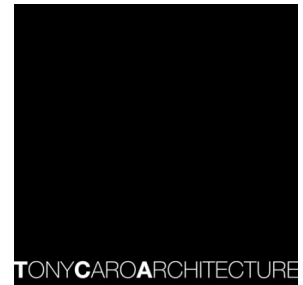


25 September 2013

**330 Church Street Parramatta
Response to DoPI letter Ref MP10_0171 MOD 3**

Ms Heather Warton
Department of Planning & Infrastructure
33 Bridge Street
Sydney NSW 2000



Dear Heather,

TCA responds to the relevant architectural and urban design items raised in your preliminary assessment letter and as discussed during the meeting on the 20th September 2013 as follows:

Item 1. Built Form and Urban Design

Building Height

1.1 The letter notes “the department considers that the proposed heights are not appropriately justified in terms of the transition between the centre and the periphery of the CBD”.

We understand this to mean that the tallest buildings will be allowed in the centre, with height gradually reduced towards the periphery of the CBD. If this is correct, there is a question whether it is an appropriate urban design proposition for increased density and height in Parramatta, given that the city’s best urban grain and a significant heritage inventory exists within the historic centre. This proposition is presently being tested by Councils own application for a 90 storey building in the centre.

Based on this, there is a sound argument for locating taller buildings around the periphery rather than in the centre. It should be noted however that it has not been TCA’s brief to review or comment on appropriate heights for buildings across Parramatta. In this case, our understanding is that the proposed modification height increase is a result of negotiations between Council and Meriton. We believe that in this instance there are sound urban design arguments that support the proposed additional height on this site.

1.2 The letter notes “the department is concerned about the urban design impacts on the profile of the northern edge of the CBD”.

We are not aware of any study or control that articulates this, other than LEP heights.

The original Competition-winning scheme (on which the existing approval is based) provided a sound urban design argument for additional height on this site in order to achieve the required development density, high levels of amenity, permeability, and creation of a distinctive built form outcome at the Parramatta CBD northern gateway.

The proposed modification remains consistent with the original design intent that the West Tower is a regional gateway marker and it’s scale should be appropriate to this

significance, whilst the lower Eastern Tower continues to address and mediate scale around the future civic square.

The proposed modification has been considered in terms of its environmental impacts (primarily over-shadowing, views and wind) and this assessment concludes that the additional height does not cause any significant impacts beyond those of the existing approval.

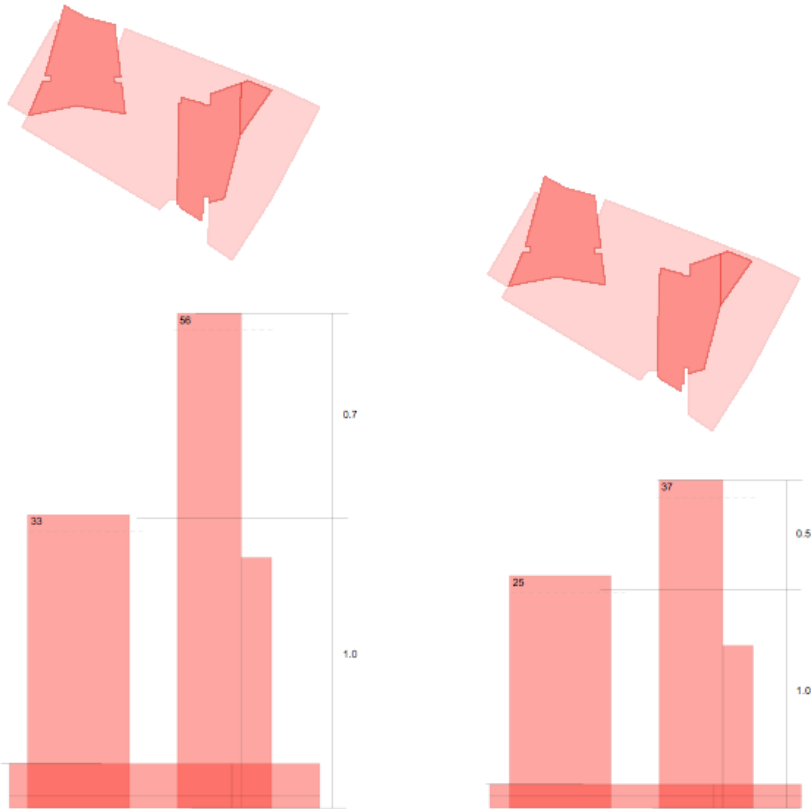
1.3. *The letter states that “the department has also concluded that the proposed modification would create a significant height disparity between the towers, which would lead to a less harmonious built form outcome”.*

The approved development (including habitable levels and roof plant) of 37/25 storeys has a height ratio relationship between the towers of 1.5:1

The proposed modification (including habitable levels and roof plant) of 56/33 storeys has a height ratio relationship between the towers of 1.7:1

What this does not acknowledge is that the individual proportions of the buildings are quite dramatically changed by the proposed modification. Each tower has increased in height, yet preserved its plan footprint. Therefore each tower has become more proportionally slender.

A commonly accepted urban design principle is that the built form of tall buildings is usually improved by a perception of slenderness. It is therefore suggested that the increased height proposed in the amended application preserves a harmonious built form outcome, as represented in the attached proportional analysis diagram.



Podium Design

The steps are an appropriate response to address flood levels and to activate Church street. The connection to the high point of the site at the northern end of the steps also provides universal access to the Church street retail premises.

The drawings have been amended to increase the glazing break up to more appropriately scaled proportions. The final breakup of the retail spaces will be subject to future tenancies.

The drawings have been amended to mitigate the impact of the pool building on the Church Street frontage. The landscape buffer has now been increased and the setback increased.

Item 4 SEPP65 Compliance

As discussed at the DoPI meeting, SEPP 65 concerns were regarding apartments that are actually serviced apartments and as agreed in this case are not applicable.

Yours faithfully

A handwritten signature in black ink that reads "Tony Caro" followed by a horizontal line.

TONY CARO ARCHITECTURE

Tony Caro (Director)

NSW Architects registration nomination Russel Caro, Registration no: 4578