

INSPIRE

PARAMATTA

Concept DA Submission

14.09.18



Parramatta
Mission



Uniting Church
in Australia

ETHOS
URBAN



TURNER

PARRAMATTA MISSION

DA DESIGN REPORT

SEPTEMBER 2018

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1.0 PROJECT OVERVIEW

PROJECT SUMMARY

This design statement by Turner forms part of Concept Development Application (DA) submission for 99-119 Macquarie St seeking approval for a proposed mixed-use development, incorporating Leigh Memorial Church. The Parramatta Mission has engaged in a design process with Capital Bluestone, Ethos Urban and Turner to develop the site. Parramatta Mission seeks to redevelop the sites on either side of the Leigh Memorial church.

Parramatta Mission forms part of the Uniting Church in Australia, and has a long history in providing community services and religious functions on the current site, with over 40 years of service in its current format and a history on the site going back nearly 200 years.

The design seeks to play a key role in the 'Parramatta Square' development with the creation of development that has a unique synthesis of program, public spaces and building form.

Two main buildings are proposed. The 12-storey building to the East of the church (Fellowship Centre) will house Parramatta Mission facilities. The 13-storey building to the West of the Church consists of retail at basement and ground floor level and commercial office accommodation above. There

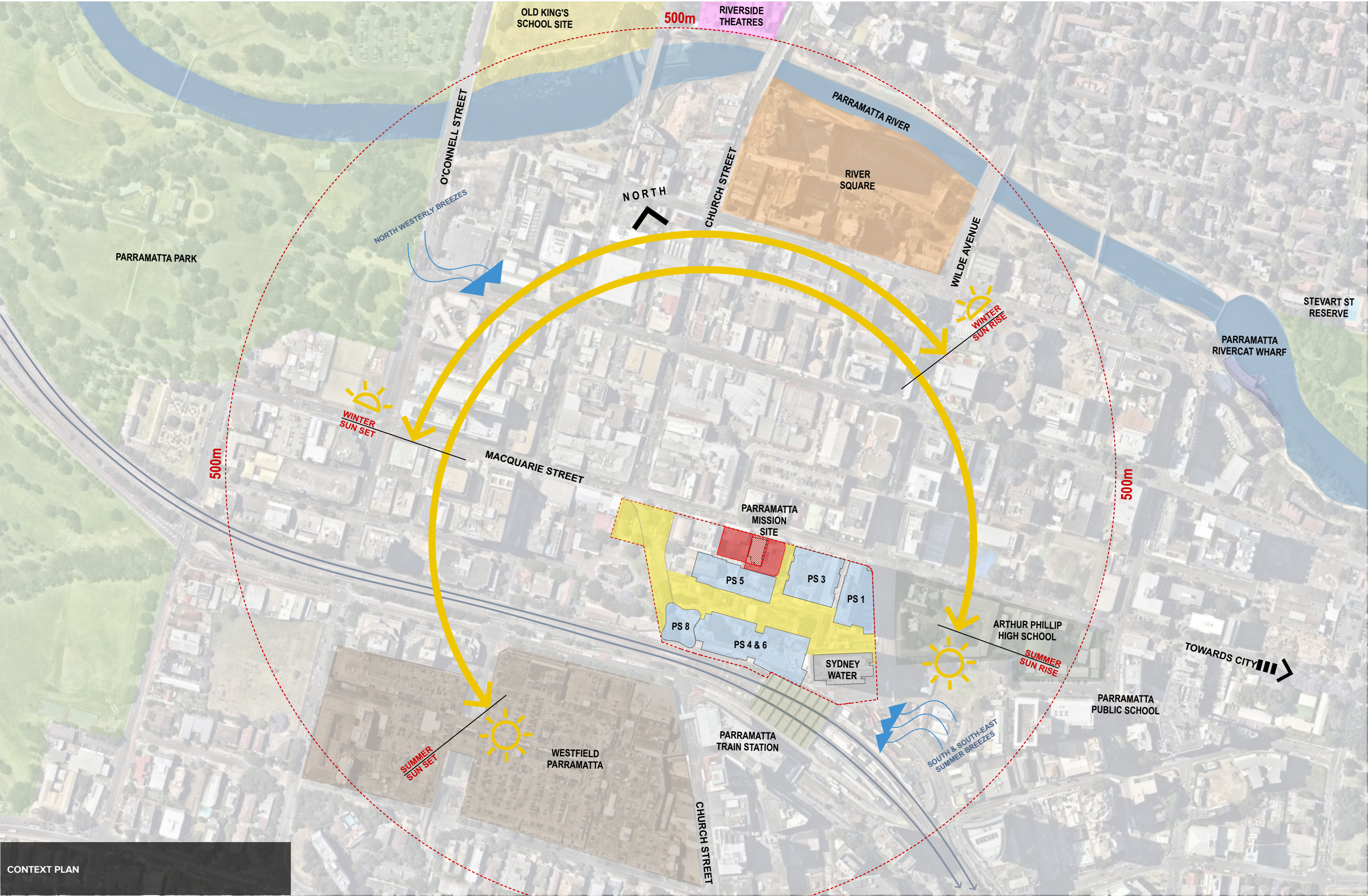
is a physical connection to the church on the Eastern (Fellowship.) side that creates an accessible route into the church and provides a connection to the ground floor 'gathering space'

The development will enable the church to:

- Develop the social programmes it already engages with on site
- Create a 'Gathering space' on the site to the east of the Church
- Provide a variety of meeting spaces
- Expand the usage of the church as a public venue with upgraded accessibility, lighting and audio-visual facilities.
- Rebuild the church spire which was demolished in 1921.

This report should be read in conjunction with the accompanying architectural design package and associated consultant's reports.

2.0 URBAN CONTEXT



CONTEXT PLAN

SITE CONTEXT

The site is located in the heart of Parramatta's CBD. Parramatta is undergoing a dramatic change with a large numbers of high-rise developments planned for the CBD. Parramatta is identified as one of the three major urban centres of Sydney in its 40 year plan - Towards our Greater Sydney 2056

The site is located on the southern side of Macquarie St – one of the earliest streets in Parramatta. The site is within the bounds of 'Parramatta Square' as defined by Section 4.3.3.7b DCP 2011.

The immediate vicinity is currently undergoing major transformation with the current development of the key buildings surrounding the open spaces Parramatta Square to the South.

This site is in a location that will benefit from and contribute to the vitality of the Square. Leigh Place is the southern gateway to Parramatta Square from the proposed Parramatta Civic Link.

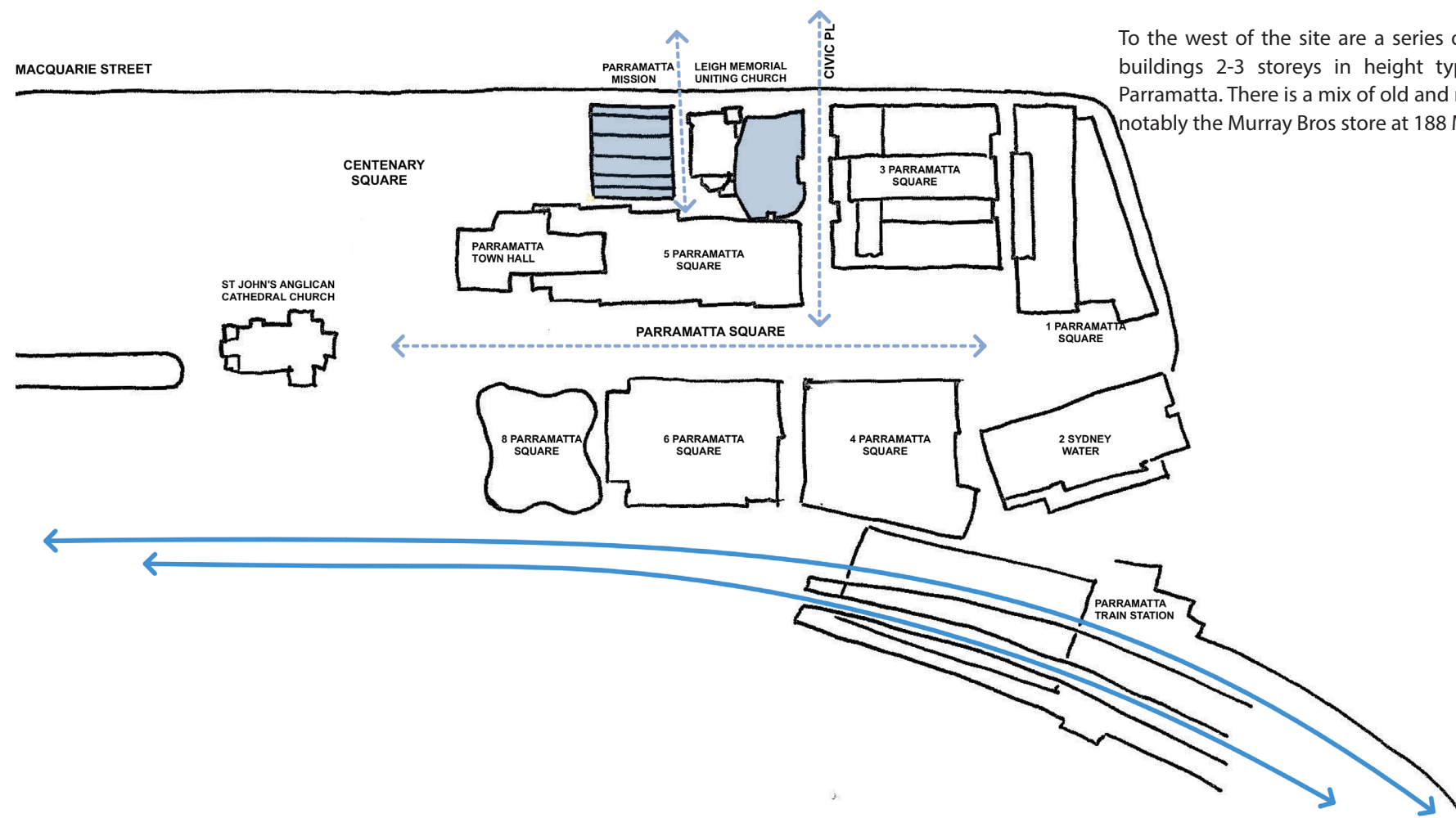
To the east of the site is the PS3 building designed by JPW, which will become the preferred metropolitan office for the NAB.

This large office building has grown since the original master plan, which indicated a width approximately 20m for Leigh Place. The current design indicates a width of 13.5 m for Leigh Place. The proposal is set back 5.5m from Leigh Place at levels Ground -Level 2, in order to accommodate Council's desired width for the Civic Link, as a result of the NAB building taking up past of the required space.

To the South is PS5, Parramatta's Civic and Community Centre by Manuelle Gautrand Architecture /DesignInc / Lacoste + Stevenson.

The southern aspect of this building presents a cascading sculptural form to Parramatta Square. The façade to the north is more sheer in form with most of the building service spaces located on this side facing the site.

To the west of the site are a series of small commercial buildings 2-3 storeys in height typical of downtown Parramatta. There is a mix of old and new buildings, most notably the Murray Bros store at 188 Macquarie St.





THE SITE
Aerial Photography

History



THE SITE
Aerial Photography

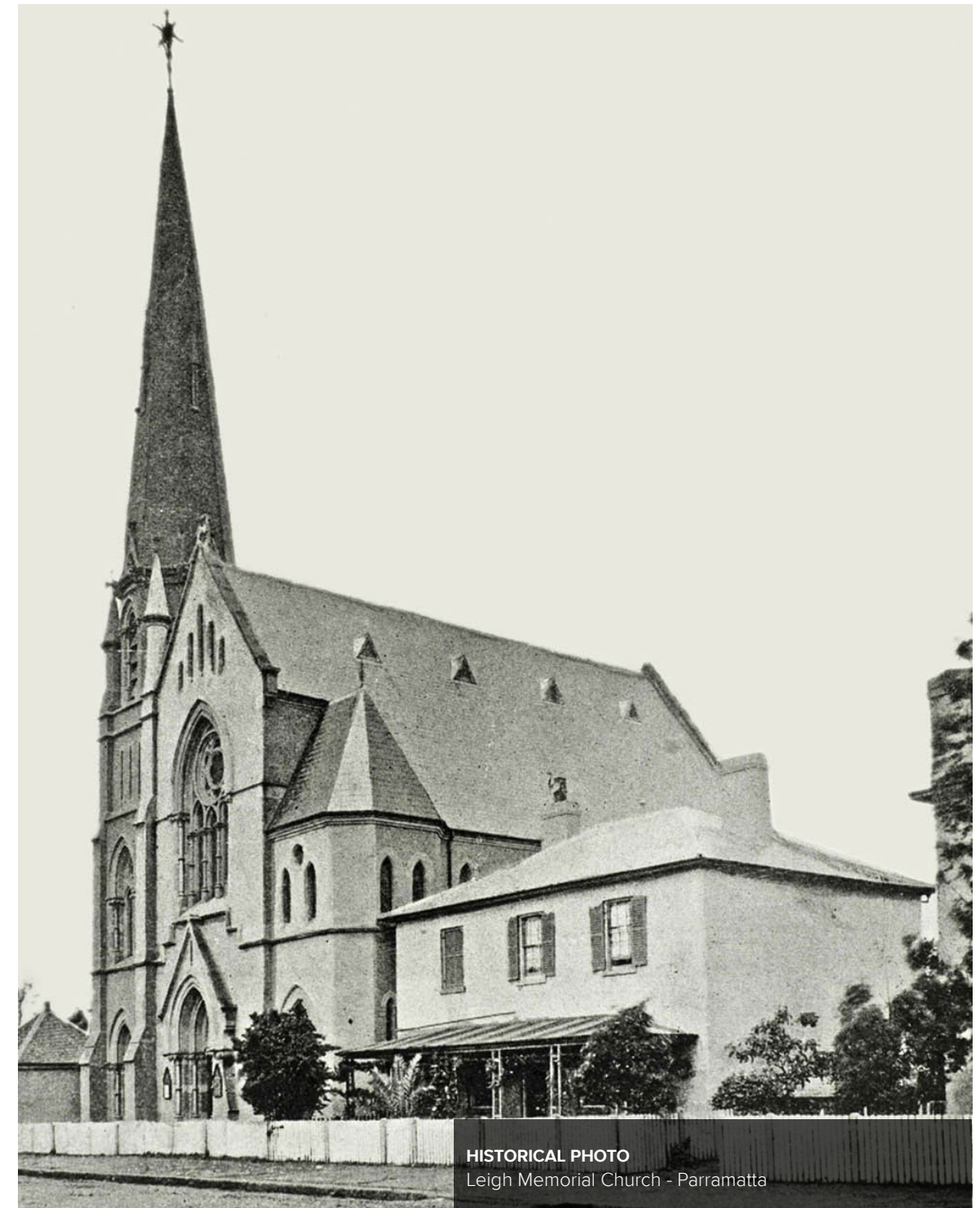
EXISTING SITE

The subject site consists of the properties of 99,119 and 119A Macquarie St. The Church is located in the middle of the site forming with two developable portions – one to the East and one to the West.

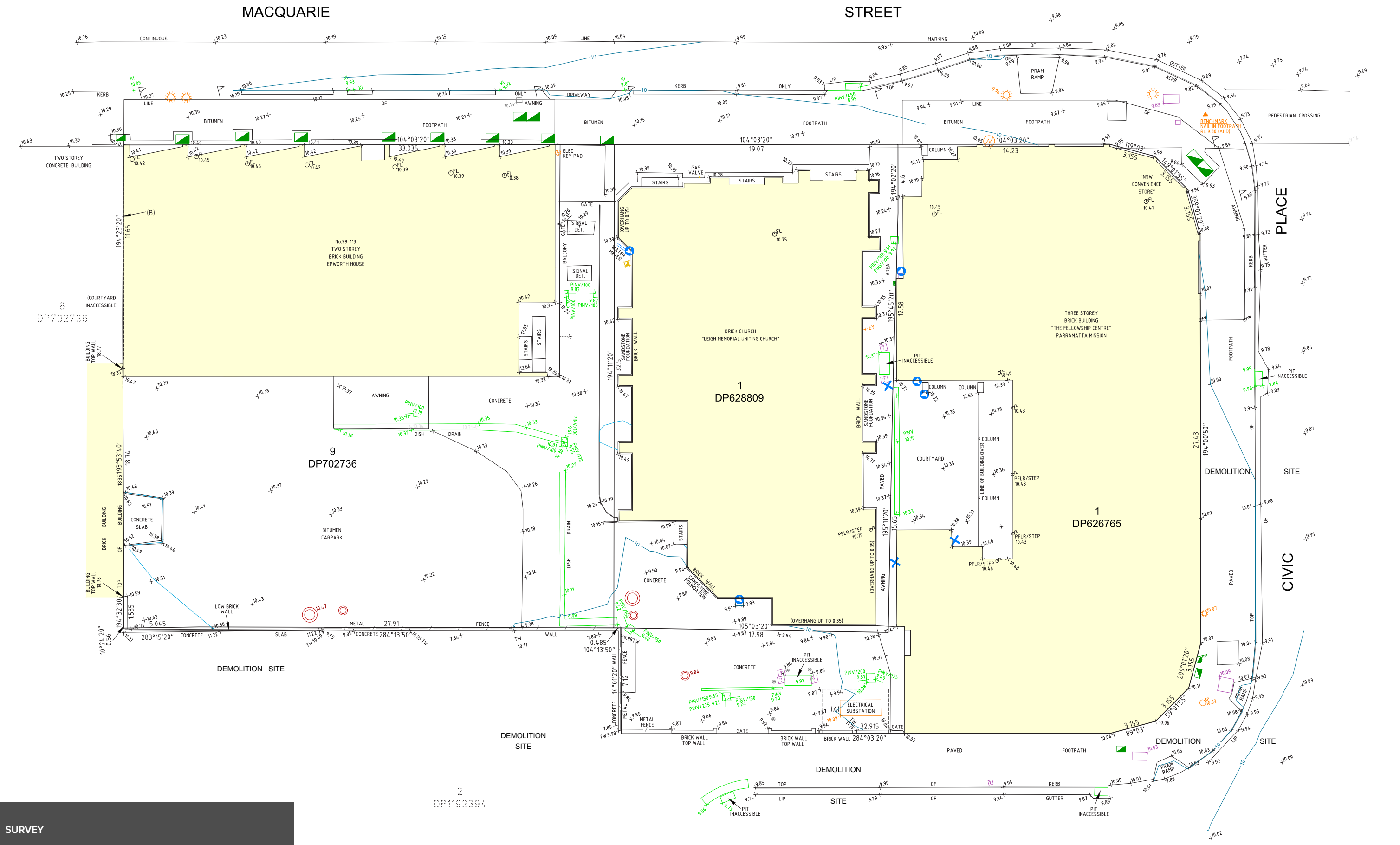
The site of Leigh Memorial Church has been a place of worship since 1821. The current church is the third church to be built on the site. It was designed by the architect James Tosh and opened in 1885. The church is a fine example of Victorian Gothic. The distinctive vertical proportions of the church have had two major internal modifications - the lowering of the gallery and the installation of a ceiling concealing part of the roof trusses circa 1908. The predominant facade material is brick with details in sandstone. Externally the church has remained unaltered with one major exception – the removal of its spire. The Church had the tallest Spire in Parramatta at 43m but it was deemed structurally unsound and was demolished in 1919.

For Additional information please to the refer Heritage Report by GBA.

The Eastern site consists of a two and three storey building that currently houses Parramatta Mission with a retail unit on the north-east corner. The Western site has a two-storey building with a number of retail and commercial premises at ground level. There is a surface car park at the rear. The buildings on these sites would appear to date from the 1960's are somewhat dilapidated and are not heritage items.



HISTORICAL PHOTO
Leigh Memorial Church - Parramatta



SURVEY



SITE PHOTO
Leigh Memorial Church - Front facade, Macquarie St



SITE PHOTOS
Street View of Macquarie Street looking East towards Leigh Memorial Church



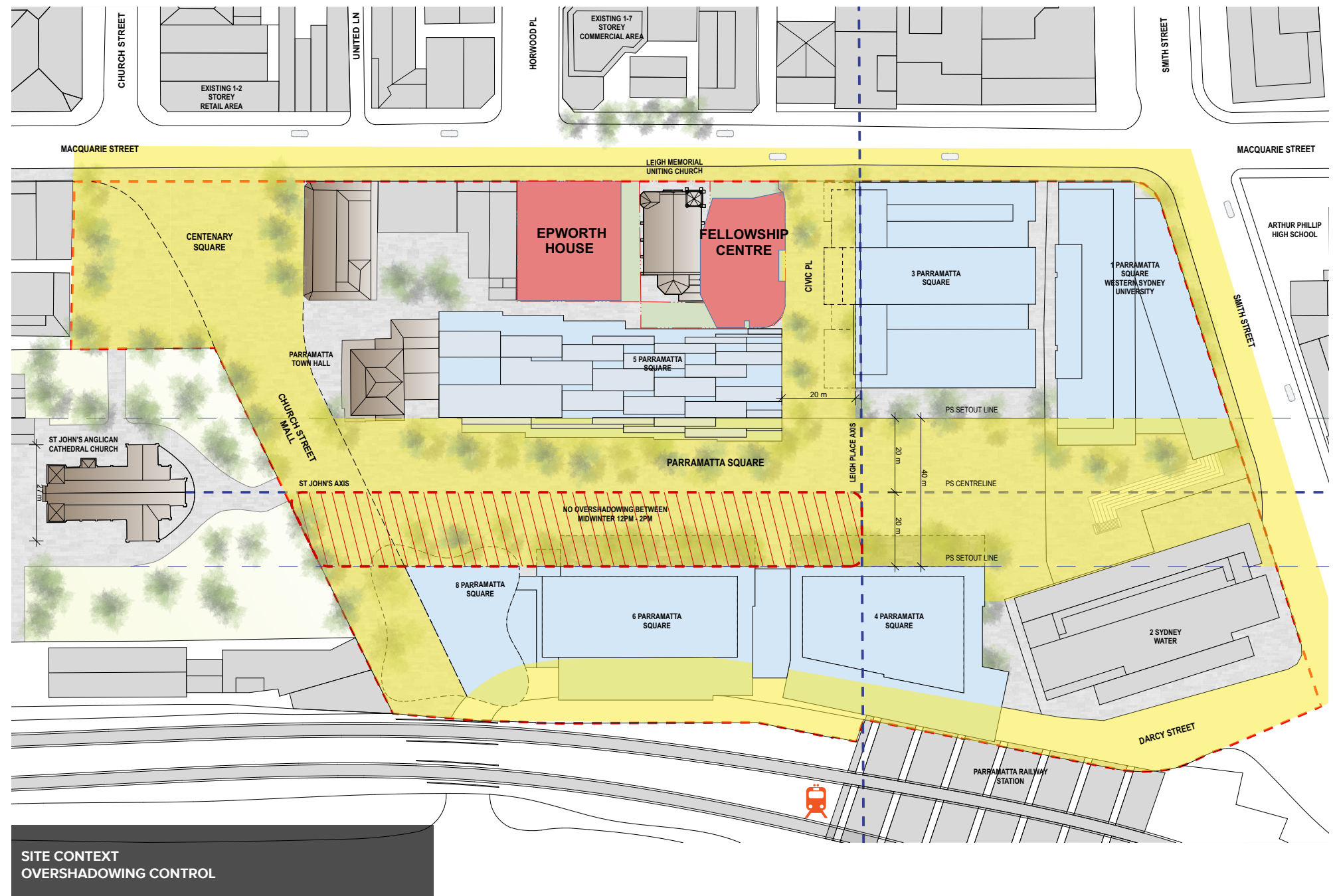
SITE PHOTOS
Street View of Macquarie Street and Civic/Leigh Place

PLANNING CONTROLS

LAND ZONING MAP

B4 Mixed use

Current LEP controls provide for a maximum building height of 54 metres and a maximum FSR of 8:1. The Leigh Memorial Uniting Church, which sits on the central lot within the Parramatta Mission land, is listed on the State Heritage Register. The proposal is compliant both in terms of height and FSR.



3.0 SITE ANALYSIS

TOPOGRAPHY

The site and surrounding area is low in elevation and is quite flat with a gradual fall south to north.

There is no existing vegetation on the site.

The site is flood prone but the risk is considered low hazard - Refer to flooding report by Martens.

ARCHAEOLOGY

The area around Parramatta Square is of great significance for both Aboriginal and European heritage. There is evidence of Aboriginal settlement dating back 30,000 years. Parramatta was established within a year of European arrival. Archaeological investigations of neighbouring sites have revealed large numbers of artefacts.

It is noted that the Mission is very keen to incorporate found items and interpretive installations within the public areas of the proposal.

Refer to archaeological Reports by Casey and Lowe and Comber Consultants.



Archaeology
Convict Drain PS3 Site

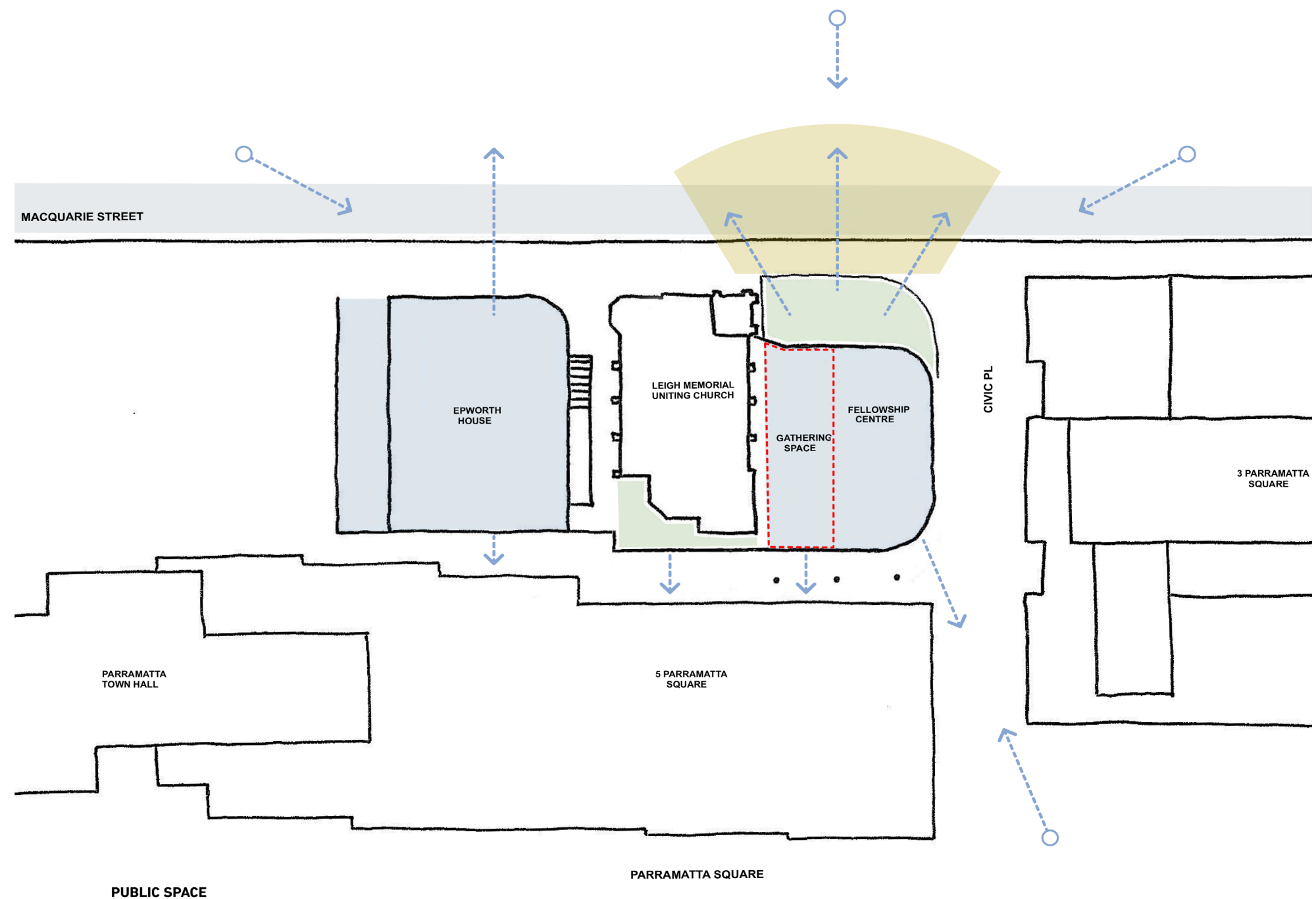
KEY VIEWS

Views of the site:

Views of Leigh Memorial Church along Macquarie St
 Views along Horwood Place (future Civic Link)
 Views from Parramatta Square where the proposed buildings will appear behind PS5.

Views from the site:

Views North over Central Parramatta toward the River link
 Views from the upper levels of the southern and western facades across Parramatta Square.



ACCESS TO THE SITE

Vehicle Access

Macquarie St is a one-way with traffic moving west. DCP 2011 indicates Leigh Place will be a required pedestrian and bicycle access way with potential vehicle access.

The site currently has a vehicle access to the west of the Leigh Memorial accessing a surface car park behind the commercial building on Macquarie St.

Pedestrian Access

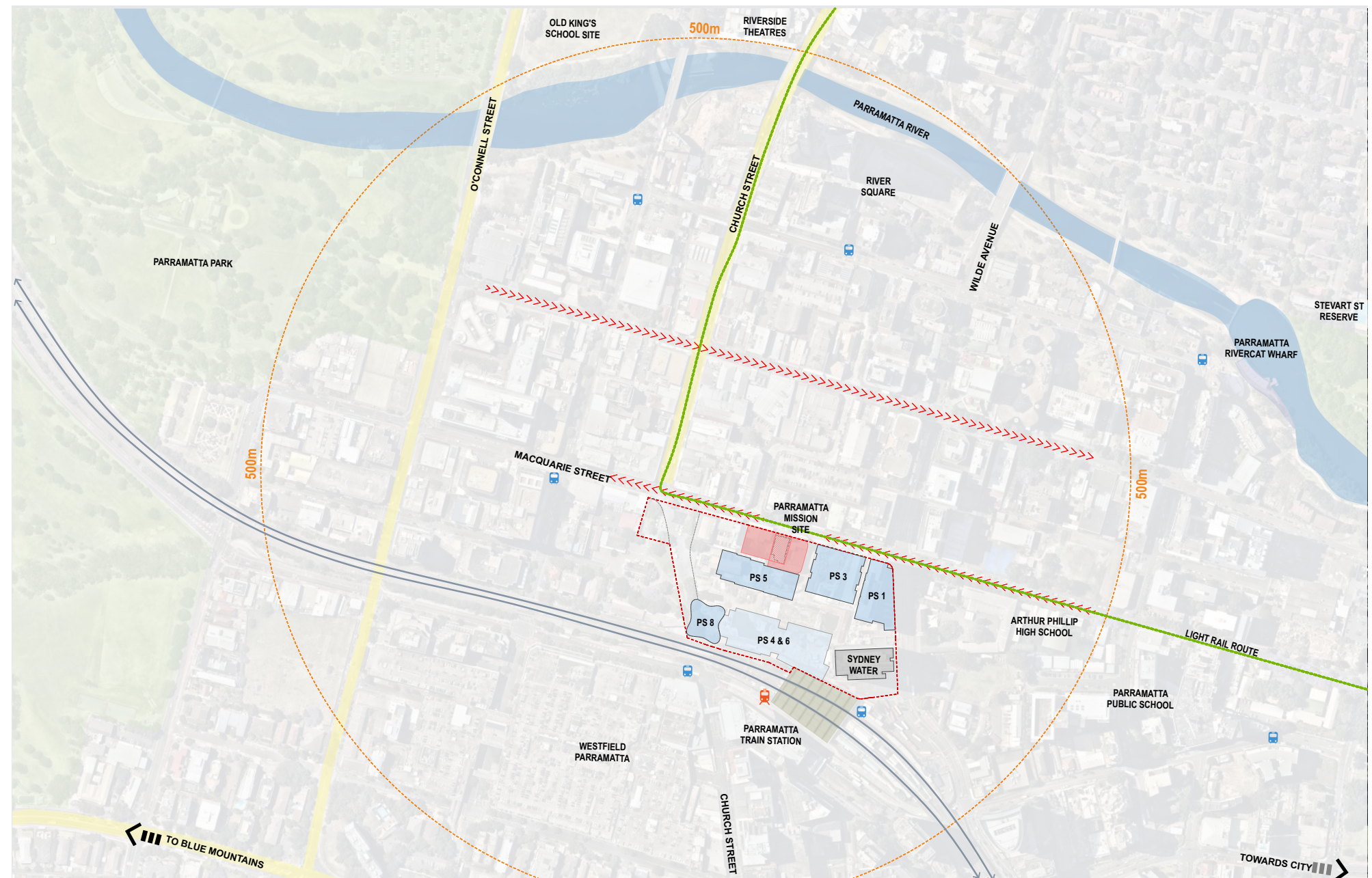
Macquarie St has footpaths on either side. The volume of pedestrian traffic is already quite high with large numbers of people in the vicinity travelling to and from Parramatta Train Station.

DCP 2011 indicates Leigh Place will be a required pedestrian and bicycle access way with potential vehicle access.

Public Transport

The site is well served by public transport :

- South Parramatta Station will be directly accessible to the North across the Square
- A bus station is located to the south on Argyle St, south of Parramatta Train Station.
- Parramatta Light Rail will run along Macquarie St and will connect Parramatta with Westmead and Carlingford. The route map indicates a stop to the East of the site on Macquarie St.



SITE ANALYSIS PLAN - CONNECTIVITY

4.0 ARCHITECTURAL DESIGN

BUILDING FORM

The proposal seeks to realise the sites development potential with a design that is focussed on celebrating and visibly revealing Leigh Memorial Church. Two main building forms are proposed on either side of the Church. Both buildings have sloping roof form so as to avoid any overshadowing of the zone indicate on Parramatta DCP. Also both buildings envelopes angle in towards the church to preserve views of Leigh Memorial along Macquarie St. The setout of these lines has ben detemined by Council's nominated heritage consultant H.Abrahams in consultation with GBA Heritage in the previous Land and Environment Court appeal.

Epworth house to the west is set back from the church by approximately 6m.

Fellowship Centre is set back further for the first three level (Ground to Level 2). To the noth it is set back approximately 9m from the Macquarie St Boundary to create a small plaza. To the east (Leigh Place) the first three levels are set back 5.5m from Leigh place to achieve Council's desired width for the scale of the Civic link.

Fellowship Centre will be physically connected to the Church on the eastern side of the church, below eaves level.

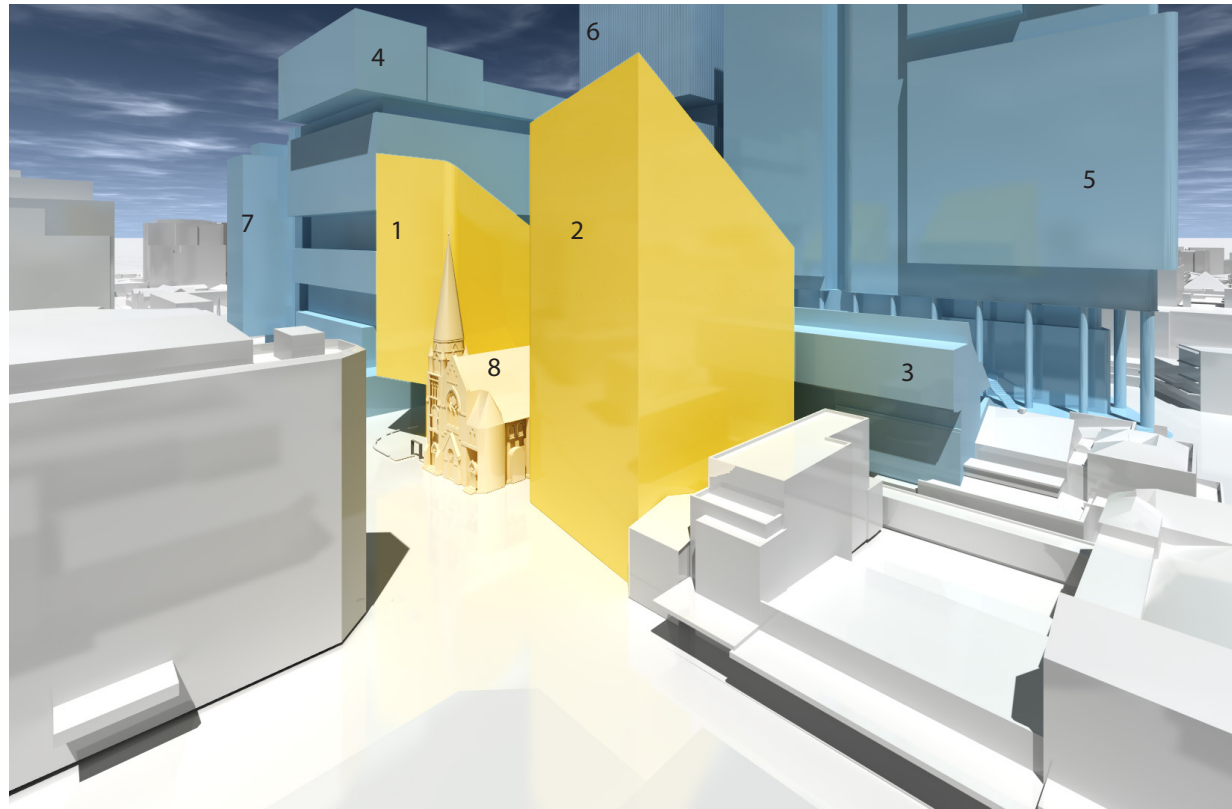
BULK AND SCALE

The buildings provide a transition in scale between the traditional scale of central Parramatta with predominantly 2-3 storey street aligned buildings and the very large scale buildings of Parramatta Square and the other tall buildings planned for the area. Although the proposed buildings for the site are taller than existing they appear relatively diminutive in relation to the larger buildings of Parramatta Square. They present as relatively slender tower forms to their primary visible aspect on Macquarie St.

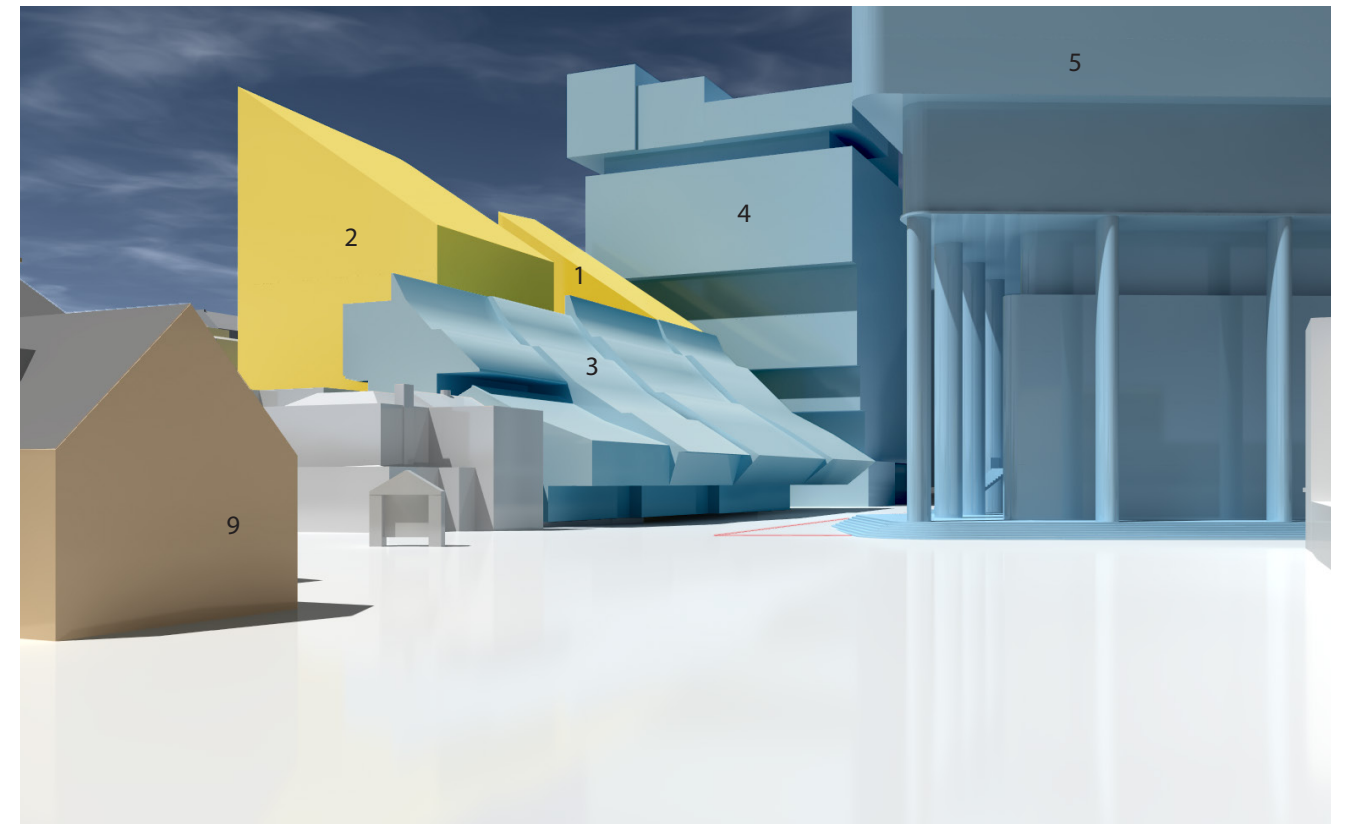


BUILDING FORM - PEDESTRIAN LINK
Scale - Macquarie St

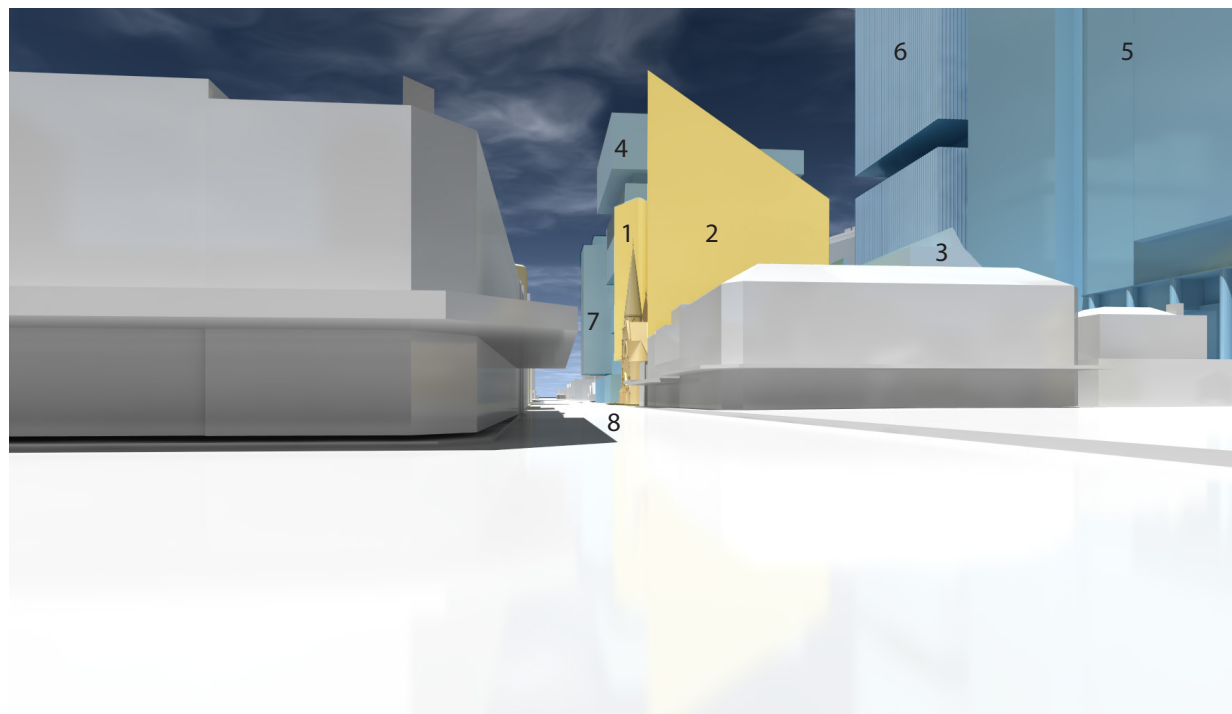
BUILDING VOLUME / SKYLINE



AERIAL VIEW FROM NORTH-WEST

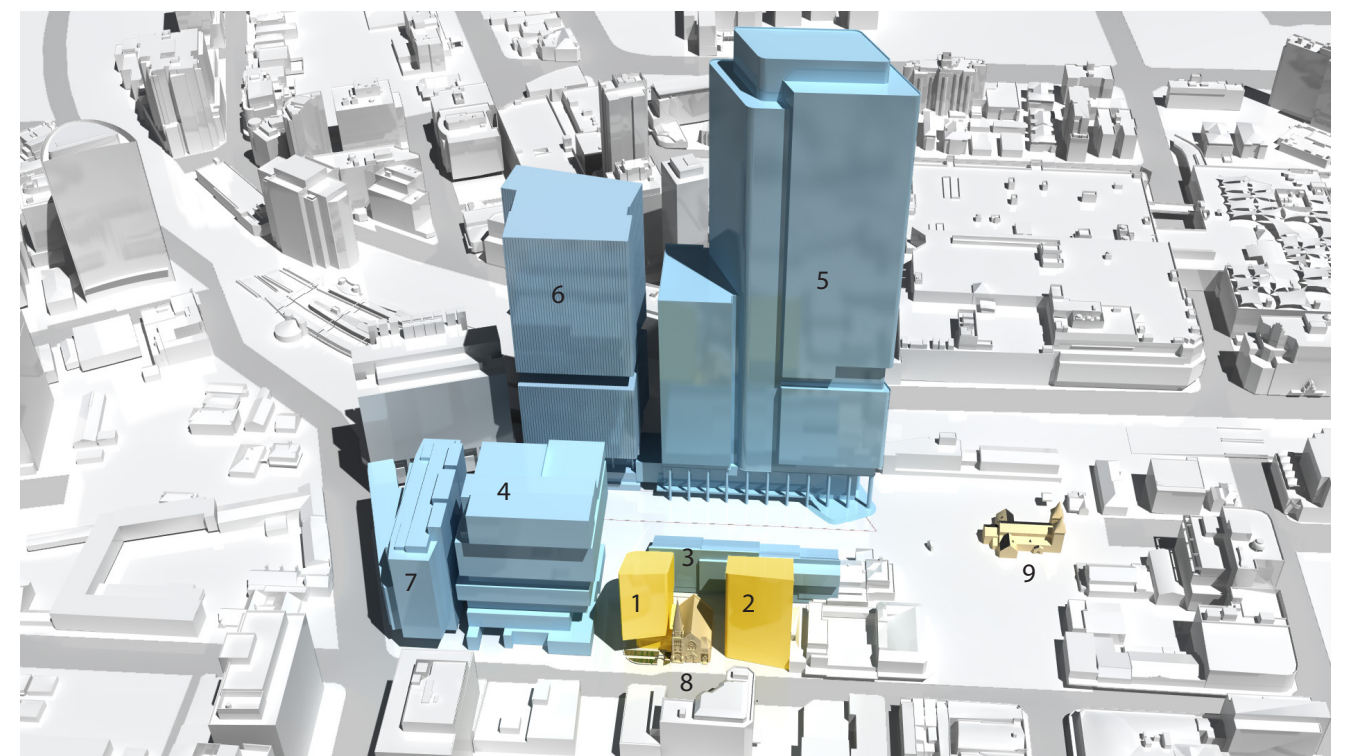


VIEW LOOKING EAST FROM CHURCH MALL



VIEW FROM WEST ALONG MACQUARIE ST

- 1 FELLOWSHIP CENTRE
- 2 EPWORTH HOUSE
- 3 PS5
- 4 PS3
- 5 PS6-8
- 6 PS4
- 7 PS1
- 8 LEIGH MEMORIAL UNITING CHURCH
- 9 ST JOHN'S ANGLICAN CATHEDRAL CHURCH



AERIAL VIEW FROM NORTH

PUBLIC REALM & SITE PERMEABILITY

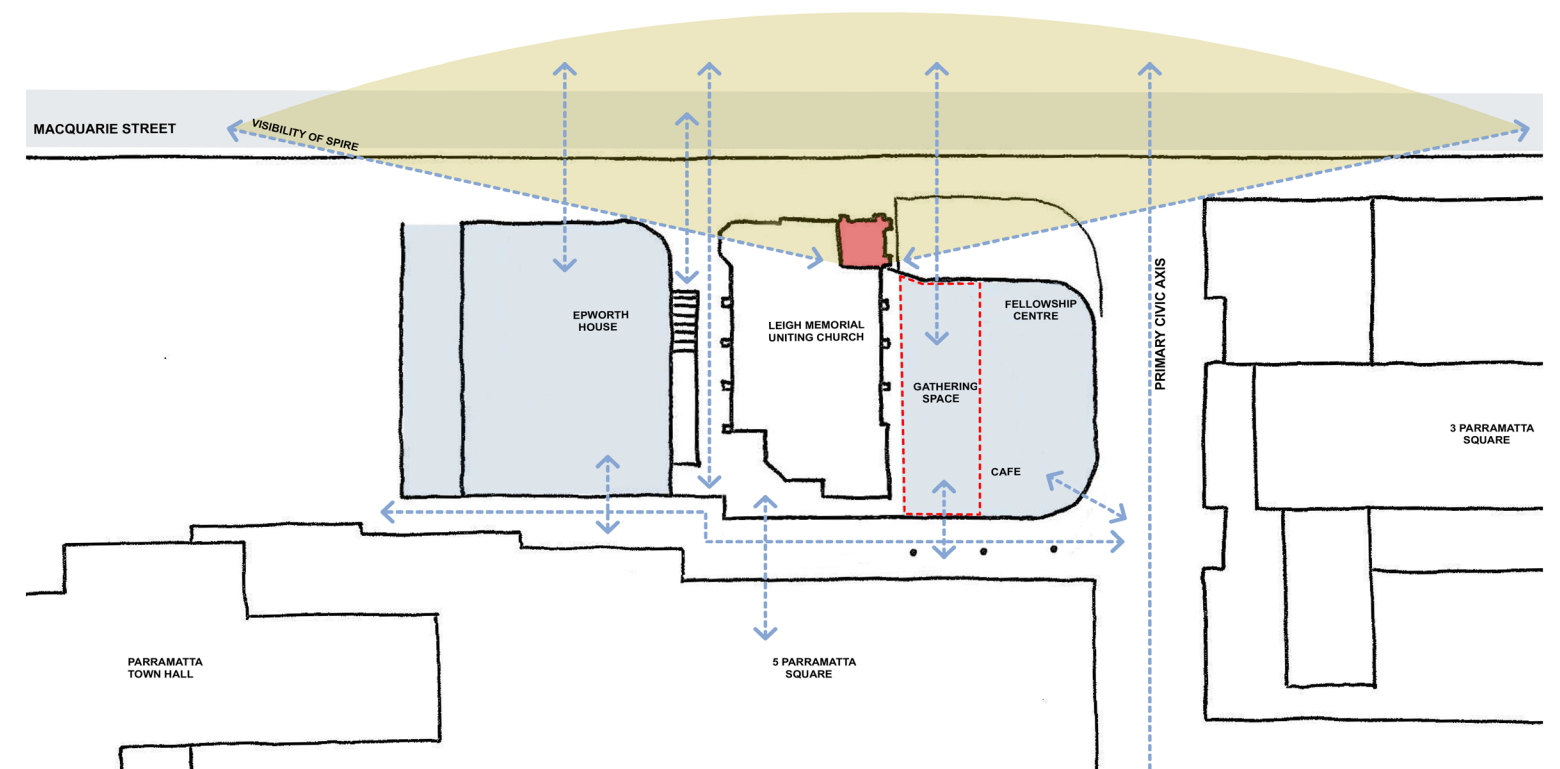
The design creates a series of public open spaces and publicly accessible spaces within the buildings. The ground floor plans makes a number of gestures to invite the public onto and around the site. The gestures are relatively small in scale compared to the expansive public domain of Parramatta Square - providing diversity in scale to the locality but also providing a welcoming community scaled feel for the Church.

The setback to the front of Fellowship Centre provides an intimate plaza space with a unique character for downtown Parramatta. This Plaza serves as a transition to the Fellowship Centre and a refuge/rest place for pedestrians and Church patrons.

To the west of the church a the setting back of f Epworth house will create potential for active retail frontage and and create a connection with the new laneway proposed to the south of the site and PS5.

In Accordance with the objective of DCP 4.3.3.7B the design:

- Provides a well-balanced mix of uses that promote a sense of community and support the communities Parramatta serves, especially at ground level.
- Activates the ground floor public domain and civic areas to create a vibrant precinct, which is activated day and night.

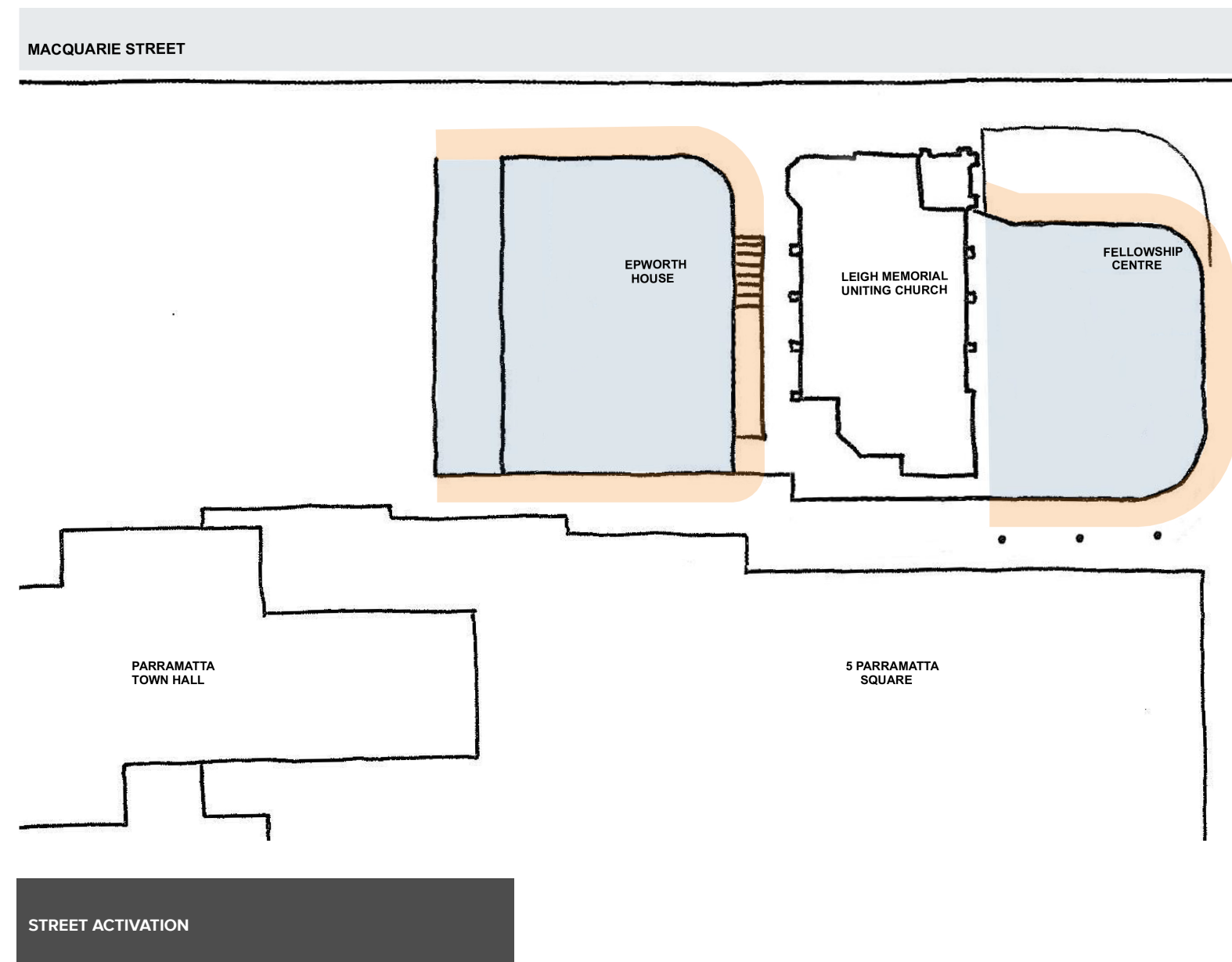


SITE PERMEABILITY

STREET ACTIVATION

Both of the proposed buildings and the existing Church have the ability to provide active frontages to Macquarie St and Leigh Place. The nature of the frontages is diverse with a variety of uses potentially on. The retail units and commercial lobby to Epworth house continue the retail façade to the west on Macquarie St. The multi-level foyer/gathering space of Fellowship Centre will be a dramatic focal point. This lobby wraps around the corner to Leigh Place. The residential foyer and café further activate the frontage to Leigh Place.

The ground floor activation and visibility of building entries will provide passive surveillance to surroundings streets and to people entering and exiting the proposed buildings.



INTERFACE TO LEIGH MEMORIAL CHURCH

Leigh Memorial Church is both physically and conceptually at the centre of the design.

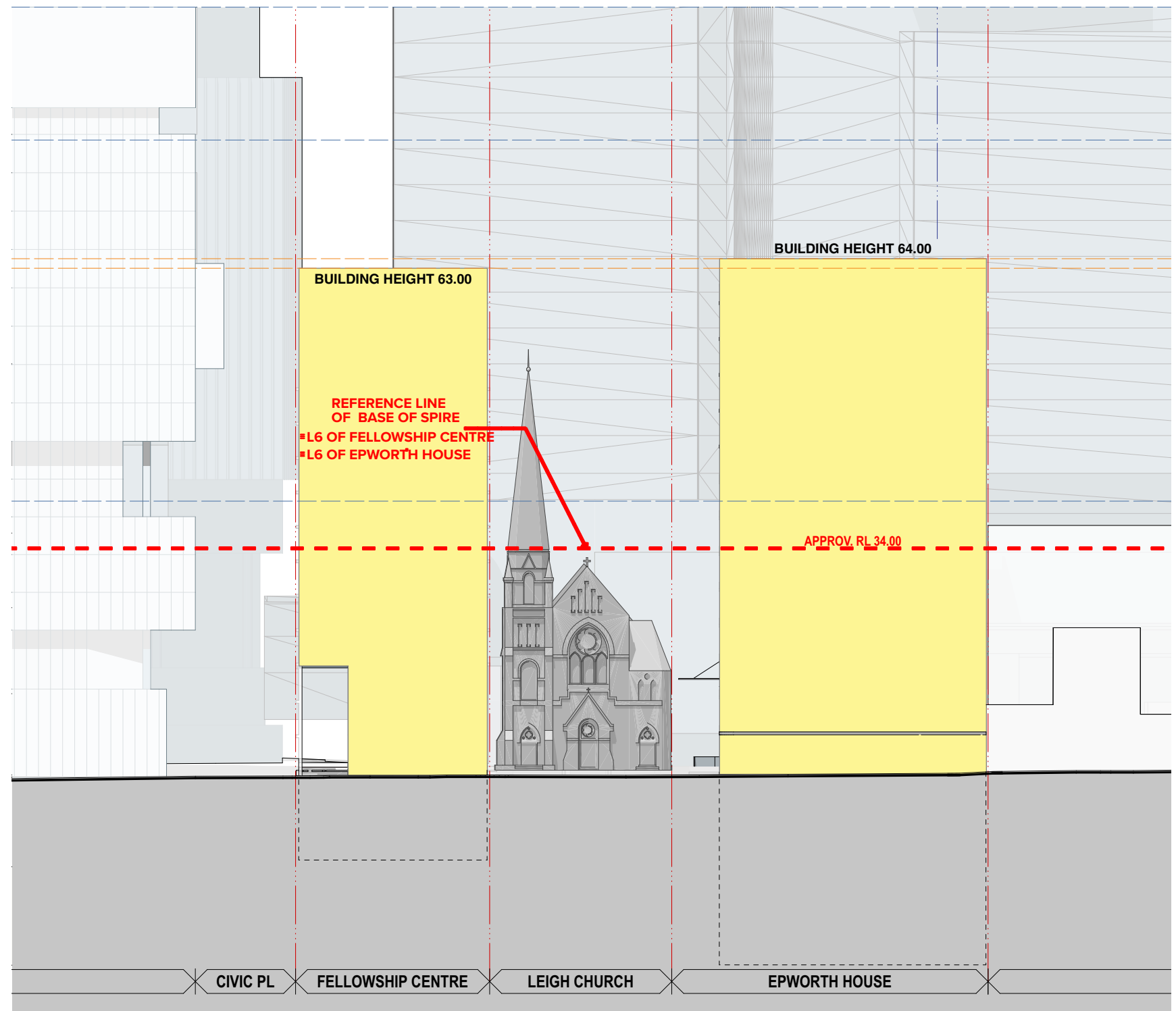
The two proposed buildings have been designed to maximise views of the church as one approaches east or west along Macquarie St. The setting back of the lower three levels of Fellowship Centre in particular will dramatically increase the visibility of the church. Sightlines have been focussed on the restored spire which will be visible for a considerable distance along Macquarie St. The creation of the open space to the north of Fellowship Centre will also provide an adjunct public space for public congregation next to the church.

There is a point where the new proposal will physically connect to the church on the eastern side of the church where the building at eaves level. The exact nature of the connection will be done in consultation with Councils heritage consultant and be explored in detail in the design competition.

An accessible entry is proposed to the eastern side of the church to the immediate South of the spire tower. This entry will allow for a direct connection to the ground floor of Fellowship Centre and provide a wheelchair accessible entry to the church – which is currently lacking.

All of the above-mentioned interventions to the Churches fabric have been formulated in consultation with heritage consultant - GBA.

INTERFACE TO LEIGH MEMORIAL CHURCH

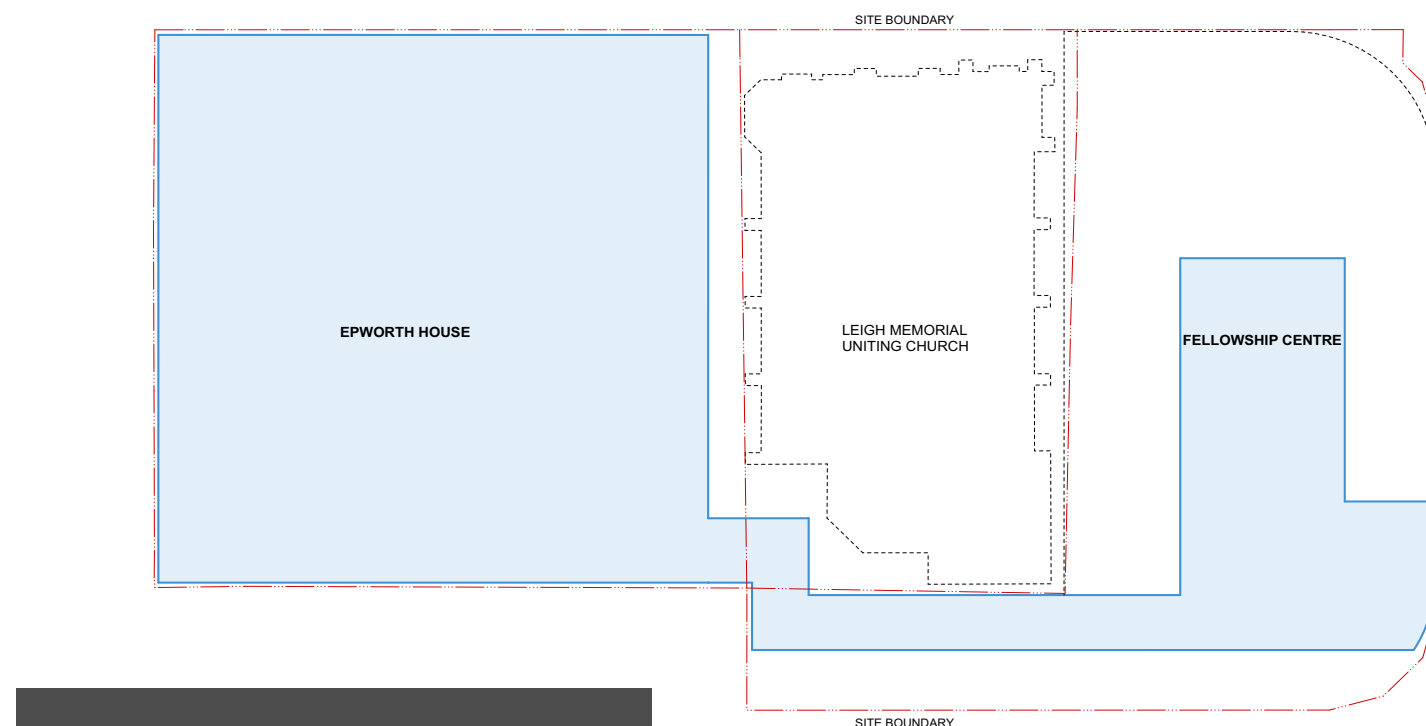
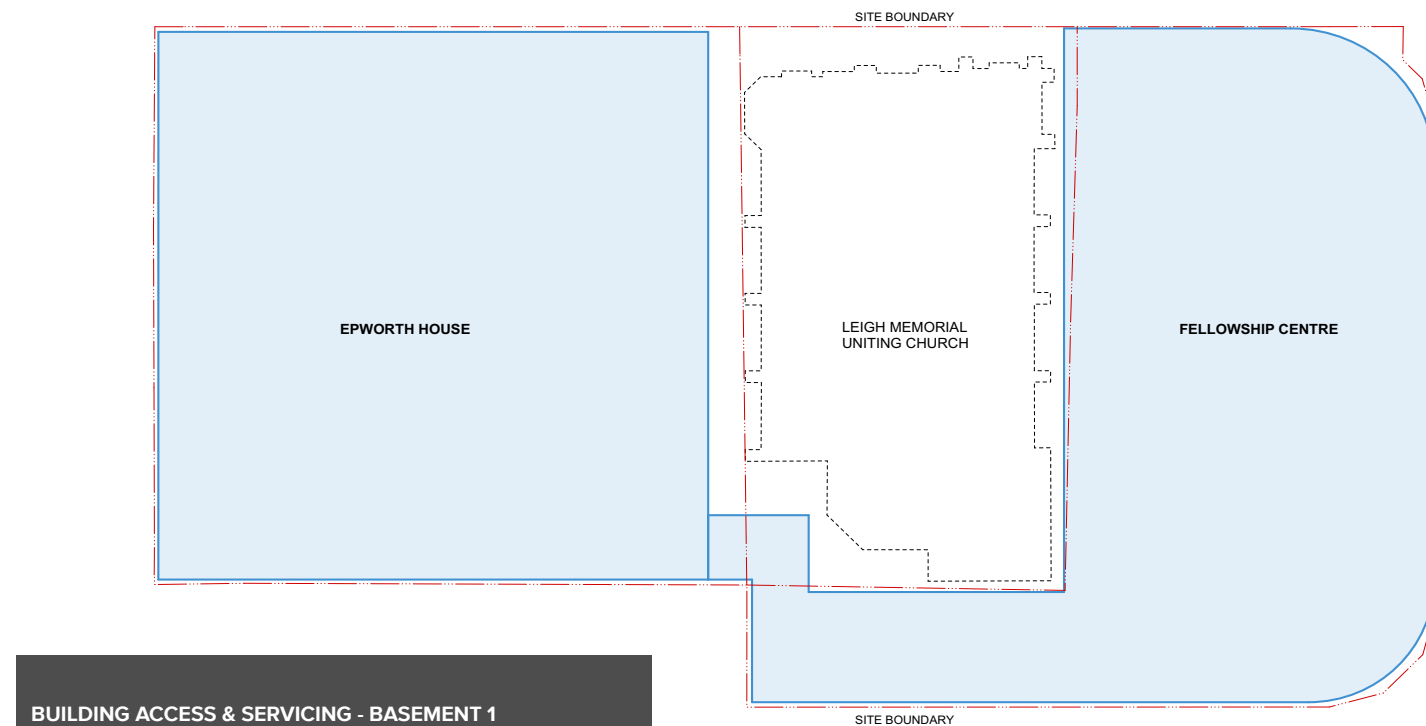


BUILDING ACCESS & SERVICING

The lobbies to the residential and commercial components are in clearly visible locations on Leigh Place and Macquarie St respectively ensuring passive surveillance and safety.

Parking is provided in Five Basement parking levels below Epworth House. Vehicle access to the basement is via a ramp from the western side of Macquarie St. Pedestrians and users of Fellowship Centre can access the basement via Levels B1 and B2.

Waste will be collected by a private service from the basement.



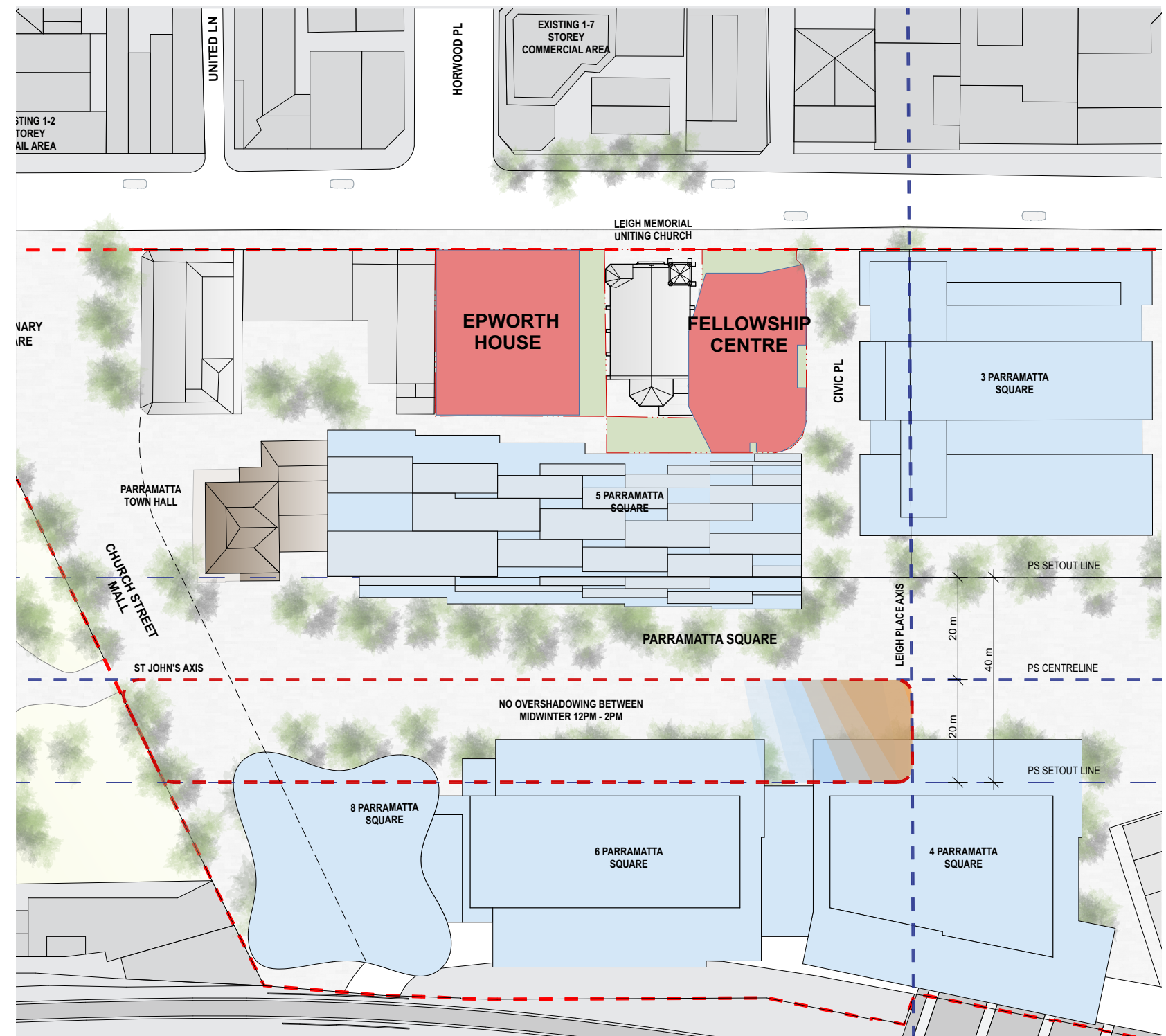
SHADOW ANALYSIS

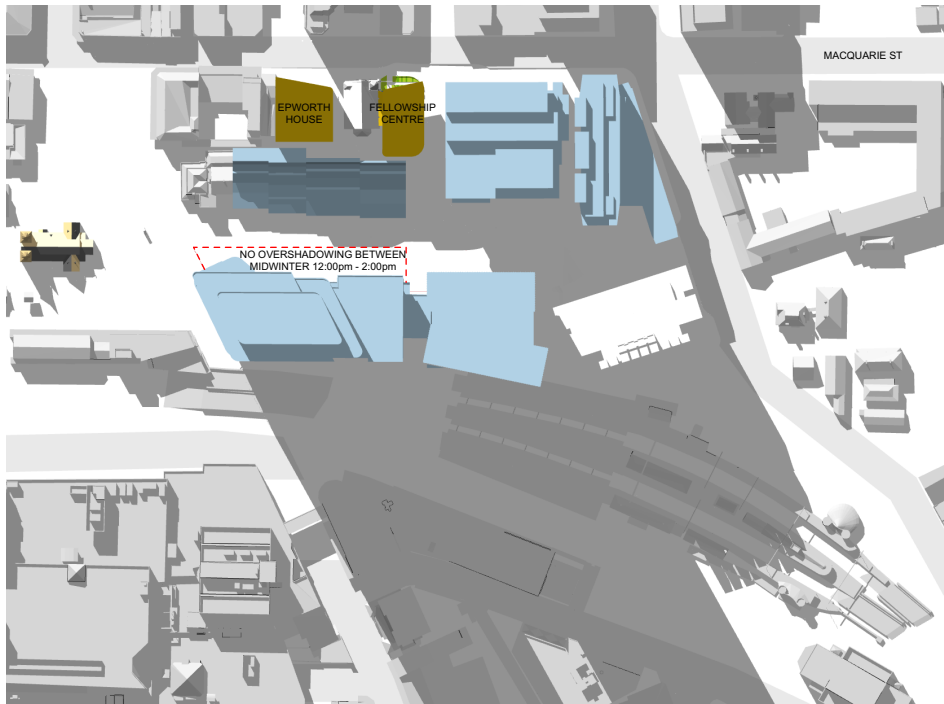
Lancer Barracks:

The proposal is outside of the shadow plane set by the Figure 4.3.3.1.13 of the DCP for Lancer Barracks.

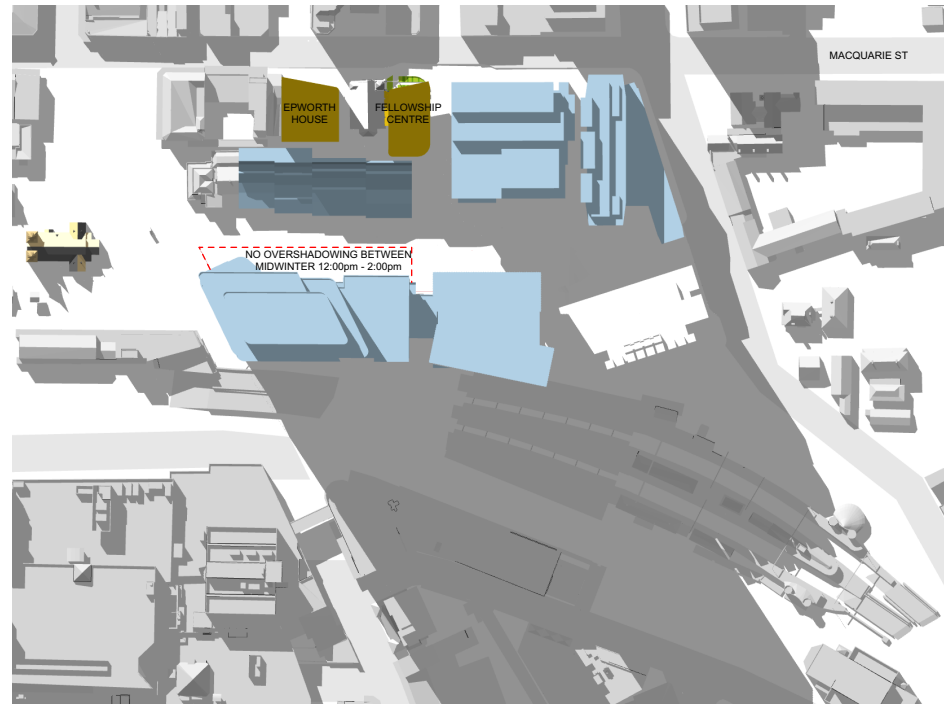
Parramatta Square:

The proposal does overshadow the 'no overshadowing for greater than 45minutes' zone as set out in Figure 4.3.3.7.3 Public Space set out of in Parramatta Square DCP.

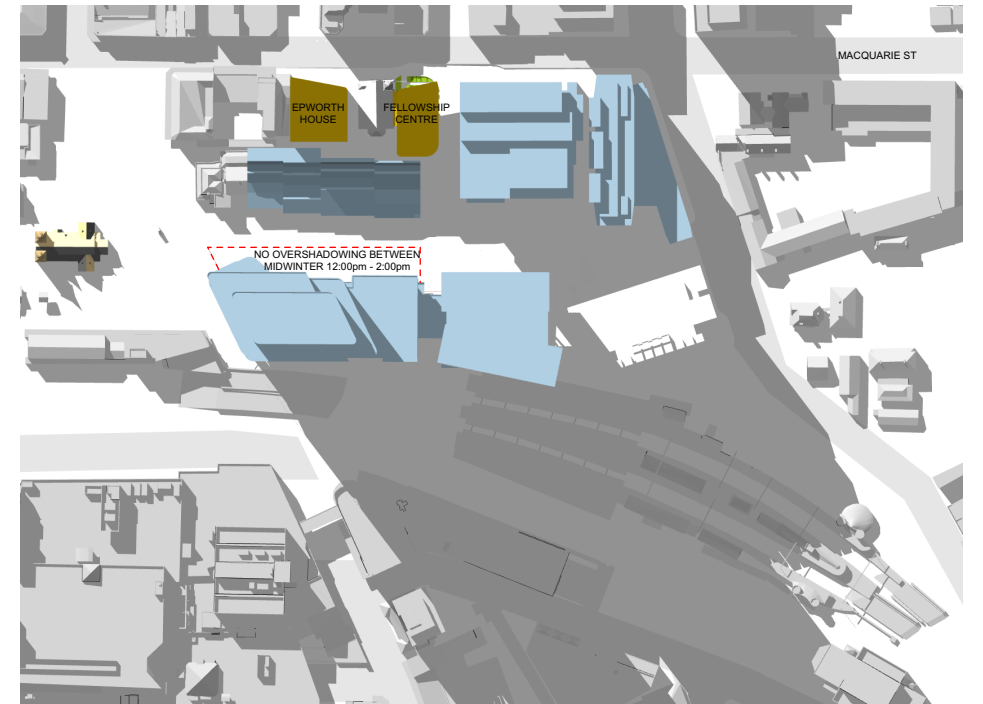




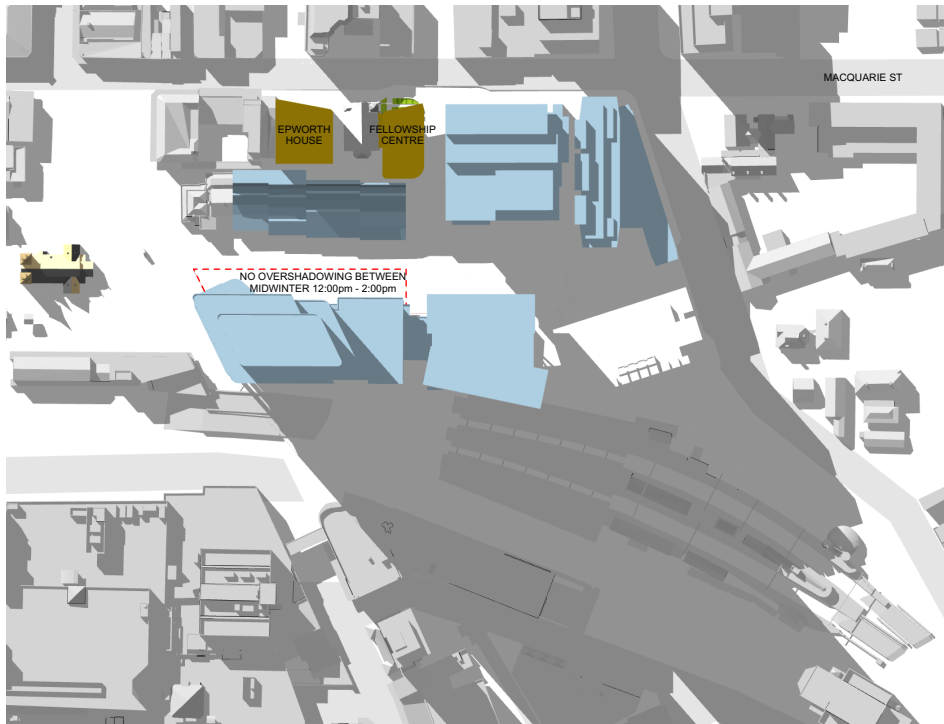
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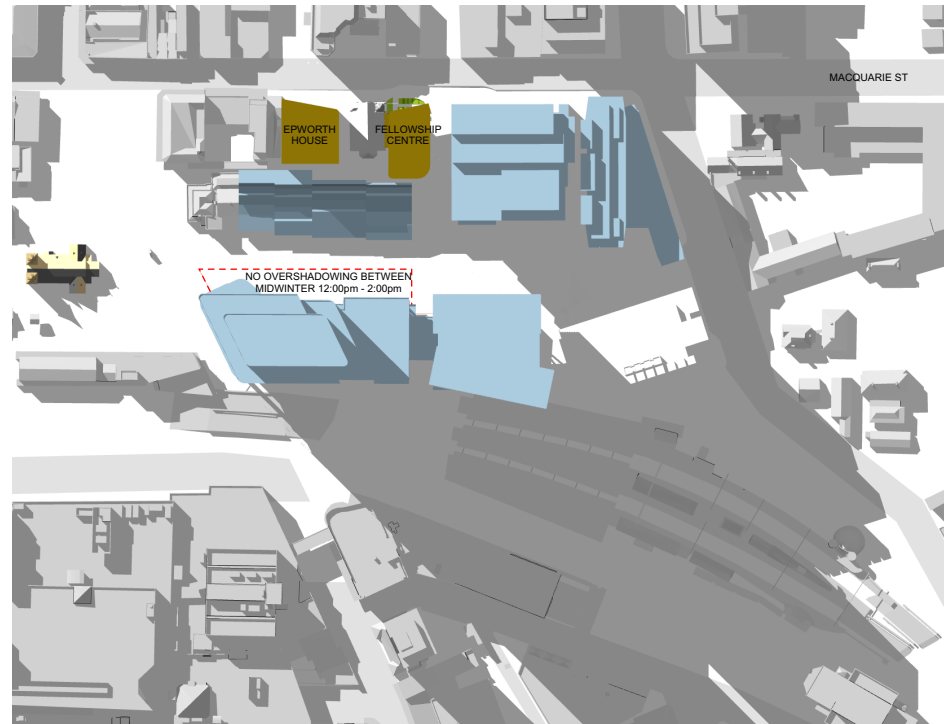
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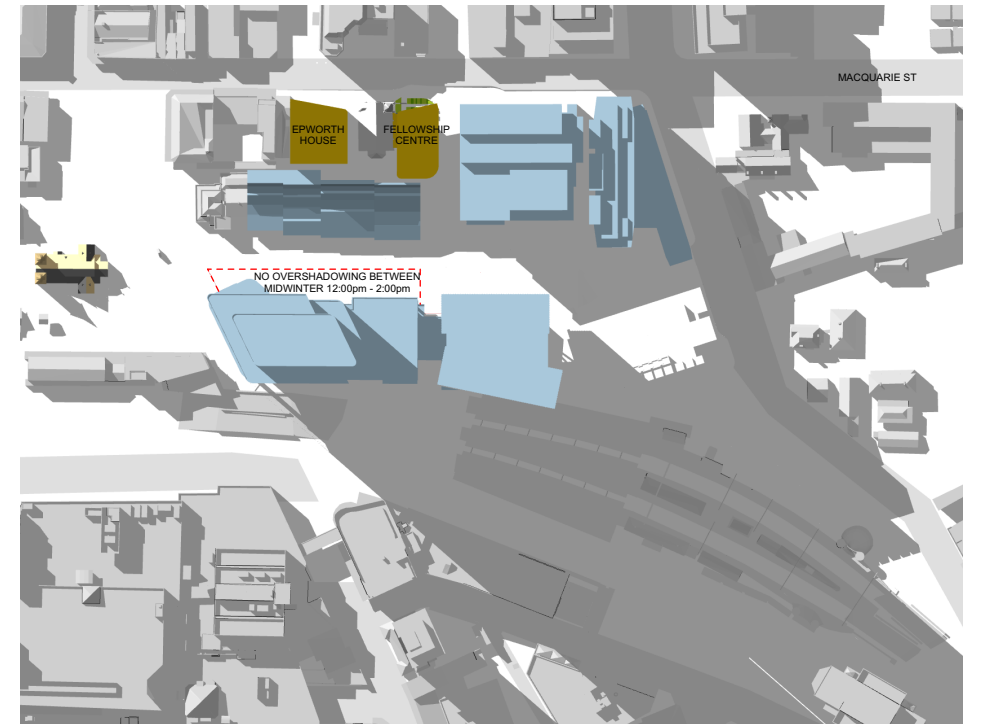
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21st June > 12:45pm



21st June > 13:00pm

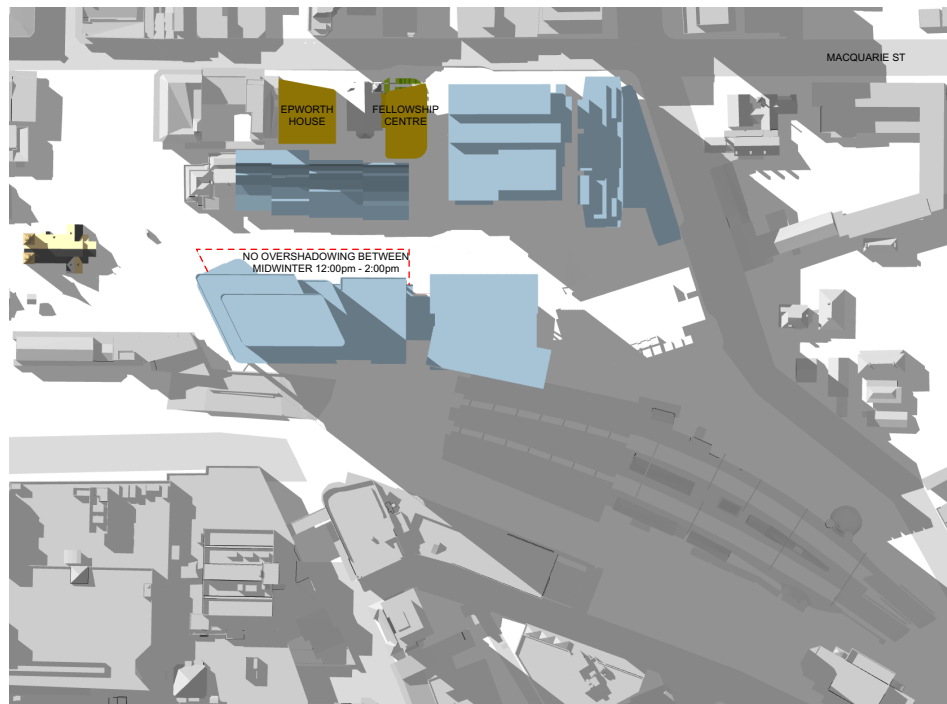
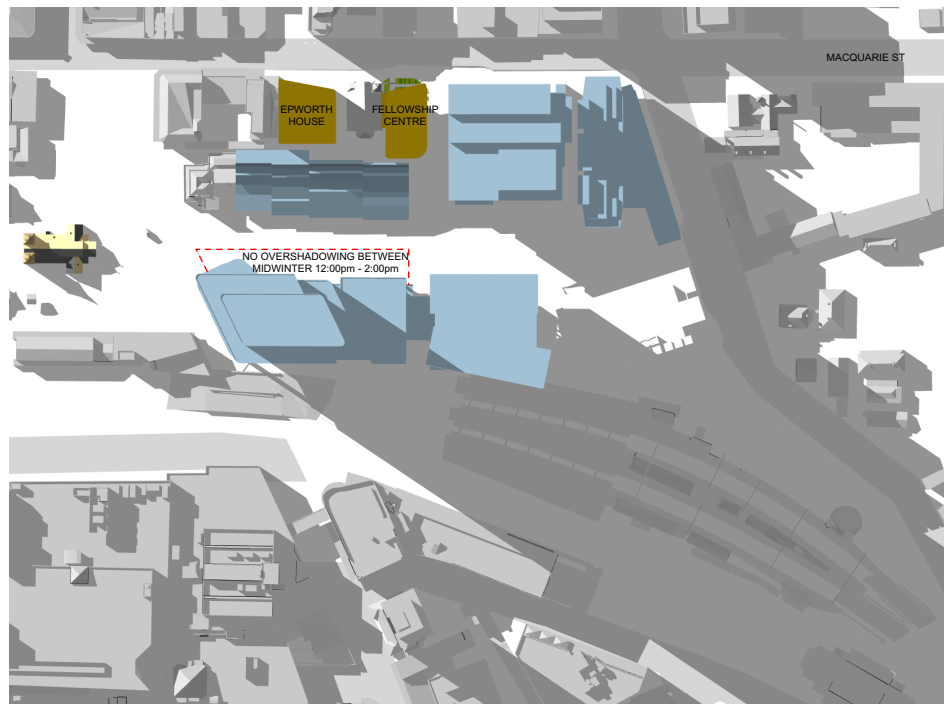
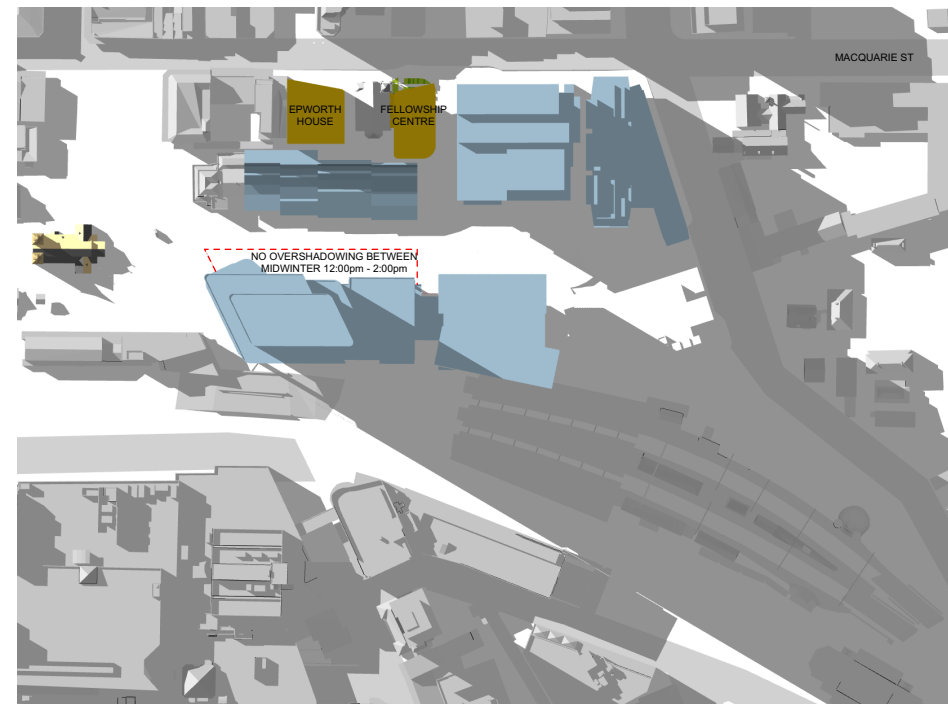


21st June > 13:15pm

SHADOW DIAGRAM
Mid Winter between 12:00pm to 13:15pm

CLIENT

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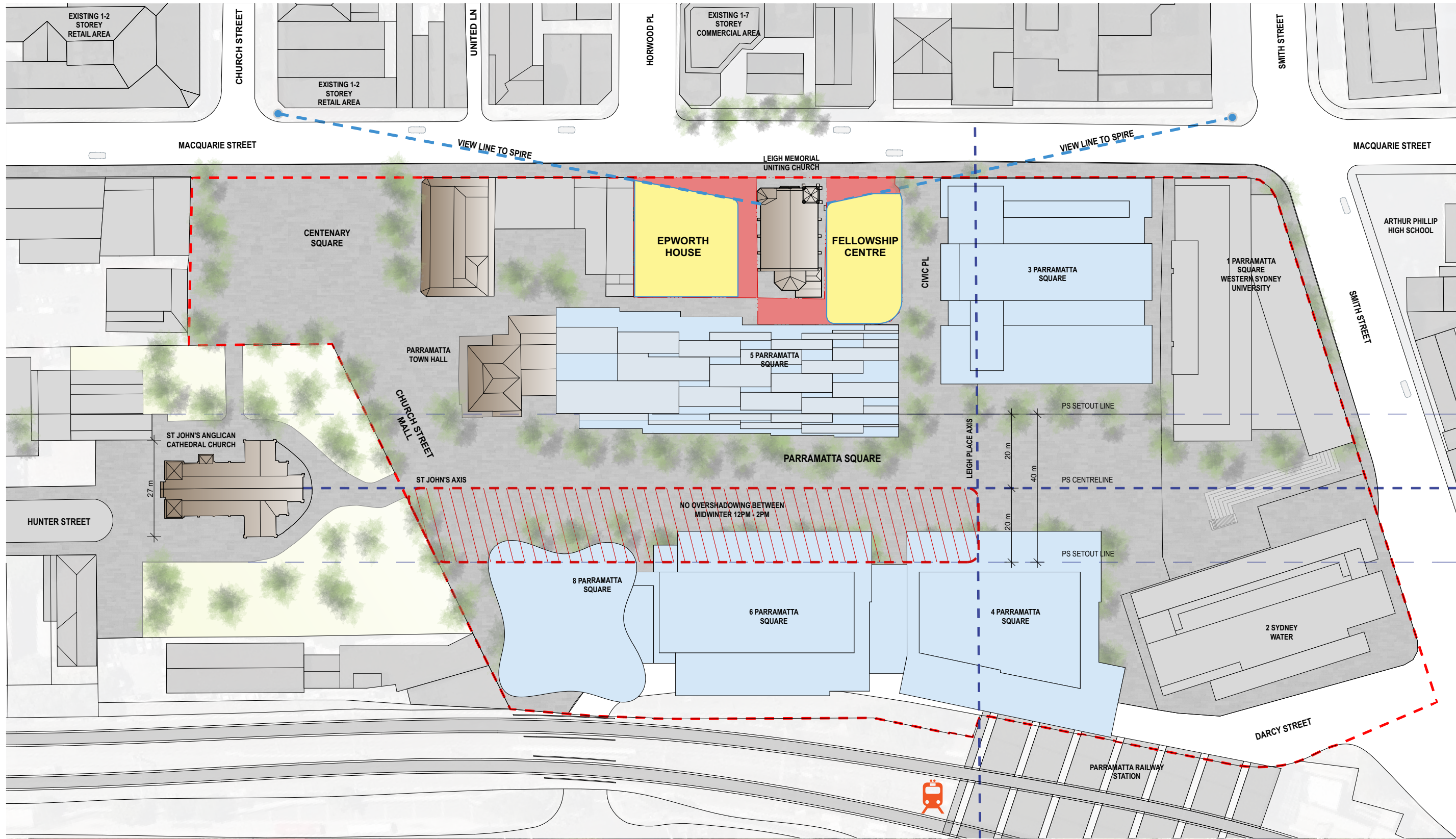
21st June > 13:30pm21st June > 13:45pm21st June > 14:00pm

SHADOW DIAGRAM
Mid Winter between 13:30pm to 2:00pm

CLIENT

ENVELOPE DRAWINGS

TURNER



LEGEND

- EXISTING HERITAGE ITEMS
- EXISTING BUILDINGS
- FUTURE DEVELOPMENTS
- SITE AREA

NO OVERSHADOWING BETWEEN
MIDWINTER 12PM - 2PM

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T 02 9891 2277
wecare@parramattamission.org.au

07.09.18 REV. A STAGE 1 DA

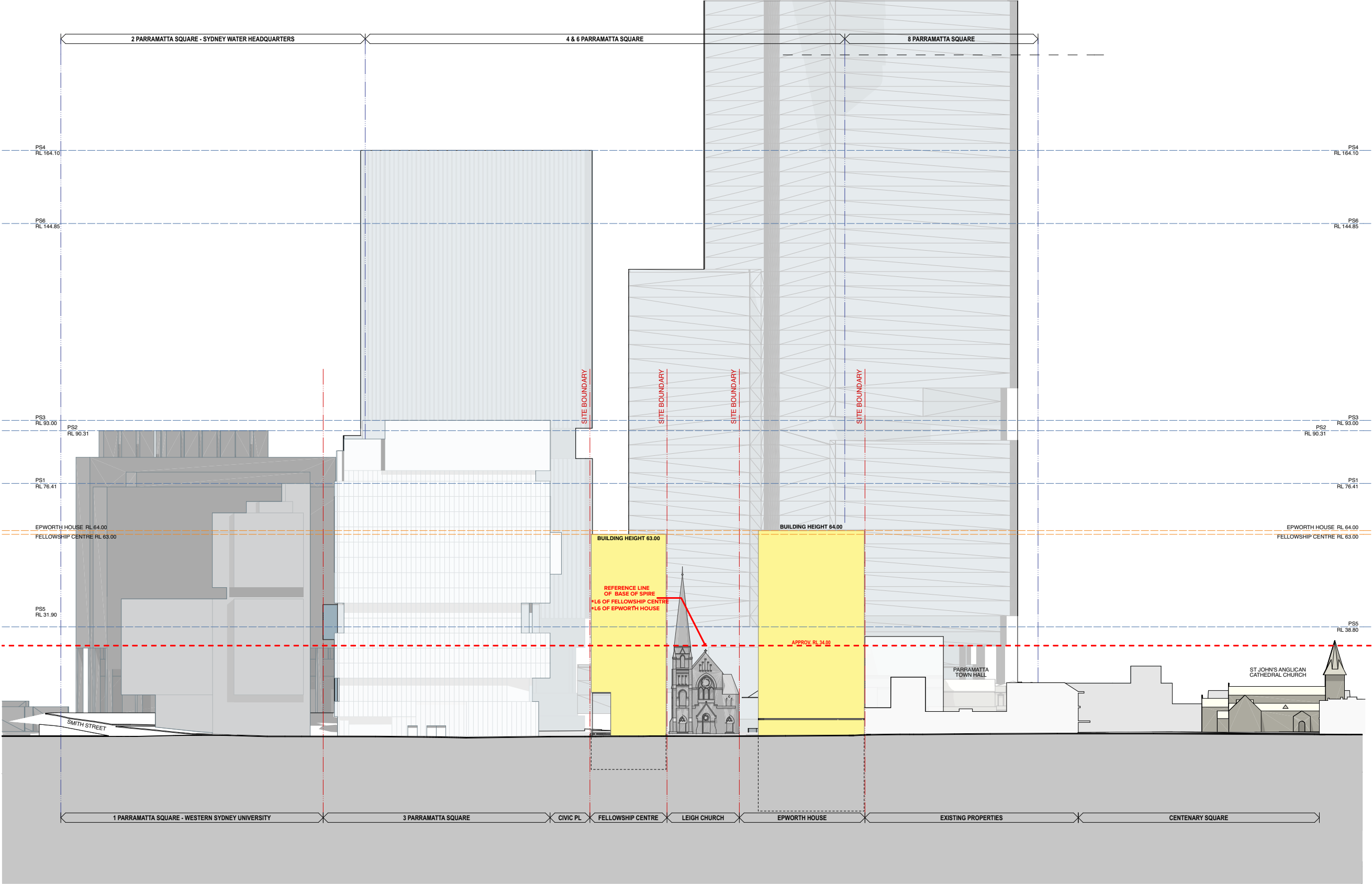
DLG Quality Certified Company ISO 9001:2008 Registration Number 29470
Notified Architect, Nicholas Turner 9895, ADR 88 004 084 911

Project Title
Inspire Parramatta
Parramatta NSW 2124
Drawing Title
Indicative Site Plans
Building Envelope

Rev	Date	Approved by	Revision Notes	Project No.	15009	Drawn by	North
1	07.09.18	DC				DC	
Scale 1:500 @A1, 50% @A3				Status For Information		Rev A	
				Dwg No. DA-100-005			

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LEGEND

FUTURE DEVELOPMENTS

EXISTING BUILDINGS

EXISTING HERITAGE ITEMS

BUILDING ENVELOPE

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CLIENT

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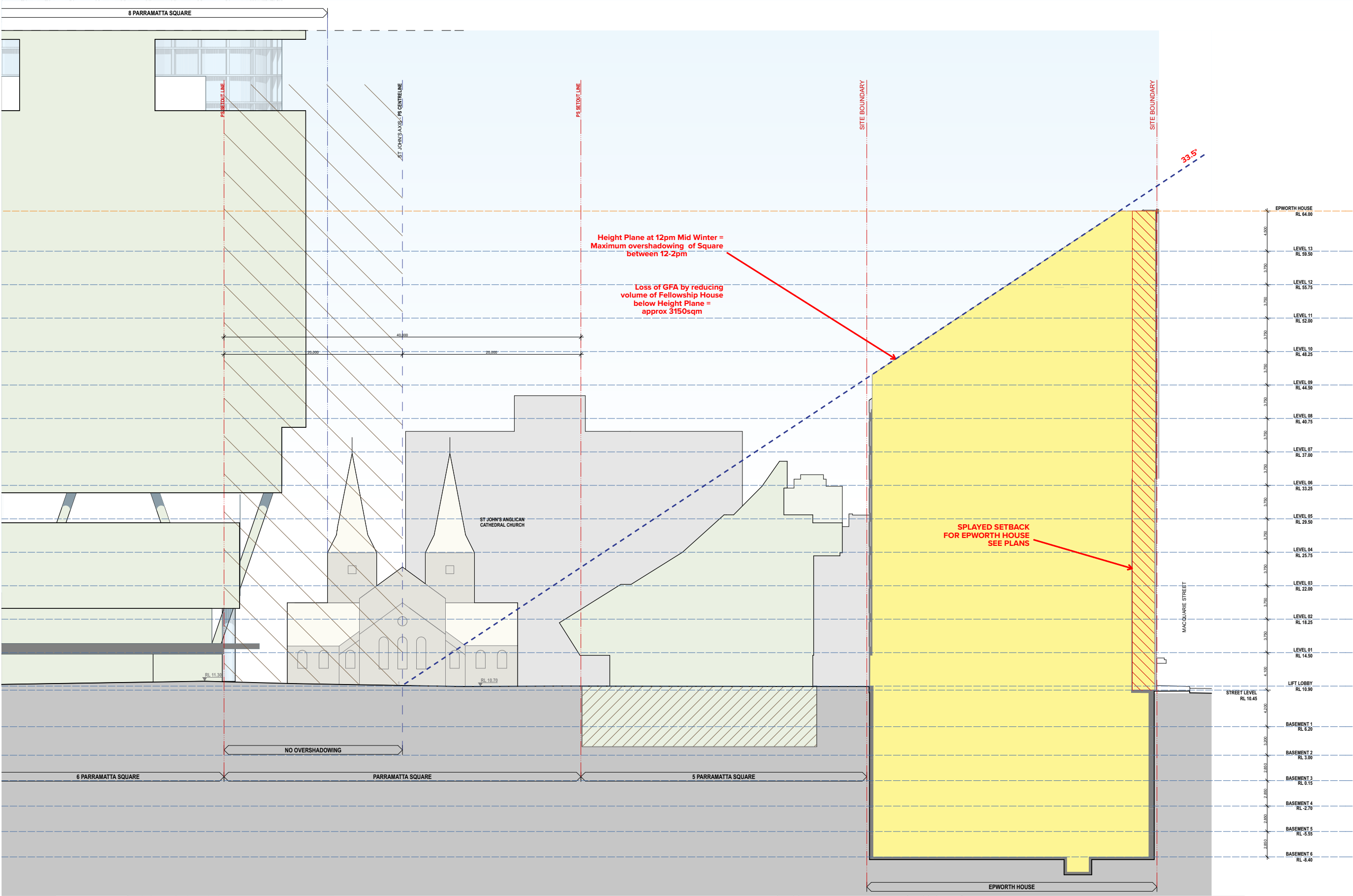
07.09.18 REV. A BUILDING ENVELOPE FLOOR PLANS

Project Title

Inspire Parramatta
Parramatta NSW 2124

Drawings Title

Rev.	Date	Approved by	Revision Notes	Drawn by	North
1:500 @A1, 50% @A3			Project No. 15009	DC	
Status			Dwg No.	Rev	
For Information			DA-260-001		



LEGEND

- FUTURE DEVELOPMENTS
- EXISTING BUILDINGS
- EXISTING HERITAGE ITEMS
- BUILDING ENVELOPE

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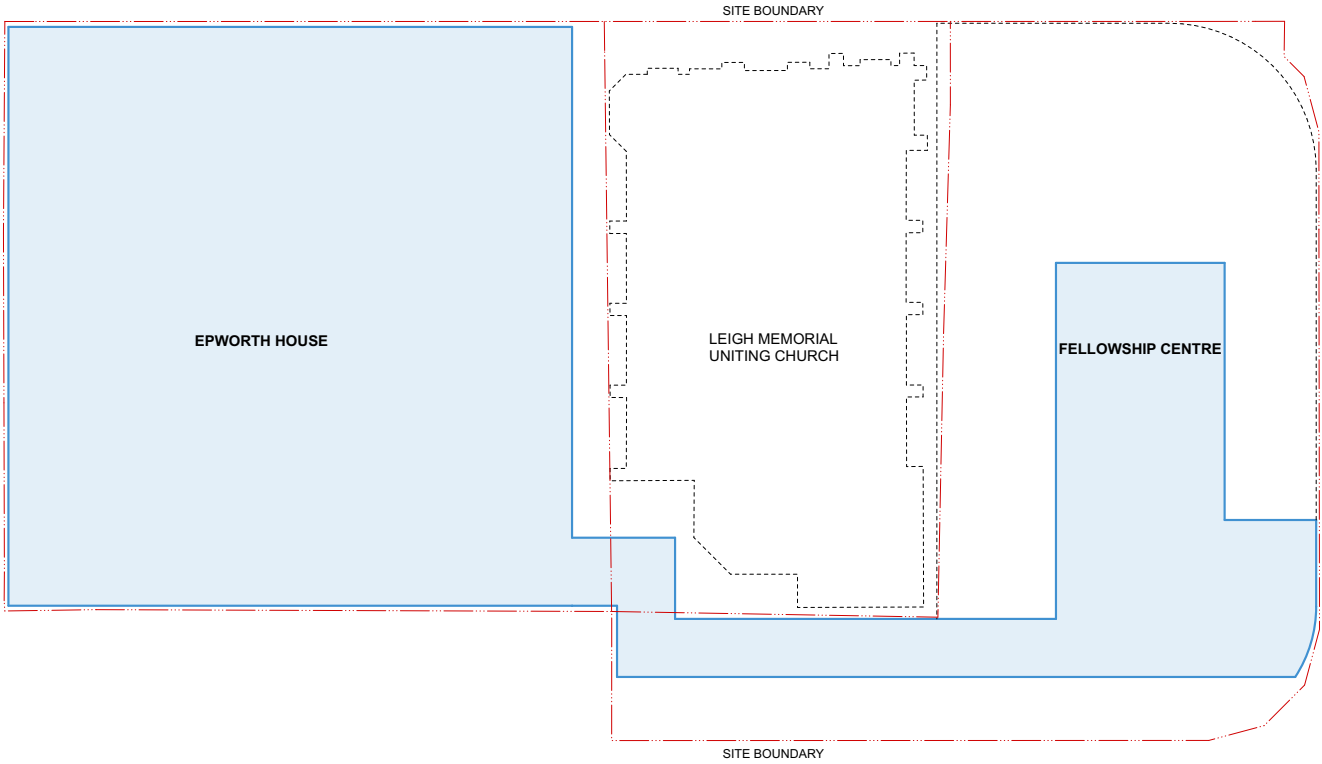
CLIENT
The Uniting Church in Australia Property Trust (NSW)
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Tel: 02 9661 0077

07.09.18 REV. A BUILDING ENVELOPE FLOOR PLANS

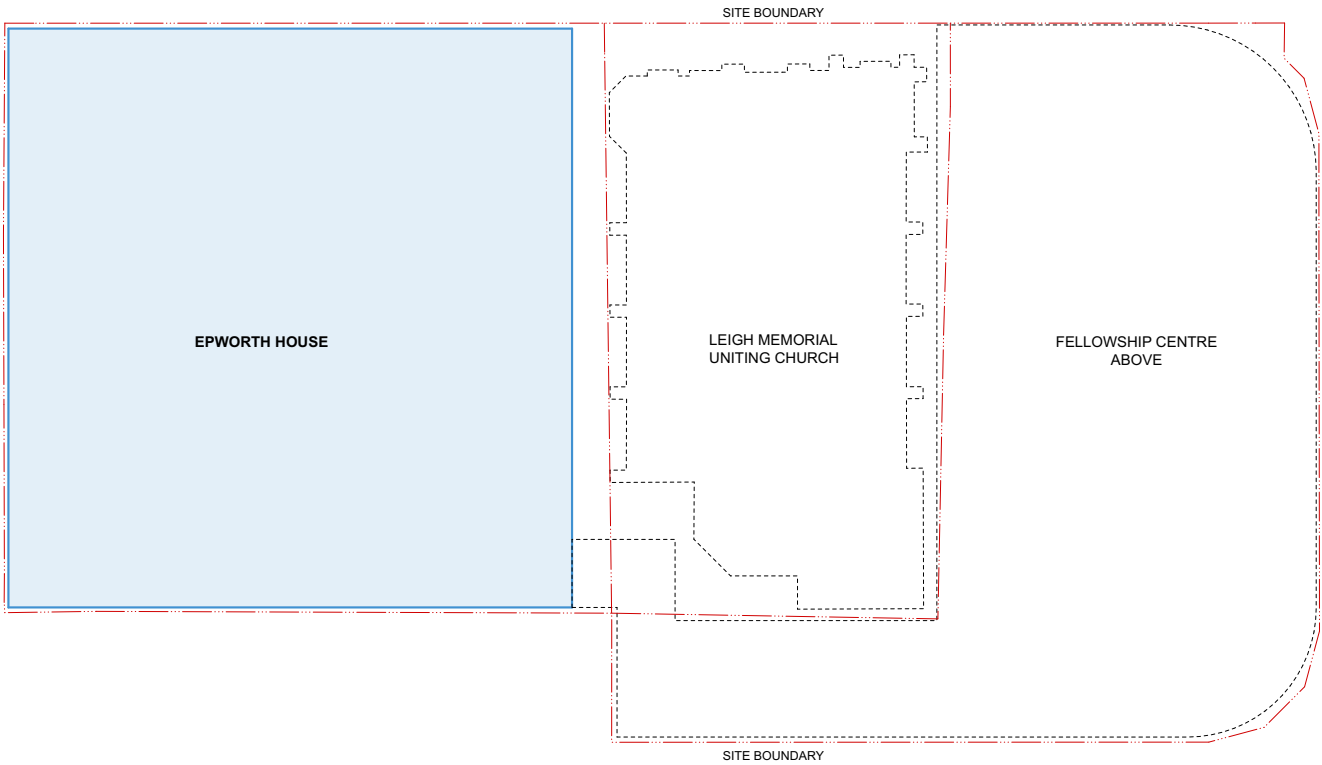
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Parramatta NSW 2124

Rev.	Date	Approved by	Revision Notes	Project No.	15009	Drawn by	DC	North
Scale	1:200 @A1, 50% @A3	Status	For Information	Dwg No.	DA-350-009	Rev	A	

BUILDING ENVELOPE PLAN
BASEMENT 2



BUILDING ENVELOPE PLAN
BASEMENTS 3-6



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DCS Quality Endorsed Company ISO 9001:2015, Registration Number 25676
Nominated Architect Nicholas Turner 6895 ADR 69 04 04 011

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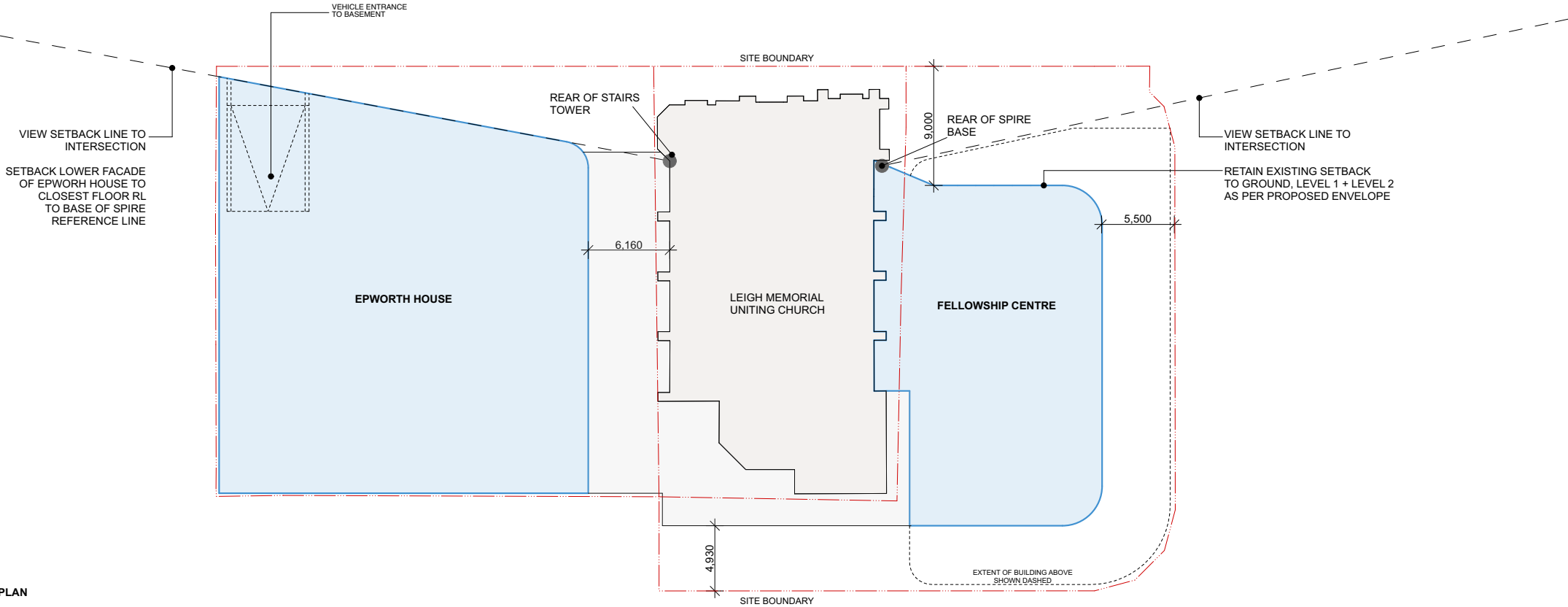
07.09.18 REV. A BUILDING ENVELOPE FLOOR PLANS

Project Title
Inspire Parramatta
Parramatta NSW 2124
Drawing Title
Building Envelope Plans
Basement 2 / Basements 3-6

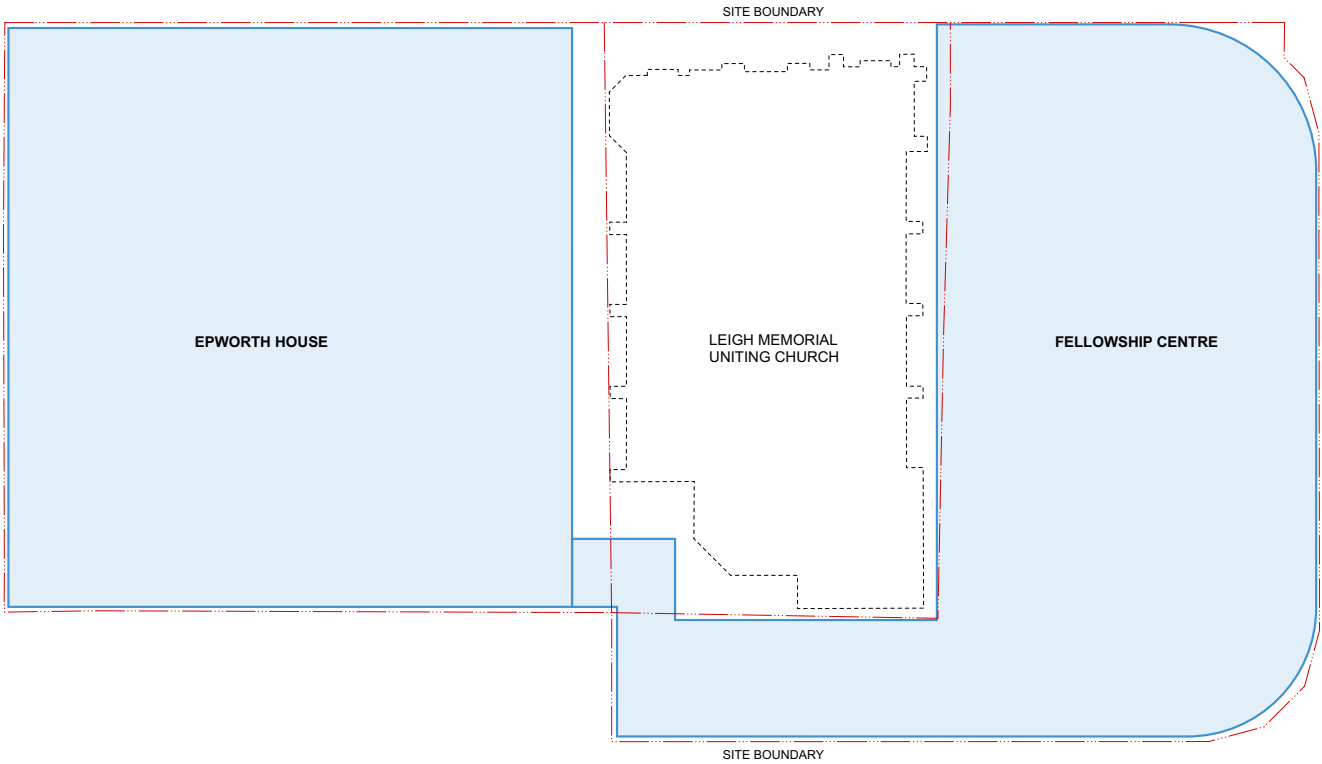
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Status				Dwg No.	Rev	
For Information				DA-740-001	A	

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BUILDING ENVELOPE PLAN
GROUND FLOOR



BUILDING ENVELOPE PLAN
BASEMENT 1



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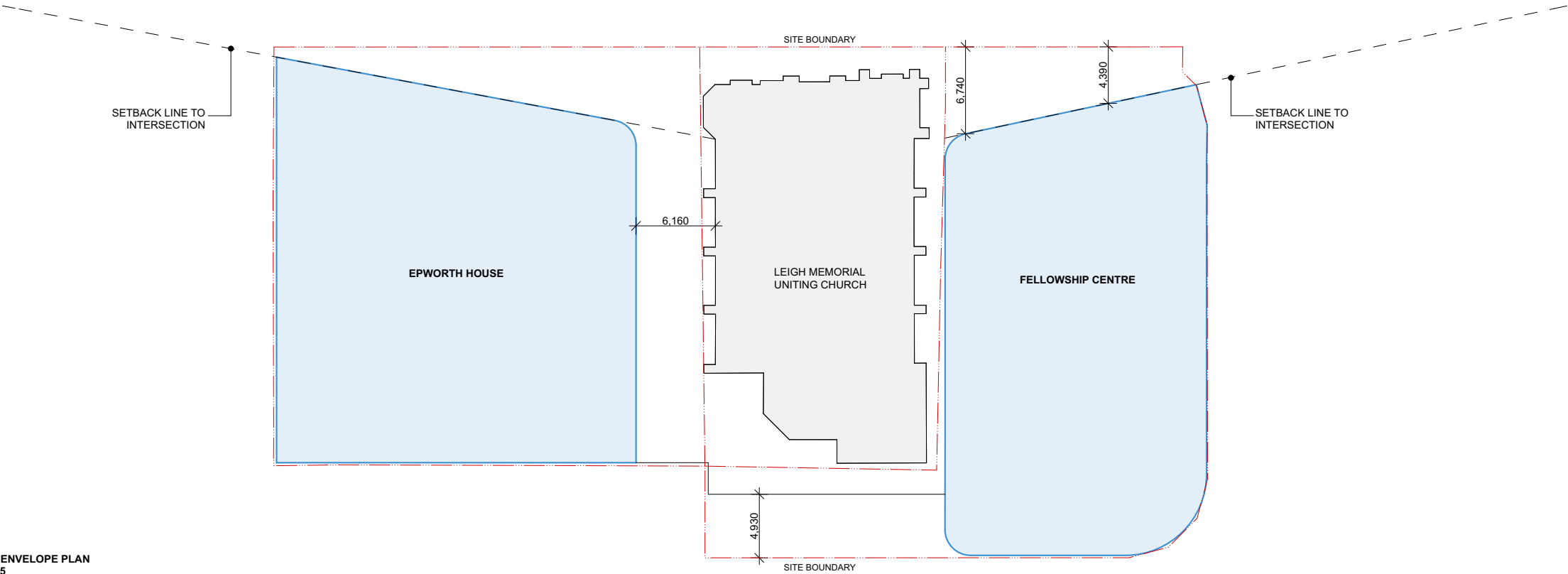
CLIENT
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119 Macquarie St Parramatta NSW 2124

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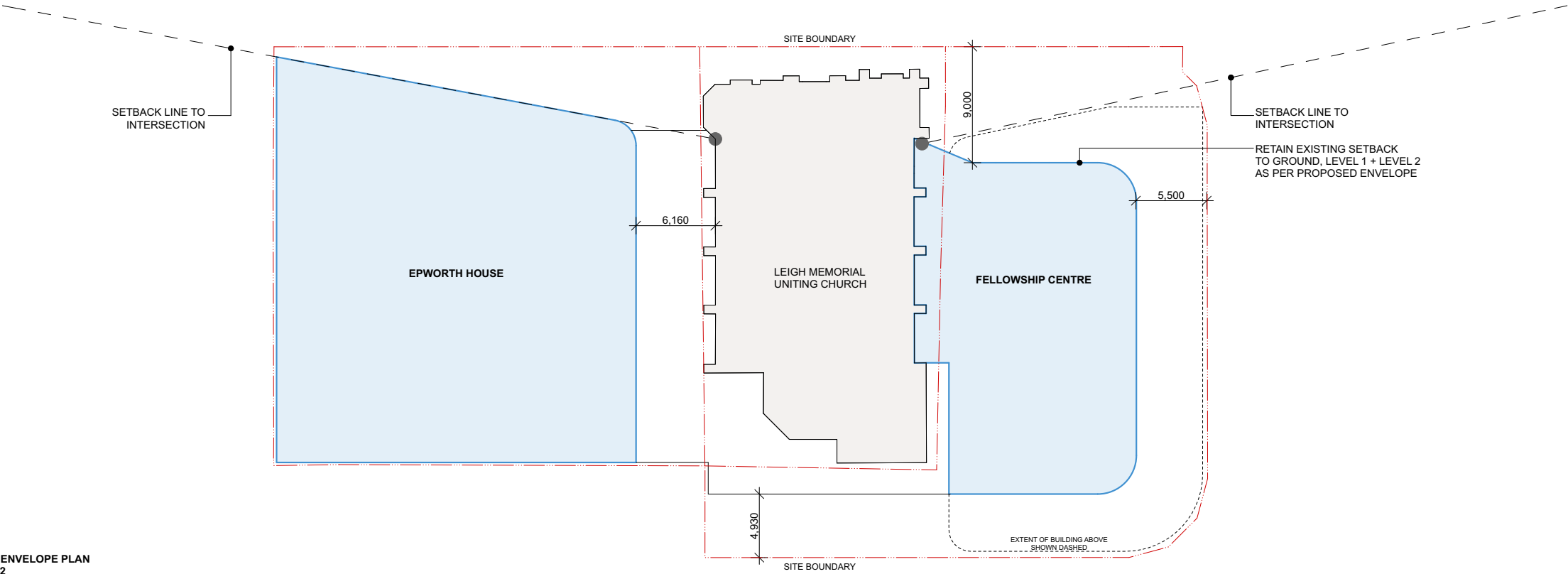
Project Title
Inspire Parramatta
Parramatta NSW 2124

Rev.	Date	Approved by	Revision Notes	Drawn by	North
1	07.09.18	DC	Project No. 15009	DC	North
2	07.09.18	DC	Dwg No. PA 740 000	Rev A	North

BUILDING ENVELOPE PLAN
LEVELS 3-5



BUILDING ENVELOPE PLAN
LEVELS 1-2



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DLCA Quality Endorsed Company ISO 9001:2015 Registration Number 29470
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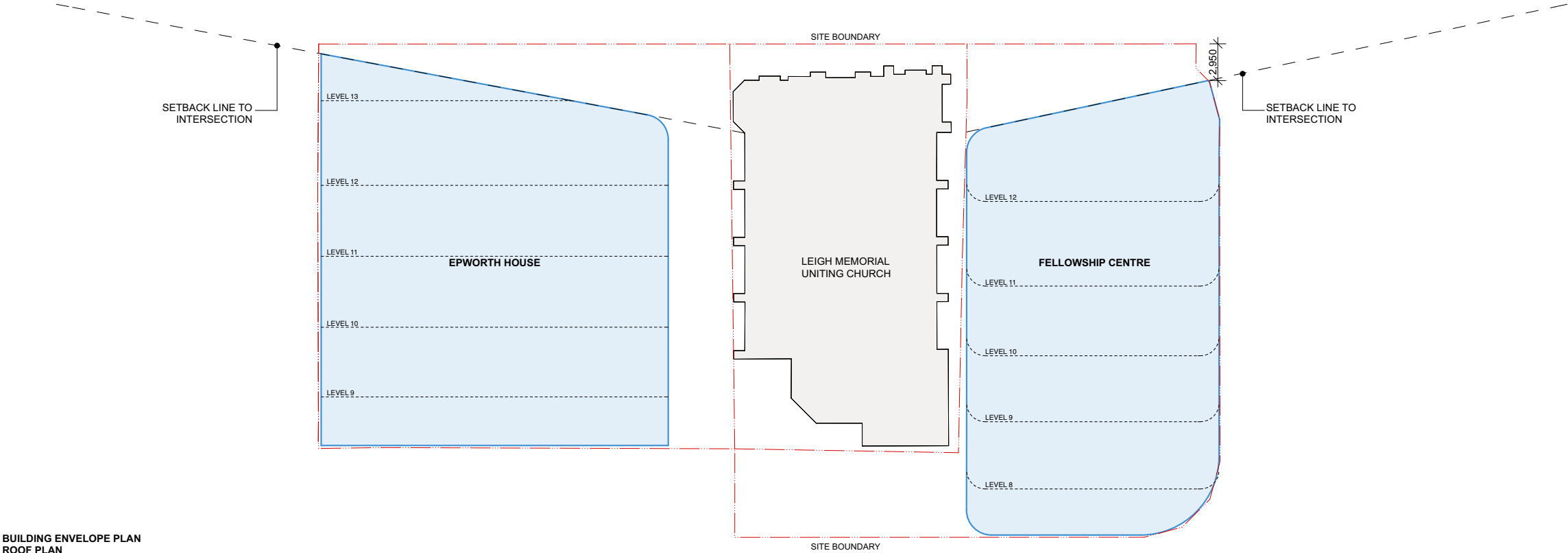
Project Title
Inspire Parramatta
Parramatta NSW 2124

Drawing Title
Building Envelope Plans
Levels 1-2 / Levels 3-5

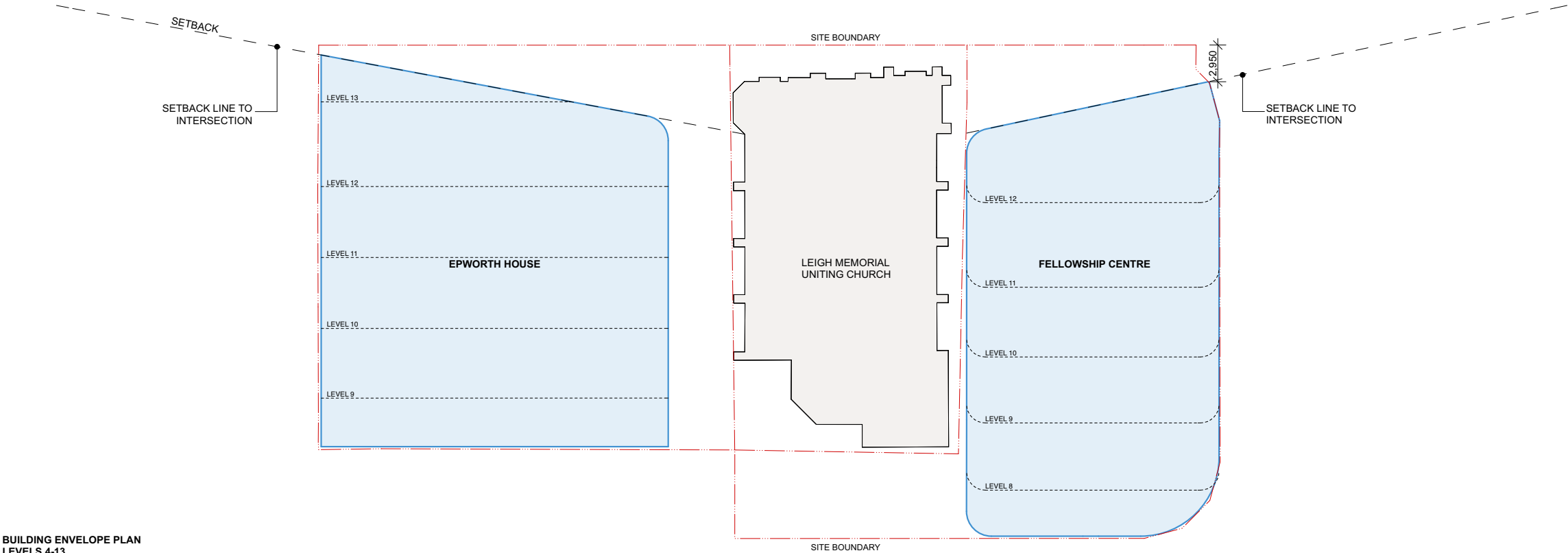
Rev	Date	Approved by	Revision Notes	Project No.	Drawn by	North
1:200 @A1, 50% @A3				15009	DC	↗
Status				Dwg No.	Rev	
For Information				DA-740-003	C	

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BUILDING ENVELOPE PLAN
ROOF PLAN



BUILDING ENVELOPE PLAN
LEVELS 4-13

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07.09.18 REV. A BUILDING ENVELOPE FLOOR PLANS

Project Title
Inspire Parramatta
Parramatta NSW 2124

Drawing Title
Building Envelope Plans
Levels 4/13 / Roof Plan

Rev	Date	Approved by	Revision Notes	Project No.	15009	Drawn by	North
Scale	1:200 @A1, 50% @A3			Dwg No.	DA-740-004	Rev	DC
Status	For Information						A

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DACS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
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07.09.18 REV. A INDICATIVE SUBJECT TO DESIGN COMPETITION

Project Title
Inspire Parramatta
Parramatta NSW 2124

Drawing Title
3D Views
Illustrative 3D View

Rev.	Date	Approved by	Revision Notes	Project No.	15009	Drawn by	North
NTS						DC	
Status				Dwg No.	DA-900-010	Rev	
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