



11 May 2015

Amy Watson  
Department of Planning and Environment  
23-33 Bridge Street  
**SYDNEY NSW 2001**

Dear Ms Watson,

**330 CHURCH STREET, PARRAMATTA (MP10\_0171, MOD 7) –DESIGN EXCELLENCE**

Please find below an design statement for the changes at 330 Church Street Parramatta that has been prepared by the Meriton Group.

The proposed building elevations retain the design integrity and intent of the winning submission to the Design Excellence Competition. As stated in the summary of design excellence, Tony Caro Architecture was awarded Design Excellence for the following reasons:

- *The location and design of the two towers provides an appropriate response to the historic city axis. The buildings are located and orientated to maximise views and create architecture appropriate to the landmark site. The proposed use of fins/shade structures on the façade assists to accentuate the verticality of the Church St tower and the horizontal span of the eastern tower. The towers are well articulated, elegant and visually interesting, providing a sculptural effect.*
- *Public access across the building/riverfront is clear and well activated by restaurants and retail. The colonnade provides a sense of formality while providing delineation between the park space, outdoor terraces and retail spaces. The scheme also allows for future activation of the potential lane to the south, nominated within the Parramatta Riverbank Urban Design Strategy.*
- *The stepped terraces to the river's edge and the integration of the public domain edge with Church Street and the riverfront park all work well and the square provides pedestrian space and amenity between Church Street and the public domain edge.*

Point 1 above is the only relevant matter that requires a response in relation to the change in metal work on the elevations, which is outlined below.

Redistribution and relocation of the louvres has been carefully undertaken to ensure both vertical and horizontal elements continue to accentuate both buildings. Importantly, louvres have been relocated to match external blades that will continue to accentuate the strong vertical interest undertaken with the original design.

For the western tower the redistribution of blades maintains equal distance spacing in order to reinforce the verticality of the building. Shifting of the blades have been moved from running through a window opening to a part/ internal dividing wall to protect the internal amenity of the units.

For the eastern tower, careful consideration was given to the repositioning of the horizontal blades. Two blades per floor has been placed at the slab edges to reinforce the horizontality that was the core principle in the design of the development.

Overall, the rationalisation of louvre positioning has no impact on the unique design outcome as seen on the perspectives. What was previously a building covered in horizontal louvres and vertical blades has been transformed into a balanced design for people to view from the public domain whilst protecting the private amenity and enjoyment by occupants from within the units.

The overabundant provision of louvres and blades against windows on similar projects we have now completed is creating many issues. The louvres and blades create an impediment to natural light from within the units; collect dirt that cannot be cleaned which causes erosion of joints, and the ever present danger of storm events that result in falling material from the buildings over time.

Meriton has taken both the interior and exterior concerns into consideration when analysing the location of the blades.

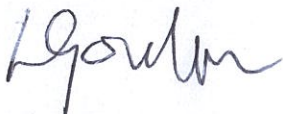
The rationalisation of the blades and louvres has removed a lot of over exuberance in metal finishes from the façade that maintains the design excellence of the development.

The development continues to satisfy the other points of design excellence in relation to the activation of the Parramatta River precinct and the integration of the public domain edges with the river frontage, Church Street frontage and future foreshore developments to the east.

The Meriton Group is of the strong opinion that the proposed amendments remain consistent with the key design principles that resulted in the Tony Caro scheme exhibiting design excellence. We trust the Department will agree with this position and support the amended proposal.

Yours sincerely,

**KARIMBLA CONSTRUCTIONS SERVICES (NSW) PTY LIMITED**



WALTER GORDON

**Director, Planning and Development**