

CONTEXT

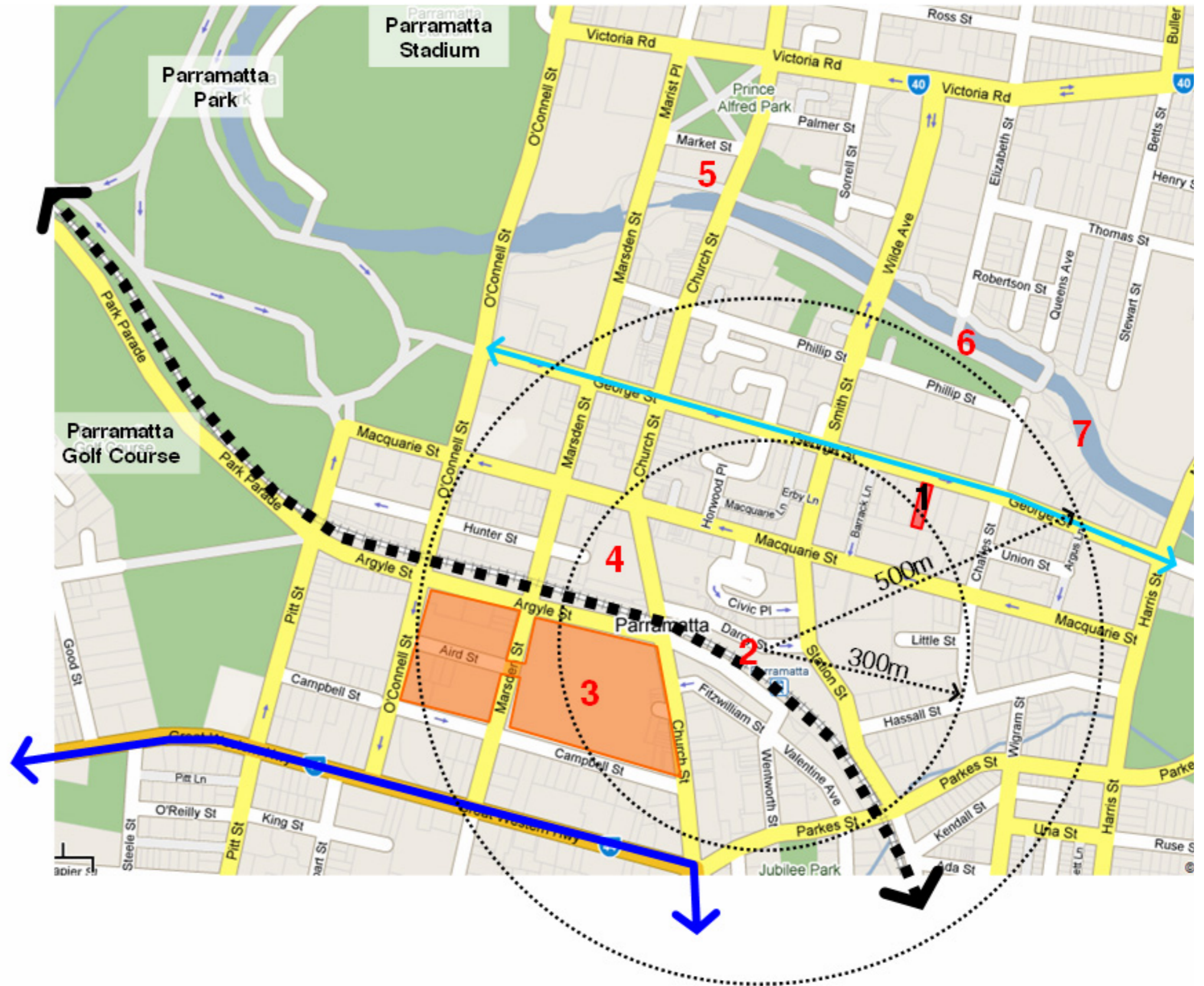
89 George Street

- Strategic location – proximity to Railway Station & Great Western Highway, Argyle Street
- Proximity to Parramatta River and Parks
- Prominent Commercial address

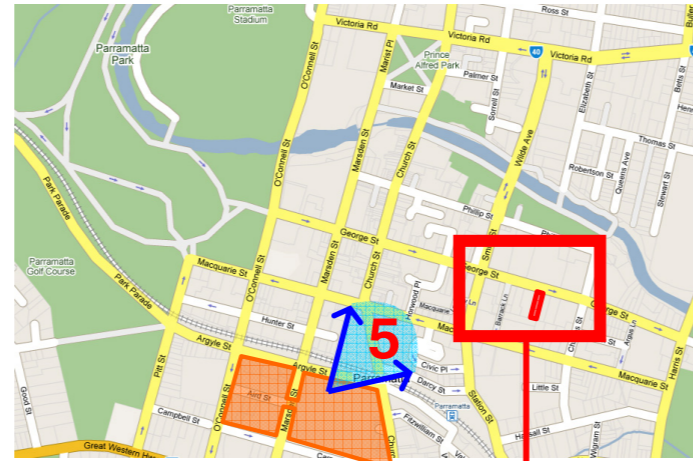
LEGEND

- 1.** 89 George Street
- 2.** Parramatta Station
- 3.** Westfield Shopping Centre
- 4.** St. John's Anglican Church
- 5.** Riverside Theatres
- 6.** Pedestrian Bridge
- 7.** Charles Street Ferry Wharf

- Great Western Highway
- Railway line
- View corridor to Old Government House



Contextual Analysis
URBAN FORM



1. View of 130 George Street



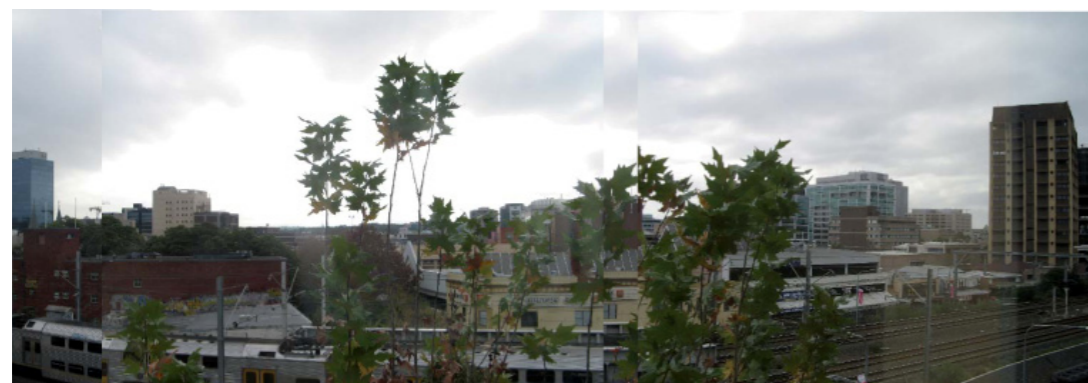
2. View of 89 George Street



3. 150 George Street viewed from George Street



4. View of George Street looking West



5. View from top of Westfield Shopping Centre with Parramatta Railway Station in foreground. There is an opportunity to view the skyline of the development



6. View of Perth House with 85 George St in the background



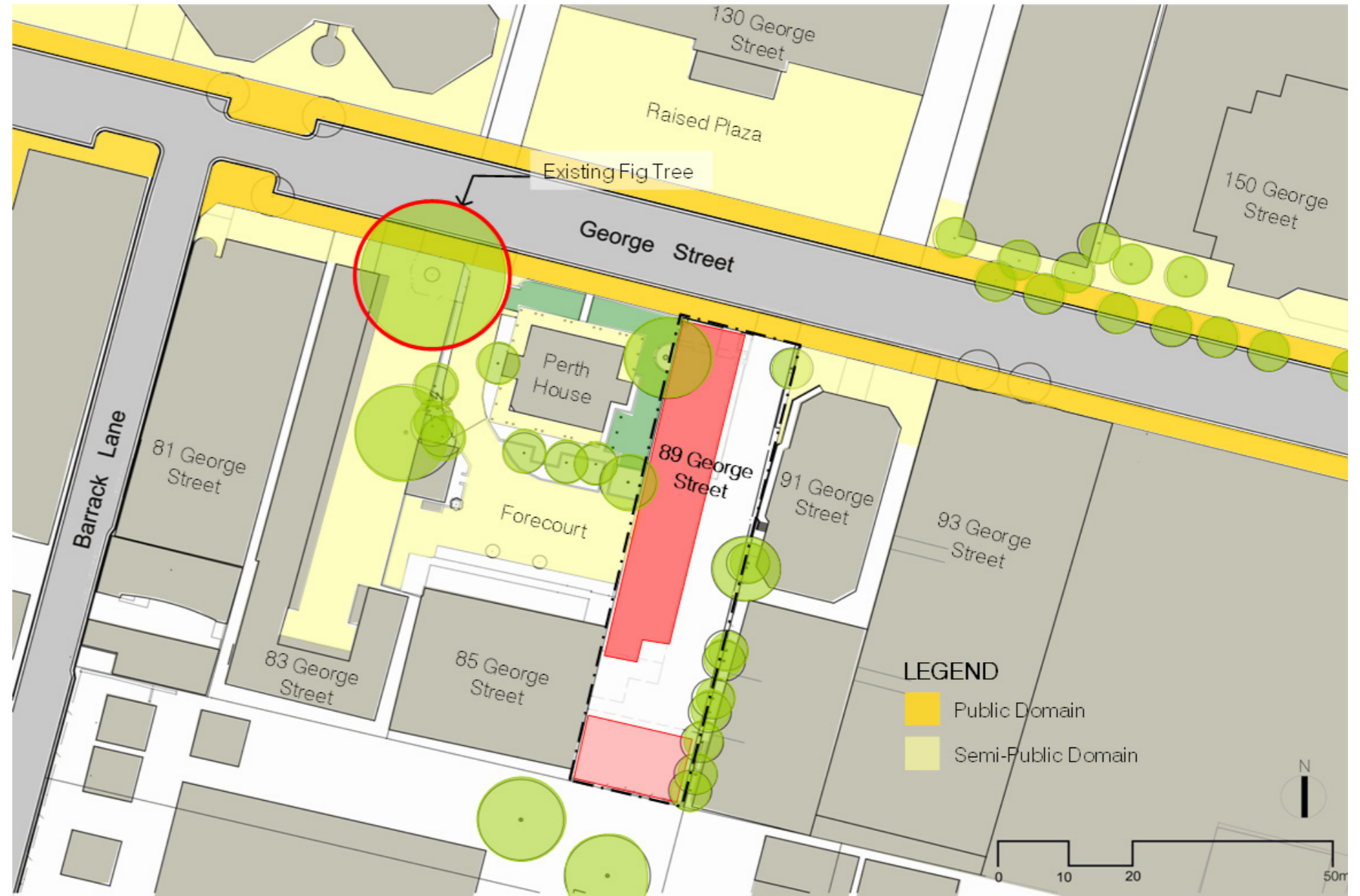
7. View of Perth House, 91, 93 & 95 George St viewed from George St looking East



8. View from open space at the rear of subject site

Contextual Analysis
PUBLIC SPACE

- Significant Fig tree adjacent to site.
- Perth House set within an open plaza type setting with the 85 George Street forecourt to the south and Raised Plaza to the north.
- Old Government House View corridor can be strengthened by future street tree planting



Existing building to west of forecourt



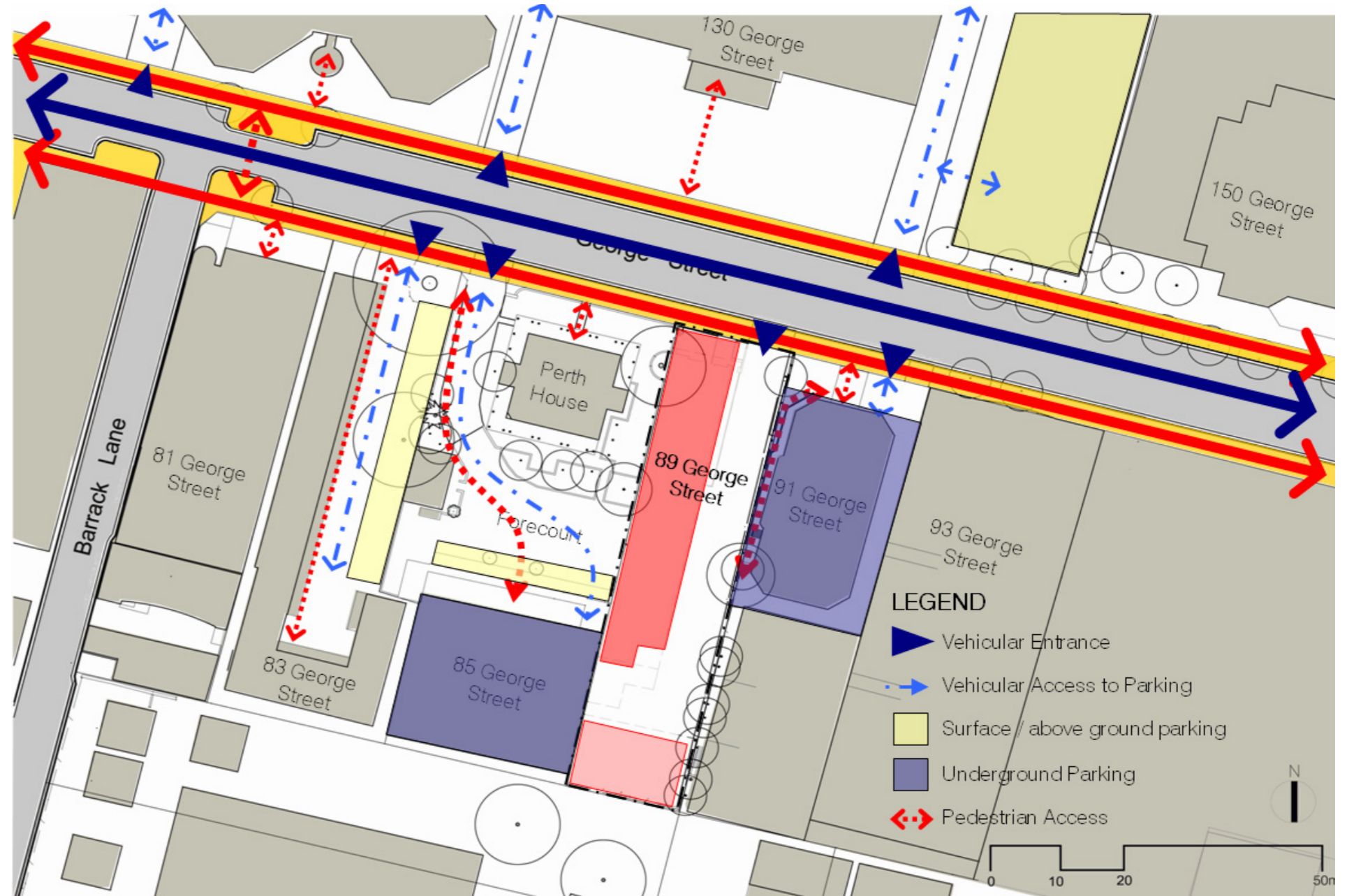
Forecourt of 85 George Street



Existing Fig Tree & Perth House (in background) as viewed along George Street

Contextual Analysis
ACCESS

- Forecourt of 85 George Street used for access to underground parking, surface parking and pedestrian plaza.

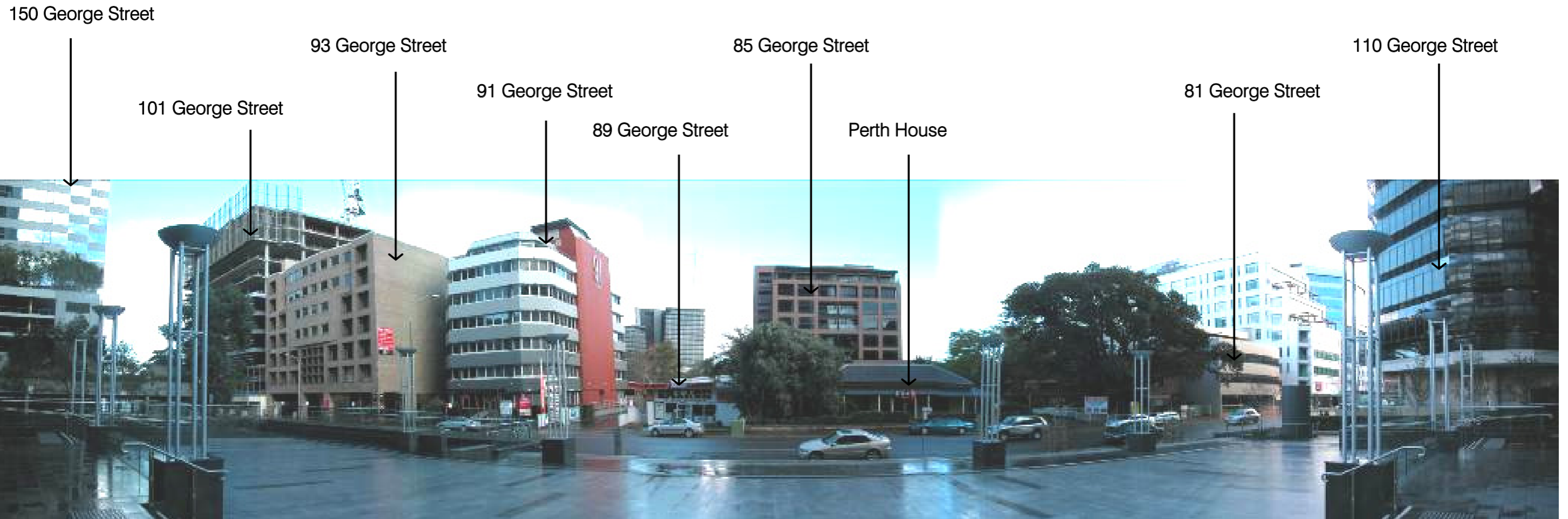


Pedestrian / Vehicular access to 85 George Street forecourt



Parking within Forecourt of 85 George Street

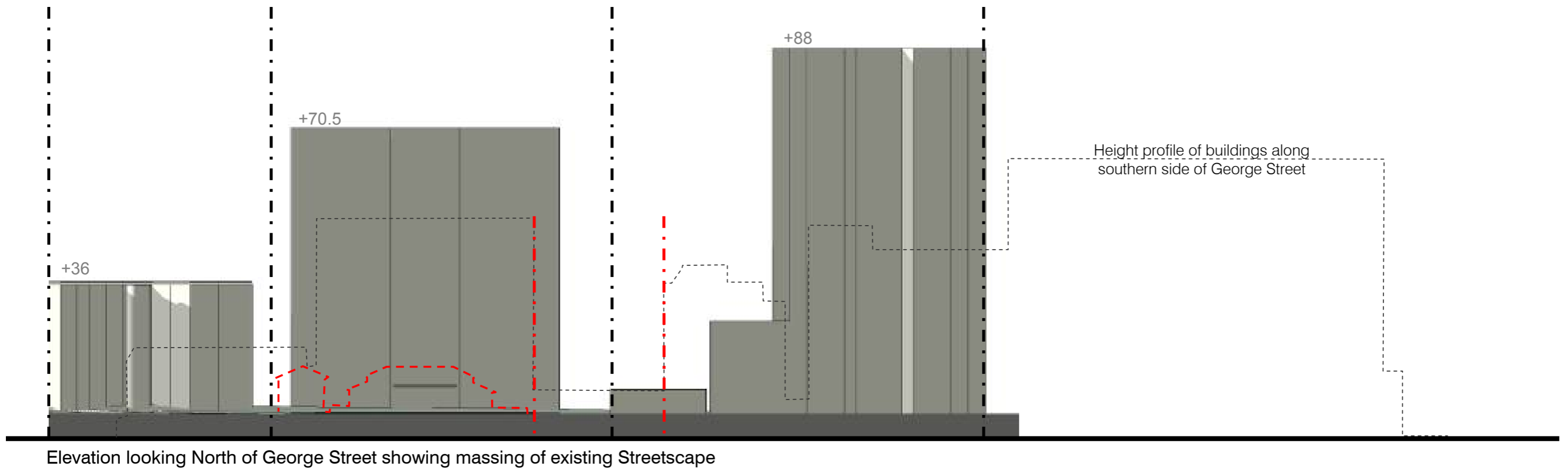
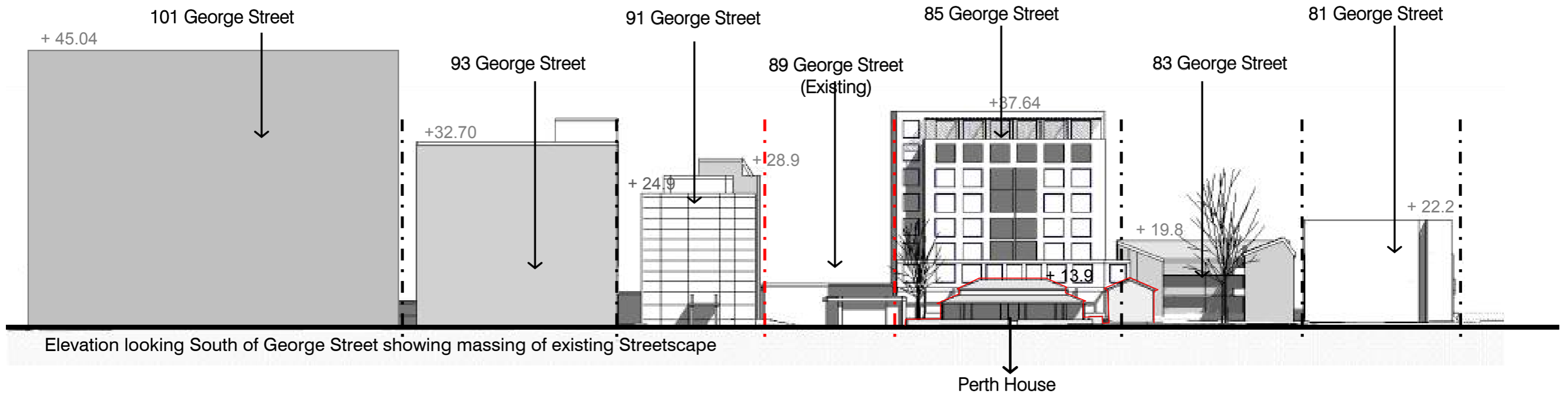
STREET SCAPE - PANORAMIC VIEW



View looking South of George Street

Photos taken from 130 George Street

Contextual Analysis
STREET SCAPE - ELEVATIONS



Urban Design Response

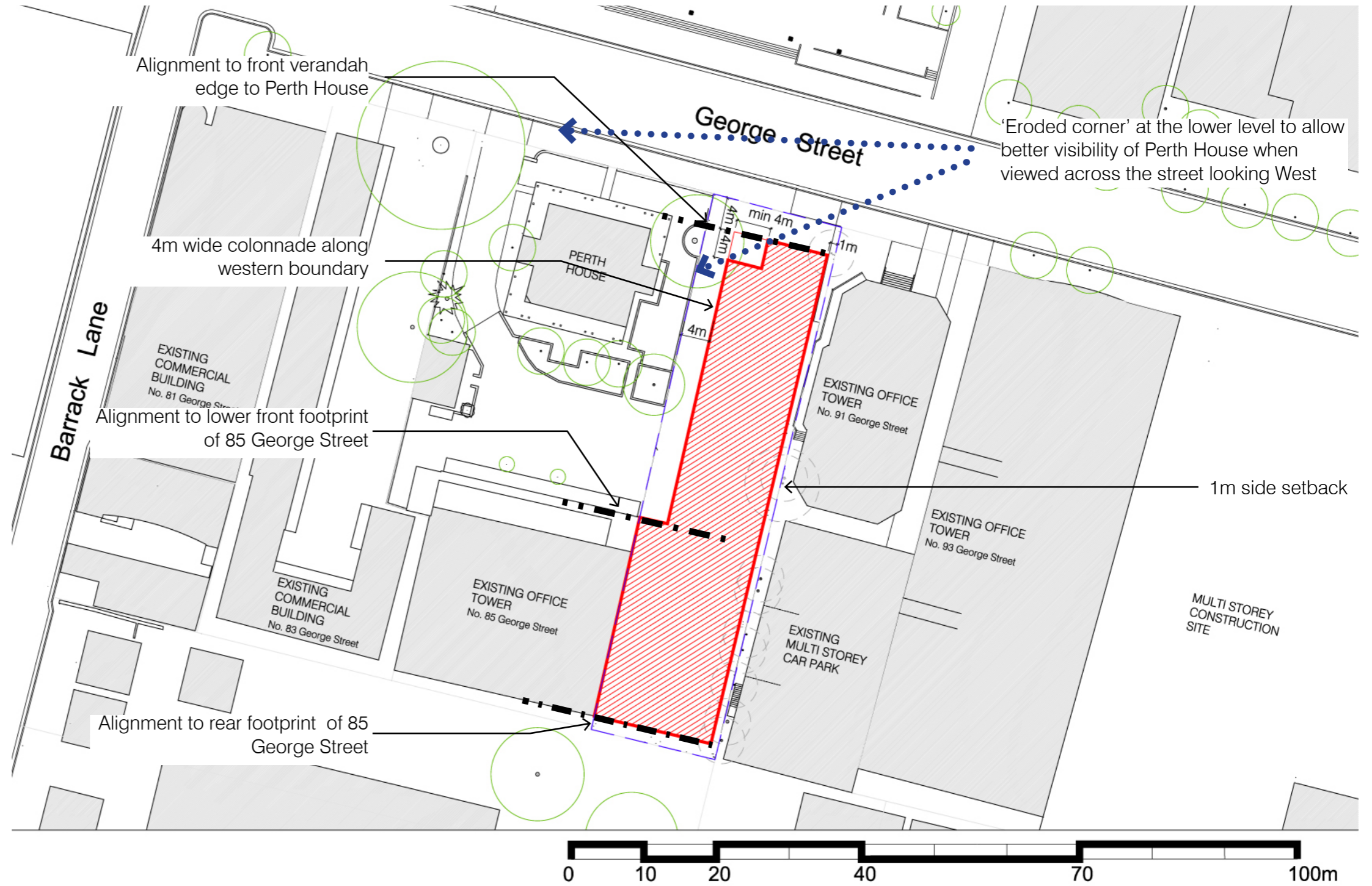
URBAN DESIGN STRATEGY

KEY FEATURES:

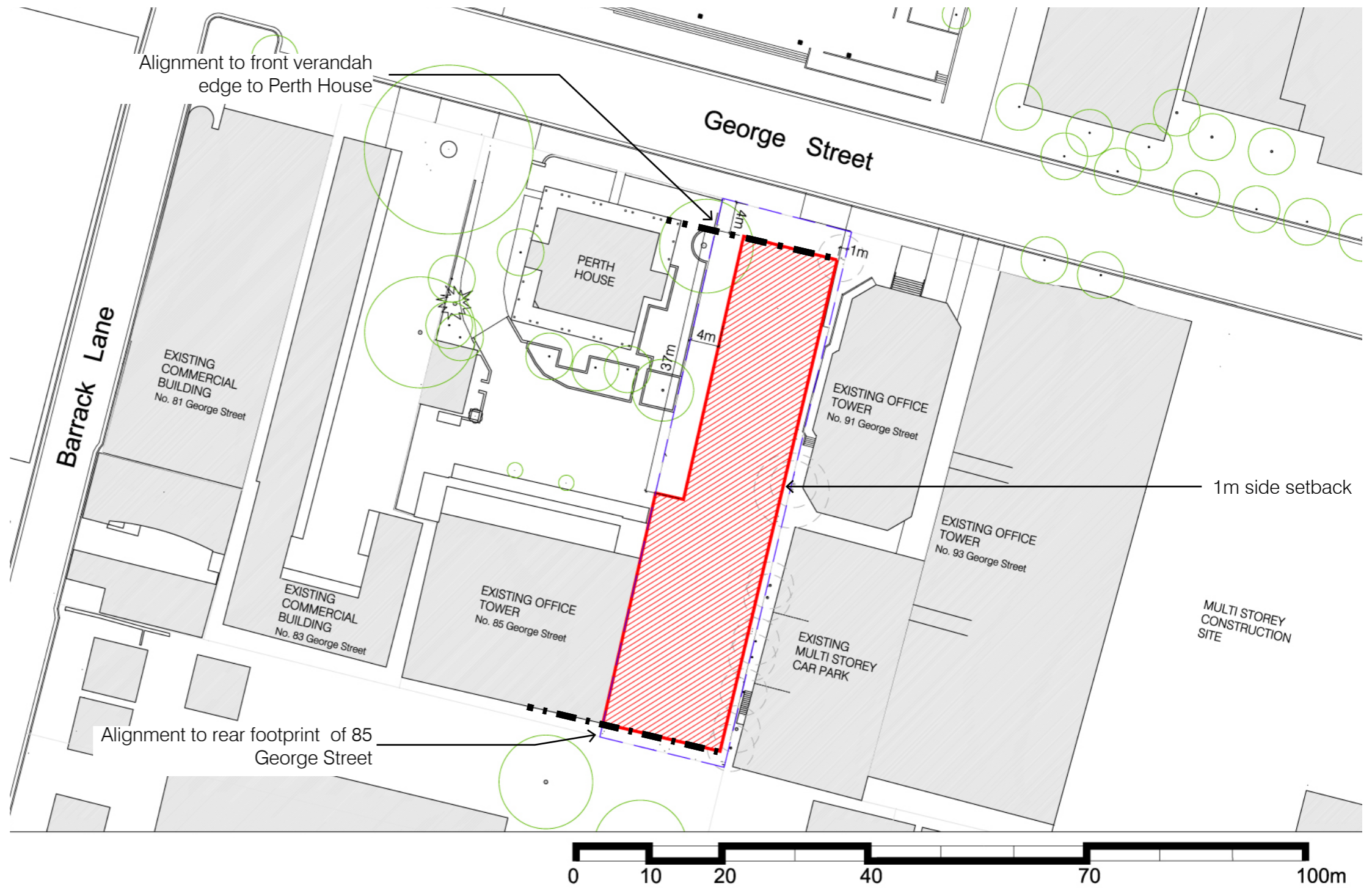
- Create a double height pedestrian colonnade along western boundary to provide an appropriately scaled civic edge to Perth House & its courtyard setting.
- Future building form to provide a legible & positive edge to Perth House & its courtyard setting. Active ground level uses such as cafes & night lighting create a setting that is safe and vibrant.
- The colonnade responds to the Perth House in terms of materials, aesthetics and scale. The upper part of the building provides a discrete screened backdrop to the heritage item as well as integrate with the surrounding streetscape.
- Proposed built form acts as a legible 'corner' to the street wall as it returns on the western boundary.
- Building setback further along Perth House to acknowledge heritage item.
- Vehicular access to underground parking on subject site off George Street.
- Proposed built form to screen the blank façade of 91 George Street when viewed from George Street.
- 'Eroded corner' at the lower level to allow better visibility of Perth House when viewed across the street looking West.
- Architectural rooftop feature to provide a way finding/ skyline element when viewed from vantage points across the Parramatta CBD.
- Building acts as a screened lantern at night providing visual interest to the streetscape. Discrete upper level roof lighting marks the building in the Parramatta night skyline.



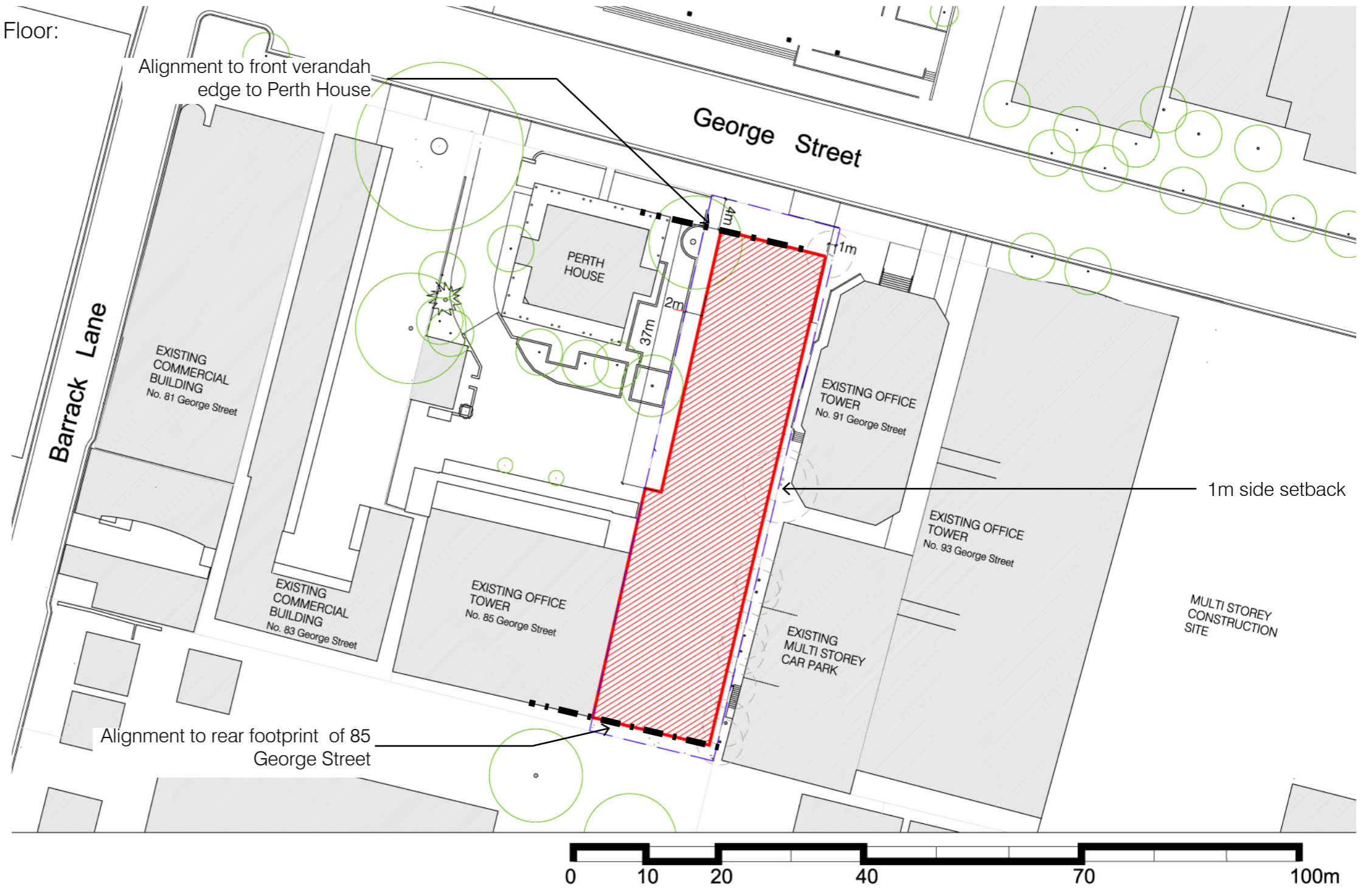
Proposed Building Envelope - Ground Floor:



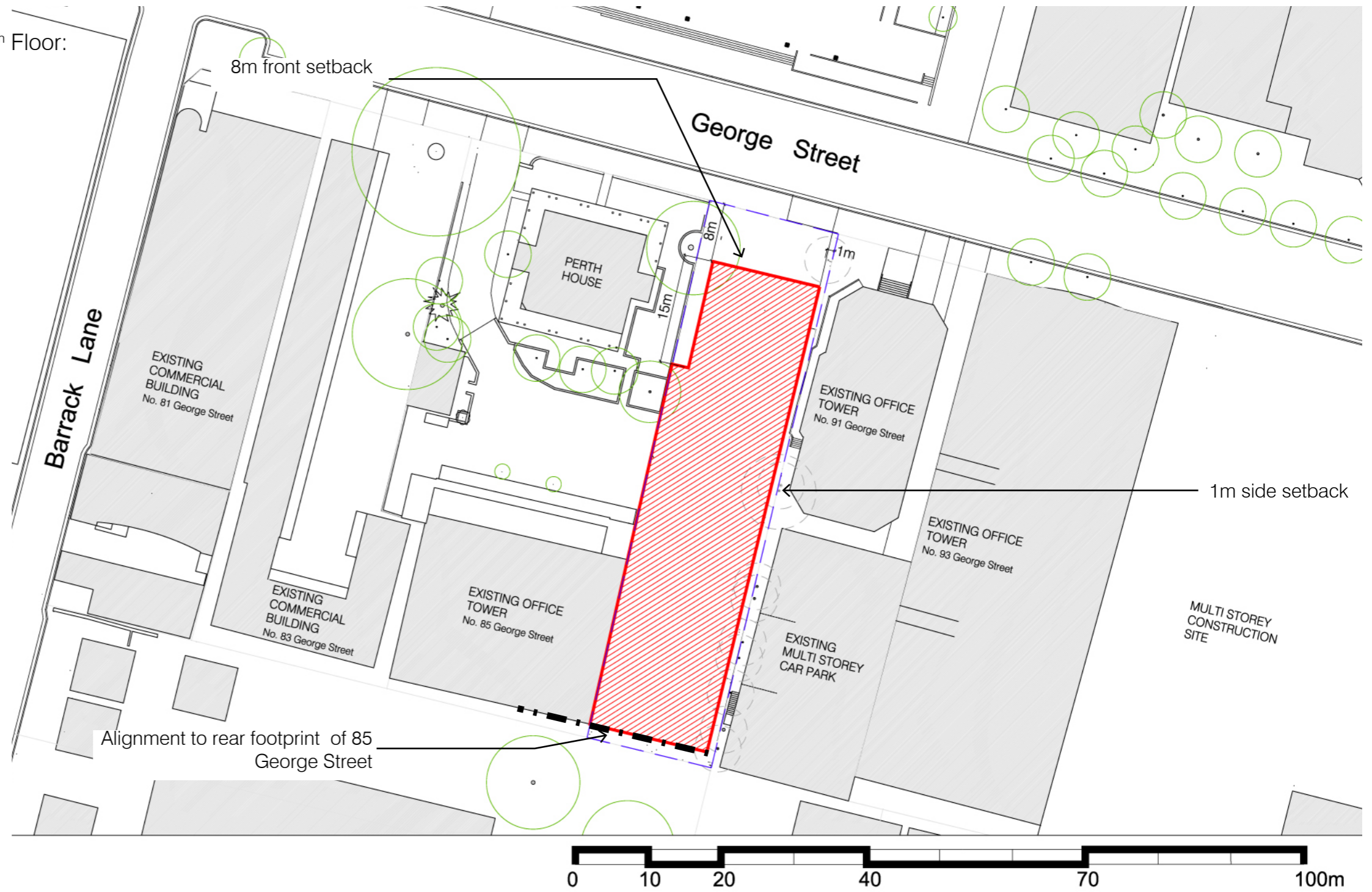
Proposed Building Envelope - First Floor:



Proposed Building Envelope - Typical 2nd to 5th Floor:



Proposed Building Envelope - Typical 6th to 12th Floor:



Proposed Building Envelope - Longitudinal Section:

