

14 August 2018

General Manager
Parramatta Council
126 Church Street
Parramatta NSW 2150
Attention: Alex McDougall, Senior Town Planner

Dear Sir/ Madam,

**7 CHARLES STREET & 116 MACQUARIE STREET, PARRAMATTA - DA 560/2017
MIXED USE DEVELOPMENT
FOR STATEWIDE PLANNING PTY LTD**

I refer to your meeting minutes of 09 August 2018 and your request for the architect to provide a concise briefing note to be provided to the Panel outlining why the public domain is acceptable.

Refer to the annotated ground plane plan, ground level (L1) plan and sketch perspectives attached.

The design competition held on the 28 August 2015 and second presentation on the 31 August 2016 that constitutes the design excellence for the development nominated the area at the northern end of Charles Street as the best and most appropriate location for carpark access, loading dock and substation chamber. Further Council DCP control 4.3.3.5.1 identifies that no additional vehicle entry point is to be provided from Macquarie Street, but a vehicle entry point is permissible along the site's frontage to Charles Street. A single vehicle access point is provided from Charles Street. Services are limited in frontage to maximise street activity along Charles Street and at the corner of Charles and Macquarie Streets.

Direct access to the ground floor retail tenancies is provided on both Charles and Macquarie Streets, activating the streetscape and subsequently increasing the safety of the public domain. Where appropriate, other service functions such as waste rooms have been located along the western boundary and by utilising a loading dock with turntable that is functional and best practice for the site.

The Charles Street frontage is activated by a terrace that provides convenient and accessible entry to the residential and commercial lobbies. The terrace is framed by retail suitable for a café, boutiques and specialty outlets, all accessed from the footway, The street is partially covered by an awning and edged with street trees to provide a protected and pleasant pedestrian footway and outlook from the retail tenancies.

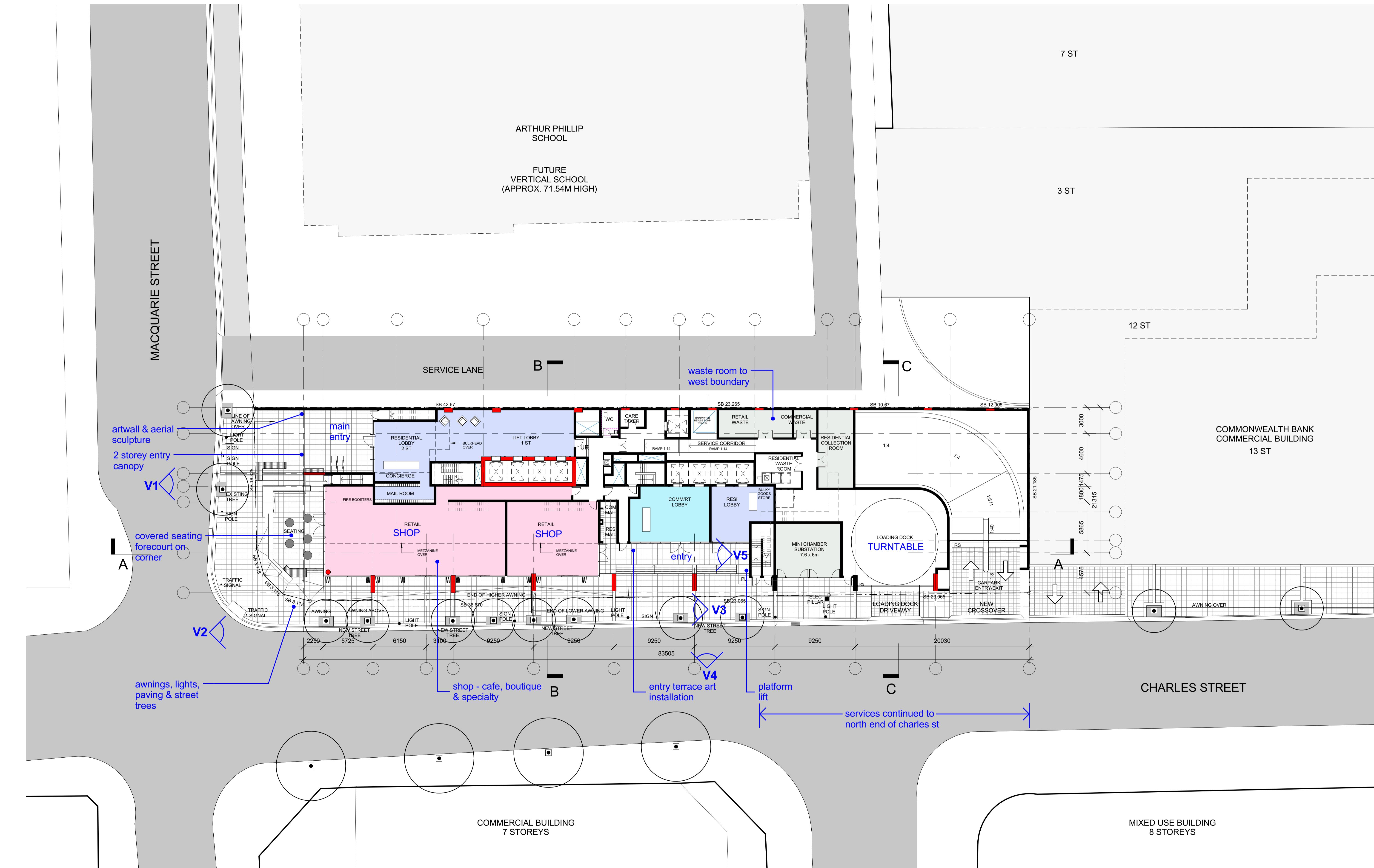
The southern public forecourt at the corner of Macquarie and Charles Streets will create a strong retail junction with a high level canopy creating a two storey height to strengthen the corner element, outdoor seating, provide relief from building elements and mark the main residential pedestrian entry to the tower.

Additionally the Public Art Plan by Milne Stonehouse proposes art works integrated into the design at the ground level that includes suspended foyer sculpture, soffit art work, integrated wall artwork at main entry that was endorsed by the Design Jury.

Yours faithfully
stanisic architects

A handwritten signature in blue ink that reads "Frank Stanisic". The signature is written in a cursive, fluid style with a long horizontal stroke at the end.

FRANK STANISIC
DIRECTOR



issue	amendment	date	legend
A	PUBLIC DOMAIN ANNOTATED	15.08.18	

the layout shown and the areas noted on this drawing are indicative only. layouts are to be read in conjunction with floor plans, elevations + sections.

client
STATEWIDE PLANNING PTY LTD

stanisic architects
Level 2, 243 Liverpool Street, East Sydney NSW 2010
T (61 2) 9358 2558
www.stanisic.com.au ABN 11002633481
NSW ARB 4450

project
5-7 CHARLES ST + 116 MACQUARIE ST, PARRAMATTA

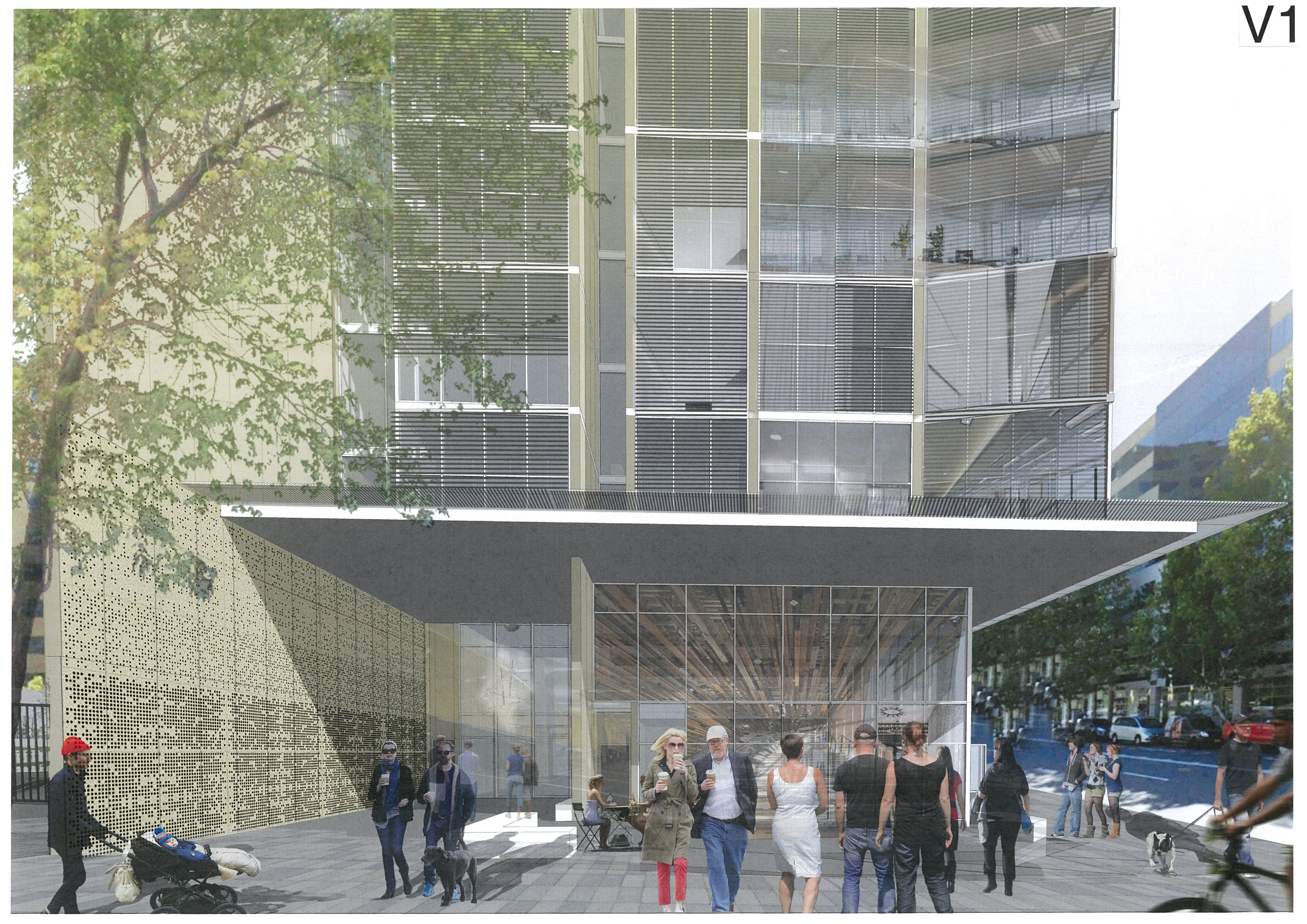
checked	scale	project no	drawing no
Checker	1 : 200@A1	13 015	13 015
drawn	Author		

drawing
**GROUND PLANE PLAN
PUBLIC DOMAIN**

AN004/1

15/08/2018 6:28:57 PM

do not scale from drawings.









V5

