

Fiona Gibson

From: Ashleigh Matta <AMatta@parracity.nsw.gov.au>
Sent: Tuesday, 26 May 2015 3:36 PM
To: Fiona Gibson
Subject: Mod 7 - NCA/23/2010 - 330 Church Street Parramatta

Good afternoon Fiona,

Council Officers have reviewed the plans and documentation in regards to MOD 7 for NCA/23/2010. We attempted to meet with Meriton this week, however this fell through.

When we met with Meriton a couple of months ago, we stressed the importance of retaining design excellence to this important scheme. This development site has had huge bonuses given, to a large part based on design excellence.

The Council's expectation, and I'm sure that of the original design jury, was that the original jury would be recalled to deliberate on any major change to the façade (which MOD7 represents) and at the very least the changes would have been designed and signed off by Tony Caro and Associates. Neither of these two matters have occurred.

The perspectives of the approved and proposed towers do not provide a clear understanding of the effects of proposal, and the drawings also lack clarity in this regard. It is difficult to fully understand the detail of what is being proposed.

What is apparent, however, from the information provided, is that the architectural quality of the towers would be compromised by the proposed changes. An area of the facades with an orchestrated filigree of detail, depth and shadow has been reduced to relatively unrefined, bland and flat surfaces made up of what seem to be exposed slab edges with infill glass.

The analysis provided by the proponent for loss of views and maintenance issues is not thorough enough or fully convincing, and in any case, does not imply the complete removal of any detail. There does not appear to have been any involvement of the original architect in the proposed modifications, and it is difficult to imagine a design jury being supportive of the apparent diminution of design quality that the proposal represents.

In short, on the basis of what can be discerned from the information provided, we do not support the proposed amendments in their current form on what is an important and highly visible site.

The Council is more than happy to consider a change to the façade (based on reasoning that the same product/design choice elsewhere in Sydney has reduced outward views from units and been expensive to maintain). However the requisite amount of clarity and detail in the drawings and description of materials has not been provided.

We would like to arrange a meeting with the Department, Tony Caro, Meriton and Council Officers to go through the above. Please let me know a date that is suitable.

I have also sent similar comments to Walter Gordon of Meriton.

Regards,

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