

197 CHURCH ST PARRAMATTA

URBAN DESIGN SUPPLEMENTARY REPORT

20th July 2020

TURNER

HOLDMARK

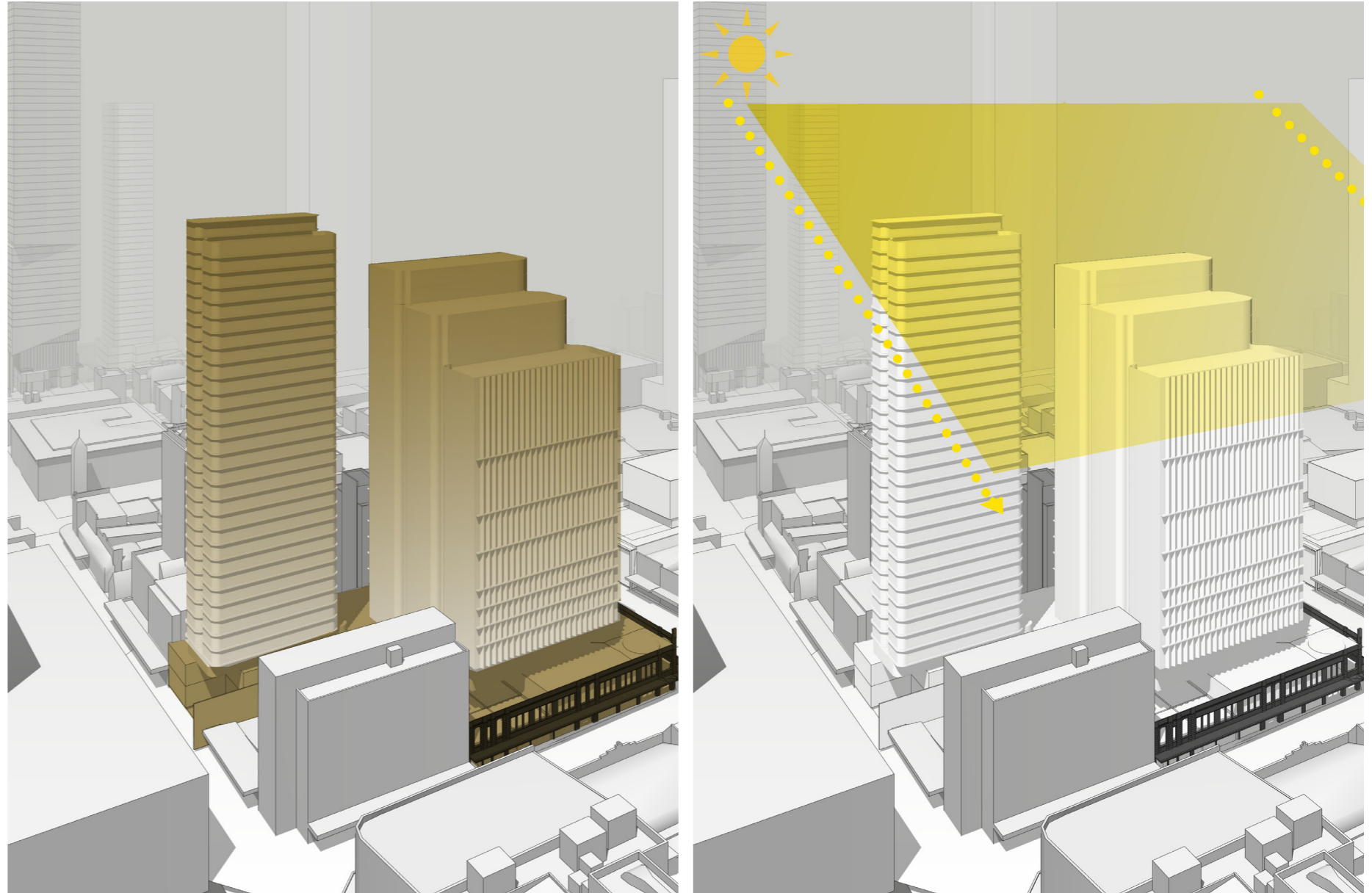
TOWER MASSING

Two towers are located above an retail/commercial podium reflecting the previous use of the site and complementing the Murray Bros heritage building.

The form of each tower responds to the program within (refer to the Tower Plan Form section below) and the shape is designed to create a group of slender familial forms.

The height and form of the towers respond to the solar plane control maintaining sunlight to a portion of Parramatta Square during mid-winter from 12pm to 2pm.

In order to accommodate the solar plane, the towers step which allows the creation of rooftop terrace spaces. The podium rooftop is also designed to allow separate outdoor spaces for commercial and hotel components and skylights to bring natural light into the public arcade.



TOWER PLAN FORM

The location and form of the towers respond to DCP street setbacks and existing and proposed adjacent buildings in the immediate context.

On the 197 Church site, each tower has an internal logic that is formed by the overall shape of the building in plan and section.

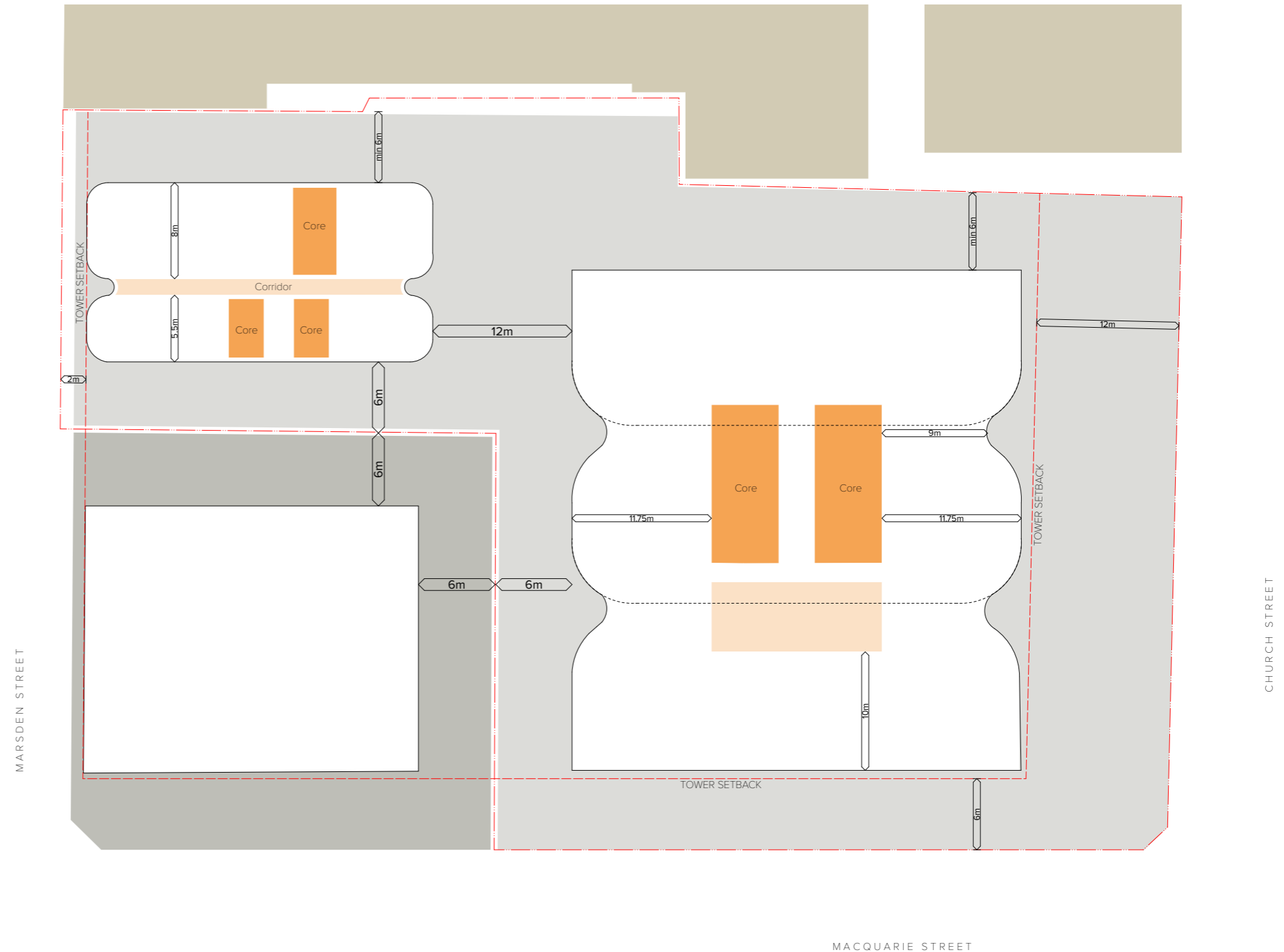
The eastern, commercial floorplate (right) is shown with a central core. The central position creates an ideal distance from the core to the external window creating a floorplate with high amenity. The core is located more northwards in the plan to allow lifts to service the upper levels of the building.

A central lift access position accommodates all commercial occupants and a destination control system and high rise/low rise lift banks optimise the efficiency of the lift system.

The commercial building is designed to meet the PCA 'A Guide to Office Building Quality' Premium or Grade A standard.

The hotel floorplate to the west has a side core allowing a simple planning of hotel rooms. The core position and sizing is designed to permit various room configurations and sizing to suit multiple operators.

Core locations have been tested with ground plane and basement layouts to allow legible access and servicing.



PUBLIC DOMAIN

The development of Parramatta Square and the surrounding towers will have a dramatic impact to the pedestrian life of the square and surrounding context. The adjacent diagram identifies a number of urban nodes created at the intersections of the public domain with major streets and connection points.

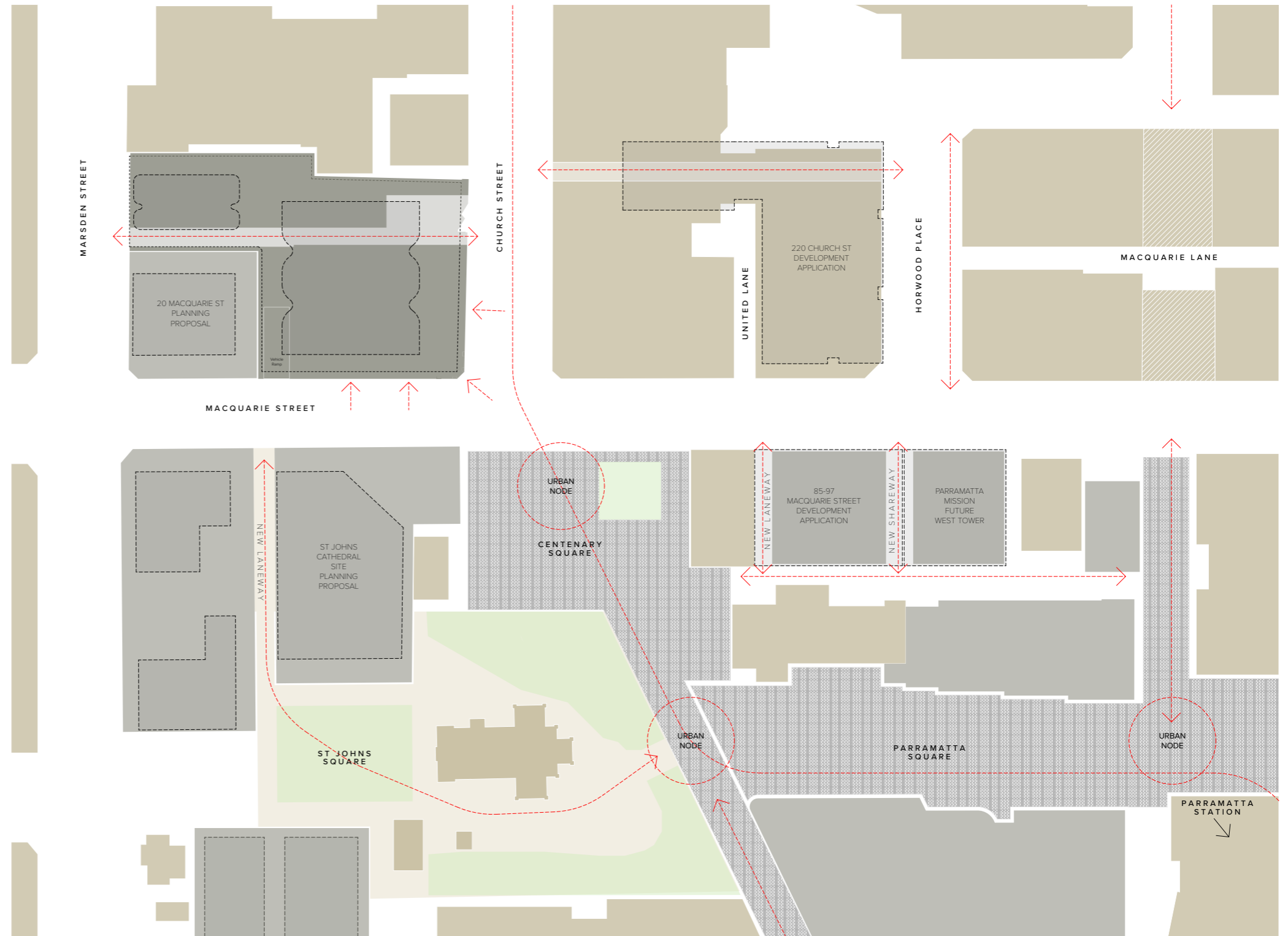
The proposal responds to this new context by connecting to the public domain at the most critical points - the northern edge of Centenary Square and mid site on both Macquarie and Church Street.

Arcades connect through 1- and 2-storey internal spaces through to the commercial, retail and hotel lobbies right through to Marsden Street.

Commercial and retail lobbies would connect to the internal arcades activating the laneways and creating a public street with lobby cafes, bars, restaurants and shops. Larger scale tenancies at level 1 would connect via public lifts and stairways.

The permeable nature of the the site facilitates additional connections from the station and square to the precincts to the northwest including the stadium.

The arcades proposed on the site support Parramatta Council's City Centre Laneway Policy enhancing the urban fine grain and providing further destinations and points of interest in the Parramatta CBD. The proposed connections are complement the laneway structure proposed in the Policy.



PRECINCT CONTEXT

The Parramatta CBD is currently undergoing a major redevelopment with a number of components already completed and activated by newly occupied buildings.

There are numerous sites in the precinct that are under assessment or approved that will further shape the character of the central CBD including Parramatta Square and Centenary Square. These squares are already active with people and will become lively and vibrant places when new projects are completed.

Around Parramatta Square, sites to the north and northwest are affected by the solar plane to Parramatta Square in order to protect sunlight access to the southern edge of the Square. The solar plane control has the effect of creating similar building heights and forms for buildings that are affected by the plane.

New developments and proposals outside of the solar plane area are generally significantly taller. For example, the St John's precinct development to the south of the 197 Church Street site is approximately 20-storeys taller as it is possible to shape the massing to avoid any overshadowing the square from 12-2pm in mid-winter.

The redevelopment proposal of 197 Church Street is an appropriate design response having regard for the likely future character of this part of the Parramatta CBD, including protecting solar access to Parramatta Square, contributing to the fine-grain, interesting and permeable character of the ground plane and providing high-quality amenity for the occupants and tenants within.

