

Urban Design Report

# St John's Anglican Cathedral Parramatta





# A new square for a heritage landmark

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Executive Summary

This project presents a 100-year master plan for St John’s Cathedral and associated land. The site is at the physical and historic heart of Parramatta. Its operation and its setting both need to be updated to meet the aspirations of the new Parramatta.

Purpose of this report

Architectus has been engaged by the Anglican Church Property Trust Diocese of Sydney as Trustee for the Parish of Parramatta (ACPT) and St John’s Parramatta Endowment Fund to develop a 100 year master plan for the future of the St John’s Anglican Cathedral site.

This report is intended to support a Planning Proposal for changing the planning controls on site.



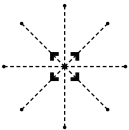

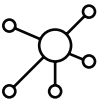


Current operation and brief

The existing premises are not fit for current and future aspirations of the diocese/church for a range of reasons including fragmentation, a lack of a single facility capable of worship on large ceremonial days, conservation and upgrade challenges, and not fitting within the context of the new Parramatta Square and central Parramatta.

The brief provided to Architectus involves a range of new building spaces for the Church (approx. 3,500sqm) as well as a desire to generally integrate the site into the new Parramatta.

Strategic drivers and master plan response

Eight strategic drivers for the master plan have been identified through analysis. These drivers and the master plan's response are described below.

Strategic Drivers		What is being delivered
	Heritage	A new square provides a clear setting for St John’s Cathedral’s important western frontage. The Cathedral’s ongoing role is assured in a working contemporary format.
	Public domain	High quality renewal of existing spaces and addition of over 1,300sqm of additional publicly accessible space including: - The creation of a new square to complement Parramatta Square and Centenary Square and create an enhanced setting for the Cathedral - A new laneway linking to Macquarie Street - Enhanced activation through colonnade connection to a new Hall
	Movement	New public connection to Macquarie Street and enhanced east-west permeability
	Sun access	Sun access beyond that required by controls to Parramatta Square, the Cathedral and new square
	Views and interface	The Cathedral is reinforced as the focus of key views. Key axial views are not interrupted by new development.
	Appropriate heights and densities	A maximum 180m building height and 13.5:1 FSR is consistent with Parramatta’s aspirations and a step down from that proposed in Parramatta Square
	Maximise strategic use of land	45,000sqm of leasable commercial office space, contributing to Parramatta’s strategic role as Sydney’s Central City, plus approximately 170 units of rental accommodation, 5,000sqm of church use and ground floor active retail
100	100 year master plan	Ensures the ongoing role of St John’s Cathedral in a working contemporary format



# The master plan

The master plan includes:

- A new square, laneway and enhanced public domain creating a new setting for St John's Cathedral.
- A northern tower including approximately 5,000sqm of church use and ground floor active uses within a three-storey podium plus 45,000sqm of leasable office space within a tower form of 45 storeys.
- A southern tower comprising ground floor active uses plus approximately 170 of rental accommodation within a tower form of 43 storeys.

# Implementation

To deliver the master plan, Architectus recommends the following changes to LEP controls:

- A B4 Mixed Use and B3 Commercial Core zone, with a consolidated Special Uses zone for the Cathedral.
- No height limit, consistent with Parramatta's plans for the majority of the centre, except for the SP1 zoned land and potentially the land affected by the Parramatta Square sun access plane.
- FSRs of 13.5:1 and 9.4:1

A draft DCP diagram is also proposed for Council to control the best outcome for the street block.

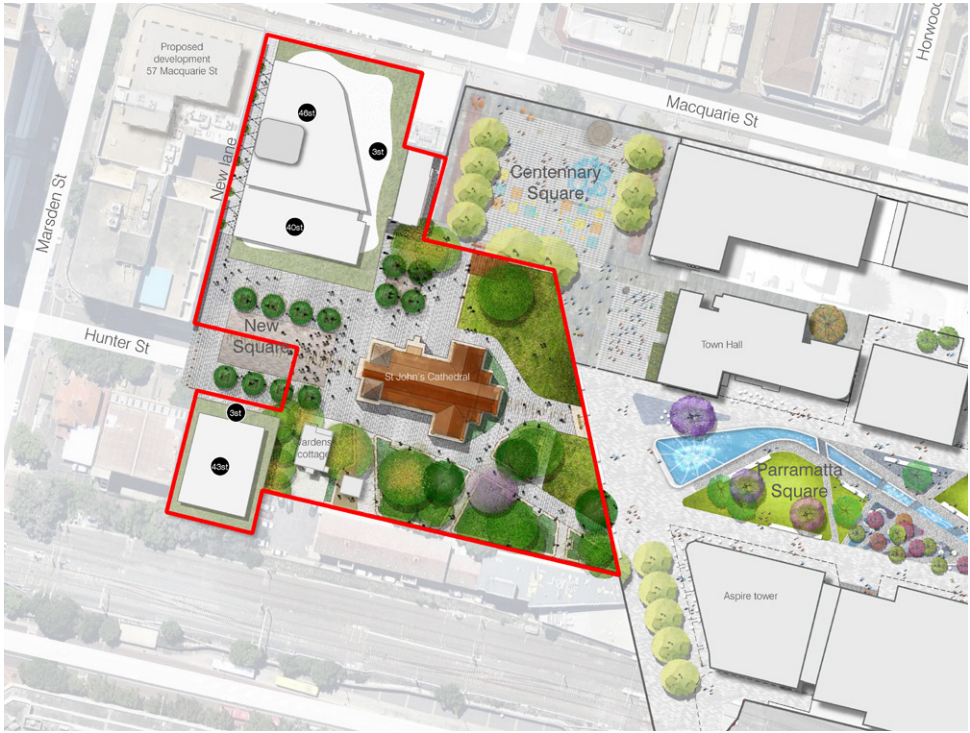
# Conclusion

The master plan and proposed controls deliver:

- A new setting for St John's Cathedral, appropriate for the new Parramatta.
- A civic response, increasing the already significant provision of public open space on site through provision additional open space and a new lane.
- The Church's aspirations for a 100 year master plan for ongoing use related to St John's Cathedral.
- Sun access beyond that required by controls.
- Strategically appropriate heights and densities.
- Delivery of Council's aspiration of employment use within the City Centre.



A new square and development in context of new Parramatta



Illustrative master plan



Potential new square



St John's Anglican Cathedral occupies a prominent site in the heart of the city of Parramatta. It is the oldest church site and continuous place of Christian worship in Australia dating from 1803.





# 1.0 Introduction

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St John's Cathedral, 1819, Friedrich Schroeder



# 1.1 Purpose of this report

## Purpose of this report

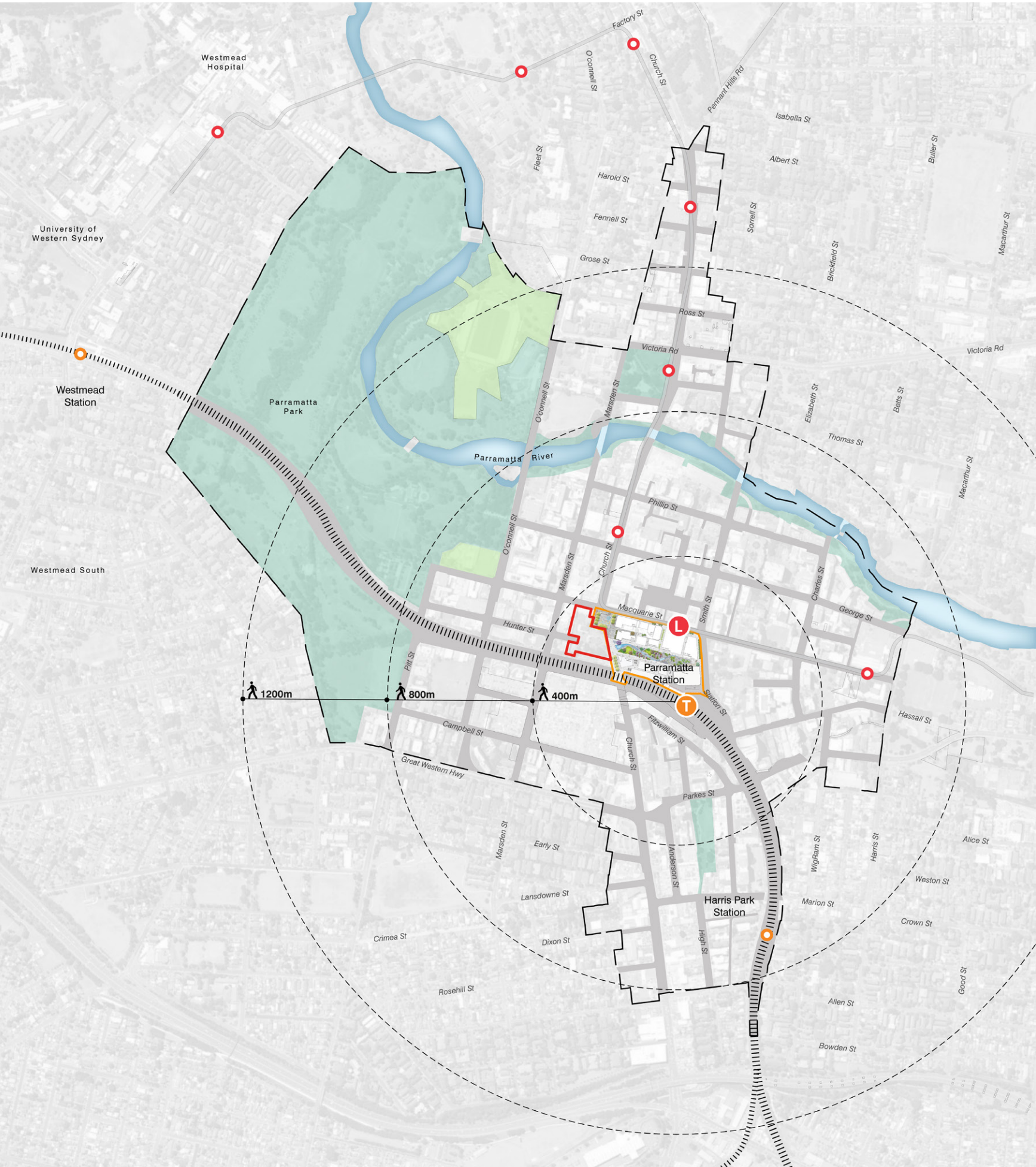
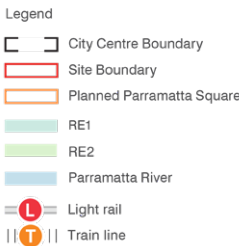
Architectus has been engaged by the Anglican Church Property Trust Diocese of Sydney as Trustee for the Parish of Parramatta (ACPT) and St John's Parramatta Endowment Fund to develop a master plan for the future of the St John's Anglican Cathedral site.

The site, including the State Heritage listed St John's Cathedral, is central to Parramatta, on the axis of Church Street and the new Parramatta Square.

This report is intended to support a Planning Proposal for changing the planning controls on site.

## Architectus' brief

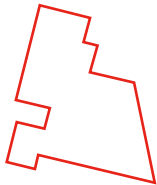
Architectus' brief for this project is for a 100 year master plan for St John's. This is proposed to align the facilities of the church with current and anticipated needs, respond to and align with the strategic changes occurring in Parramatta and to embed the primacy of St John's Cathedral within the precinct.



Site location



1.2 The site

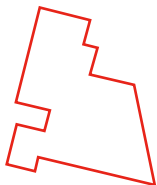


Total site area is:  
**10,857 sqm**



Includes the following properties:

- 65 – 79 Macquarie St (940sqm)
- 38 Hunter St/191 Church St (1,450sqm)
- 195 Church St (6,587sqm + 1,015sqm)
- 45 Hunter St (844sqm)

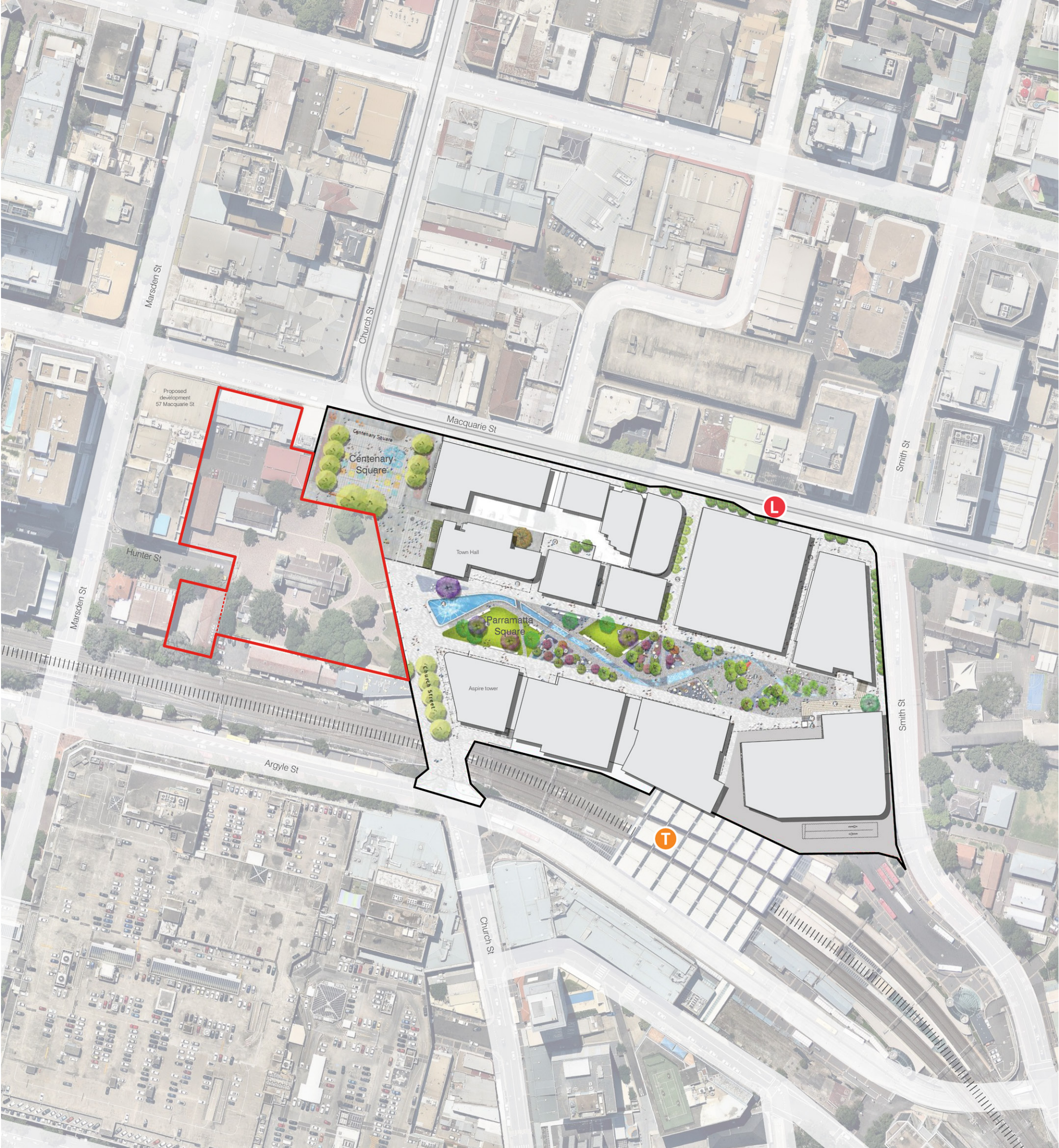


Adjacent to:  
Church St, Macquarie St, and Hunter St and is adjacent to the emerging Parramatta Square across Church Street.



**5 min walking distance to:**

- Parramatta Square and Centenary Square directly adjacent to the site.
- Parramatta Train Station and Interchange
- Future light rail running along Macquarie Street
- Parramatta Park





1.3 Heritage

St John's Cathedral is a State Heritage item. It is the oldest continuous place of Christian worship in Australia. Its towers are also the oldest elements of a church within Australia.

Alongside the Church are three other locally listed items on site:

- St John's Parish Hall
- The Warden's cottage (Verger's cottage)
- The St John's Building (listed as part of 'Bicentennial Square and adjoining buildings')

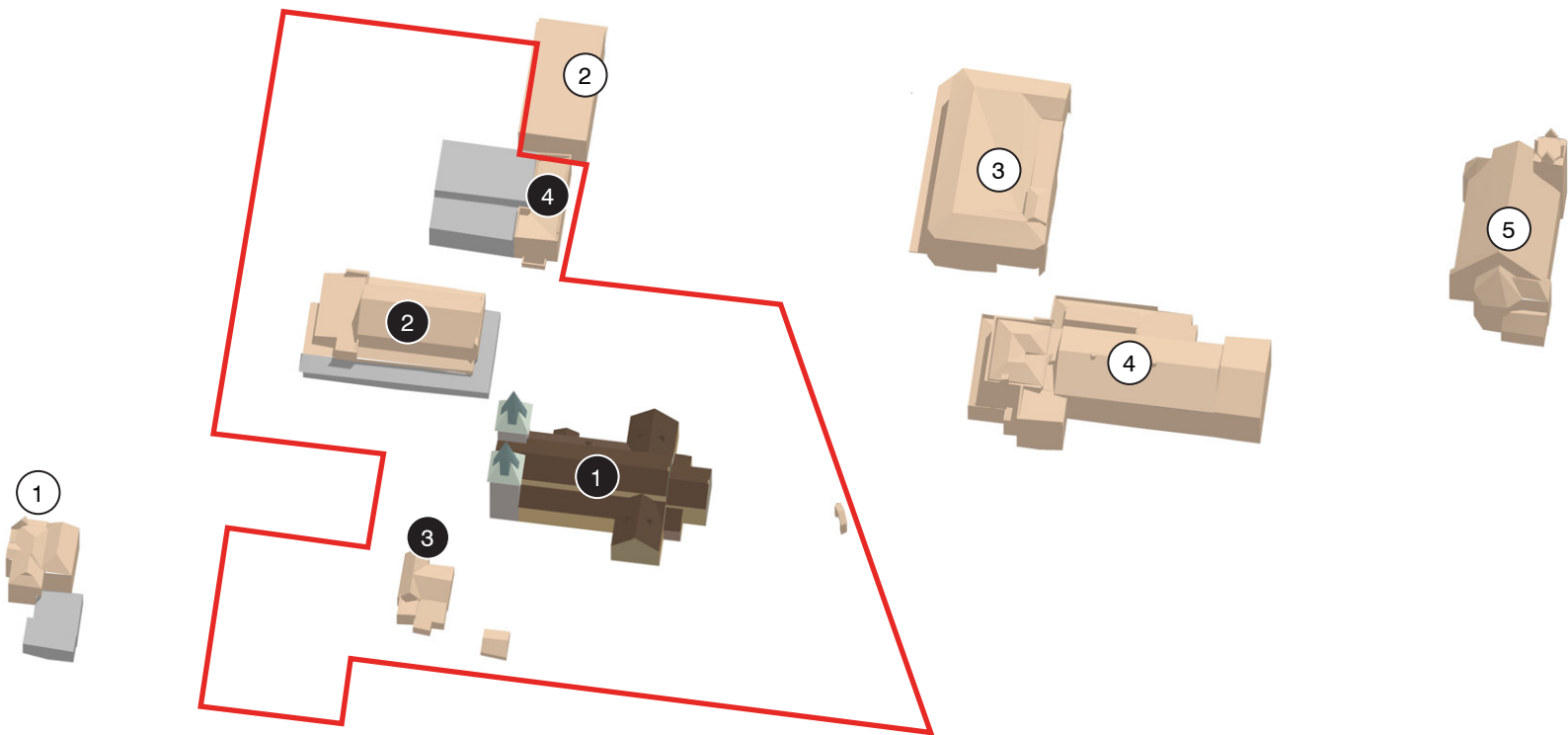
These, and other items nearby are summarised adjacent and further described in the analysis section of this report.

● Heritage items on site

1. St John's Anglican Cathedral (state heritage)
2. St John's Parish Hall
3. Warden's cottage (Verger's cottage)
4. St John's Building / St John's Chambers (part of Bicentennial Square and adjoining buildings)

○ Other heritage items nearby

1. Two-storey residence
2. Jamie's Italian site (part of Bicentennial Square and adjoining buildings)
3. Murray's building and potential archaeological site
4. Parramatta Town Hall and potential archaeological site
5. Leigh Memorial Uniting Church















# 2.0 Planning framework

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2.1 Strategic context

This section presents a strategic and contextual analysis of the site, including metropolitan planning context, local planning context and identification of the site's potential to contribute to strategic planning goals.

Greater Sydney Region Plan: A Metropolis of Three Cities

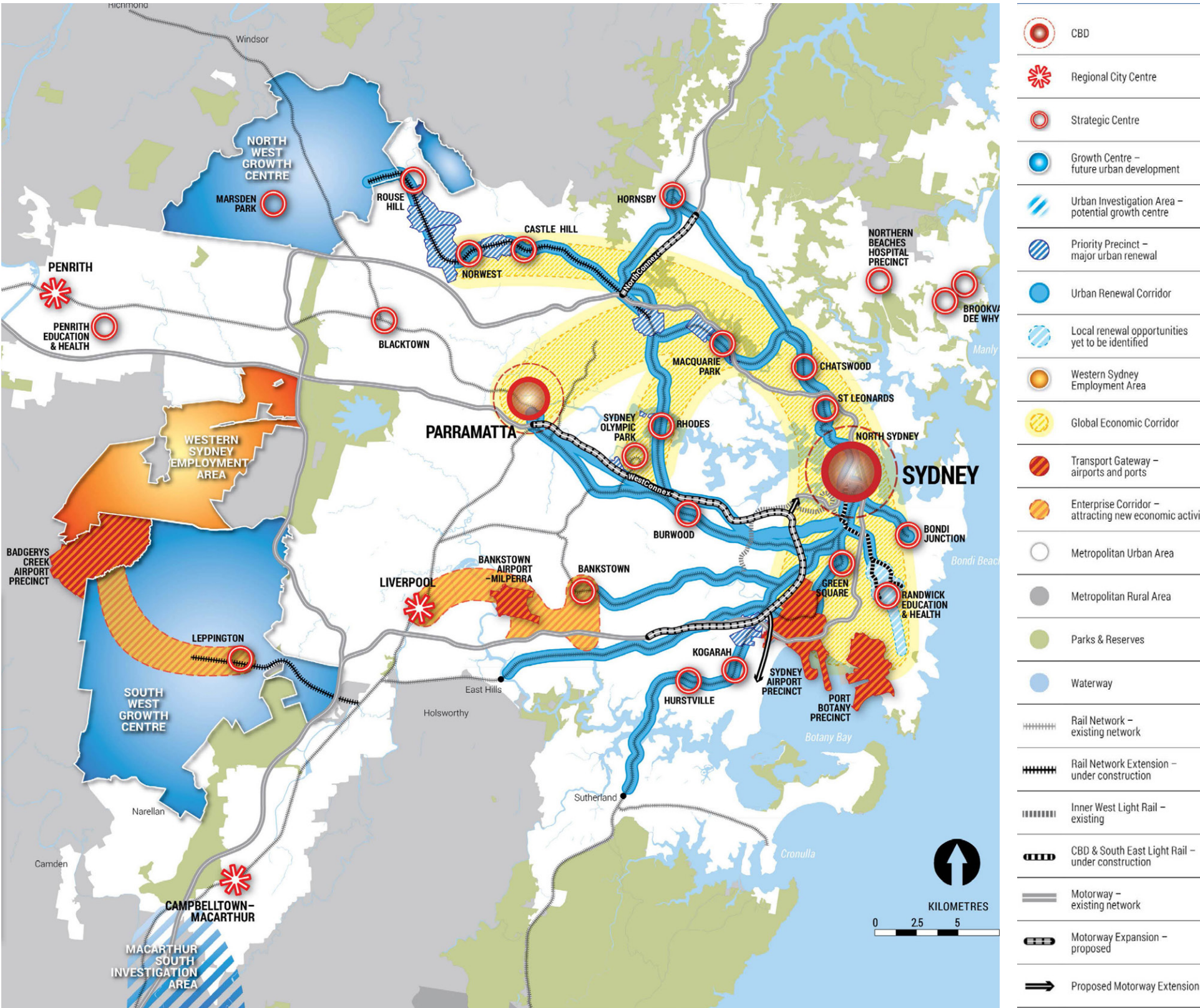
The Greater Sydney Region Plan, A Metropolis of Three Cities, was released by the Greater Sydney Region Plan in March 2018 and is built on a vision of three cities where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. To meet the needs of a growing and changing population, the vision seeks to transform Greater Sydney into a metropolis of three cities:

- the Western Parkland City
- the Central River City
- the Eastern Harbour City.

Greater Parramatta, identified as a Metropolitan Centre within the Plan, is the core of the Central River City. Greater Parramatta encompasses Parramatta CBD, North Parramatta, Westmead and Parramatta Park. Greater Parramatta's economy is centred on world-class health, education and research institutions as well as finance, business services and administration. .

Central City District Plan

The Central City District Plan was released by the Greater Sydney Commission in March 2018 and supports A Metropolis of Three Cities, provides a 20-year plan to manage growth within the District. Parramatta CBD, within Greater Parramatta, is the anchor of the 'Central City District' and will be the driver of much of the District's growth, becoming one of the top five CBDs in Australia. The Plan highlights the City of Parramatta Council's Parramatta CBD Planning Proposal, which seeks to create long-term employment opportunities supported by high density residential.



A Plan for Growing Sydney  
Source: A plan for Growing Sydney (2014)



The Plan notes the following objectives in relation to Parramatta CBD:

- A target of 55,000 new jobs by 2036, including greater commercial capacity in the CBD; and
- Increased housing to meet ‘strong pressure for residential development’ in the CBD.

The Plan’s five-year housing target for the Parramatta LGA is 21,650 dwellings by 2021.

The subject site has the potential to contribute to Parramatta’s:

- **Attractiveness as a vibrant place and tourist economy:** St John’s Cathedral is the oldest continuously operating European Church congregation in Australia. Enhancing the public domain around the site has the potential to enhance its attractiveness as a place for tourism and provide supporting amenity for workers and residents in the city.
- **Employment aspirations:** through provision of new employment floor space, as well as contributing to the attractiveness of Parramatta as a place to do business, through the provision of other potential land uses such as conference space, tourist accommodation and the like.
- **Aspiration for vibrant and cohesive communities:** The subject site performs an important social and community function, serving nine multicultural congregations each week. The redevelopment of the site provides the opportunity to properly service community needs, whilst allowing the Church to also contribute more broadly to Parramatta’s strategic role as the second CBD.



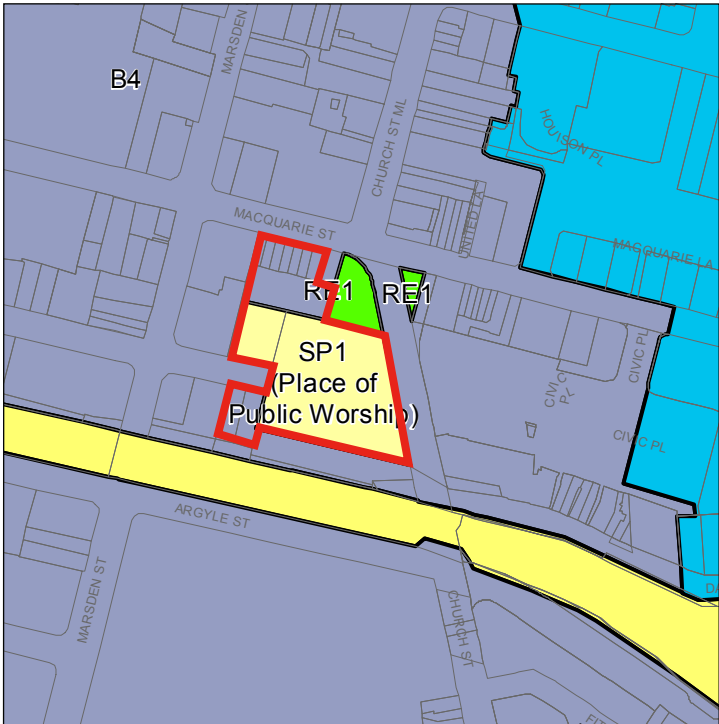
GSC: Central City District Structure Plan 2036  
Source: Revised Draft Central City District Plan (2017)



2.2 Key existing LEP controls

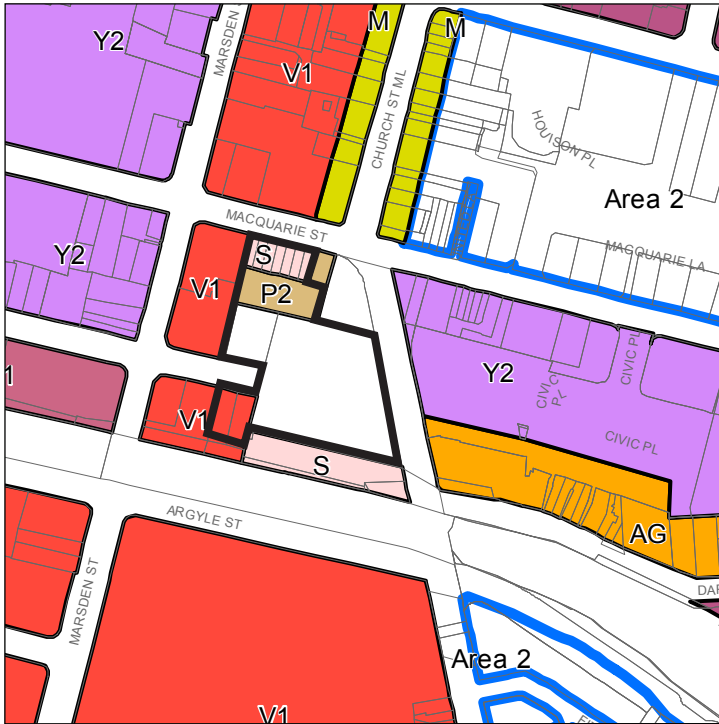
- The site is predominantly zoned:
- SP1 'Place of Public Worship' with no maximum height or FSR provided.
- The remainder of the site is zoned B4 Mixed use with a maximum FSR of 3.0:1. This includes:
- 38 Hunter Street
  - 65-79 Macquarie Street
  - 45 Hunter Street

- Within the B4 zone, maximum height varies:
- 36m at 45 Hunter Street
  - 24m at 65-79 Macquarie Street
  - 18m at 38 Hunter Street



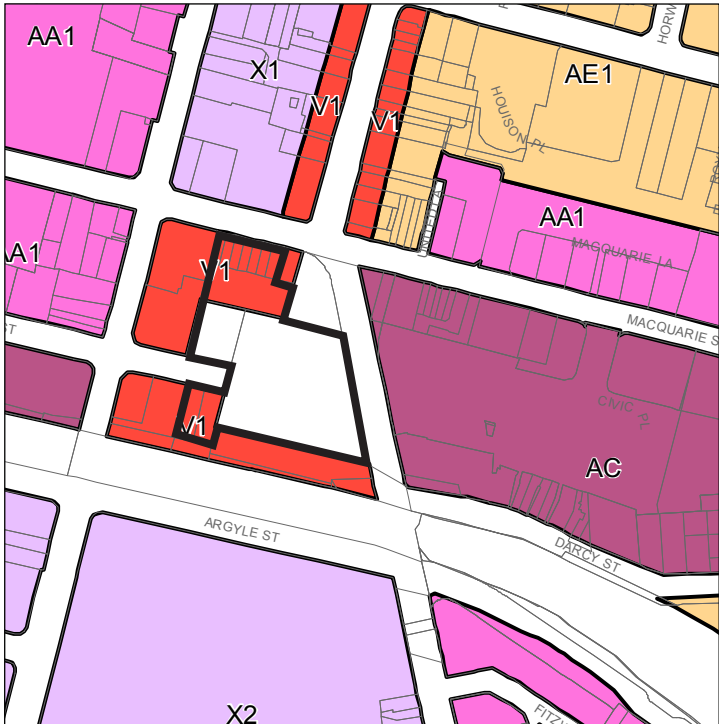
Land use zoning (Parramatta LEP 2011)

- B3 Commercial Core
- B4 Mixed Use
- RE1 Public Recreation
- SP1 Special Activities
- SP2 Infrastructure



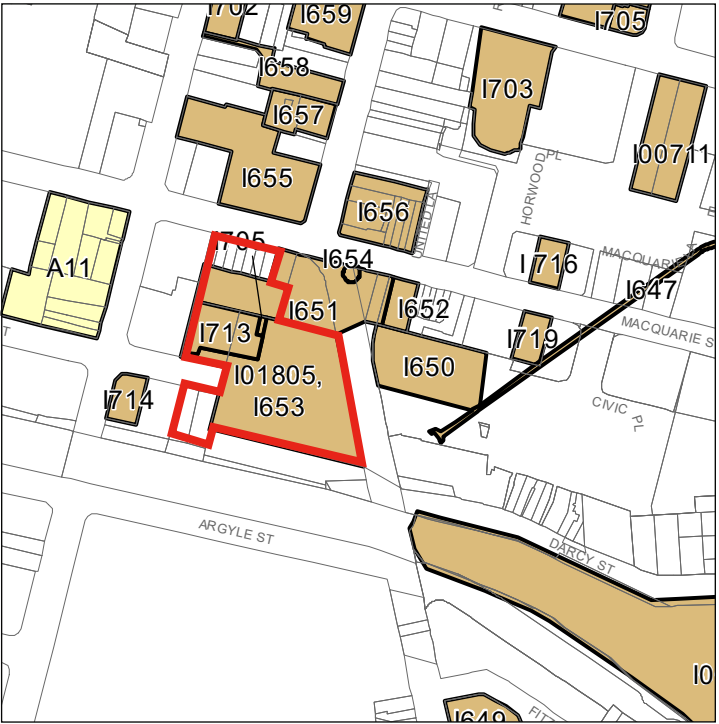
Height of buildings (Parramatta LEP 2011)

- Maximum Building Height (m)
- M 12
  - P2 18
  - S 24
  - T2 28
  - V1 36
  - Y2 54
  - AB1 80
  - AC3 120
  - AG 200
  - Area 2 Refer to Clause 7.4



Floor Space Ratio (Parramatta LEP 2011)

- Maximum Floor Space ratio (n:1)
- X1 4.0
  - X2 4.2
  - V1 3.0
  - AA1 6.0
  - AC 8
  - AE1 10



Heritage (Parramatta LEP 2011)

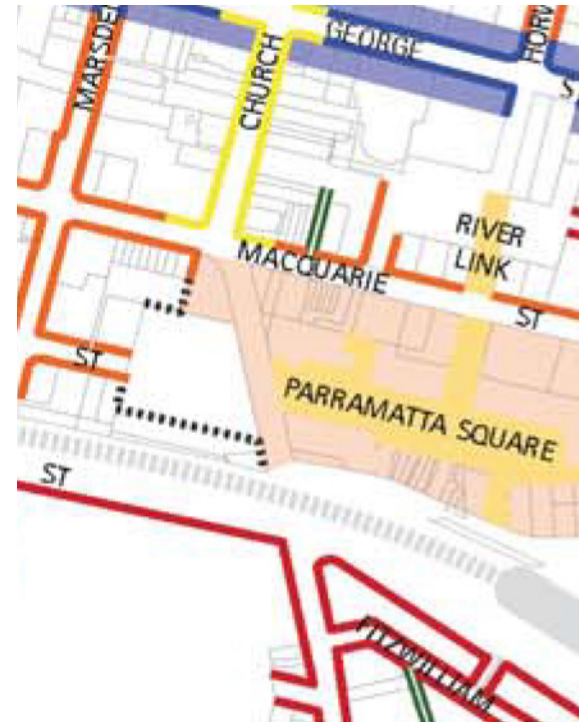
- Conservation area - General
- Item - Archaeological
- Item - General



## 2.3 Key DCP controls

Existing DCP controls for street wall heights and setbacks may not be consistent with the best heritage response to the Cathedral. This is further considered within the Analysis section of this report.

- Street frontage heights: along Macquarie Street as well as Hunter Street the maximum permissible street frontage height is 4 storeys/14m, while that towards St John's Cathedral is subject to context and council's urban design advice.
- Minimum building street frontage controls state that development parcels are required to have at least one street frontage of 20m or more on land zoned B3 Commercial Core, B4 Mixed Use or B5 Business Development.
- Exceptions to the minimum building street frontage will be considered:
  - If Council is satisfied that due to the physical constraints of the site or adjoining sites it is not possible for the building to be erected with at least one street frontage of 20m or more, and
  - The development meets the objectives of this clause.
- The DCP notes no vehicular entries from Macquarie Street.
- The control regarding sun access to Parramatta Square is further described in the section 'sun access to Parramatta Square' below, together with anticipated changes to it.



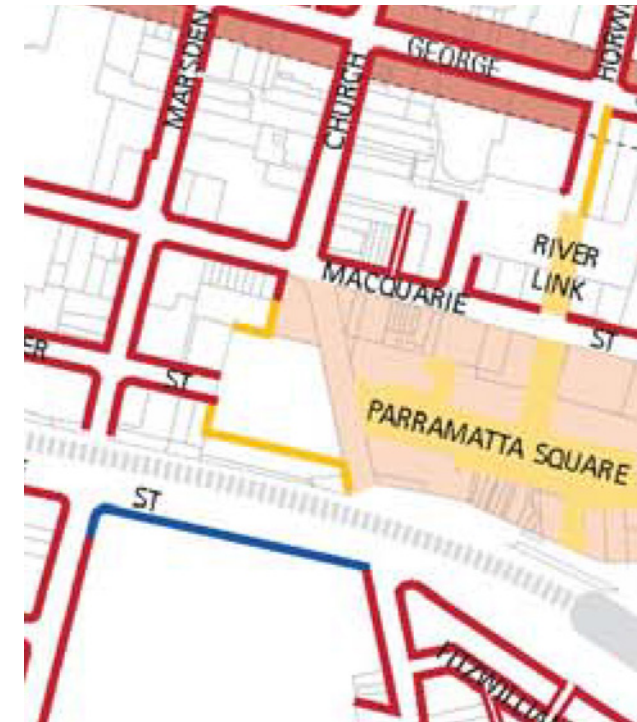
Street frontage heights (Source: Parramatta DCP 2011 as amended)

- Key
- 3 storeys/12m Church Street frontage
  - 4 storeys/14m South City Centre frontage
  - Building frontage to context and Council's urban design advice



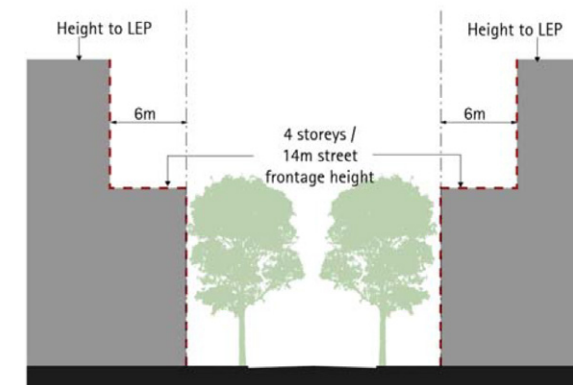
Restrictions on vehicle entries (Source: Parramatta DCP 2011 as amended)

- Key
- Additional vehicle entries not permitted

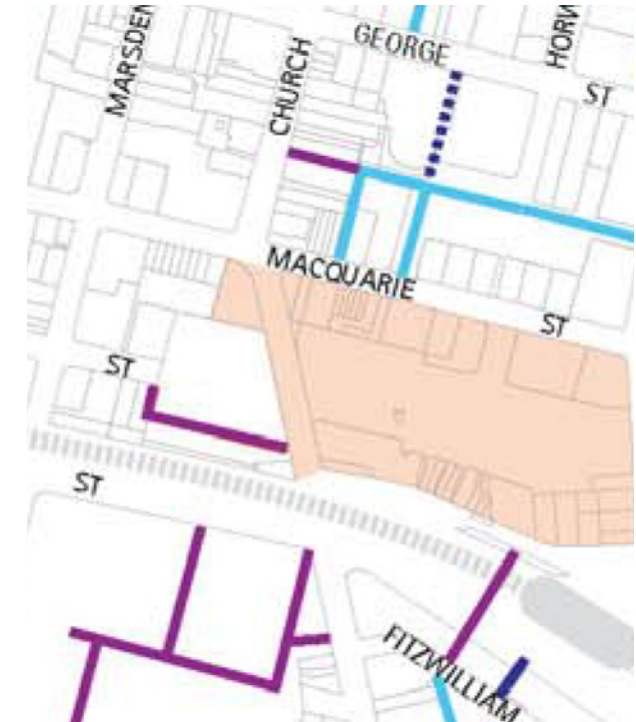


Building alignment and front setbacks (Source: Parramatta DCP 2011 as amended)

- Key
- 0m setback
  - 3m setback
  - 6m setback
  - Built edge to setback distance specified
  - Maintain existing setback
  - George Street setback condition applies
  - Refer to Parramatta Square (4.3.3.7b)
  - Proposed public domain



Upper levels setback - City Centre South (Source: Parramatta DCP 2011 as amended)



Existing and desired links (Source: Parramatta DCP 2011)

- Key
- Existing pedestrian lane
  - New pedestrian lane
  - Existing shared/service lane
  - New shared service lane
  - Existing arcade/through site link
  - New arcade/through site link
  - Refer to Parramatta Square (4.3.3.7b)



## 2.4 Sun access to Parramatta Square

### Existing DCP control

The existing set-out principles diagram adjacent, outlines in red, the area where overshadowing is to be minimised for a maximum period of 45 minutes between 12pm-2pm midwinter.

### Proposed changes

On 17 June 2016, a Gateway Determination for a Planning Proposal within this sun access plane (48 Macquarie Street, 220-230 Church Street), resolved that Council should amend this Planning Proposal, including "to ensure no overshadowing occurs between 12pm - 2pm of the protected area of public domain within Parramatta Square (Note: this is not intended as a site specific control but will apply to all land affected by clause 7.4)".

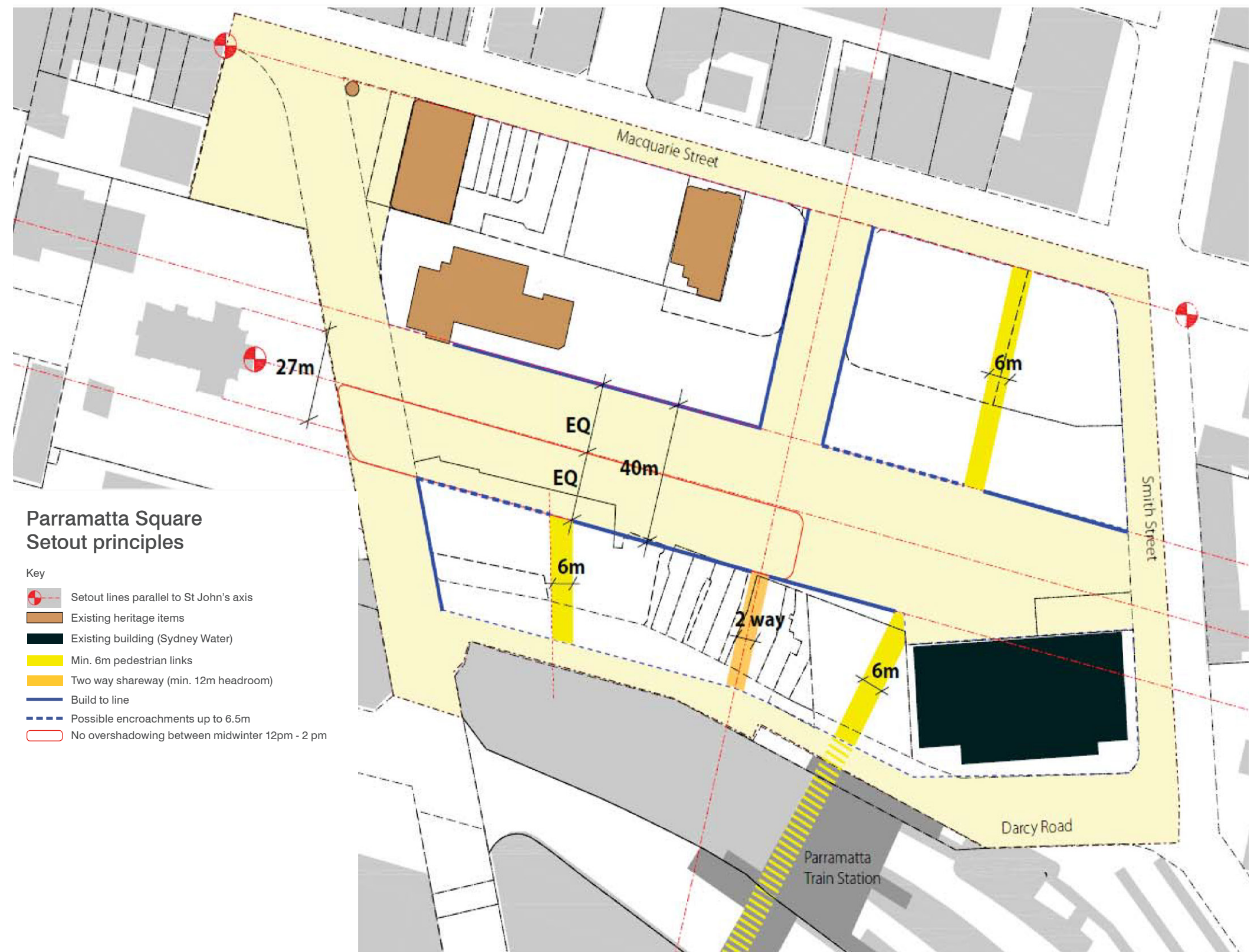
This will in effect remove the 45 minutes of overshadowing of this area currently permitted under the existing DCP.

Council has considered this control and relevant planning proposals (14 November 2016) and resolved:

- To not request a review of these gateway determinations.
- To prepare a further report on the implications of these decisions for the CBD Planning Proposal.
- This revised Draft Planning Proposal has been exhibited (7 March 2018 - 4 April 2018).

It is therefore anticipated that despite the current control allowing 45 minutes of overshadowing between 12pm-2pm in midwinter, a Planning Proposal would not be accepted by the Department and Greater Sydney Commission which would overshadow the designated area at any point between 12pm-2pm in midwinter.

Analysis of the impact of this control on the site is included in the following chapter of this document.



Parramatta Square Set-out Principles (Source: Parramatta DCP 2011 as amended)



2.5 Draft LEP 2016



The site frontage facing the new Parramatta Square

The Parramatta Draft LEP 2016 has been prepared by Parramatta Council following Parramatta's City Centre Strategy 2015. It has not been submitted to the Department for Gateway however provides some guidance as to Council's aspirations.

Generally for the wider context, including sites immediately adjacent the site to the west, maximum height of building controls are removed and floor space ratios may be up to 11.5:1 including 15% design excellence bonus (however excluding any other bonuses that may be applicable).

This site has not been given the same uplift, which is likely due to its heritage significance.

The maps on the following page present the incentive LEP controls regarding the subject site as per the Draft Parramatta LEP 2011.

Key changes proposed for the site include the following:

- The St John's Parish Hall site, 38 Hunter St (the St John's Building, also known as 191 Church St) and 65-79 Macquarie St have been permitted additional height up to 28m
- St John's Parish Hall site as well as both sites to the north at 38 Hunter St and 65-79 Macquarie St are allowed a maximum FSR of 3.0:1.
- The site to the south at 45 Hunter St is allowed a maximum FSR of 10.0:1 (excluding design excellence and other bonuses).

Despite the above clause, where development includes community infrastructure, the maximum floor space ratio for buildings on land for which the maximum floor space ratio shown on the Incentive Floor Space Ratio Map is specified in Column 1 of the table to this sub-clause is the amount specified opposite that floor space ratio.

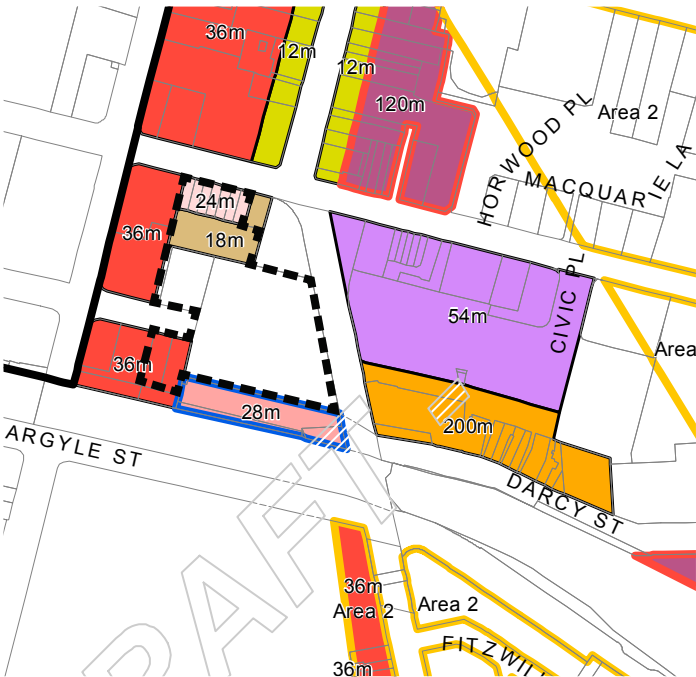
- a. If the site area for the development is less than or equal to 800 square metres—Column 2 of the table, or
- b. If the site area for the development is greater than 800 square metres but less than 1,600 square metres—Column 3 of the table, or
- c. If the site area for the development is equal to or greater than 1,600 square metres—Column 4 of the table.

Column 1	Column 2	Column 3	Column 4
10:1	6:1	(6+4Y):1	10:1

For the purposes of Column 3 of the Table:

$Y = (\text{the site area in square metres} - 800) / 800$

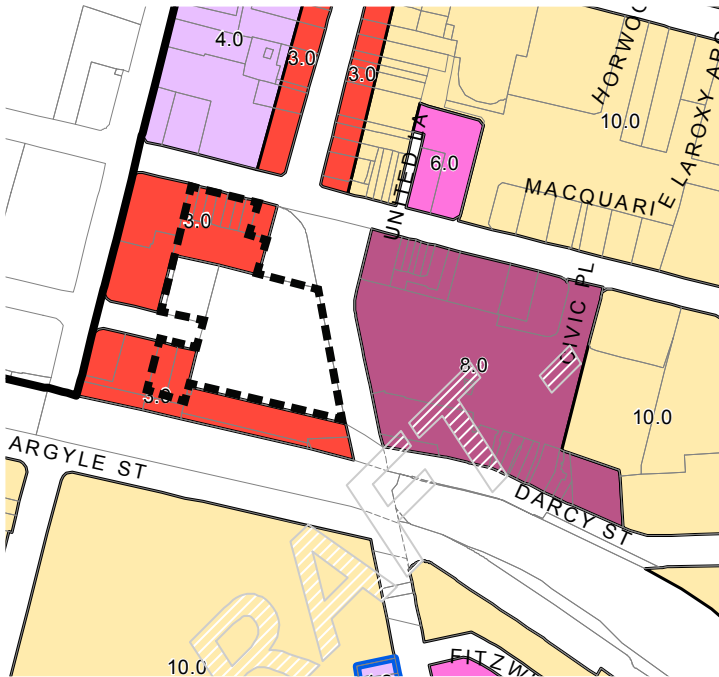




Height of buildings

**Maximum Building Height**

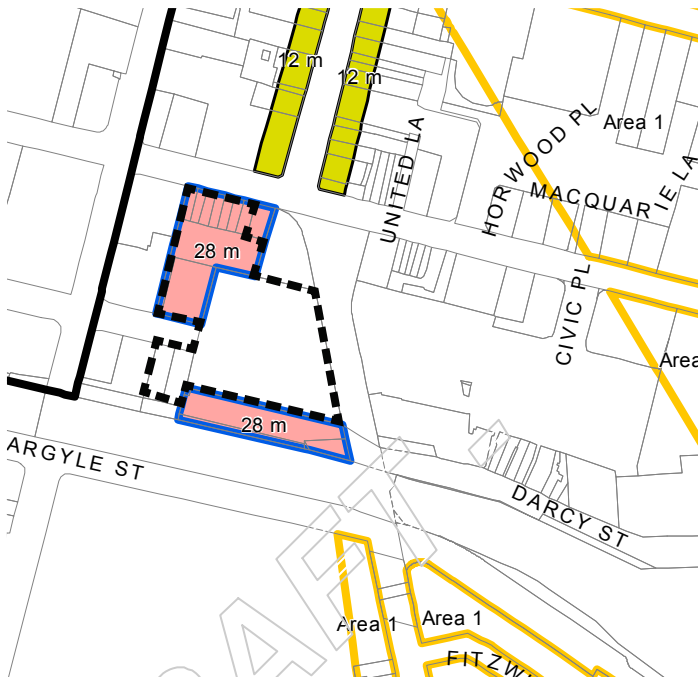
- 12m (M)
- 18m (P2)
- 24m (S)
- 28m (T3)
- 36m (V1)
- 54m (Y2)
- 120m (AC3)
- 200m (AG)
- Refer to Clause 7.4 Sun Access Protection
- Site boundary



Floor Space Ratio

**Maximum Floor Space Ratio (n:1)**

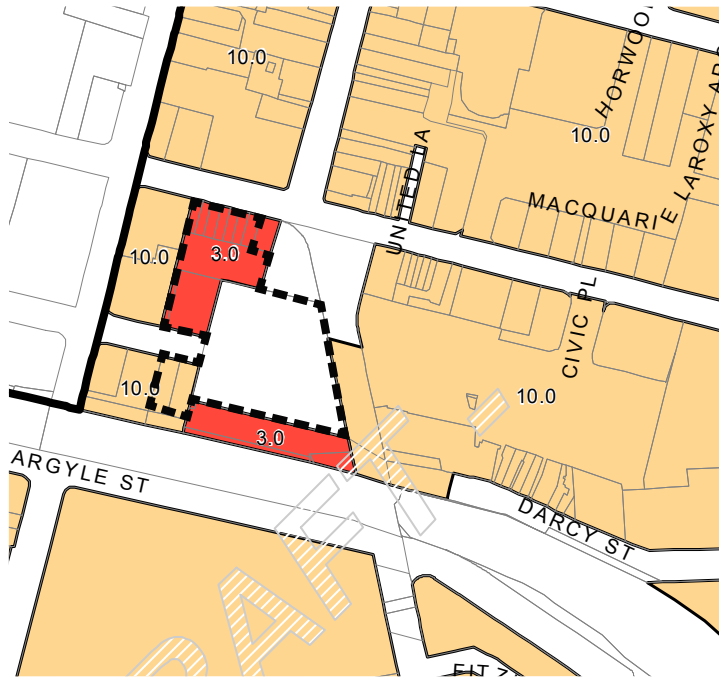
- 3.0 (V)
- 4.0 (X1)
- 4.2 (X2)
- 6.0 (AA1)
- 8.0 (AC)
- 10.0 (AD1)
- Site boundary



Incentive height of buildings

**Maximum Building Height**

- 12m (M)
- 28m (T3)
- Refer to Clause 7.4 Sun Access Protection
- Site boundary



Incentive Floor Space Ratio

**Maximum Floor Space Ratio (n:1)**

- 3.0 (V)
- 4.0 (X1)
- 4.2 (X2)
- 6.0 (AA1)
- 8.0 (AC)
- 10.0 (AD1)
- Site boundary













St John's Cathedral - c. 1840-1850

# 3.0 Analysis

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### 3.1 Heritage

St John's Cathedral is a state heritage item, the highest level of designation in the vicinity.

Relevant heritage considerations for the site include:

- **St John's Anglican Cathedral** is a state heritage item, a higher-level designation than other heritage items in the vicinity.
- **St John's Parish Hall** is locally listed. It has been added to over time – with its eastern portion being the focus of heritage value.
- The **Warden's Cottage** (Verger's Cottage) is also locally listed.
- **Centenary Square** is also locally listed. Its' Statement of Significance references adjoining buildings and includes 38 Hunter Street (also known as 191 Church St) within the site. Its listing description describes its two and three storey scale as of importance.
- The draft Conservation Management Plan for the site ascribes 'exceptional' significance to the Cathedral and 'moderate' to the Parish Hall, Warden's cottage and frontage of 38 Hunter Street.





Key Heritage Buildings and Frontages



St John's Anglican Cathedral  
(Source: <https://en.wikipedia.org>)



Warden's Cottage (also known as Verger's Cottage)



St John's Parish Hall

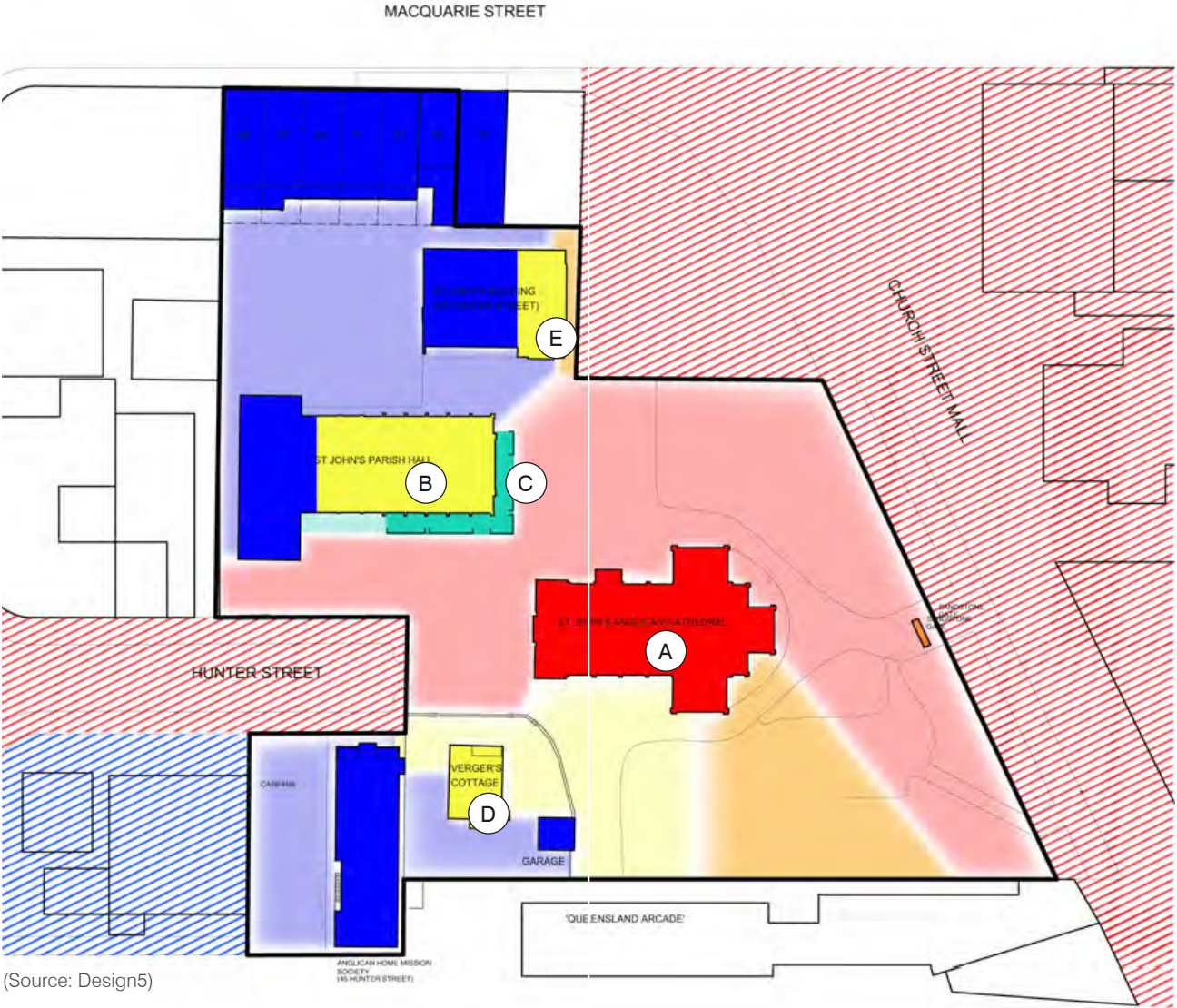


Jamie's Trattoria (83 Macquarie St)



38 Hunter Street / 191 Church street - listed as part of the Bicentennial Square and adjoining buildings heritage items

Draft Conservation Management Plan

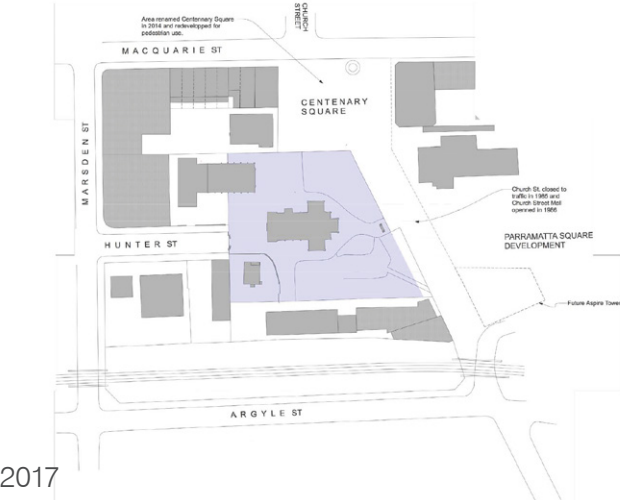
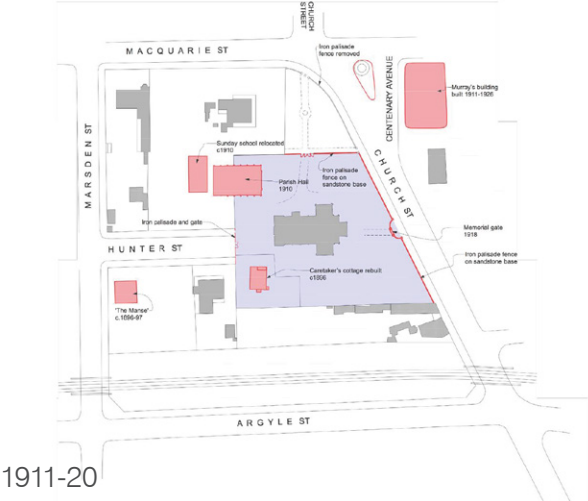
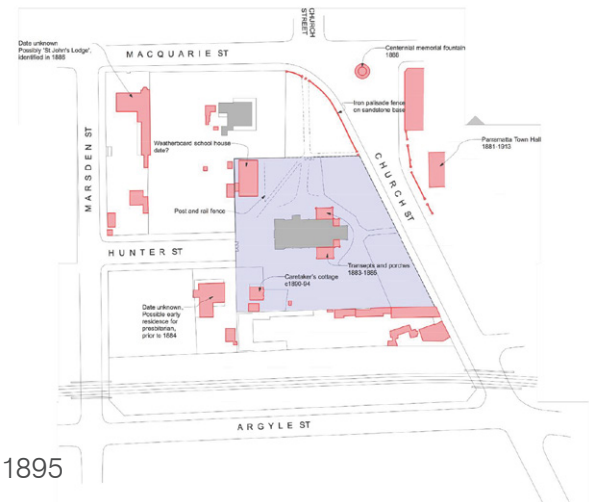
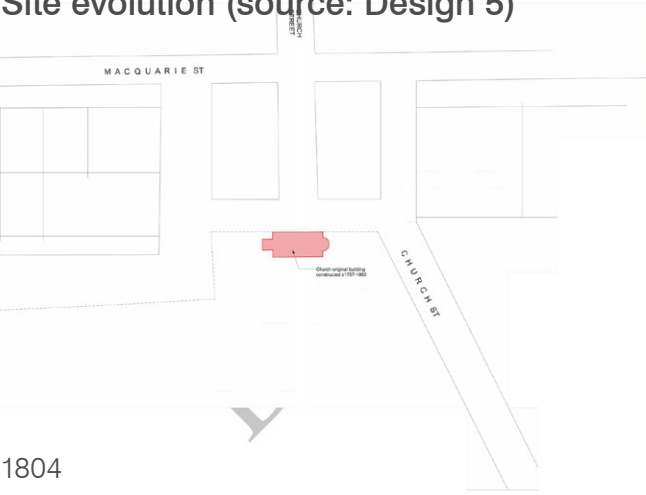


(Source: Design5)

- Key
- Exceptional
  - High
  - Moderate
  - Little/neutral
  - Intrusive
  - Exceptional - outside boundary
  - Little/neutral - outside boundary

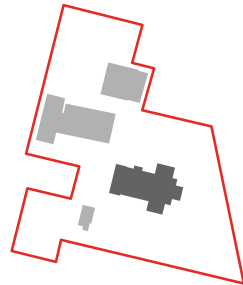


Site evolution (source: Design 5)



- Legend
- Site Boundary
  - New built form
  - Built form existing in previous plan





Key diagram

## St John's Cathedral

The evolution of St John's Cathedral and surrounding land is shown opposite.

St John's Cathedral is the oldest continuing place of European worship in Australia. It also includes the oldest church elements (the two towers) in Australia.

However, St John's relationship with its surroundings has continued to evolve over time. Changes over time have left a poor urban outcome today in terms of:

- Its off-axis relationship with Hunter Street, facing its important western frontage (including spires)
- General clutter in its environment including at-grade parking, fences and signage

The built form and landscape quality to the east and north of the site, facing Church Street, is far better than that facing west and south of the Cathedral.



St John's western frontage today from Hunter Street showing poor environmental setting including at-grade parking, street furniture, fencing and signage



St John's pictured from the northeast - A higher quality public domain setting than the western frontage



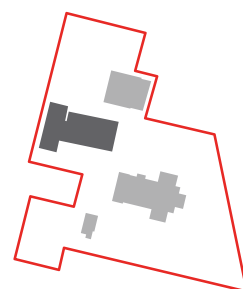
Students and teachers from St John's School Parramatta, pictured in front of the Cathedral c. 1870



St John's, internal view today







Key diagram

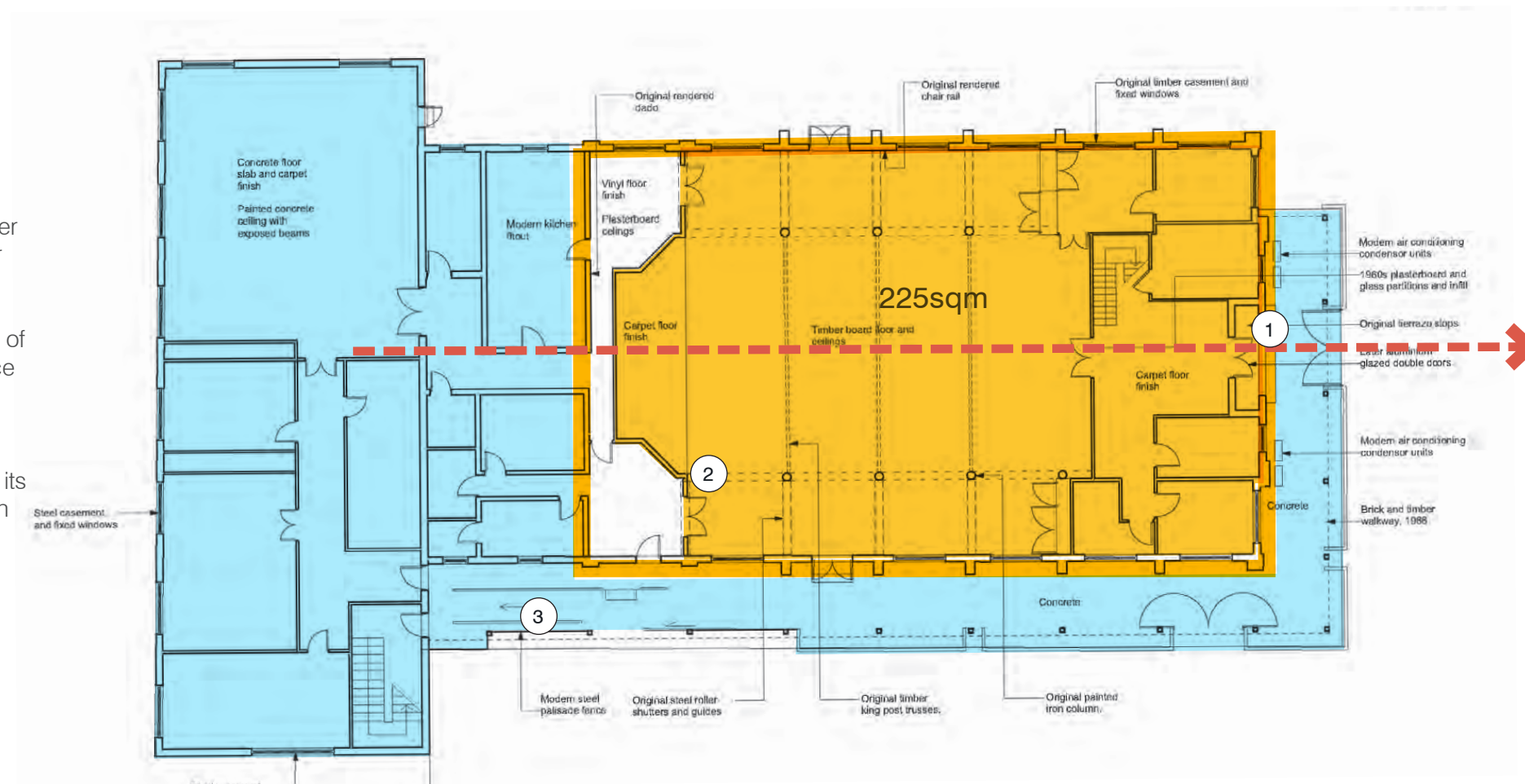
## Parish Hall

The existing Parish Hall faces east.

The draft Conservation Management Plan for the site notes original hall (orange in the diagram adjacent) is considered of moderate heritage significance whilst other 1960s additions (blue) are of little/neutral significance or intrusive.

The hall's role has always been to provide for the needs of the Church however today it is undersized and its service provision does not meet current church requirements.

The windows, buttresses and scale of the side façades cannot be reorganized to provide a stronger address to its southern elevation. This further considered in the Design Development section of this report.



Ground floor plan of the Parish Hall

### Key

- Original hall
  - Marsden Hall, walkway and additions, c. 1966
- ① Building is axial and opens to the east
  - ② Side wings single storey + do not suit public facade
  - ③ South elevation comprises brick walls + buttresses



Hall from south



Hall from north east

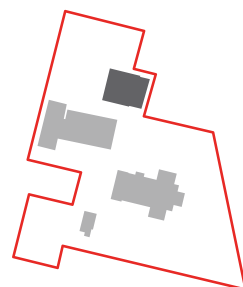


Hall from first level



Hall from ground floor





Key diagram

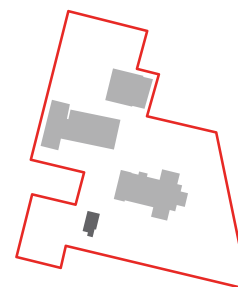
## St John's Building

In 1938-39 an art Deco style office building known as the St John's building was erected facing on to St John's Park. The first tenants were Stott's Business College and Noel Clark, dentist. After 1951 when the business college left the building was then leased up by Parramatta District Co-op Building Society. The St John's Building was extended in 1958 and had further additions made to it in 1961 by John Noller and Sons architects.

This building is not individually heritage listed but is included as part of the listing of 'Bicentennial Square and adjoining buildings'. The draft Conservation Management Plan for this site has identified its frontage to the square as 'moderate' importance and its rear as 'little/neutral'.



St John's building from Cathedral carpark



Key diagram

## Wardens Cottage

In c1890-94 a small cottage was erected in the ground for a warden's cottage or verger's cottage. Little is known of the construction details, architect or builder; however the cottage appears on an 1895 survey of the church land. The cottage occupied by the caretaker was in poor state of repair and at Easter 1895 the churchwardens decided to replace it



Wardens cottage from Cathedral carpark



### 3.2 Pedestrian movement

The development of Parramatta Square will change the movement patterns around the site.

There is a desire line through the site without a present connection, from Macquarie Street to the Cathedral and Parramatta Square.





### 3.3 Key views

St John's is prominent in key views from all sides.

Six key views have been identified adjacent that contribute to the setting and aesthetic value of St Johns. These include:

- Views described in the Parramatta DCP.
- Views described in the State heritage designation for St John's Cathedral.
- Views described in the draft Conservation Management Plan.

Consideration of these views has led to development of the preferred master plan, and it has been assessed against them.



Key heritage buildings in the site surroundings





View west, from eastern side of square, mall, Civic Place and Town Hall.



View north-west, from the corner of the site and Church Street.



View from Town Hall looking West at St Johns Cathedral



View east to St John's along Hunter Street, available back to Parramatta Regional Park.



View from Macquarie street along Bicentennial Square.



View to St John's Cathedral and square from Church Street.



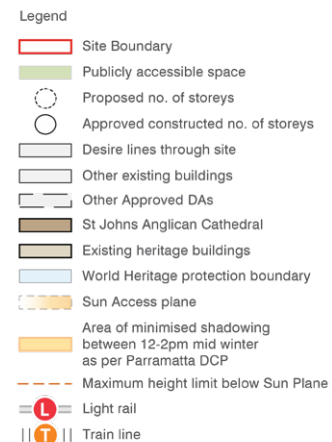
View from the middle of Hunter Street facing the Town Hall



### 3.4 Planned height and solar access

The site is at the heart of Parramatta, planned for up to 240m (Aspire Tower) and unlimited under proposed controls. However the sun access plane to Parramatta Square and World Heritage Boundary reduce heights in some locations.

- Part of the site is within the sun access plane for Parramatta Square (12pm-2pm) midwinter. As noted in Chapter 1 of this document, the current DCP permits 45 mins overshadowing of this area (no development of the site would exceed this) however GSC and Department have indicated support for no overshadowing of this area at these times.
- Consideration of overshadowing impacts of any proposal should include not just the existing control, but a wider qualitative assessment.
- As currently planned, within the block between Hunter Street/Parramatta Square and Macquarie Street, the only location where a building over 30 storeys would be permitted is immediately adjacent the site to the north-west. This is because of a combination of:
  - The sun access planes from Parramatta Square and the Lancer Barracks;
  - The World Heritage Protection boundary.



Planned height and solar access



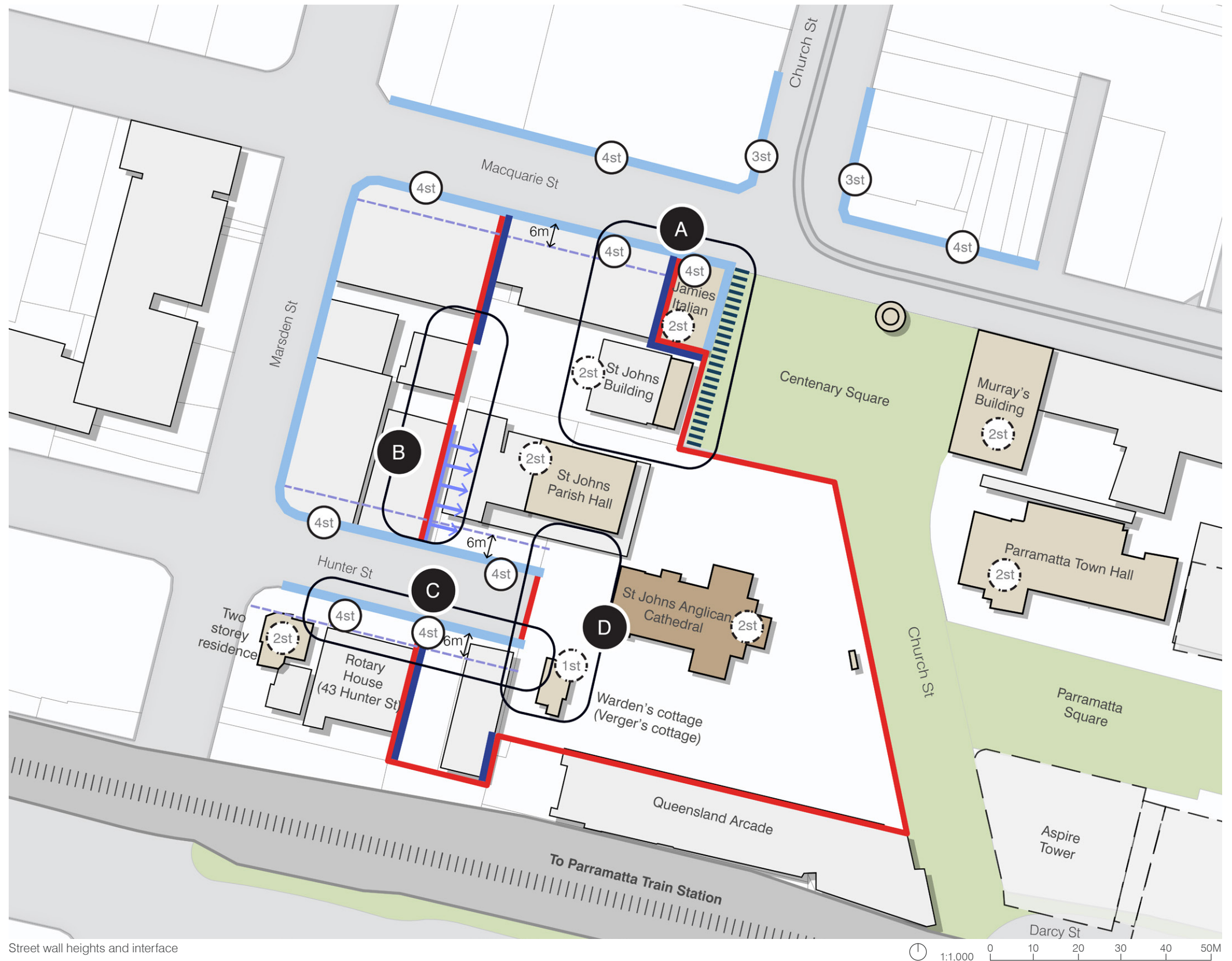


### 3.5 Planned street walls and interface

The interface between the site and adjacent context needs careful consideration.

In designing a building to fit the site, relate to the DCP and heritage designation, the following should be considered:

- A** There is an interface relationship to be resolved between the planned 4 storey street wall height of Macquarie Street and the existing two-storey scale of Centenary Square.
- B** The existing commercial building to the west of the site on Hunter Street includes windows and balconies facing the site where the DCP notes a build to boundary approach.
- C** The southern edge of Hunter Street includes heritage properties at either end. 0m setback as required by the DCP may not be appropriate.
- D** The relationship between the future development and the Cathedral should acknowledge the primacy of the Cathedral.





### 3.6 Development potential under draft LEP

This image shows the future of the local area with a compliant development on site (based on the proposed Draft LEP, with 3:1 FSR to north and 6.22 FSR to south), to a total of approximately 15,800sqm GFA. Surrounding development is shown based on proposed controls.

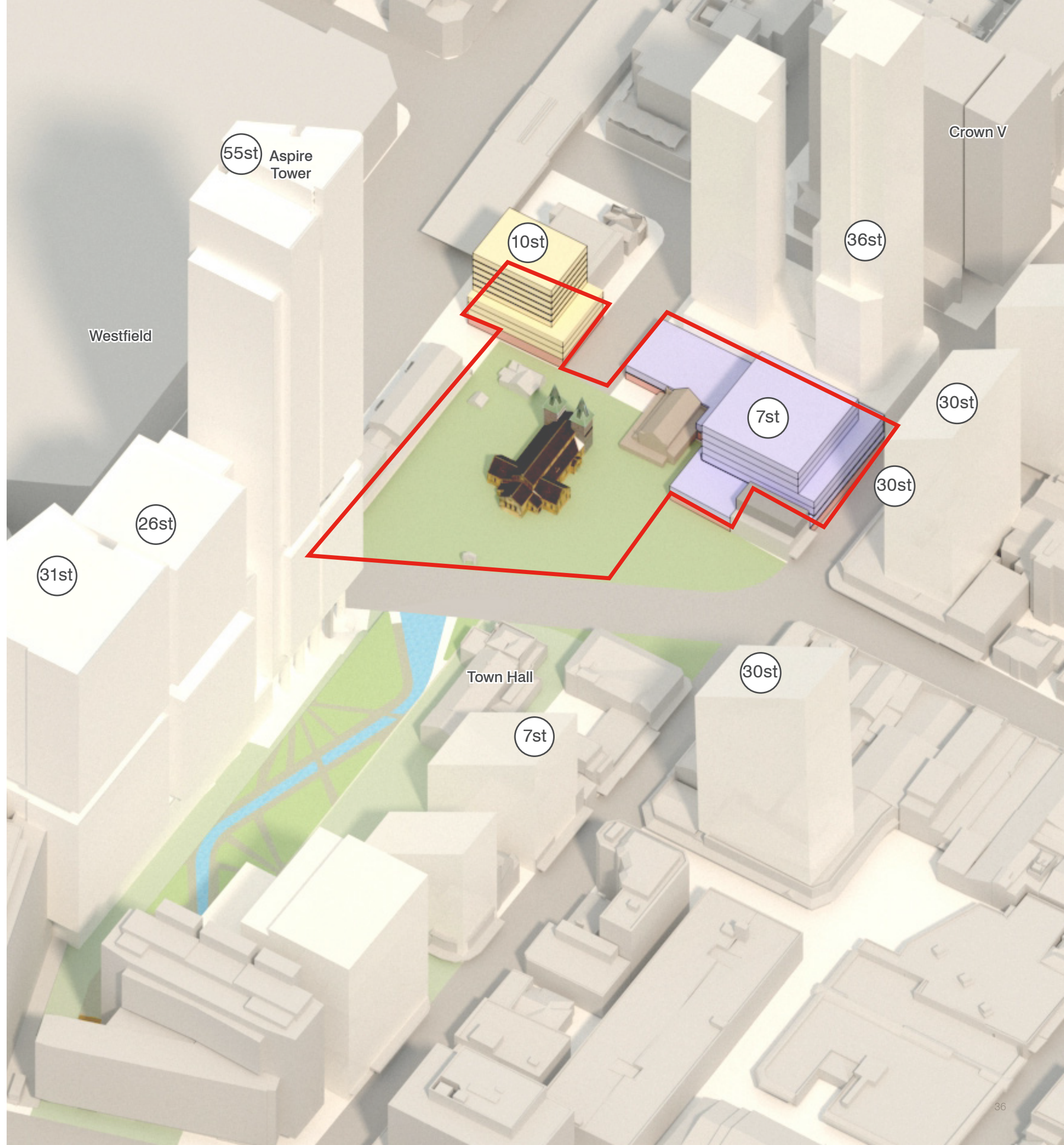
Key issues of this scenario include:

- The height of buildings on site is clearly not in scale with neighbours in the context of Central Parramatta and not contributing to the strategic role of Parramatta as Sydney's Central City.
- The site is not best utilised as a civic function for Parramatta, in providing strategic connections and open space.
- The Cathedral building remains 'hemmed in' by development along Hunter Street, without a strong expression to the city to the west.
- The building envelopes shown do not provide a good fit with the spatial requirements of the Church's brief to Architectus.

#### Key

- Site boundary
- Existing
- Proposed
- Heritage

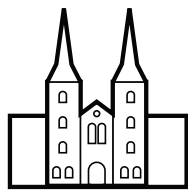
Future development potential (Architectus' interpretation)





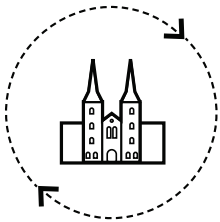
3.7 Strategic drivers

The analysis of the site has identified strategic drivers which have informed the design process.



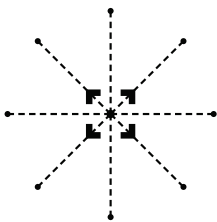
Heritage

St John's Cathedral's heritage significance is of paramount importance to this site. Its ongoing role should be assured in a working contemporary format



Public domain

The quality of public domain should be consistent with that planned for the new Parramatta, including the adjacent Parramatta Square. Existing clutter and at-grade parking should be removed



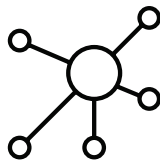
Movement

The site should contribute where possible to the permeability of pedestrian and cycle movement networks of Parramatta



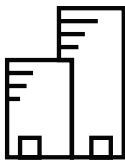
Sun access

Sun access to existing and new public spaces should be carefully considered, above that required by controls where possible



Views and interface

St Johns Cathedral should be the focal point of this part Parramatta - key views should not be interrupted and adjacent development should acknowledge it



Appropriate height and densities

Heights and densities should be appropriate to the site's context of central Parramatta as well as providing appropriate relationships to the Cathedral



Maximise strategic use of land

The site is at the heart of Sydney's Central City and its utilisation should be consistent with its strategic importance

100

100 year master plan

The client aspires to ensure the ongoing role of St John's Cathedral in a working contemporary format









## 4.0 Design development

3.7	Strategic drivers	37
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4.9	Northern tower form design options	62

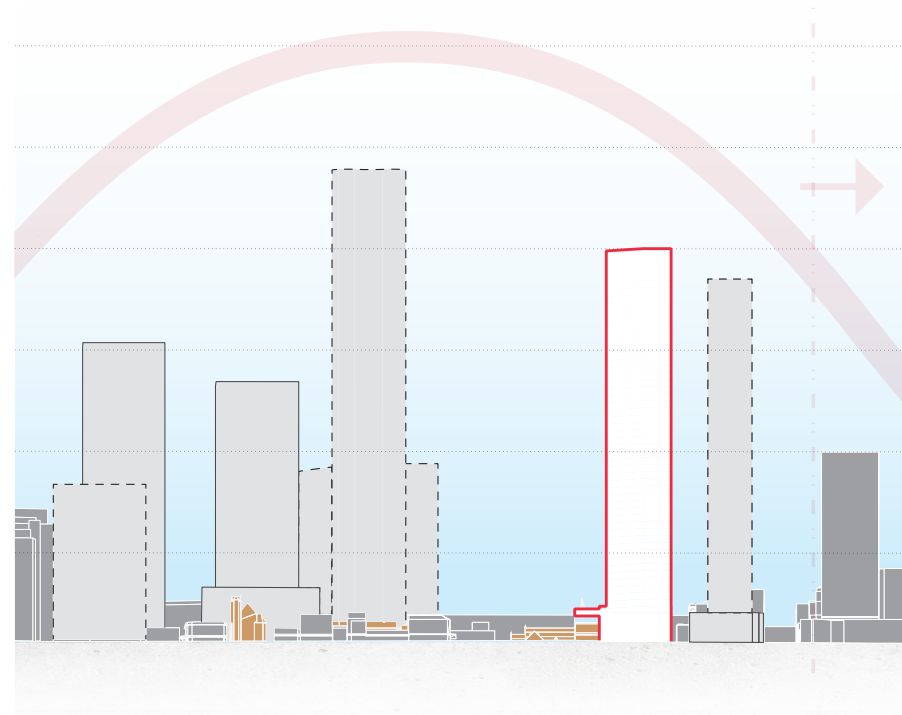


## Overview

This chapter describes the thinking that has led to the design of the master plan. We have approached the design from the ground up through the following steps:



- ① First looking at the **site's context**, responding with a new square and laneway  
(See sections 4.1-4.4)



- ② Building from this structure and our brief to **built form options**  
(See sections 4.5-4.8)






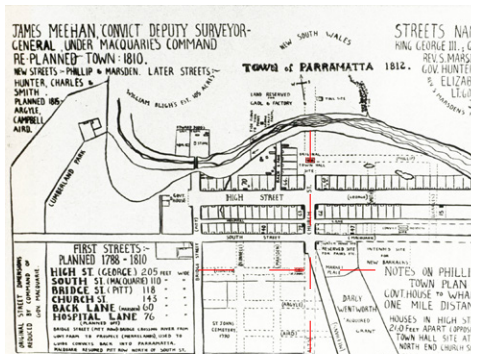


- ③ Developing preferred **character**  
(See section 4.9)



4.1 St John’s evolving context

St John’s relationship with its context has evolved over time from a rural to an urban setting. This project provides the opportunity to renew and enhance the Cathedral’s relationship with Parramatta.



**1812**

**Early planning**

- Axial planning (Hunter Street set out)
- Intention: to clearly integrate St John’s with public domain

**1820**

**Rural setting**

- This image suggests that St John’s had no integration with public domain (streets) in its early years

**1906**

**Object in space**

- Powerful image: St. John’s in its own garden
- I.e. “Detachment” an endemic quality

**1950**

**Street address**

- Church Street now providing key address to Cathedral and Town Hall
- Note: Parish hall “facing” east to Church Street; Cathedral “facing” west to Hunter Street

**Today**

**Fluid current context**

- Urban space(s) are not clearly defined (with overlapping functions of spaces and unclear movement paths)
- No consistent edges
- St John’s detached from public domain
- Orientation at odds with parish hall (but this is the same in 1950 etc.)

**Future**

**An opportunity**

- New square a great opportunity to re-calibrate how public domain (including. St John’s and Centenary Square) can relate to each other
- Ideally, each will complement each other’s roles and uses, and each have its own discrete identity as an urban space

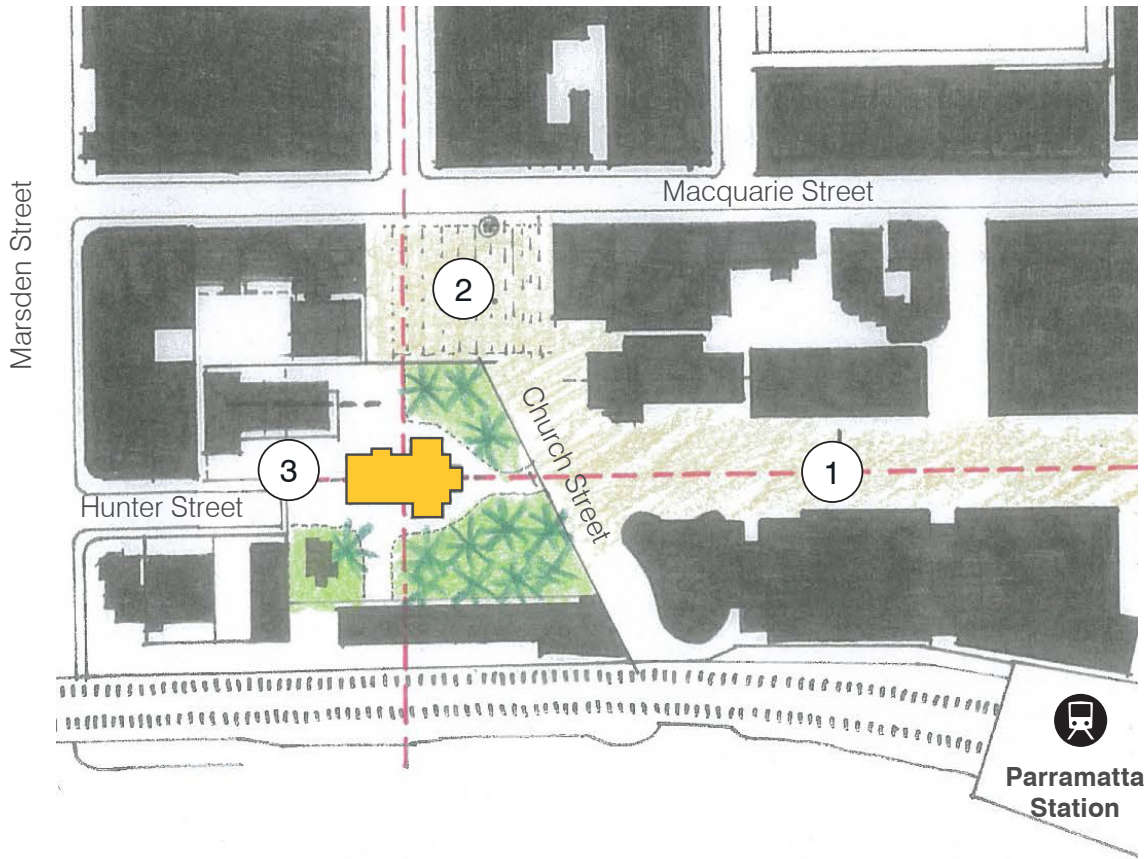


4.2 Spatial structure - a new square

The western frontage of St John’s Cathedral faces a poorly defined space with off axis road and clutter.

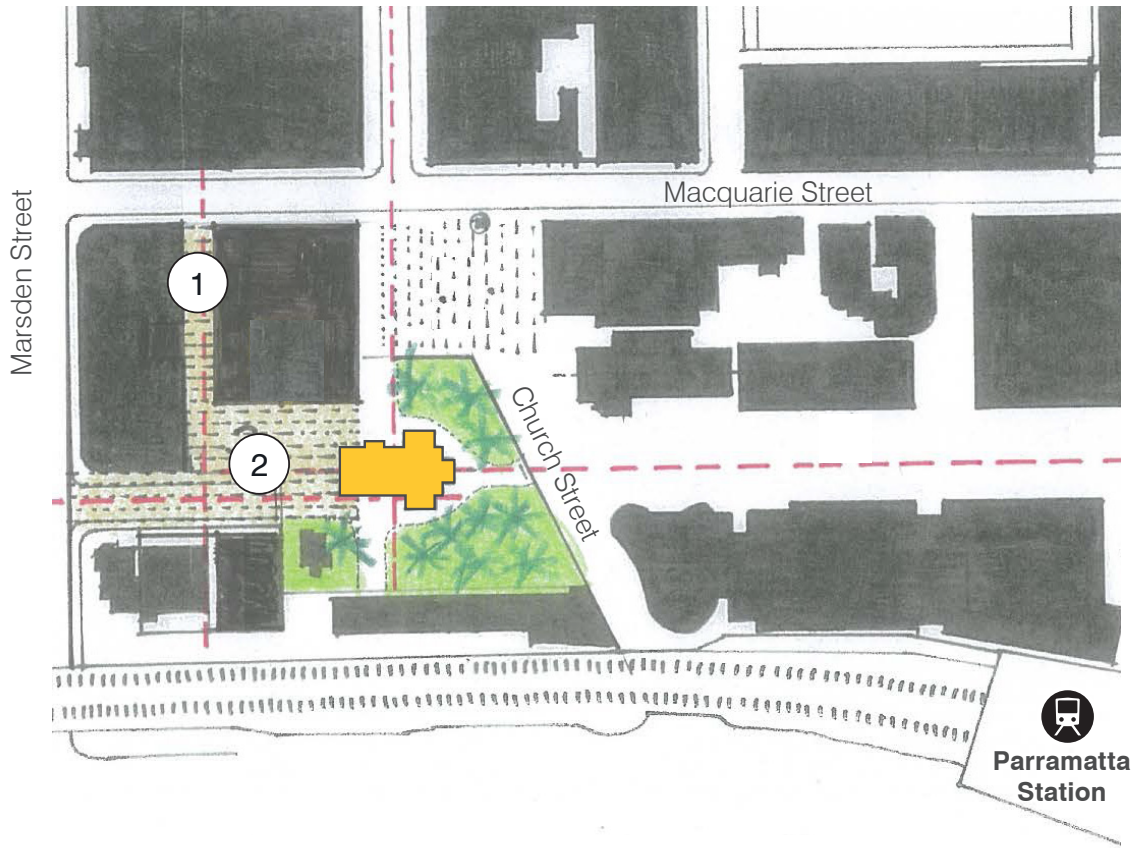
In order to resolve the spatial structure around the Cathedral, a new square is proposed.

Existing situation



- ① Parramatta Square
- ② Centenary Square
- ③ Undefined space

Opportunity for new St John’s Square



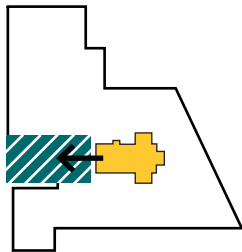
- ① New lane
- ② New Cathedral Square



4.3 Design principles - a new square fit for a Cathedral

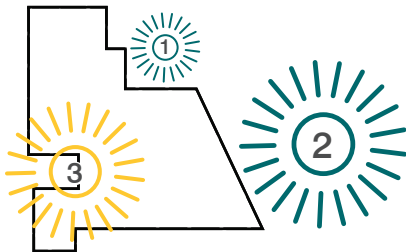
1

Enhance the setting of Parramatta Cathedral



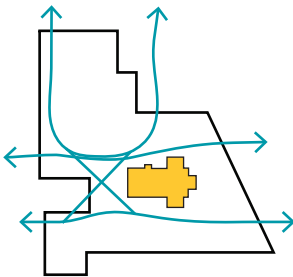
2

A third civic square for Parramatta



3

Improved connectivity



Christchurch Cathedral Square (Christchurch)



Born Square (Barcelona)

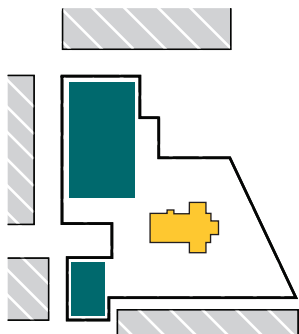


Plaza Mayor (Madrid)



4

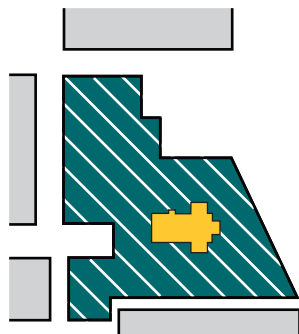
Ordered scale + massing including form, heights & setbacks



Carré d'Art (Nîmes)

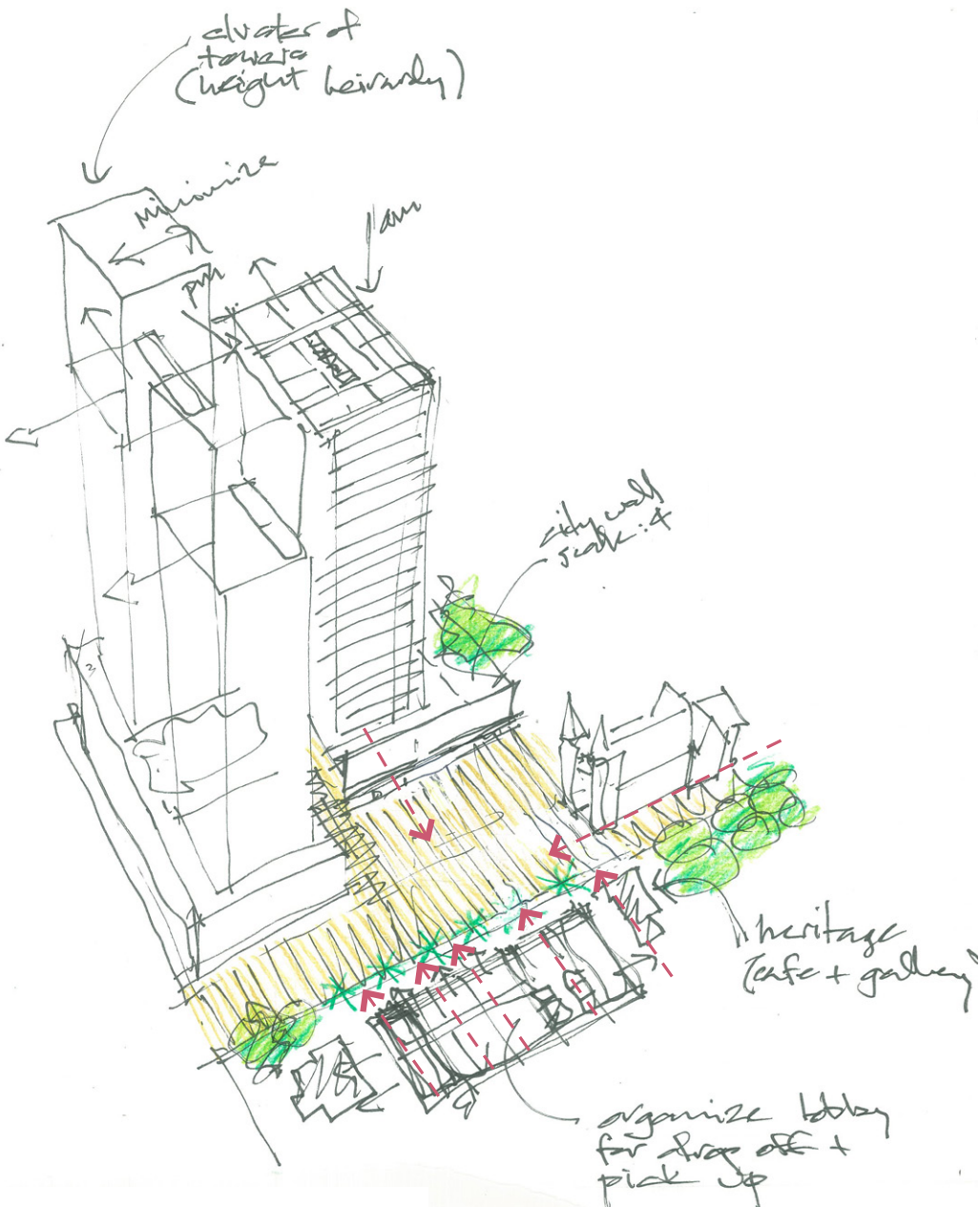
5

Activity + use



Santa Maria del Mar Square (Barcelona)

Concept sketch - a new square

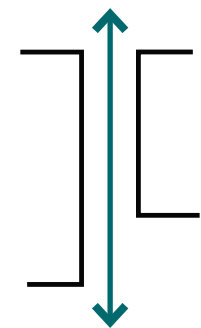


Sketch assumes the replacement of the existing parish hall with contemporary facilities

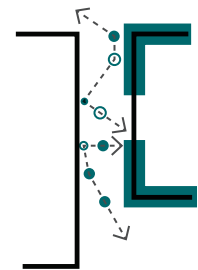


4.4 Design principles - a vibrant urban lane

1  
Connectivity



2  
Activity  
A range of uses



3  
Identity



Centre Place (Melbourne) - approx. 3 metres width



Spice Alley (Chippendale) - approx. 1.8 metres width leading to 9m x 4m courtyards



Angel Place (Sydney) - approx. 2 metres width



4.5 The brief

A 100 year master plan is sought, to be congruent with the ongoing role and heritage significance of the Cathedral in Parramatta

The heritage significance and features of the Cathedral building are extensively documented, and strategic development should be congruent with the Cathedral's state heritage significance.

St John's Anglican Cathedral occupies a prominent site in the heart of the city of Parramatta. It is the oldest church site and continuous place of Christian worship in Australia dating from 1803.

Current Facility Usage

The St John's facilities are used by more than 70 groups weekly. Key uses include but are not limited to:

- Sunday services
- Sunday school (Kids for Christ)
- Youth ministry (Engage, Atoned)
- Young workers ministry (Abide)
- Crèche and play group (Junior Jivers)
- Growth groups (Bible study groups)
- Parramatta City Bible talks
- Christianity Explored courses
- Newcomers ministry (Newish)
- Moore College Diploma students
- English as a Second Language (ESL)
- Mother's Union
- Open Door fellowship
- Staff offices
- Staff meetings
- Parish Council meetings
- Music ministry including band rehearsals and organ tuition

Existing challenges and objectives for the master plan

Challenges	Objectives
① Fragmented facilities - The administration and ministry of the church are conducted in three separate buildings	100 year master plan and retention of all land holdings
② No single facility to worship on large ceremonial days (500+ congregations).	Primacy of the St John's Cathedral within the St John's Precinct  Create an interconnected space for various congregations
③ Existing premises do not meet current and future aspirations – Mixed congregations, all weather facilities, centrally located administration, outreach to various community groups including youth, English language classes etc.	Expand the capacity and facilities for Ministry
④ Conservation and upgrade challenges of the St John's Cathedral – ambience of interior and general up keep of the fabric and curtilage	Conservation of the Cathedral Precinct
⑤ Recognition of place in Parramatta as Parramatta Square develops – St John's should take its place as part of the new Parramatta Square Precinct	Create a precinct connected to the wider Parramatta CBD

Consideration for strategic development

Since early 2014, the Parish Council has been actively considering the development of land associated with St John's Anglican Cathedral. There have been several catalysts for this consideration:

- The revitalisation of Church Street Mall provides an opportunity to visit some of the interesting sites and buildings that line this section and are beyond capacity under present usage.
- Rapid urban renewal throughout Parramatta has become very apparent over this period.
- Additional facilities will be required to accommodate the increasing number of Parramatta CBD residents, workers and students.
- The increasing need of facilities to accommodate concurrent, language congregations and larger, genuinely integrated English speaking congregations in the long term.
- The planning controls affecting central Parramatta have been under review, and it is therefore prudent to consider how to support the church vision and mission.

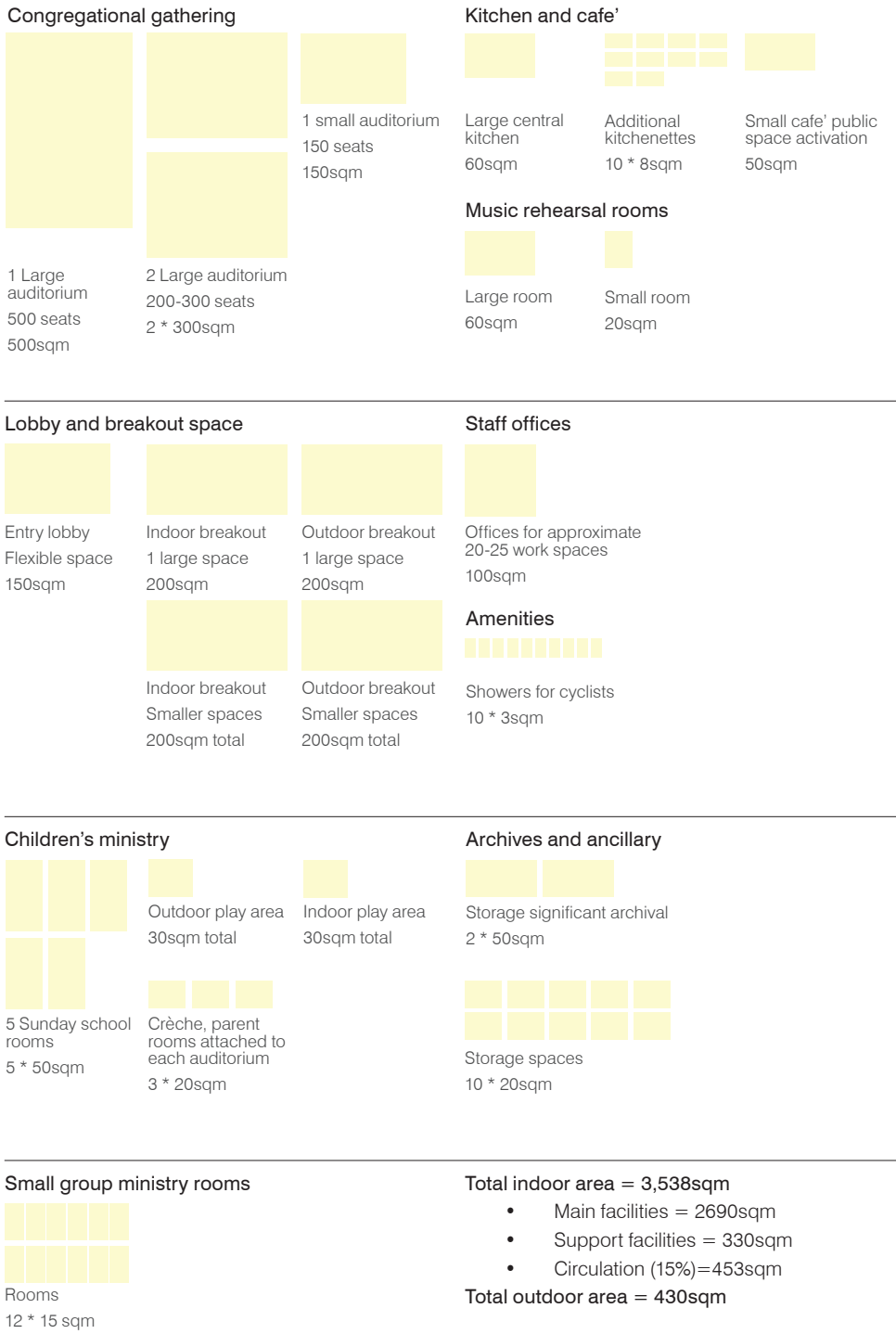


Spatial requirements of the brief

Approximately 4,000m<sup>2</sup> net area of facilities (around 4,700sqm GFA) are needed to accommodate the Church’s requirements. Across approximately 3,500m<sup>2</sup> of developable site, this will require a multi-storey facility.

Provided adjacent is a scale view of the areas requested for the site in the Church’s brief to Architectus (excluding circulation etc.) for church related activities.

Beyond this brief for church-related uses, the brief has been to deliver commercial uses within the site. Architectus sees this as congruent with Council's aspirations for Parramatta.



Spatial requirements of the brief

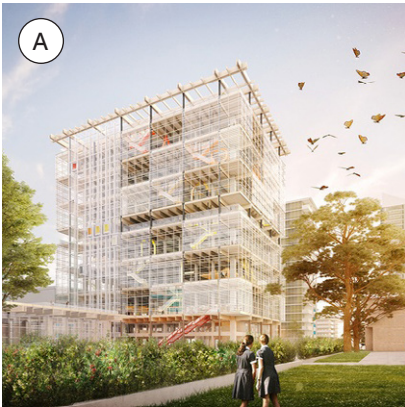


4.6 Height

Building heights are proposed to sit under the height of the Aspire tower.

This reflects:

- Parramatta Council's desire for Aspire tower to be a strong marker within Parramatta
- The site's location at the heart of Parramatta
- Council's strategic aspiration for heights to not be limited to help deliver slender towers.
- The delivery of a large office building on site (~50,000m<sup>2</sup>)
- Additional height in the towers does not cause significant overshadowing issues for the city.



**Arthur Phillip High School**

- 17 storeys
- Approved vertical school



**1 PSQ**

- Constructed



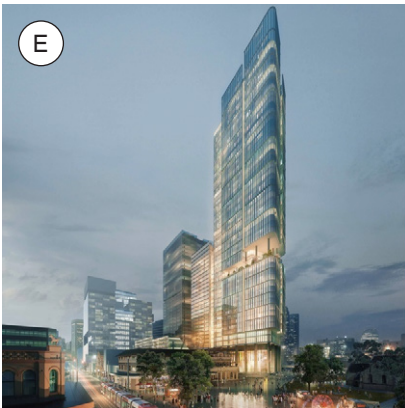
**3 PSQ**

- 83 metres
- 20 storeys



**4 & 6 PSQ**

- Approved



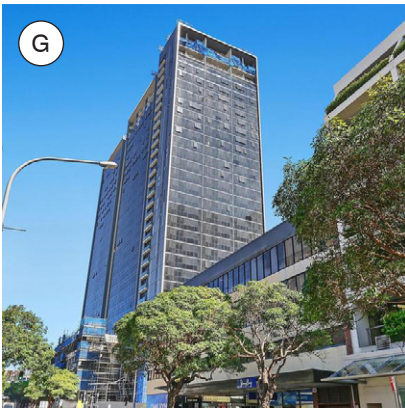
**Aspire tower**

- Under aviation limit (55 storeys)
- 243 metres
- Proposed



**57 Macquarie Street**

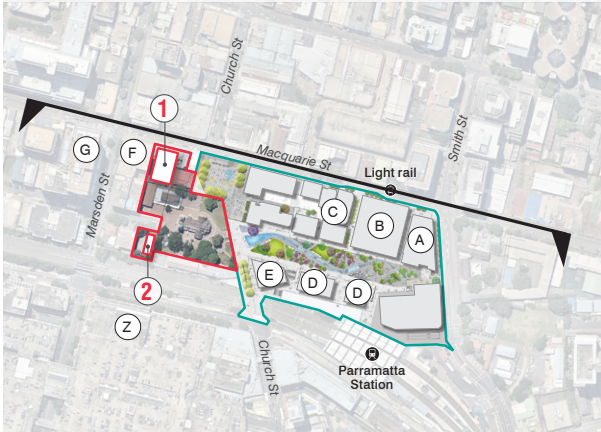
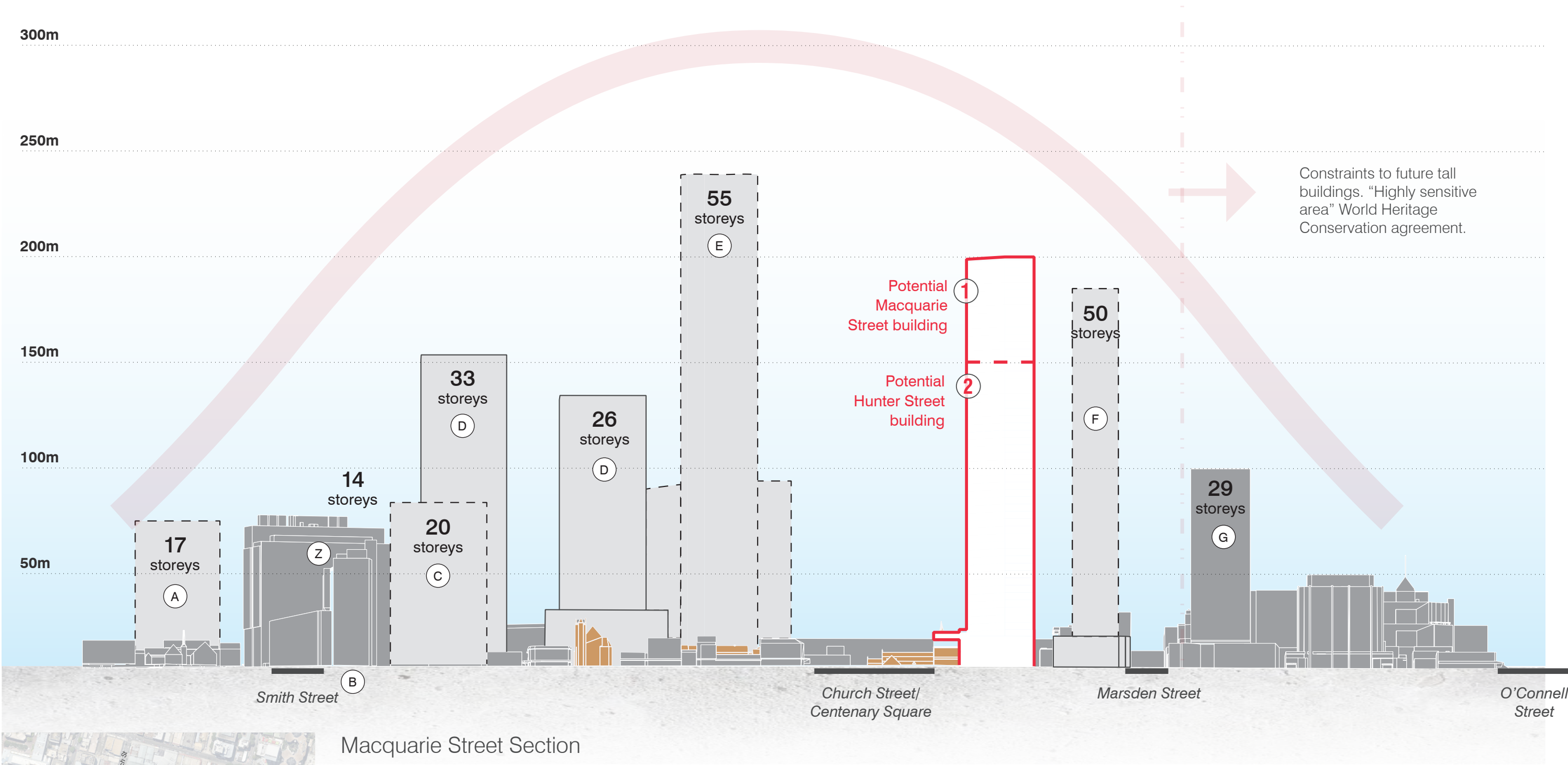
- Proposed by applicant



**'V' by Crown**

- Constructed





Section location

Macquarie Street Section

- Key
- Proposed heights for subject site
  - Heritage listed items
  - Existing buildings
  - Proposed/approved DAs





4.7 Design options

To provide the best for a new civic square, and to provide for the ongoing connected use of the Cathedral and church halls, the existing parish hall is proposed to be replaced.

Three key options were considered for the ground plane of a renewed site, with a focus on the potential new square and its relationship to the locally listed parish hall. All options include a new square and lane to the west.

- Option 1 - Hall retained
- Option 2 - Hall modified and partially retained
- Option 3 - Hall replaced

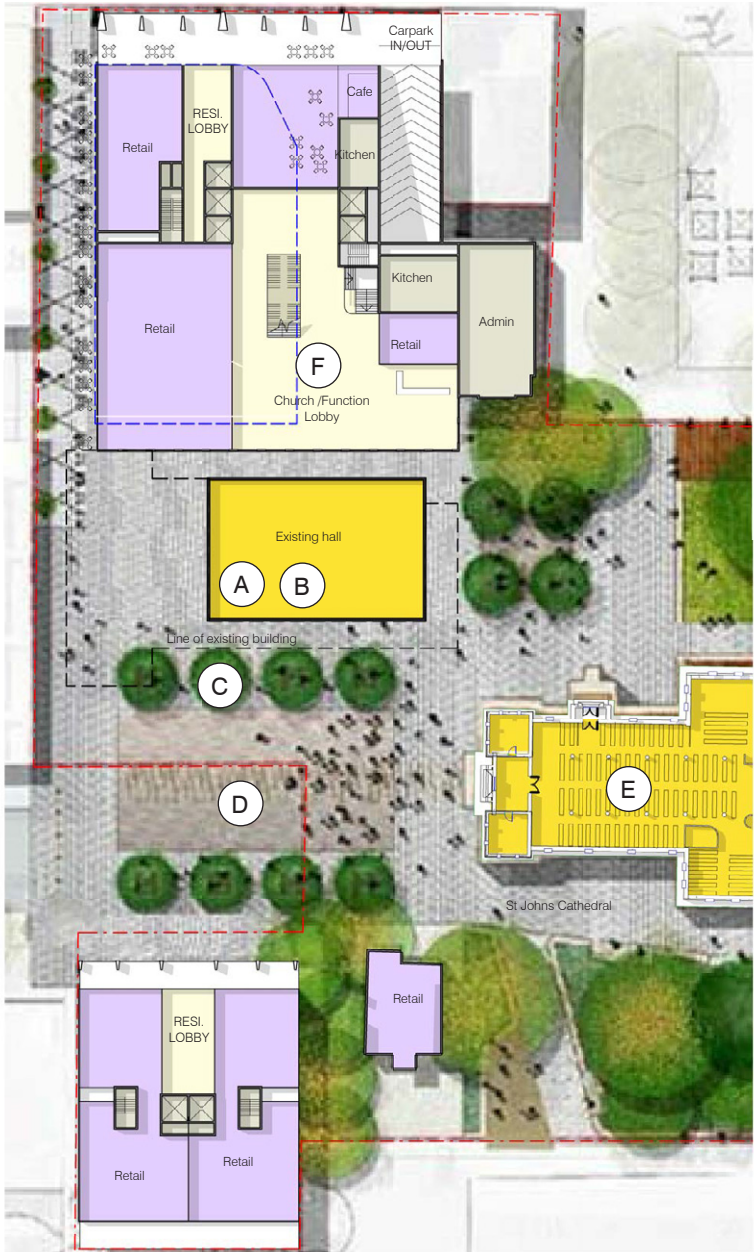
These options are summarised adjacent. Further information is provided over the following pages.

**The preferred option is Option 3 - Hall replaced** for the reasons described opposite:



St John's Parish Hall

Option 1: Hall retained



(A)	✓	Existing hall retained.
(B)	✗	Existing church hall not fit for need. Main church facilities would be located distant from Cathedral.
(C)	✗	Activation of square constrained by side wall of Hall.
(D)	✗	Poor setting of square.
(E)	✗	Cathedral distant from primary church facilities.
(F)	✗	Tower floorplate too small to accommodate commercial uses (an aspiration of both the client and Parramatta Council generally).



### Option 2: Hall modified and partially retained








- |   |   |  |
|---|---|--|
| A | ✓ | Well defined square.   |
| B | ✗ | Halls and church function more distant from Cathedral.   |
| C | ✗ | Church hall significantly modified to allow for better integration with square and civic activation. |
| D | ✗ | Some engagement of square but little activation due to difficulties.                                 |
| E | ✗ | Cathedral distant from other church facilities.  |
| F | ✗ | Tower cantilevered over Hall results in poor urban design outcome.                                   |

### Option 3: Hall replaced



## Preferred

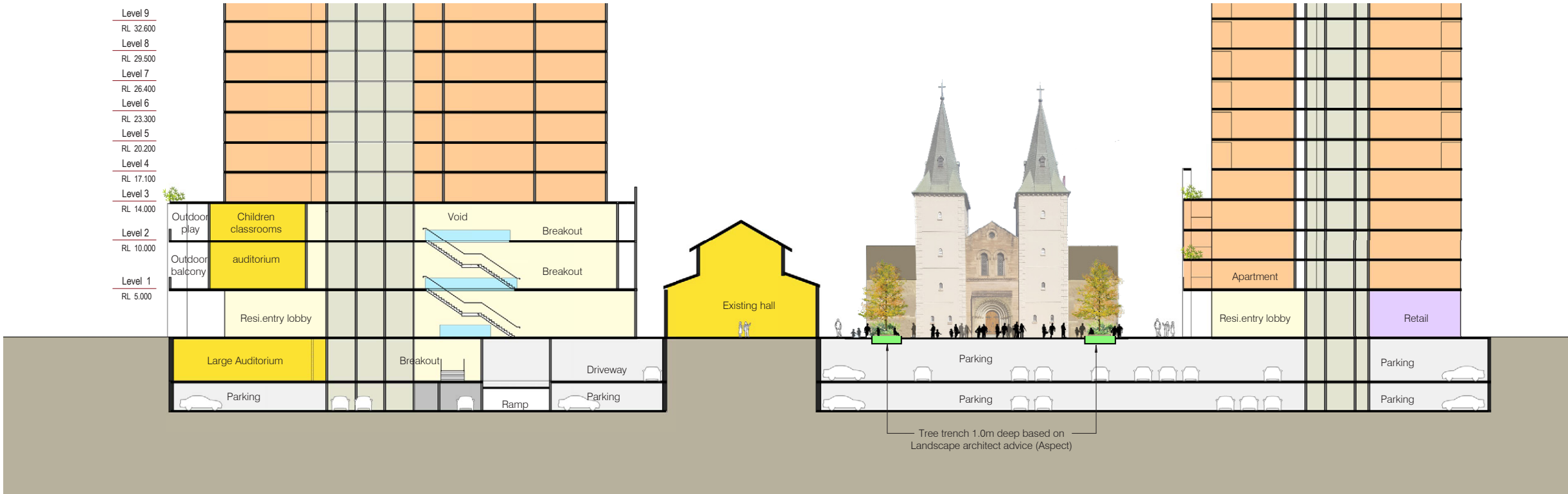
- |   |   |  |
|---|---|--|
| A |  | Hall and church function closely related to Cathedral, including auditoria above facing Cathedral.   |
| B |  | Best civic frontage to new square. The Parish Hall was never designed to be seen in the round, therefore is a poor design outcome. The removal of the hall is the best setting for the square and surrounds. |
| C |  | Maximises size of square.  |
| D |  | Cathedral closer to other church facilities.   |
| E |  | Existing structure of hall removed.  |



Option 1 - Hall retained

This option takes a 'low interventionist' approach to the existing hall, retaining it in place as a church hall and separating it fully from new development.

This results in a side-wall frontage facing the new square, with no access or activation.



Proposed section A-A

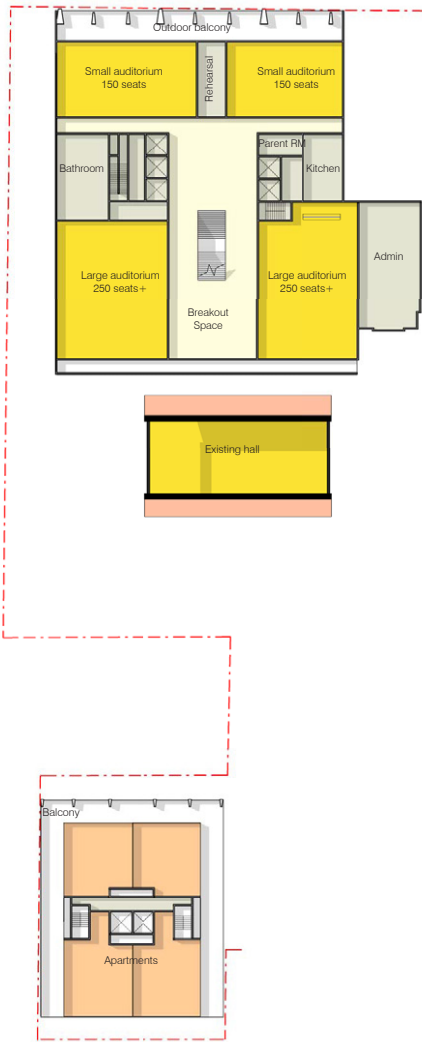




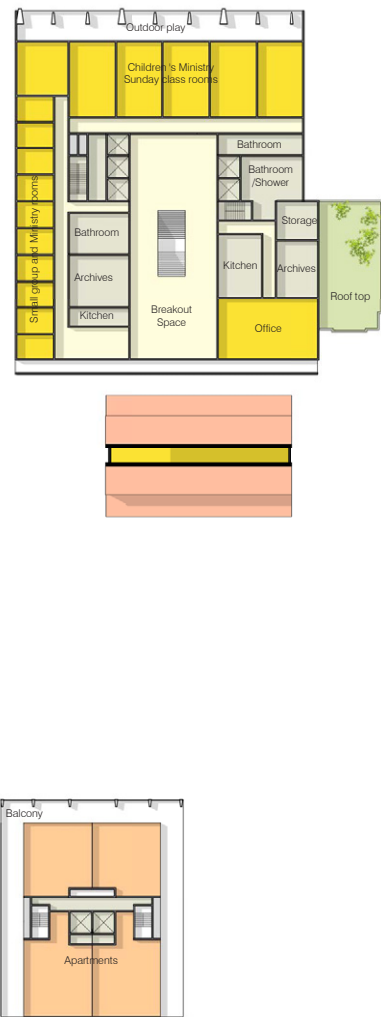
Illustrative floor plans



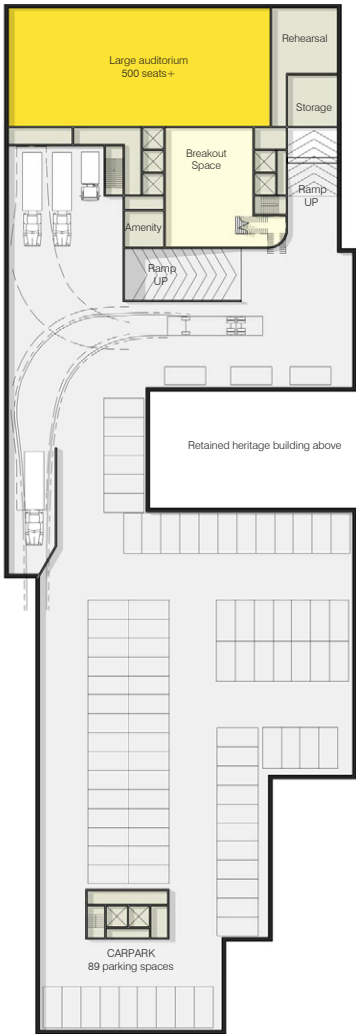
Proposed ground floor plan



Proposed Level 1



Proposed Level 2



Proposed basement L1



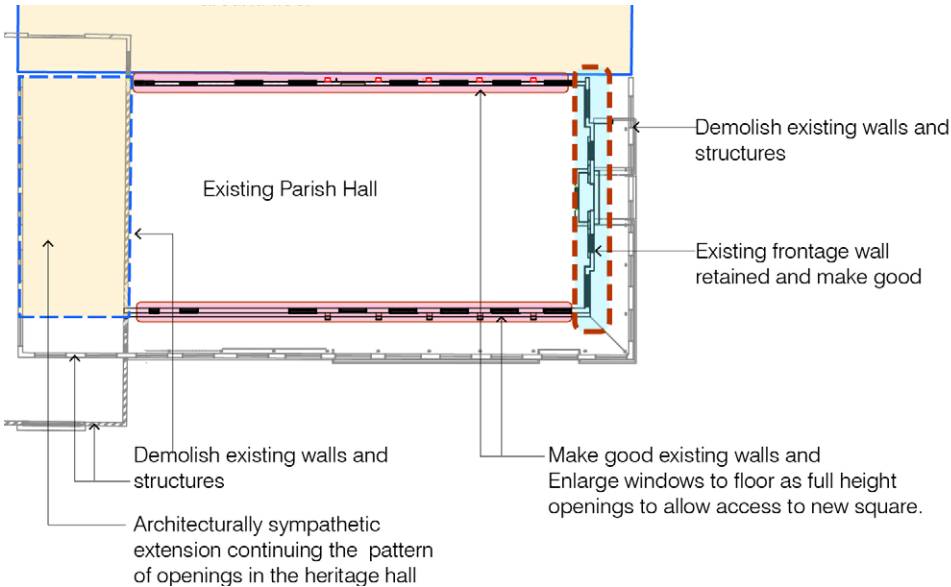
Proposed basement L2



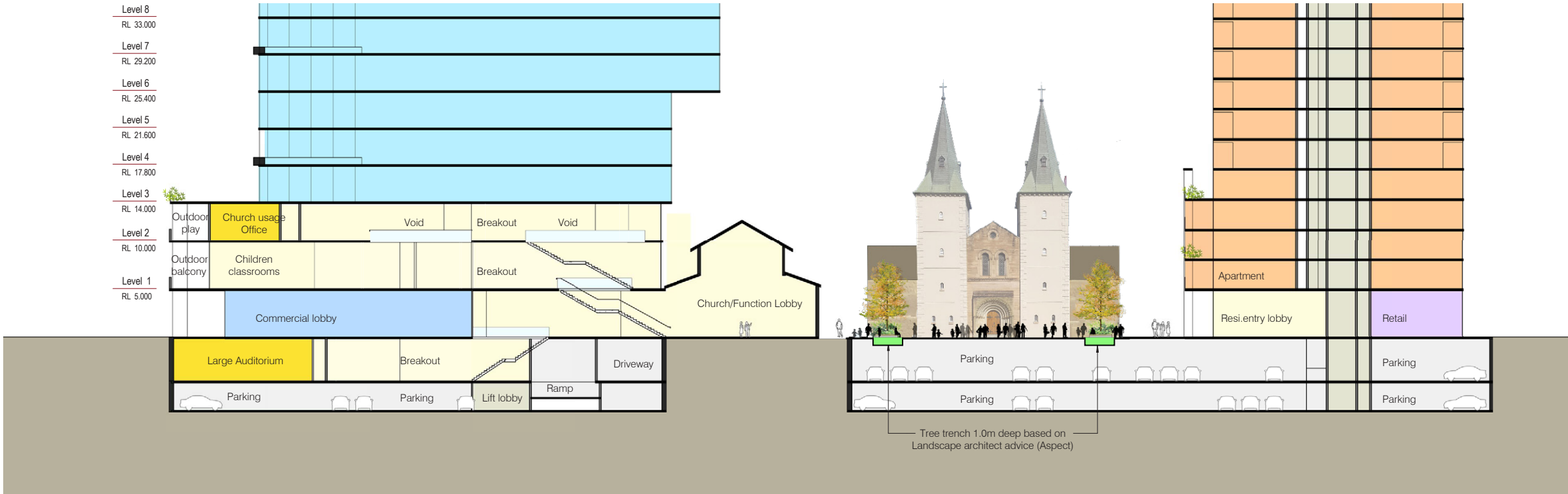
Option 2 - Hall modified and partially retained

This option takes a 'high interventionist' approach to the existing hall. Its original basic structure is retained, with later additions removed. To allow access to and activation of the new square, the existing side wall window openings are enlarged to the floor level to allow access through. A sympathetic extension is also added to relate to the new lane.

Despite significant interventions which begin to compromise the architectural integrity of the Hall, the link between Square, Cathedral and new facilities remains compromised.



Modifications of existing hall under this option



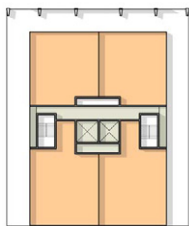
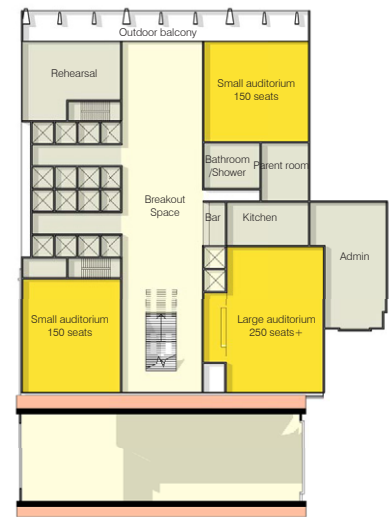
Proposed section A-A



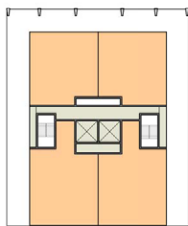
Illustrative floor plans



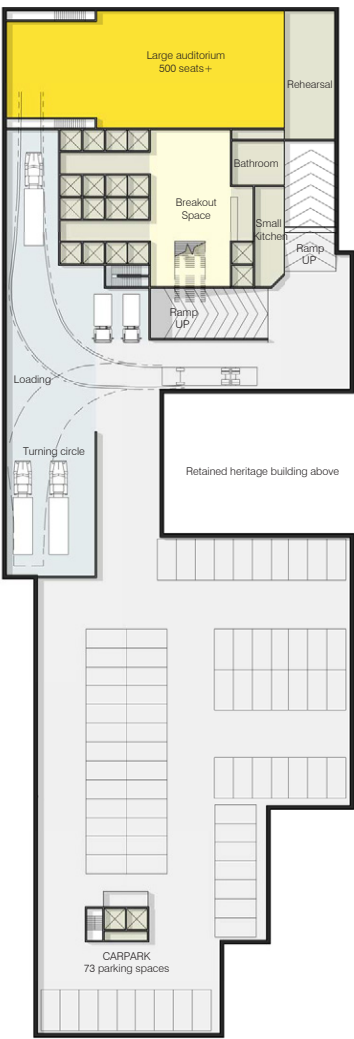
Proposed ground floor plan



Proposed Level 1



Proposed Level 2



Proposed basement L1



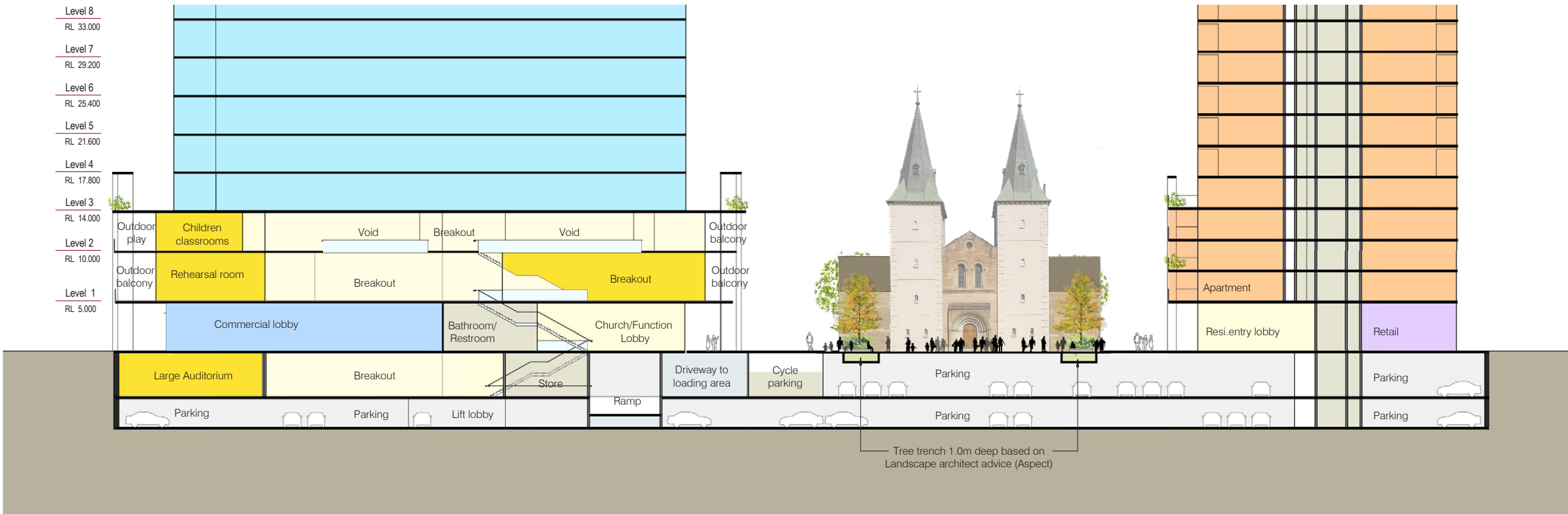
Proposed basement L2



Option 3 - Hall replaced - PREFERRED

This option replaces the hall with a purpose built new facility.

It is the only option to provide good connections between Cathedral, Square and new facilities and also provides the largest new square and best activation of the new square.



Proposed section A-A

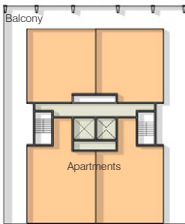
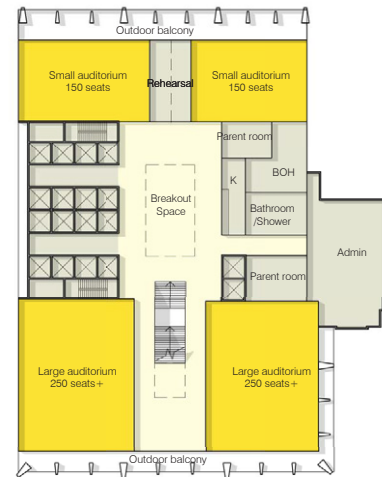




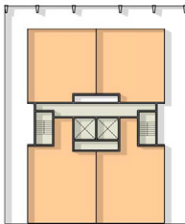
Illustrative floor plans



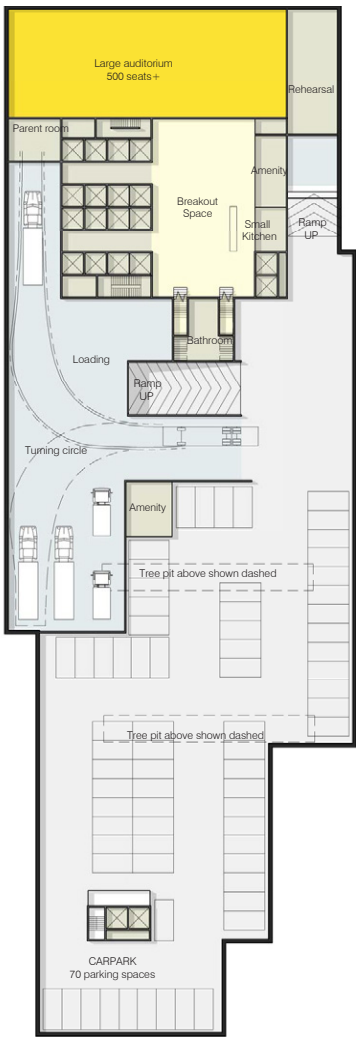
Proposed ground floor plan



Proposed Level 1



Proposed Level 2



Proposed basement L1



Proposed basement L2



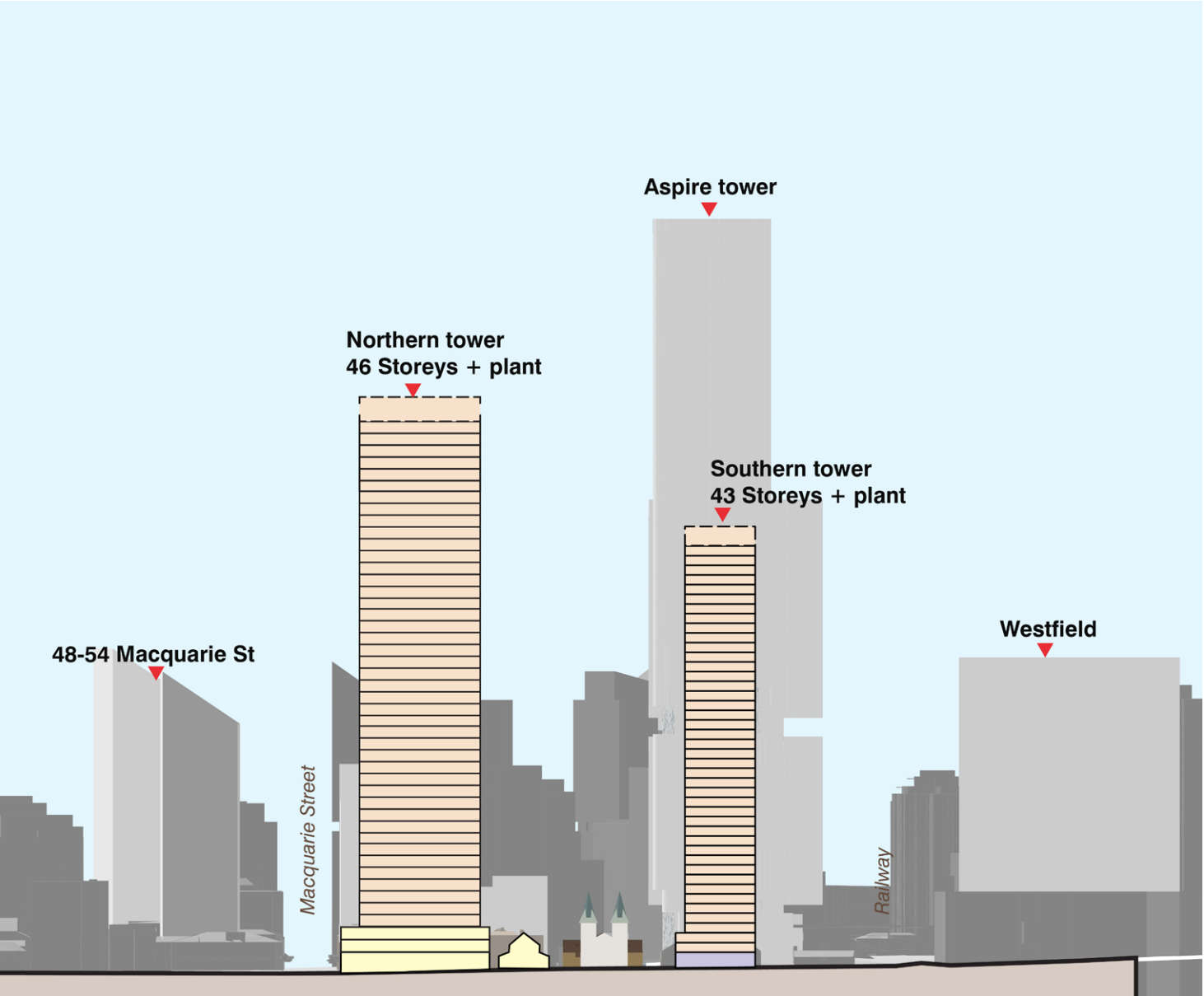


Sectional view of three options

Presented opposite are the three options presented in this section in a sectional form showing height. Option 2 and 3 are presented to provide the same overall floorspace (approximately 73,000sqm GFA, which reflects the preferred master plan in the final chapter of this report) with the preferred tower form (see following section of this Chapter), whilst Option 1 is presented at a similar height but reduced total floorspace (approximately 52,500sqm GFA) due to the smaller tower floorplate which could only accommodate residential rather than commercial uses.

All options shown remain in context with the new Parramatta and below the height of the Aspire Tower nearby.

Option 1: Hall retained

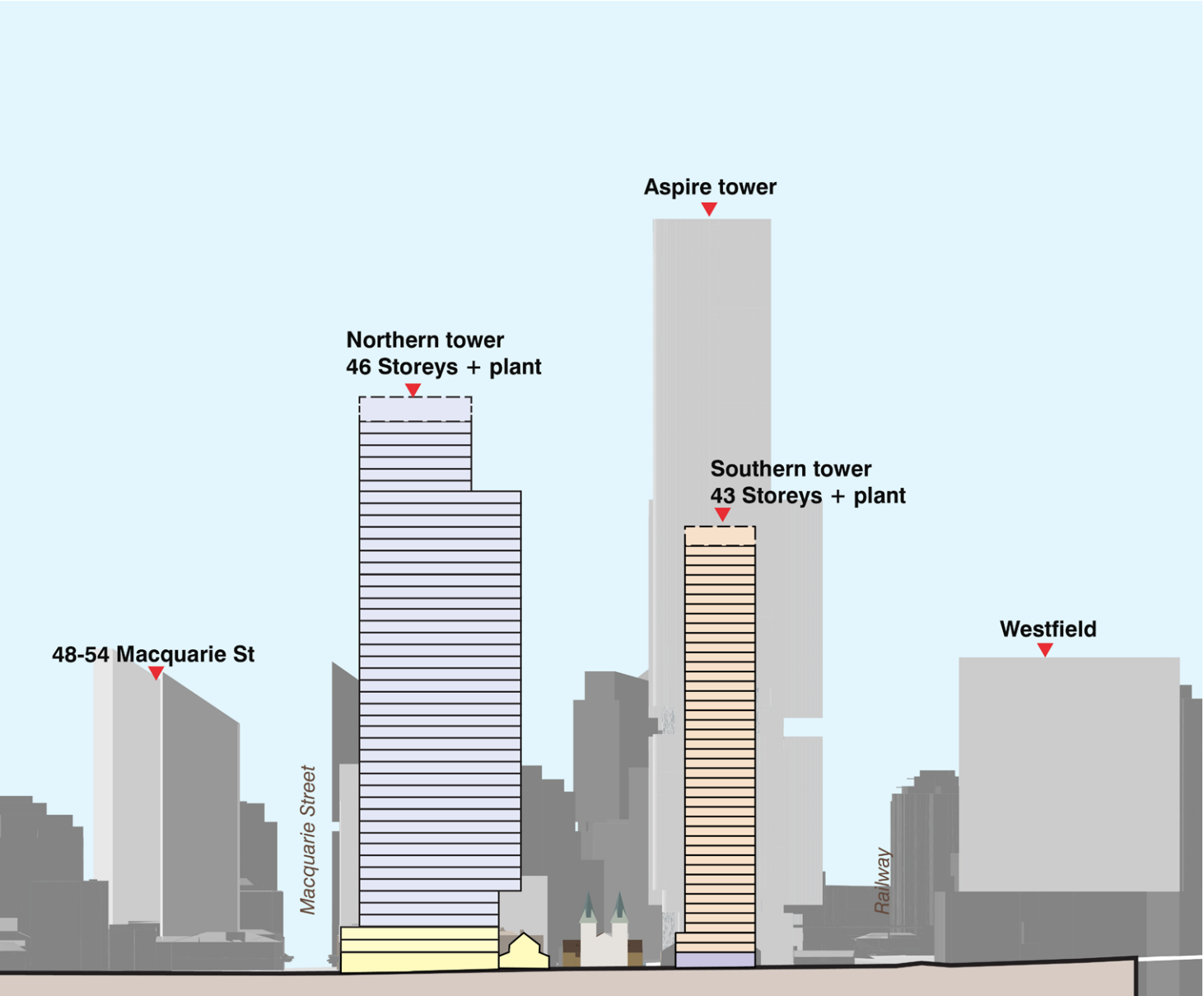


North-south section through site

- Key
- Existing
  - Church use
  - Office
  - Mixed use
  - Residential

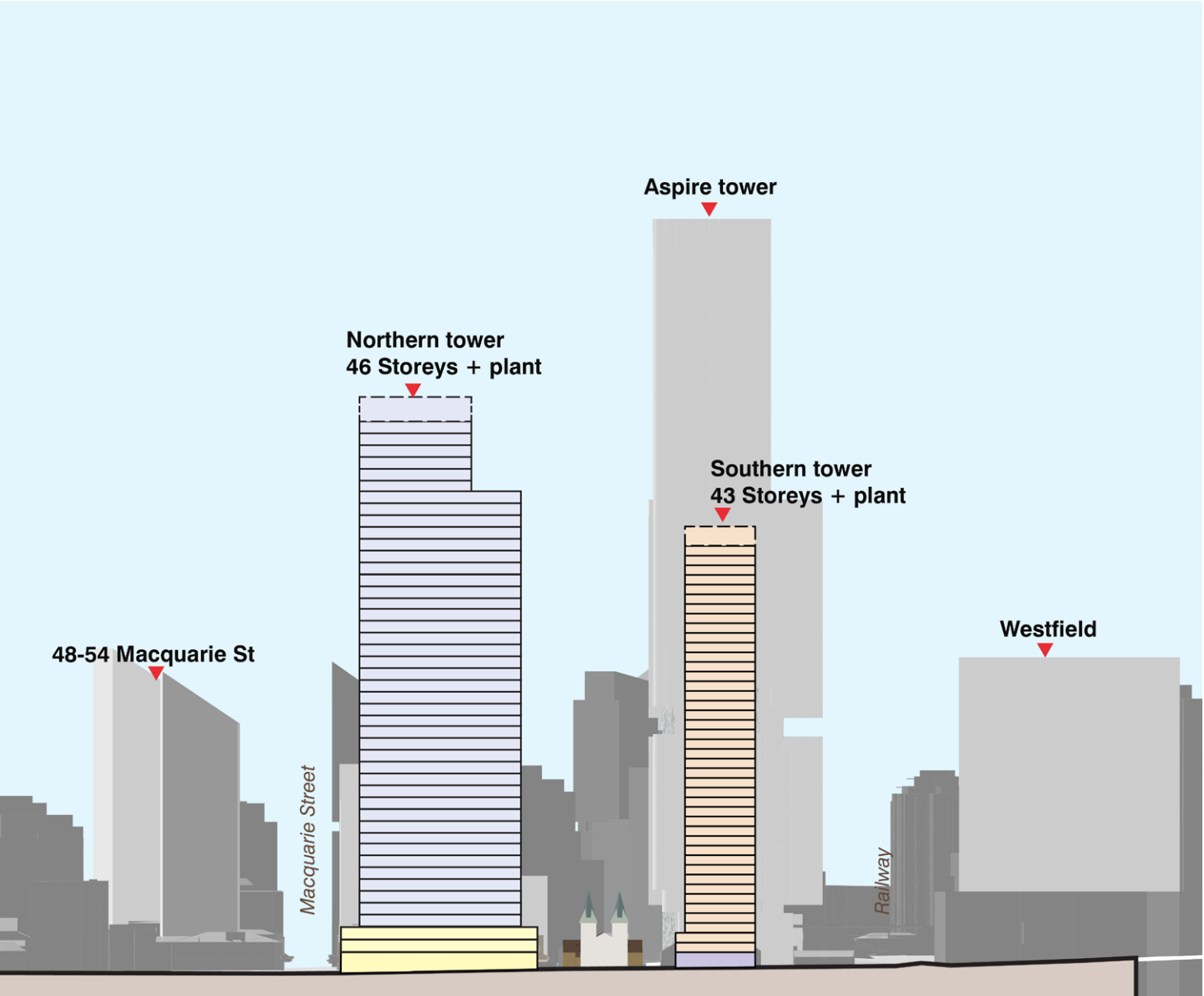


Option 2: Hall modified and partially retained



North-south section through site

Option 3: Hall replaced



North-south section through site

Preferred



4.8 Tower form

There are many constraints on the tower floorplates. Controls should allow these issues to be balanced through a design competition.

Northern tower

This tower is proposed for office use above church facilities, which will help to deliver Parramatta’s strategic aim to increase employment floorspace in the CBD. All areas are to remain in the long term ownership of the church.

Key constraints and considerations include:

- **The sun access plane into Parramatta Square.**  
This is a strong constraint set by Parramatta Council and upheld by the Greater Sydney Commission.  
Note: Buildings of approximately 16-20 storeys on the site would fit under this.
- **DCP setbacks to tower forms** including;
  - 6m setback from podium to north
  - 6m setback to west along lane.
- **Setbacks to the proposed square.**  
A 6m setback is nominally assumed similar to the DCP setback above.  
Note that under current DCP controls building to Hunter Street is permitted.
- **Setbacks to Centenary Square.**  
6m from the retained heritage element is assumed as a base line, similar to the above.
- **Sun light access to the facade of the cathedral.**  
As noted in the draft Conservation Management Plan for the site.
- **Sunlight access to the proposed square.**  
The southern corners of the tower could be cut back to increase sunlight access here.
- **Commercial tower floorplate considerations.**  
A comparison to the Deloitte tower in Parramatta is shown opposite. .

Southern tower

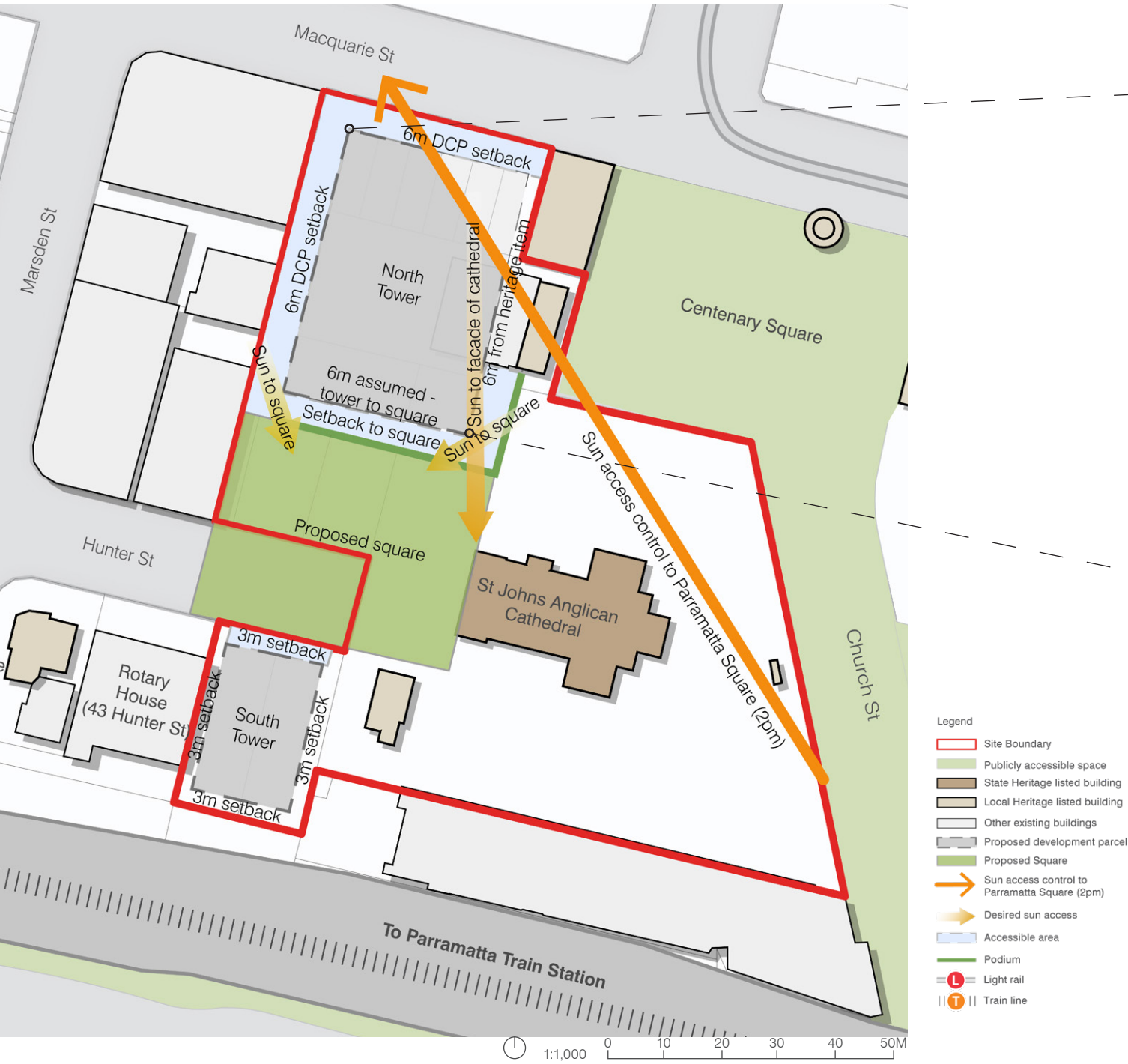
This tower is proposed for residential accommodation. All areas are to remain in the long term ownership of the church.

It has been designed with:

- 3m setbacks to the east and west neighbouring properties (allowing for an articulated facade).
- A 3m setback to the south (railway land).
- A 6m ground level setback from Hunter Street (in line with the heritage property to the west).
- **A slender floorplate of approximately 420sqm.**
- Units are designed to face primarily north and south, not across boundaries of neighbouring sites (west or southeast).

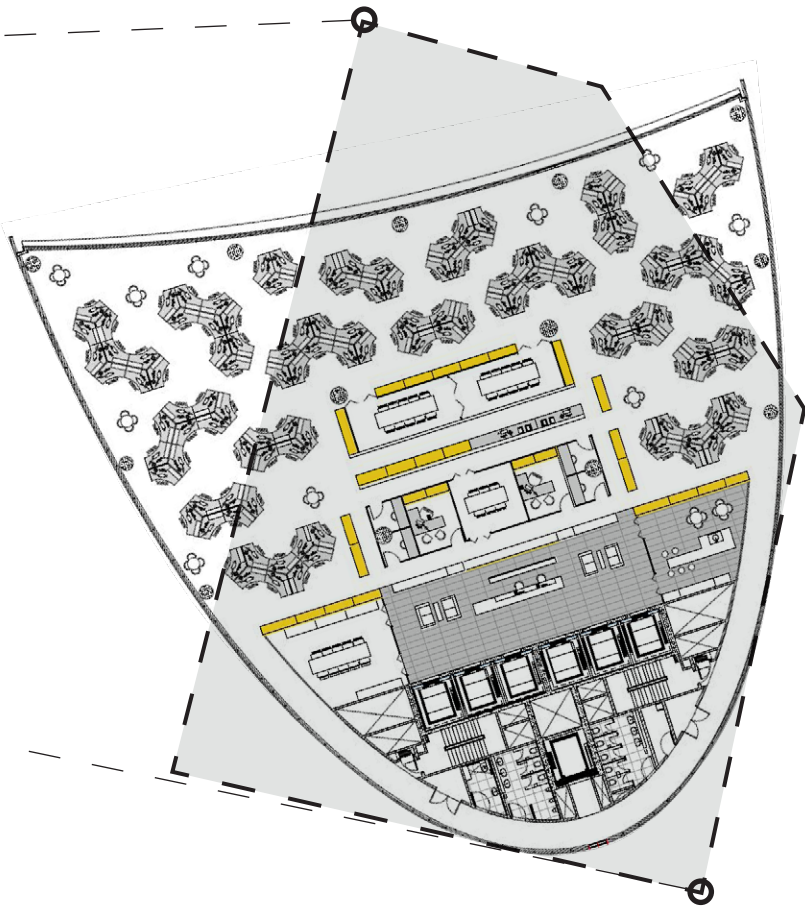


Key constraints



Note: some constraints are 'soft' and maybe considered appropriate for some variation in detailed design

Northern tower comparison of indicative envelope with Deloitte tower



The northern tower envelope shown (1,650sqm) is just below the floorplate (GBA) size of the Deloitte tower in Parramatta.

However, as the GBA has to fit within this envelope, its floorplate (GBA) will be a step smaller than Deloitte. As a taller building it is also likely to require more lifts, further reducing the usable floorspace below that of Deloitte.

Ideally for the market, a regular shape of 1,500sqm NLA (~2,000sqm GBA) would be provided, however a floorplate of around 1,200sqm NLA (approx. 1,550sqm GBA) may be marketable.



4.9 Northern tower form design options

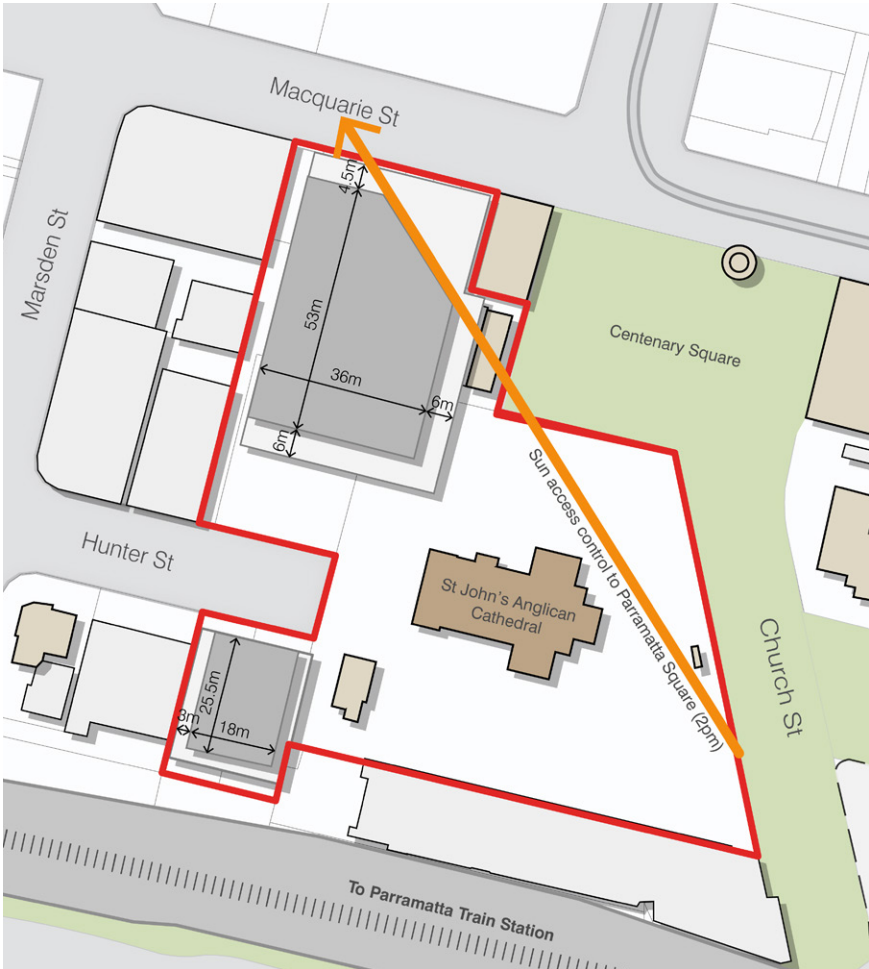
Architectus has identified two preferred tower forms. A final tower form will not be decided until a design competition and any controls should allow for a range of responses.

Initial options considered are shown opposite with key benefits and issues. All show approximately the same footprint (1,500-1,550m<sup>2</sup> GBA or approx. 1,150-1,200m<sup>2</sup> NSA).

Of these Options C and D have been identified as preferred forms and have been further developed by Architectus. Detailed plans for each, views, and sun access diagrams are provided over the following pages. Both of these forms are considered good design responses by Architectus.

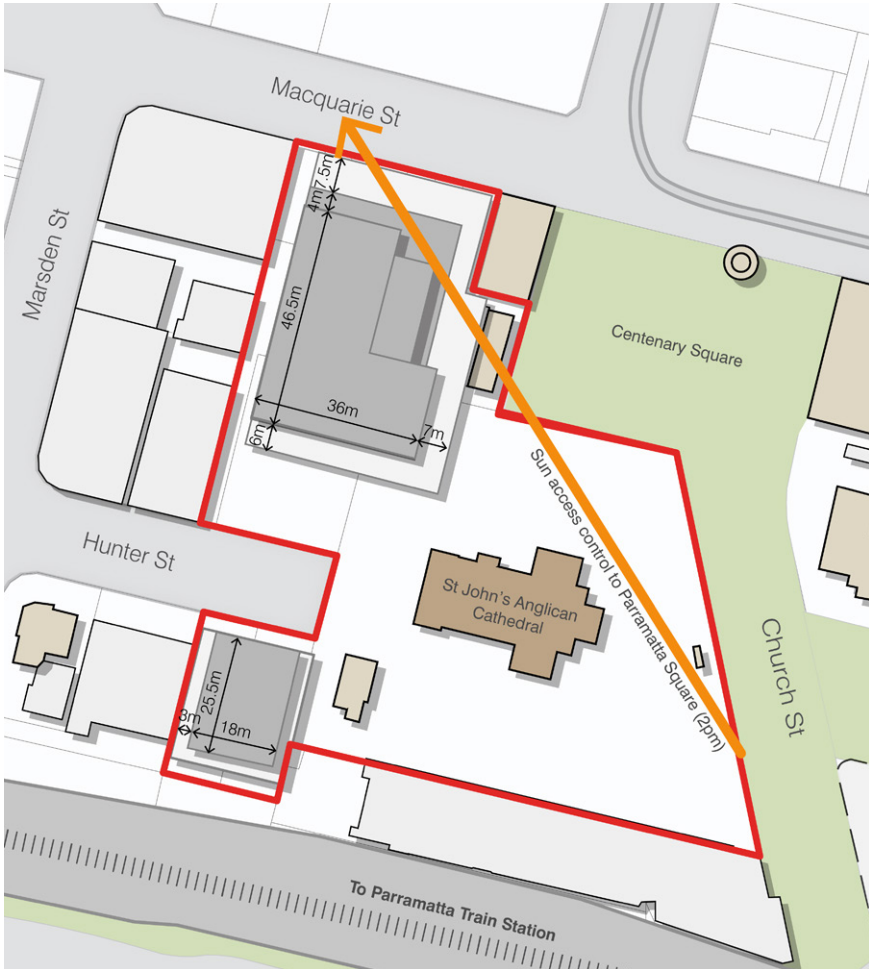
One of these two preferred forms has then been selected for illustration as part of the preferred master plan in the following chapter of this document.

- Legend
- Site Boundary
  - Publicly accessible space
  - State Heritage listed building
  - Local Heritage listed building
  - Other existing buildings
  - Proposed towers
  - Dimensions
  - Sun access control to Parramatta Square (2pm)
  - Light rail
  - Train line



Tower form A

- ✓ Respects most key constraints.
- ✗ Minimal sun protection to western façade of Cathedral.
- ✗ Introduces new angle in views which does not relate to context.

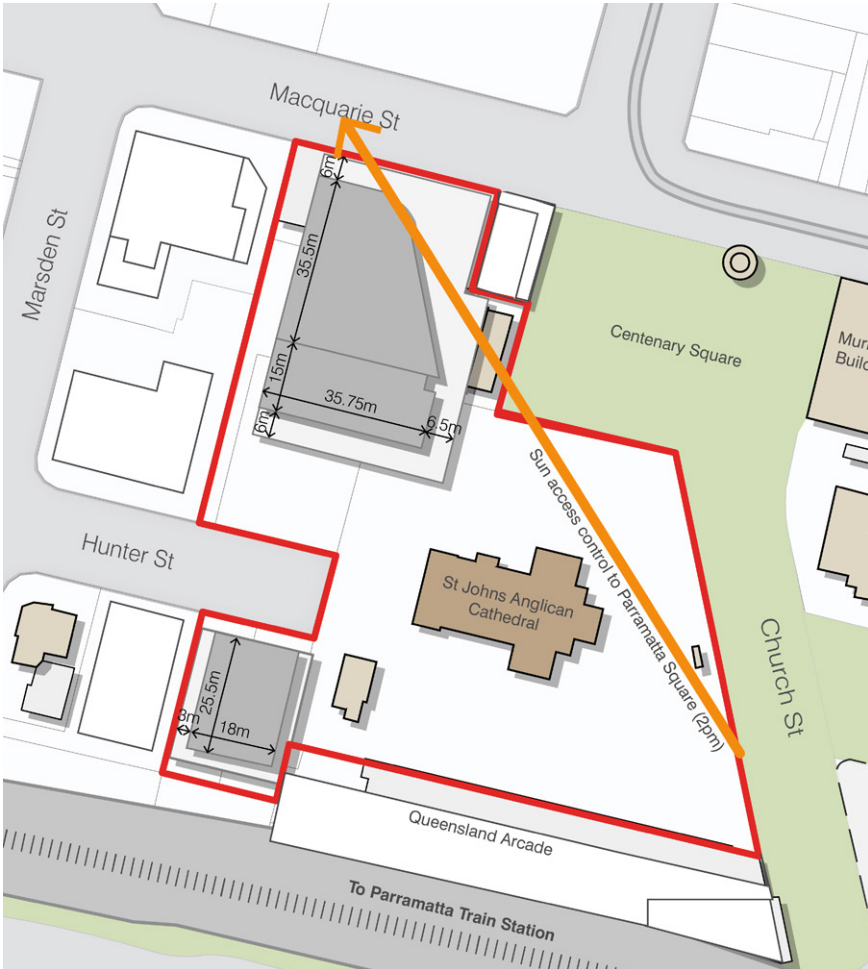


Tower form B

- ✓ Simple rectilinear commercial floorplate.
- ✓ Respects key constraints
- ✗ Square tower form reduces sun provision to new square.
- ✗ Complex shape in views - does not relate well to context

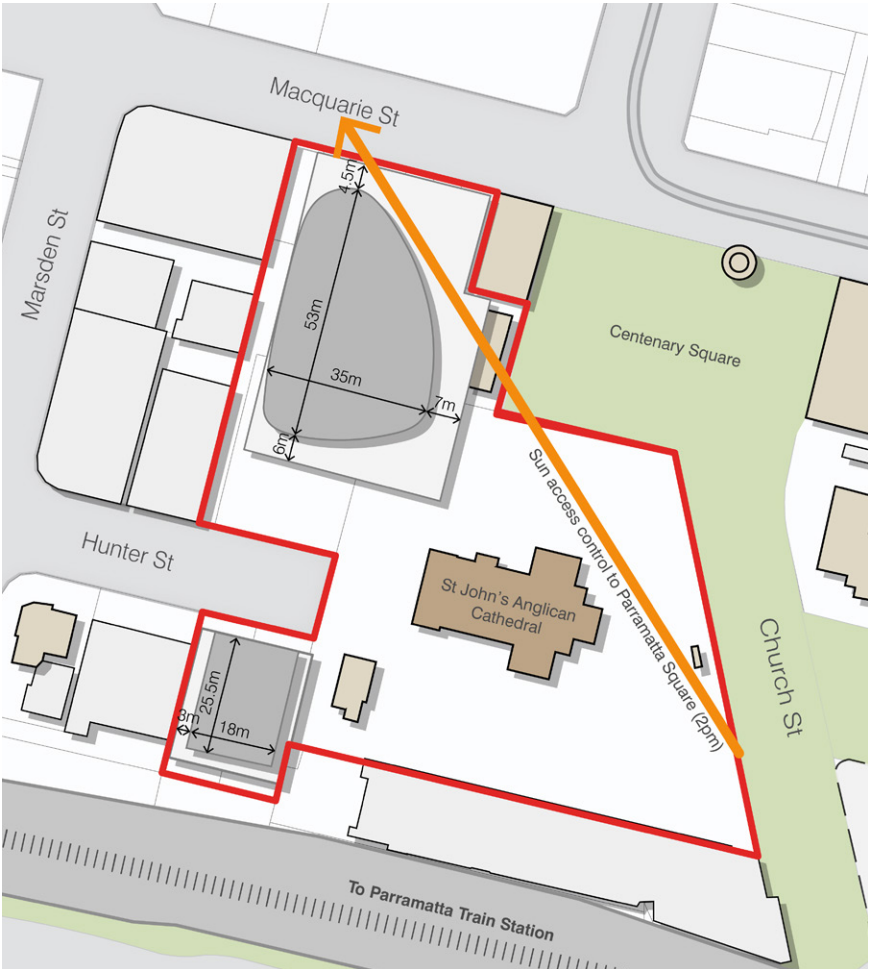
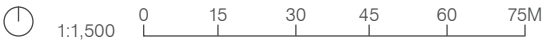






Tower form C (Preferred and used for master plan)

- ✓ Good protection of sun to western façade of Cathedral.
- ✓ Respects key constraints.
- ✓ Simple commercial floorplate.
- ✓ Form relates to the alignment of Church Street
- ✓ Form relates to current design of Aspire Tower
- ✗ Slightly worse sun access to square and visual separation from sites to west, when compared to Tower from D



Tower form D (Preferred)

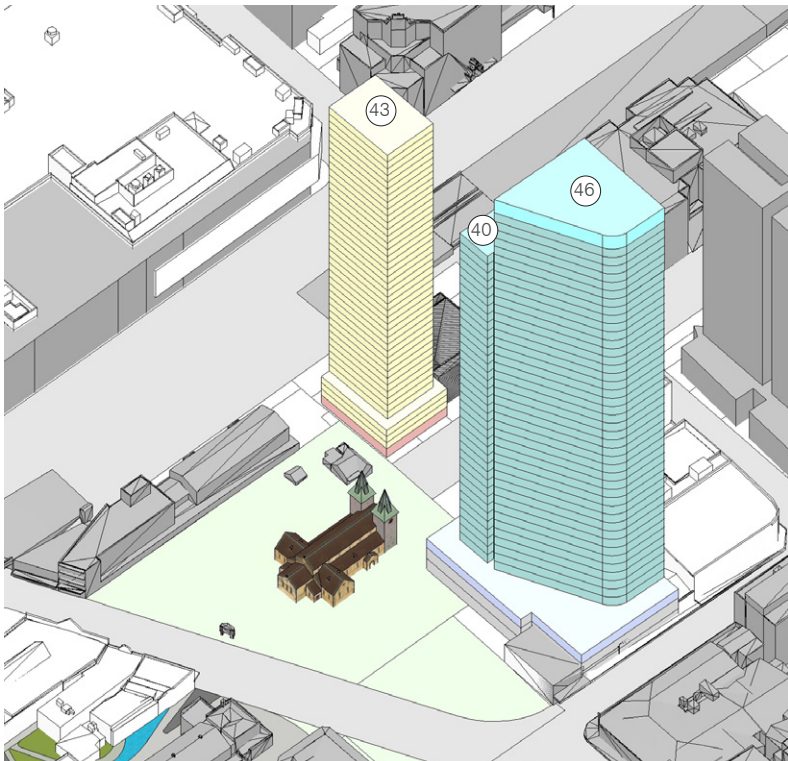
- ✓ Respects principles of key constraints.
- ✓ Good protection of sun to western façade of Cathedral.
- ✓ Rounded corners allows greatest sun access into square.
- ✓ Shape is capable of being viewed 'in the round' and responds well to views from all directions.
- ✓ Some tower setback from lane.
- ✗ Some inefficiency in office floor layout due to shape.



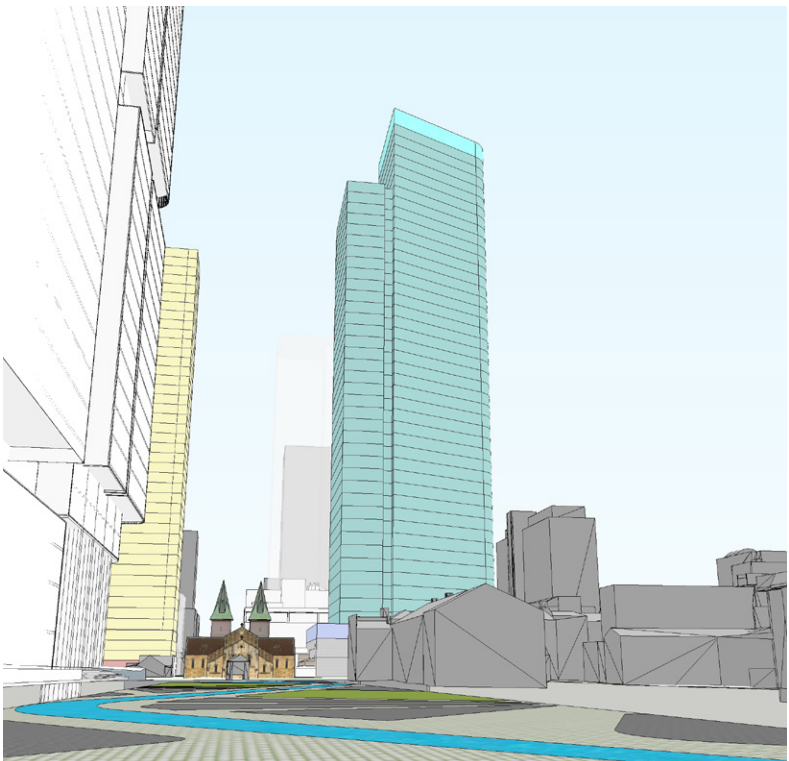
Tower form C - Rectilinear tower form - Preferred and used as the basis of the master plan

Typical tower envelope area: 1492 sqm

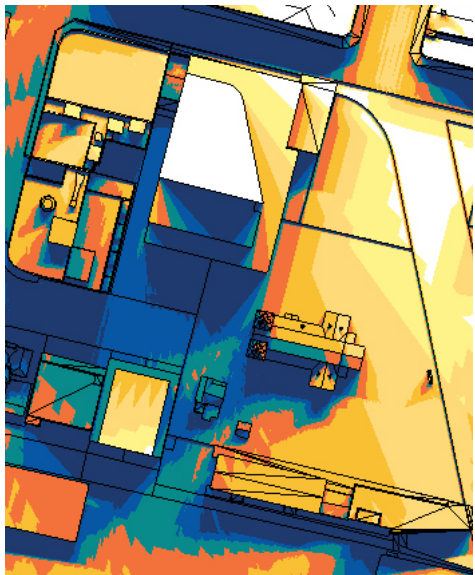
- This tower form follows the street alignment of the street, including façade alignment to Church Street Mall.
- It is similar in form to the latest Aspire tower design.
- Sun access to the square is slightly less than Tower form D in midwinter



3D View

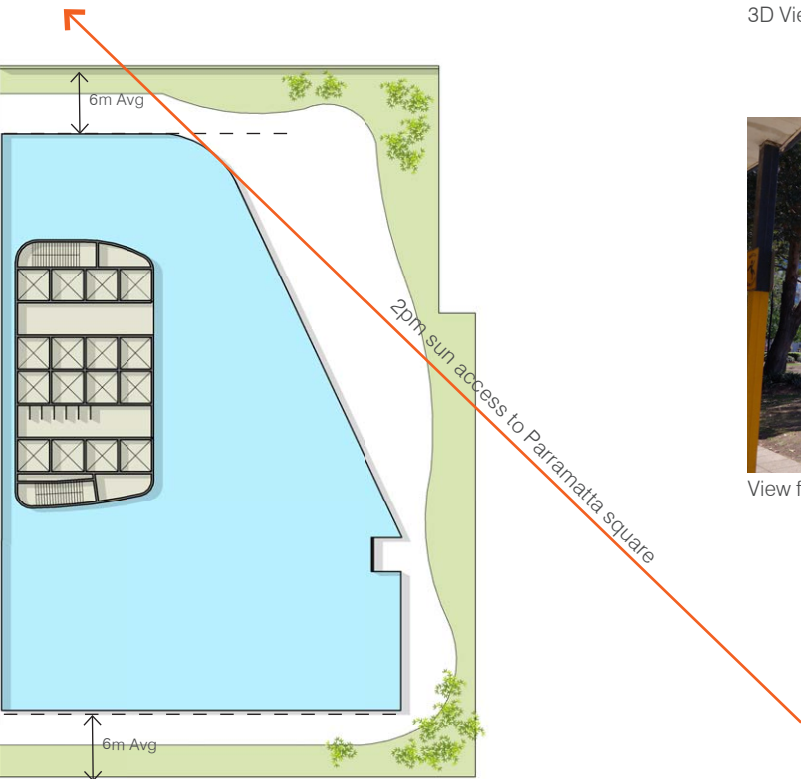
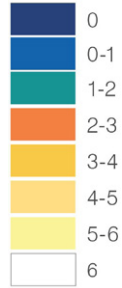


View from Parramatta Square



Sun access in mid-winter between 9am-3pm

Hours of sun access  
9am-3pm midwinter



Typical floor plan



View from southeast Church Street Mall



View from Town Hall  
Key heritage views



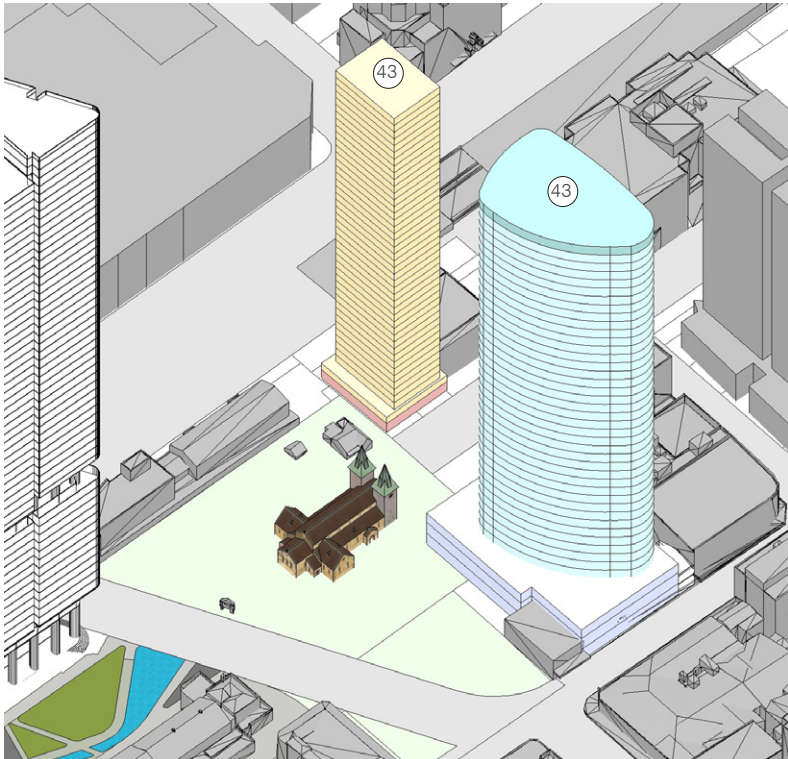
View along Church Street



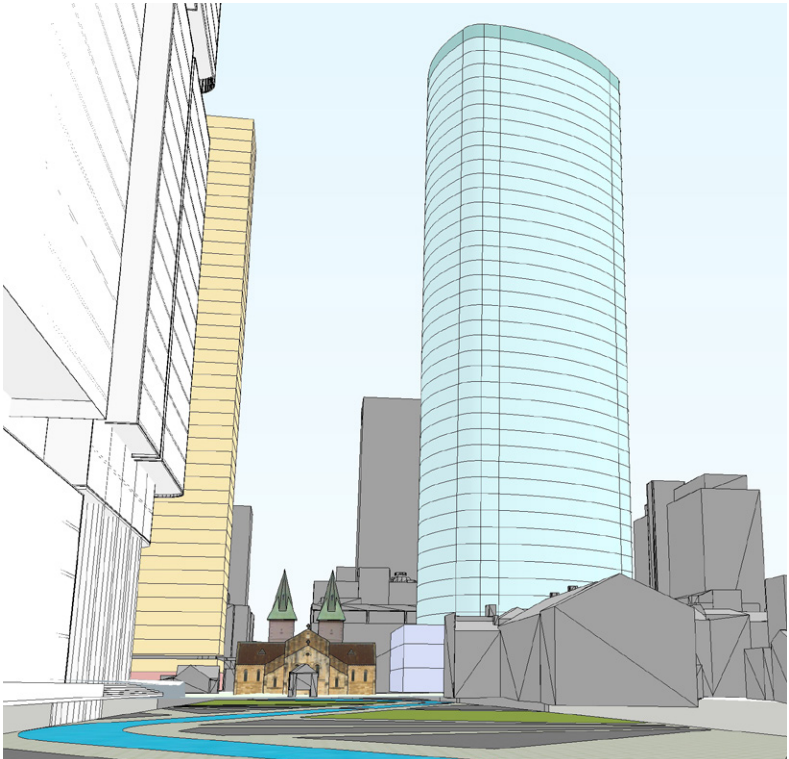
Tower form D - Curved tower form

Typical tower envelope area: 1518 sqm

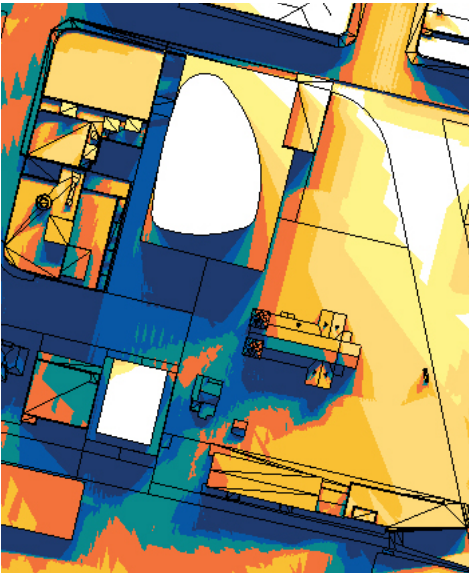
- The tower form presents “in the round” and responds to oblique views as well as axial views.
- It provides better sunlight access outcomes to the new square and slightly more visual separation to the adjacent site to the west.
- It provides a 'softer' interface with the Cathedral through slightly greater average setbacks, particularly to corners.



3D View

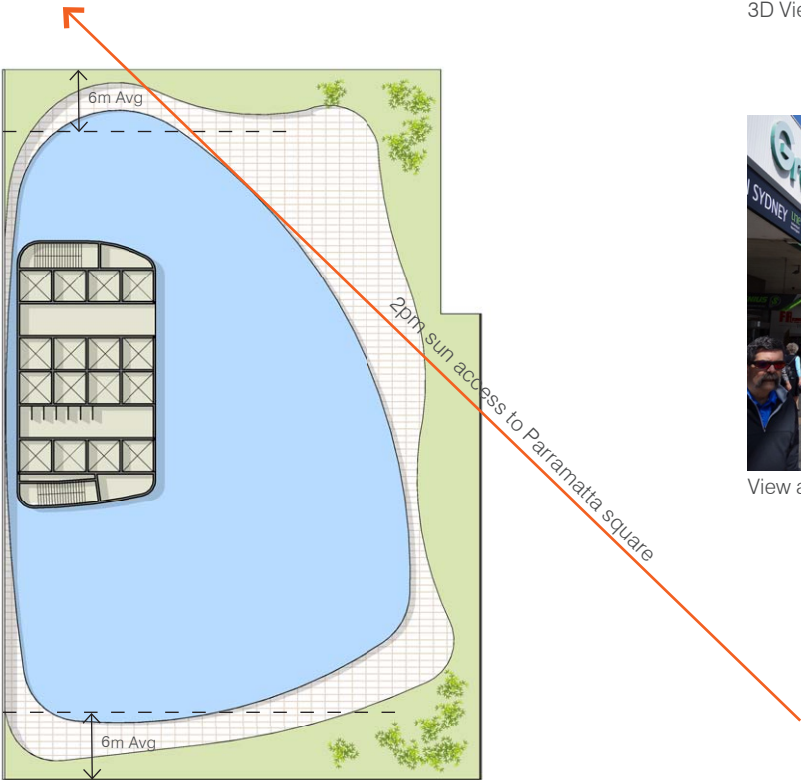
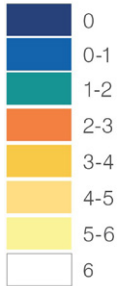


View from Parramatta Square



Sun access in mid-winter between 9am-3pm

Hours of sun access  
9am-3pm midwinter



View along Church Street



View from southeast Church Street Mall  
Key heritage views



View from Town Hall

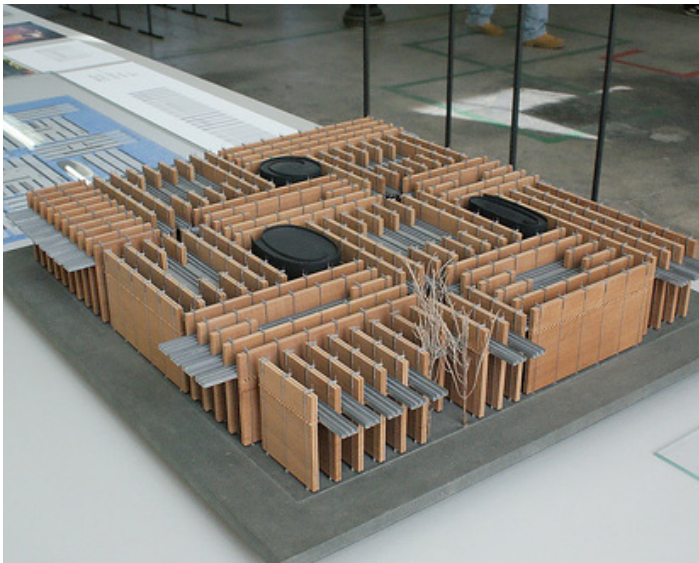
Typical floor plan



4.10 Precinct character

Key precinct character principles for the design are illustrated below towards development of the final master plan. These are also intended to form the basis of future development applications.

1 Principle 1: Civic response



Language (Peter Zumthor, Architect)



Solidity (Peter Zumthor, Architect)



Transparency (Kerry Hill, Architect)



Civility (David Chipperfield, Architect)



Ecology (Alec Tzannes, Architect)

2 Principle 2: Positive relationship between heritage and new development



The Mint, Sydney (FJMT)



RMIT Urban Spaces (Peter Elliott)



Paddington Reservoir Gardens (TZG)



O'Reagen Arts and Cultural Precinct (Brewster Hjorth Architects)





Initial concept sketch - the master plan







## 5.0 Master Plan

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5.6	Increase in publicly accessible open space	83
5.7	Sun access	84
5.8	Recommendations for adjacent sites	86





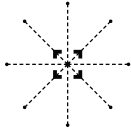






5.1 The master plan

The master plan provides a new square and setting for the Cathedral to align it with the new Parramatta. It includes a major new square and public link for Parramatta, flanked by built form at the scale of the Cathedral with towers set back above.

The master plan for the site is not a final design, but informs the recommended controls for the site set out in the following chapter.

The master plan presented is the culmination of design development presented in Chapter 3 of this document. Its response to the strategic drivers (identified in Chapter 2 of this document) is set out below.

Strategic Drivers		What is being delivered
 Heritage		A new square provides a clear setting for St John's Cathedral's important western frontage. The Cathedral's ongoing role is assured in a working contemporary format.
 Public domain		High quality renewal of existing spaces and addition of over 1,300sqm of additional publicly accessible space including: <ul style="list-style-type: none"><li>- The creation of a new square to complement Parramatta Square and Centenary Square and create an enhanced setting for the Cathedral</li><li>- A new laneway linking to Macquarie Street</li><li>- Enhanced activation through colonnade connection to a new Hall</li></ul>
 Movement		New public connection to Macquarie Street and enhanced east-west permeability
 Sun access		Sun access beyond that required by controls to Parramatta Square, the Cathedral and new square
 Views and interface		The Cathedral is reinforced as the focus of key views. Key axial views are not interrupted by new development.
 Appropriate heights and densities		A maximum 180m building height and 13.5:1 FSR is consistent with Parramatta's aspirations and a step down from that proposed in Parramatta Square
 Maximise strategic use of land		45,000sqm of leasable commercial office space, contributing to Parramatta's strategic role as Sydney's Central City, plus approximately 170 units of rental accommodation, 5,000sqm of church use and ground floor active retail
100	100 year master plan	Ensures the ongoing role of St John's Cathedral in a working contemporary format





Church St

Horwood Plt

Macquarie St

Marsden St

Hunter St

Proposed development  
57 Macquarie St

New lane

46st

3st

40st

Centenary Square

New Square

St John's Cathedral

3st

43st

gardens cottage

Town Hall

Parramatta Square

Aspire tower





New connections  
for Parramatta















5.2 Public domain

St John’s location in the city at the termination of the Parramatta and Centenary Squares provides an opportunity for the site to respond to and integrate the two civic spaces together.

The public domain for St. John will not be set until a subsequent Development Application. A concept design by Aspect Studios (see separate document) provides guidance on what this may be. It is summarised adjacent.

Within the site only two (2) of the existing 20 trees on site are removed, and 12 new trees are proposed to be planted in their place.

Landscape Design Principles

1. Connectivity to the city

- Prioritise a flexible public realm focusing Parramatta as a strategic centre.
- Functioning both as a space for connectivity and respite, whilst also fluidly transforming into event or ceremonial mode.
- De-cluttered design to maximise connectivity, passive surveillance and flexibility of activity.

2. Stitching into the urban fabric

- Respect and celebrate the site’s heritage and defining the spatial arrangement of paths and garden.
- Pedestrian paths should maintain universal access for all and be legible for users.
- The key visual and pedestrian movement corridors will be strengthened through considered design.
- Vehicle access in the proposed design should be managed operationally and used for ceremonious purposes.

3. Reinterpreting the historical garden

- The contemporary garden within the site has a vital role in increasing the urban tree canopy of Parramatta’s CBD and provide cool and shade for users.
- Reducing the amount of impervious surfaces with lawn and garden beds and trees contributes to the reduction of the urban heat island.
- Preservation of all mature trees on site is critical, as to preserve aesthetic and ecological functions.
- Parramatta CBD is prone to flooding, water sensitive urban design and water treatment should be considered within the proposed design.

4. Places for people

- Proposed design should have a human centred approach paying close attention to scale, variety and comfort.
- Design should aim to provide people with respite from the city, creating places for congregation, spaces for informal recreation activities, as well intimate areas in the garden for people to sit and recharge.
- The northern edge should be considered as an important visual connector between Church Street Promenade and the



Circulation comparison - existing (left) and proposed (right) (Aspect Studios)



## Sections



### Legend

- Existing tree retained
- Existing tree removed
- Existing turf
- Existing garden bed
- Existing sandstone paving
- Existing brick paving
- Existing concrete paving
- Existing stone paving
- Existing Verger Cottage
- Existing white concrete seat
- Existing park bench
- Existing drain
- Existing sandstone fence
- Existing sandstone edge

- 1** Raised central lawn with generous seating edge facing Church Street Promenade
- 2** Intimate garden zones with existing trees retained and decorative planting incorporated with passive seating
- 3** Formal St John's Square accommodating events and ceremonies. Seating provided to edges of square under feature trees. Hunter Street will be acquired and street will align with St Johns Lane. Managed operational vehicles will be permitted within in the square and access will be fronted with retractable bollards.
- 4** Heritage Royal Gate retained
- 5** Generous paved connection linking St John's Square with Centennial Square with seating under a cluster of trees to service users from St John's Tower
- 6** St John's Lane way catering for small scale retail and pedestrian access



Landscape concept (Aspect Studios)



### 5.3 Illustrative floor plans

The plans opposite and overleaf demonstrate an initial concept for the site. Final designs will be subject to a design competition DA.

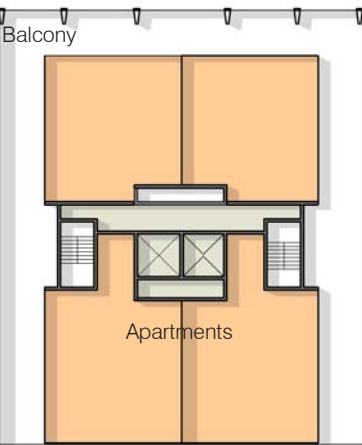
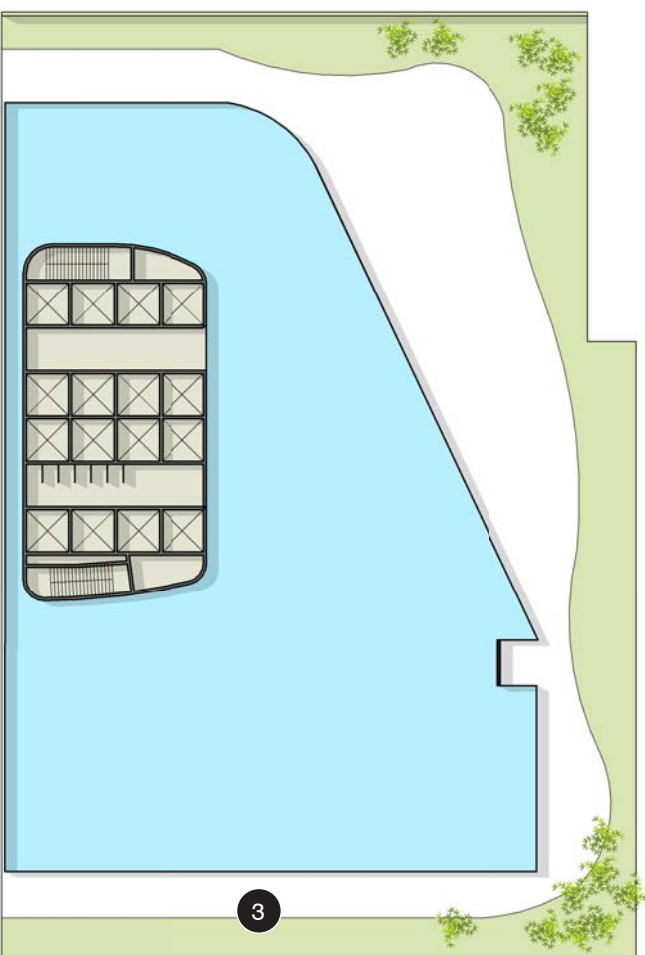
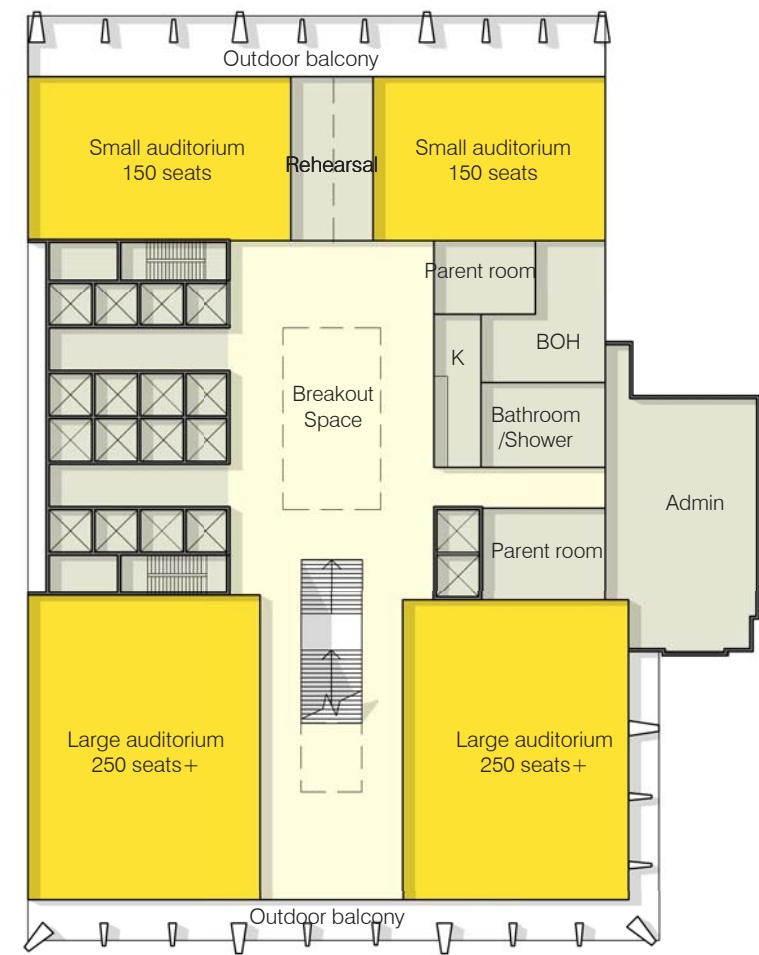
Key features of the master plan:

- 1 **Creation of a new square** – to respect the Cathedral's curtilage and **provide a proper space** in which its spires and western façade can be better appreciated.
- 2 **Building forms** significantly set back from current controls along Hunter St – to **improve the Cathedral's setting** and align it with other buildings in its context (Parramatta Square and the Town Hall).
- 3 **Significant setbacks of taller buildings** from the street wall/podium height – to ensure that lower building forms **relate to the scale** of the Cathedral and taller buildings are seen as clearly set back from this.
- 4 **Renewed landscape** setting for the Cathedral that will **enhance the public appreciation** of the church from all sides.
- 5 **Creation of a colonnade** - To help visually connect the Church buildings together, providing shade and shelter near the church, and enabling a wider **visual connection** between the new church square and Centennial Sq/Church St across the corner of the colonnade.
- 6 **Creation of a new laneway** between the new Square and Macquarie St – to further **activate the new square** and western approach to the Cathedral.

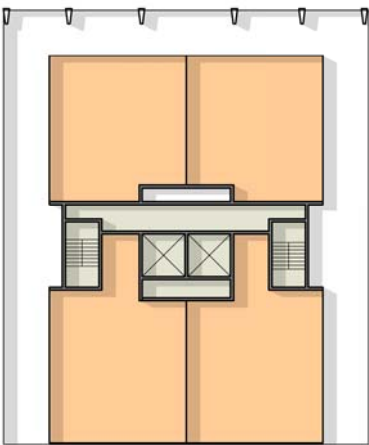
Ground floor plan



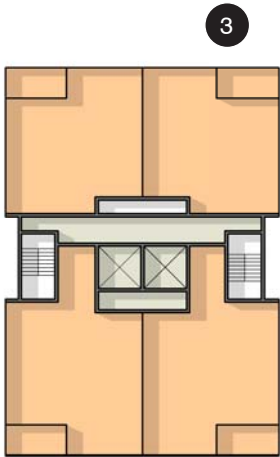




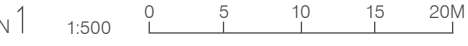
Level 1



Level 2



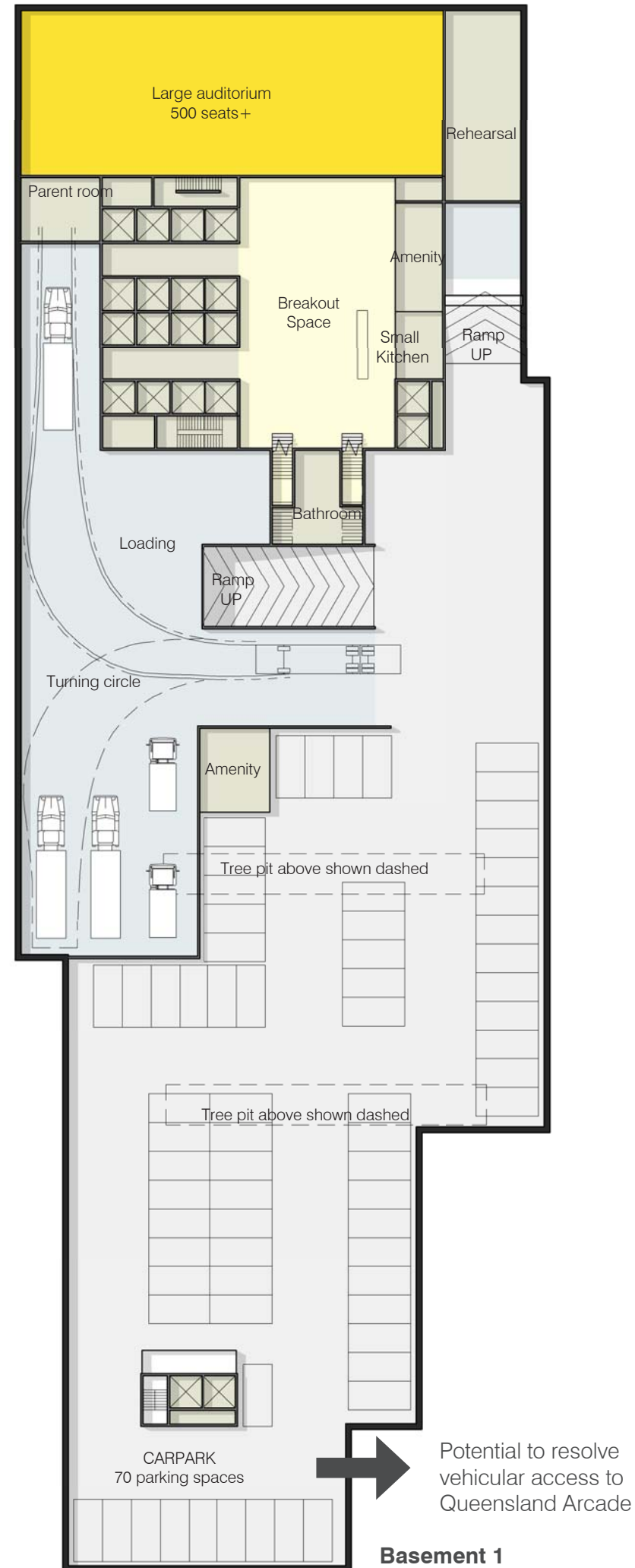
Typical level



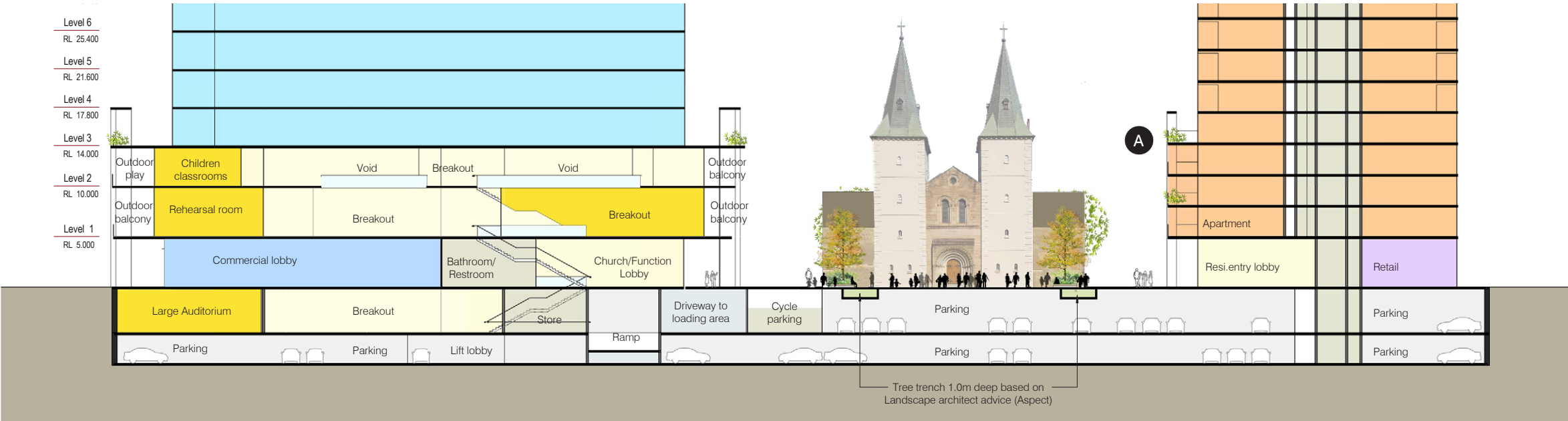


Parking numbers will not be set by this application. However indicated in the drawings are 220 parking spaces.

The illustrative floorplans describe the potential for delivery of slightly under this maximum, across 2 levels of basement.

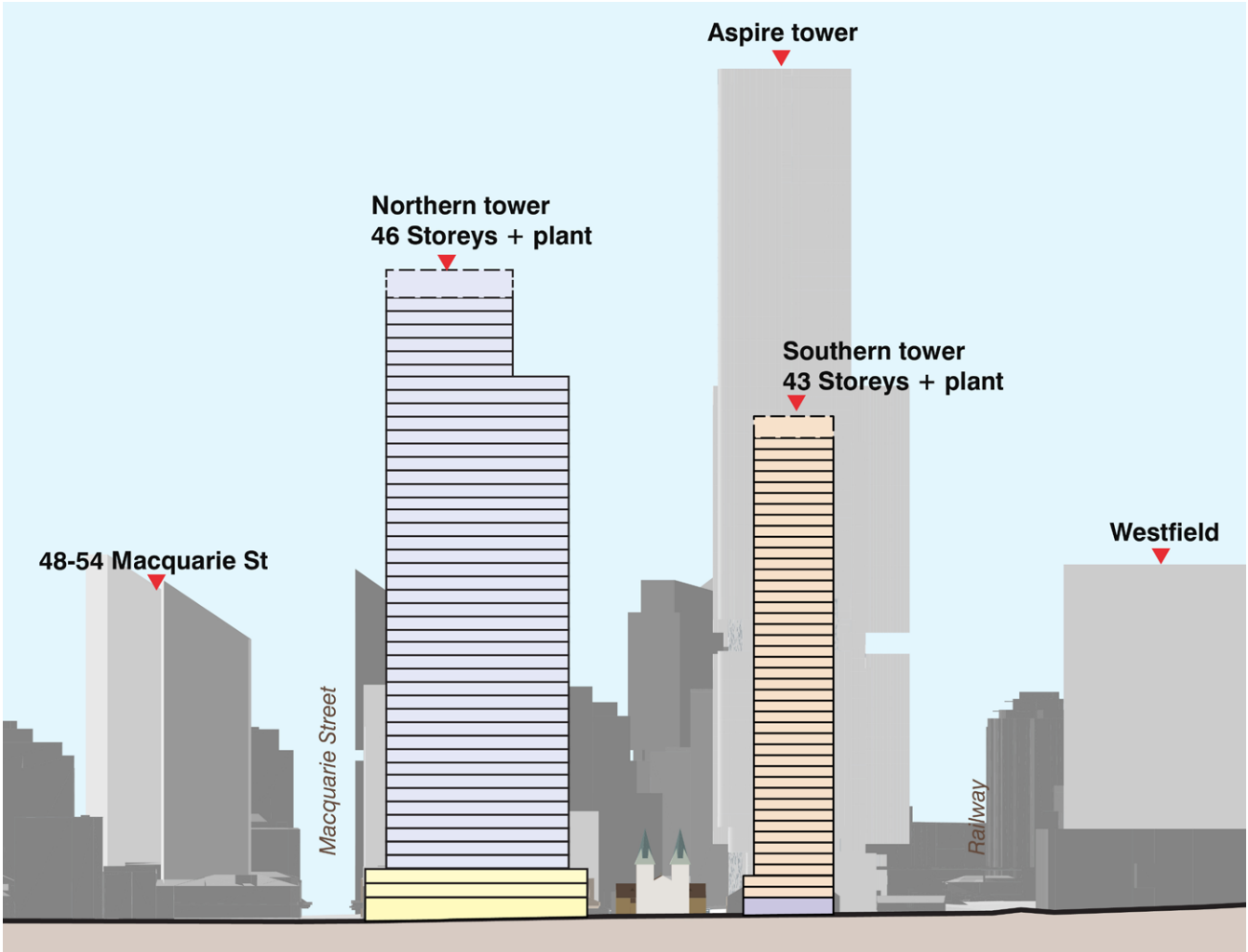




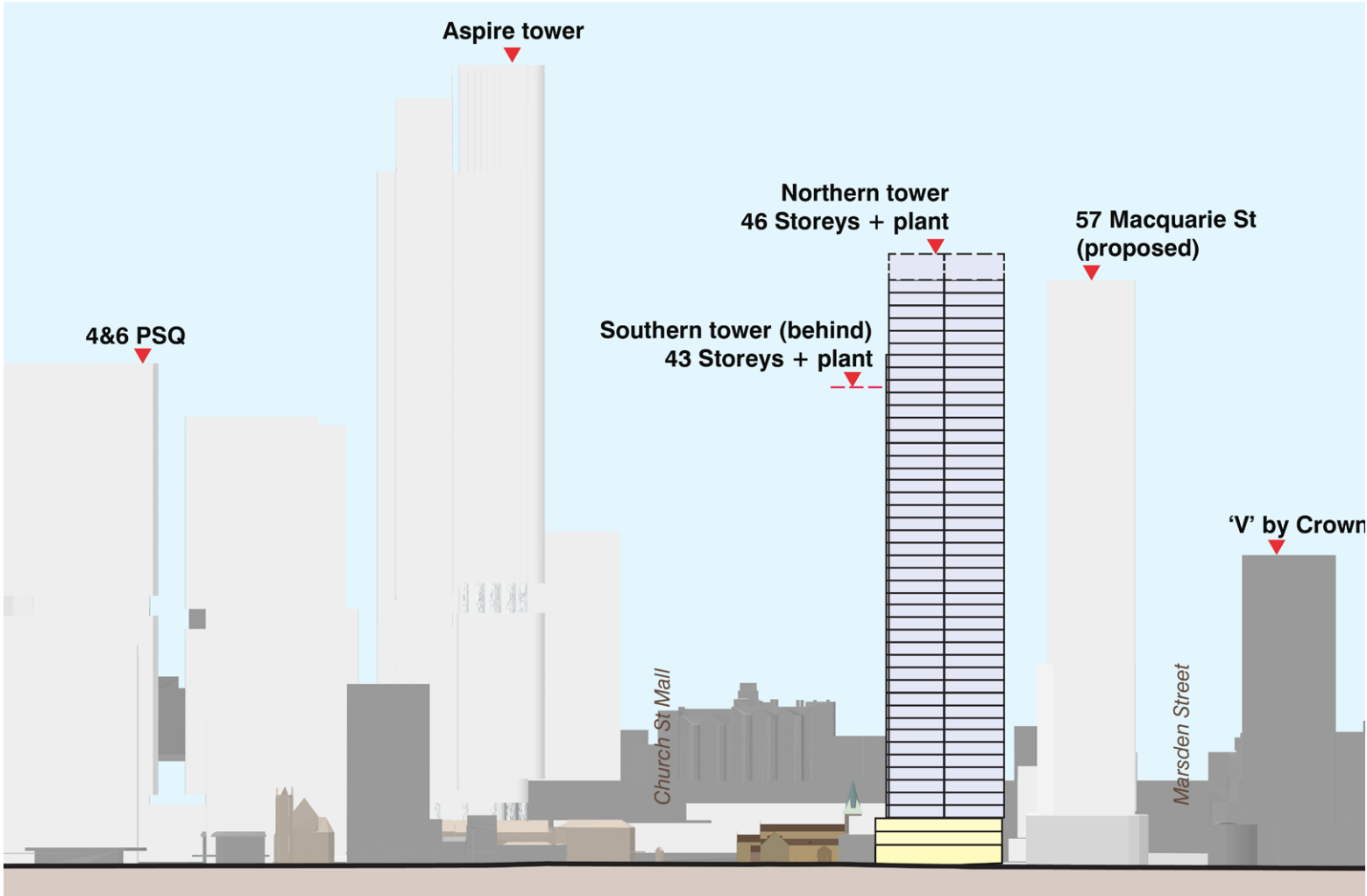


Section A-A Through square

**A** Street wall height set at the underside of the Church spires (equivalent to about 3 commercial storeys)– to **highlight the importance of the Cathedral** and **define the square**



North-south section through site



East-west section through Macquarie Street



5.4 Schedule of areas

The proposal delivers:

- The Church’s brief for new uses
- A substantial new slender office tower with an acceptable footprint.
- Activated ground floor uses
- A substantial residential offer for Central Parramatta
- Fully underground parking

Parking numbers will not be set by this application. They will also be subject to a detailed traffic study for any future DA to determine Church parking requirements. An anticipated maximum is described adjacent based on the proposed revisions to Parramatta Council's rates to match the City of Sydney. The illustrative floorplans describe the potential for delivery of slightly under the anticipated maximum, across two levels of basement.

Summary by use						
Use	Envelope (sqm)	GFA (sqm)	NLA (sqm)	Inclusions		
Church use	7,157	5,368	4,563	North tower	South tower	Others
Retail	1,117	838	712	L1 +L2,40%GF		St Johns
Office	61,981	52,575	44,688	20% GF	GF	Vergers cottage
Residential (build to rent)	19,866	14,224	13,015	L3+ ,40%GF		
Total	90,121	73,004	62,978		L1 +	

FSR calculation					
	Site area	GFA	FSR	Inclusions	
North	4,288	57,882	13.5	North tower	
South	1,563	14,653	9.4	South tower + vergers cottage	
Proposed SP1 zone	5,006	469	0.1	St John's cathedral	
Subtotal excl. SP1 zone	5,851	72,535	12.4		
Total - whole site	10,857	73,004	6.7		

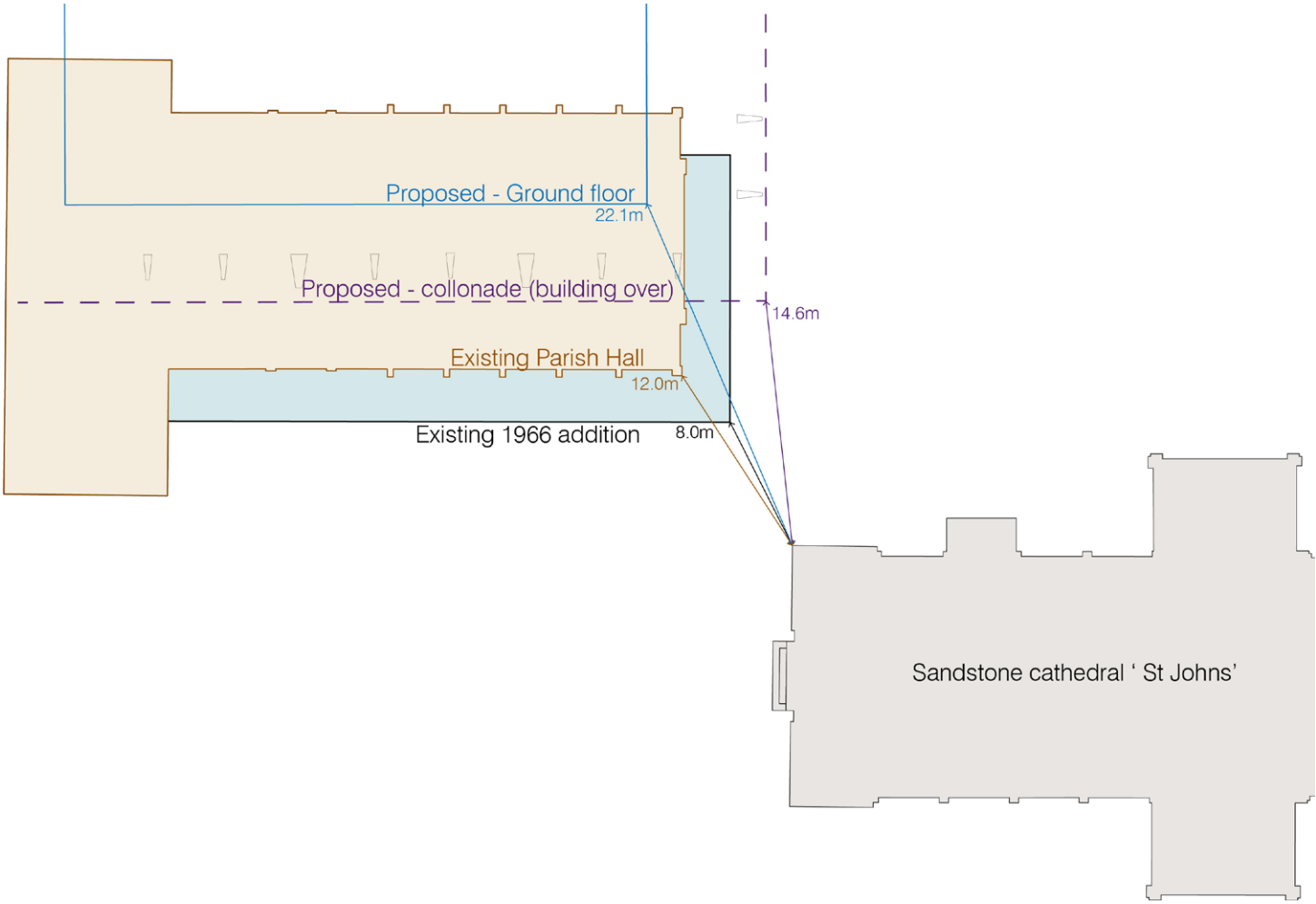
Parking maximums (approx.)				
based on proposed Parramatta rates to match City of Sydney				
	Caclulation	# of these	# spaces max	
Residential	maximum spaces			
	per			
	0.3 1 bed	84		25
Commercial (Church use assumed similar) (G*A) / (50 * T)		84		59
	G=Commercial GFA	58,780		175
	A=Site area	10,857		
	T=total GFA of site	73,004		
Total maximum			259 maximum	

Schedule by building and level										
Envelope zone	Envelope / storey (sqm)	Storeys	height per storey (m)	Envelope to GFA efficiency	GFA to NLA efficiency	Total Envelope (sqm)	Total GFA (sqm)	Total NSA (sqm)	Total height (m)	Notes
Northern tower										
Tower - top	948	6	3.8	85%	85%	5,688	4,835	4,110	22.8	
Tower	1,492	37	3.8	85%	85%	55,204	46,923	39,885	140.6	
L1-L2	2,721	2	4.0	75%	85%	5,443	4,082	3,470	8.0	
Ground floor	2,721	1	5.0	75%	85%	2,721	2,041	1,735	5.0	
									15.0	Allowance - plant, transfer slab, raised ground for topography and flooding
Subtotal		46				69,056	57,882	49,199	191.4	
Southern tower										
Tower	473	42	3.1	71.6%	91.5%	19,866	14,224	13,015	130.2	Efficiencies calculated from floor plan
Ground floor	475	1	6.0	75%	85%	475	356	303	6.0	
									15.0	Allowance - plant, transfer slab, raised ground for topography and flooding
Subtotal (excl. plant)		43				20,341	14,580	13,318	151.2	
Other buildings										
St Johns	626	1		75%	85%	626	469	399		Envelope based on survey
Vergers Cottage	98	1		75%	85%	98	74	62		Envelope based on survey
Subtotal						724	543	461		
Total						90,121	73,004	62,978		



5.5 Distance between Cathedral and Hall

The 'pinch point' between Cathedral and Hall is proposed to be increased from 8m to 22.1m (measured as a distance from closest points).



5.6 Increase in publicly accessible open space

The master plan includes an increase in publicly accessible area of 1,306sqm in addition to the currently publicly accessible grounds which are under ownership of the Church but made available to the public.



- Legend
- Site Boundary
  - Increased publicly accessible area 1306sqm



5.7 Sun access

The master plan exceeds the requirement for sun access to Parramatta Square, and has been designed to maximise sun access to other important locations.

Key hourly sun access diagram for midwinter are opposite. Further solar testing is provided in Appendix A of this report.

Sun access to Parramatta Square

The master plan complies with the sun access plane for Parramatta Square including anticipated changes (not overshadowing this area between 12pm-2pm in midwinter). Its podium remains at 3 storeys rather than the approx. 15 storeys permissible where the sun access plan enters the site, which further improves sun access to Parramatta Square, Church Street, and Centenary Square.

Sun access to new square

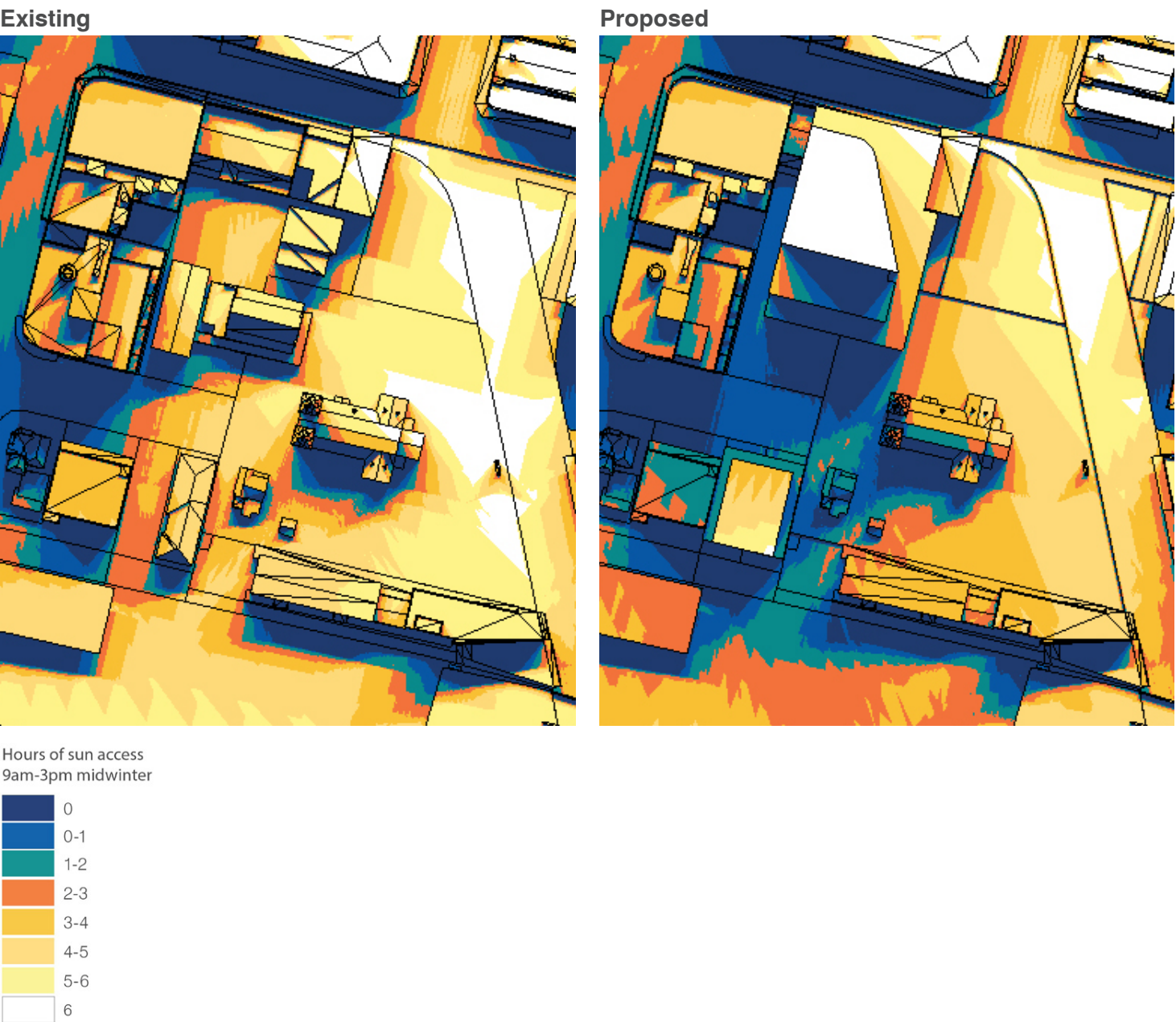
The form of the design also encourages sun access to the new square as far as possible. This space is not in sun during the majority of the midwinter day, however it is considered appropriate to do this given its proximity to places where sun access in midwinter is possible (the lawn east of the site and Parramatta Square), as the proposal is on a privately owned site (sun protection is generally only applied to public land) and it is considered positive to also have spaces where shade can be sought in summer.

Sun access to the Cathedral

The master plan complies with the draft Conservation Management Plan’s requirement for 30 minutes midwinter sun to the western facade of the Cathedral (11.10-11.40am) and 20 minutes in the equinox (11.35-11.55am on 21st of March, 11.20-11.40am on 21st of September).

Furthermore, late afternoon sun will also be provided to the western facade of the Cathedral, of around 1 hour 15 minutes at the equinox (from around 3.45pm) and 3 hours 25 minutes in midsummer (from 1.20pm).

Hours of solar access in mid-winter between 9am-3pm





Solar access - Midwinter hourly: local impacts

Existing



Proposed



Note: The above includes modelling of existing buildings plus the anticipated Aspire Tower, however does not include other proposed developments (e.g. 57 Macquarie Street).

Further detailed sun access testing is located in the Appendix of this report.



5.8 Recommendations for adjacent sites

Architectus has reviewed the controls for the street block towards proposed DCP controls to ensure a good outcome for the future. Architectus recommendations:

- 1. **Revisions to the DCP to provide an organised street wall structure around St Johns Cathedral.**
- 2. **Setbacks along Hunter Street** to open views and increase late afternoon sun to the new square and Cathedral.
- 3. **Resolving vehicular access to Queensland Arcade** through the site.
- 4. **Retention of a north-south view corridor along the alignment of Church Street** through retaining lower heights on the Queensland Arcade site.

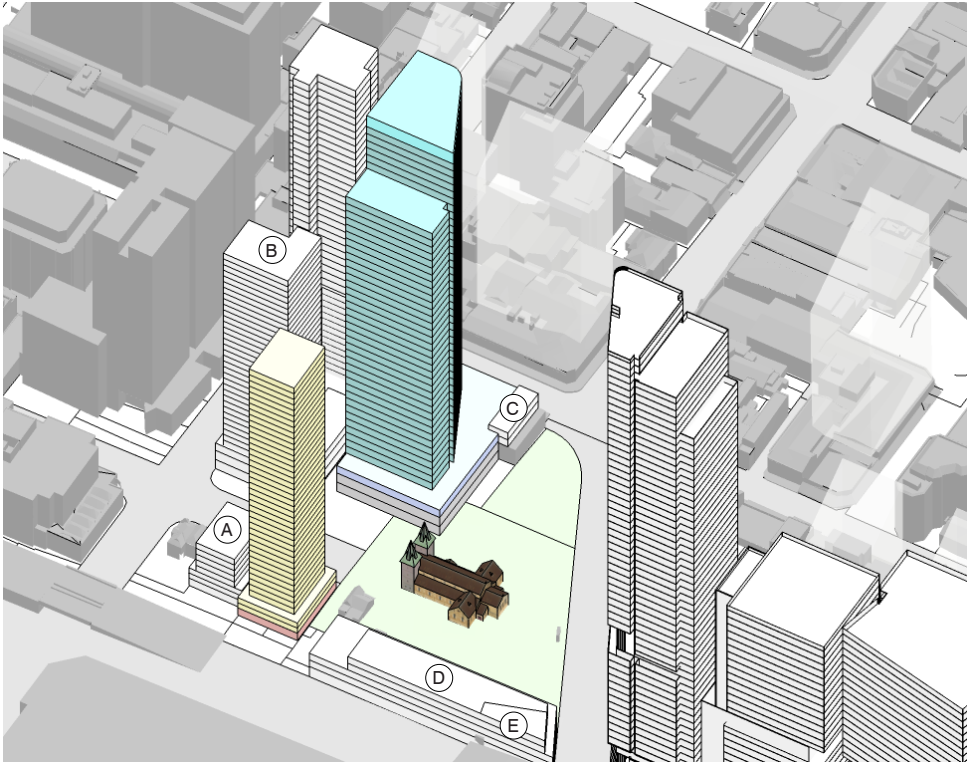
The diagrams and schedule adjacent describe development of other sites within the block to achieve the above and be consistent with their draft LEP controls.

These recommendations have been incorporated into DCP controls in the following chapter of this report.

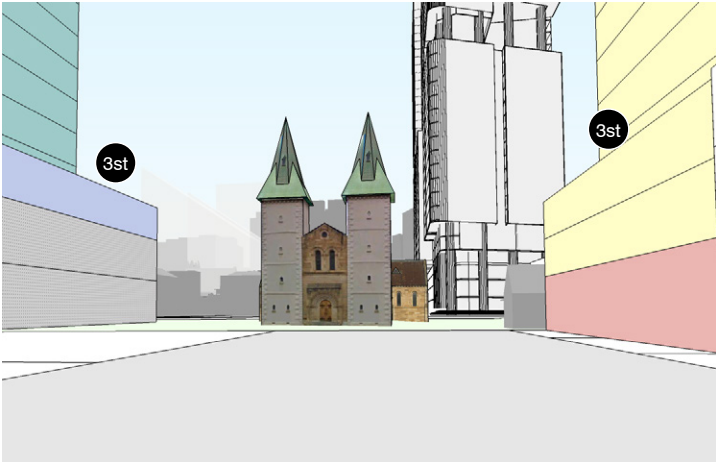




Views of proposed development - adjacent sites



Aerial view from northeast



View from Hunter Street looking East



Parramatta Square looking West

Schedule of sites as shown

ID	Building address	Level	Storeys	Floor plate	GBA (m²)	GFA (m²)	Efficiency
A	43 Hunter Street	Ground - L1	2	560	1,120	840	75%
		Level 2-6	5	425	2,125	1,594	75%
		Level 7	1	200	200	150	75%
		<b>Total</b>	<b>8</b>		<b>3,445</b>	<b>2,584</b>	
		<b>Site area</b>				<b>860</b>	
B	89 Marsden Street	G - Level 3	4	1,800	7,200	5,400	75%
		Level 4 - 20	22	545	11,990	8,993	75%
		Level 21 - 24	12	300	3,600	2,700	75%
		<b>Total</b>	<b>38</b>		<b>22,790</b>	<b>17,093</b>	
		<b>Site area</b>				<b>1,482</b>	
C	83 Maquarie Street	G - Level 1	2	255	510	459	90%
		Level 2 - 3	2	175	350	315	90%
		<b>Total</b>	<b>4</b>		<b>860</b>	<b>774</b>	
		<b>Site area</b>				<b>260</b>	
		<b>FSR</b>				<b>3.0</b>	
D	181 Church Street	G - Level 2	3	1,665	4,995	3,746	75%
		Level 3 - 4	2	900	1,800	1,350	75%
		<b>Total</b>	<b>5</b>		<b>6,795</b>	<b>5,096</b>	
		<b>Site area</b>				<b>1,613</b>	
		<b>FSR</b>				<b>3.2</b>	
E	179 Church Street	G - Level 2	3	265	795	676	85%
		Level 3 - 4	2	200	400	300	75%
		<b>Total</b>	<b>5</b>		<b>1,195</b>	<b>976</b>	
		<b>Site area</b>				<b>257</b>	
		<b>FSR</b>				<b>3.8</b>	

Assumptions

- Ground floor height 4m
- Typical height of storeys 3.6m



5.9 Additional heritage view analysis

The focus of key views on the Cathedral is retained and enhanced

The images adjacent show the proposal within four key views identified in the draft Conservation Management Plan for the site.

The proposal does not sit behind the cathedral in the key axial views from Church Street and Hunter Street.

In oblique views, the proposal will sit in front of future development on other sites. Its podium design will be deferential to the Cathedral and will be designed to ensure the cathedral spires can always be read against a simple backdrop.

Key plan of views - from Draft Conservation Management



1 - Church Street



Existing view



Proposed view



2 - Hunter Street



Existing view



Proposed view

3 - From Town Hall



Existing view



Proposed view

4 - Church Street mall near railway



Existing view



Proposed view







# 6.0 Implementation

5.9	Additional heritage view analysis	88
6.1	Recommended LEP amendments	92
6.2	Recommended DCP amendments	95
6.3	Conclusion	96



View from Parramatta Square



## 6.1 Recommended LEP amendments

This section provides an overview of recommended LEP amendments to accommodate the master plan. Further information on the implementation of these is included in the Planning Proposal report, which this report supports.

### Land Use Zoning

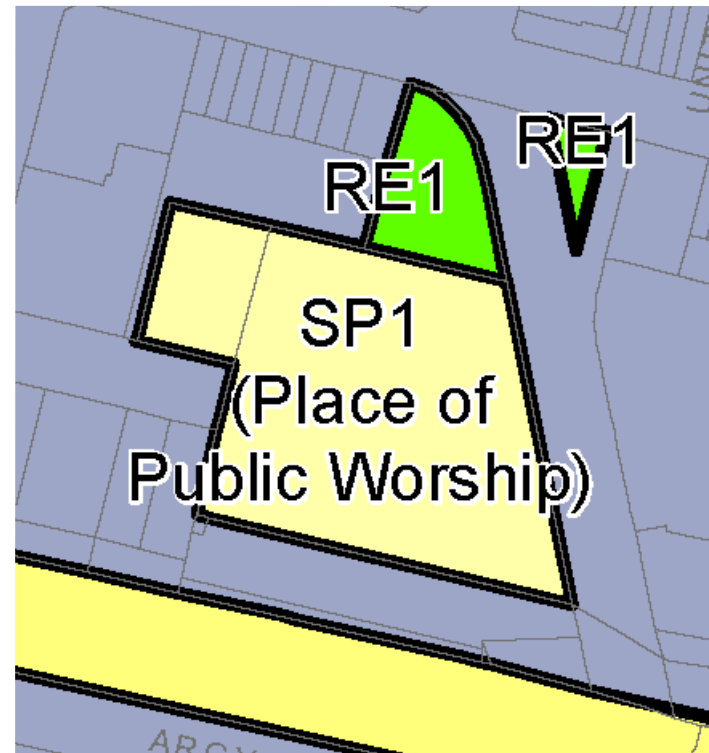
The SP1 Special Activities zone boundary is proposed to be reduced based on the proposed commercial building and basement being outside this to facilitate clear land use permissibility.

The land outside the Cathedral is proposed to be zoned B4 Mixed Use and B3 Commercial Core to be consistent with surrounding land use zoning and to ensure employment generating land uses in the 'North Tower'.

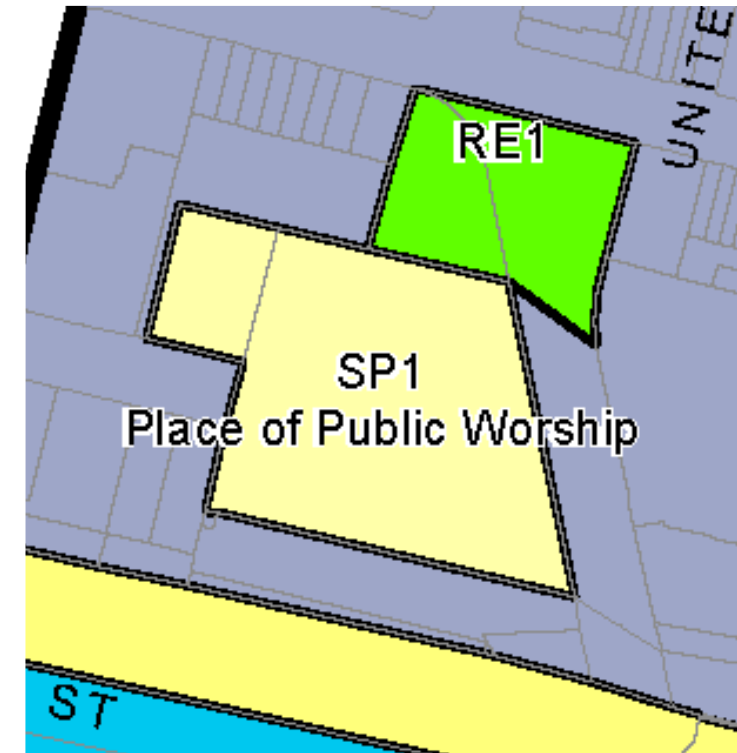
### Heritage

As part of the preferred master plan the existing locally listed Church Hall is proposed to be replaced by a new facility. A discussion of the appropriate planning response and timing on this issue is included in the Planning Proposal report, which this report supports.

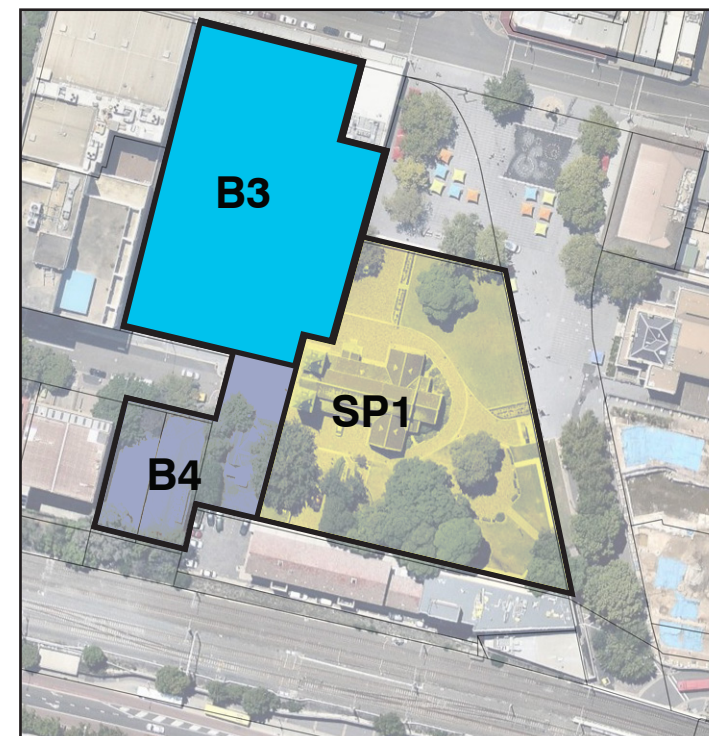
- B3 Commercial Core
- B4 Mixed Use
- RE1 Public Recreation
- SP1 Special Activities
- SP2 Infrastructure



Land use zoning



Draft (Council Planning Proposal)



Proposed



## Height of Buildings

No height limit is proposed for the main part of the site, based on the Draft Incentive height in Council's Planning Proposal for most of the city centre.

A 28m height limit is proposed for the SP1 zone as we understand Council prefer to limit height in these areas.

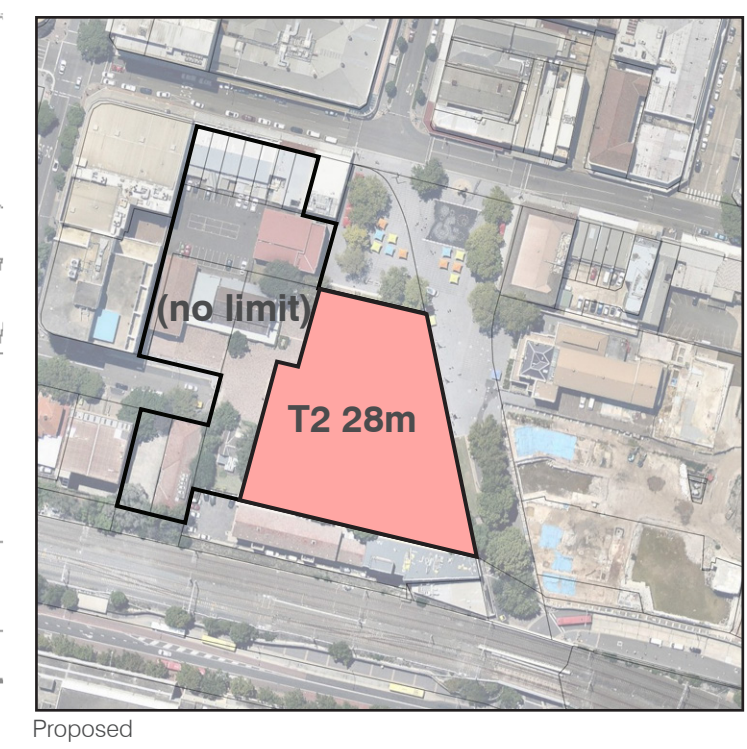
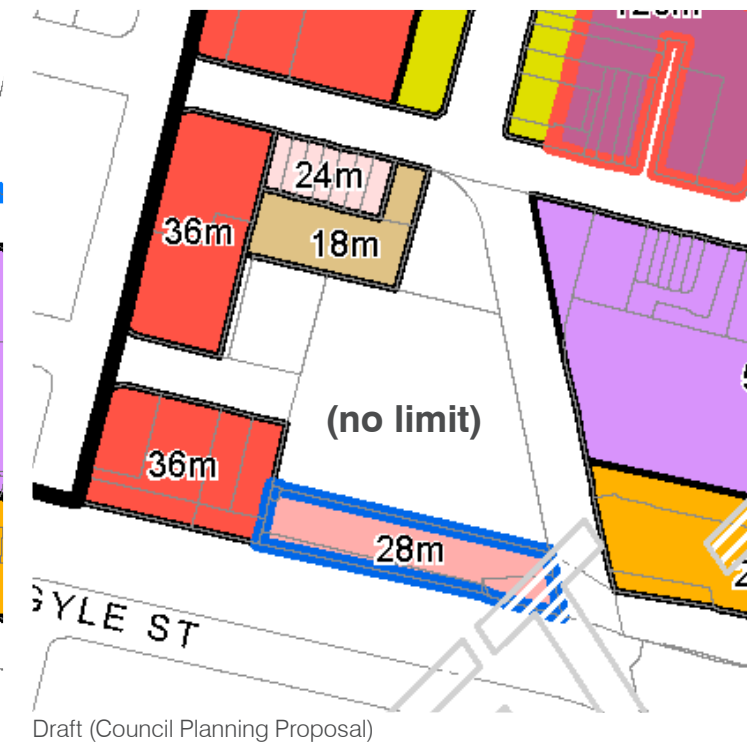
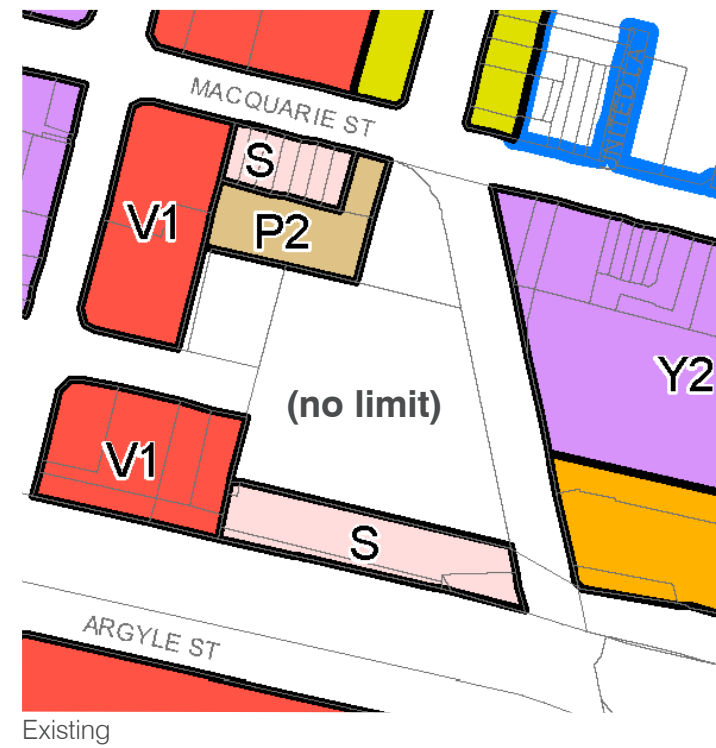
### Maximum Building Height (m)

M	12
P2	18
S	24
T2	28
V1	36
Y2	54
AB1	80
AC3	120
AG	200
Area 2	Refer to Clause 7.4

### Maximum Building Height (RL)

Heights shown on map in RL (m)

RL 11
RL 14



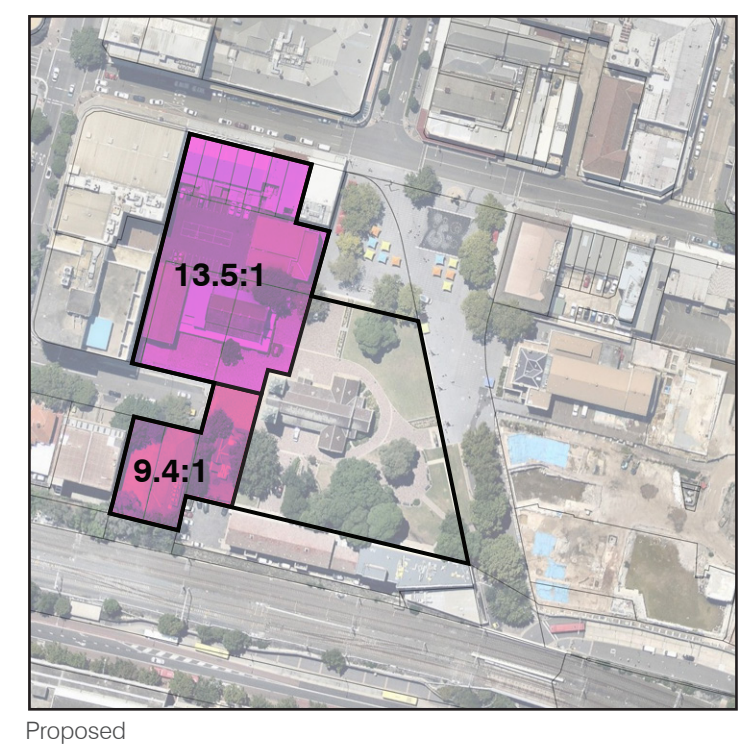
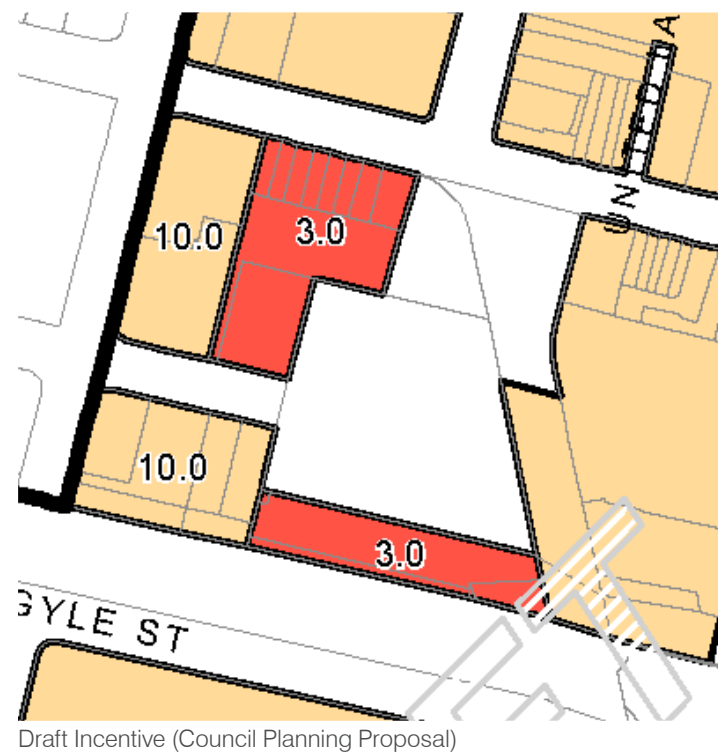
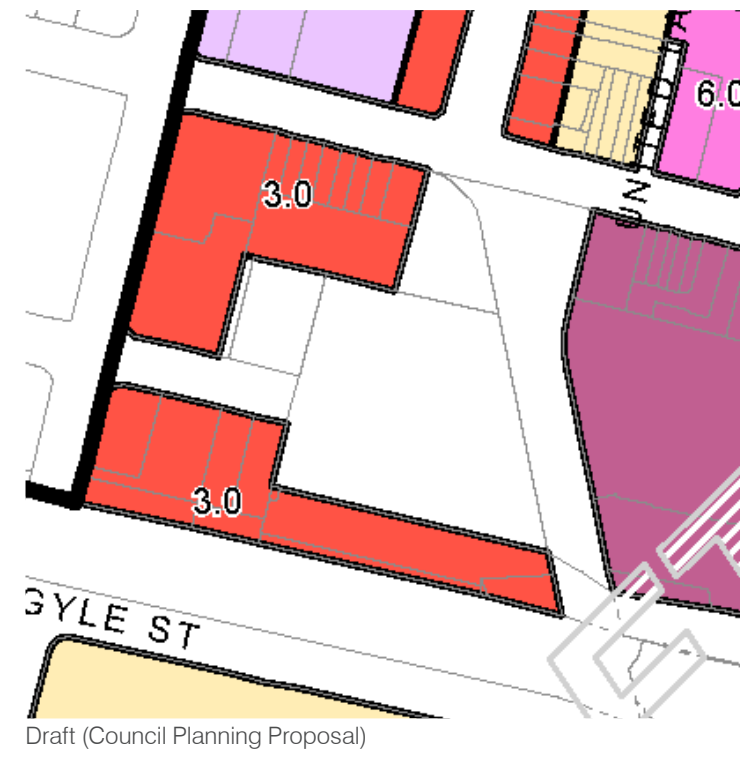
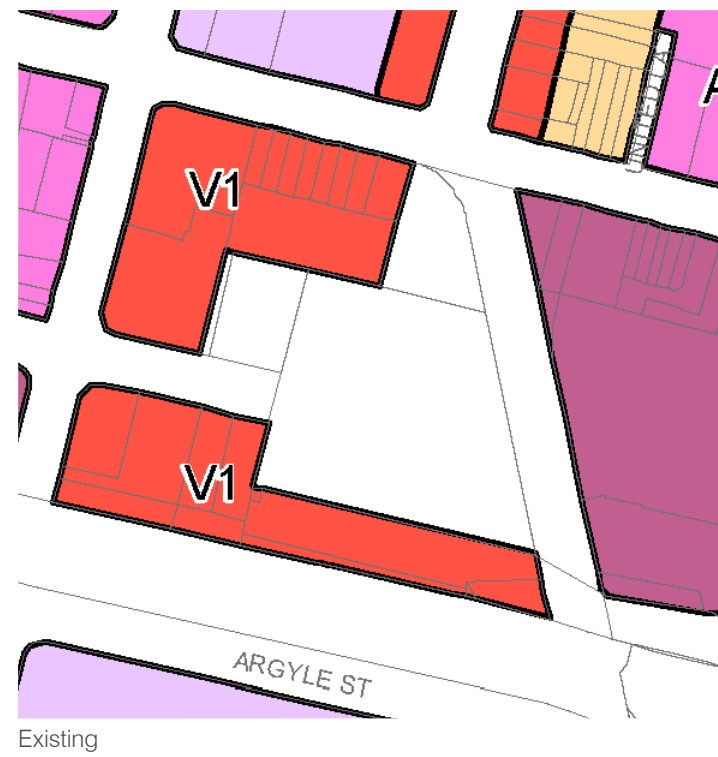
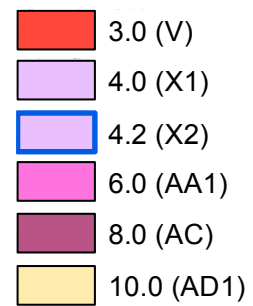
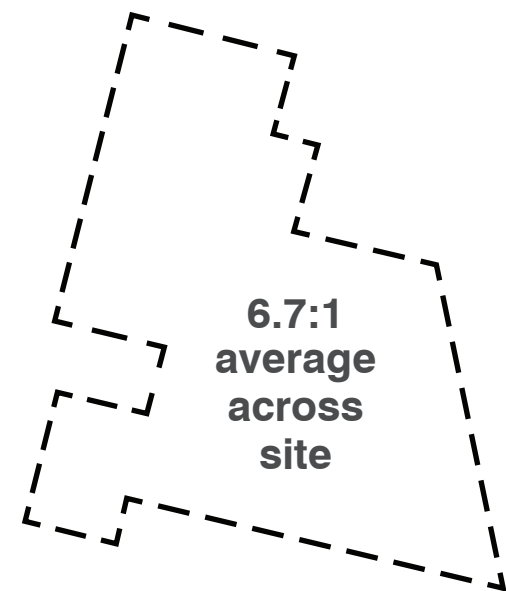


## FSR

No FSR is proposed within the SP1 zone, reflecting the existing and proposed LEP.

FSRs across the balance of the site will be 9.4:1 for the southern portion (proposed for residential) and no change to FSR map for the northern portion.

No FSR control for commercial (office) premises is proposed, consistent with the Draft (CBD) Planning Proposal.





## 6.2 Recommended DCP amendments

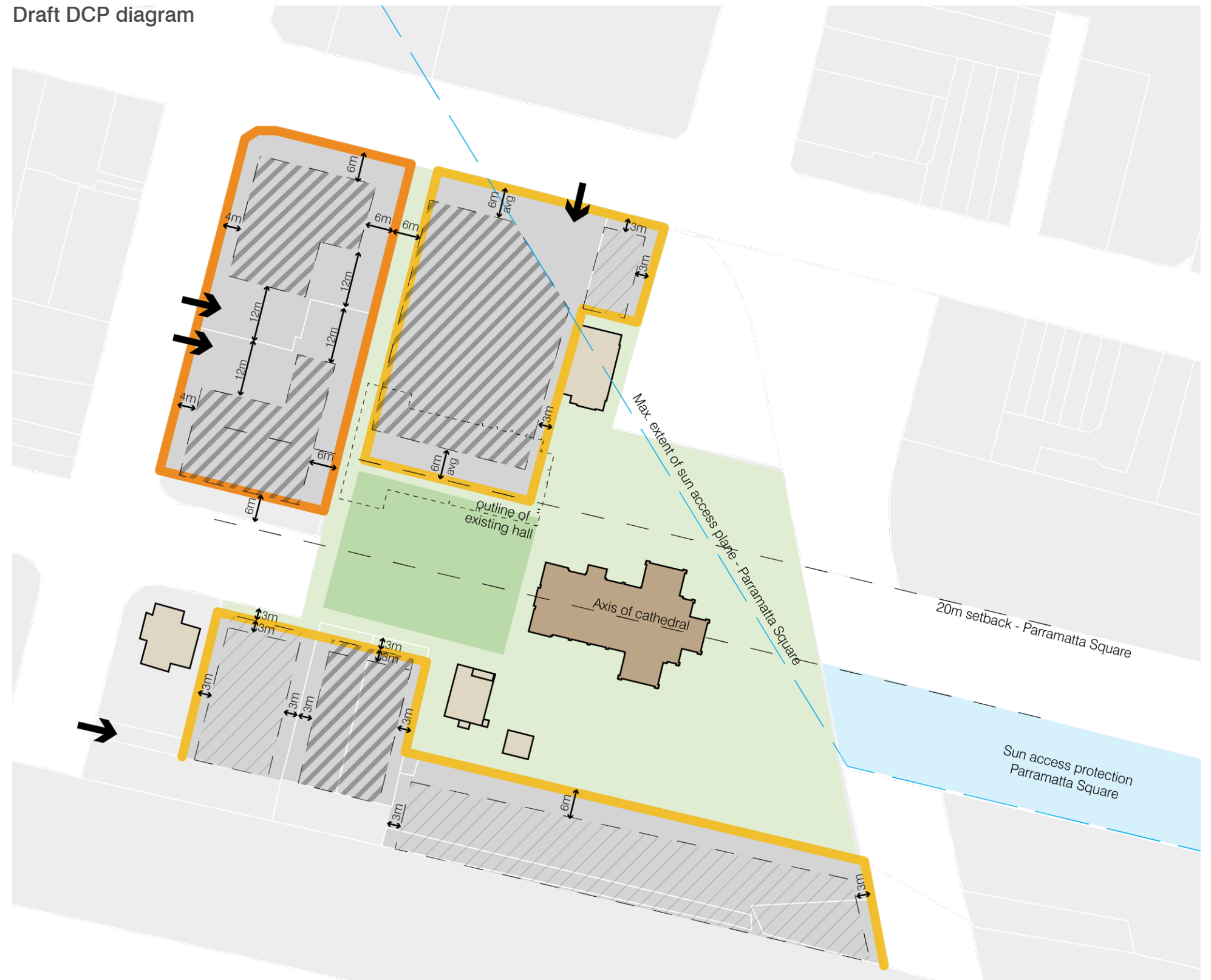
A DCP diagram is proposed by Architectus to deliver the preferred block structure. It is shown opposite.

It will allow for the delivery of the proposed master plan and recommendations for adjacent sites (see Section 8.5 of the report) including a consistent street wall approach, retention of view corridors along Church Street and setbacks along Hunter Street to widen the approach to the square.

Note that this diagram indicates the preferred approach of replacement of the existing Church Hall - the appropriate mechanism for this is further discussed in the Planning Proposal report that this document supports.

Council may also wish to make minor amendments to the existing street frontage height, setback and vehicular entry diagrams to refer to this new diagram. The most significant departure from the existing DCP controls proposed is setting back from Hunter Street to create a new square (rather than building to the street edge as set out in the current controls).

Draft DCP diagram



- Legend
- Site Boundary
  - Publicly accessible space
  - 4 storey street wall
  - Street wall below spires of Cathedral
  - State Heritage listed building
  - Local Heritage listed building (moderate importance-excluding hall)
  - Proposed tower
  - Low scale building above street wall (to LEP compliance)
  - Dimensions
  - Preferred vehicular access
  - Solar access plane - Parramatta Square (see separate of DCP)



6.3 Conclusion

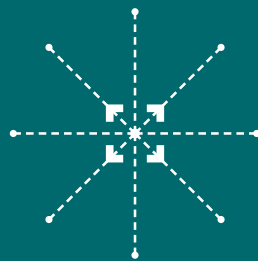
The master plan and proposed controls provide:



A new **setting** for **St John's Cathedral**, appropriate for the new Parramatta.



**New public open space** on site through provision additional open space and a new lane.



**New public connections** for Parramatta.



**Sun access** beyond that required by controls.



An organised approach to **views and interface**, focussing on the Cathedral.



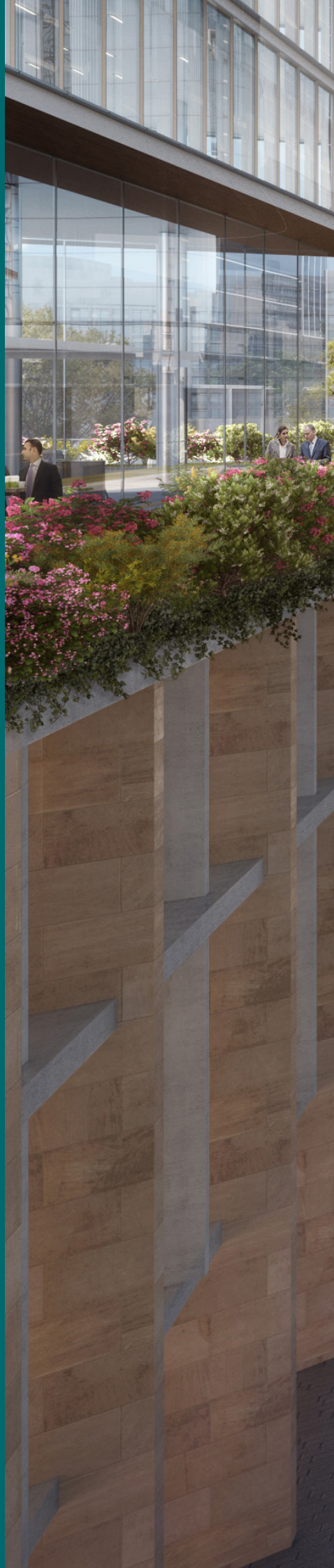
Strategically **appropriate heights and densities**.



Delivery of **Council's aspiration of employment** use within the B4 zone.

100

The Church's aspirations for **a 100 year master plan** for ongoing use related to St John's Cathedral.













# Appendix A: Sun access



Watercolour of site, c. 1803

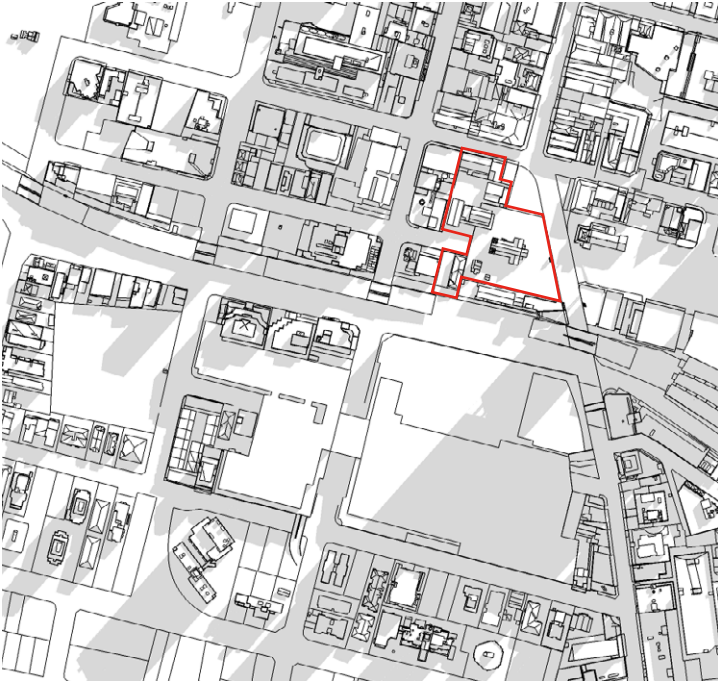


Solar access - Midwinter (June 21) hourly

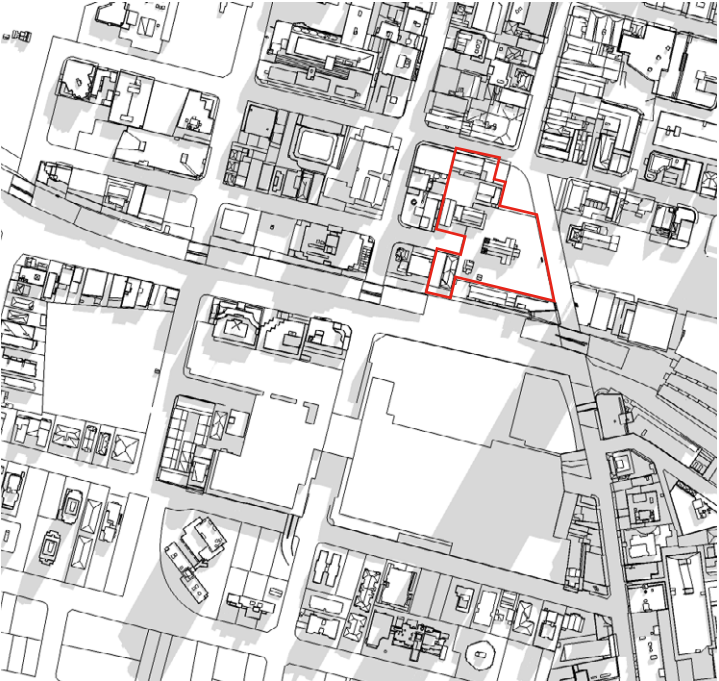
This appendix provides additional shadow information from that presented in the main report.

Note: This testing includes modelling of existing buildings plus the anticipated Aspire Tower, however does not include other proposed developments (e.g. 57 Macquarie Street).

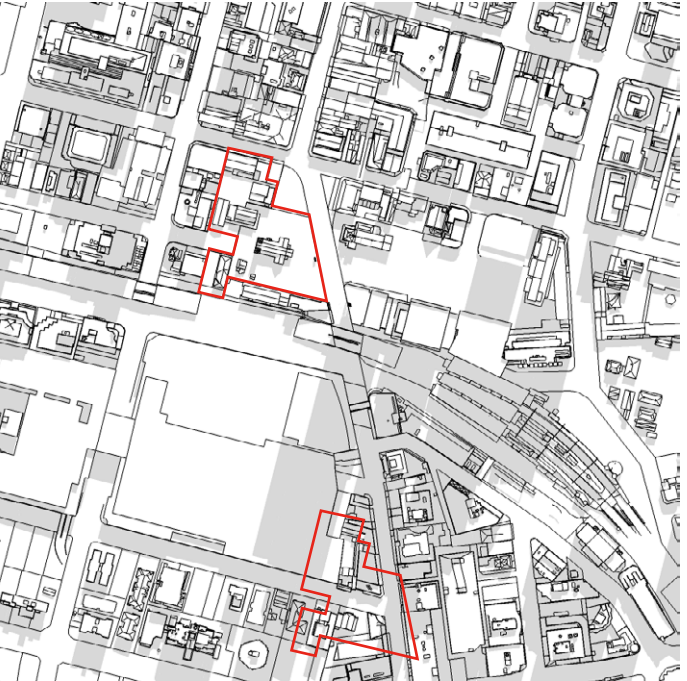
Existing



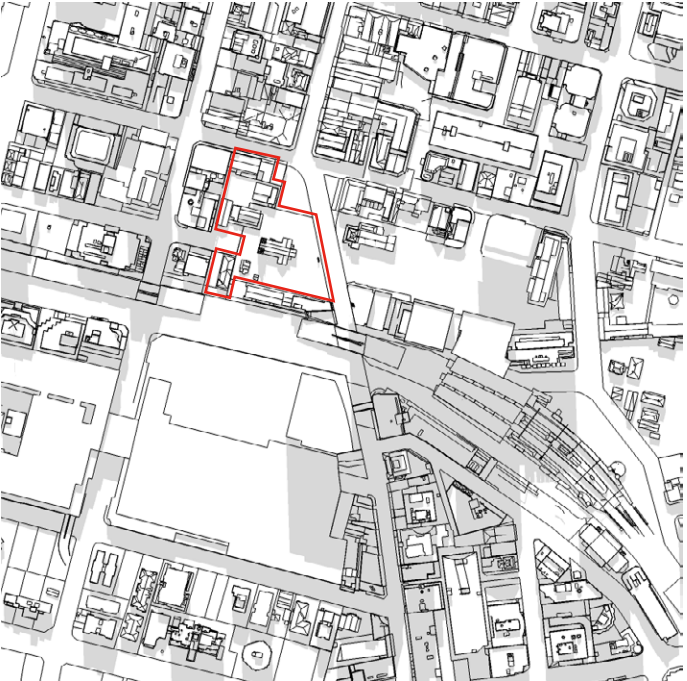
9am



10am

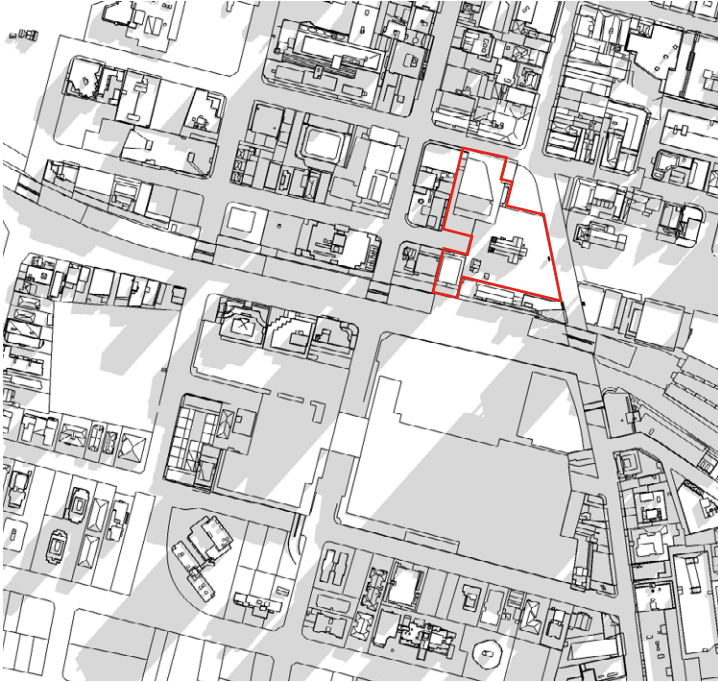


11am

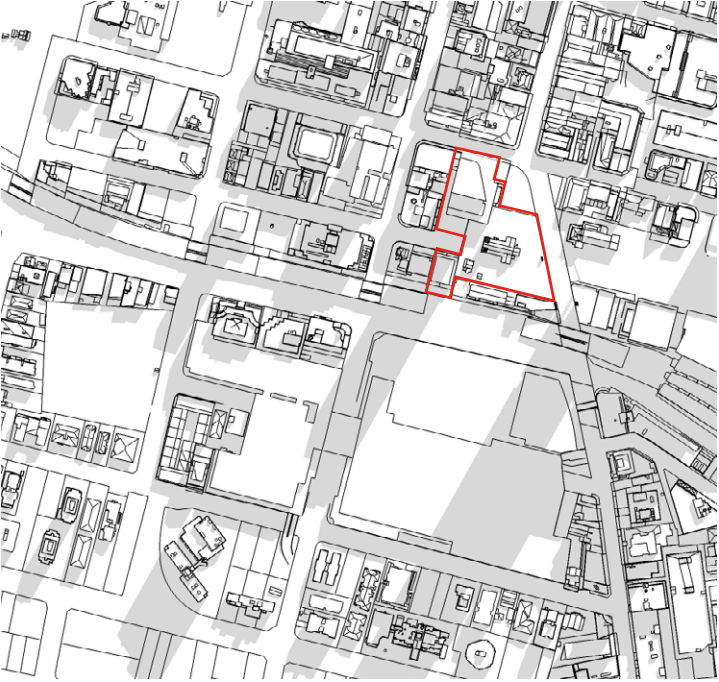


12pm

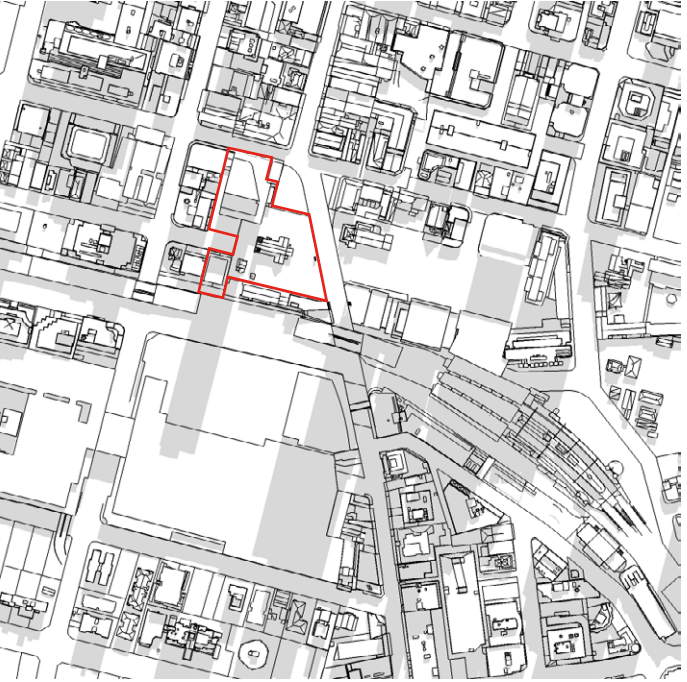
Proposed



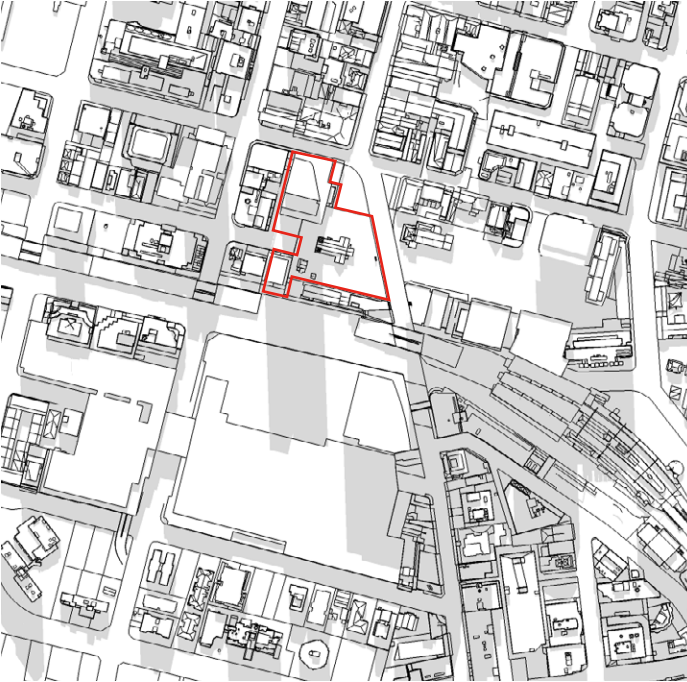
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10am



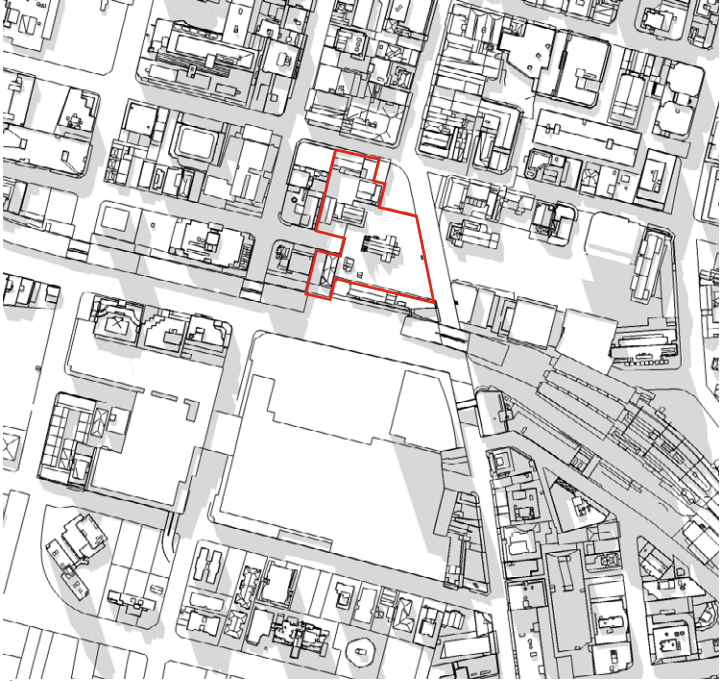
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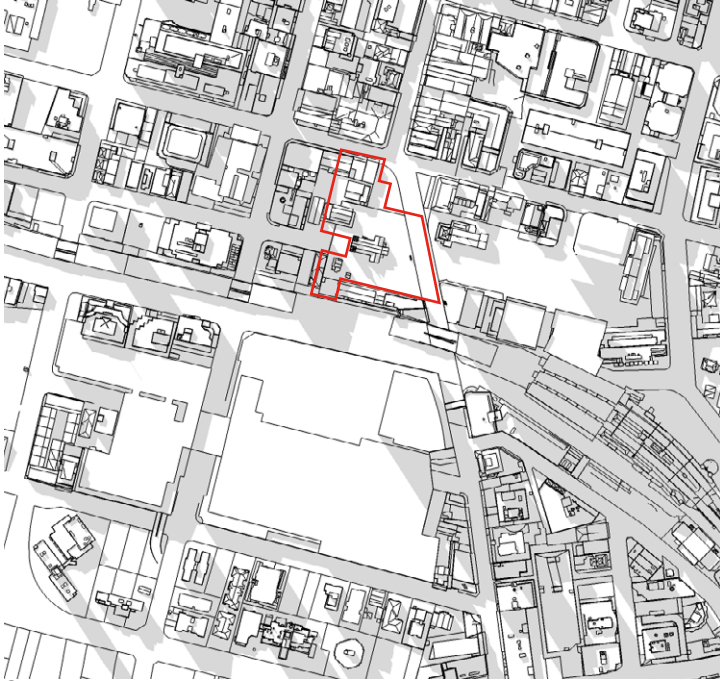
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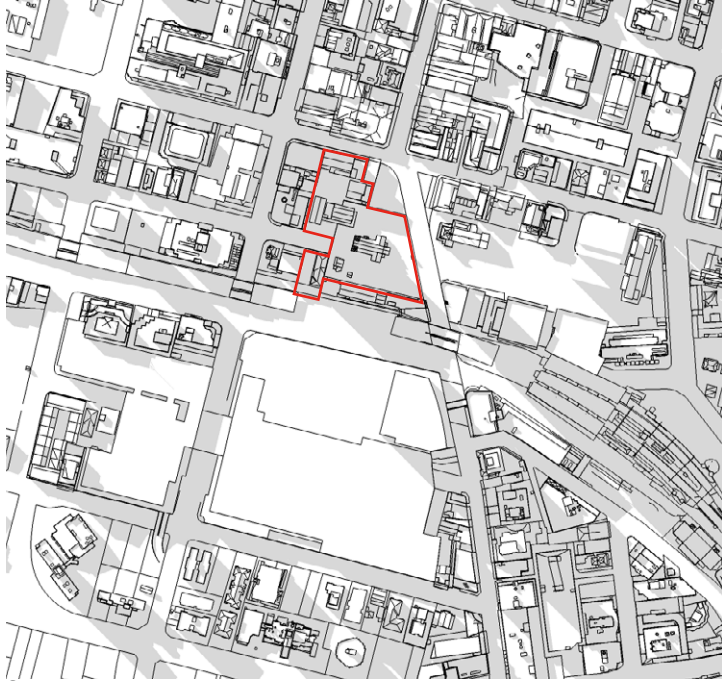
Existing



1pm



2pm



3pm

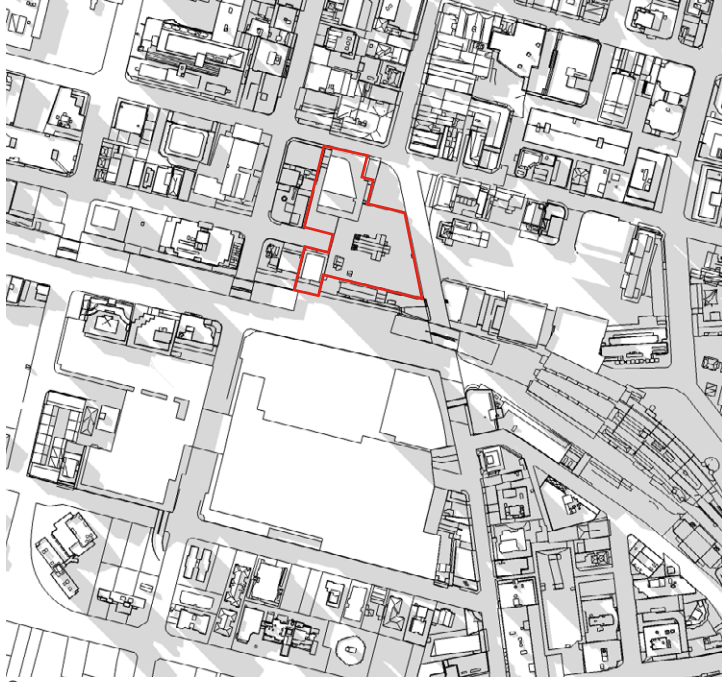
Proposed



1pm



2pm

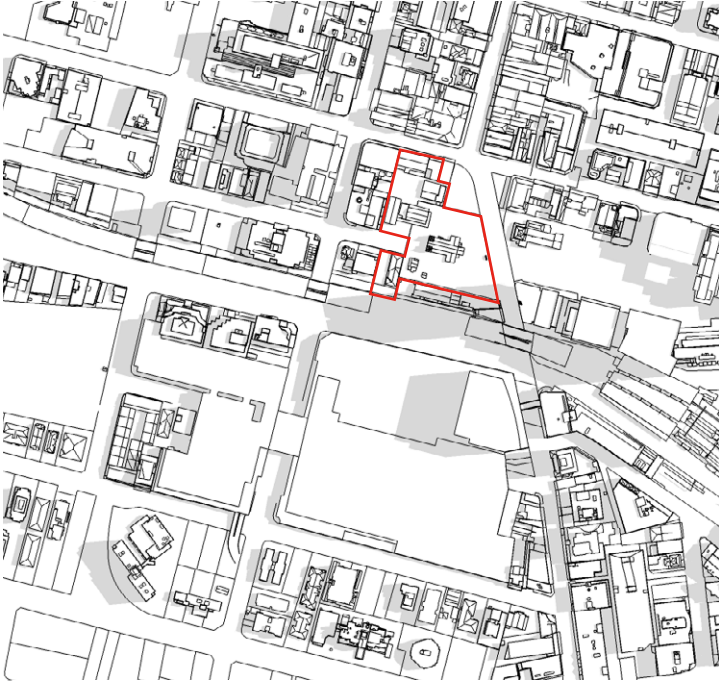


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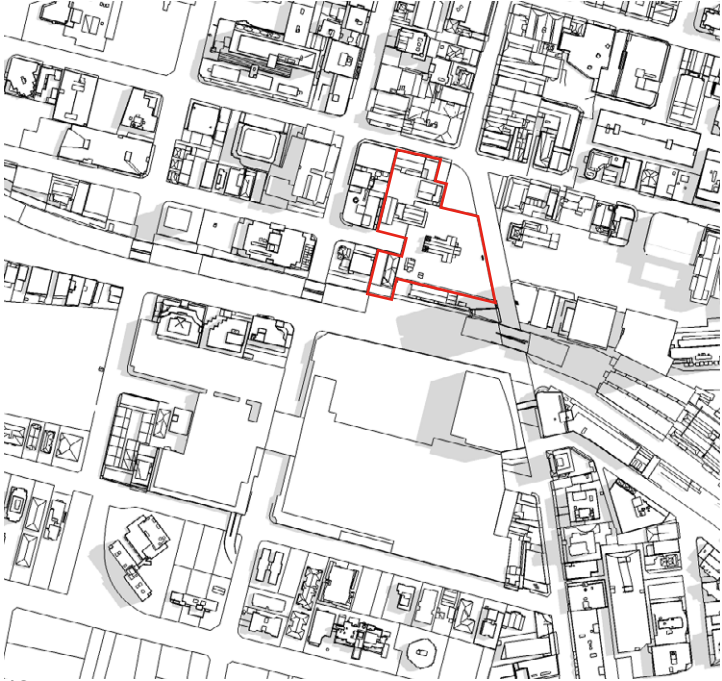


Solar access - Midsummer (December 21) hourly

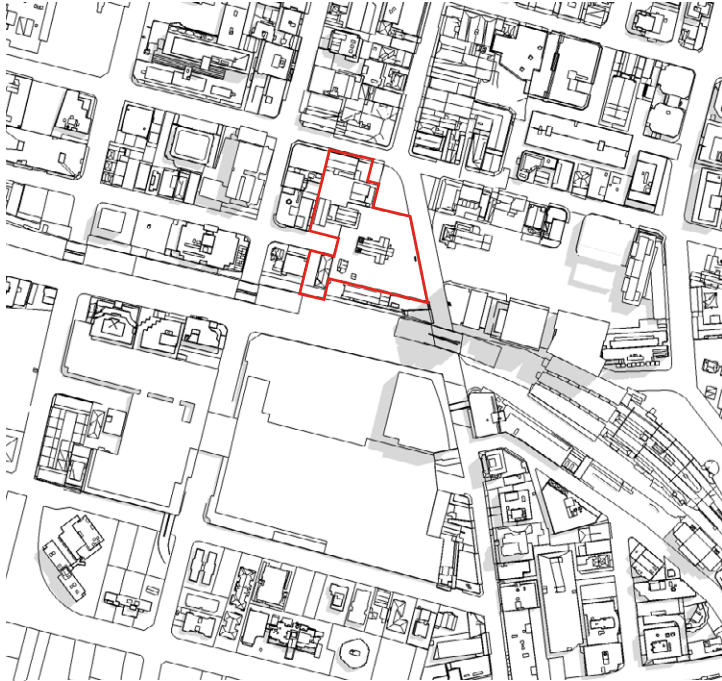
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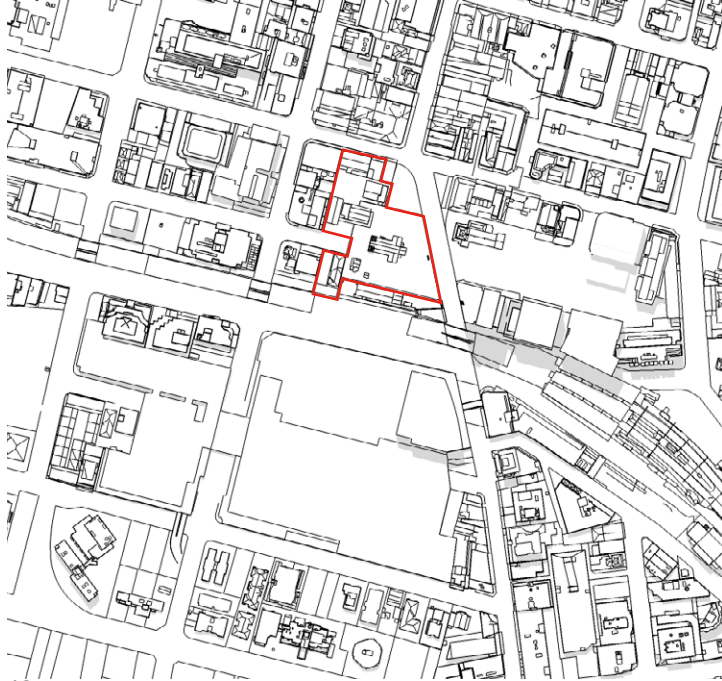
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10am

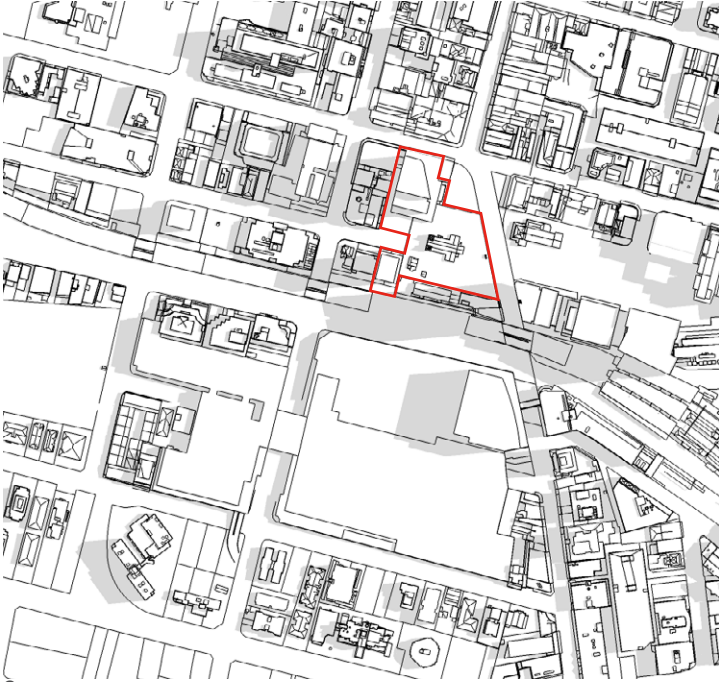


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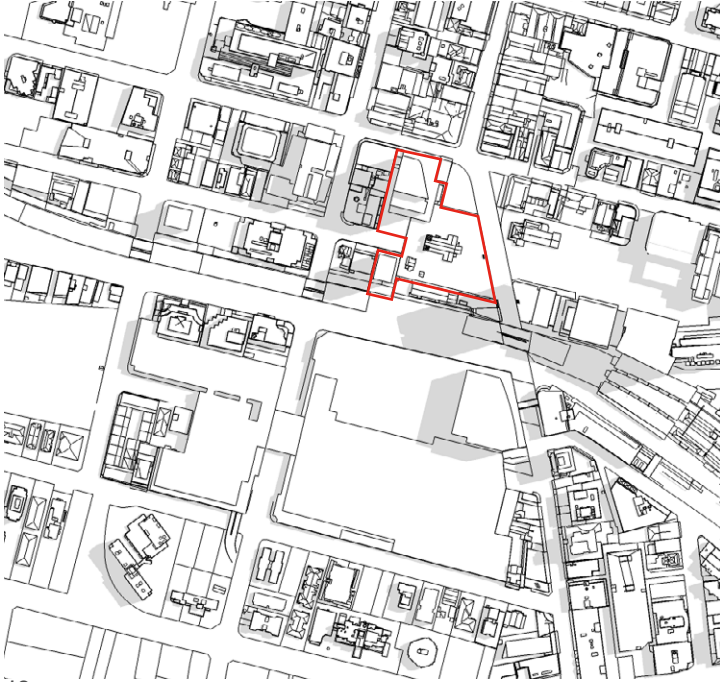


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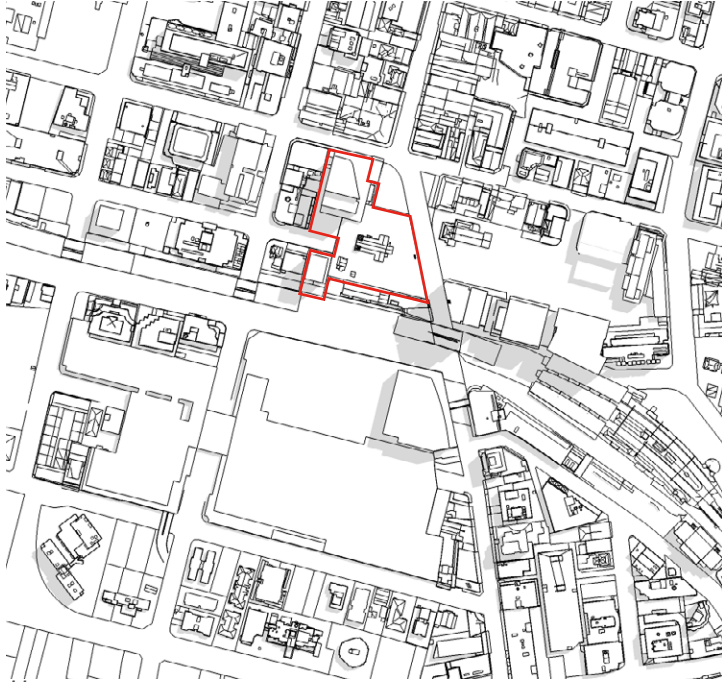
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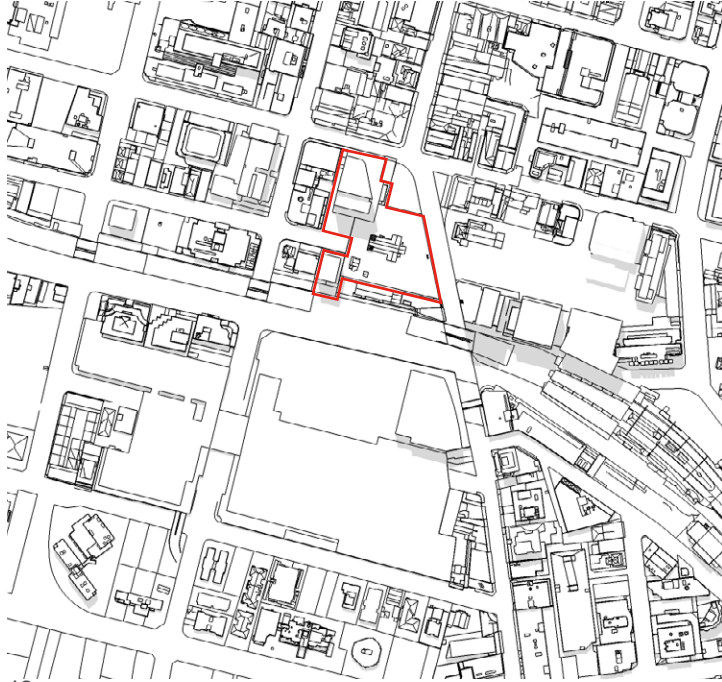
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10am



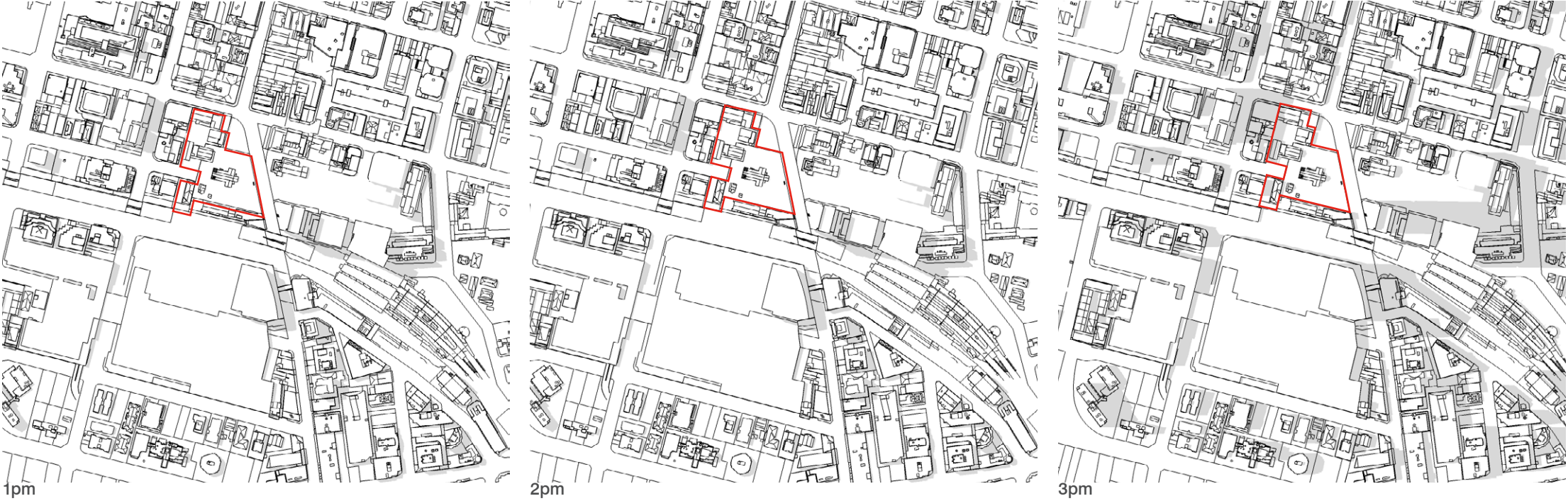
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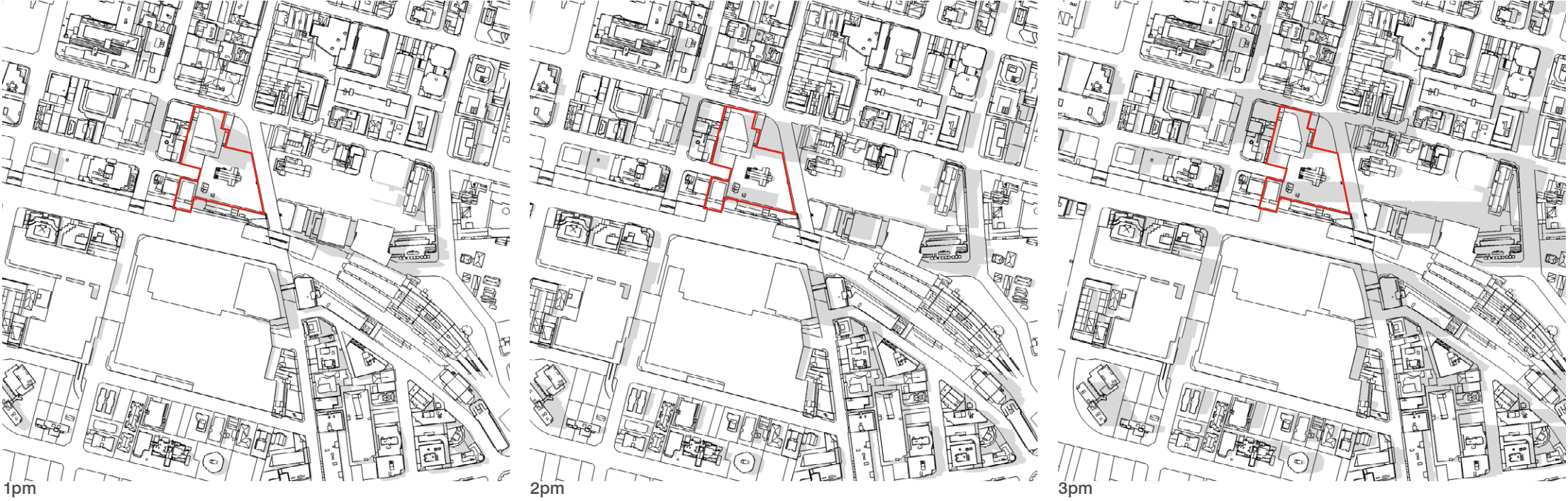
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Existing



Proposed





**architectus™**