

DESIGN MOVE		EVALUATION		COMPLIANCE
VIEWS AND VISTAS				
1.	Preserve the open vista from Lennox Bridge across the river and parkland. Bridges or overhanging structures should not cross the river between Lennox Bridge and Barry Wilde Bridge.		The proposal does not involve the erection of any structures that would interfere with this viewline.	Yes
2.	Extend views from North Parramatta across the river, through the site, into the CBD; visually connect north/south of the city centre. Views from North Parramatta should draw attention to public spaces, activities, and architectural features.		The view from North Parramatta over the river to the site will be greatly enhanced by providing an activated front to the river. The proposed buildings have been designed with visual permeability to enable a visual connection with buildings of the CBD beyond.	Yes
3.	Open the 'Civic Place Axis' view from the city to the river. Any overhanging or intrusive elements that would obstruct the view should not be permitted. Terminate the Civic Place Axis at the river. The axis view celebrates the connection between Civic Place, the city centre, and the river. If the view is extended across the river the meaning is lost.		Not applicable. The proposal does not have an association with Civic Place or the intended view line.	N/A
4.	Open the view from the Phillip Street access road directly to the river, to provide a mid-block city view of the river and parkland.		Not applicable. The subject site is not associated with the intended viewline from Philip Street to the river.	N/A
5.	Explore opening the view from Phillip Lane to the river, to continue Church Street's street pattern/hierarchy. The view may extend through an arcade, semipublic or private atrium space.		Not applicable. The opportunity does not currently exist to provide for a viewline that extends from Philip Lane through to the river.	N/A
6.	Enhance the view from the corner of Phillip and Smith Streets down to the river. An opportunity exists for a tiered/terraced path to the park to express the approach from the city to the river.		Not applicable. The subject site is not associated with the intended viewline from the corner of Philip Street and Smith Street.	N/A
7.	Reinforce the historical view along Church Street to North Parramatta by maintaining the continuity of street edge and proportions.		The proposal involves a podium that is to be built to the Church Street frontage of the site. The podium is proposed at a height that complies with the relevant controls. The defined edge that this creates will promote the view corridor.	Yes
8.	Strengthen the street edge corners and alignments to concentrate and frame views to the river from the city centre.		The proposal includes a bold architectural treatment to the northwestern corner of the development. This will add strength to the corner of the site and assist in framing the view along Church Street from Parramatta North.	Yes

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9.	Enrich and enliven views by activating the frontages along the view, particularly to encourage movement through the block to the river.		The proposal has active frontages to Church Street and facing the river. This will enliven the north and western elevations considerably.	Yes
10.	Provide directional views of the river and city centre districts through considered orientation of buildings and architectural elements, or public art.		The proposal promotes views to the river in various ways. One such example is the proposed pedestrian/visual link at the eastern end of the development that connects the riverfront promenade with the area to the rear of the site.	Yes
MOVEMENT AND ACCESS				
1.	Retain existing River Foreshore Walk and enhance its 'natural' aesthetic.		The proposal does not affect the existing river reserve. The proposal will add to its amenity by the creation of the riverfront promenade.	Yes
2.	Extend the Phillip Street access road/shareway to meet the River Foreshore Walk; to provide the most primary, direct, and legible mid-block connection between the city and the river.		Not applicable. The subject site is not associated with the intended Philip Street shared accessway extension.	N/A
3.	Tier/terrace a public promenade/colonnade from Church Street that cascades to the park level, meeting the River Foreshore Walk. The promenade may include a series of projecting balconies for outdoor dining, allowing for shared views along the river. The tiered promenade and balconies would evoke the progression of approach to the river basin; reflecting the wider landform and encourage visitors to travel from Church Street and along the River Foreshore Corridor.		The proposal includes the creation of a landscaped promenade that will contains a series of projecting bays that will be suitable for dining associated with the proposed adjacent retail uses. The promenade will provide connection and direct access to the riverfront by a series of steps and ramps. The architectural plans at Annexure 4 of the Environmental Assessment report provide details of the intended promenade area.	Yes
4.	Provide a new public pedestrian lane from Church Street, with active frontages, to meet both Phillip Lane and the extended mid-block road.		Not applicable. The proposal does not have an opportunity to provide active frontages along its southern elevation, as the proposed lane does not yet exist.	N/A
5.	A shareway loop may be formed between Phillip Lane, part of the new Church Street lane and the extended mid-block link to be used by service vehicles (preferably during non-peak hour) or vehicle entry to carparks.		The proposal does not interfere with the proposed shareway loop.	Yes
6.	Recommend a new public pedestrian path to align along the Civic Place Axis (from Horwood Place) that extends to the river creating a 'dumbbell' connection between Parramatta River and Civic Place.		Not applicable. The subject site is not associated with the proposed new public pedestrian path to align along the Civic Place Axis.	N/A

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7.	Retain the existing car park access road that travels from Smith Street under Barry Wilde Bridge to cater for future carparking needs and/or services relating to river activities.		Not applicable. The subject site is not associated with the access road under Barry Wilde Bridge.	N/A
8.	Retain the existing access/service roads parallel to Phillip Street and enhance them as shareways that integrate with the pedestrian movements within the block.		The proposal does not interfere with the retention of any existing access roads.	Yes
PUBLIC DOMAIN				
1.	Retain the parkland corridor characteristics and its natural elements through the Riverbank block as a continuous green ribbon through the city.		The proposal does not interfere with the existing riverfront reserve.	Yes
2.	Absorb Willow Grove and its garden into David Frater Reserve to form a 'green finger' that stretches from Parramatta River to Phillip Street aligning with the Civic Place Axis. The intention is to draw the park and river elements into the city; thus by opening the block to provide the strongest bond between the city and its natural environs. This move would also provide a new green space for the city (assuming the removal of the multi-storey car park).		Not applicable. The subject site is not associated with the proposed green finger.	N/A
3.	Develop an 'urban finger' that extends from the Phillip Street to the existing river platform; contrasting to the 'green finger', this space would reflect the city reaching to the river (given the access road is the primary city and mid-block street access to the river).		Not applicable. The subject site is not associated with the proposed urban finger.	N/A
LAND USE PRINCIPLES				
1.	Continue the fine-grain retail/restaurant character along Church Street, and expand this urban experience to wrap the river edge and to also expand along Phillip Street.		The proposal includes retail tenancies and a supermarket that address the Church Street frontage. These landuses will ensure that the frontage is well activated.	Yes
2.	Restaurants, cafes and shop fronts should open along the river edge and laneways, and where possible along all other primary frontages.		Retail tenancies are proposed along the frontage facing the river and also incorporated into the pedestrian link that connects the riverfront with the rear of the site.	Yes
3.	Concentrate residential development within the block to generate incidental activity, so the interior of the block does not become deserted after business hours.		The proposal includes 211 residential apartments and 170 serviced apartments.	Yes

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4.	Ensure active frontages extend above ground floor levels. This may include double storey retail/restaurant frontages to lift the perceived dimension of public space, increase the appearance of activity and increase visual contact with the street/river park.		The active frontage is continued along Church Street with the incorporation of the childcare centre. The riverfront will be further activated above ground level with maisonette apartments overlooking the river and its reserve.	Yes
5.	Locate a cultural venue along the river to draw people into the site, assisting to activate other uses and paths. An ideal location would be on the eastern side of the block to provide a gateway feature from the northern approach on Barry Wilde Bridge. This location would also attract visitors from the eastern side of the CBD, and be a point of interest on the Riverside Walk between the Ferry Wharf and Church Street/Riverside Theatres.		Not applicable. The subject site is not associated with the proposed location of a cultural centre on the eastern end of the study area.	N/A
6.	Enliven the river basin with an open amphitheatre or stage for performances.		Not applicable. The subject site is not associated with a proposed location for an open amphitheatre or stage for performances	N/A
BUILDING FORM PRINCIPLES				
1.	Comply with DCP 2007 desired street setback spatial proportions for podiums to develop greater continuity along streets.		The proposal complies with the DCP setback requirements for the podium to ensure continuity along Church Street.	Yes
2.	Built edges should step up from the river to reveal the transitional layers between the river podiums to tower elements to the city skyline.		The proposed landscaped promenade and its steps will provide a transition between the riverfront reserve and the promenade. The podium provides the next transition, followed by the towers, which are set back from the edge of the podium.	Yes
3.	Two conditions of towers are proposed: ones facing Phillip Street will reinforce the street edge and towers close to the river will respect the 30m setback from the river edge and run in a north-south orientation to preserve solar access to the site, preserve views from further towers to the river.		The proposed west tower on the site is set back 30 metres from the river edge. The east tower is set back in excess of 30 metres. Both towers have a north-south orientation to minimise overshadowing and maximise visual permeability through the site from the north.	Yes
4.	Towers along the river frontage should be elegant, of slender appearance, and unassuming elements that do not dominate the river frontage.		Both towers have been designed with elegant proportions and styling. The proposed development has been the subject of a design competition.	Yes
5.	The towers should not create a perceived wall along the river edge, they should be orientated to open views between the river and the city.		The setback of the towers from the northern edge of the podium and their shape and orientation will ensure that the buildings will not create a wall along the riverfront.	Yes

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6.	Buildings should have dual or multiple frontages to be orientated to address the river and city, and elsewhere to address the main street and rear lanes.		The towers have a dynamics appearance so that they appear to address the surrounding area from all aspects.	Yes
7.	Towers fronting the river should interpret through form and style the transition between natural and urban setting and consider curvilinear, organic-like elements.		The proposed towers and their shapes are the result of a winning design in a competitive design process. The towers will assist in a visual transition between the river and the CBD beyond.	Yes
8.	All towers to maintain the DCP 2007 requirements for slender towers with a maximum floor plate for commercial buildings of 1,200sqm (for A-Grade commercial space), and 900sqm for residential development; to satisfy development needs whilst improving sustainability and allow view sharing.		The floorplates of both towers comply with the maximum floorplate sizes imposed in the DCP.	Yes
9.	Highly active uses should open along the river edge and laneways and all other primary frontages. Balconies and terraces should overlook the river, parkland and key public spaces to increase outlook and improve safety and surveillance.		Active uses are proposed fronting the river and Church Street. Balconies in the towers overlook the public domain areas that surround the site.	Yes