

Block H _ Wentworth Point

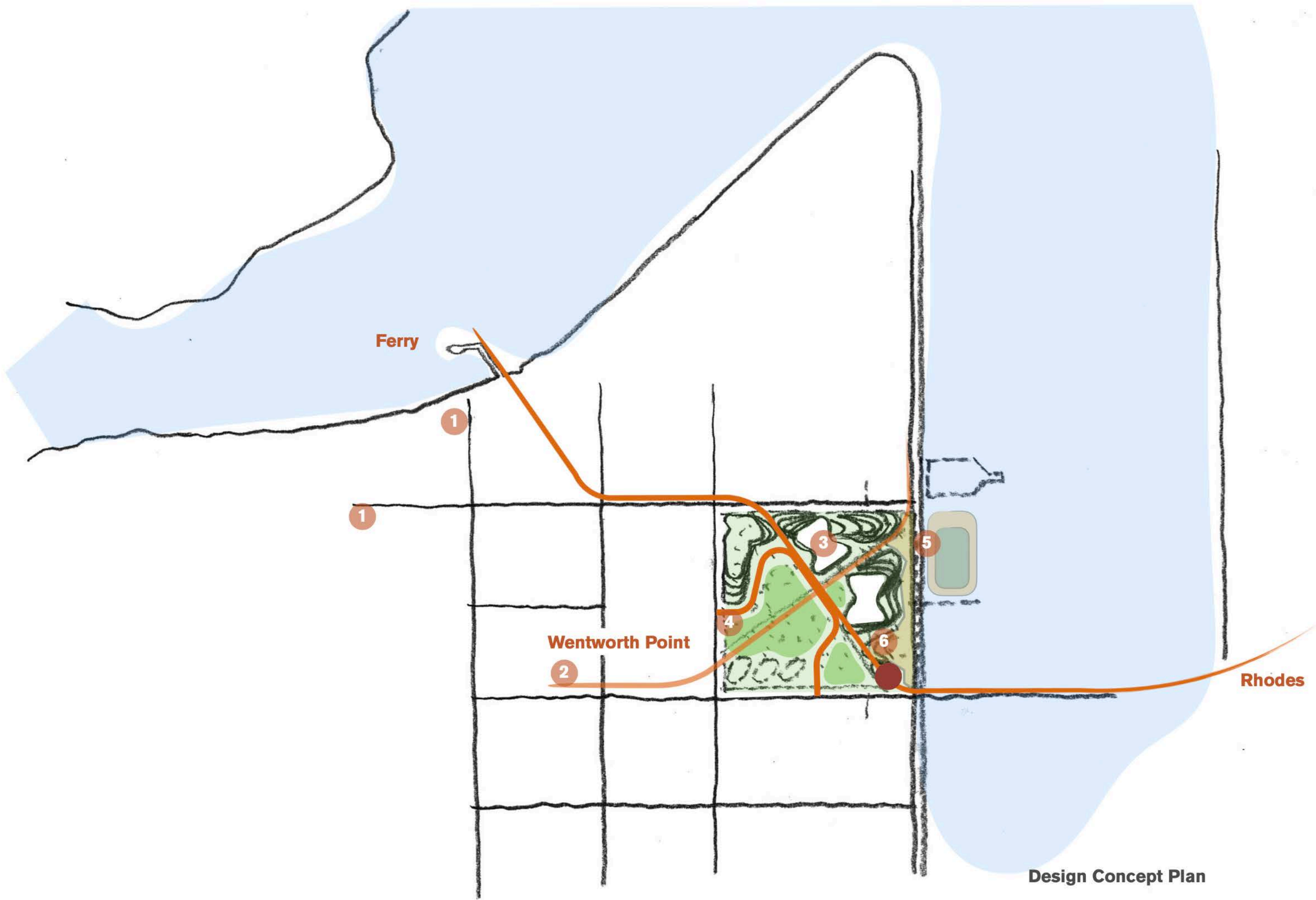


- Wentworth Point 1
- Rhodes 2
- Olympic Park 3

Footbridge Hotel EOL francis-jones morehen shop

Conceptual Approach

The design for Block H, Wentworth Point was developed through a two stage Design Excellence competition process with City of Parramatta. The fjmt design proposed a landscape approach to the full block that prioritised public space amenity and responded to diagonal movement paths across the site from Footbridge Boulevard through to the Ferry Wharf and from Marina Square to the foreshore and peninsula park. The tower forms were carefully placed to minimise overshadowing and maximise separation to existing residential buildings.



Block H Concept



BLOCK H CONTEXT



- STRONG URBAN STREET GRID
- CLEAR VIEWS TO WATER
- TOWERS ORGANISED TO GRID
- TOWERS LOCATED AWAY FROM FORESHORE, REFLECTIVE OF HOMEBUSH BAY WEST DCP 2013
- PLANNED 30m FORESHORE SETBACK
- HOLDS OWN STRUCTURING PRINCIPLES INDEPENDENT OF SEKISUI SITE OR RHODES



Views down Park Street North, Block H located immediately behind.

DESIGN COMPETITION WINNING SCHEME SCENARIO 2 (Residential GFA up to 85,000sqm)

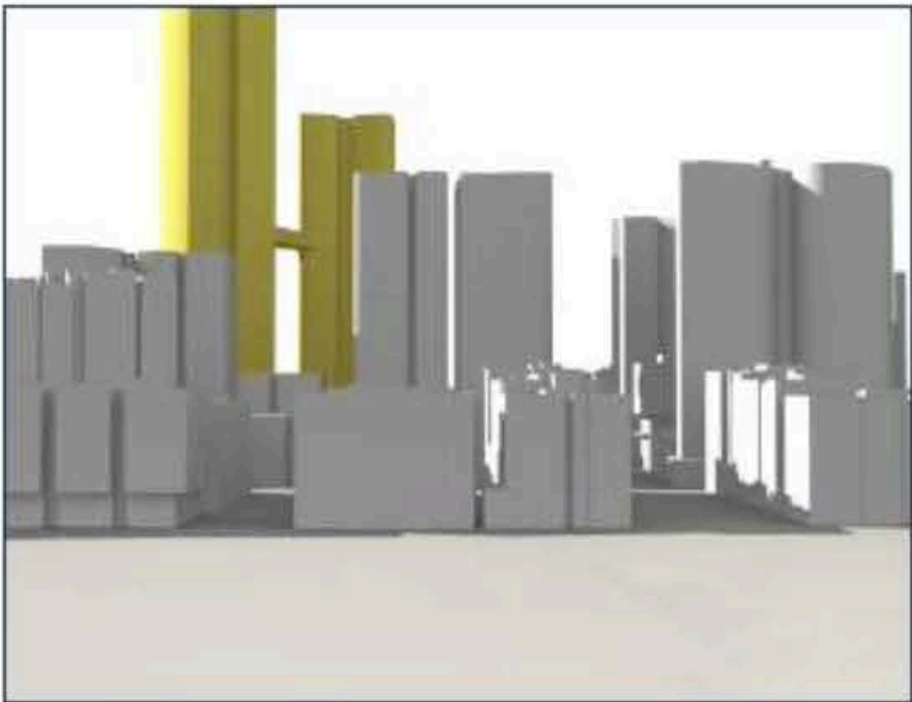


SITE PLAN

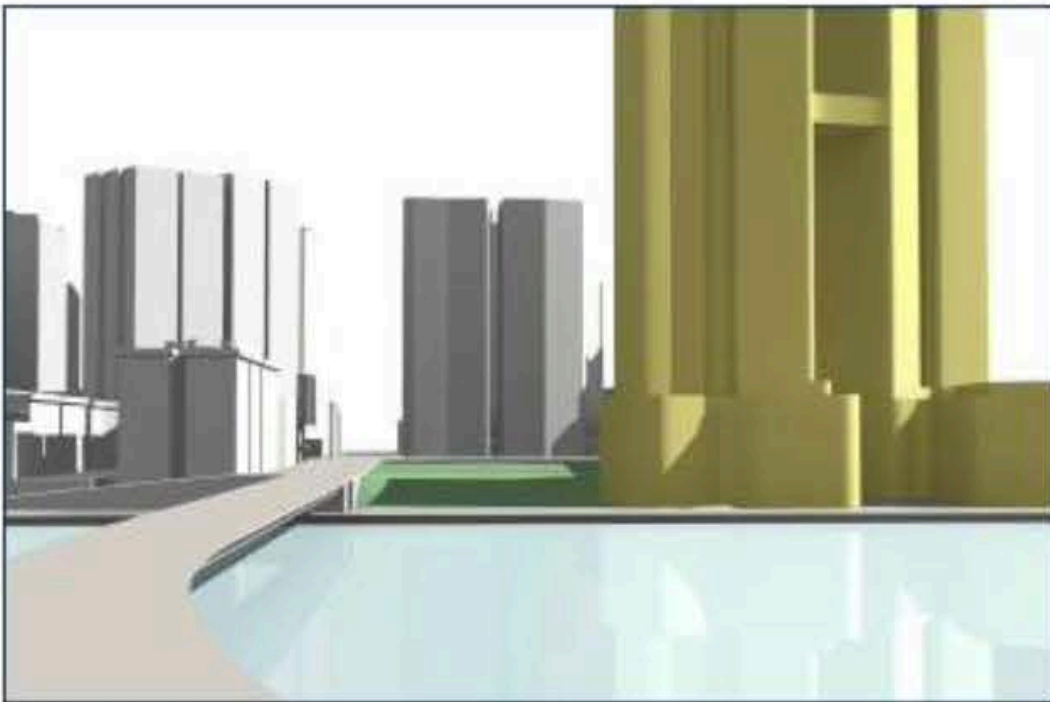


AERIAL VIEW LOOKING NORTH-WEST TOWARDS WENTWORTH POINT PRECINCT

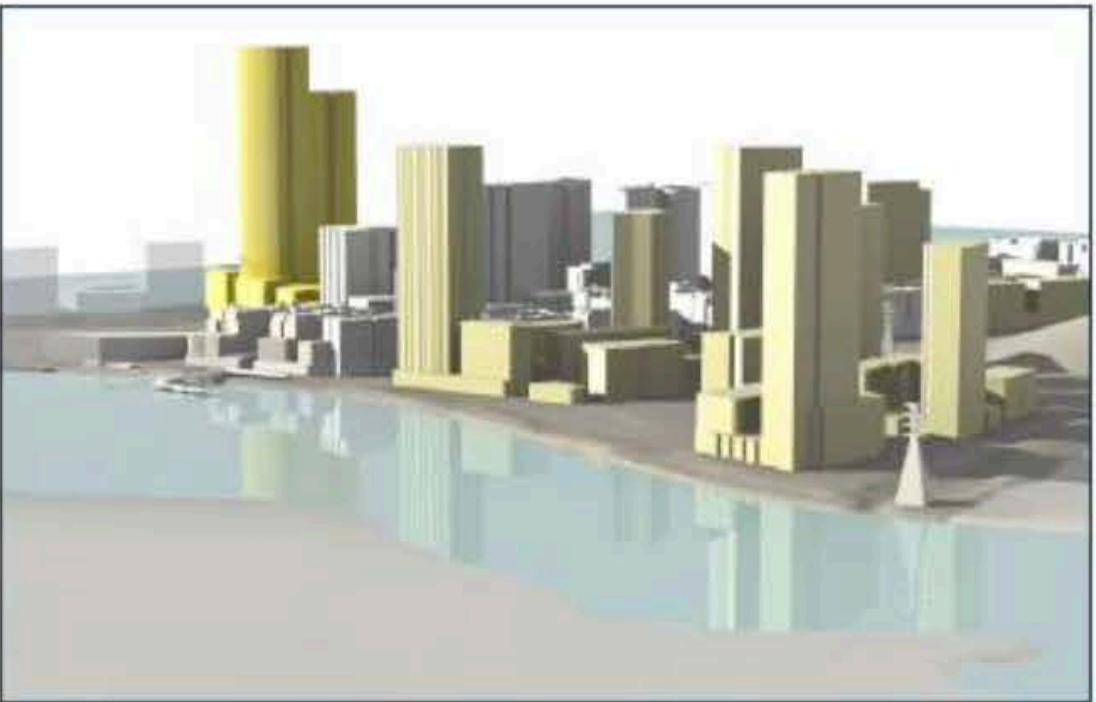
PRINCIPLE 1 <i>Urban Park</i>	✓
PRINCIPLE 2 <i>Bridge Landing in Space</i>	✓
PRINCIPLE 3 <i>30m Foreshore Setback</i>	✗
PRINCIPLE 4 <i>Maintain View Corridors</i>	✗
PRINCIPLE 5 <i>Compatible Site Structure</i>	✗
PRINCIPLE 6 <i>Compatible Height Strategy</i>	✗



VIEW FROM HILL ROAD LOOKING EAST



VIEW FROM BENNELONG BRIDGE



VIEW FROM NORTH BANK LOOKING EAST

HEIGHT	1 x 50 storeys tower 1 x 40 storey tower
RESI. GFA	85,000 m ²
UNITS	1000 units
OPEN SPACE	7,660 m ² public 3,225 m ² foreshore 5,490 m ² communal

COUNCIL TESTING OF ALTERNATE SCENARIO - 25-STOREYS & 16-STOREYS



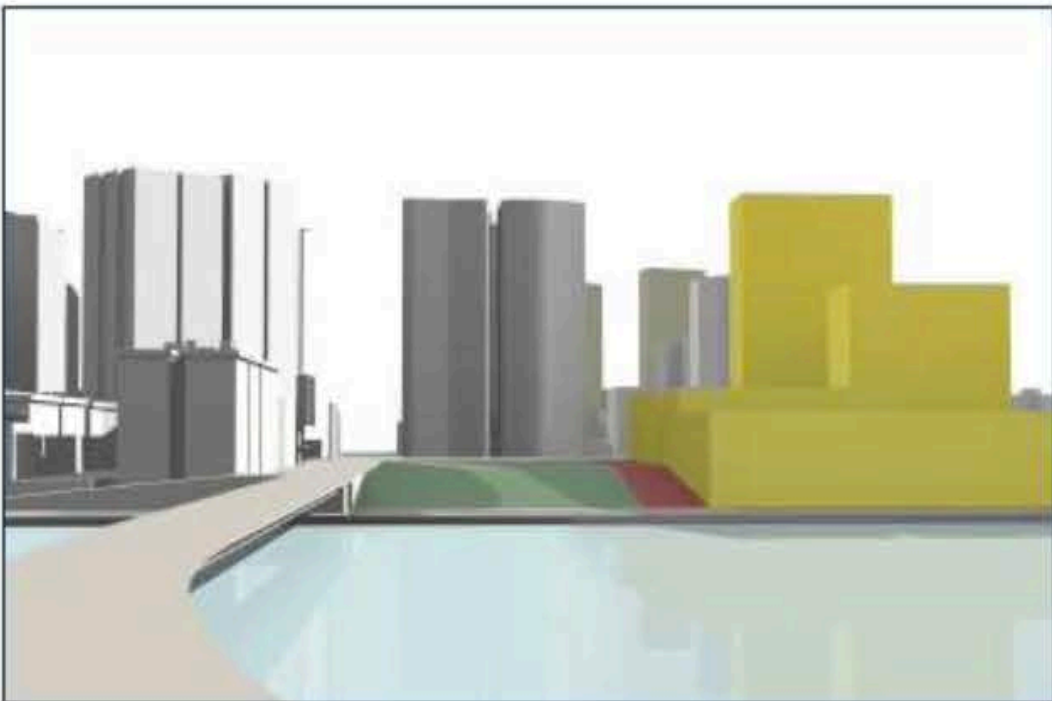
SITE PLAN



AERIAL VIEW LOOKING NORTH-WEST TOWARDS WENTWORTH POINT PRECINCT



VIEW FROM HILL ROAD LOOKING EAST



VIEW FROM BENNELONG BRIDGE



VIEW FROM NORTH BANK LOOKING EAST

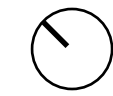
PRINCIPLE 1	✓
Urban Park	
PRINCIPLE 2	✓
Bridge Landing in Space	
PRINCIPLE 3	✓
30m Foreshore Setback	
PRINCIPLE 4	✓
Maintain View Corridors	
PRINCIPLE 5	✓
Compatible Site Structure	
PRINCIPLE 6	✓
Compatible Height Strategy	

HEIGHT	1 x 25 storeys tower 1 x 16 storey tower
RESI. GFA	52,600 m ²
UNITS	620 units
OPEN SPACE	10,500 m ² public 2,485 m ² foreshore 2,960 m ² communal

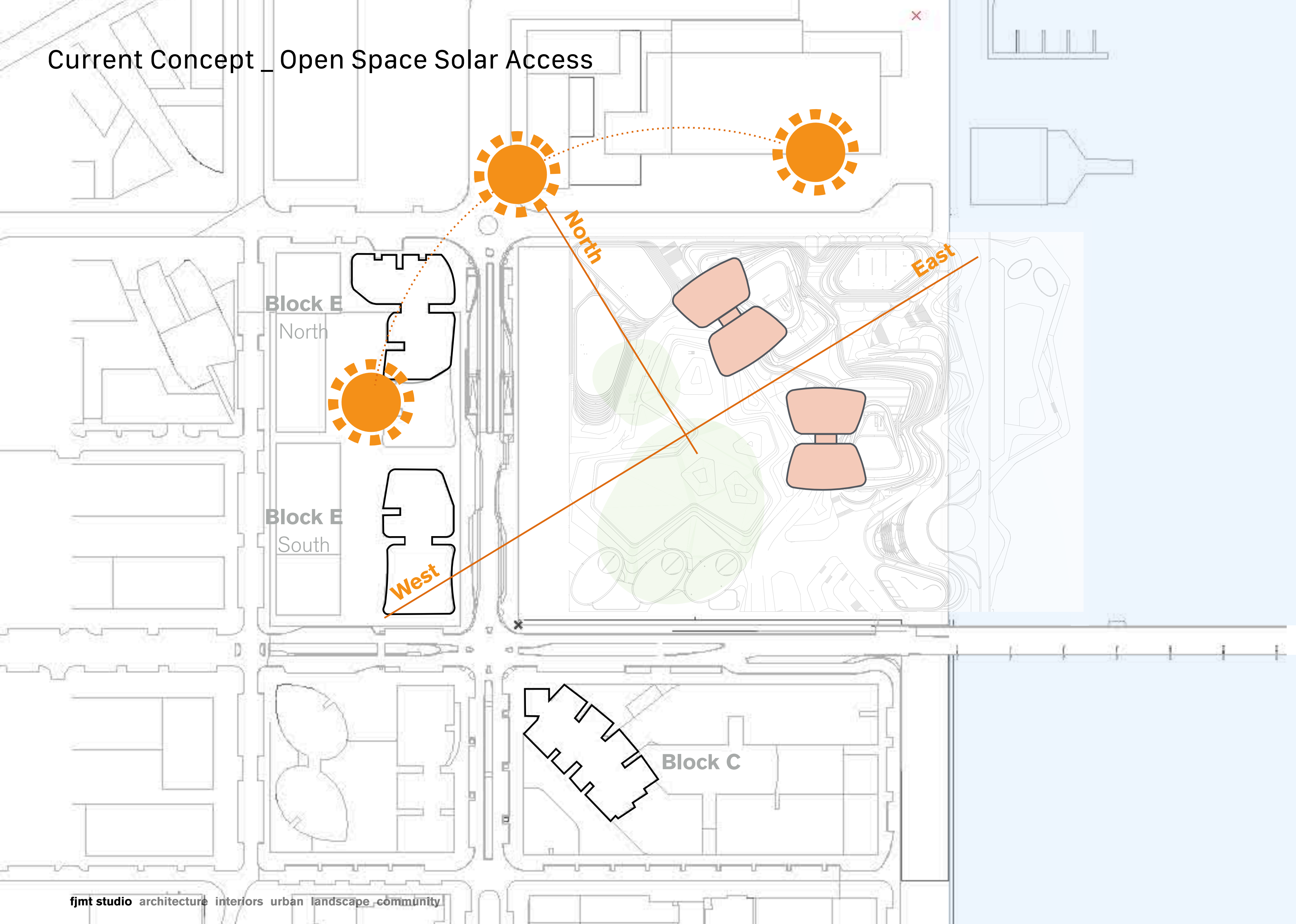
Council Urban Design Study

	RESIDUAL GFA	DCP ENVELOPE	DESIGN COMPETITION (SCENARIO 1)	DESIGN COMPETITION (SCENARIO 2)	ALTERNATE SCENARIO
					
GFA (Residential)	30,000 sqm (350 units)	48,960 sqm (575 units)	54,100 sqm (640 units)	85,000 sqm (1,000 units)	52,600 sqm (620 units)
GFA (Non-Resi)	2,400 sqm	2,420 sqm	7,500 sqm	9,700 sqm	1,900 sqm
Total GFA	32,400 sqm	51,380 sqm	61,600 sqm	94,700 sqm	54,500 sqm
FSR (gross)	1.1 : 1	1.75 : 1	2.1:1	3.2 : 1	1.86 : 1
Urban Park Area	10,500 sqm	9,850 sqm	7,660 sqm	7,660 sqm	10,500 sqm
Height Strategy	6-storey street wall with 7th storey setback above, no tower.	25-storey tower to Wentworth Place, 16-storey tower to Burroway Road.	40-storey tower to foreshore, 25-storey tower to Wentworth Place.	40-storey tower to foreshore, 50-storey tower to Wentworth Place.	25-storey tower to Wentworth Place, 16-storey tower to Burroway Road.
Solar Access to Urban Park	Good	Poor	Poor	Poor	Fair
Solar Access to Foreshore	Good	Good	Poor	Poor	Good
Overshadowing of Neighbours	Good	Fair	Poor	Poor	Good
Internal Solar Access (ADG)	Good	Fair	Fair	Fair	Fair
View Sharing	Good	Poor	Poor	Poor	Fair

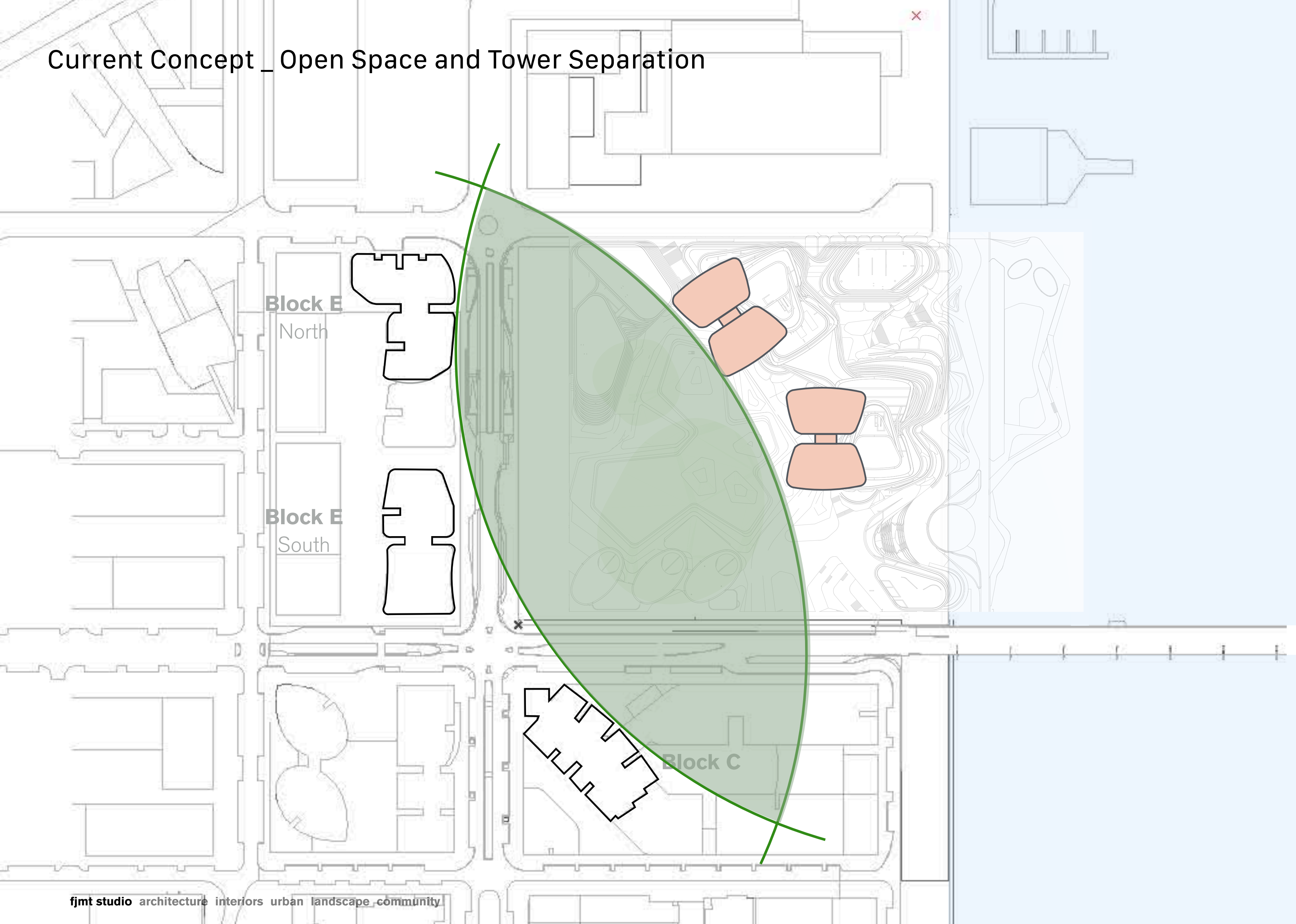
Current Concept in Wentworth Point Masterplan



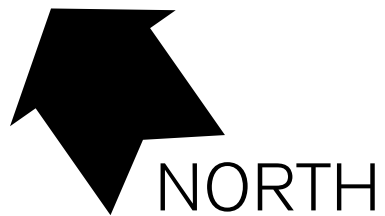
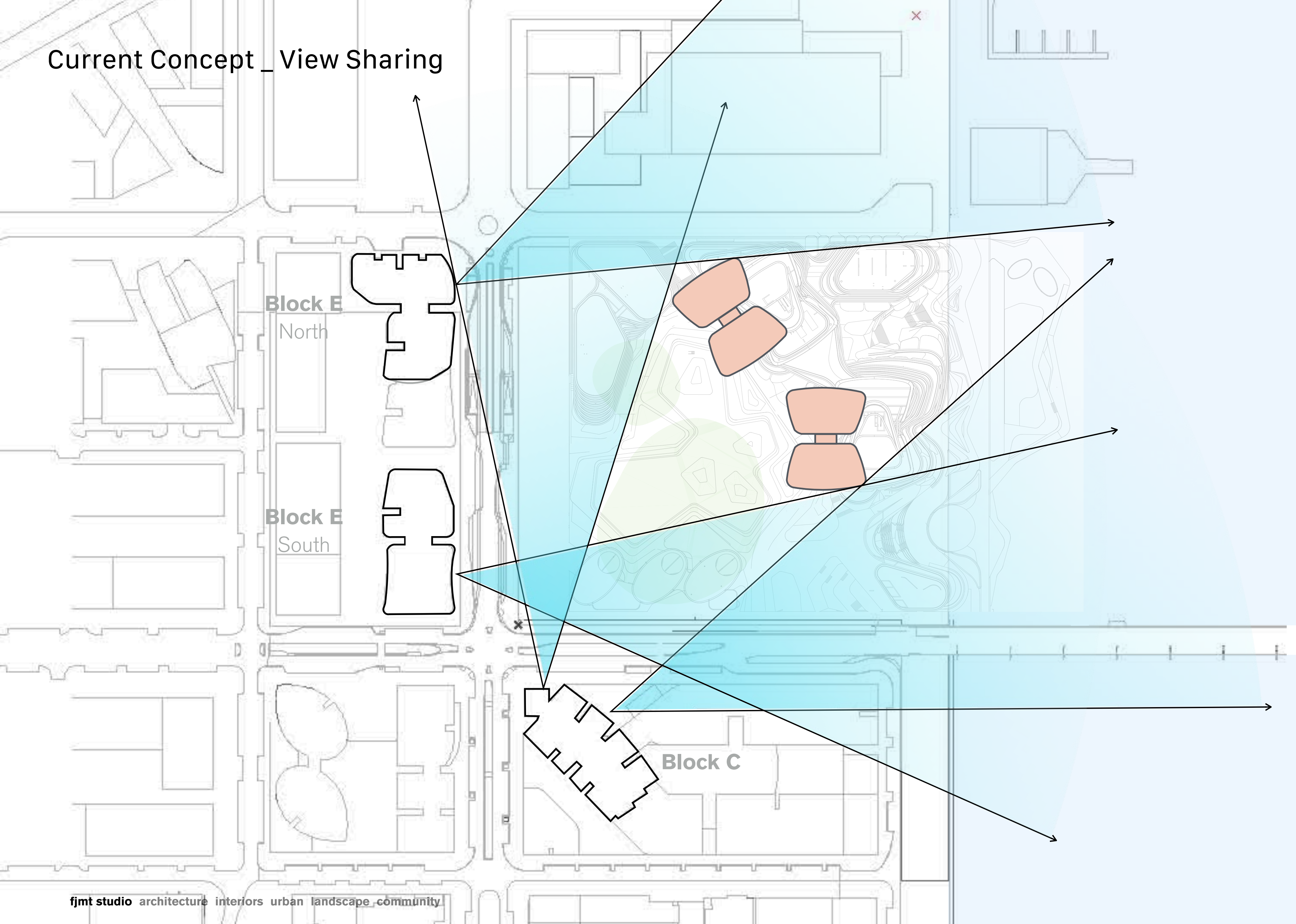
Current Concept _ Open Space Solar Access



Current Concept _ Open Space and Tower Separation



Current Concept _ View Sharing



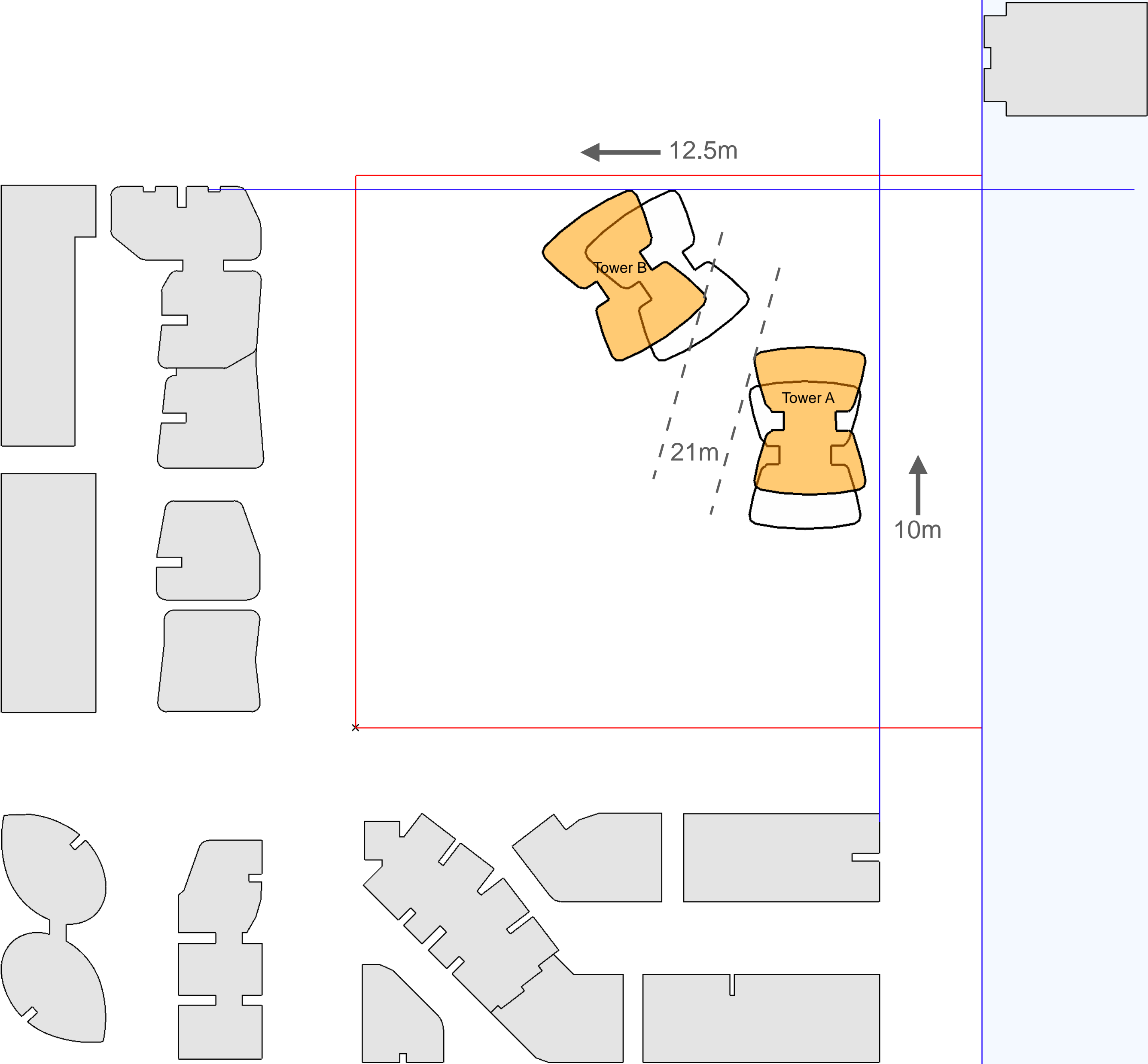
Masterplan Adjusted Scheme

Masterplan adjusted scheme

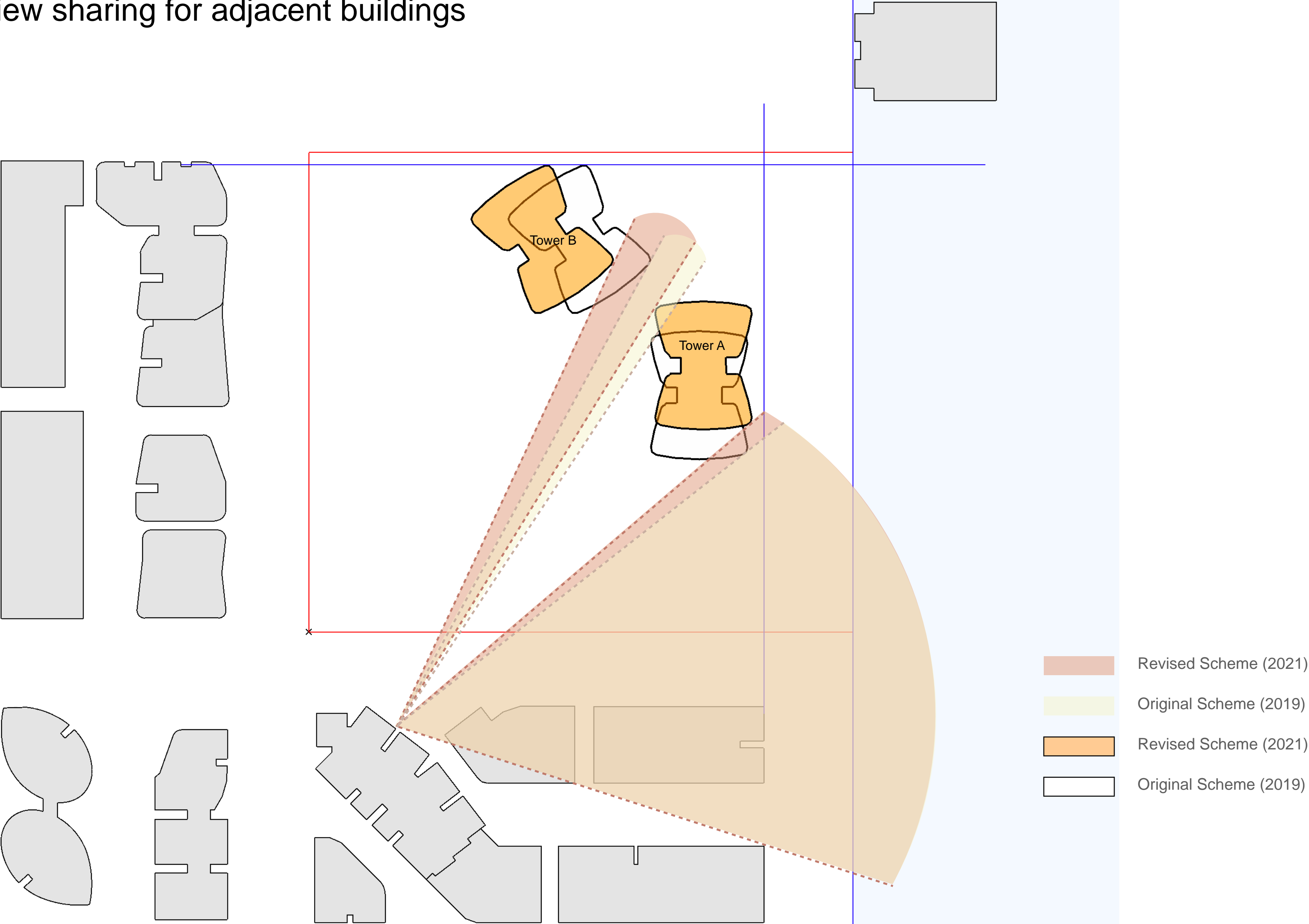
Post Exhibited scheme, tower location have been adjusted in these studies to:

- / Setback tower and podium 30m from foreshore
- / Improve tower separation and view sharing from adjacent towers
- / Increase setback from footbridge
- / Increase tower A and B separation from 18m to 21m

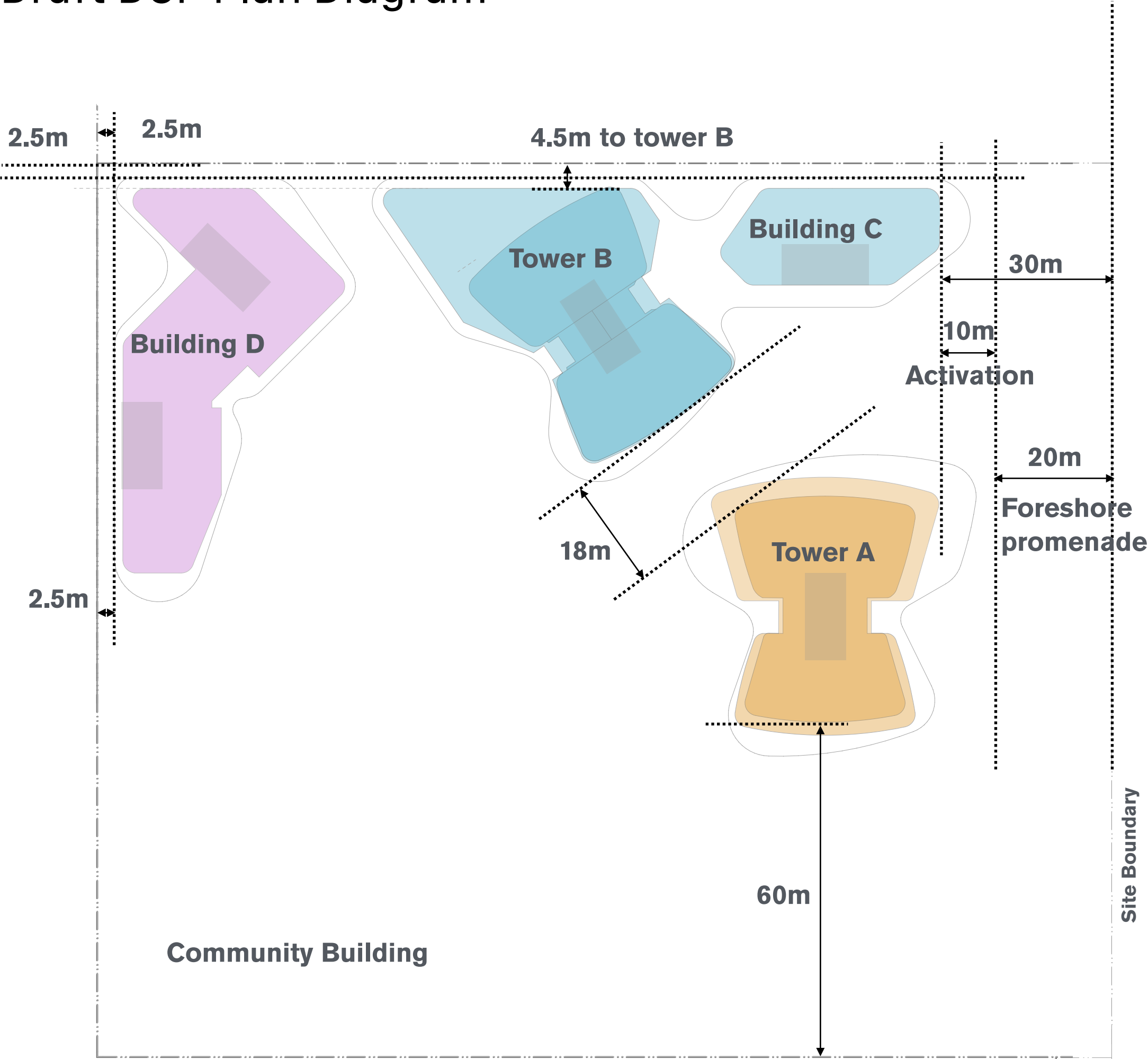
Tower Plan Adjustment



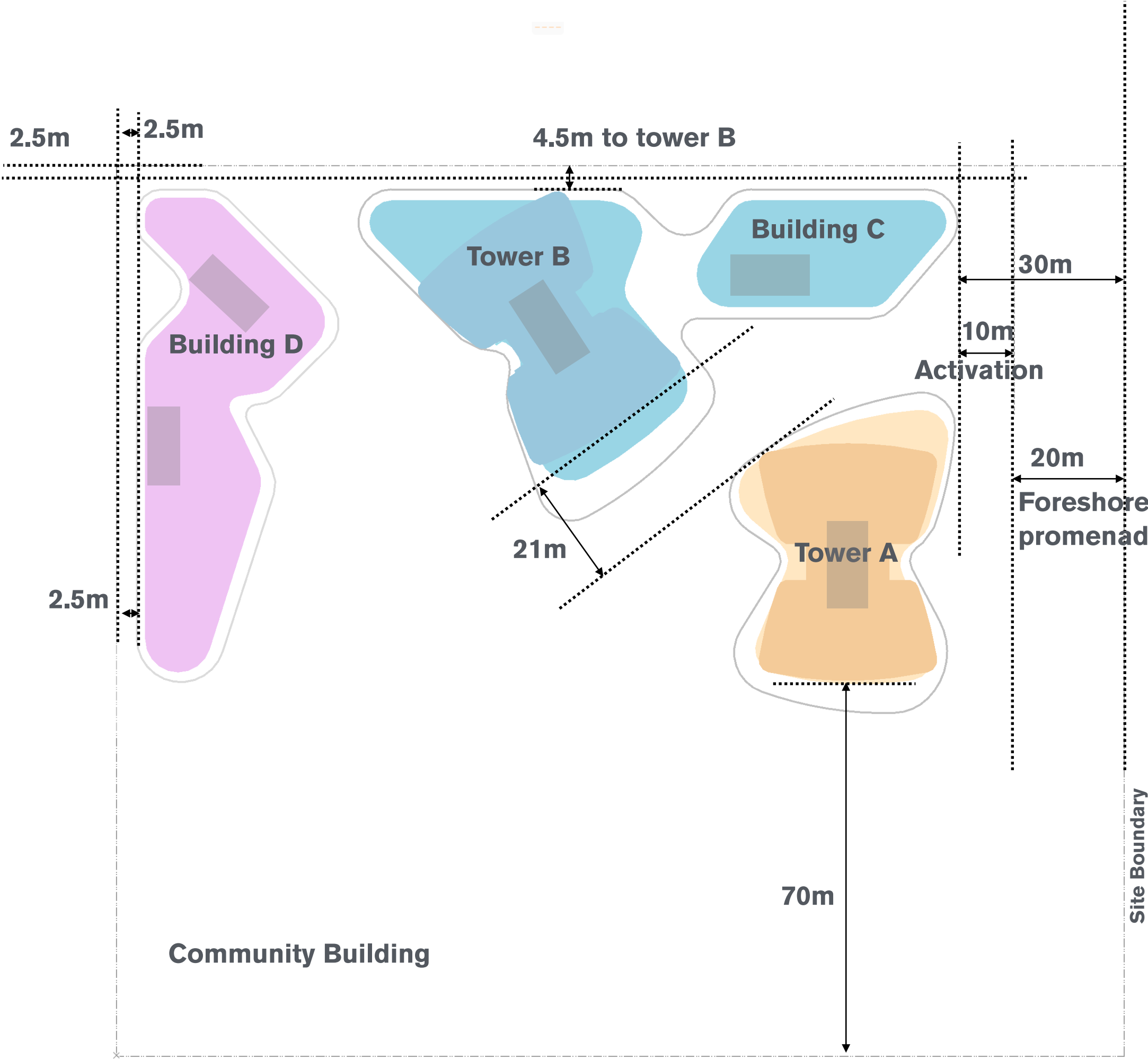
Tower Plan Adjustment - improve view sharing for adjacent buildings



Draft DCP Plan Diagram



Current Concept



Adjusted Concept

Adjusted Concept - View from North



Non approved
envelope

COUNCIL TESTING OF ALTERNATE SCENARIO - 25-STOREYS & 16-STOREYS



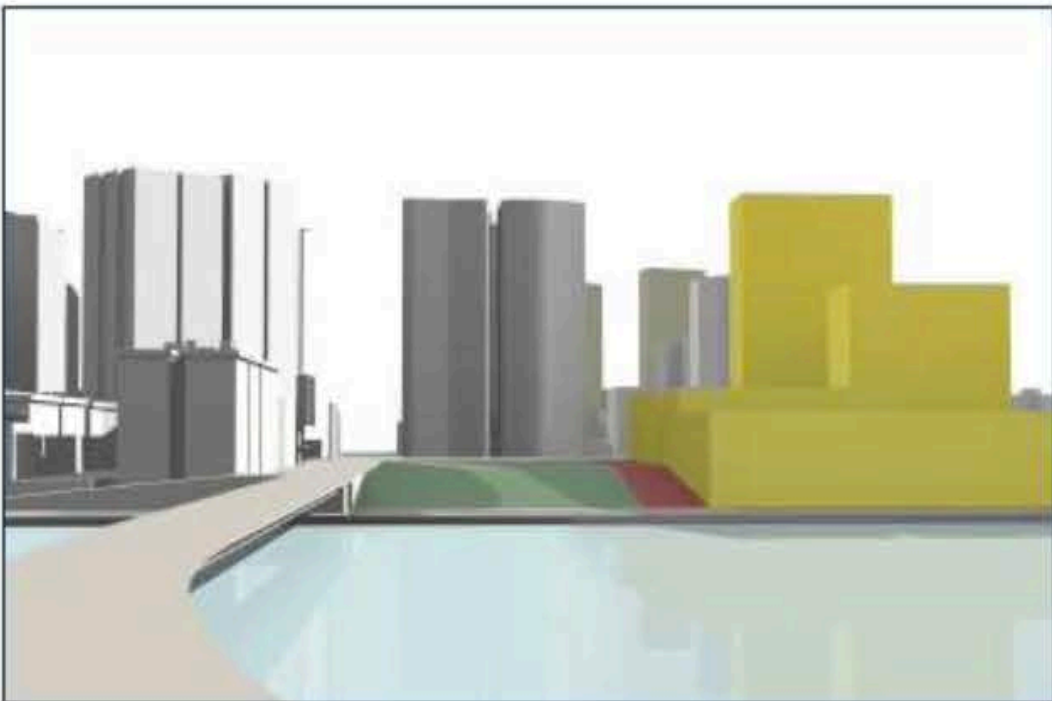
SITE PLAN



AERIAL VIEW LOOKING NORTH-WEST TOWARDS WENTWORTH POINT PRECINCT



VIEW FROM HILL ROAD LOOKING EAST



VIEW FROM BENNELONG BRIDGE



VIEW FROM NORTH BANK LOOKING EAST

PRINCIPLE 1	✓
Urban Park	
PRINCIPLE 2	✓
Bridge Landing in Space	
PRINCIPLE 3	✓
30m Foreshore Setback	
PRINCIPLE 4	✓
Maintain View Corridors	
PRINCIPLE 5	✓
Compatible Site Structure	
PRINCIPLE 6	✓
Compatible Height Strategy	

HEIGHT	1 x 25 storeys tower 1 x 16 storey tower
RESI. GFA	52,600 m ²
UNITS	620 units
OPEN SPACE	10,500 m ² public 2,485 m ² foreshore 2,960 m ² communal

Council Recommendation _ View from North

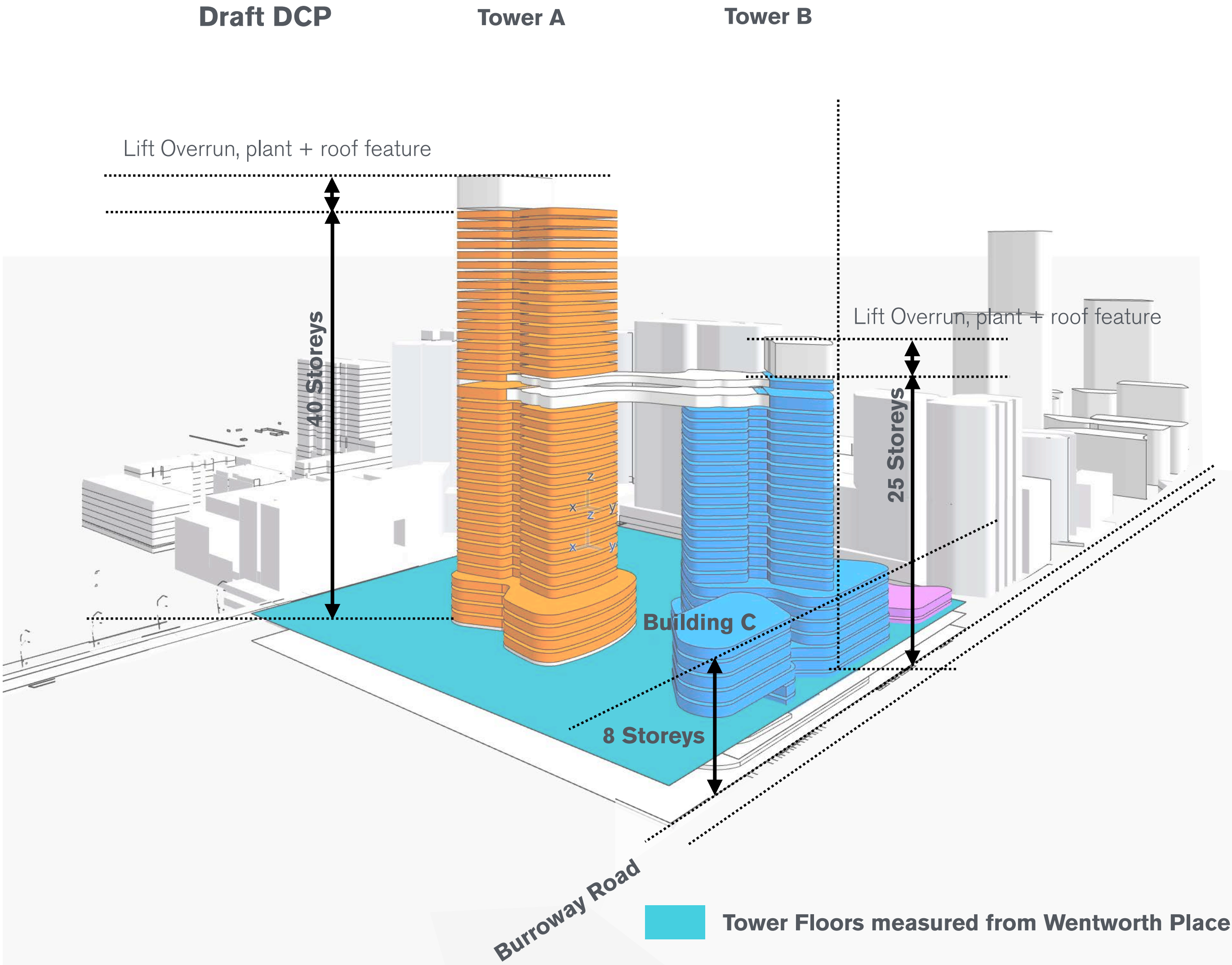


Massing Options

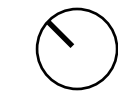
Massing Options Assumptions

Options based on Scenario 1 - 55k Residential

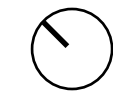
2 x Towers - 25 storey and 40 storey



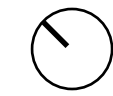
Adjusted Concept



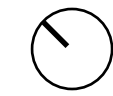
Option 1



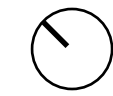
Option 2



Option 3



Option 4



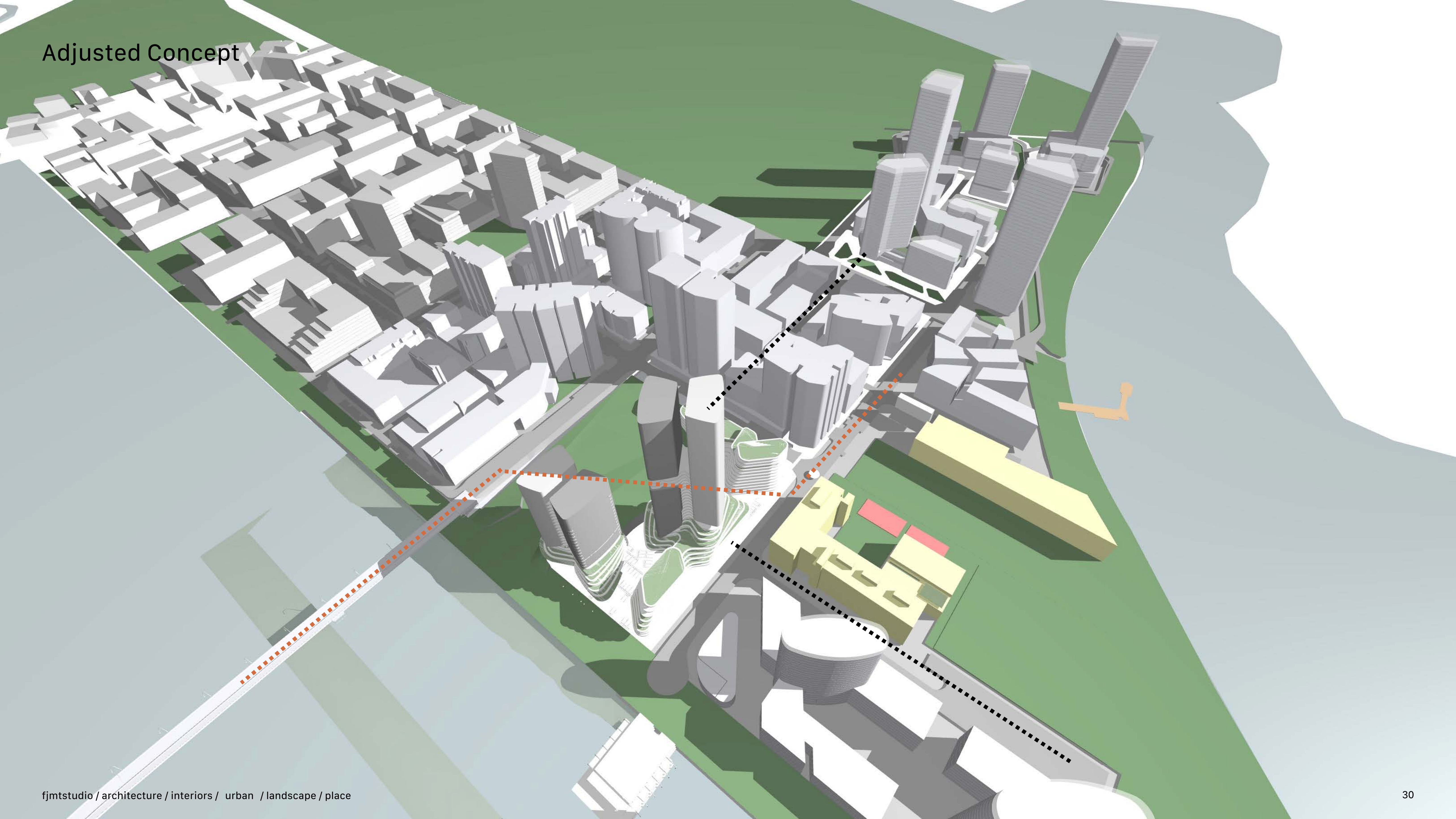
Urban Structure

Mid Block Connections

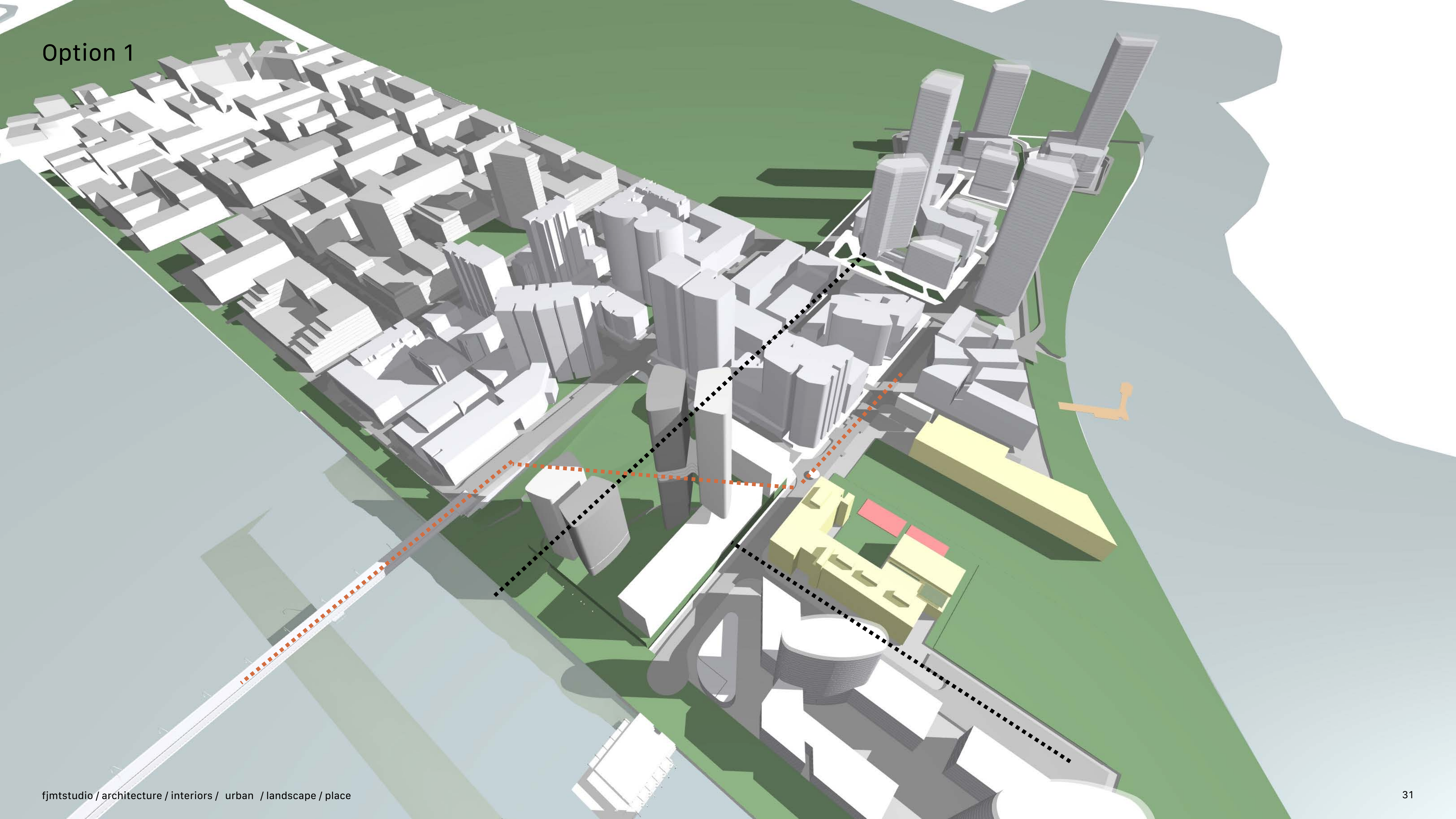
The Council Urban Design Study highlights mid block alignments that are apparent in the urban structure of Wentworth Point to the south and west of Block H, and in the recently proposed street to the north beside the new High School. However, the mid block connections are not fully present in Block E (directly west of Block H) and in Block C (directly south of Block H). The design team has reviewed and explored the mid block alignments in the context of other urban design and amenity considerations.



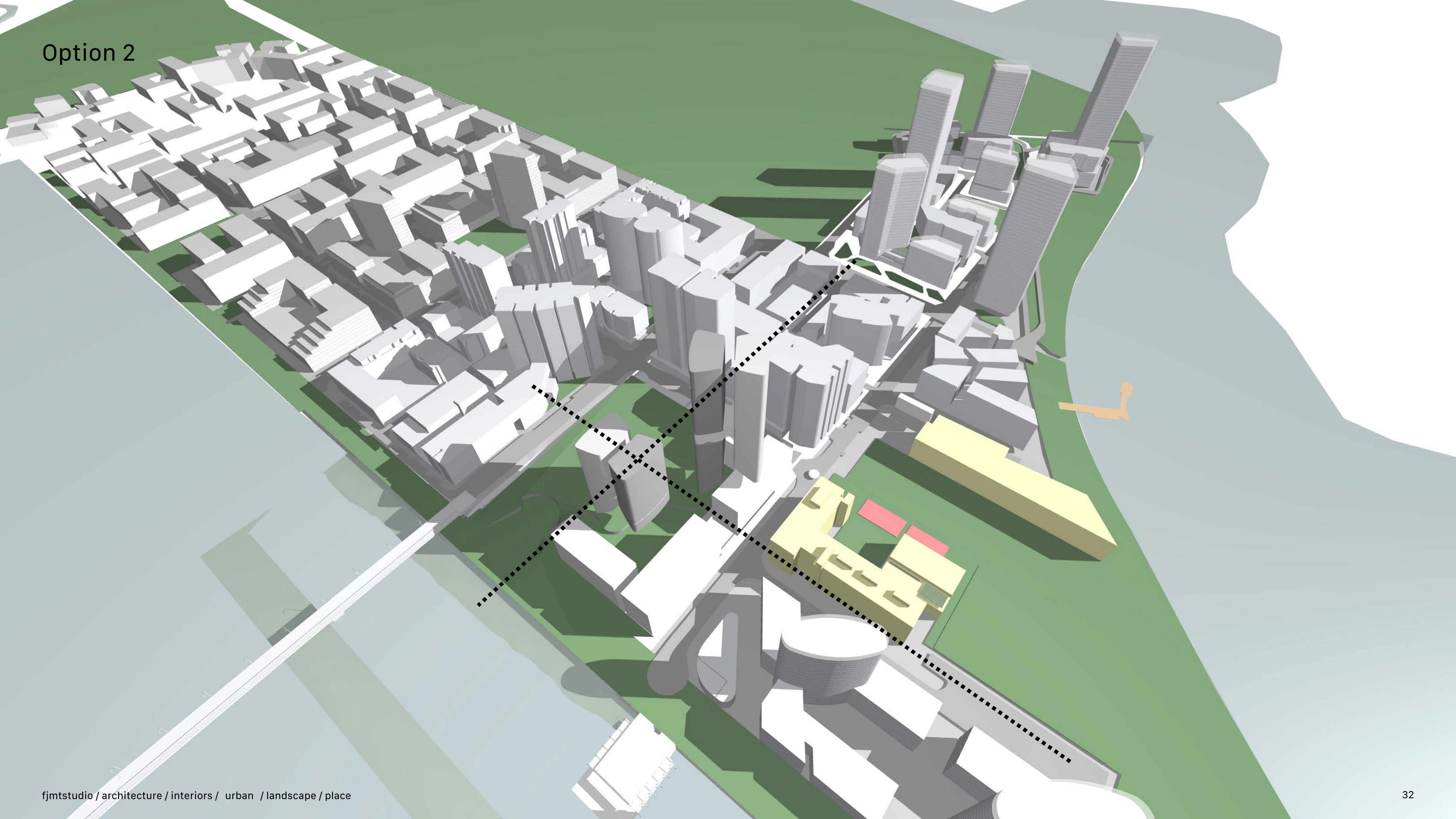
Adjusted Concept



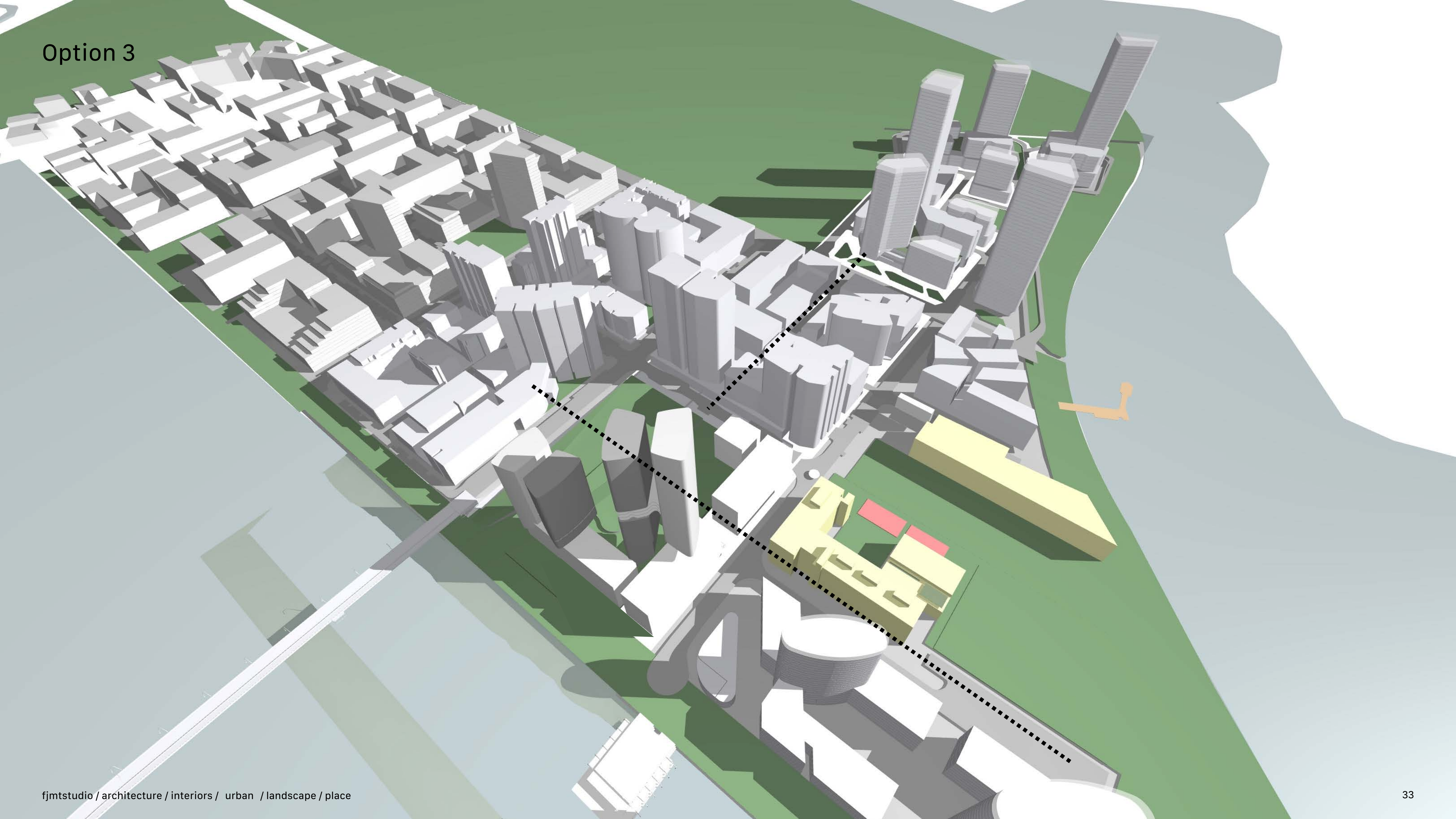
Option 1



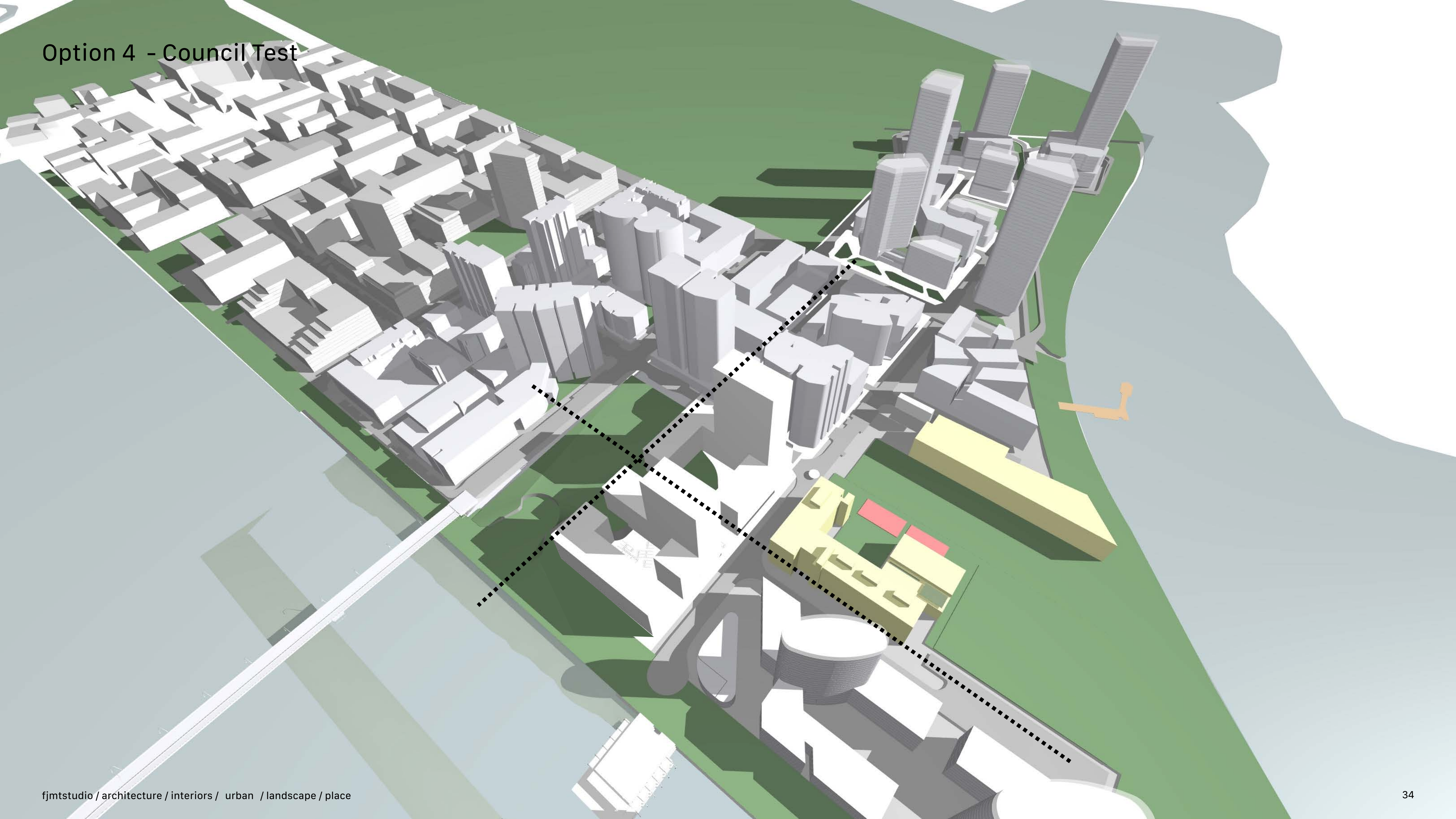
Option 2













Option 3



Option 4 - Council Test



Urban Structure Summary

	Masterplan Adjusted	Option 1	Option 2	Option 3	Option 4
		Southern tower moved north of East / West vista Northern tower moved West	Southern tower moved north of East / West vista Northern tower moved West of North South Vista	Southern tower moved southwards Northern tower moved East of North South Vista	Council test massing
East West mid block vista					
North South mid block vista					
Diagonal movement - from bridge to ferry					
Tower rotation	Tower A to Secondary Alignment	Tower A to Secondary North	Tower A to Secondary North	Tower A to Secondary North	Tower A and B to main grid
	Tower B to foreshore alignment	Tower B to foreshore alignment	Tower B to foreshore alignment	Tower B to foreshore alignment	

Tower Separation

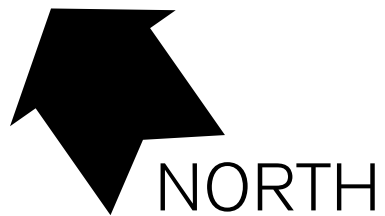


The fjmt design for Block H optimised the tower separation to existing residential buildings in an equitable manner, providing broad outlooks for residents in Block E North, Block E South and Block C.

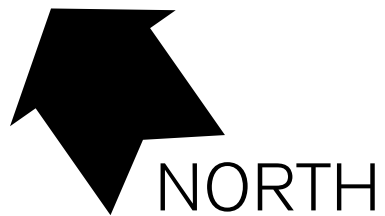
Option 1



Option 2



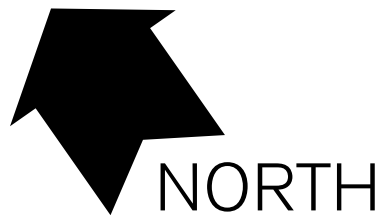
Option 3



Option 4

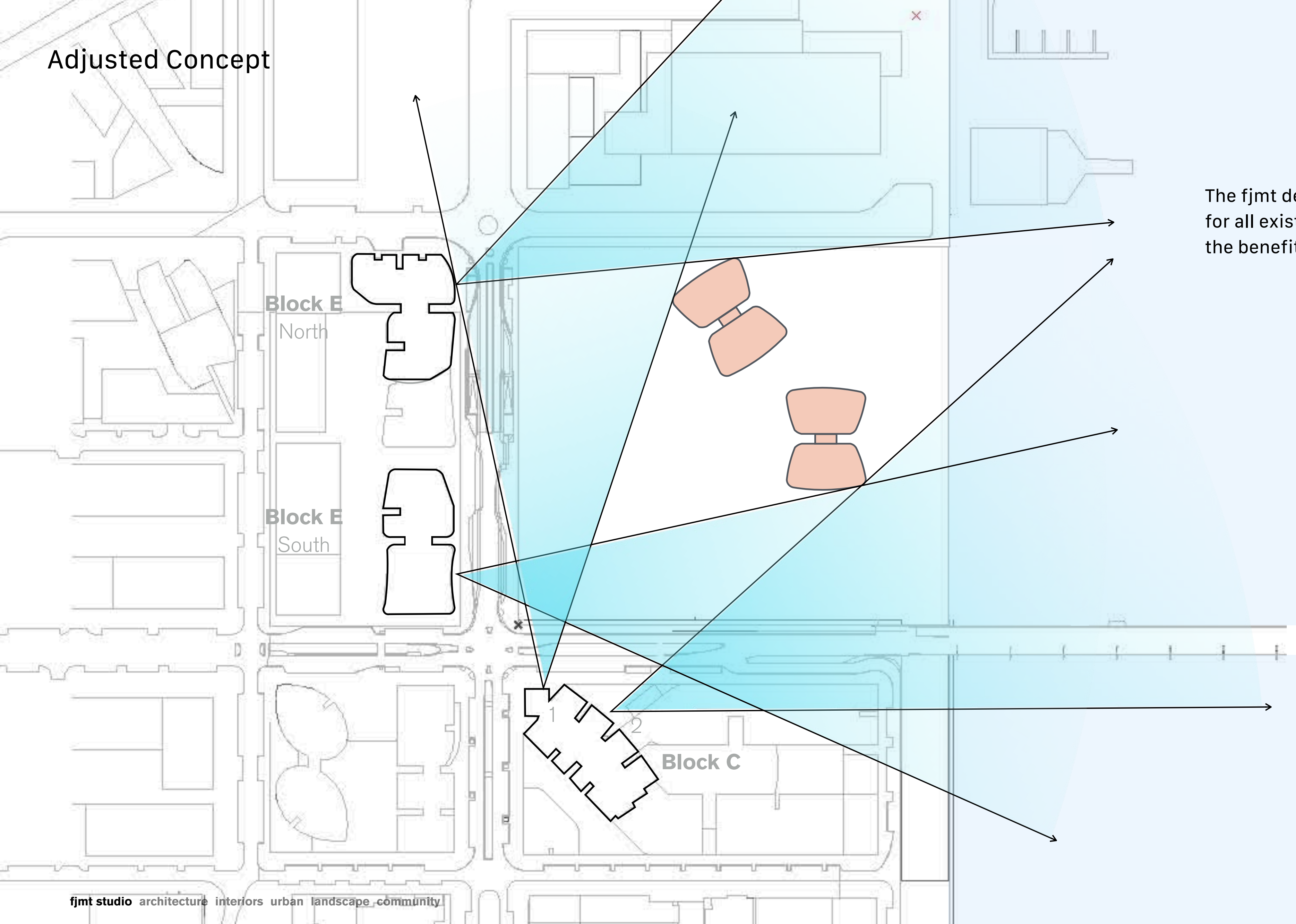


The Council recommended massing prioritises amenity and outlook for Block E South and Block C, but impacts Block E North.



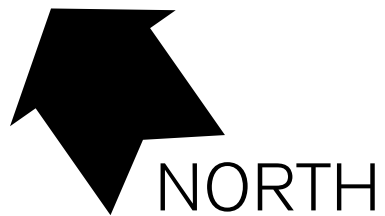
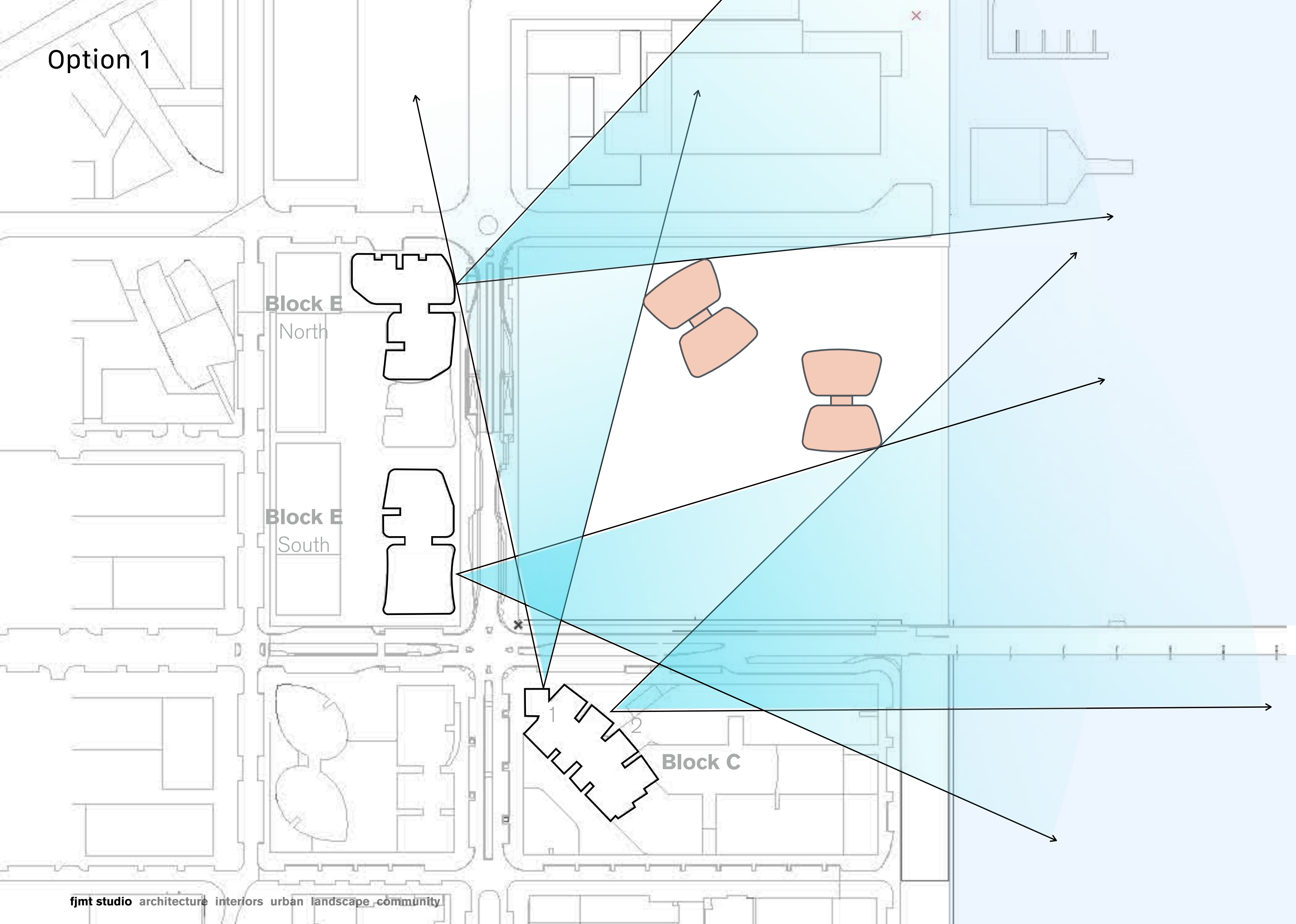
View Sharing

Adjusted Concept

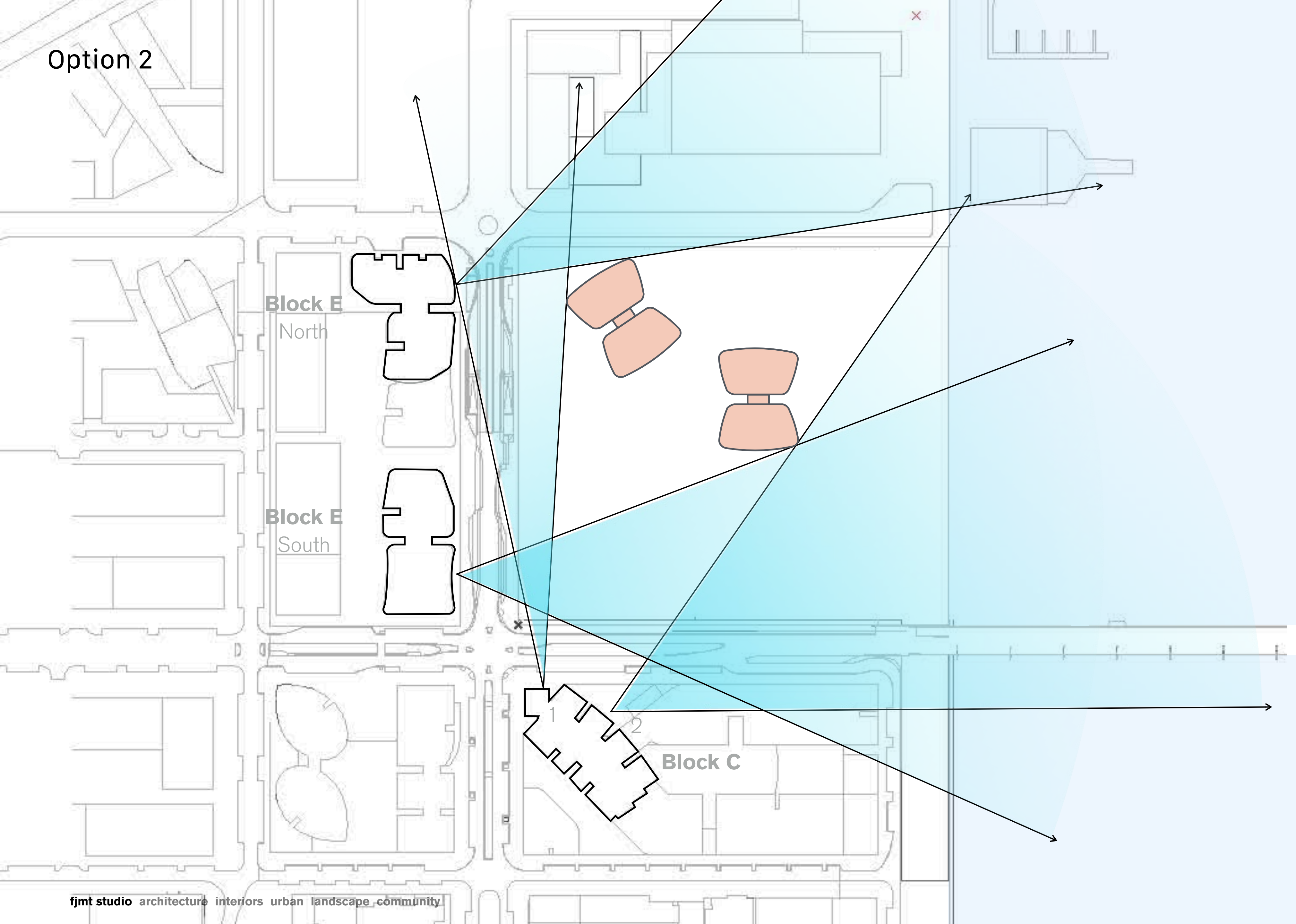


The fjmt design offers a diversity of views for all existing residential towers, sharing the benefits of the peninsula location.

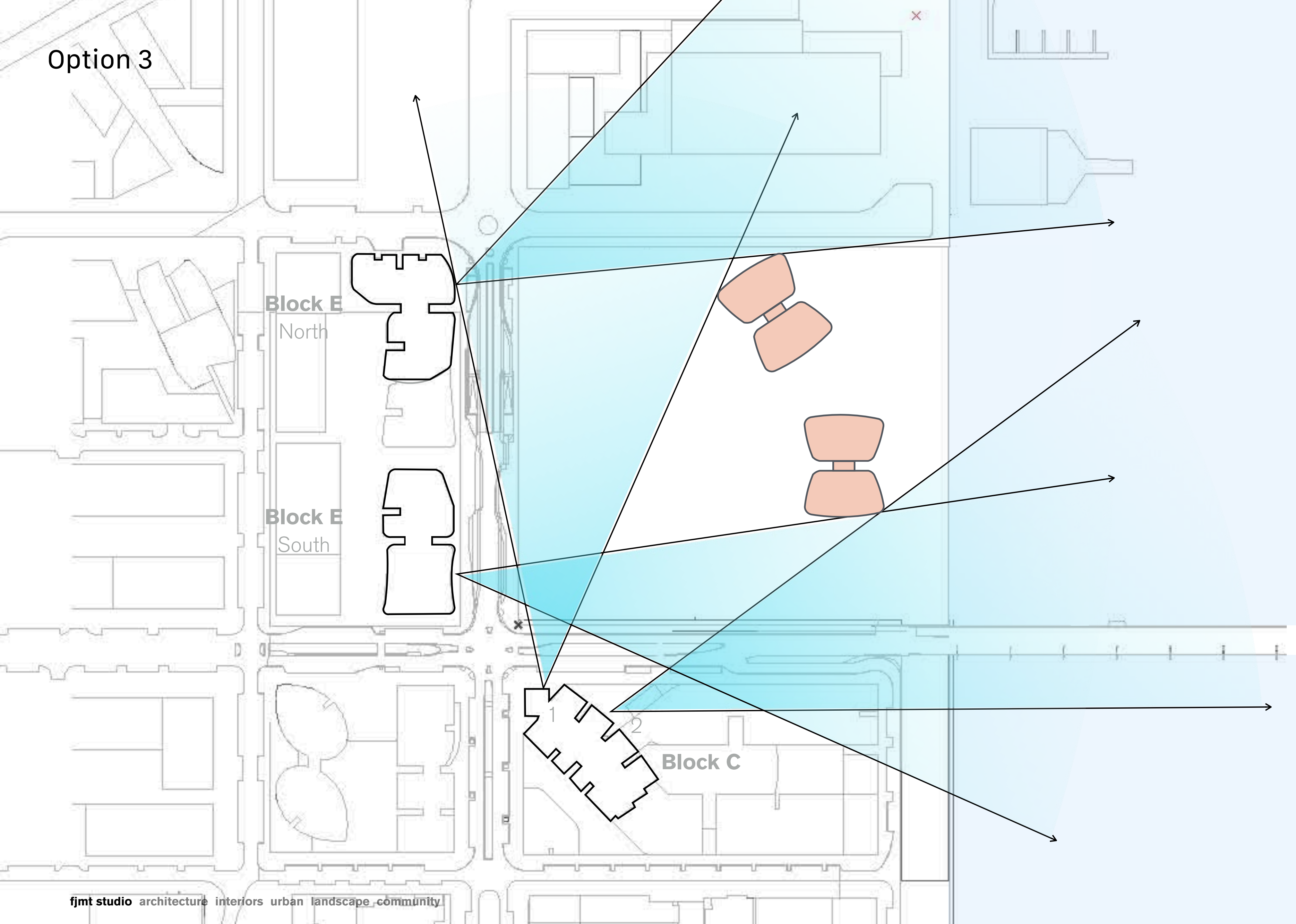
Option 1



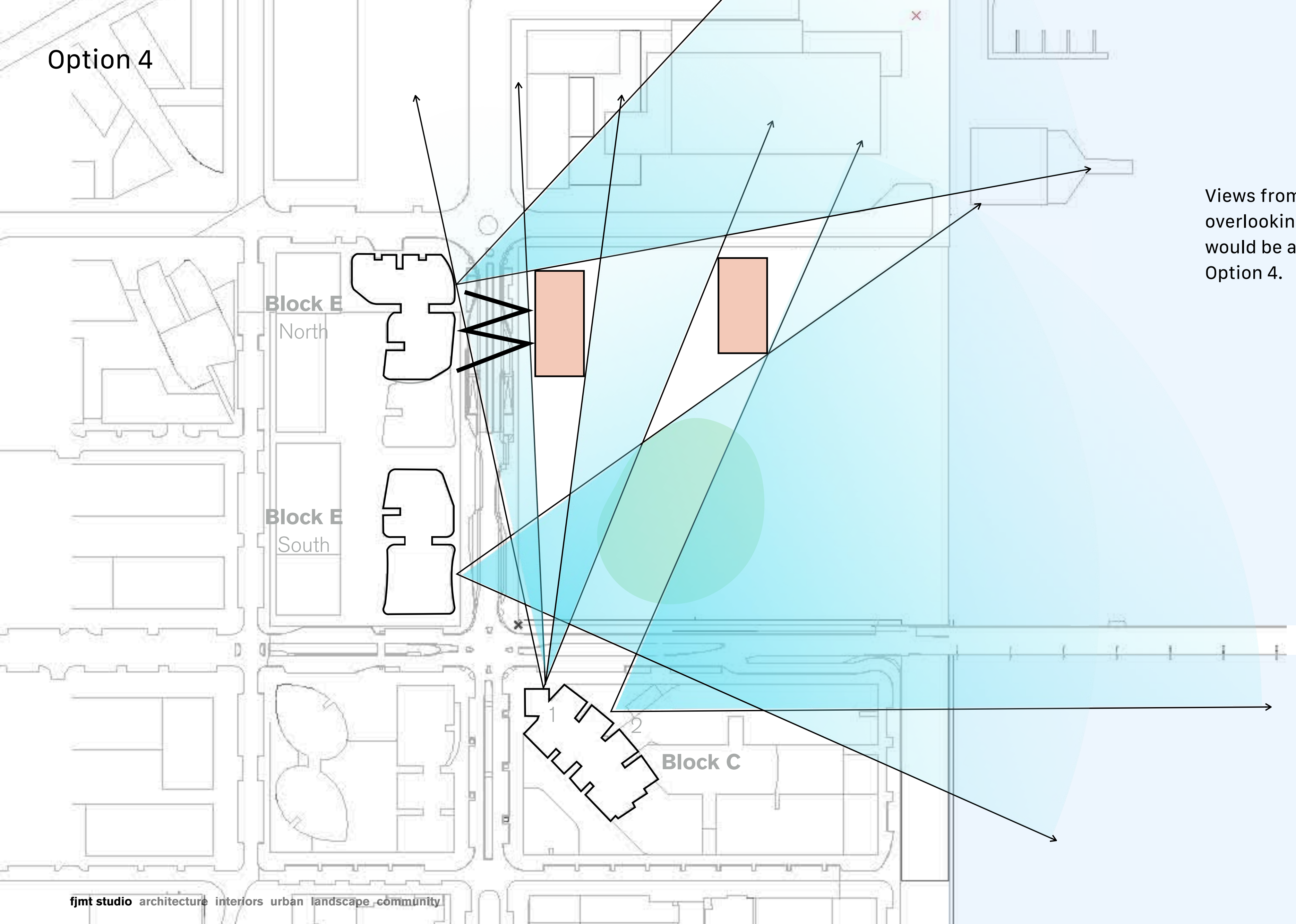
Option 2



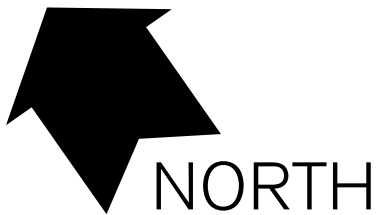
Option 3



Option 4



Views from Block E North are limited and overlooking from one building to another would be a design consideration for Option 4.

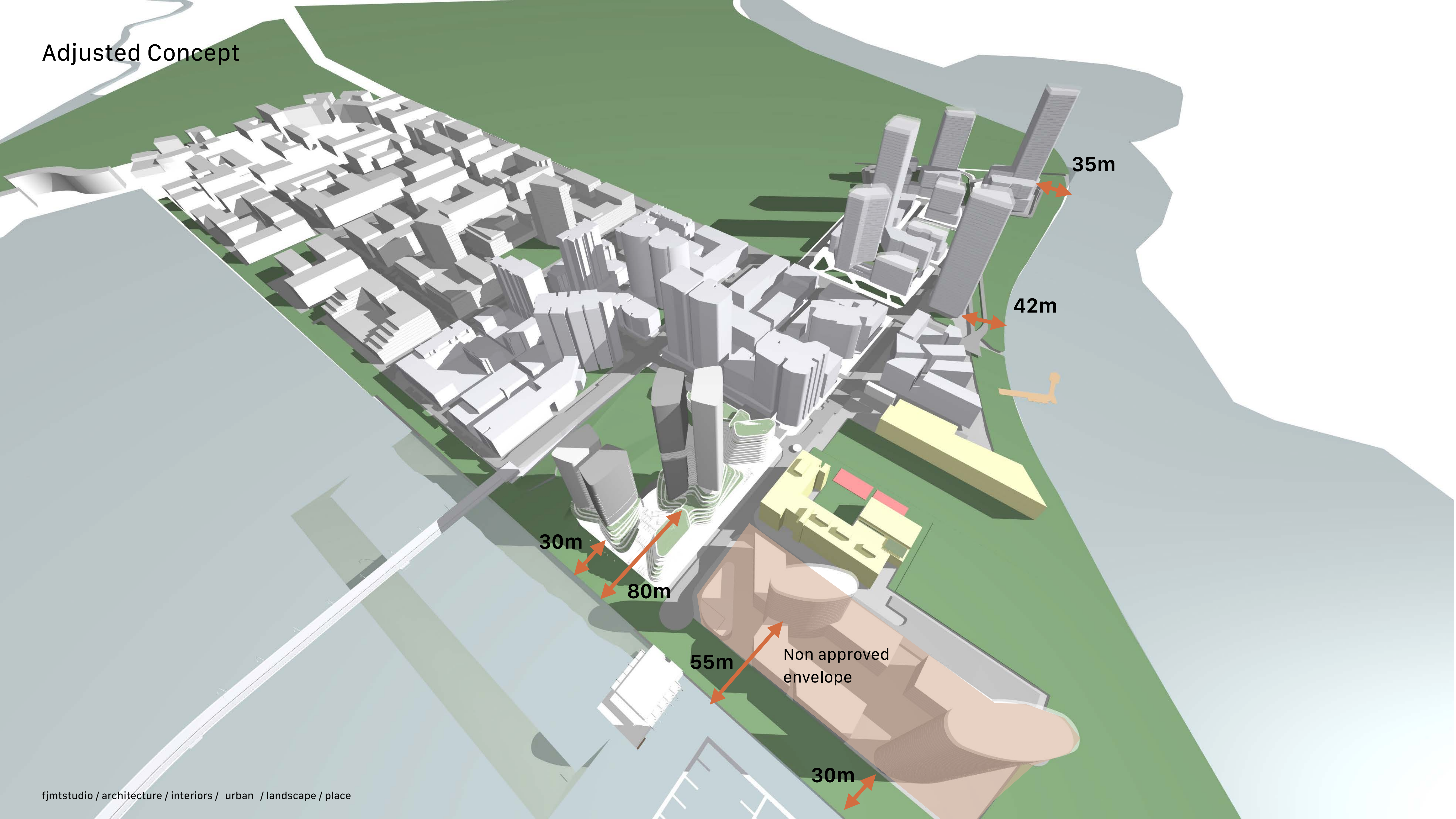


Tower Separation and View Sharing

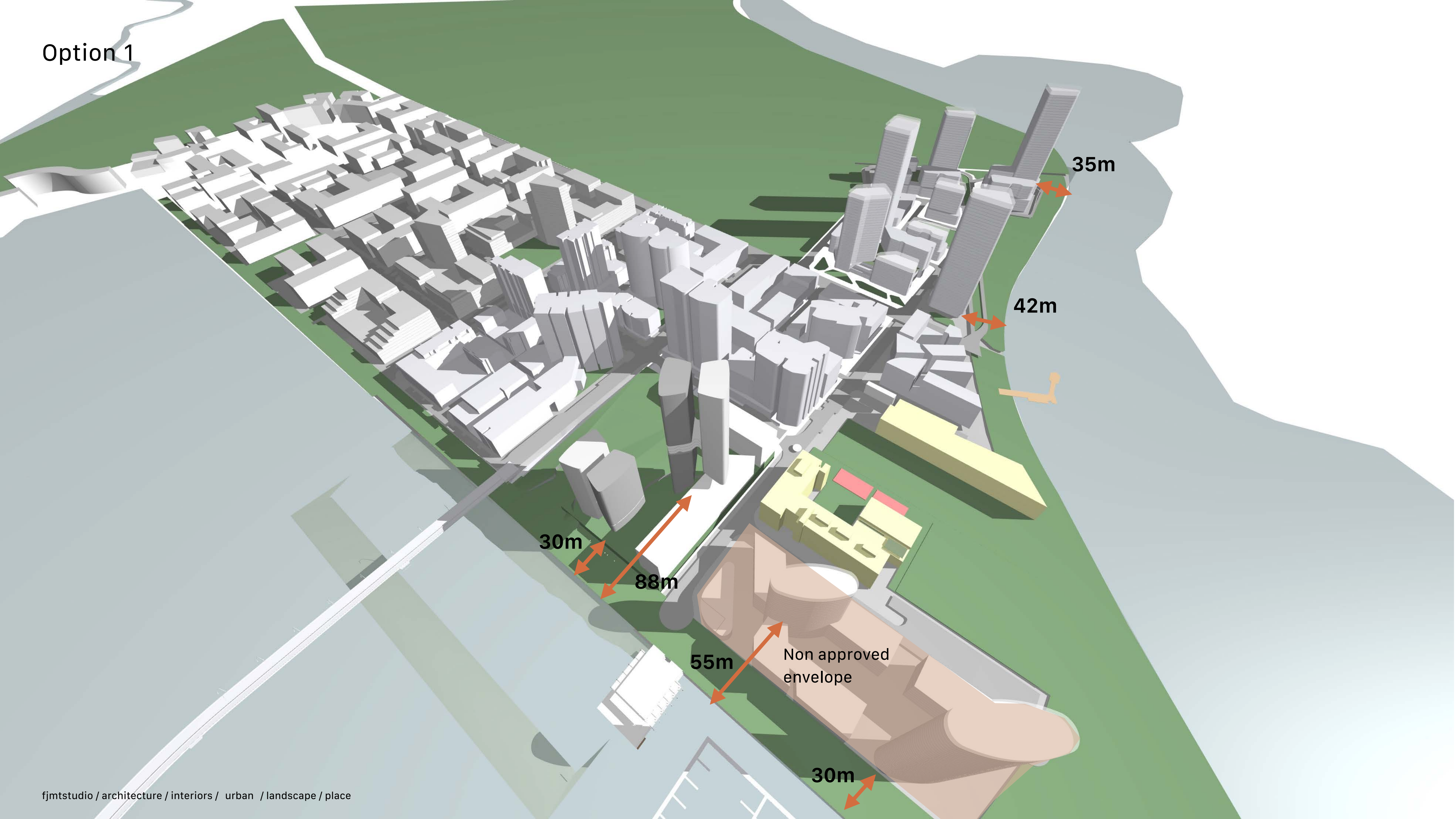
	Masterplan Adjusted	Option 1	Option 2	Option 3	Option 4
		Southern tower moved north of East / West vista	Southern tower moved north of East / West vista	Southern tower moved southwards	Council test massing
		Northern tower moved West	Northern tower moved West of North South Vista	Northern tower moved East of North South Vista	
<hr/>					
Tower Separation	2	3	4	1	5
View Sharing					
Block E North	2	3	4	1	5
Block E South	2	3	4	1	5
Block C - 1	2	3	4	1	5
Block C - 2	4	3	2	5	1

Foreshore Setback (DCP 30m)

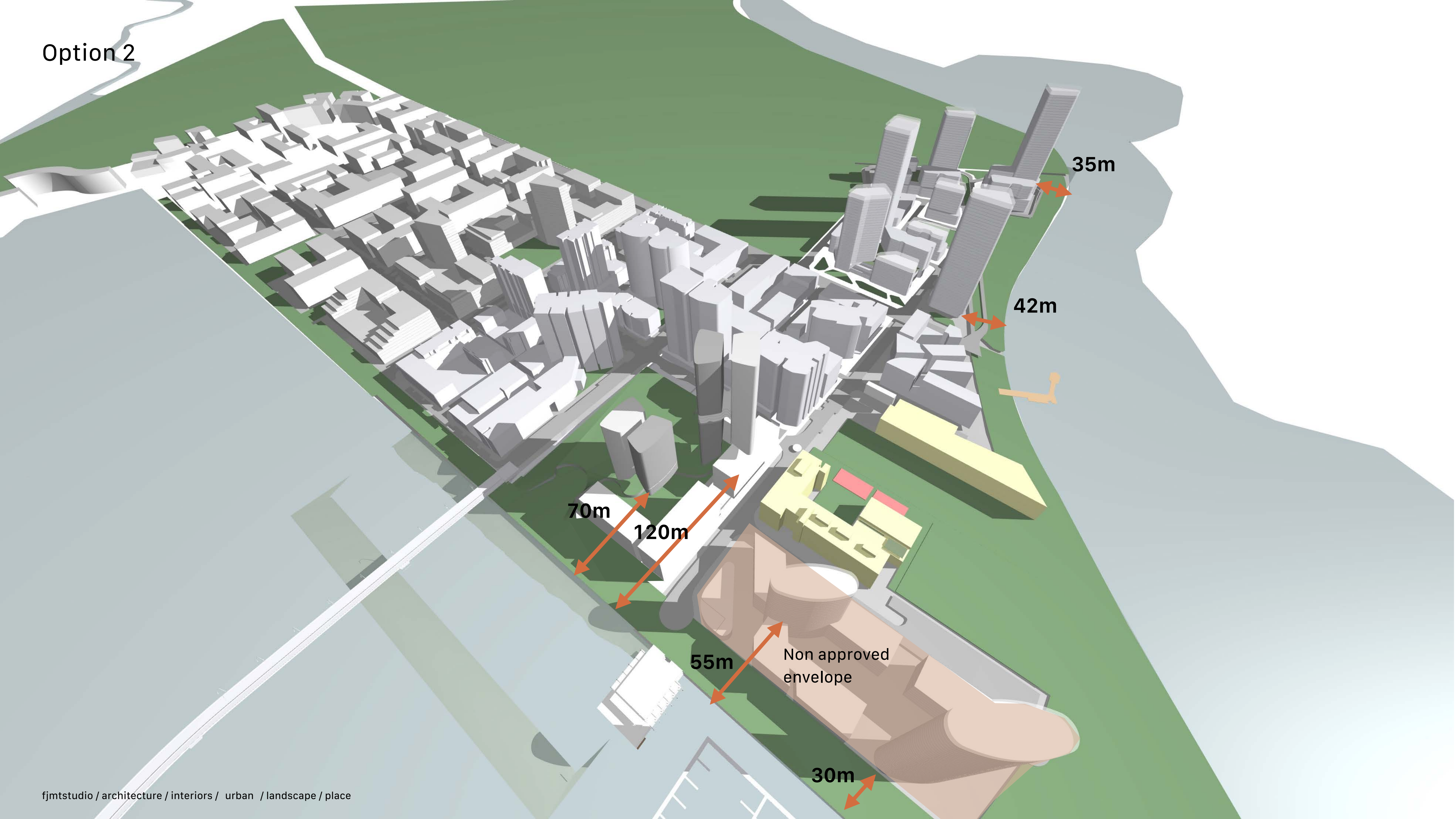
Adjusted Concept



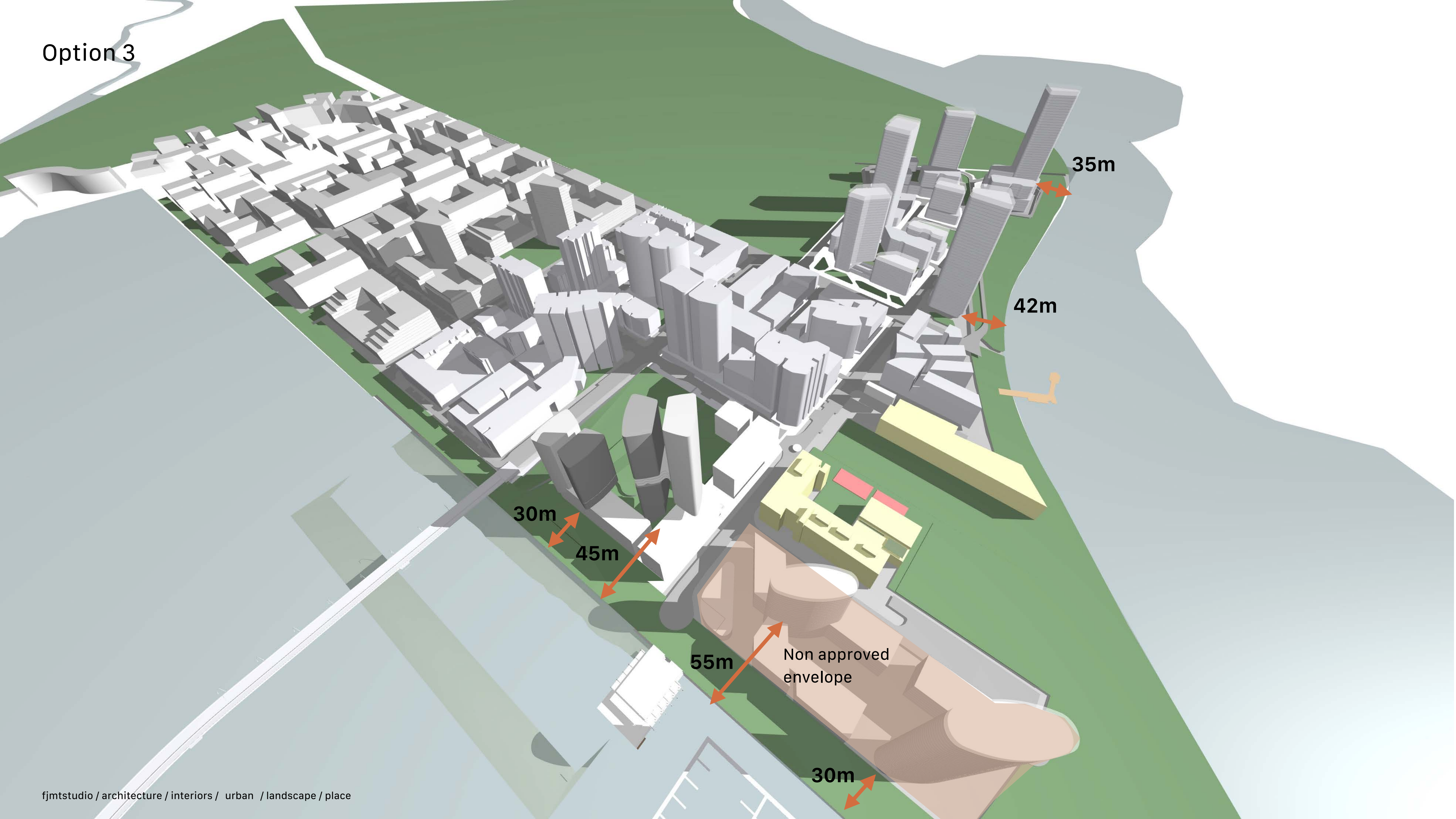
Option 1



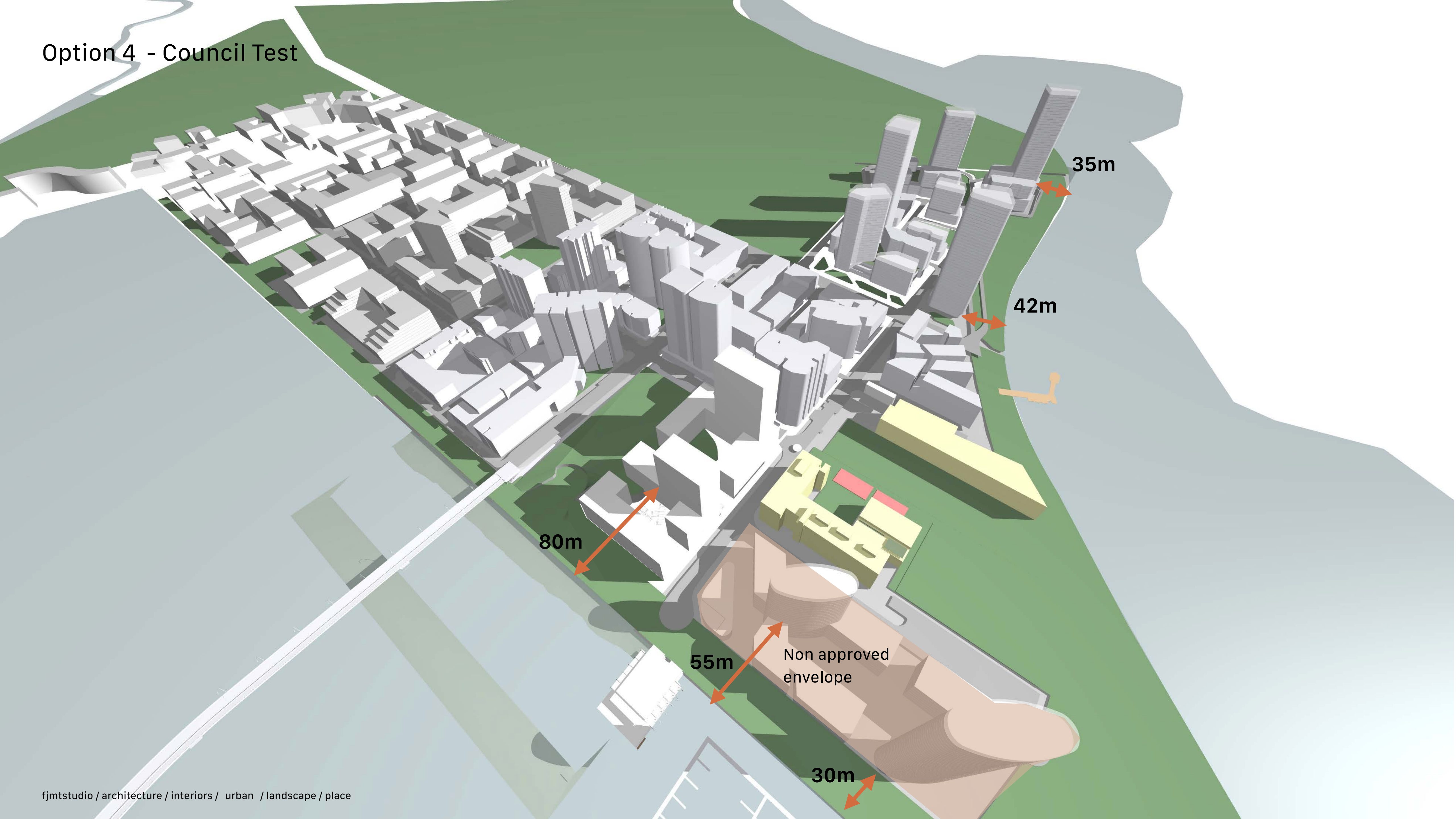
Option 2








Option 3



Option 4 - Council Test



Foreshore setback

	Masterplan Adjusted	Option 1	Option 2	Option 3	Option 4
		Southern tower moved north of East / West vista Northern tower moved West	Southern tower moved north of East / West vista Northern tower moved West of North South Vista	Southern tower moved southwards Northern tower moved East of North South Vista	Council test massing
Foreshore setback - DCP 30m	 30m 3	 30m 3	 70m 2	 30m 3	 80m 1

Open Space

Solar Compliance

30% solar access to the main park

between 9am-3pm at any time of the year

40% solar access to the main park

between 11am-2pm during midwinter

Adjusted Concept - June 21 - 12pm



11am 5812sqm/10827sqm (53%) ✓



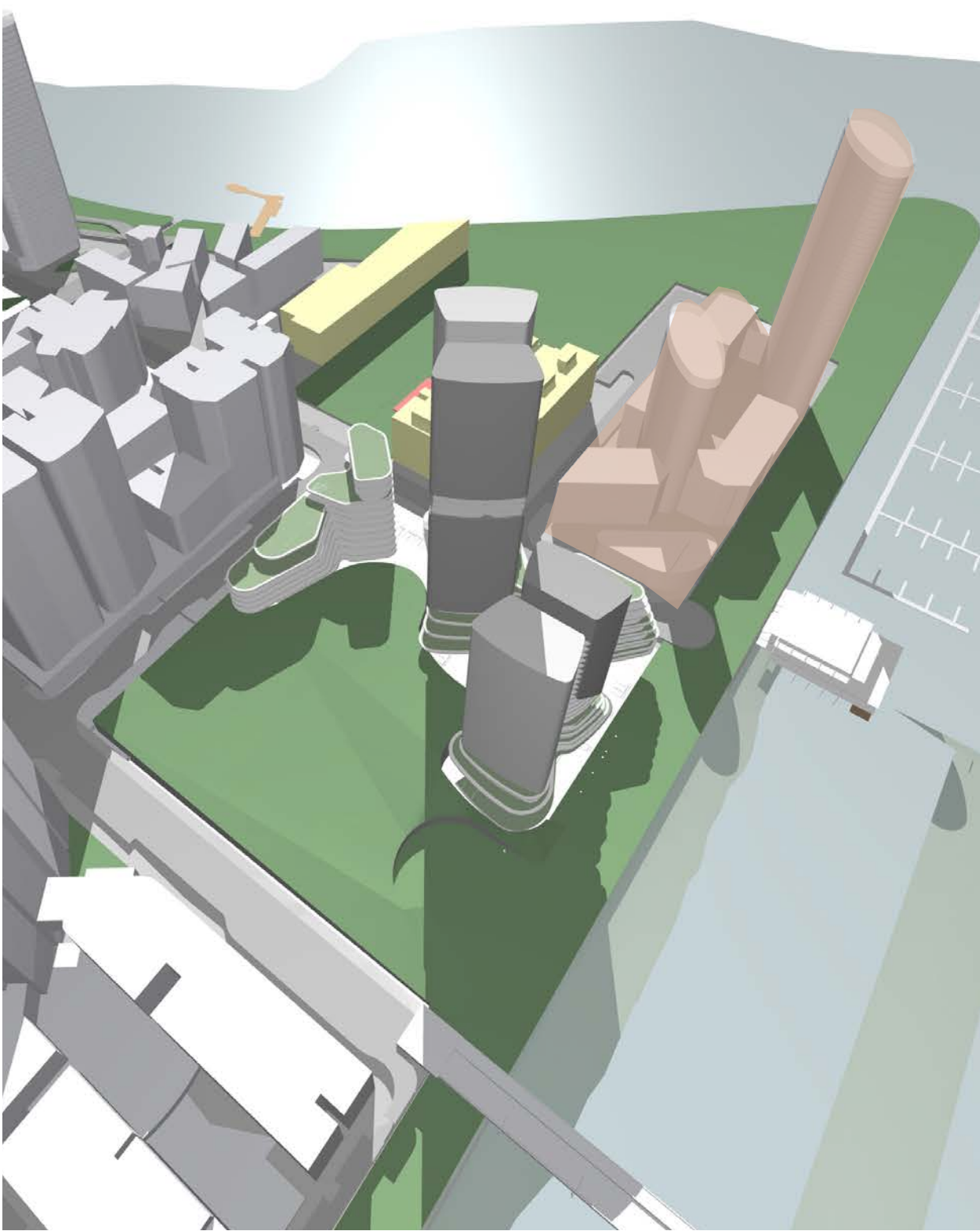
12pm 7848sqm/10827sqm (73%) ✓



1pm 7828sqm/10827sqm (72%) ✓



2pm 5171sqm/10827sqm (48%) ✓



Option 1 - June 21 - 12pm



11am 5871sqm/11067sqm (53%) ✓



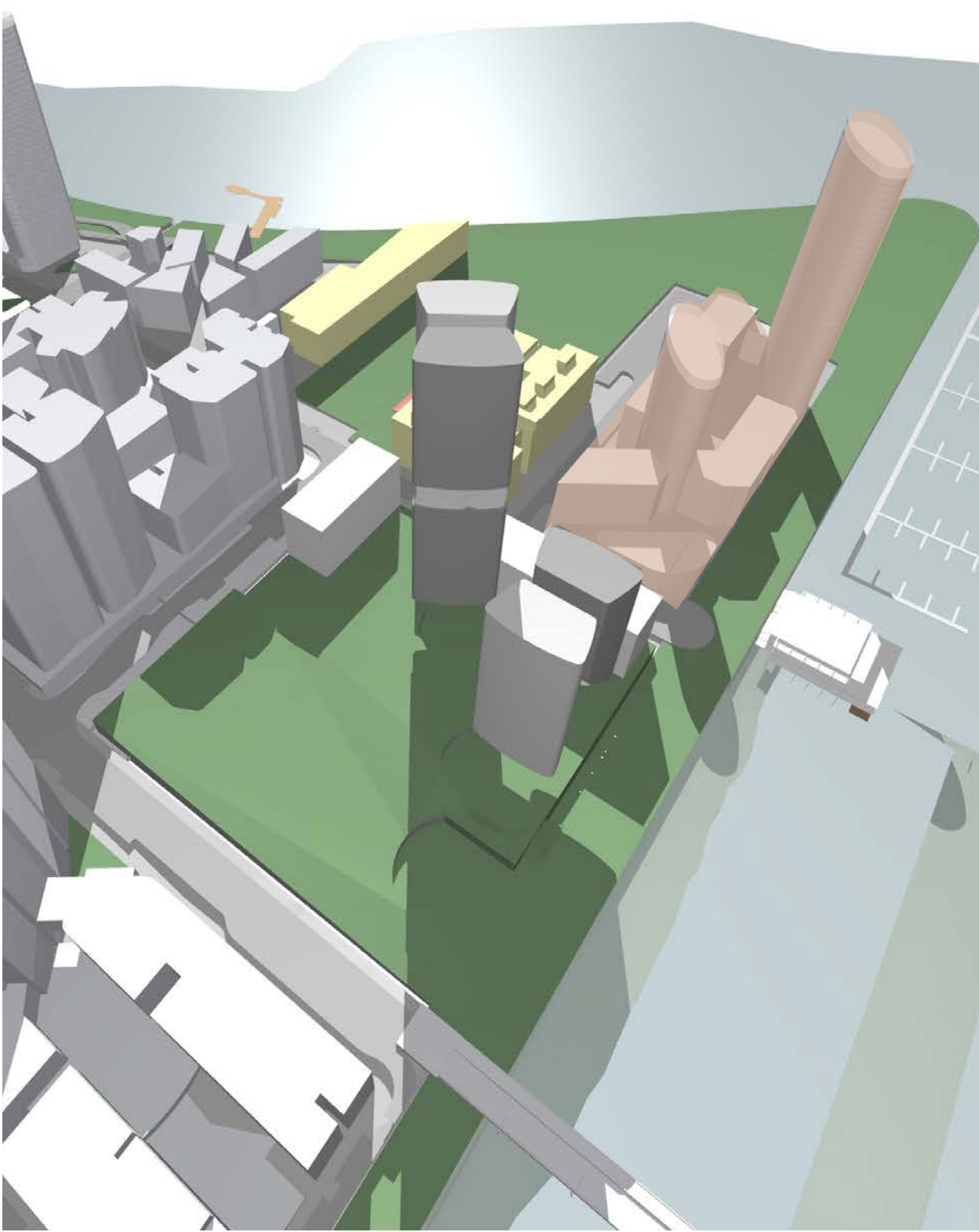
12pm 7528sqm/11067sqm (68%) ✓



1pm 8157sqm/11067sqm (73%) ✓



2pm 6145sqm/11067sqm (55%) ✓



Option 2 - June 21 - 12pm



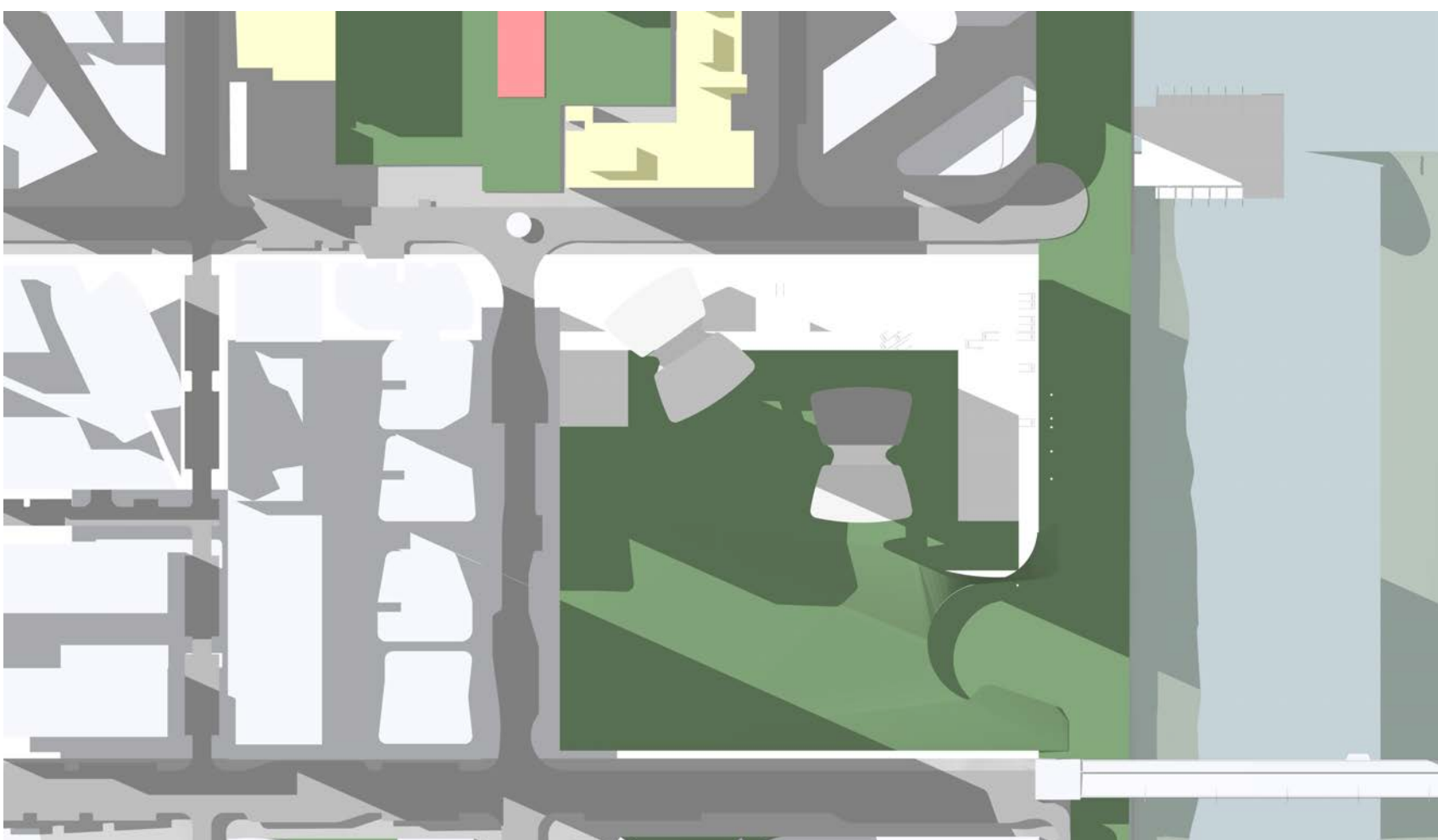
11am 3233sqm/10420sqm (31%) ❌



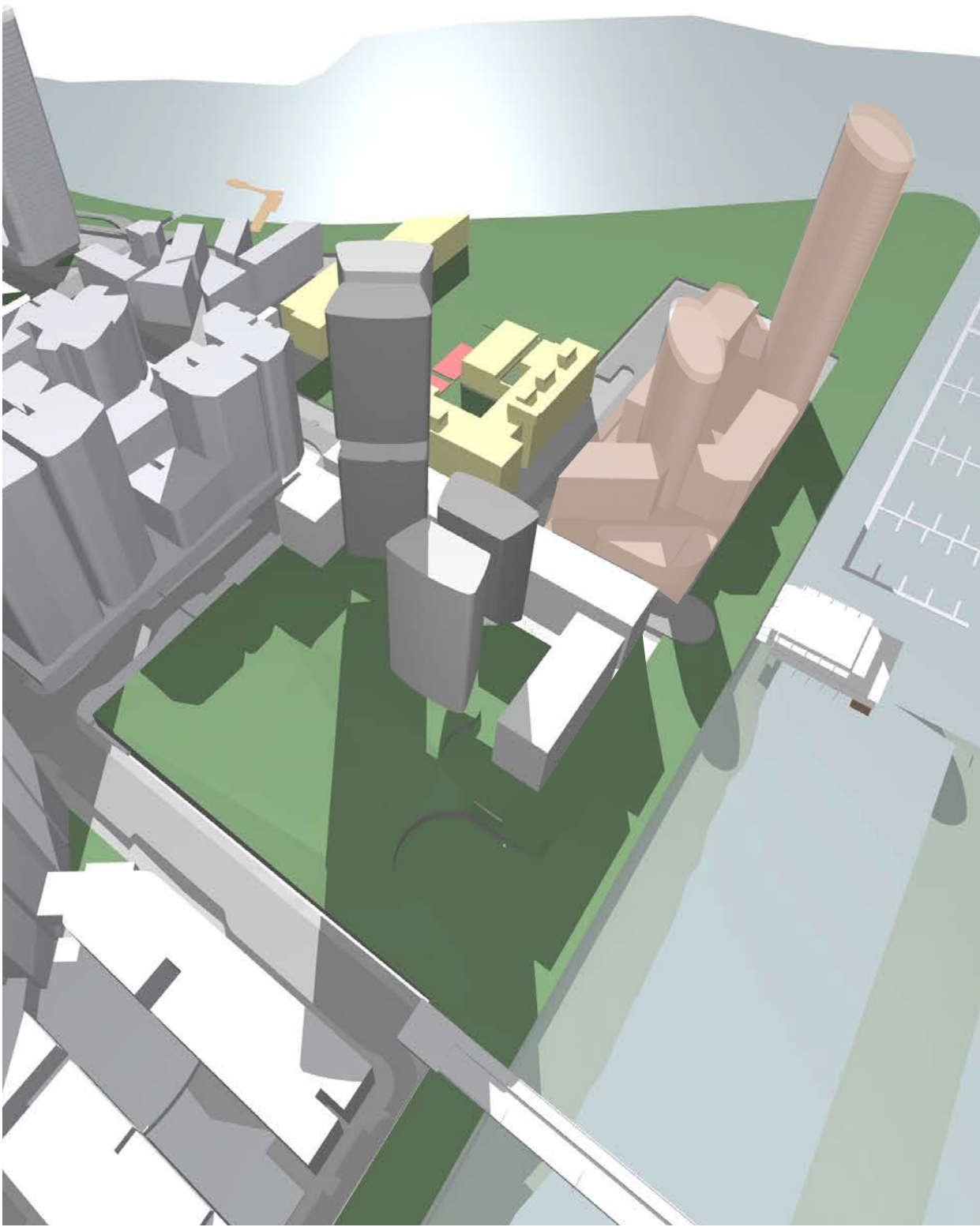
12pm 4552sqm/10420sqm (44%) ✅



1pm 5962sqm/10420sqm (57%) ✅



2pm 5591sqm/10420sqm (53%) ✅



Option 3 - June 21 - 12pm



11am 8576sqm/10564sqm (81%) ✓



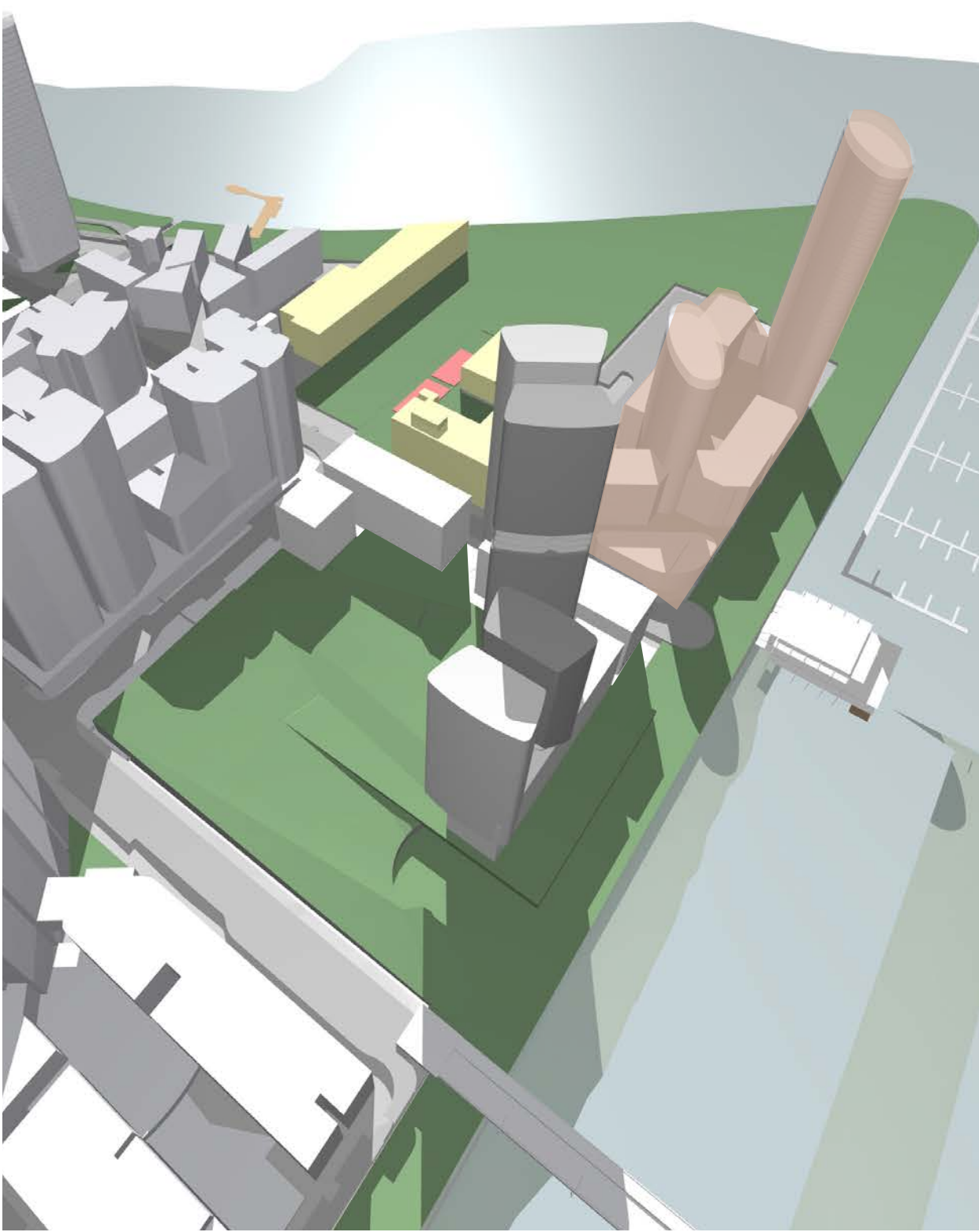
12pm 8061sqm/10564sqm (76%) ✓



1pm 7067sqm/10564sqm (67%) ✓



2pm 4963sqm/10564sqm (47%) ✓



Option 4 - Council Test - June 21 - 12pm



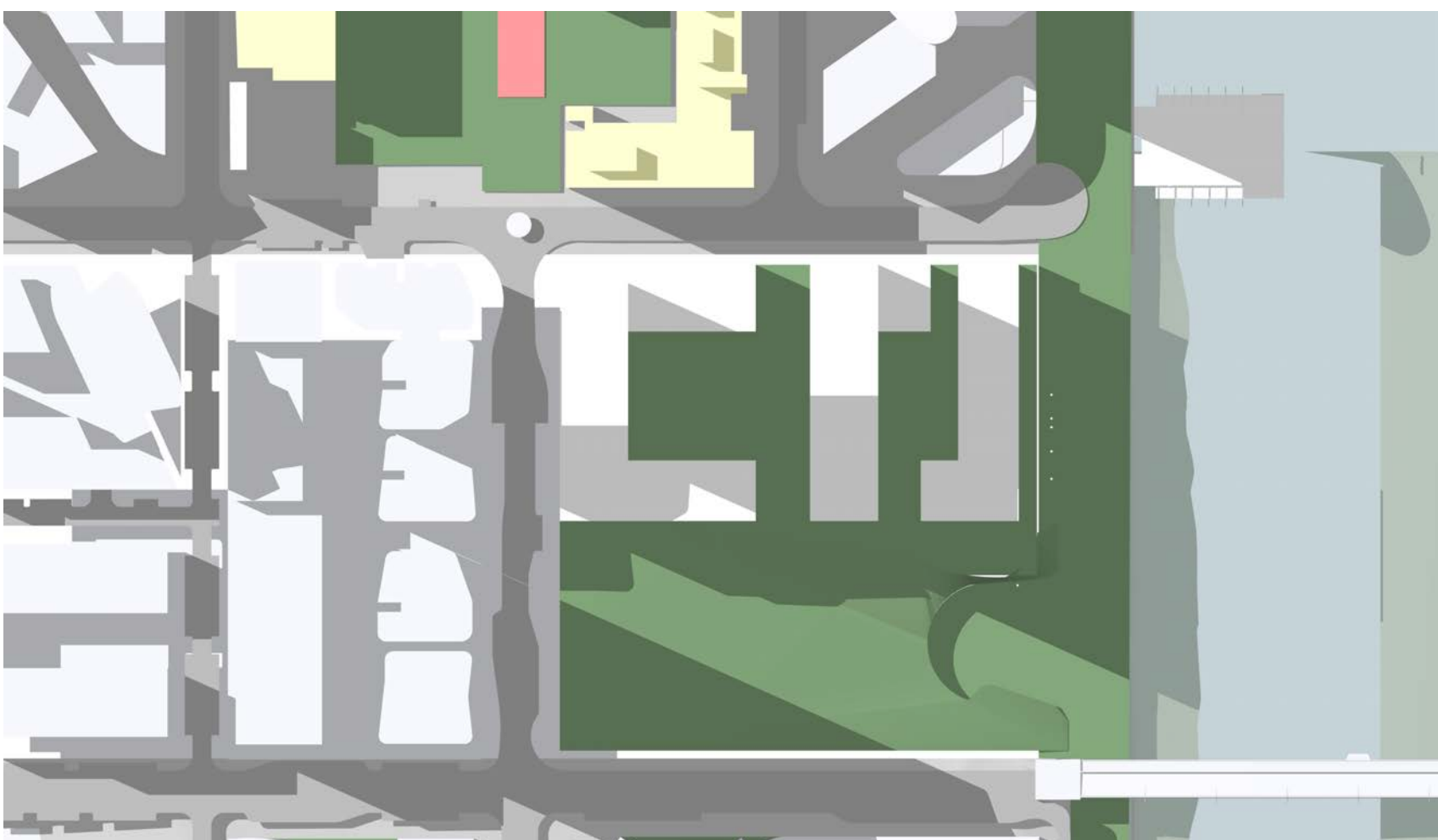
11am 2803sqm/10060sqm (28%)



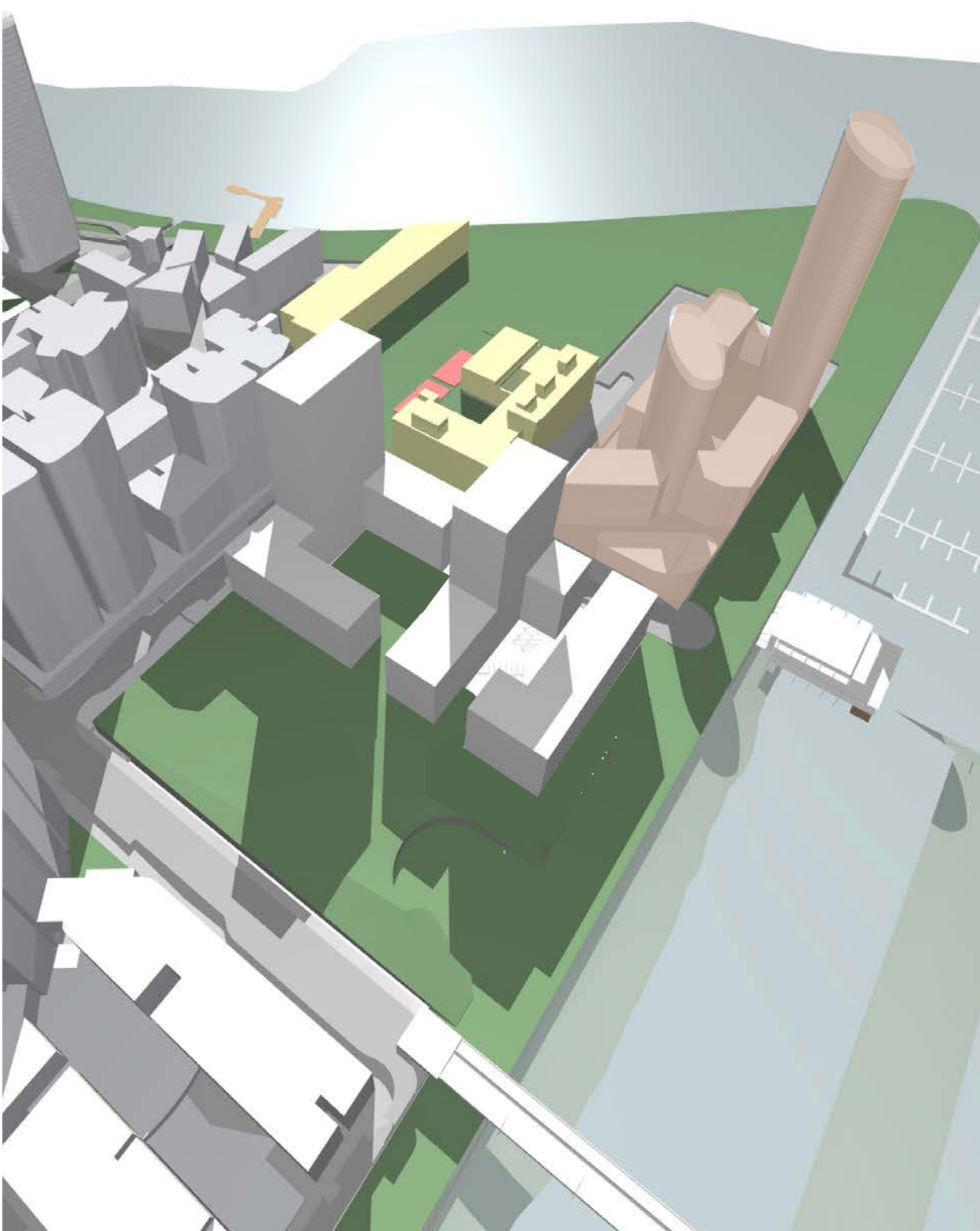
12pm 3141sqm/10060sqm (31%)



1pm 3461sqm/10060sqm (34%)



2pm 4888sqm/10060sqm (48%)



Open Space Summary

	Masterplan Adjusted	Option 1	Option 2	Option 3	Option 4
		Southern tower moved north of East / West vista Northern tower moved West	Southern tower moved north of East / West vista Northern tower moved West of North South Vista	Southern tower moved southwards Northern tower moved East of North South Vista	Council test massing
Area					
10.5k sqm for park and 16.8k total					Under 10.5k Excluding pathway
Dimension					
Contiguous - minimum dimension 70m					63m
Solar Compliance					
30% solar access to the main park between 9am-3pm at any time of the year			Tower location closes the mid winter solar corridor between Block H and E		Tower location closes the mid winter solar corridor between Block H and E
40% solar access to the main park between 11am-2pm during midwinter					
	2	3	4	1	5

Recommended Scheme

Observations / recommendations

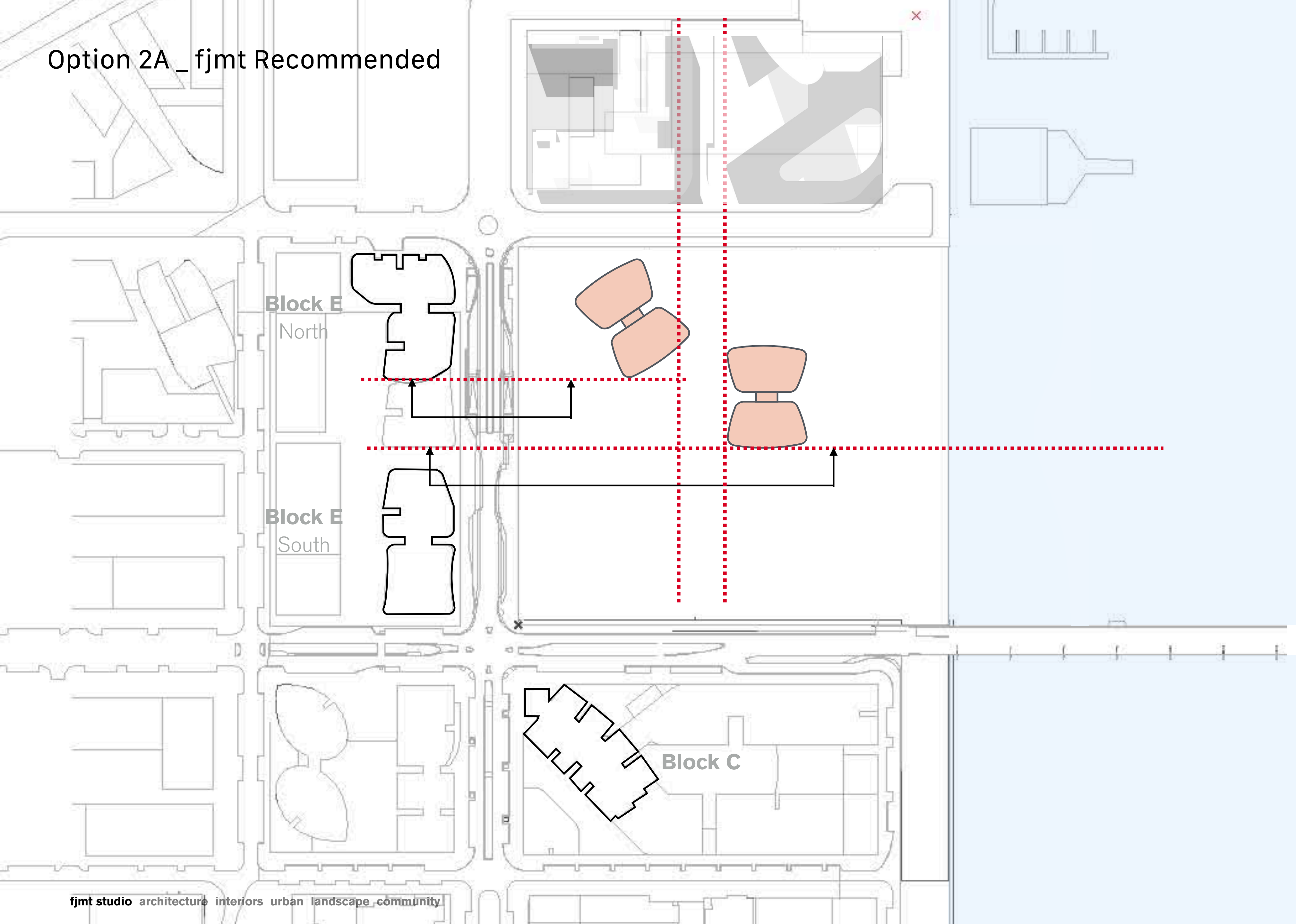
The attached analysis reviews competing factors including: Urban Structure, Tower separation, view sharing, setback from foreshore and solar access to the urban park

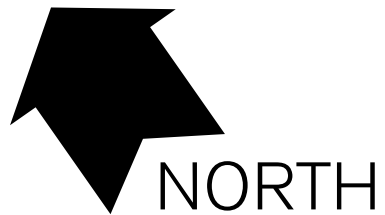
Partial or full adherence to the new mid block connections can be achieved, but only by decreasing tower separation and view sharing. Initial solar analysis shows that the DCP solar requirements for the urban park is sensitive to westwards movements in the tower location.

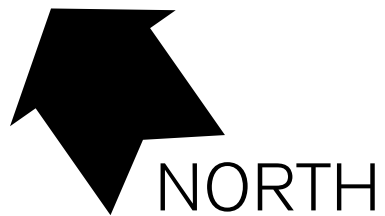
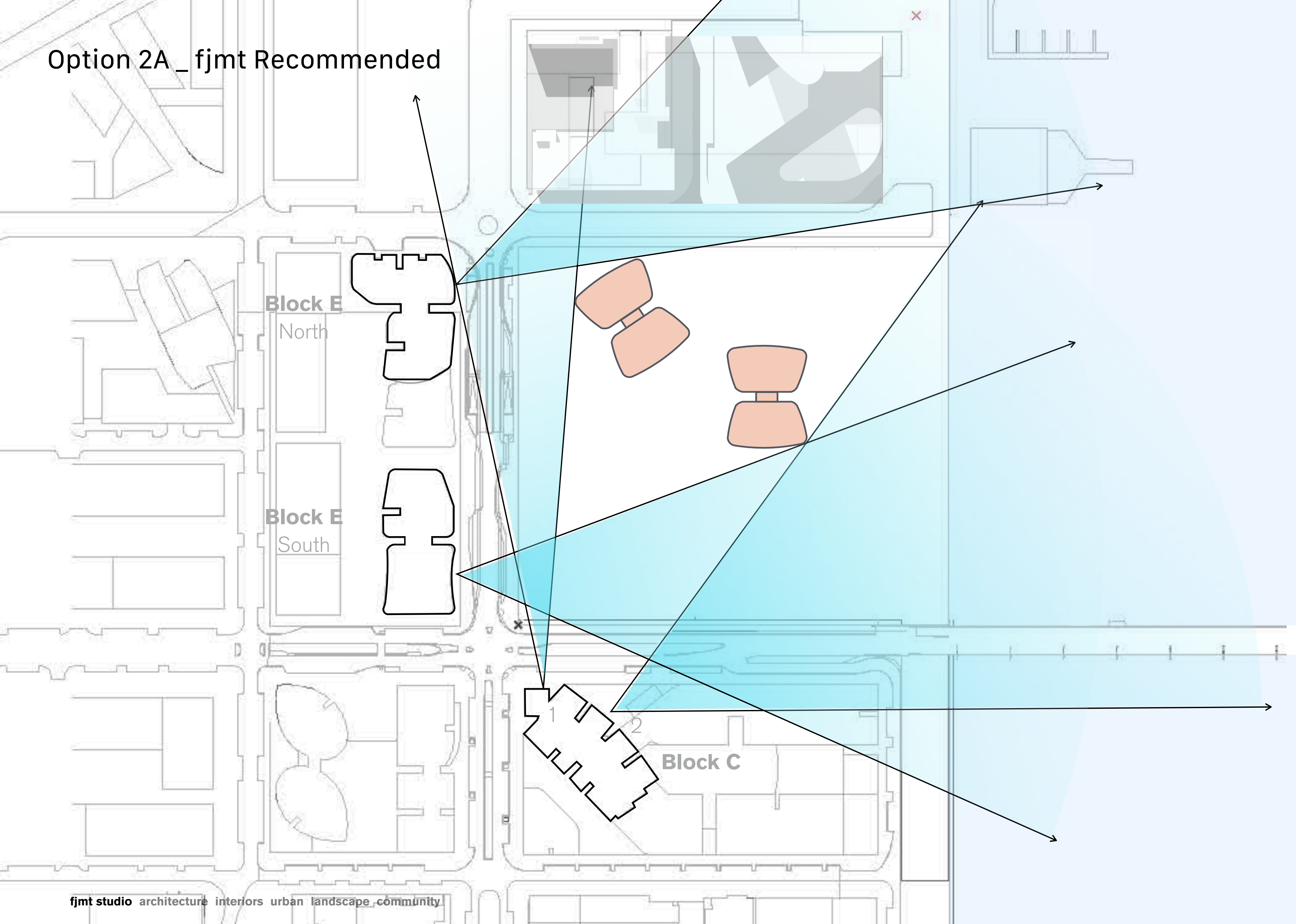
Following the previous council meeting, the design team have been made aware of the significance of the foreshore setback as a community issue.

The following is an adjusted version of Option 2 that has two towers either side of the North South axis. The tower is adjusted 3m eastwards from Option 2, and the tower D is lowered to maintain the winter 11am 40% solar access to the park. The eastern tower is 60m from the foreshore, and balances out the above issues raised.

The weighting and priority of issues including Urban Structure, tower separation, view sharing, setback from foreshore and solar access to the urban park, along with minimising the adverse environmental impact of new development informs the positioning of the towers in the Option 2A recommendation.



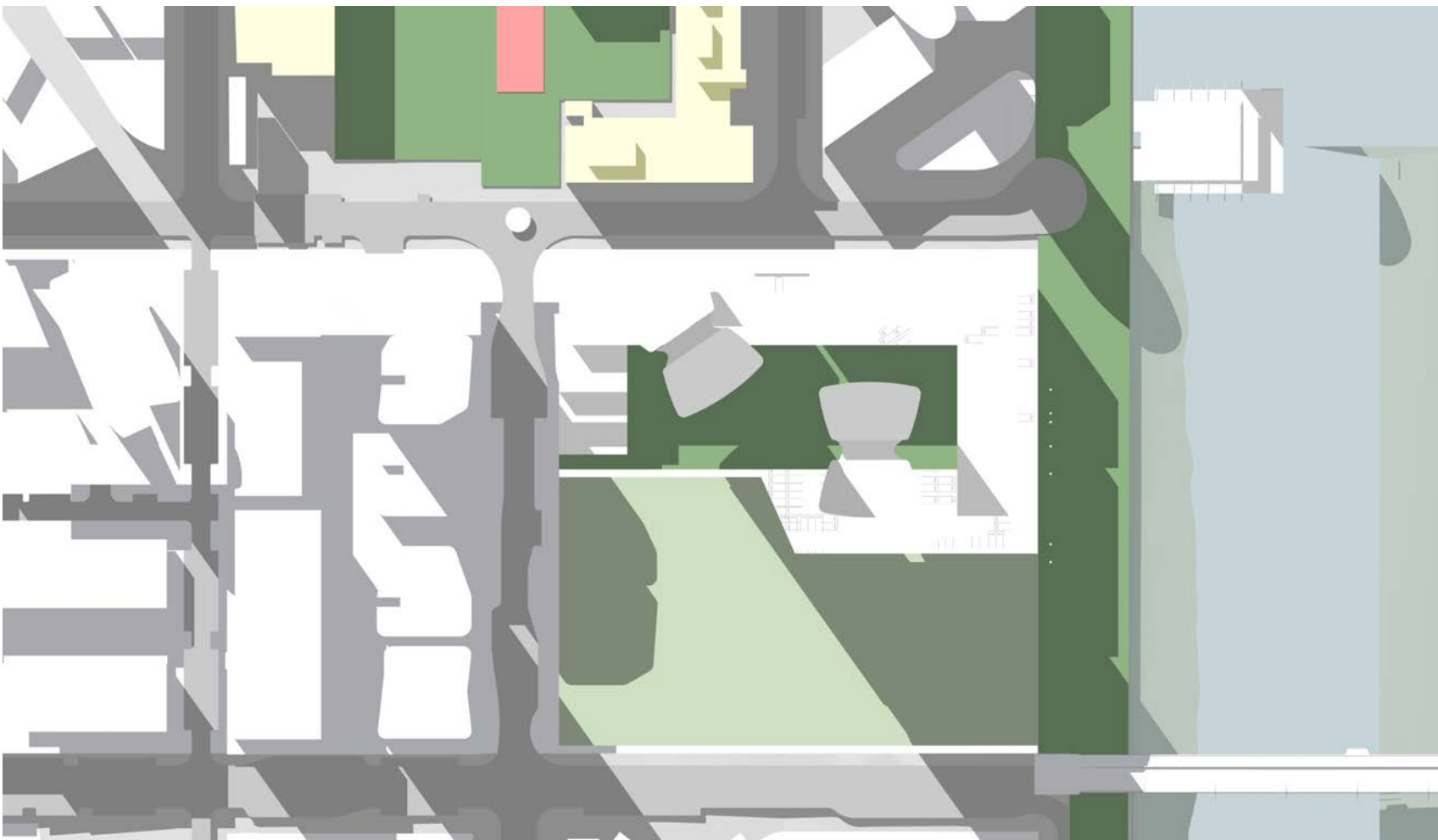




Option 2A _ fjmt Recommended _ June 21 - 12pm



11am 4067sqm/10981sqm (37%) ✓



12pm 5116sqm/10981sqm (46%) ✓

Note:

At 11am, although there is <40% solar, the open space has 4000sqm ie. (40% of 10,000sqm required)



1pm 6146sqm/10981sqm (56%) ✓

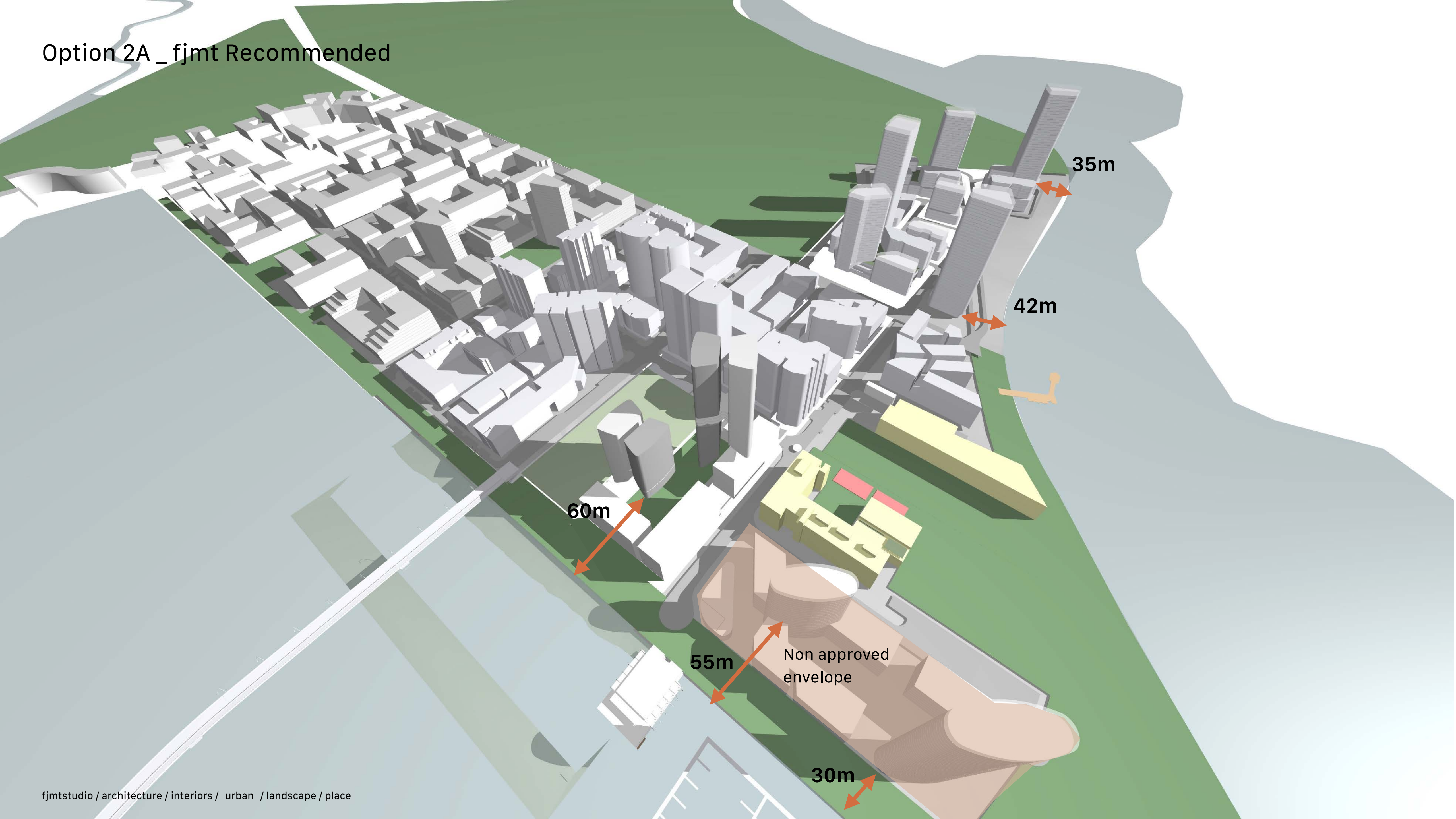


2pm 5501sqm/10981sqm (50%) ✓

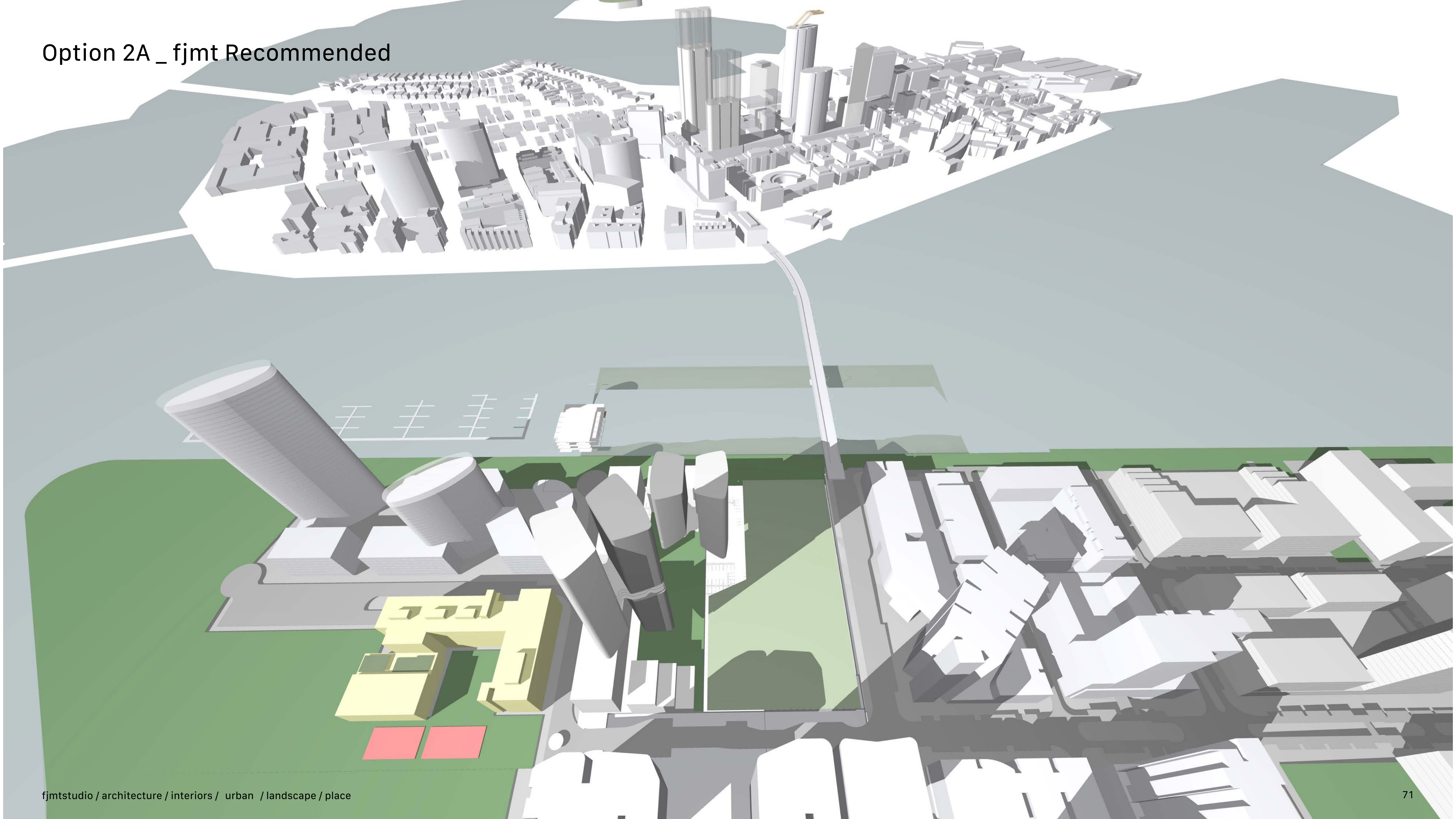
Option 2A _ fjmt Recommended



Option 2A _ fjmt Recommended



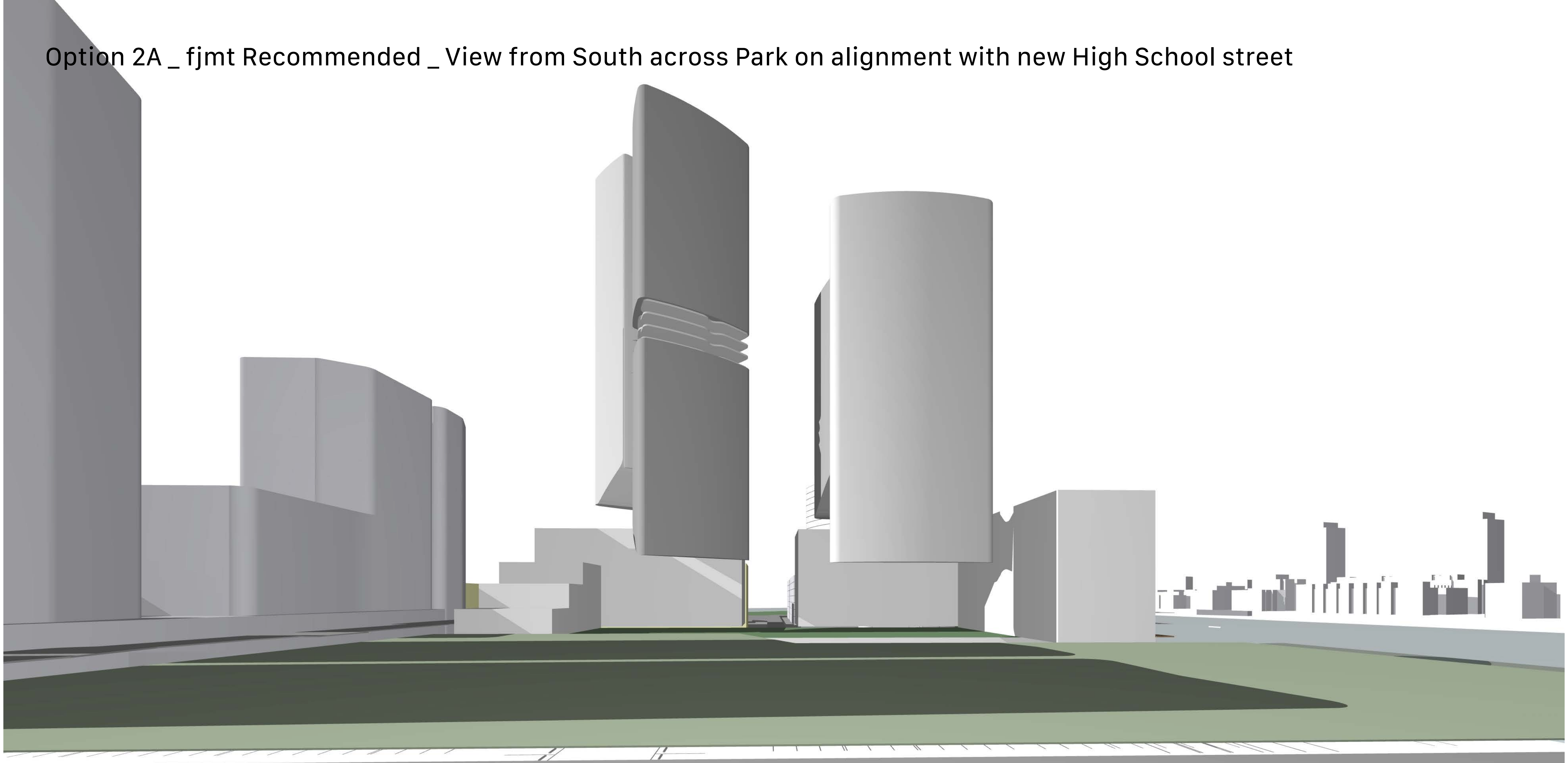
Option 2A _ fjmt Recommended



Option 2A _ fjmt Recommended _ View from North along new High School street



Option 2A _ fjmt Recommended _ View from South across Park on alignment with new High School street



Option 2A - Scenario 2 (85k GFA)

Option 2A - Scenario 2 (85k GFA)

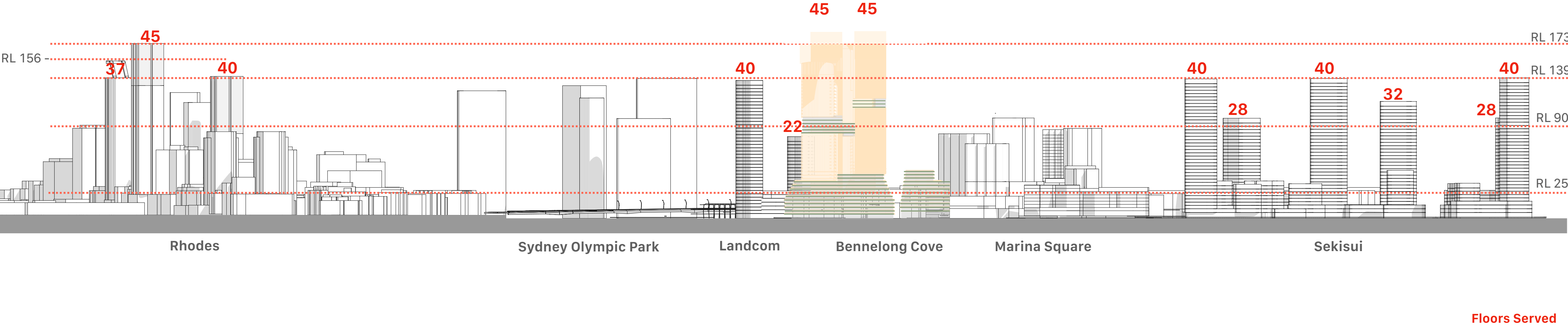
Based on 2 towers - 45 and 45 storey

85k GFA Residential

Provides additional VPA and infrastructure improvements

Tower height referencing Existing / proposed and approved envelopes for the wider Wentworth Peninsular and Rhodes

North_Elevation



Option 2A - Scenario 2 (85k GFA)



Option 2A - Scenario 2 (85k GFA)



Non approved
envelope