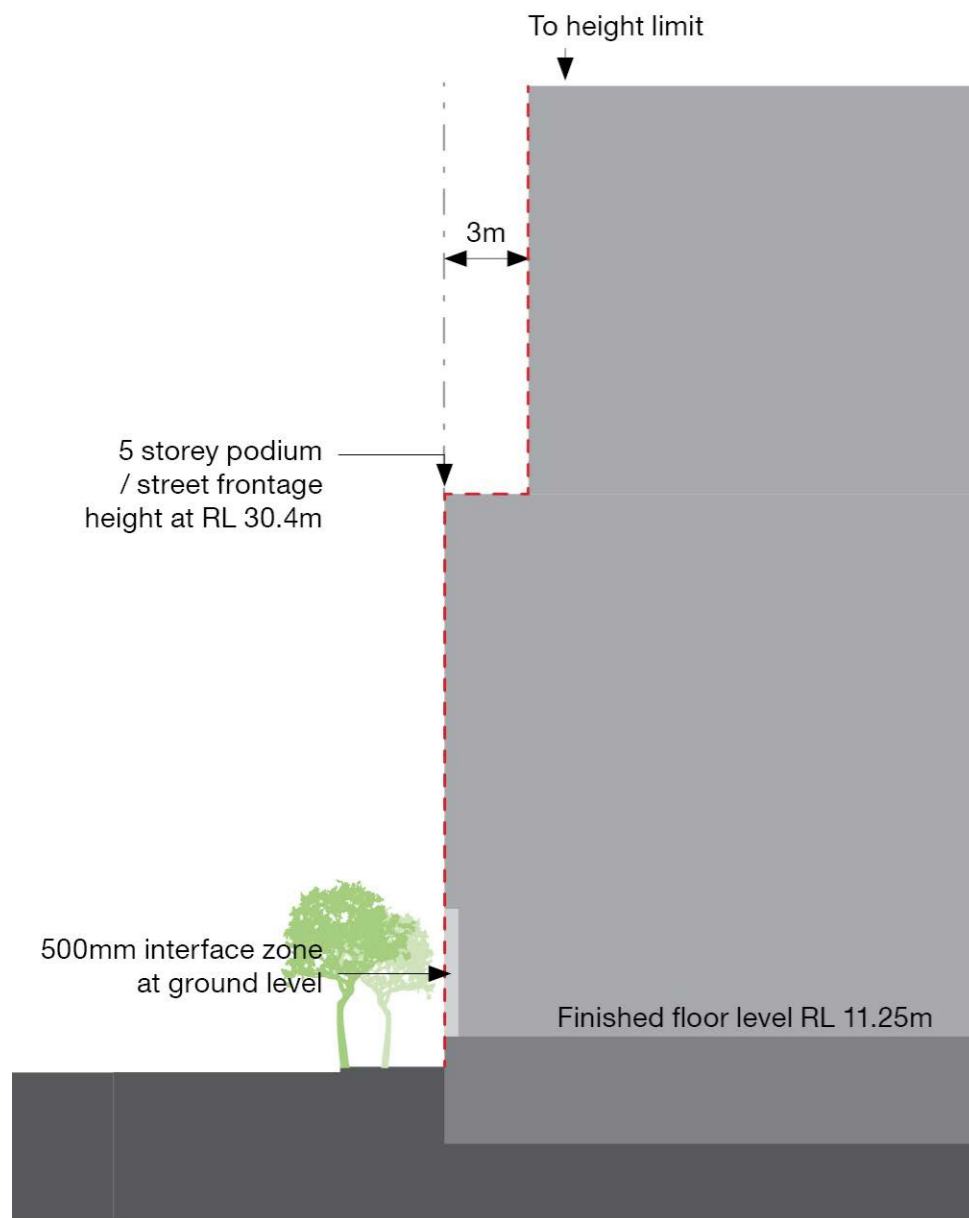
Site Area 8,027m² / Height Limit 138m
 / FSR 3 : 1 Non Residential
 3 : 1 Residential
 0.9 : 1 Design Excellence
 0.3 : 1 High Performing Building Bonus
7.2 : 1 FSR



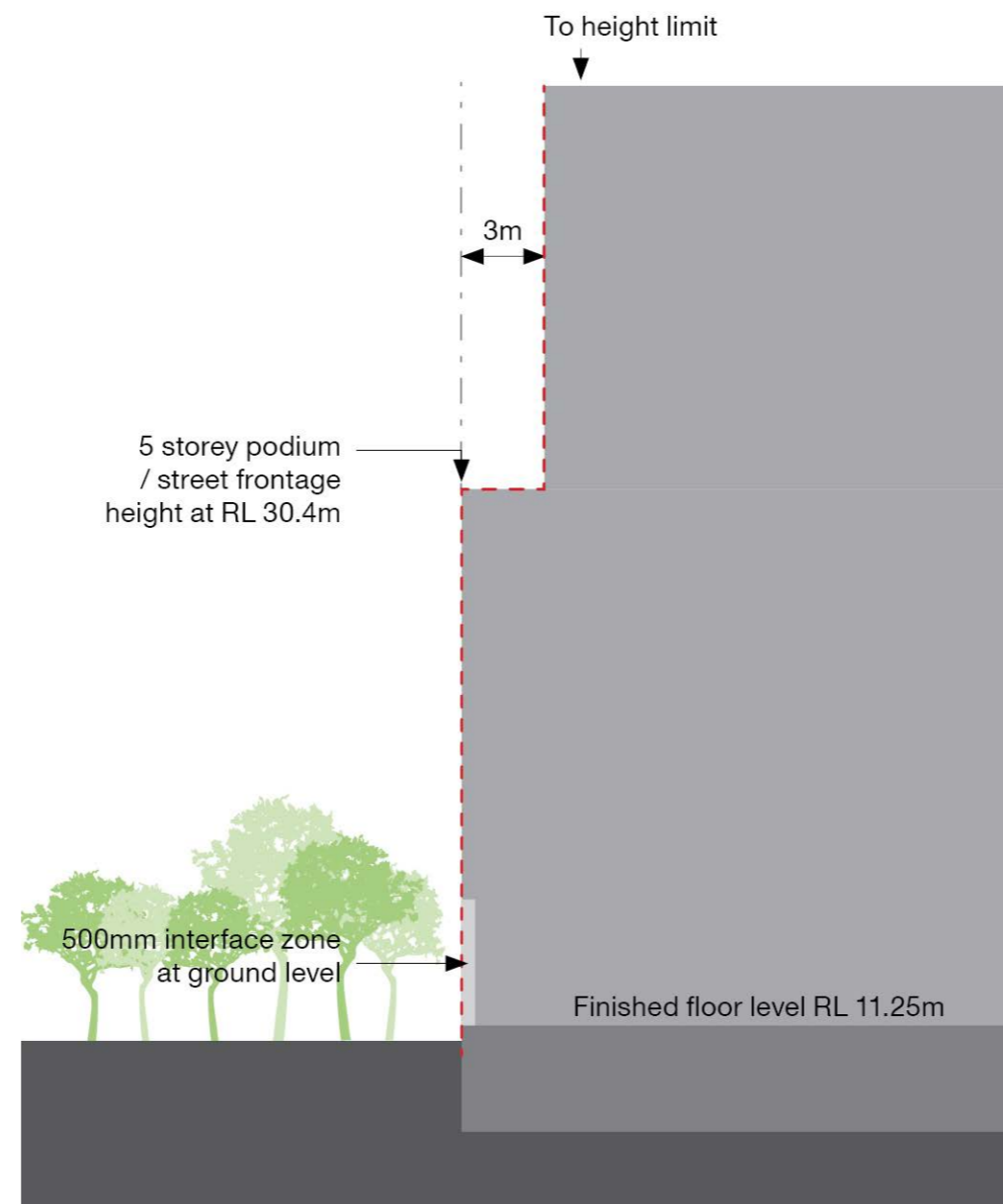
		TOTAL GEA		TOTAL GFA		
	LEVELS	TARGET GEA		TARGET GFA		
Podium	90%	4.6	1250	5750	1125	5175
Tower	80%	36	991	35673	793	28538
TOTAL		41		41423		33713
TARGET GFA	RESIDENTIAL				33713	FSR 4.2 : 1
	NON - RESIDENTIAL				24081	FSR 3.0 : 1
TOTAL GFA	TOTAL				57794	FSR 7.2 : 1

4.0 PROPOSED ENVELOPE

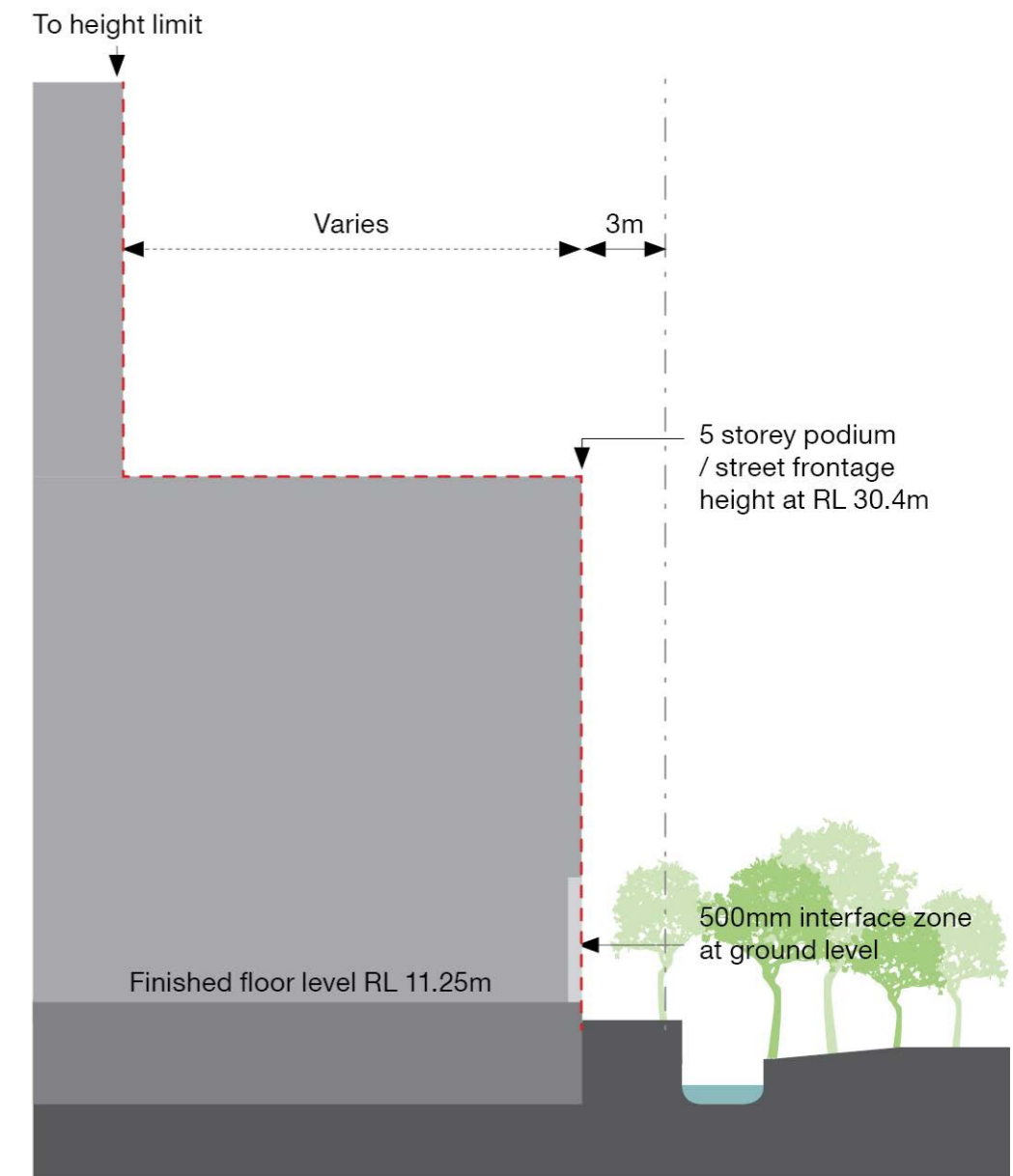
STREET INTERFACES



SECTION 1
Anderson Street

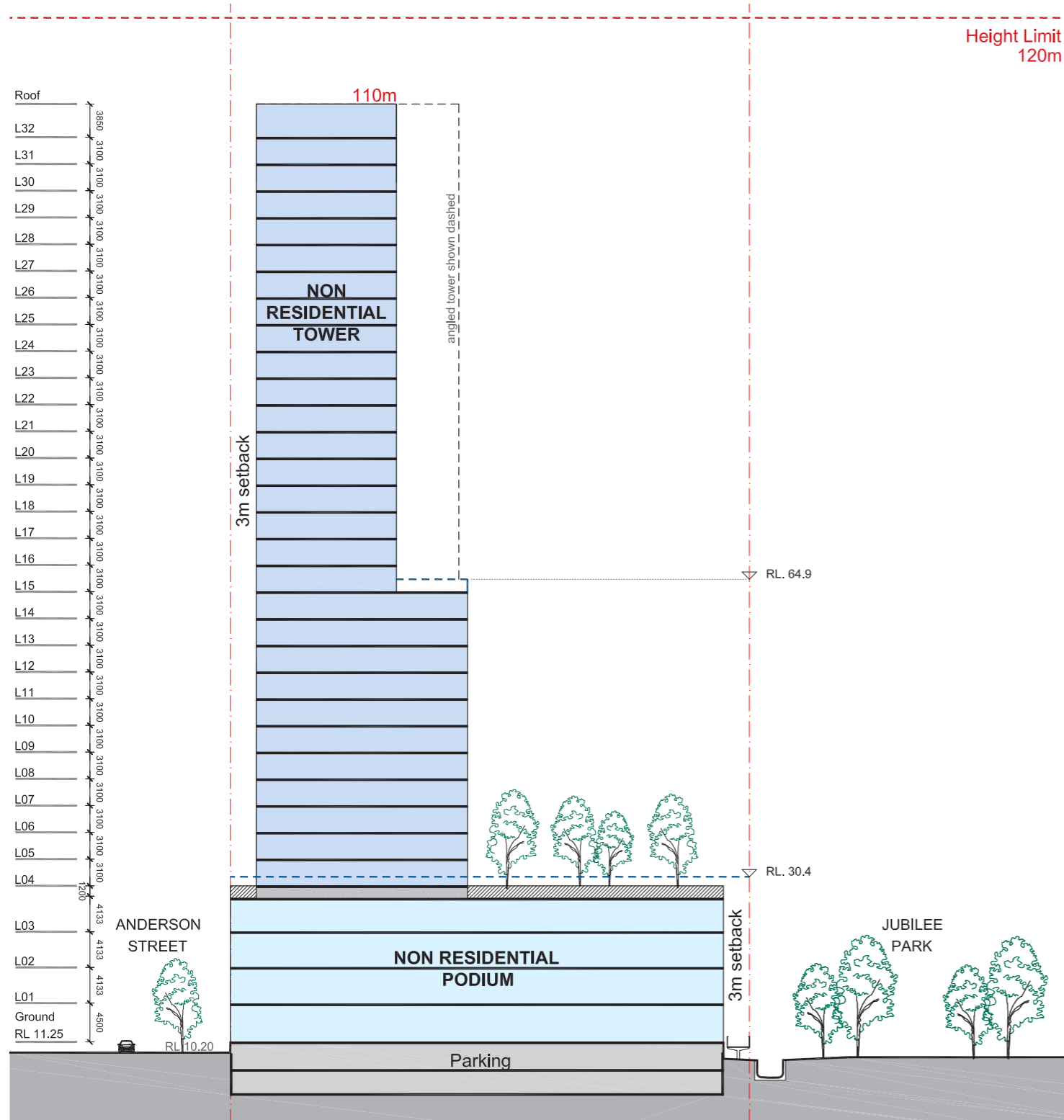


SECTION 2
Interface with new park

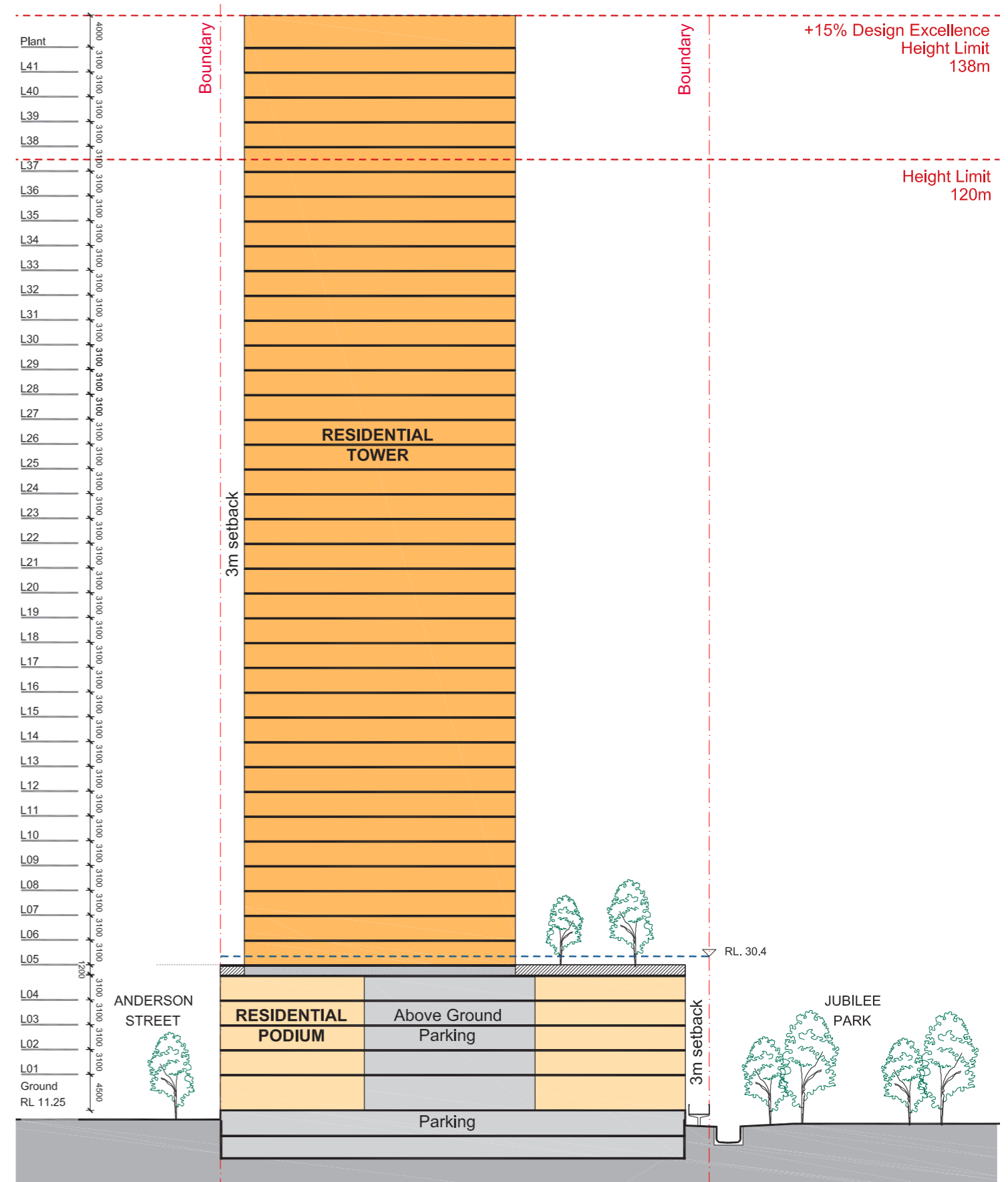


SECTION 3
Jubilee Park

5.0 INDICATIVE DESIGN



HOTEL SECTION



RESIDENTIAL SECTION

5.0 INDICATIVE DESIGN

GROUND



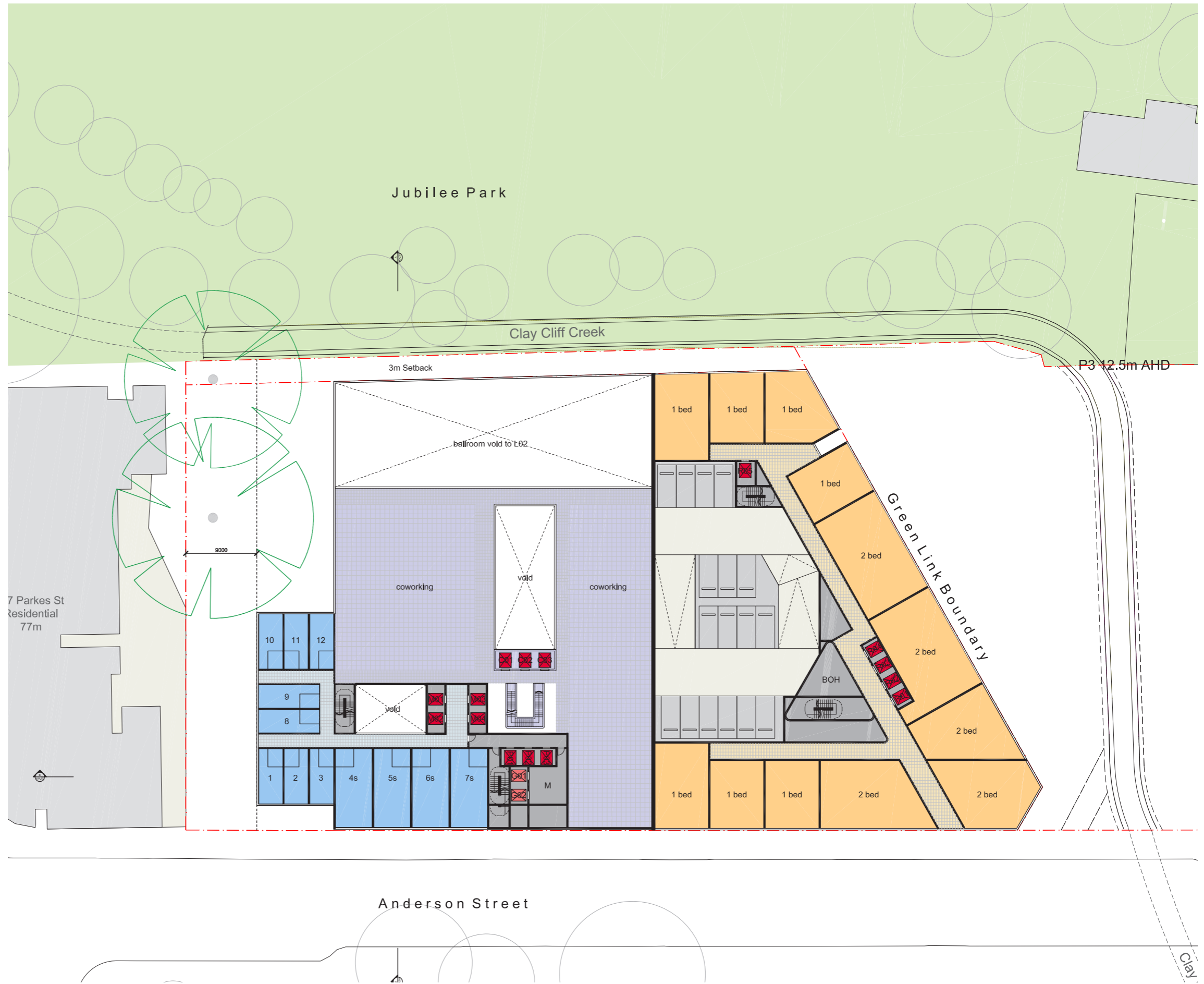
5.0 INDICATIVE DESIGN

LEVEL 1



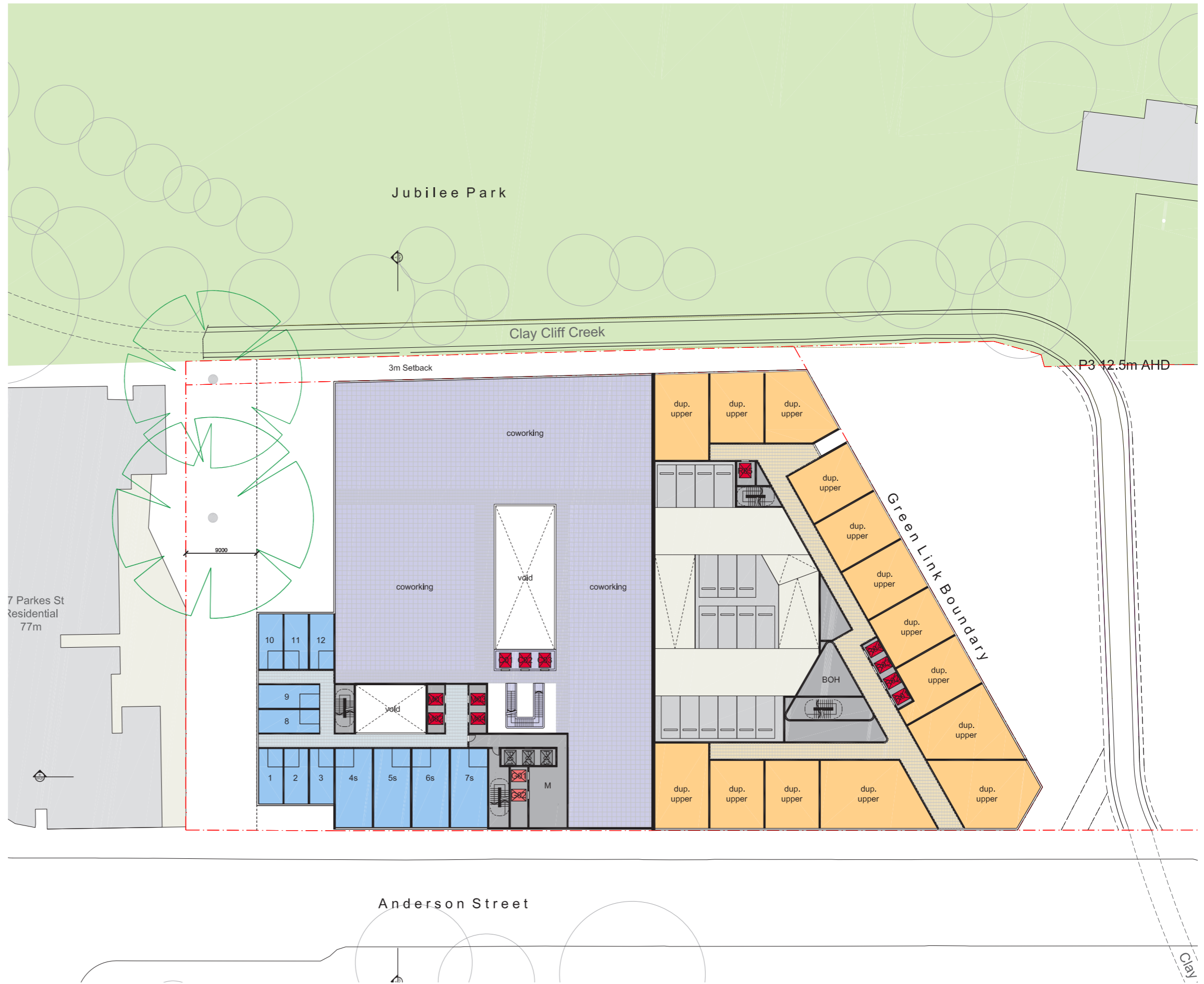
5.0 INDICATIVE DESIGN

LEVEL 2



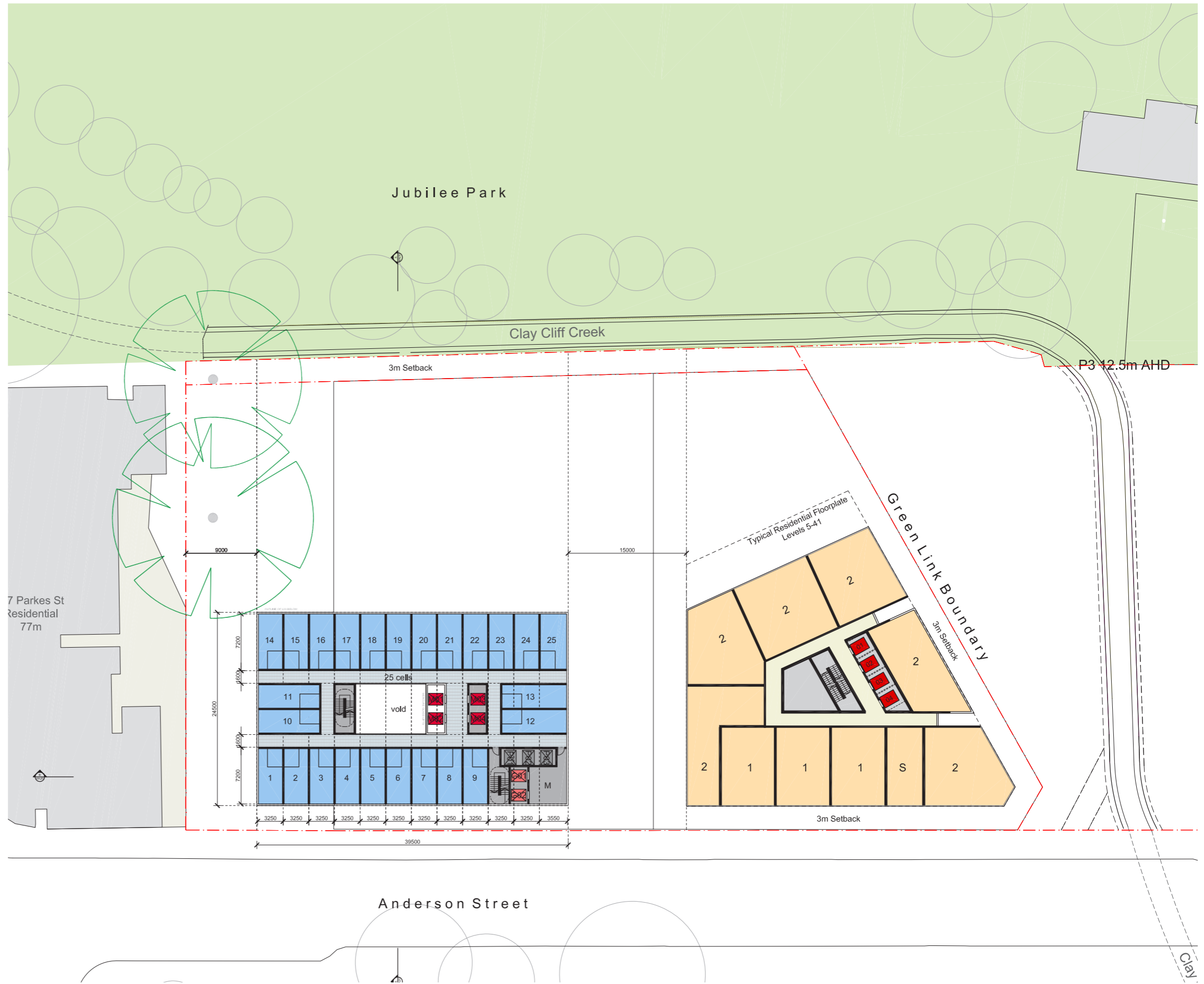
5.0 INDICATIVE DESIGN

LEVEL 3



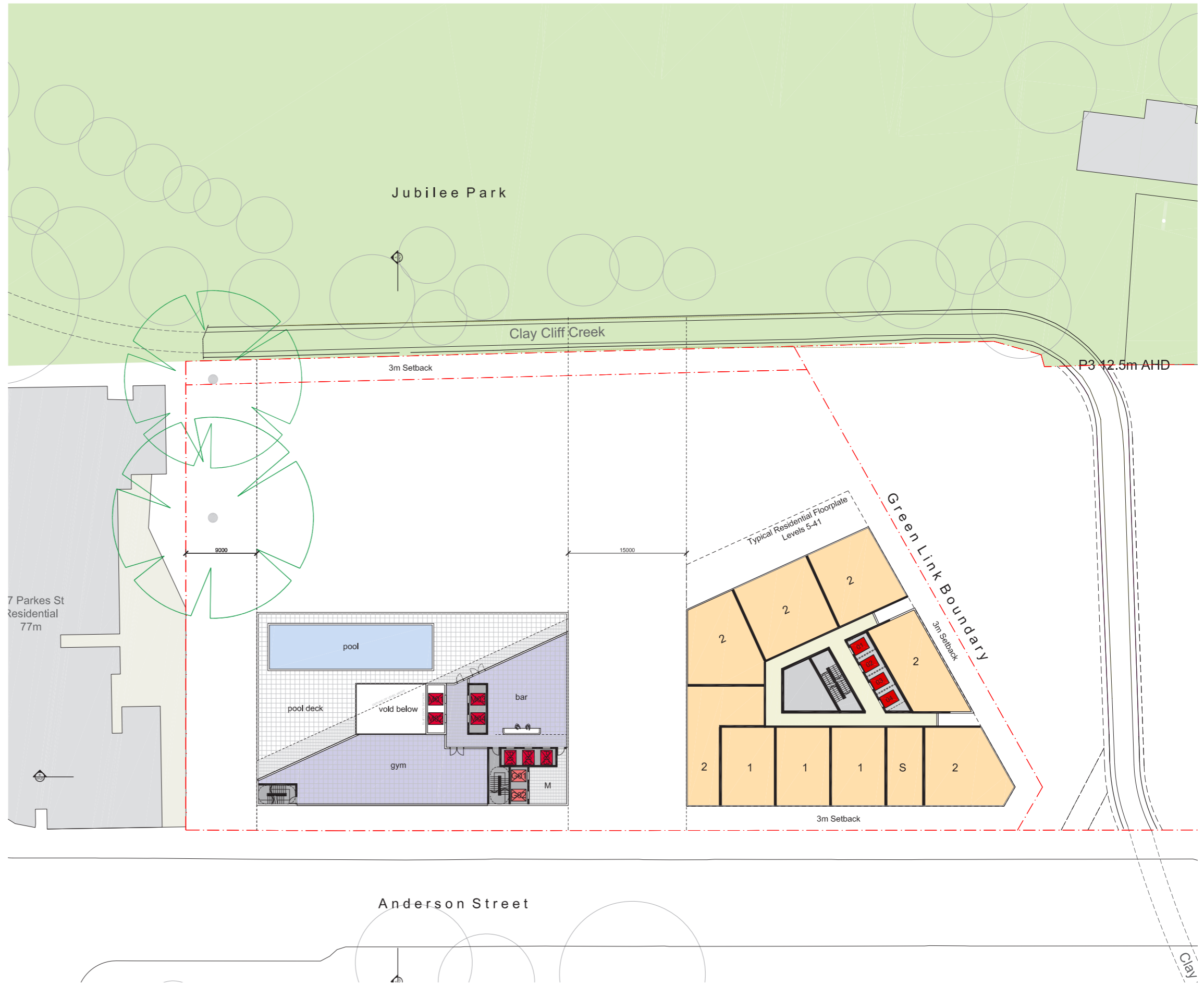
5.0 INDICATIVE DESIGN

TYPICAL - LOWER
MERCURE



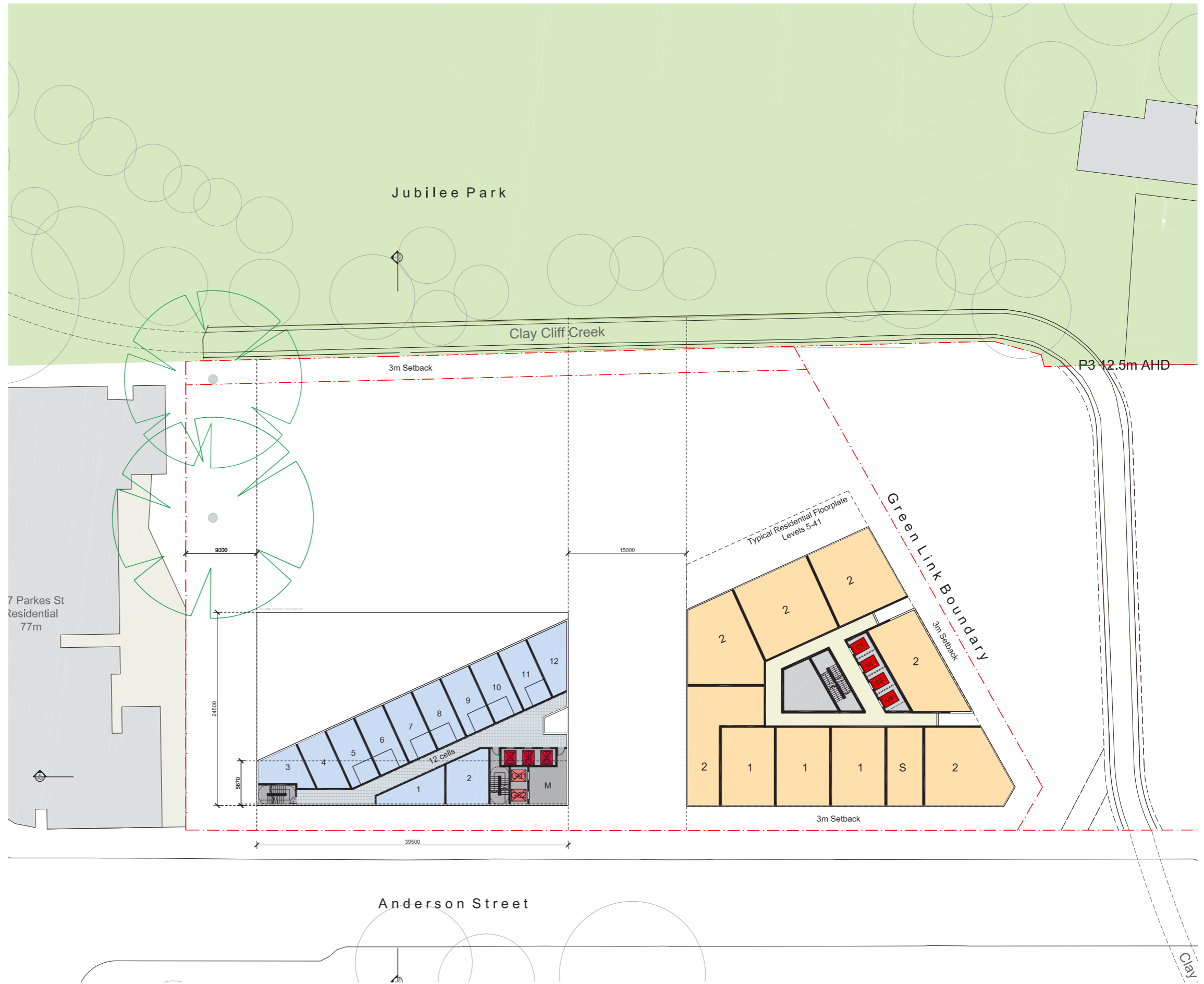
5.0 INDICATIVE DESIGN

LEVEL 15 HOTEL AMENITIES



5.0 INDICATIVE DESIGN

TYPICAL - UPPER PULLMAN



5.0 INDICATIVE DESIGN

CROSS SECTION HOTEL

