



Prepared for:
Jattca Property Solutions

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March 2022

Reference Designs

St John's Anglican Cathedral Parramatta

architectus™

A new square for a heritage landmark



St John's Parramatta Reference Design

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 Key view, 2. Church Street North
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 Key view, 4. Macquarie Street

Note on cover image:

Image presents preferred design concept at time of submission of Planning Proposal (2018). The design options presented in this document reflect changes from this.

St John's Anglican Cathedral occupies a prominent site in the heart of the city of Parramatta. It is the oldest church site and continuous place of Christian worship in Australia dating from 1803.



1.0 Introduction



St John's Cathedral, 1919, Friedrich Schröder

1.1 Purpose of this report

Background

Architectus has been engaged by the Anglican Church Property Trust Diocese of Sydney as Trustee for the Parish of Parramatta (ACPT) and St John's Parramatta Endowment Fund to develop a master plan for the future of the St John's Anglican Cathedral site.

The site, including the State Heritage listed St John's Cathedral, is central to Parramatta, on the axis of Church Street and the new Parramatta Square.

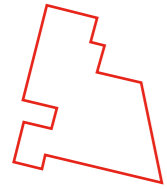
Purpose of this report

This report provides revised design options reflecting changes to the proposal at a pre-exhibition stage. The options provided in this document reflect a Draft Development Control plan that has been prepared concurrently with input from Parramatta Council.



St John's Cathedral 1938

1.2 The site

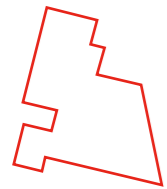


Total site area is:
10,857 sqm



Includes the following properties:

- 65 – 79 Macquarie St (940sqm)
- 38 Hunter St/191 Church St (1,450sqm)
- 195 Church St (6,587sqm + 1,015sqm)
- 45 Hunter St (844sqm)

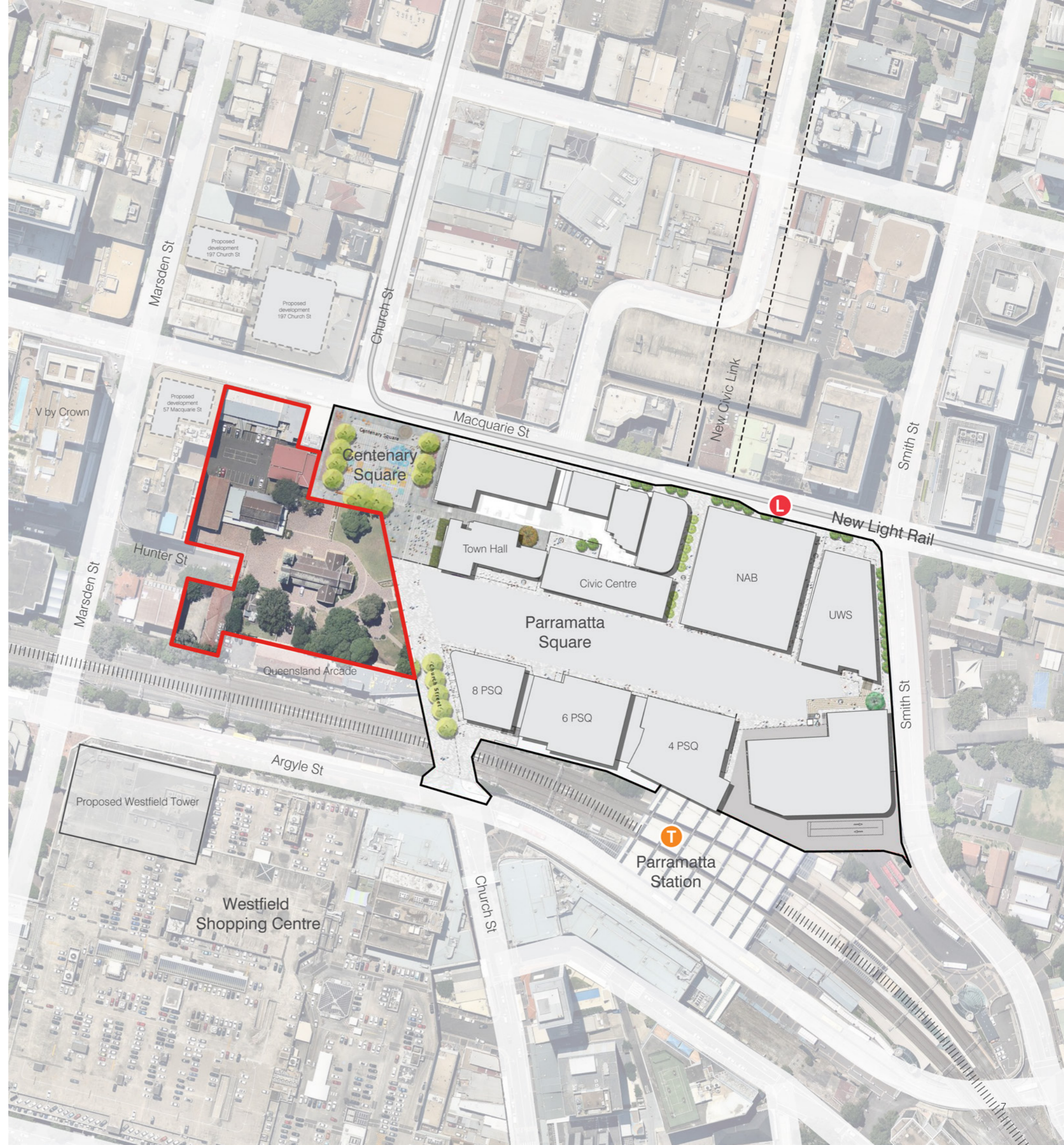


Adjacent to:
Church St, Macquarie St, and Hunter St and is adjacent to the emerging Parramatta Square across Church Street.



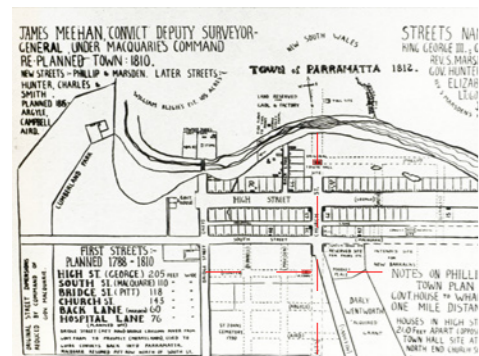
5 min walking distance to:

- Parramatta Square and Centenary Square directly adjacent to the site.
- Parramatta Train Station and Interchange
- Future light rail running along Macquarie Street
- Parramatta Park



1.3 St John's evolving context

St John's relationship with its context has evolved over time from a rural to an urban setting. This project provides the opportunity to renew and enhance the Cathedral's relationship with Parramatta.



1812

Early planning

- Axial planning (Hunter Street set out)
- Intention: to clearly integrate St John's with public domain

1820

Rural setting

- This image suggests that St John's had no integration with public domain (streets) in its early years

1906

Object in space

- Powerful image: St. John's in its own garden
- I.e. "Detachment" an endemic quality

1950

Street address

- Church Street now providing key address to Cathedral and Town Hall
- Note: Parish hall "facing" east to Church Street; Cathedral "facing" west to Hunter Street

Today

Fluid current context

- Urban space(s) are not clearly defined (with overlapping functions of spaces and unclear movement paths)
- No consistent edges
- St John's detached from public domain
- Orientation at odds with parish hall (but this is the same in 1950 etc.)

Future

An opportunity

- New square a great opportunity to re-calibrate how public domain (including St John's and Centenary Square) can relate to each other
- Ideally, each will complement each other's roles and uses, and each have its own discrete identity as an urban space

Site evolution (source: Design 5)



1804



1823



1870



1895



1911-20



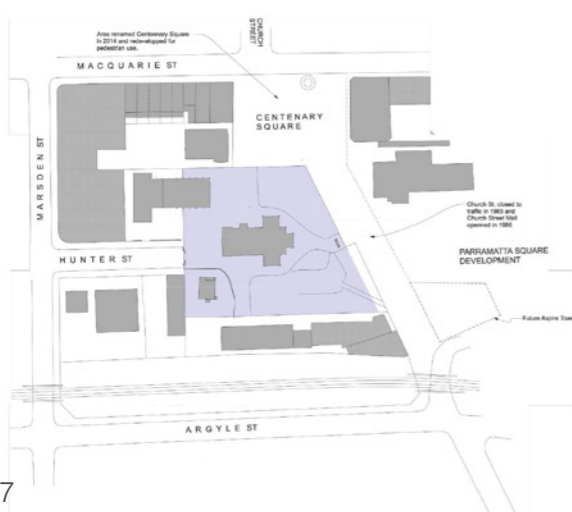
1943



1953



1980s

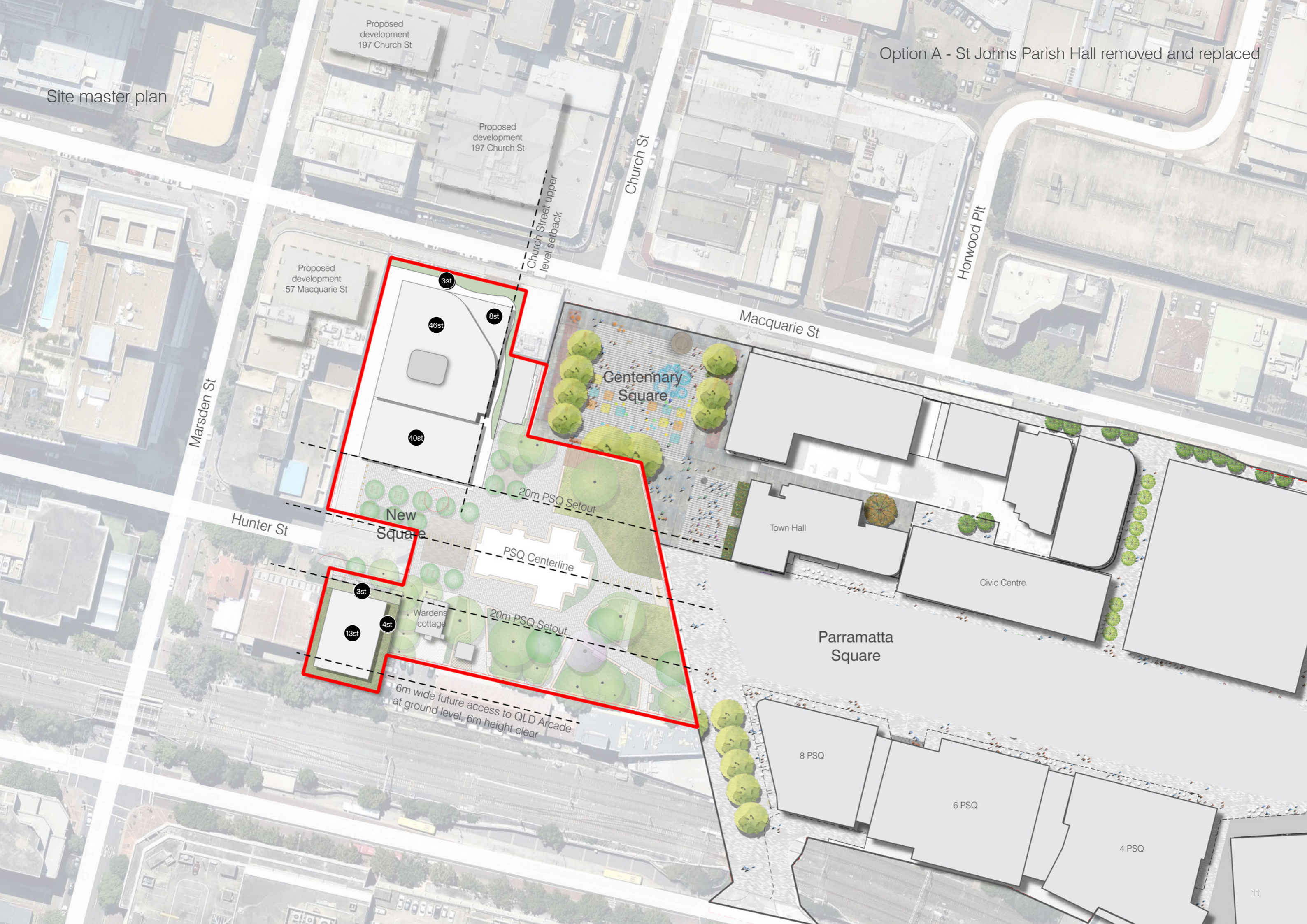


2017

- Legend
- Site Boundary
 - New built form
 - Built form existing in previous plan

2.0 Design Option A -
St John's Parish Hall
removed and replaced

Site master plan



Proposed development 197 Church St

Proposed development 197 Church St

Proposed development 57 Macquarie St

Church St

Horwood Plt

Macquarie St

Marsden St

Hunter St

Centenary Square

New Square

Town Hall

Civic Centre

Parramatta Square

Wardens cottage

20m PSQ Setout

PSQ Centerline

6m wide future access to QLD Arcade at ground level, 6m height clear

8 PSQ

6 PSQ

4 PSQ

3st

46st

8st

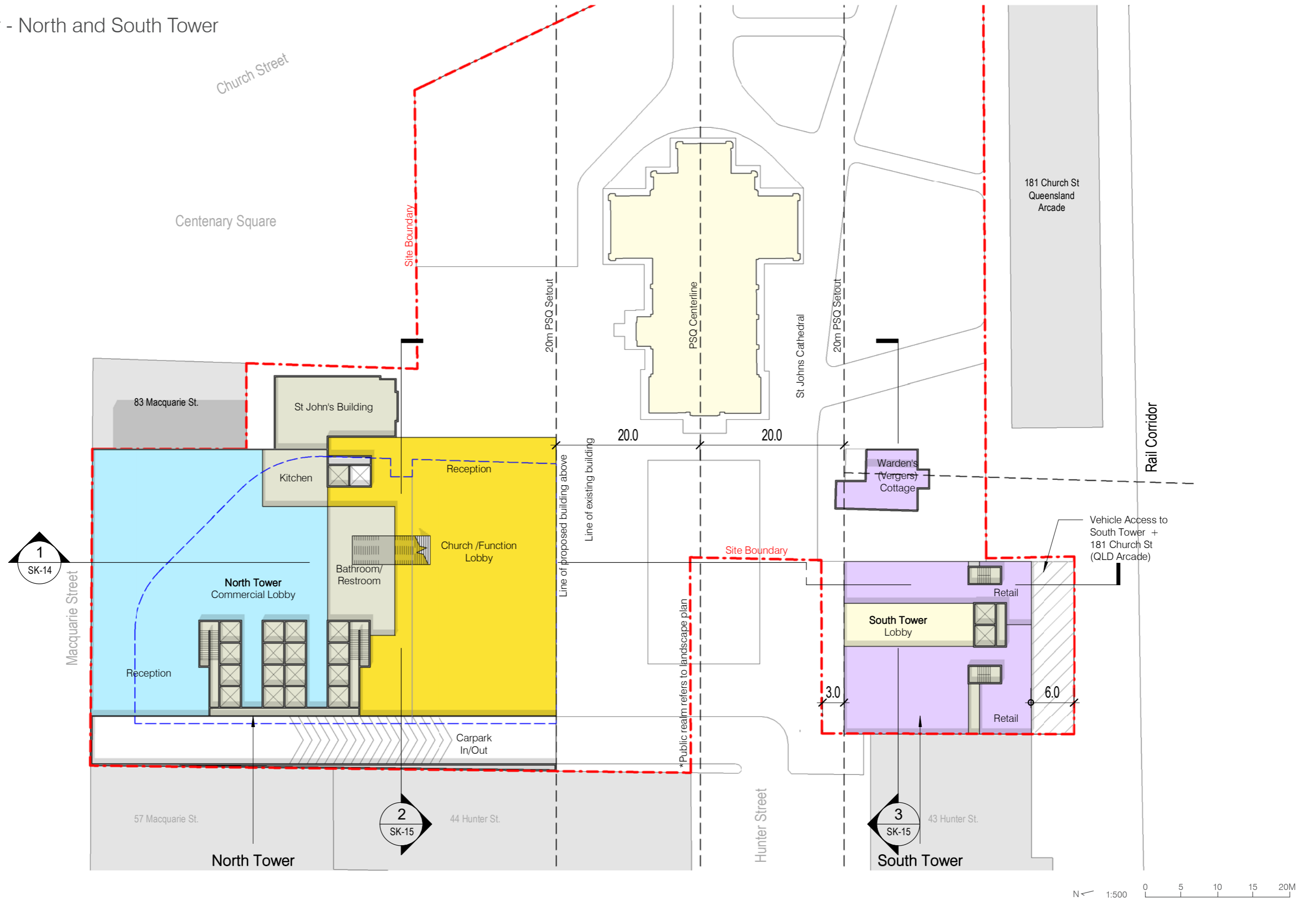
40st

3st

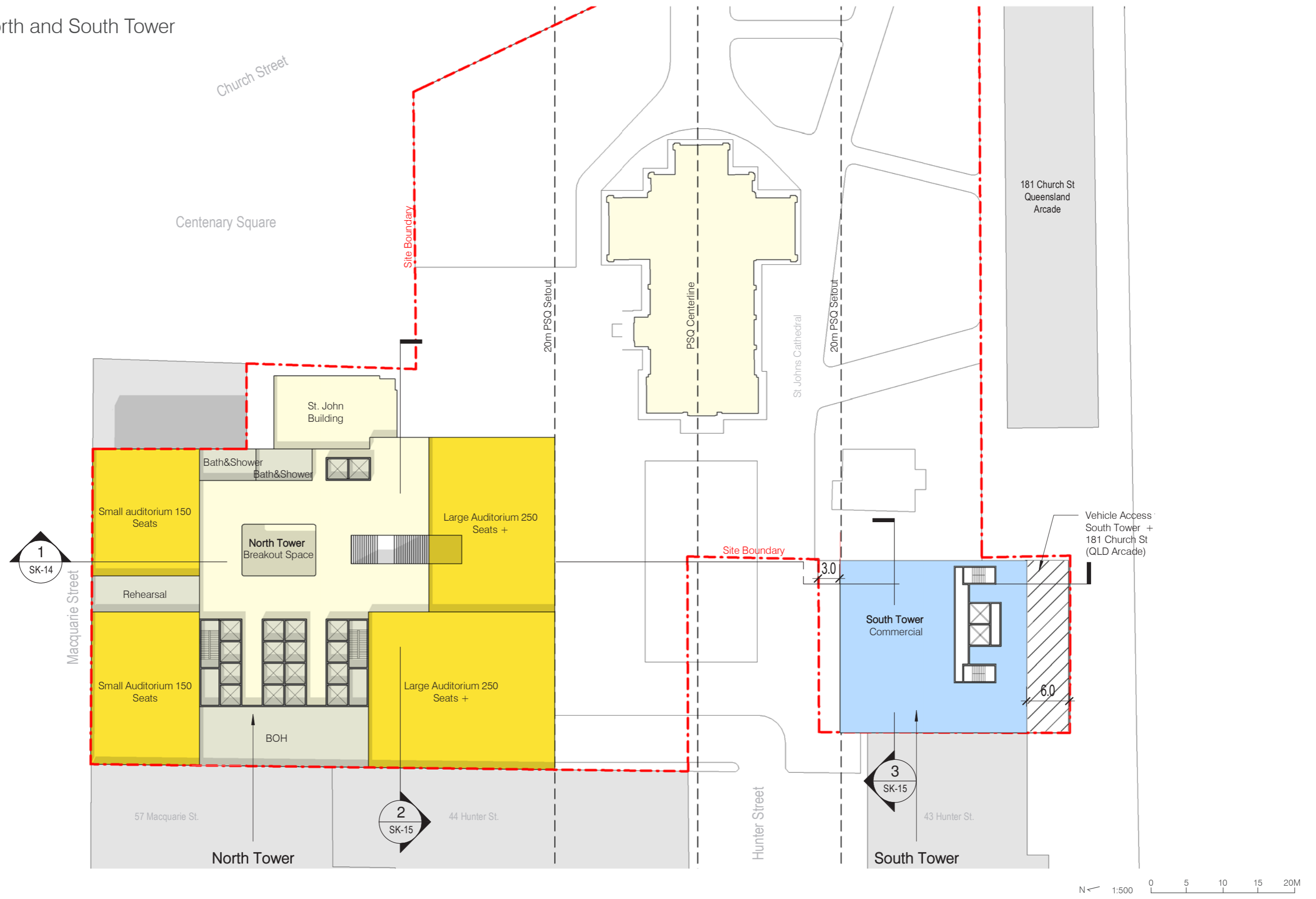
13st

4st

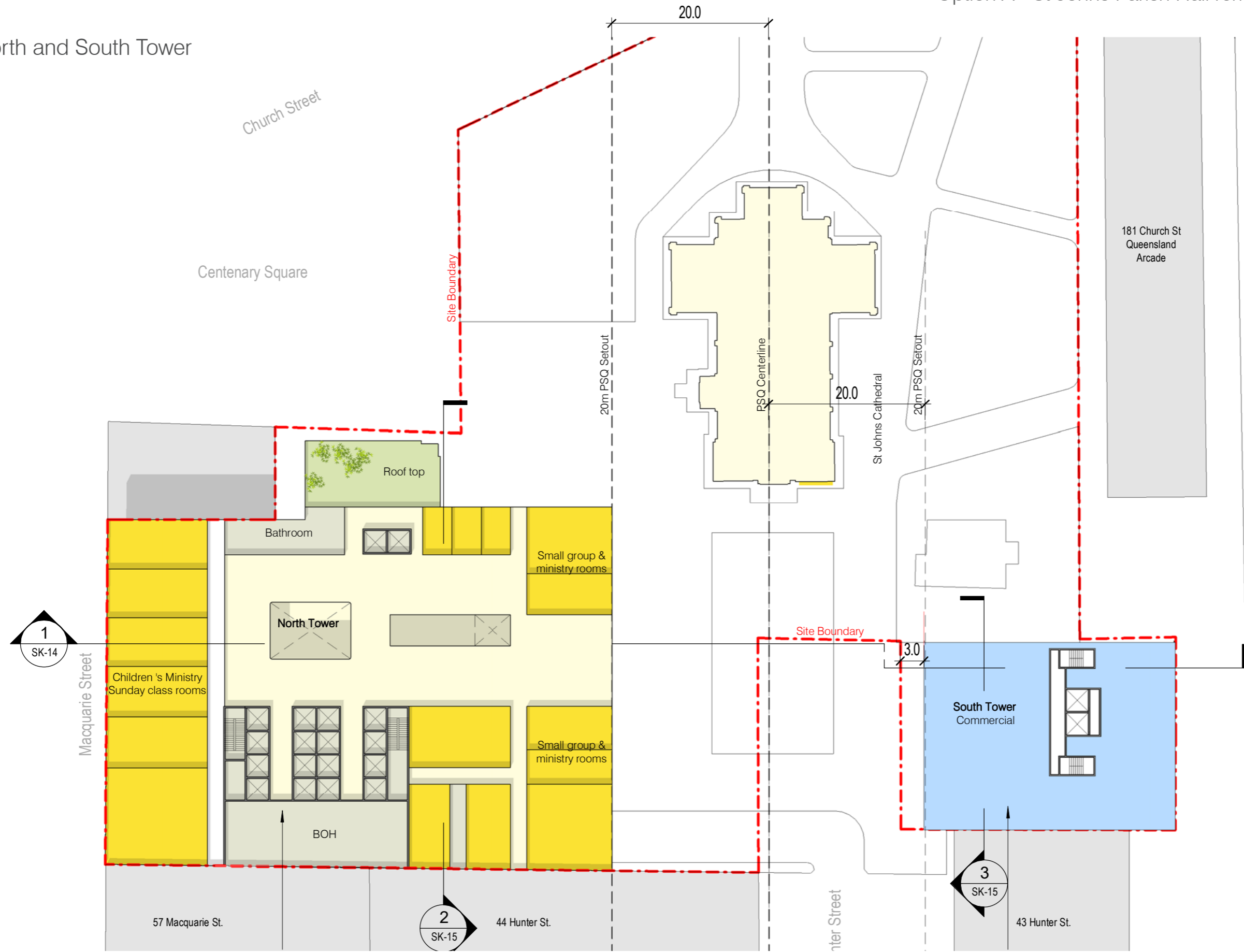
Ground floor - North and South Tower



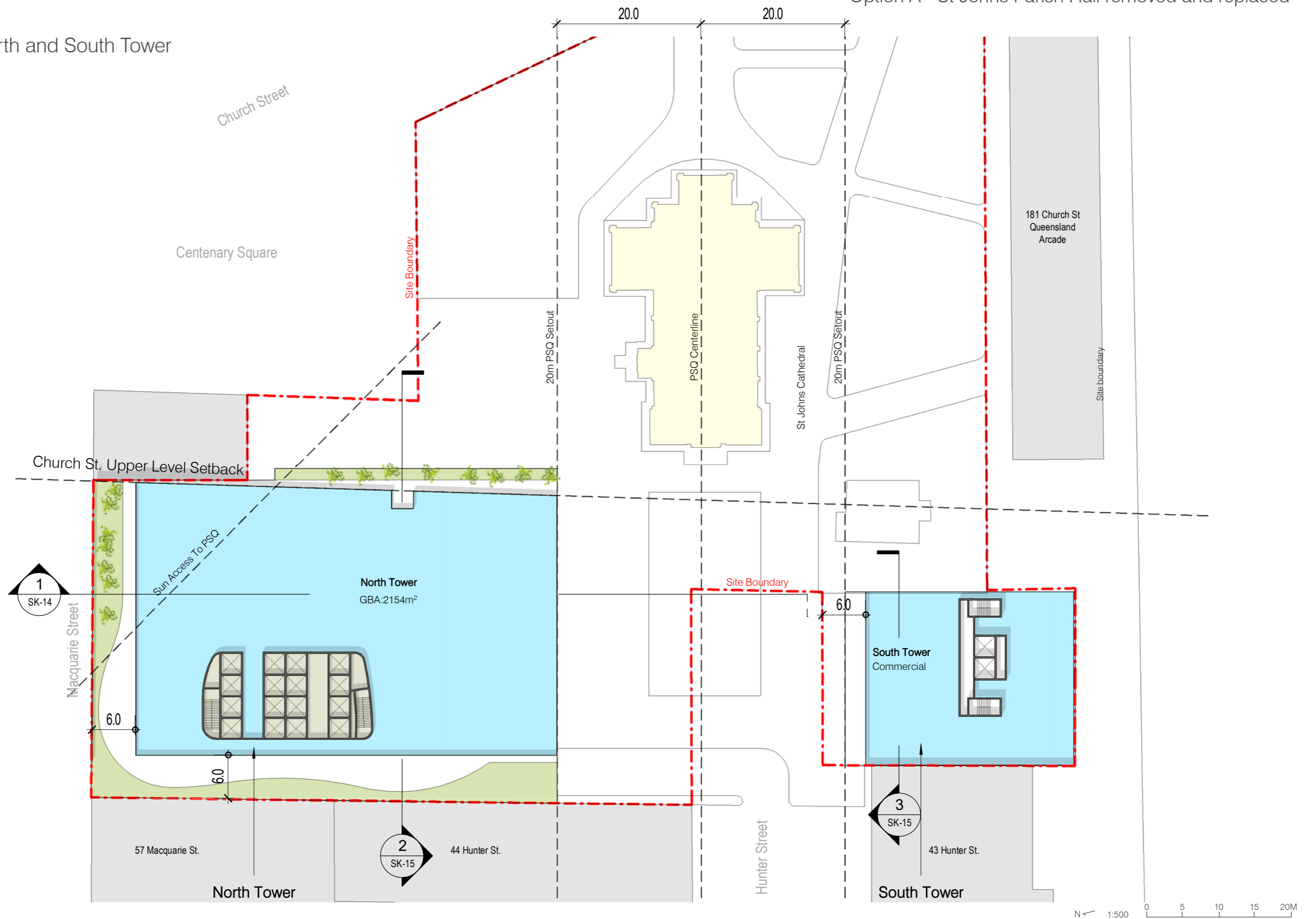
Level 1- North and South Tower



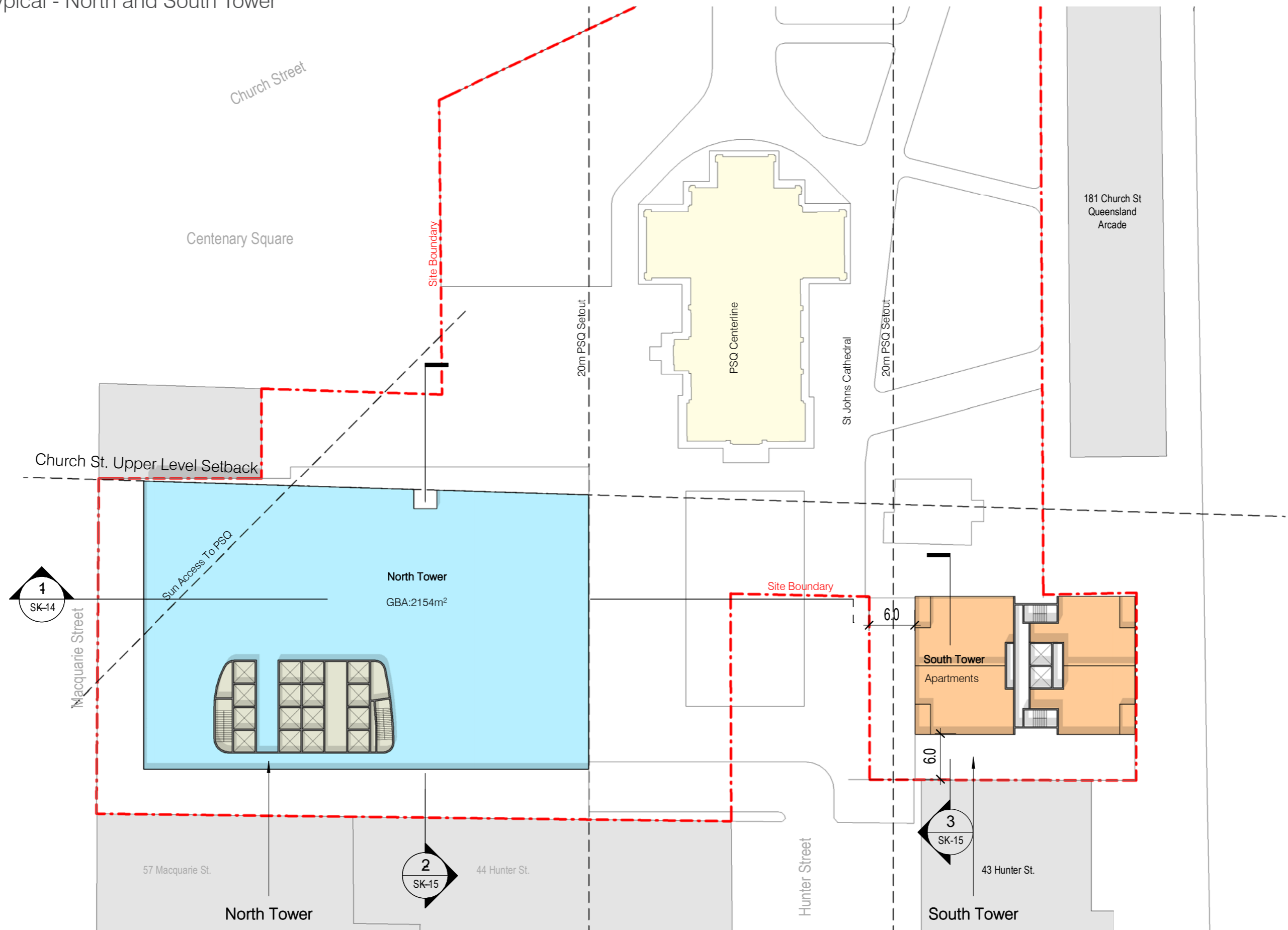
Level 2 - North and South Tower



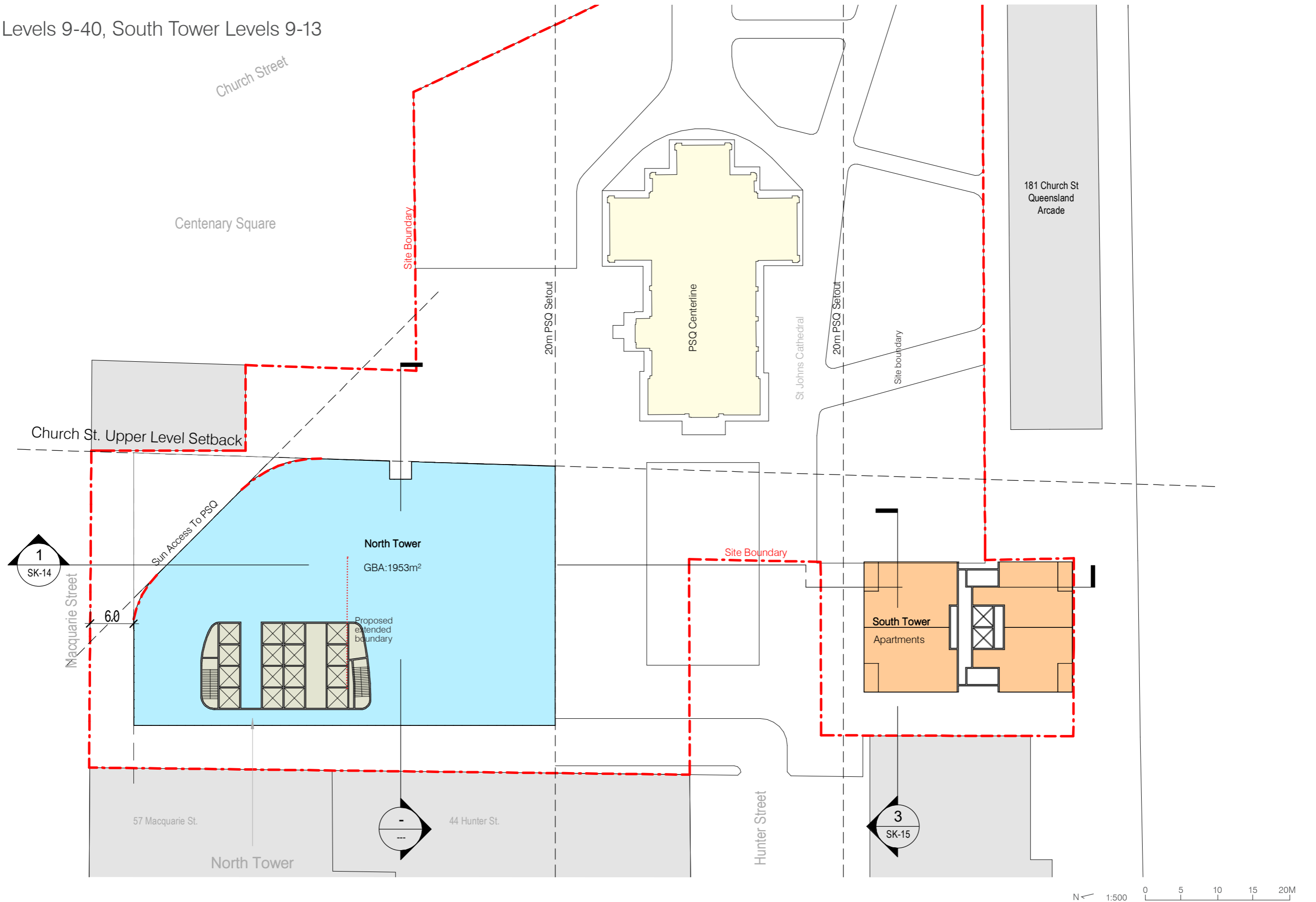
Level 3 - North and South Tower



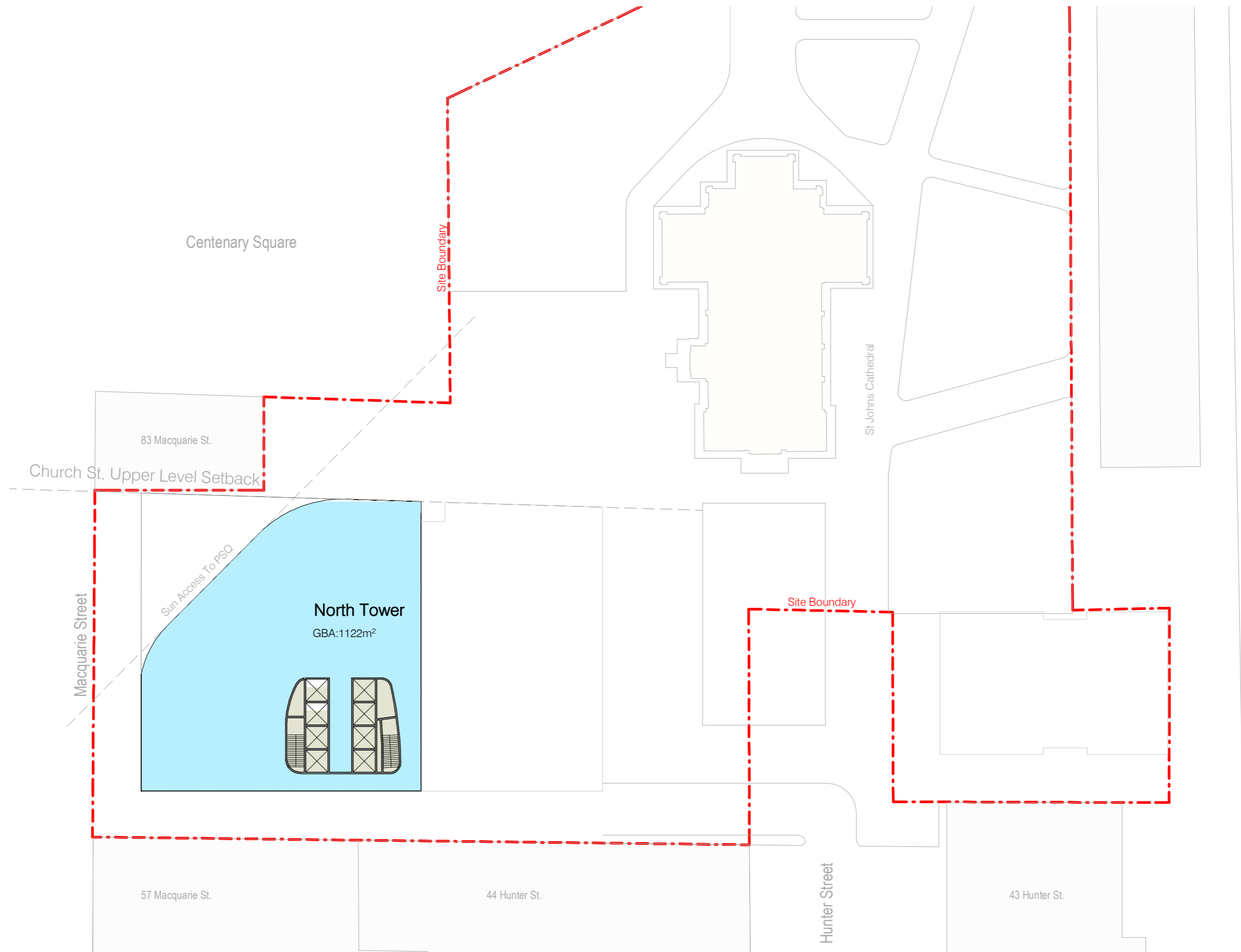
Levels 4-8 Typical - North and South Tower



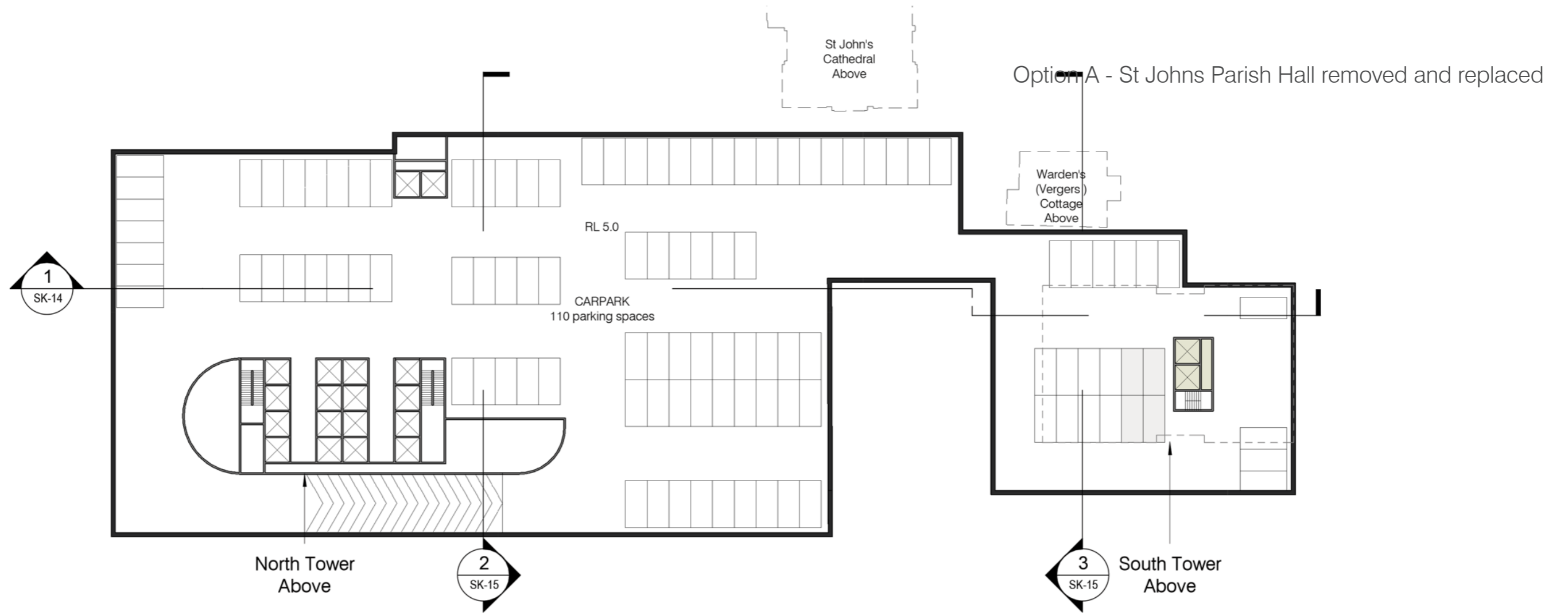
North Tower Levels 9-40, South Tower Levels 9-13



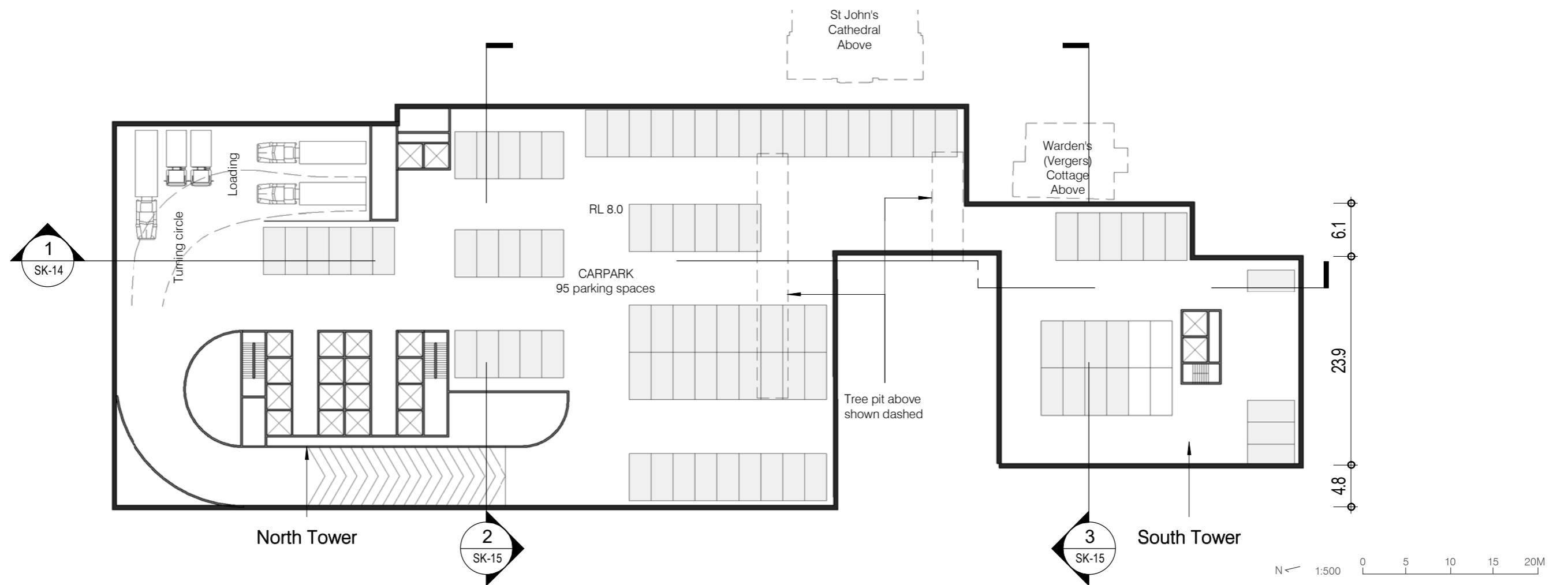
Levels 41-46 - North Tower

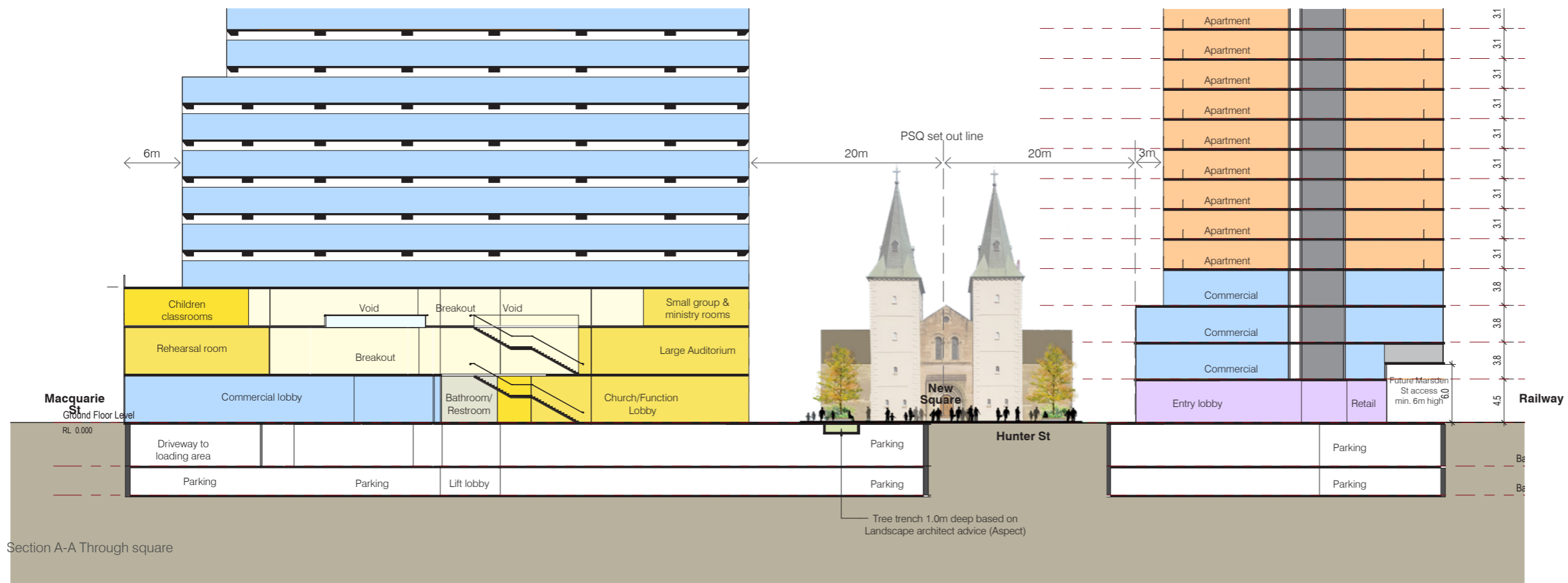


Basement 2



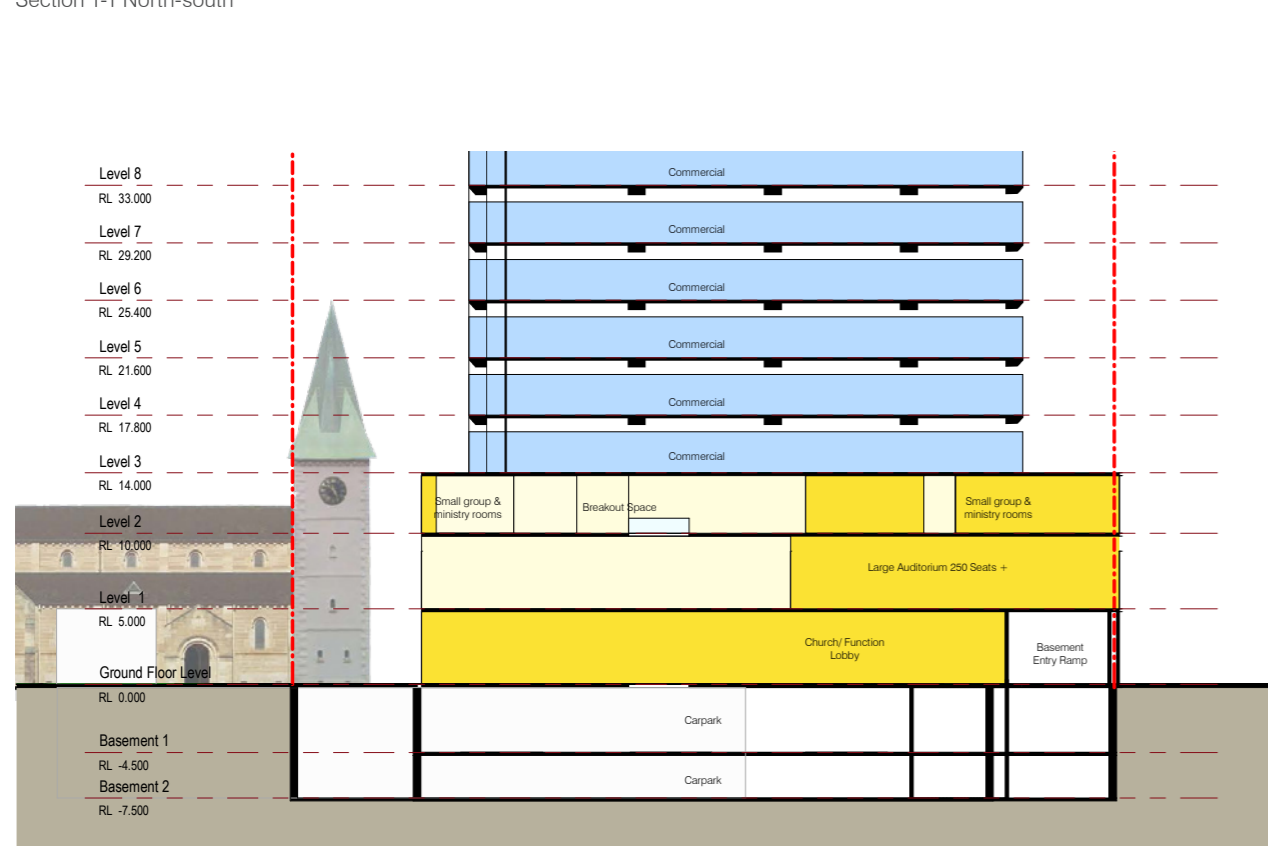
Basement 1



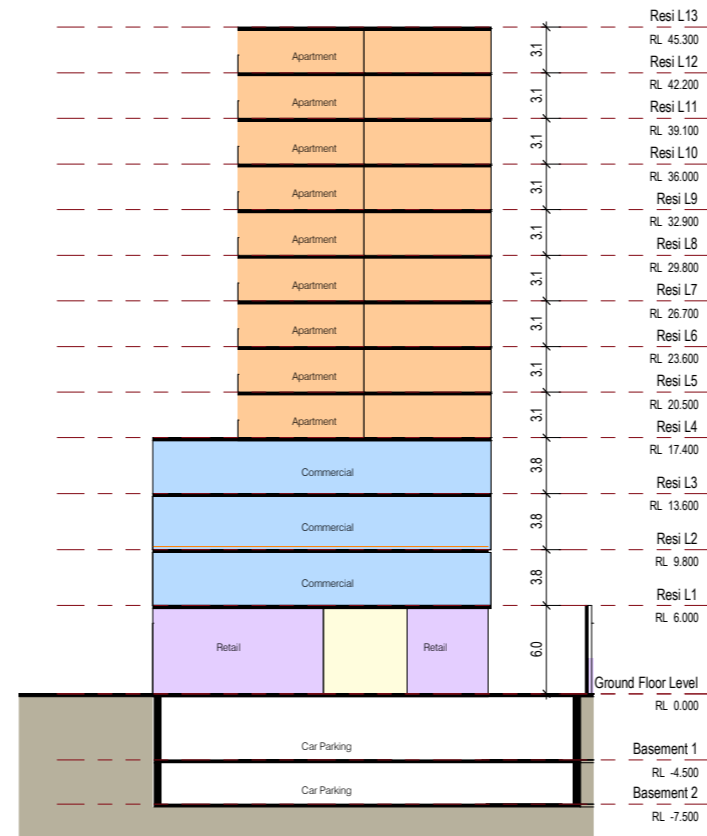


Section A-A Through square

Section 1-1 North-south

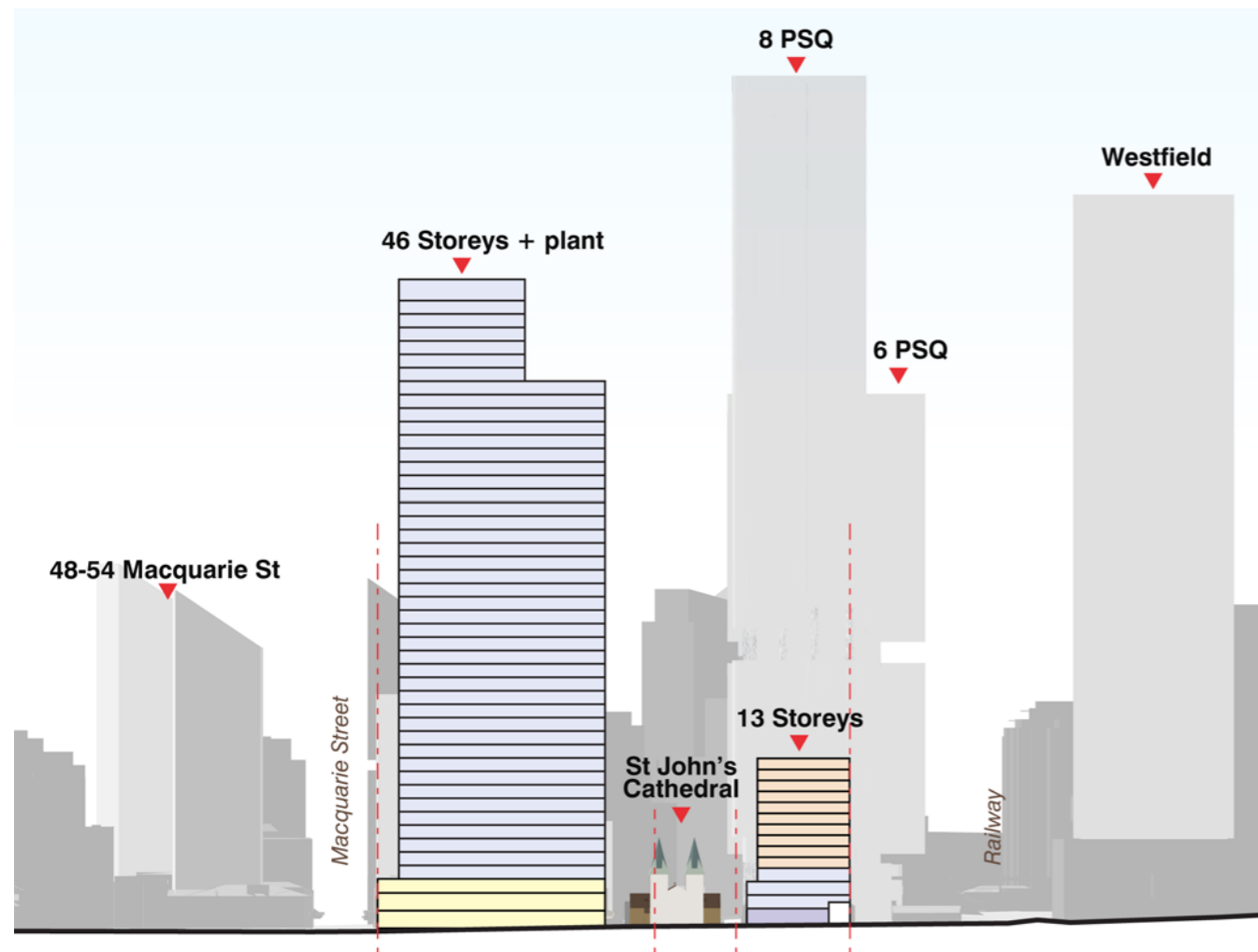


Section 2-2 East-west

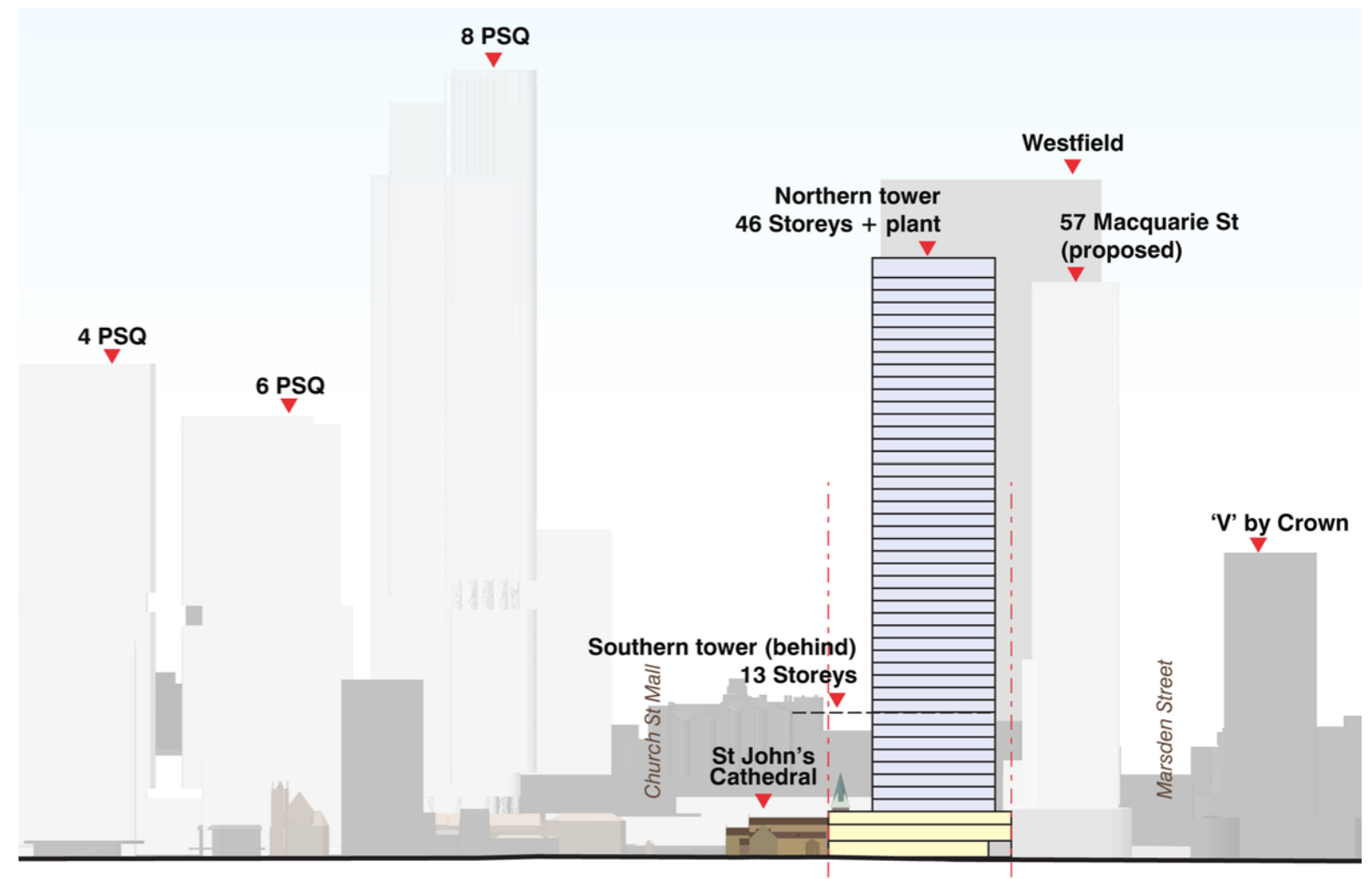


Section 3-3 South Tower

Height of Buildings in Parramatta

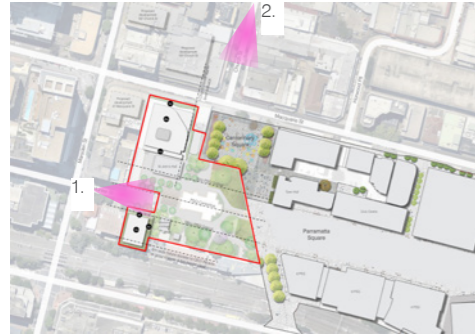


North-south section through site

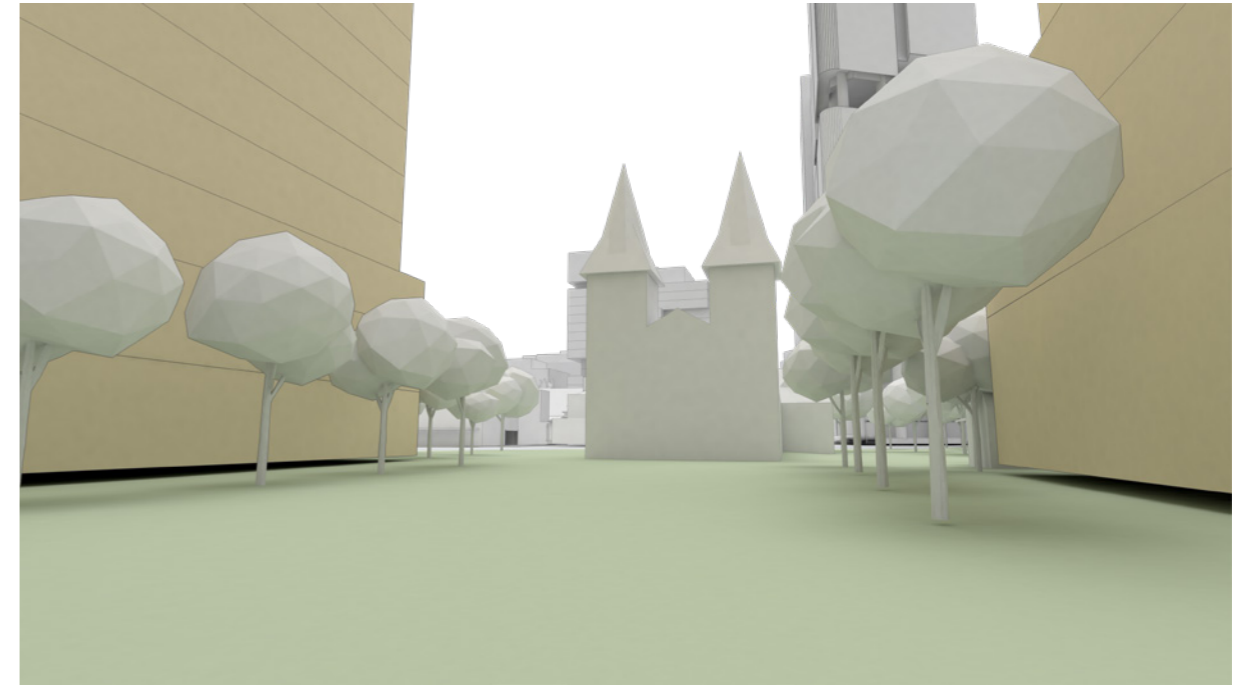


East-west section through Macquarie Street

Key view analysis



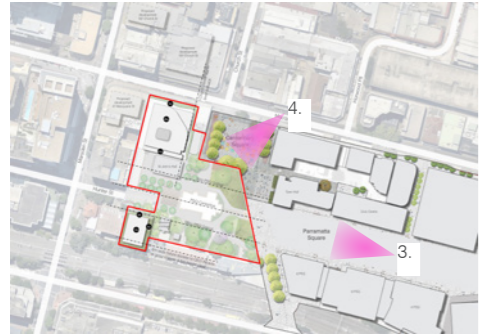
1. Hunter Street



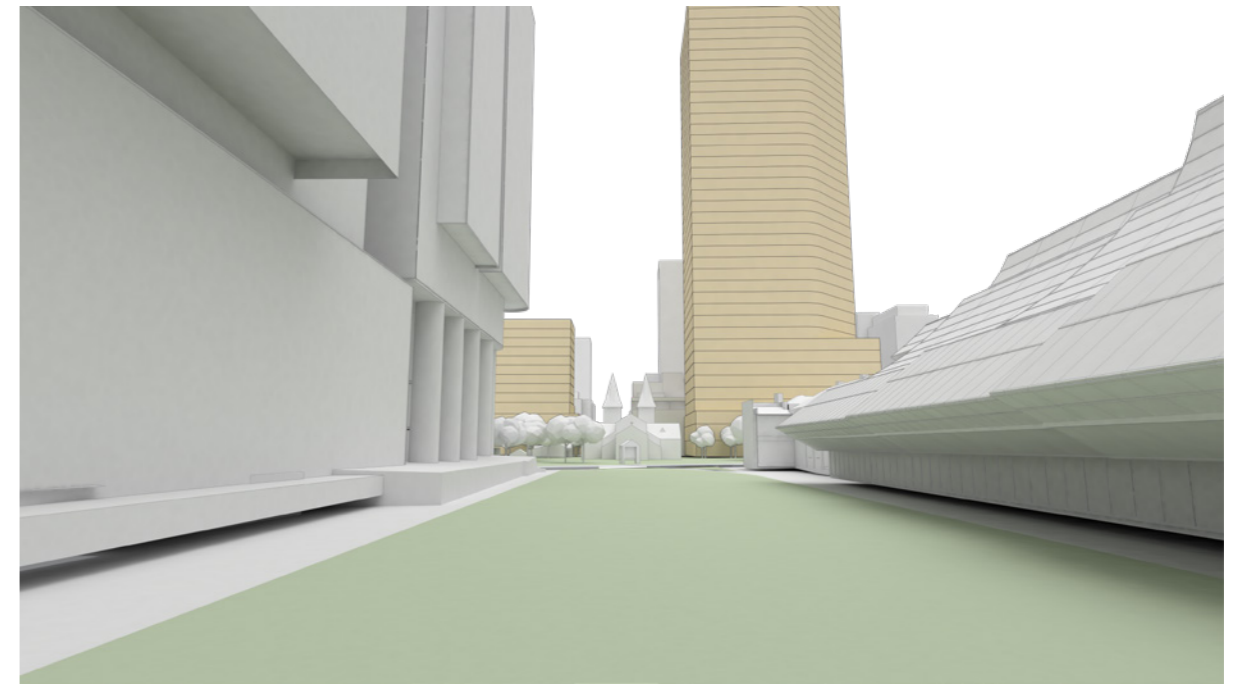
2. Church Street North



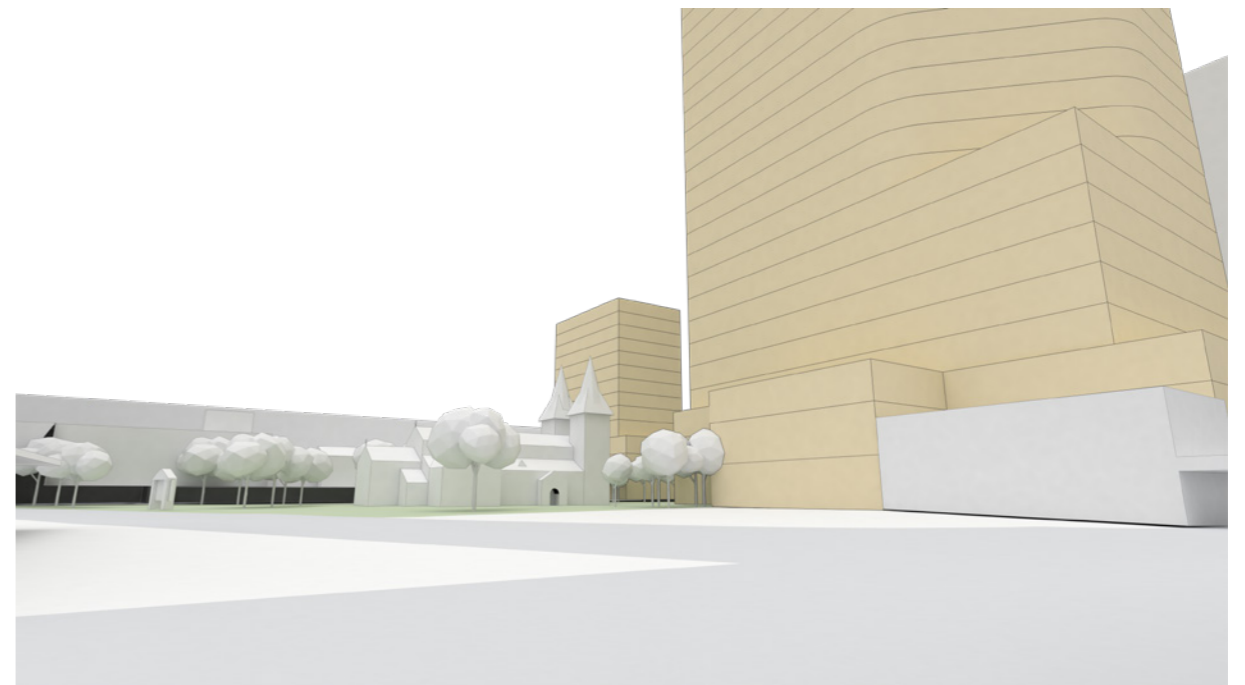
Key view analysis



3. Parramatta Square



4. Macquarie Street



Schedule of areas

Summary by use

Use	Envelope (sqm)	GFA (sqm)	NLA (sqm)	Inclusions
Church use	7,818	5,863	4,984	North tower L1+L2,40%GF
Retail	1,356	1,017	864	South tower 20% GF
Office	83,548	70,679	60,077	Others St Johns Vergers cottage
Residential build to rent	4,257	3,048	2,789	L3+,40%GF L1-3
Total	96,978	80,607	68,714	L4+

FSR calculation

	Site area	GFA	FSR	Inclusions
North	4,288	74,922	17.5	North tower (note: site area based on approx trace of Council drawing with DA submission)
South (B4 zone)	864	5,216	6.0	South tower + vergers cottage
SP1 zone	5,705	469	0.1	St John's cathedral
Total - whole site	10,857	80,607	7.4	

Parking

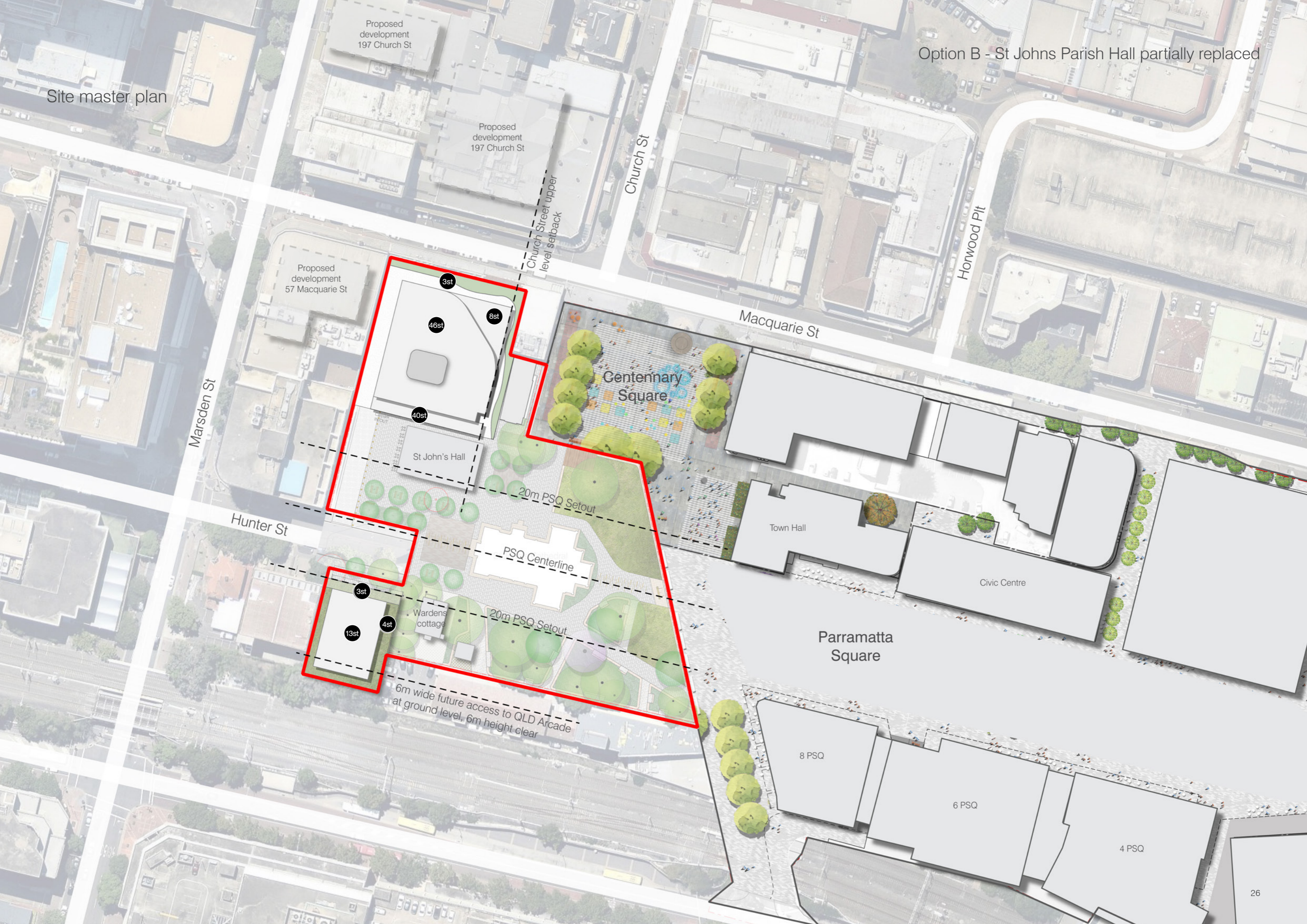
The design shows 205 parking spaces (95 on Basement 1 plus 110 on Basement 2). This is within the requirements of Council - see the Traffic report accompanying this submission for further details.

Schedule by building and level

Envelope zone	Envelope / storey (sqm)	Storeys	height per storey (m)	Envelope to GFA efficiency	GFA to NLA efficiency	Total Envelope (sqm)	Total GFA (sqm)	Total NSA (sqm)	Total height (m)	Notes
Northern tower										
L40-46	1,122	6	3.8	85%	85%	6,732	5,722	4,864	22.8	
L9-39	1,952	31	3.8	85%	85%	60,512	51,435	43,720	117.8	
L3-8	2,157	6	3.8	85%	85%	12,942	11,001	9,351	22.8	
L2	2,930	1	4.0	75%	85%	2,930	2,198	1,868	4.0	
L1	3,044	1	5.0	75%	85%	3,044	2,283	1,941	5.0	incl. St Johns Building
Ground floor	3,044	1	5.0	75%	85%	3,044	2,283	1,941	5.0	incl. St Johns Building
Subtotal		46				89,204	74,922	63,683	192.4	Allowance - plant, transfer slab, raised ground for topography and flooding
Southern tower										
L4+	473	9	3.1	71.6%	91.5%	4,257	3,048	2,789	27.9	Efficiencies calculated from floor plan
L3	710	1	3.8	75%	85%	710	533	453	3.8	
L2	789	1	3.8	75%	85%	789	592	503	3.8	
L1	645	1	3.8	75%	85%	645	484	411	3.8	
Ground floor	649	1	4.5	75%	85%	649	487	414	4.5	
Subtotal		13				7,050	5,143	4,569	49.8	Allowance - plant, transfer slab, raised ground for topography and flooding
Other buildings										
St Johns	626	1		75%	85%	626	469	399		Envelope based on survey
Vergers Cottage	98	1		75%	85%	98	74	62		Envelope based on survey
Subtotal						724	543	461		
Total						96,978	80,607	68,714		

3.0 Design Option B - St John's Parish Hall partially retained

Site master plan



Proposed development 197 Church St

Proposed development 197 Church St

Proposed development 57 Macquarie St

Church St

Horwood Plt

Macquarie St

Marsden St

Hunter St

Centenary Square

St John's Hall

Town Hall

Civic Centre

Parramatta Square

Warden's cottage

8 PSQ

6 PSQ

4 PSQ

6m wide future access to QLD Arcade at ground level, 6m height clear

PSQ Centerline

20m PSQ Setout

20m PSQ Setout

3st

46st

40st

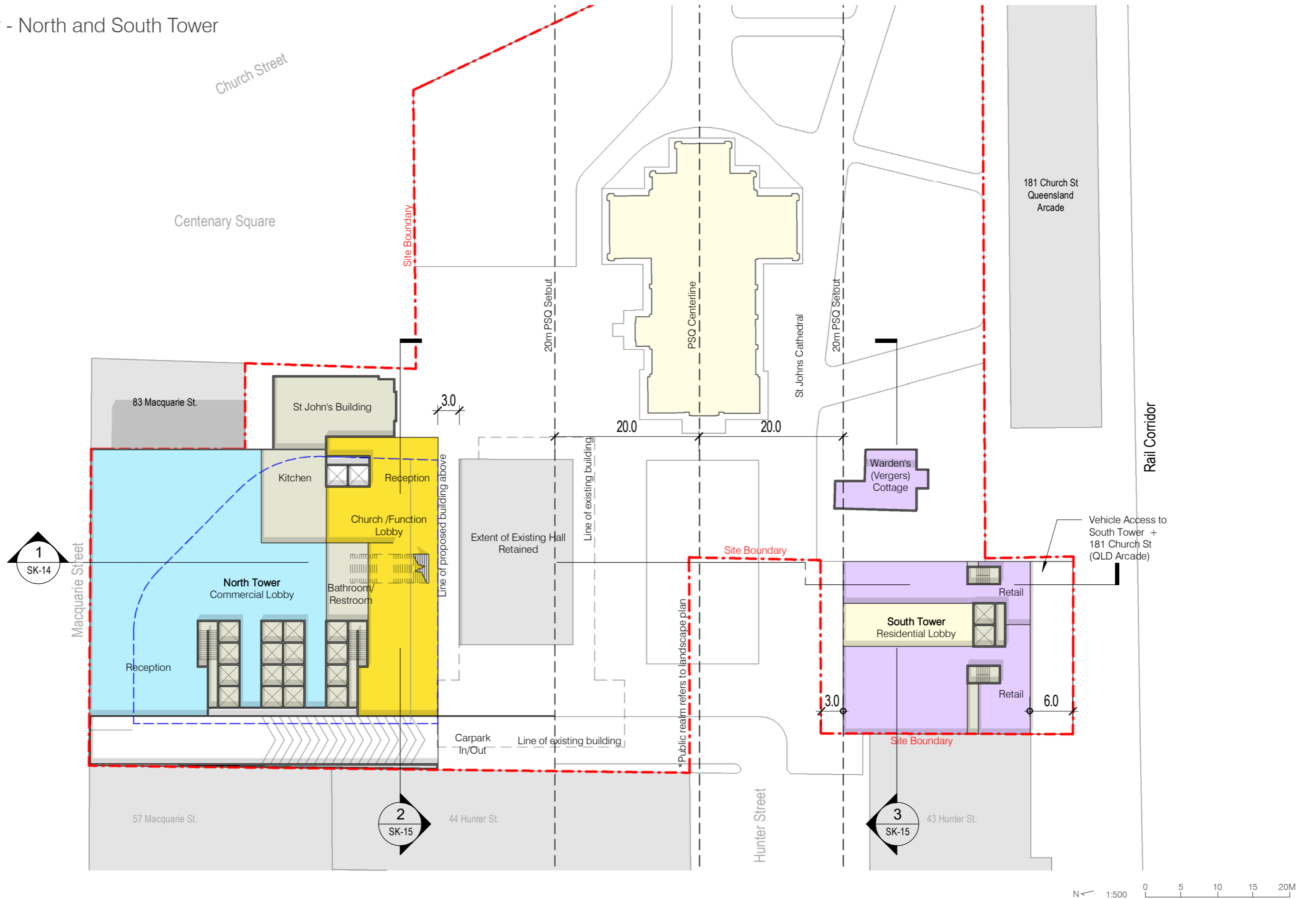
3st

13st

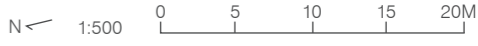
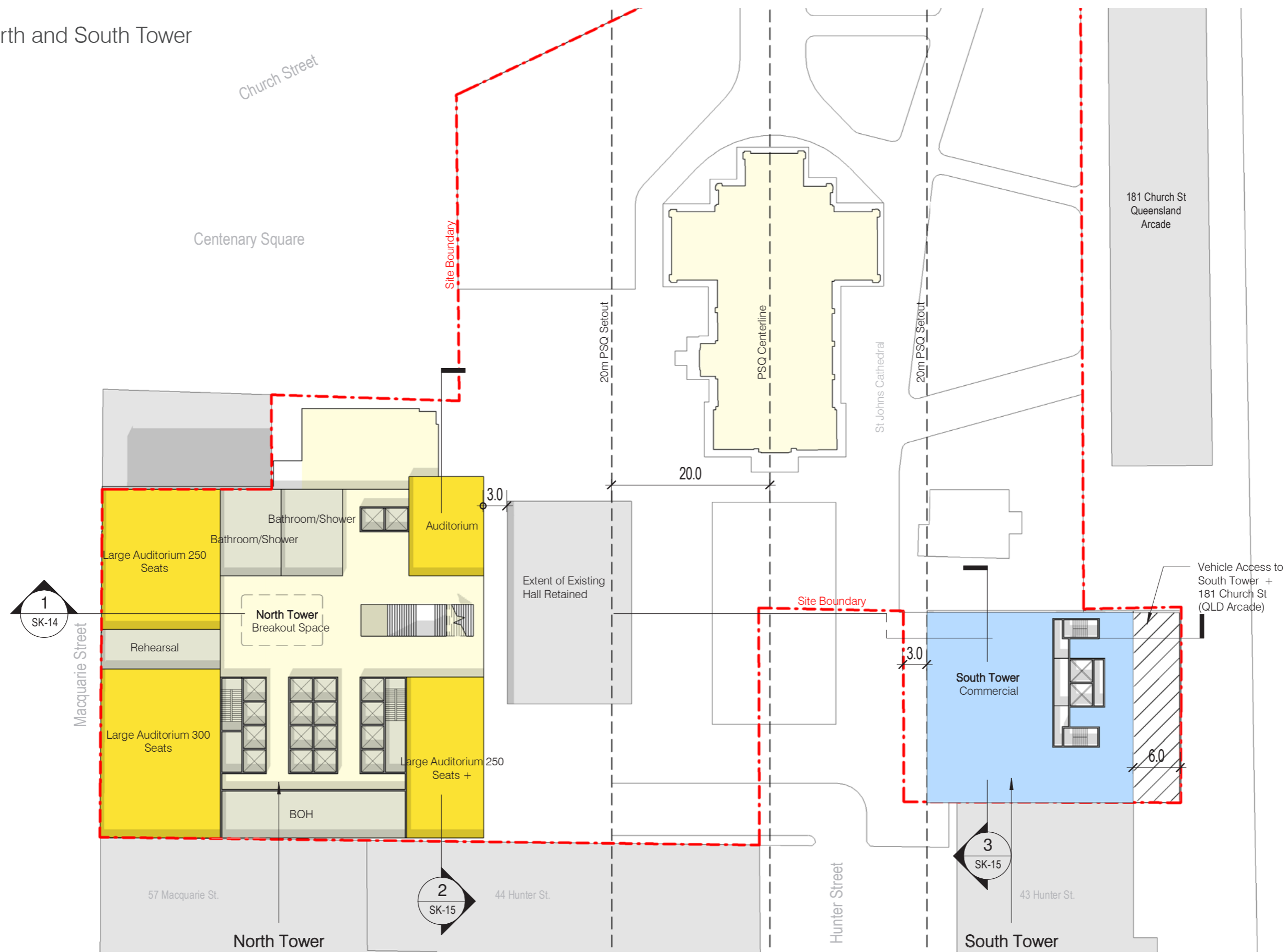
4st

8st

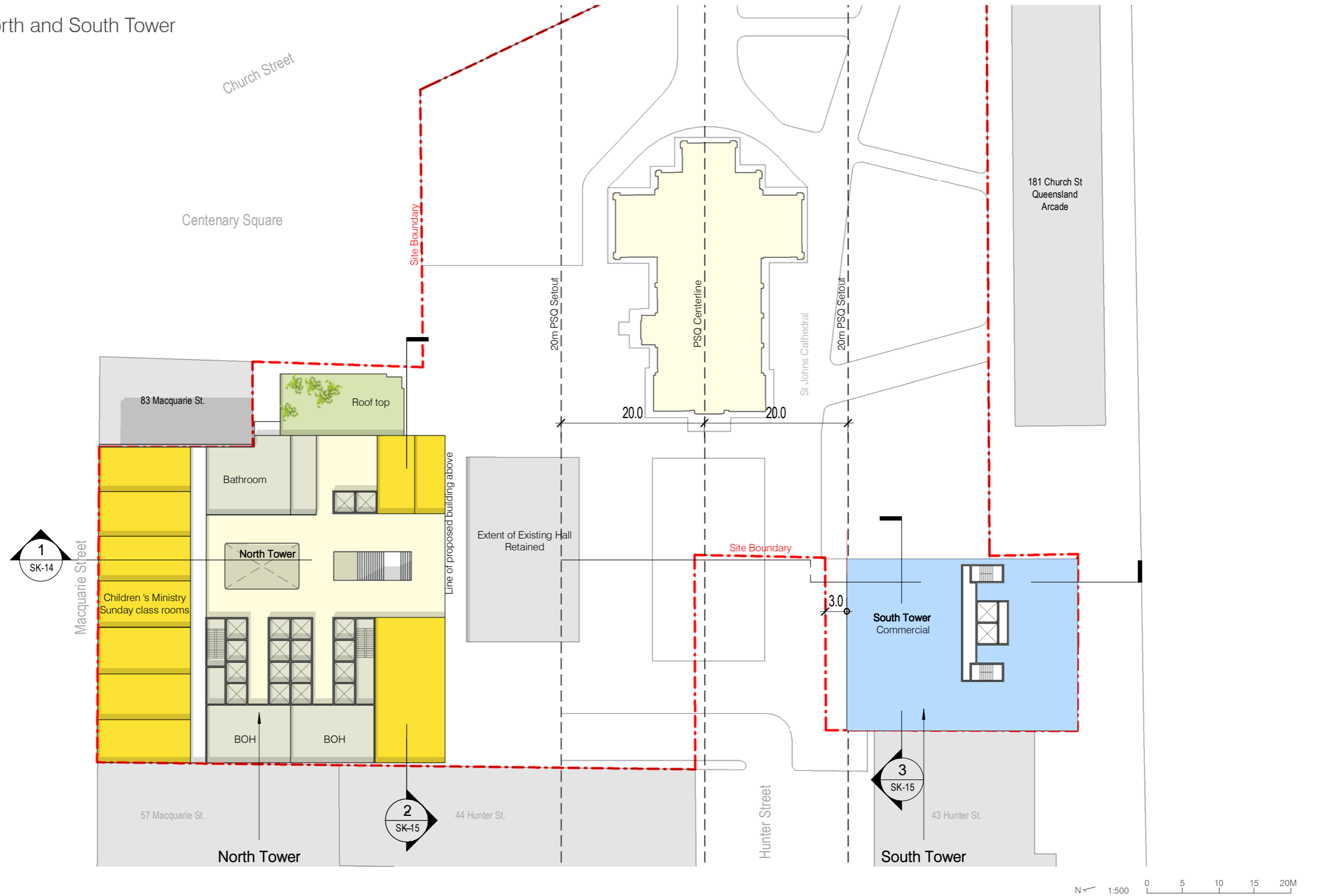
Ground floor - North and South Tower



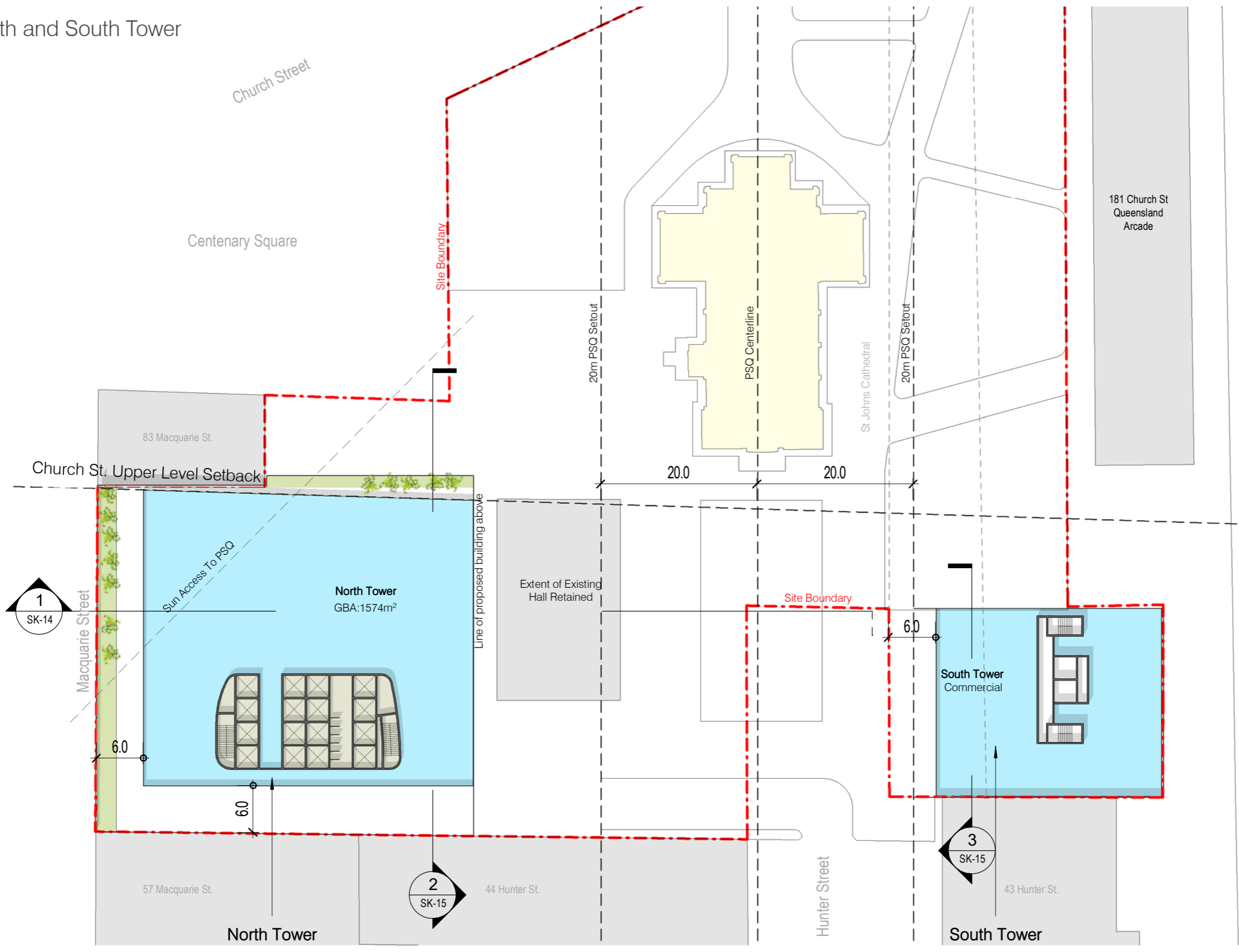
Level 1 - North and South Tower



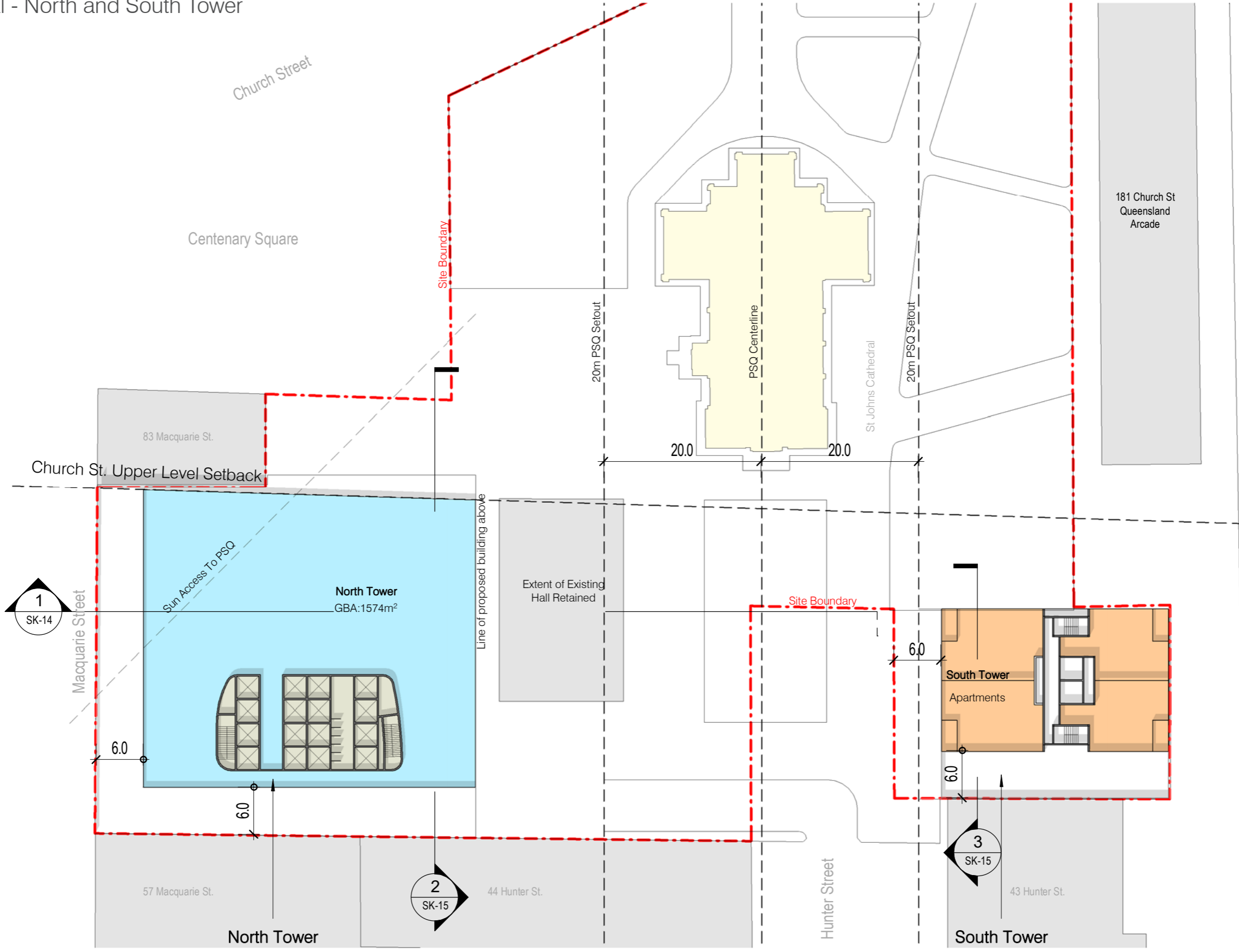
Level 2 - North and South Tower



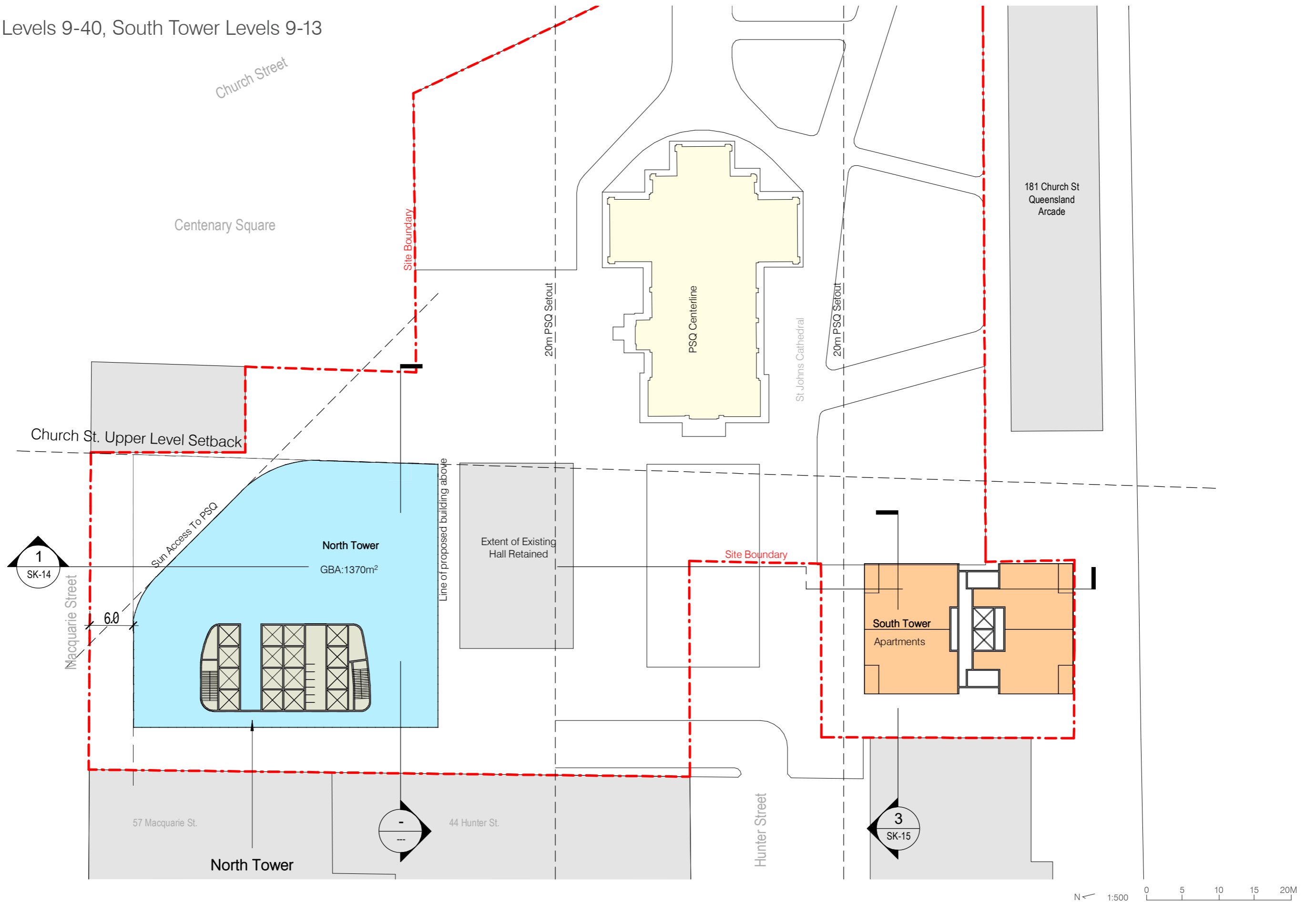
Level 3 - North and South Tower



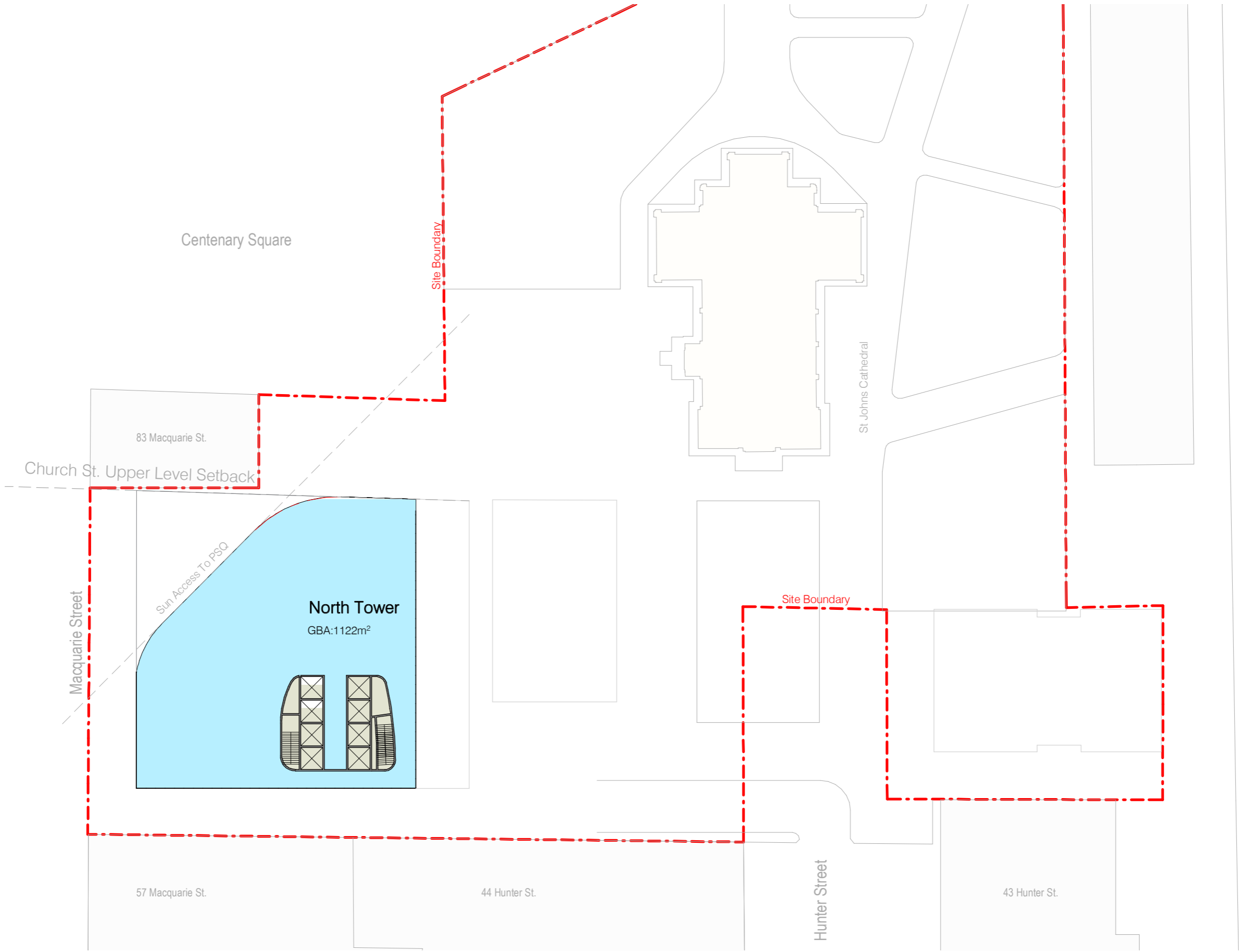
Levels 4-8 Typical - North and South Tower



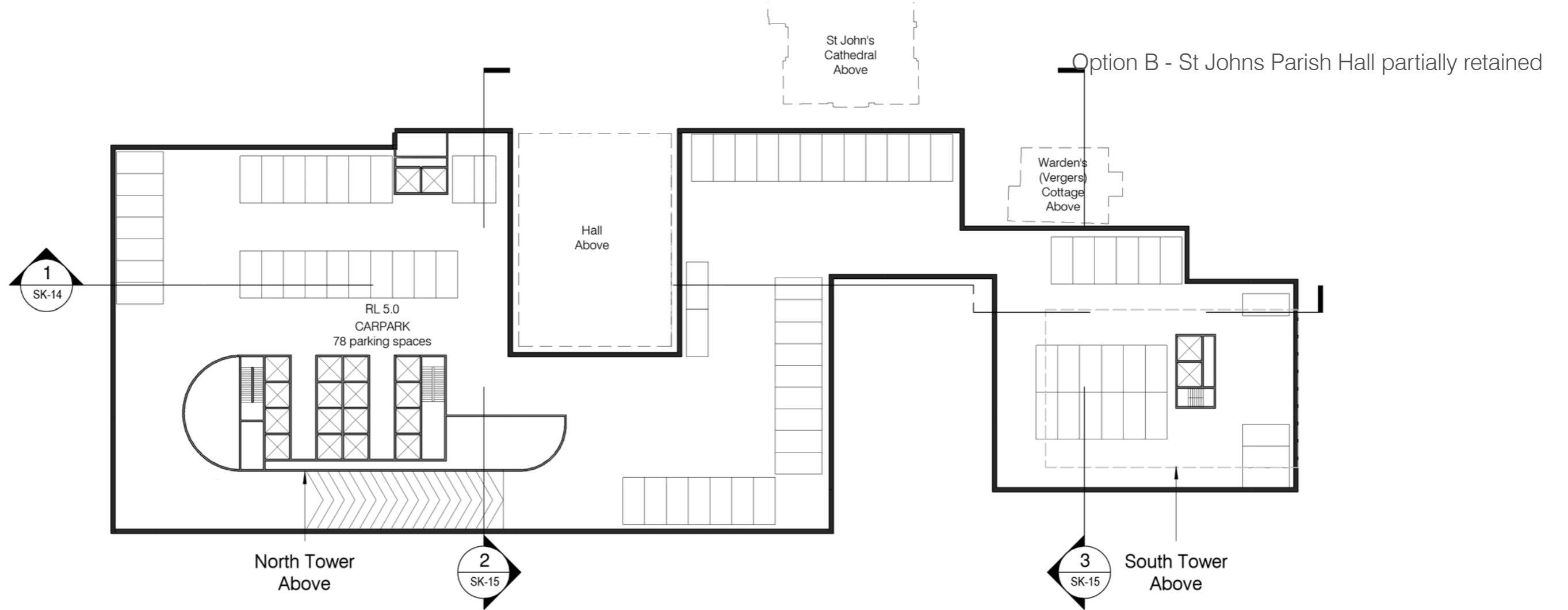
North Tower Levels 9-40, South Tower Levels 9-13



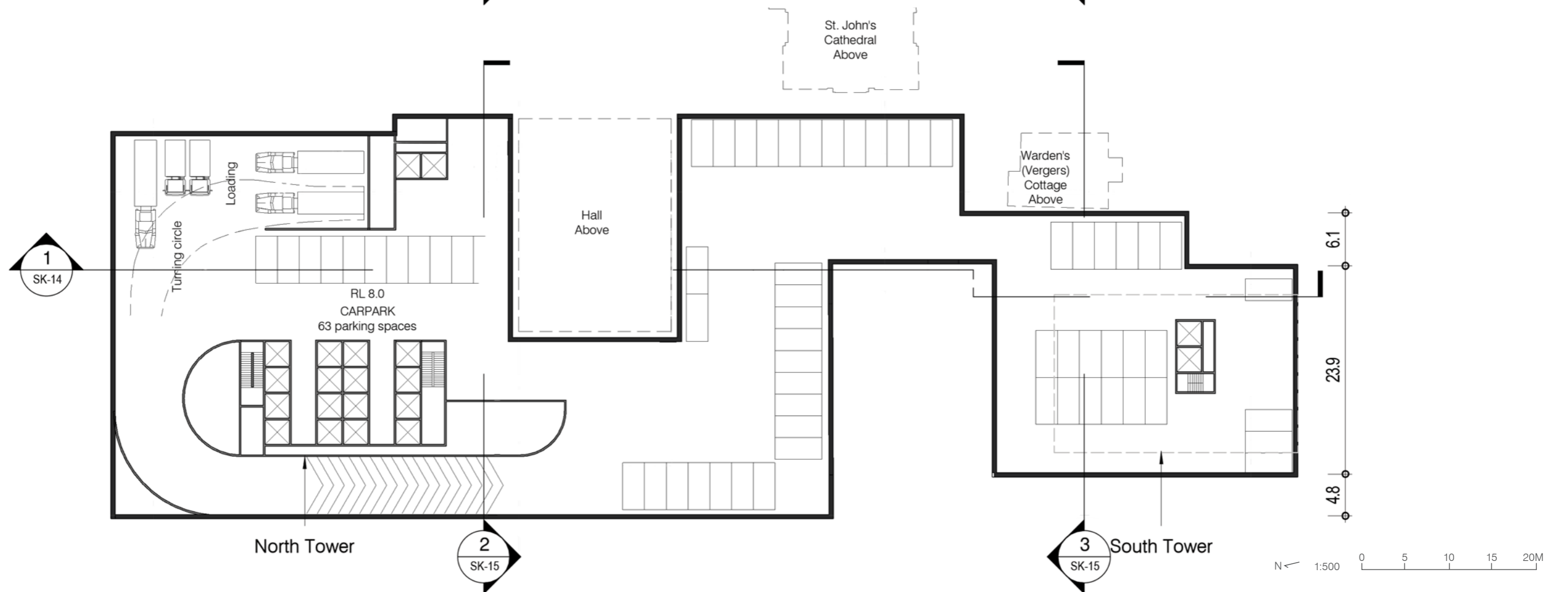
Levels 41-46 - North Tower

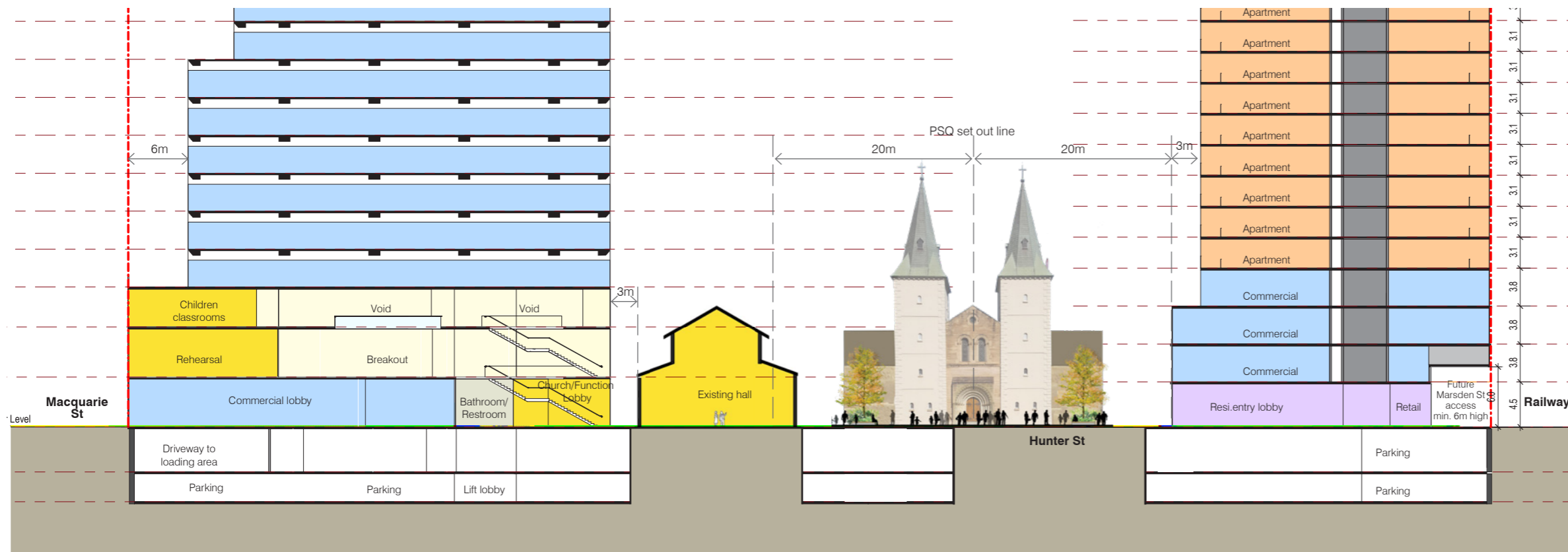


Basement 2

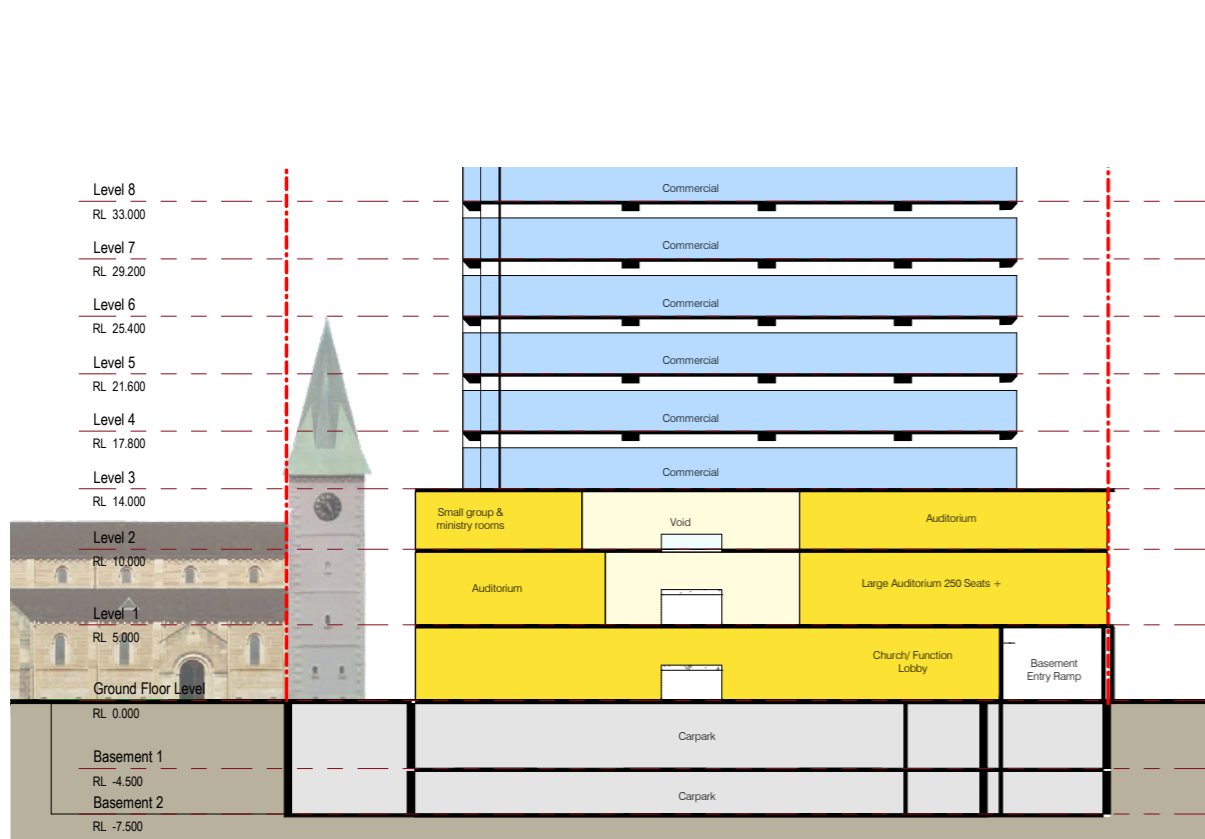


Basement 1

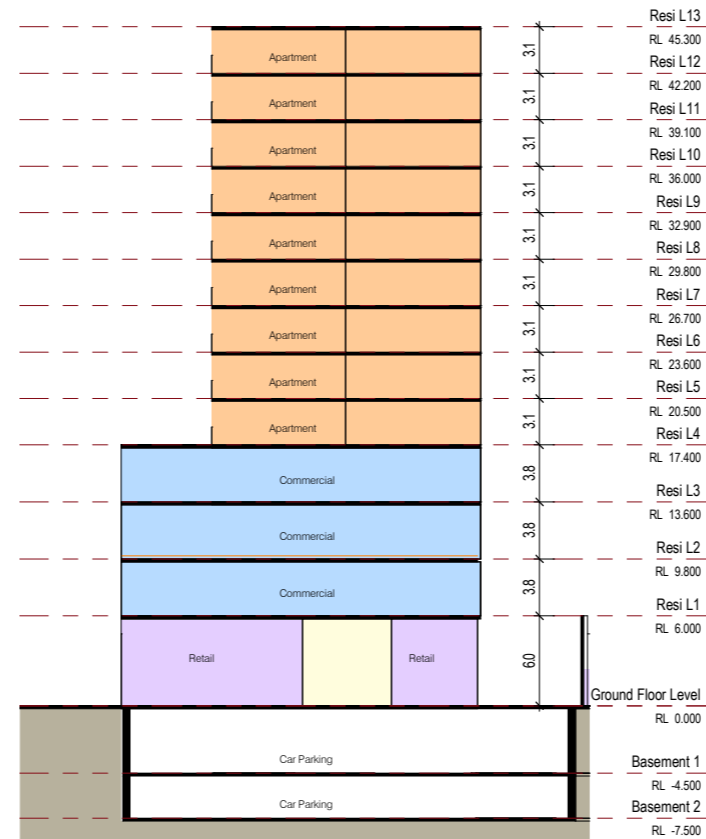




Section 1-1 North-south

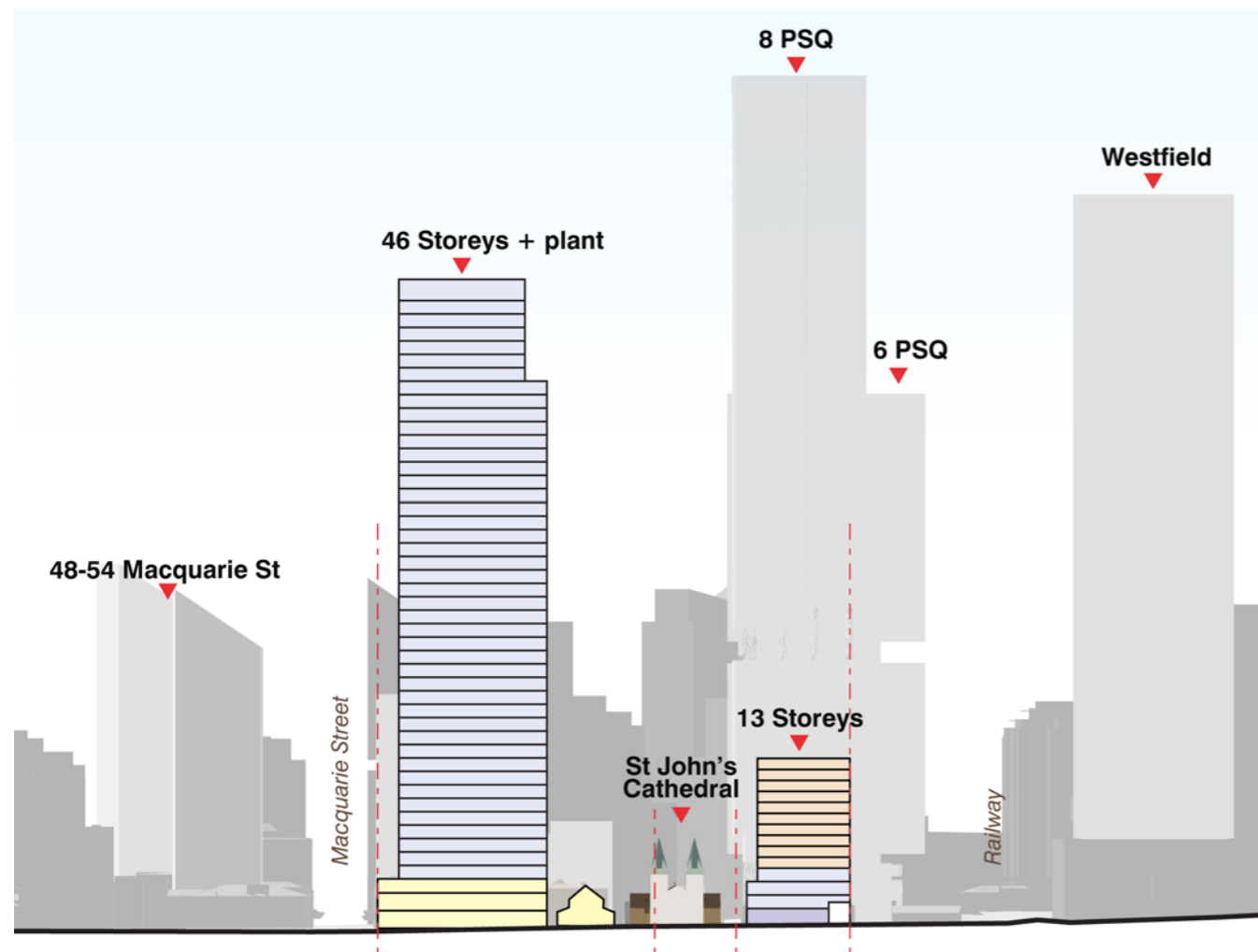


Section 2-2 East-west

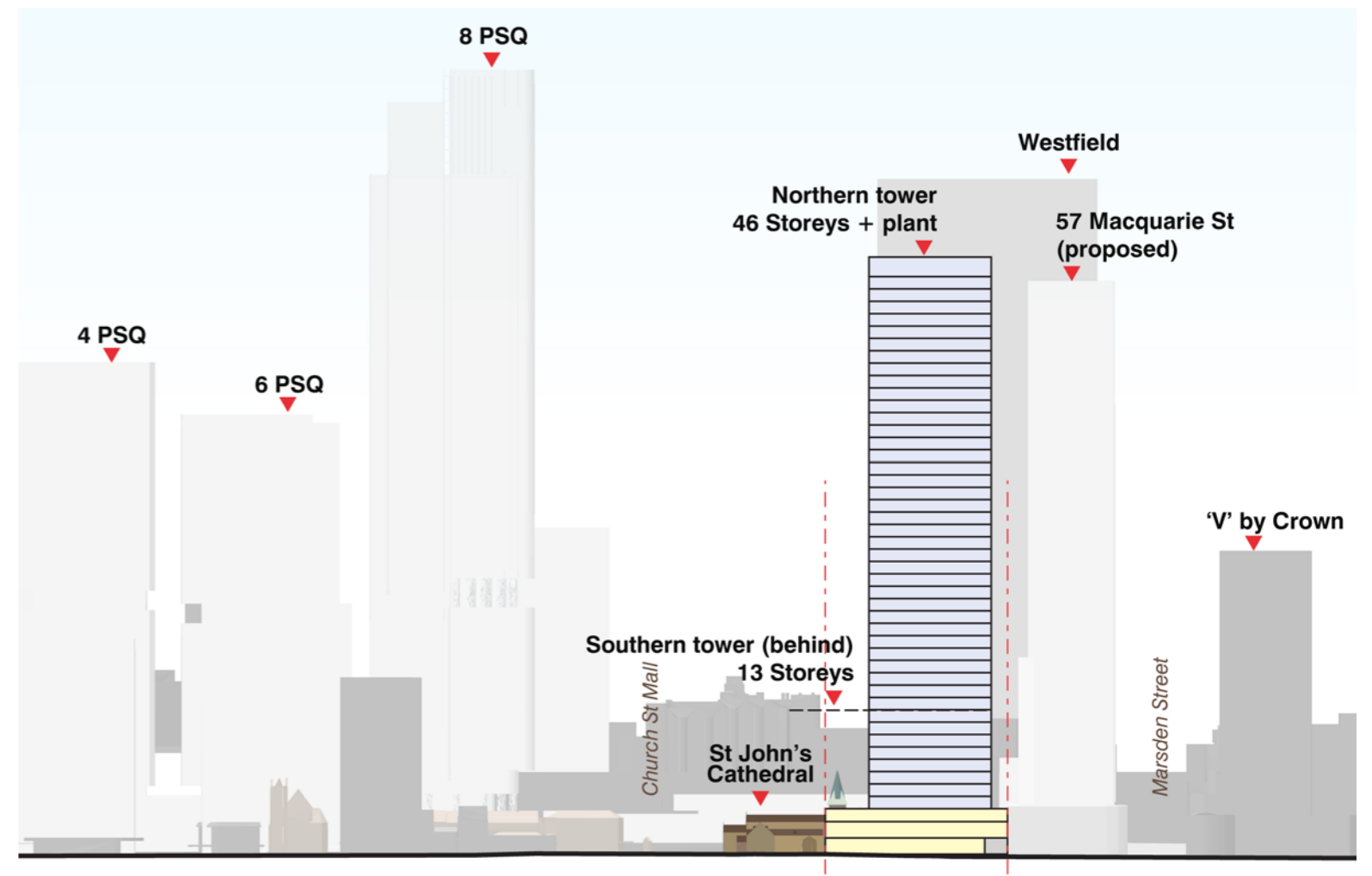


Section 3-3 South Tower

Height of Buildings in Parramatta

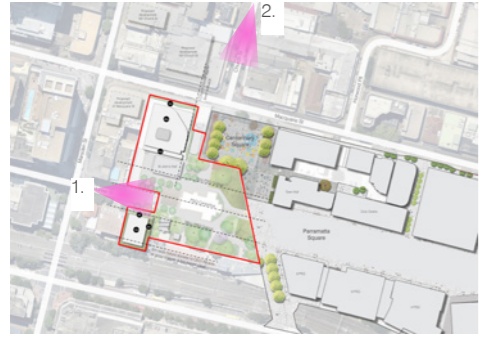


North-south section through site

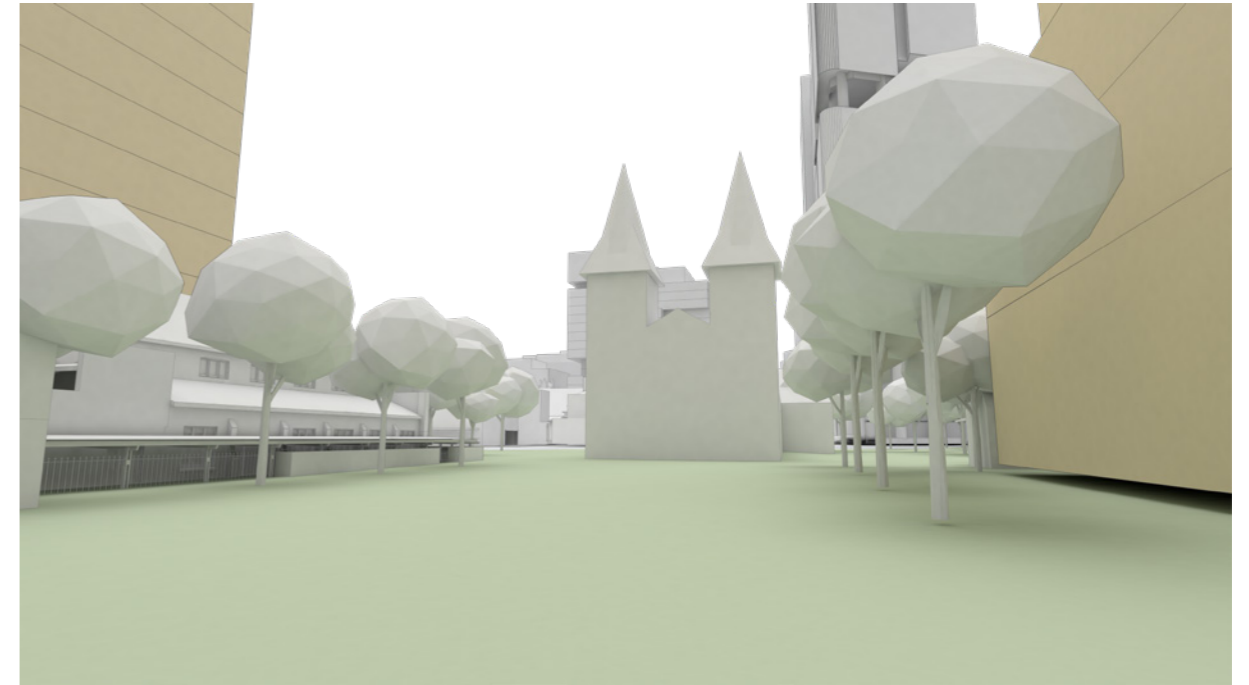


East-west section through Macquarie Street

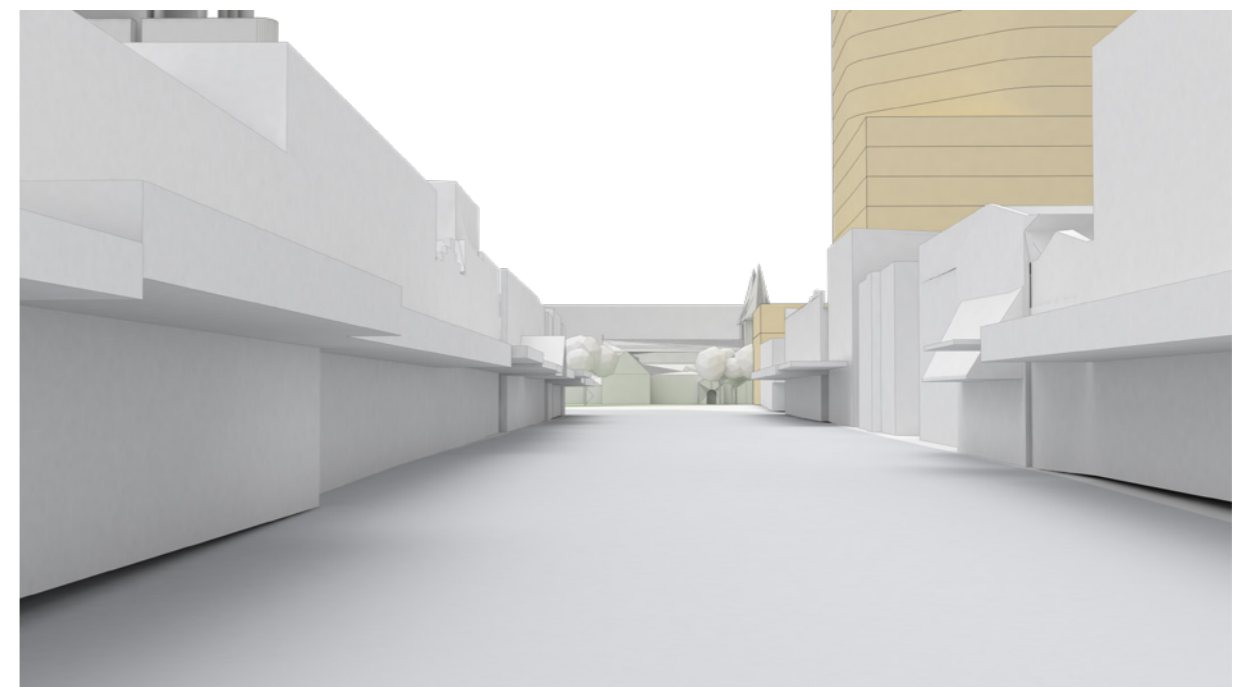
Key view analysis



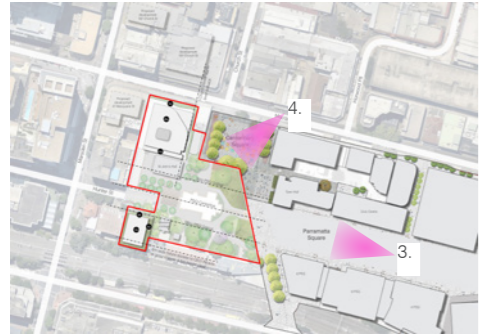
1. Hunter Street



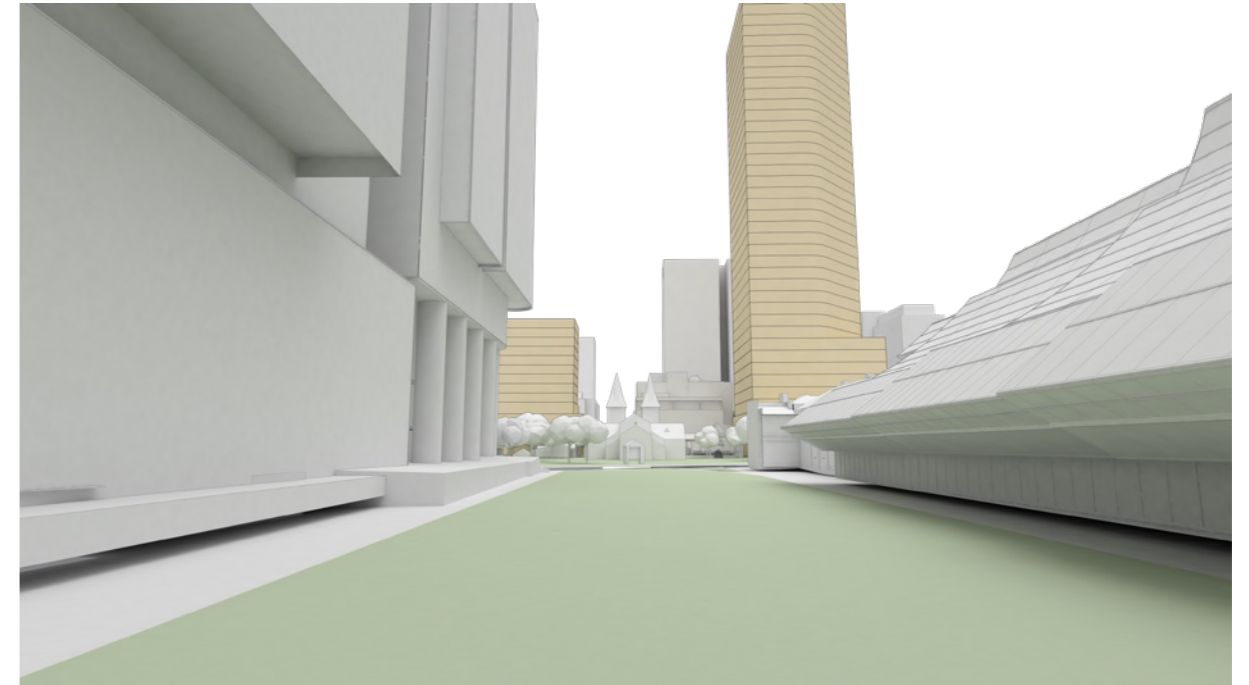
2. Church Street North



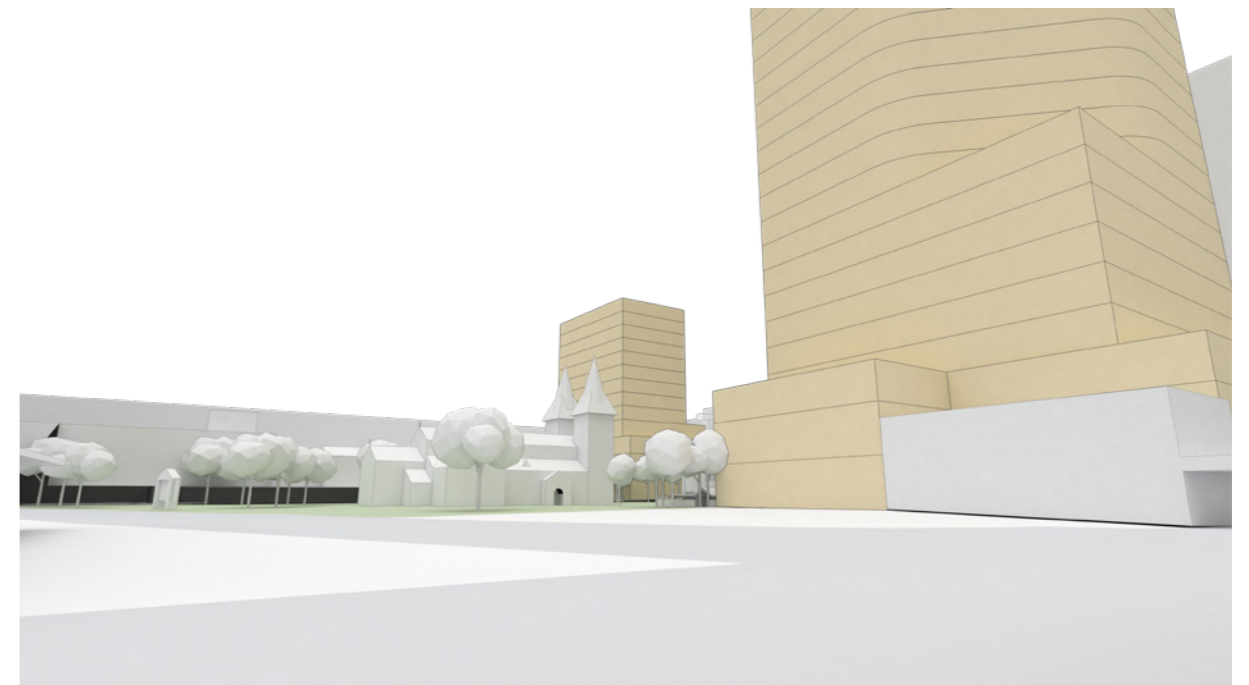
Key view analysis



3. Parramatta Square



4. Macquarie Street



Schedule of areas

Summary by use

Use	Envelope (sqm)	GFA (sqm)	NLA (sqm)	Inclusions
Church use	6,231	4,673	3,972	North tower L1+L2,40%GF
Retail	1,293	970	825	South tower 20% GF
Office	63,178	53,377	45,371	Others St Johns Vergers cottage
Residential build to rent	4,257	3,048	2,789	L3+,40%GF L1-3
Total	74,959	62,068	52,956	L4+

FSR calculation

	Site area	GFA	FSR	Inclusions
North	4,288	56,383	13.1	North tower (note: site area based on approx trace of Council drawing with DA submission)
South (B4 zone)	864	5,216	6.0	South tower + vergers cottage
SP1 zone	5,705	469	0.1	St John's cathedral
Total - whole site	10,857	62,068	5.7	

Parking

The design shows 141 parking spaces (63 on Basement 1 plus 78 on Basement 2). This is within the requirements of Council - see the Traffic report accompanying this submission for further details.

Schedule by building and level

Envelope zone	Envelope / storey (sqm)	Storeys	height per storey (m)	Envelope to GFA efficiency	GFA to NLA efficiency	Total Envelope (sqm)	Total GFA (sqm)	Total NSA (sqm)	Total height (m)	Notes
Northern tower										
L40-46	1,122	6	3.8	85%	85%	6,732	5,722	4,864	22.8	
L9-39	1,411	31	3.8	85%	85%	43,741	37,180	31,603	117.8	
L3-8	1,578	6	3.8	85%	85%	9,468	8,048	6,841	22.8	
L2	2,198	1	4.0	75%	85%	2,198	1,649	1,401	4.0	
L1	2,314	1	5.0	75%	85%	2,314	1,736	1,475	5.0	incl. St Johns Building
Ground floor	2,732	1	5.0	75%	85%	2,732	2,049	1,742	5.0	incl. St Johns Building + existing hall
Subtotal		46				67,185	56,383	47,925	192.4	Allowance - plant, transfer slab, raised ground for topography and flooding
Southern tower										
L4+	473	9	3.1	71.6%	91.5%	4,257	3,048	2,789	27.9	Efficiencies calculated from floor plan
L3	710	1	3.8	75%	85%	710	533	453	3.8	
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Ground floor	649	1	4.5	75%	85%	649	487	414	4.5	
Subtotal		13				7,050	5,143	4,569	49.8	Allowance - plant, transfer slab, raised ground for topography and flooding
Other buildings										
St Johns	626	1		75%	85%	626	469	399		Envelope based on survey
Vergers Cottage	98	1		75%	85%	98	74	62		Envelope based on survey
Subtotal						724	543	461		
Total						74,959	62,068	52,956		