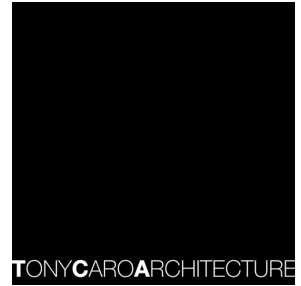


330 Church Street Parramatta

Design Verification Statement



In addition to the revised design statement provided with the revised section 75W please see the following statement in response to 'item 5' of the letter from Heather Warton of the NSW Department of Planning and Infrastructure dated 18 June 2013 .

ITEM 5 – DESIGN EXCELLENCE

The Design Excellence Competition winning scheme prepared by TCA formed the basis for the approved Project Application. The approved scheme was considered to be consistent with the key features of the Competition Concept Design.

This application for modification of the Approval incorporates further amendments that impact upon the external form and appearance of the project. These are:

- podium includes an additional level (now four levels including ground); Ground (Retail), Level 01 (Podium), Level 02 (Podium), Level 03 (Podium)
- car-parking levels incorporated into the podium
- perimeter residential apartments at podium levels to screen car-parking
- deletion of supermarket
- deletion of podium child care centre
- addition of 8 storeys to the Eastern Tower
- addition of 19 storeys to the Western Tower

TCA have been instructed to incorporate these amendments into the planning and design of the project, in a manner that continues to be consistent with both the competition Concept Design and the current Approval.

The approved development comprises a block-edge, mixed-use three-storey podium surmounted by two residential towers of 22 and 34 storeys. These towers were carefully positioned in relation to each other, to ensure high levels of residential amenity and outlook for residents. The west tower exceeded the prescribed Parramatta LEP height limit, however this was endorsed by the Competition Jury and subsequently by the Department on the basis of enhanced residential amenity and compliance, the capacity to create a slender architectural form and through site visual permeability, as well as the articulation of a dynamic northern gateway to Church Street and the Parramatta CBD.

This site presented relatively minor over-shadowing impacts for a development of this scale, being entirely to the south of the major Parramatta Riverfront public domain. The development is to the north of the dense commercial centre where solar access to the public domain is already compromised by existing buildings (refer to shadow diagrams).

The principal architectural matters to consider in terms of consistency with the original and approved design concept are:

- The north, west and east podium facades are now proposed as three levels of residential apartments above the ground floor, and the design of these facades has been amended to reflect this change of use. This has resulted in an increase in the parapet height above ground level.
- Deletion of the Child Care Centre has resulted in a design change to the character of the Church Street façade. It is now presented as a more restrained, conventional residential apartment building. The communal pool and gym for the West Tower residents is located along the Church Street side of the podium roof, and is expressed as a colonnade form setback behind the street parapet.
- The proposed façade design rationale has been extended to the apartments planned along the north and east facades.
- The addition of floor levels to the two residential towers has been carefully considered in terms of built form and architectural impacts. In principle, the additional height can be considered to improve the form and silhouette of the buildings, as they become inherently more slender in overall proportion.
- The East Tower form is improved by the additional height (30 floors above street level) and is a more compositionally balanced compared to its approved height/footprint relationship at 22 floors.
- The tall, slender form of the West Tower (proposed 53 floors above street level) is further accentuated. When viewed from the northern approach to the CBD its enhanced slenderness will provide a dynamic gateway element to the rapidly transforming heart of 21st century Parramatta.
- Introduction of an additional “step” in the West Tower form was explored during the re-design process, however it was felt that a simple, sheer extension of the approved form provides the most suitable architectonic, structural and planning outcome. The existing rear “bussle” on the building has been raised from Level 16 to Level 27, in order to preserve its compositional balance with the central, full height vertical element of the building.
- The detailed design of the building elevations including construction detailing and the design/materiality of all facade elements will be intensively developed in the next stage of work. The external surfaces of the West Tower in particular will be provided with a custom-designed façade system utilising high performance glazing and integrated shading/decorative elements.

The Department has requested *“a separate statement from TCA (architects) explaining whether the current application can be considered as an extension of the winning design”*. TCA can confirm that the current application is for a taller version of the competition-winning design at substantially higher residential densities, and in this sense it is reasonably consistent with the original urban design objectives and built form/architectural concepts as first presented in the winning design excellence application and further developed for the approved section 75W.

Yours faithfully

A handwritten signature in blue ink that reads "Tony Caro" followed by a horizontal flourish.

TONY CARO ARCHITECTURE
Tony Caro
(Director)

NSW Architects registration nomination Russel Caro, Registration no: 4578