

02 Site



02

2.1 Site Context

Location

The site is located in Parramatta, NSW, a rapidly developing precinct of the greater region of Sydney. It is a key component of the ‘Three Cities’ masterplan for Greater Sydney. Referred to as the ‘Central City’, it will play a central role in the definition of Global Sydney, with total investment expected from the public and private sectors of over \$10 billion over the next five years.

The site sits directly adjacent to arguably one of the most historically significant precincts in Australia - Parramatta Park and the beautiful Parramatta River. Consisting of 85ha of parklands including Old Government House and The Domain, this area was listed in 2010 on the UNESCO World Heritage List as one of 11 sites that make up the Australian Convict Sites World Heritage Property

The site is also based within the Parramatta North Urban Renewal Area (PNUR), which comprises 146 hectares of land between the Parramatta CBD and the Westmead Health Precinct. Guided by the Framework Masterplan (FMP), a strategic emphasis on heritage conservation, urban renewal and economic growth forms the base values for all future development - narrative and legacy, connectivity and vitality.

The site is with the PNUR zoned ‘Sports and Leisure Precinct’, which takes a lead from the well established Parramatta Leagues Club, and has recently consolidated the masterplans intent to deliver a world-class sporting recreation facility for Parramatta via the soon to be completed Western Sydney Stadium development.

The aims of this precinct form a strong basis for the concept design proposal for the PLC Hotel, which directly responds to the following:

- be an entrance to Parramatta Park
- form a transition between the Parramatta CBD and the park
- be strongly associated with professional and community sports
- provide amenity and facilities for spectators with entertainment and dining
- create better foreshore connections to the north and east, as part of a continuous foreshore pedestrian and cycle networks

Key

- PLC HOTEL PROPOSAL
- PARRAMATTA PARK PRECINCT
- SPORTS AND LEISURE PRECINCT



2.1 Site Context

Surrounding Built Form

Within the PNUR Framework zone, building height recommendations are proposed up to a maximum 30 stories , with the intent that a varied cityscape contributes to the both diverse pubic domain spaces and the value of the existing heritage zones.

The PLC Hotel site is directly adjacent to both the larger Western Sydney Stadium development site, and the WSS Stage 1 DA ‘future’ development envelope of approximately 28th (7 storeys) to the south.

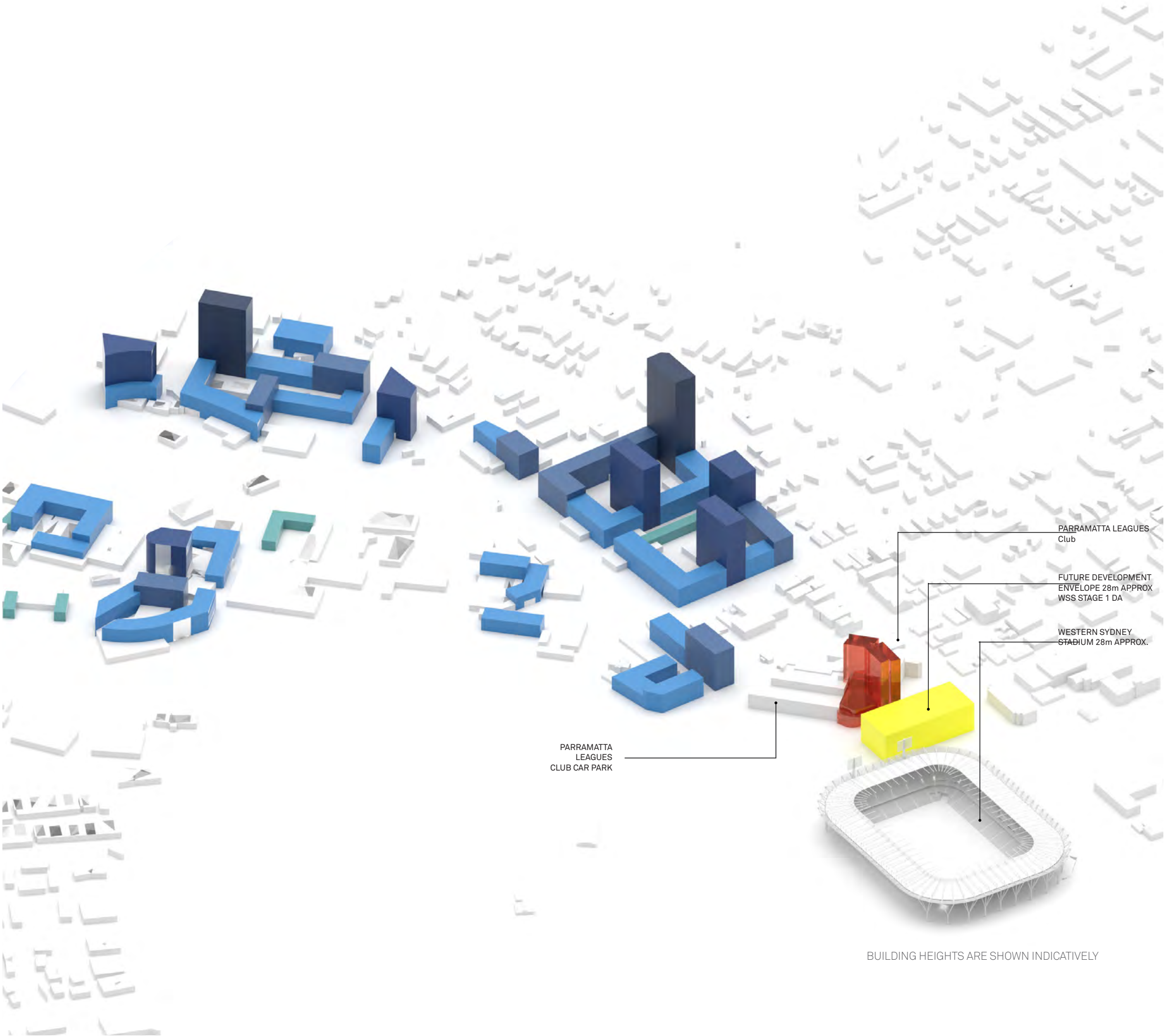
To the north, a PNUR proposal for a 12 storey building envelope (40m) proposal heads the 3 part massing proposal for the northern side of Eels Place.

KEY

- PLC HOTEL PROPOSAL
- PARRAMATTA NORTH URBAN RENEWAL NEW PLANNING FRAMEWORK SUMMARY REPORT NOV 2014 *PROPOSED BUILT FORM CONTROLS*

LEGEND

- 21+ STOREY BUILDINGS
- 12-20 STOREY BUILDINGS
- 7-11 STOREY BUILDINGS
- 4-6 STOREY BUILDINGS



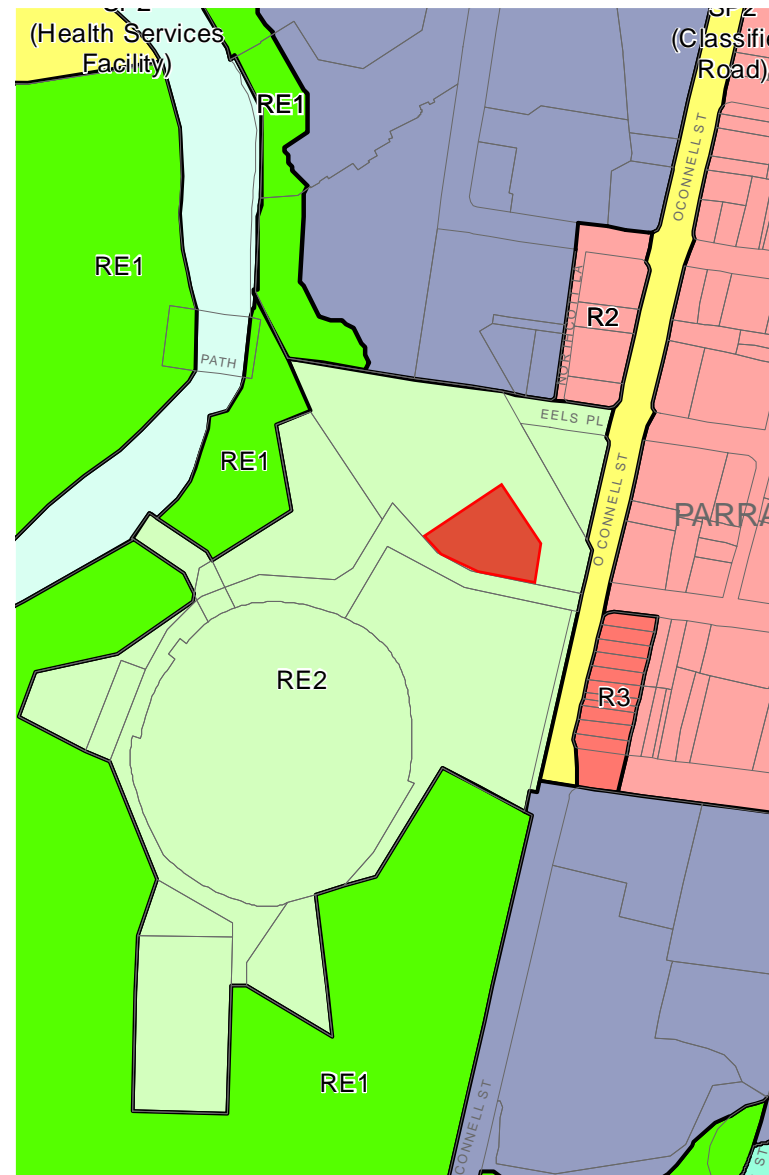
Planning Controls

The development site is located within the Parramatta LEP 2011 *RE2 Private Recreation Zone*. The primary objectives of this zone include:

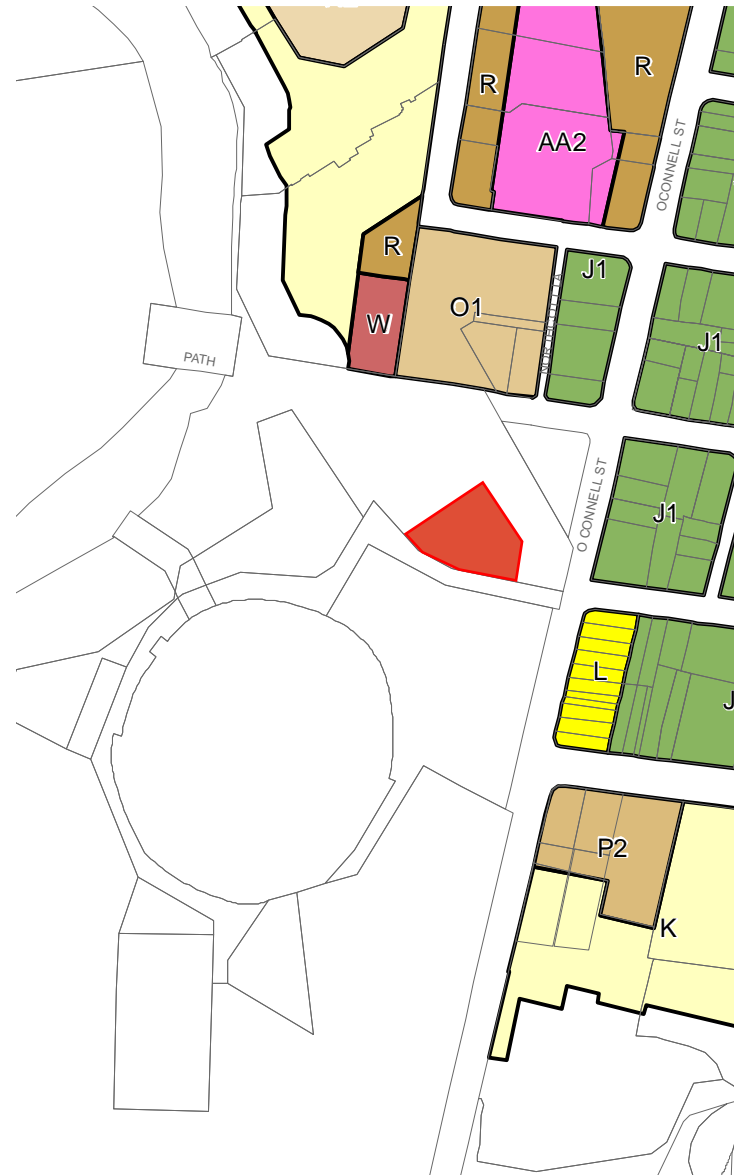
- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.
- To identify privately owned land used for the purposes of providing private recreation, or used for major sporting and entertainment facilities which serve the needs of the local population and of the wider Sydney.

There is no height limit or FSR applicable to the site.

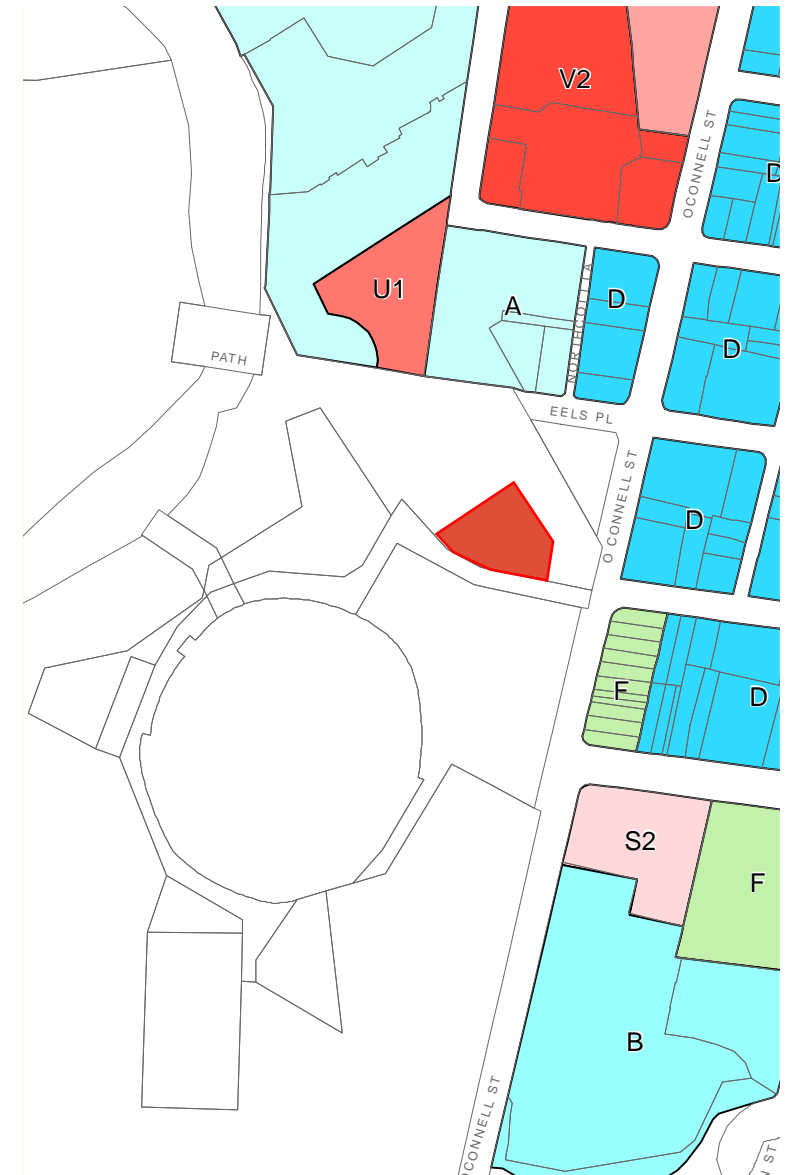
KEY

 PLC HOTEL PROPOSAL SITE

Land Zoning



Floor Space Ratio



Building Heights

2.1 Site Context

Cultural Value

The site is located directly adjacent to the world heritage listed Parramatta Park, offering significant cultural value with publicly accessible parklands and including multiple examples of colonial Australian early convict settlement sites.

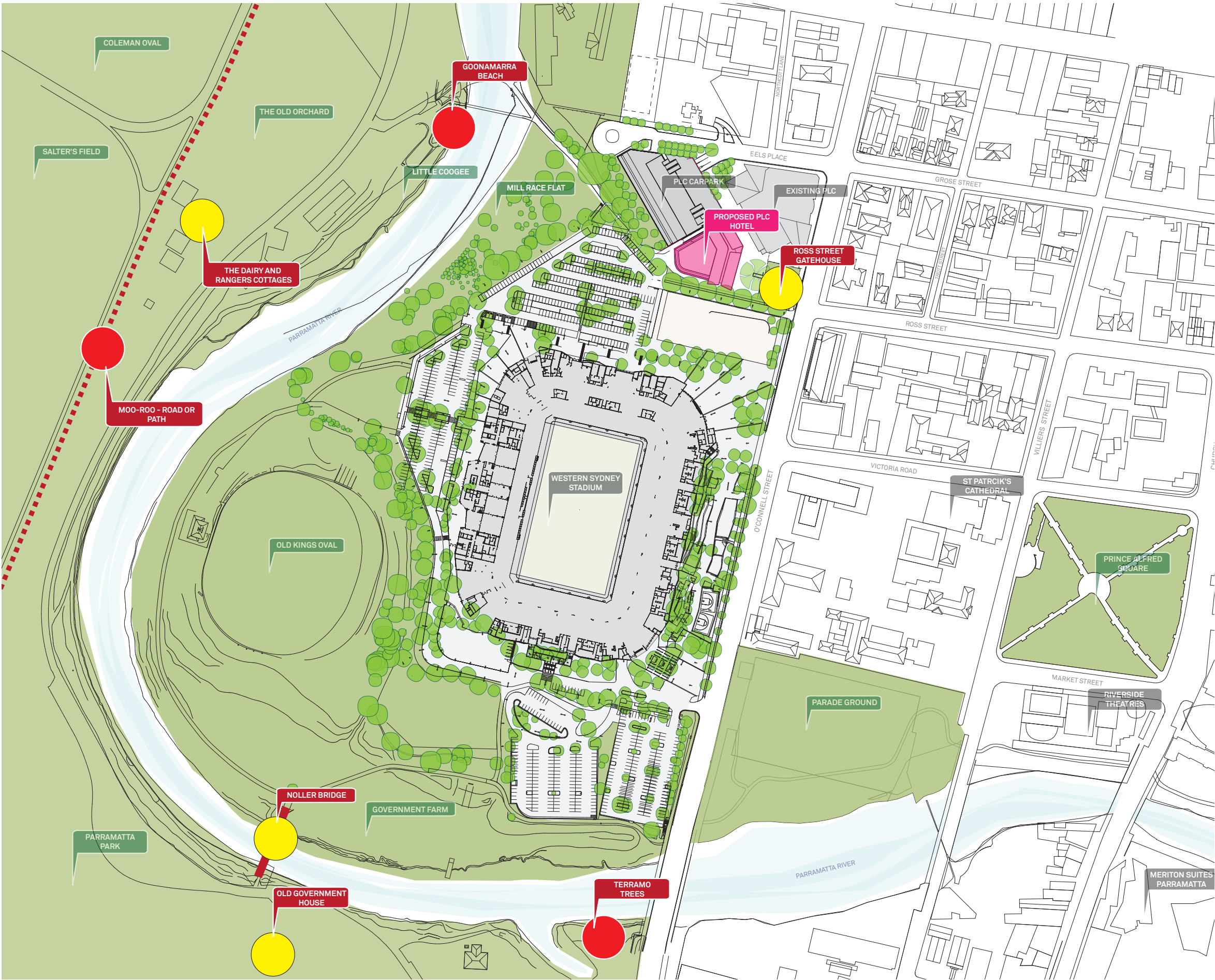
Occupied for over 40,000 years prior to European settlement, the freshwater Parramatta River has traditional been an important meeting place for Aboriginal people who lived and traded along banks and the surrounding grasslands.

The Ross Street Gatehouse (c1910) is located on O’Connell Street to the east of the PLC Hotel at the intersection of Ross Street. It is one of six gatehouses located at entrances to the park, and whilst relatively modest in comparison to the grand entrances of the Tudor-style George St Gatehouse and Gothic-Style Macquarie St Gatehouse is part of a group of structures that ‘represent the recreational phase of this landscape from 1858 to the present and part of the evolution of the park from the Governor’s Domain to a ‘public ark’ that it is today.

Legend

CULTURAL VALUE

HERITAGE

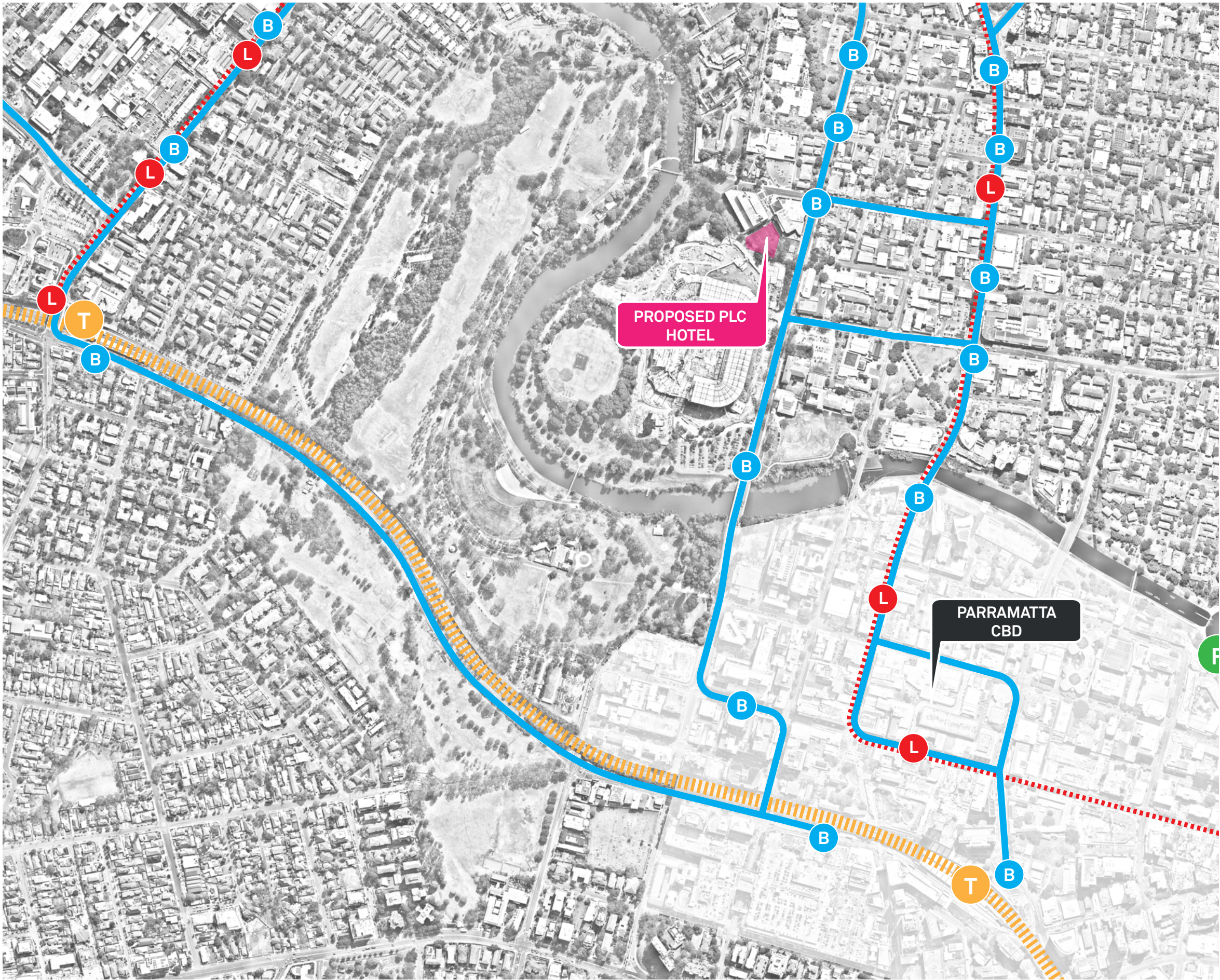


2.1 Site Context

Public Transport Links

The site is well serviced by public transport links. Bus services run along O'Connell St (with a junction at the existing Parramatta Leagues Club site) and the parrallell Villiers St one block further east, which provides direct access to the Parramatta CBD and the bus/train interchange.

The site is also well placed for services from the future proposed Stage 1 Parramatta Light Rail, which will provide direct and convenient environmentally friendly transport throughout key precincts within Parramatta CBD and surrounds.

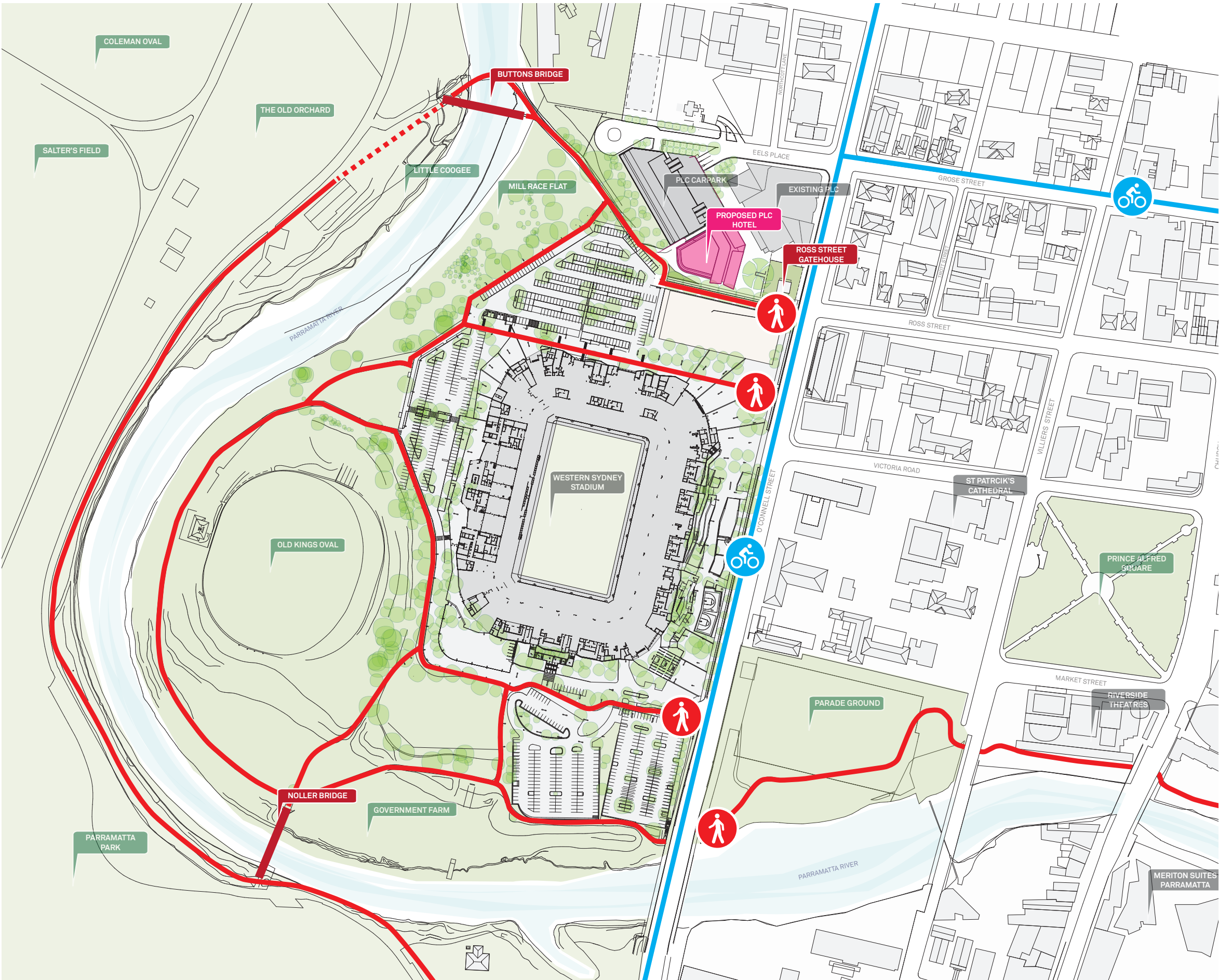


2.1 Site Context

Pedestrian & Cycle Networks

The site nestles within an existing strong and coherent pedestrian and cycle links, the main axis running south of the site providing on the key entry points to the Parramatta Park from the CBD.

Section 04 of this report details how the PLC Hotel recognises and fortifies the critical public domain pathways, building also on the new pedestrian link opportunities generated by the Western Sydney stadium proposal and the existing Parramatta Leagues Club through the proposed site.



2.2 Site Information

Existing Site Condition

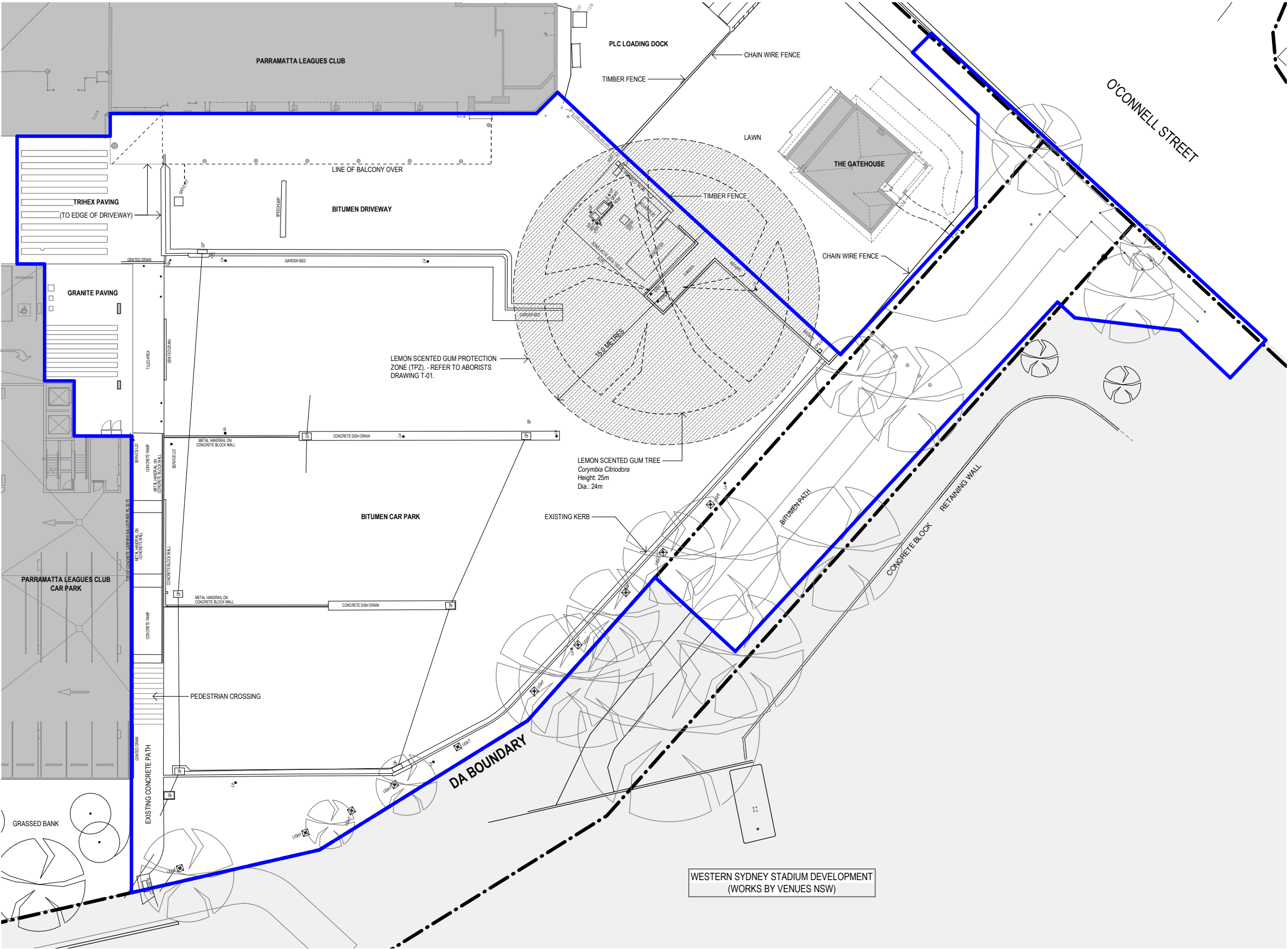
The immediate site currently operates as an on grade carpark for the Parramatta Leagues Club.

It is bounded on the north east by the existing Club building and the external loading dock facilities, to the heritage listed Ross St Gatehouse.

To the north west, the site adjoins the existing multi storey carpark serving the Leagues Club.

The southern and western site extents adjoining the Western Sydney Stadium Site currently under construction.

The site is dominated by the 25m high Lemon Scented Gum tree to the south eastern edge, the retention of which provides the key conceptual response for the PLC Hotel proposal.



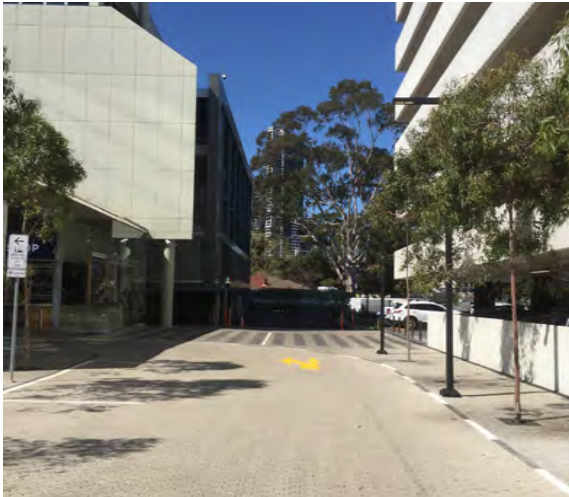
- Legend
- SSDA BOUNDARY
 - LOT BOUNDARY

2.2 Site Information

Existing Site Images



Existing Parramatta Leagues Club entrance and drop off includes tree planting, seating and permeable paving.



Existing shared vehicle route between League Club and Car Park.



Existing large Lemon Scented Gum to be retained.



Existing on grade carpark looking towards the WSS development under construction.



Existing PLC loading bay. Access to be retained as part of hotel proposal.



Existing car parking undercroft to Parramatta Leagues Club on the north east site boundary.



Existing access ramp at north west site boundary adjacent to the PLC carpark - looking back to the Leagues Club.



WSS Stadium under construction.



Main pedestrian path connects O'Connell Street, future access road to stadium car park.



Existing heritage Gatehouse and existing fence on the eastern site

2.3 Site Analysis

Opportunities & Constraints

Opportunities

- _ Existing *Corymbia citriodora* (Lemon scented Gum) 25m tall t
- _Uninterrupted high level views to the Parramatta Park existing mature landscape and open space network
- _Uninterrupted high level views to the Parramatta CBD
- _Adjacency to the Western Sydney stadium and support facilities
- _Located on strong existing pedestrian/transport pathways
- _Adjacent to key cultural value sites in Parramatta
- _Connect with existing outdoor wellness networks (cycling/walking) along the Parramatta River

