



St. John's Cathedral, Parramatta

Planning Proposal

Independent Assessment of Commercial Building Concept

City of Parramatta Council
July 2019

JPW
JOHNSON PILTON WALKER

ARCHITECTURE
LANDSCAPE
INTERIORS
MASTERPLANNING
EXHIBITIONS

Introduction

Overview

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Disclaimer

This Independent Assessment has been prepared by JPW at the request of the City of Parramatta Council (CoPC). This document is not to be copied or distributed to any third parties without the written consent of CoPC.

This document relies on a range of briefing materials provided by CoPC, and summarises the views of JPW only.

Refer to resource list at the end of this document for detail of supporting information.

All dimensions and areas are approximate only.



Illustration of Existing Site (3D Model)

Introduction

Scope of Study

The St. John's Church site is the subject of a Planning Proposal (Ref. RZ/5/2018), assembled and lodged by Jattca Property Solutions in May 2018 on behalf of the Anglican Church Property Trust Diocese of Sydney as Trustee for the Parish of Parramatta (ACPT) and St. John's Parramatta Endowment Fund (the Proponent) which is currently being assessed by the City of Parramatta Council (CoPC)

Subject Planning Proposal

The subject Planning Proposal was lodged in response to CoPC's CBD Planning Proposal, which seeks to support Parramatta's growth as Sydney's "second CBD":

Parramatta is located at the geographical centre of Sydney and is a focus for employment, housing, recreation and cultural opportunities. Parramatta sits at the heart of Sydney's Central City and is undergoing major revitalisation. To fully realise its potential, Parramatta must stimulate significant job and dwelling growth to increase its social and economic prosperity.

To manage the significant growth and changes in the CBD, Council has prepared a Planning Proposal to amend the planning controls for the Parramatta CBD contained in Parramatta Local Environmental Plan 2011 (PLEP 2011).

The purpose of the Parramatta CBD Planning Proposal is to:

- Provide for an expanded and more intense commercial core to strengthen and facilitate the role of Parramatta as a dual CBD
- Support the CBD as a vibrant centre by surrounding the core with higher density mixed use.

The St. John's Church site Planning Proposal seeks to amend the zoning and amend FSR and height controls to allow the development of a commercial building on part of the northern portion of the site, and a residential building on the southern portion of the site. Between these two buildings, a new public square is proposed to be created.

The Planning Proposal put forward three design options for the proposed commercial building with the proponent's preferred option seeking to remove the Parish Hall, a locally listed heritage item.

The challenges and opportunities presented by these approaches are considered in the *Analysis* section of this study.

Scope of Study

JPW were engaged by CoPC in early June 2019 to undertake a 3 week study to:

Test and prepare an assessment on the commercial viability and heritage impact of the St. John's Church site using the test envelope prepared by Council officers, which considers the needs of the Church whilst retaining the Parish Hall.

As set out in the Project Brief, the key question posed is as follows:

"Is it possible to provide a viable commercial tower with a viable floorplate and meet the needs of the Church whilst retaining (and undertaking a sensitively handled re-adaptation of) the Hall in a form that does not undermine its Heritage Significance, and activates the proposed new square."

*If the answer to this question is **yes**, a reference design that demonstrates how this can be achieved will be required.*

*If the answer to this question is **no**, and the hall needs to be removed, a report detailing the issues that limit the opportunity to achieve the Church's desired outcomes will be required. A supporting reference design that demonstrates a scheme which removes the Hall will be required in this instance.*



Illustration of New Square proposed to be created by the Planning Proposal

Introduction

Subject Proposal and Site

Proposal Details

Relevant to this study, the Planning Proposal presents three strategies for the reconfiguration and redevelopment of the subject site:

- Strategy 1** Parish Hall retained
- Strategy 2** Parish Hall modified and partially retained
- Strategy 3** Parish All removed and replaced by Church facilities within the podium of a new building to the north

Strategy 3 is nominated by the Proponent as the preferred strategy for the site.

Other Aspects of the Planning Proposal

Both CoPC and the Proponent have undertaken extensive studies and reviews of the contextual and legislative urban design, planning and heritage issues that are relevant to the proposed redevelopment of this site.

Whilst this review broadly considers these issues, the primary focus of this study is to assess the interaction of these issues on the viability of a commercial building on the northern section of the site.

This assessment is focused only on the northern commercial building and does not consider the proposals for a hotel or residential tower on the southern portion of the site.

Subject Site

The St. John's Anglican Cathedral site is owned by the Anglican Church Property Trust Diocese of Sydney as Trustee for the Parish of Parramatta (ACPT) and the St. John's Parramatta Endowment Fund.

The land holding of some 10,875 square metres is an irregular shape with a long frontage on the eastern side to Church Street Mall and Parramatta Square. The site connects to Hunter Street on the western side.

The Planning Proposal contemplates the redevelopment of several properties in close proximity to St. John's Cathedral.



Aerial Plan NTS @ A3

Key

- 1 St. Johns Cathedral
- 2 St. Johns House
- 3 St. Johns Hall & Extensions
- 4 Wardens Cottage
- 5 Church Office

Introduction

Heritage Assessment

CoPC & Independent Heritage Assessment

In reviewing the Planning Proposal, Council's Heritage Advisor objected to the removal of the Parish Hall, and therefore CoPC sought further advice from an independent consultant on the justification presented for its removal.

Hector Abrahams Architects (HAA) were engaged by CoPC, and their advice can be summarised as follows:

- 1. The Parish Hall still holds sufficient heritage value and its local listing as an item of local significance under Parramatta LEP 2011 remains justified. On this basis, the Hall should be retained.*
- 2. The Planning Proposal suggests a new setting for the Church through the provision of an urban square. HAA concludes that the Church building does not require a new setting and that the fundamentals of its historic setting remain in place in its historic site. It recommends a reinterpretation of the historic setting, and the removal of the Parish Hall therefore not warranted.*
- 3. That the success of the proposed square is considered unlikely given its location which provides poor solar access and wind impacts.*

The study also concluded that a tower form which cantilevers over the Parish Hall is not an acceptable design outcome, as the roof of the Hall building should remain clear to the sky.



Aerial view of the site, circa 1935
SLNSW

Introduction

CoPC Test Envelope

CoPC Test Envelopes

Podium Floorplate

The CoPC envelope responds to the solar access controls for Parramatta Square, and retains a 3m setback to the Parish Hall.

A zero setback is proposed to the Church property on the western side of Centenary Square.

Along the western side, a 5m laneway is proposed, although other urban planning studies prepared by CoPC indicate a 6m is preferred. A 6m dimension would be consistent with the laneway between 1 Parramatta Square and 3 Parramatta Square, and would provide more design freedom for podium facades for all of the sites forming the laneway.

The Planning Proposal states that approximately 4,000m² of nett usable area is required for the Church's operational needs. All three Planning Proposal strategies anticipate some Church functions

Tower Floorplate

As per the Project Brief for this study, the base position is a tower that does not overhang the Parish Hall and has a floorplate with a GBA of some 1,450m².

Based on an 80% building efficiency, which is an appropriate allowance for a project at this stage of concept development, this equates to a nett lettable area of some 1,160m², thereby meeting the minimum PCA NLA required for A Grade buildings.

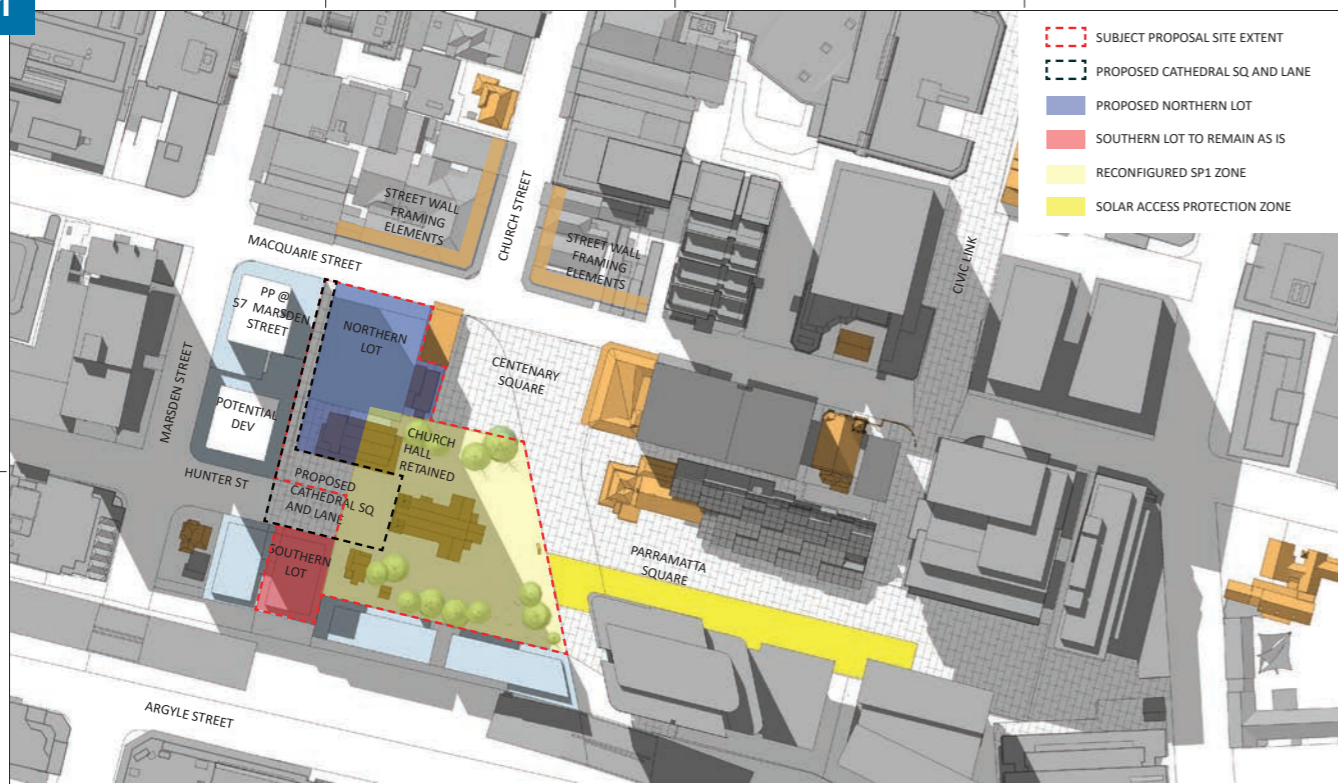
The tower footprint has a chamfered northeastern corner to address the solar access provisions to Parramatta Square in midwinter, as set out in the LEP.

CoPC Urban Design - Preliminary Studies

Key

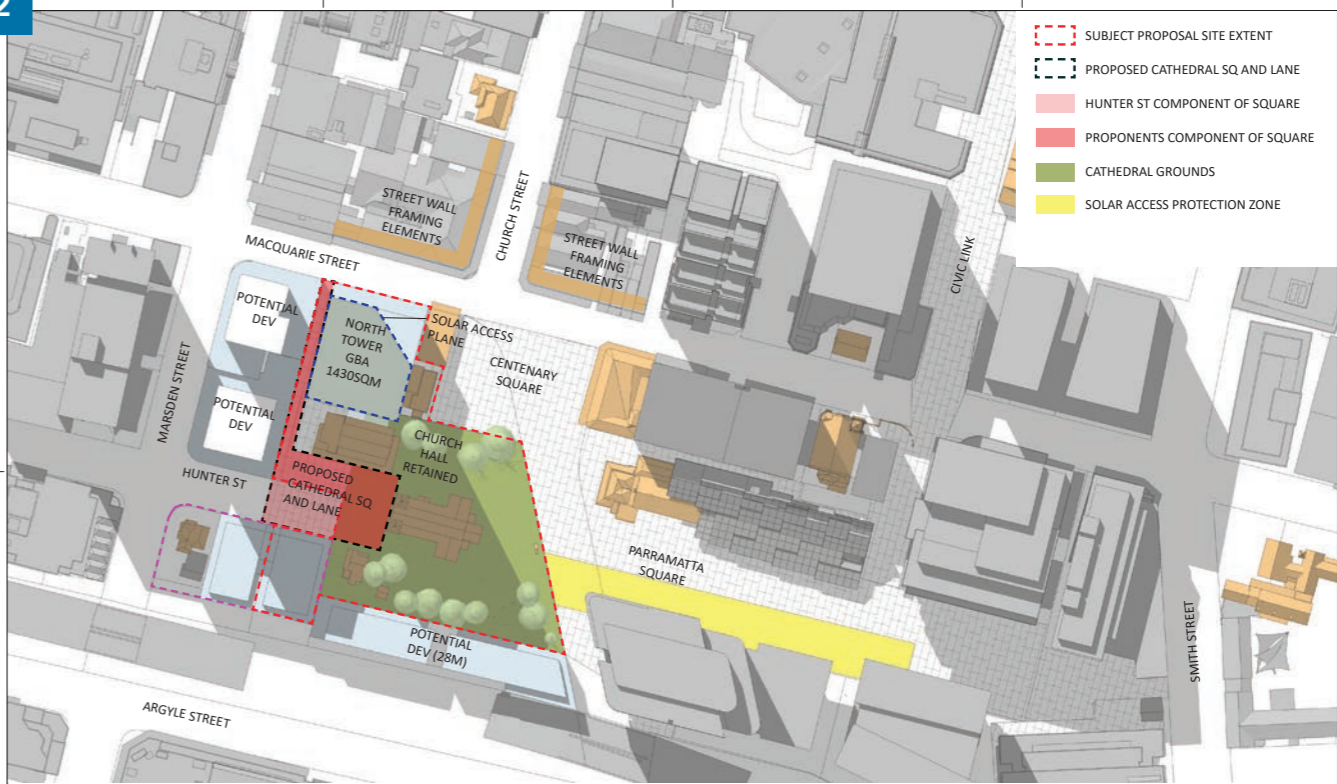
- 1 Site Plan indicating potential subdivision and zones for built form
- 2 Site Plan indicating potential building footprints, including future opportunity to amalgamate site on southern side of proposed square
Note: Commercial building footprint of approx. 1,430m² GBA is equivalent to footprint proposed by Strategy 1, and development potential of sites immediately west of the subject site
- 3 3D aerial visualisation of buildings illustrated in plan at 2 above
- 4 Detailed setout plan indicating minimal separation between retained Parish Hall and new commercial building to north

1



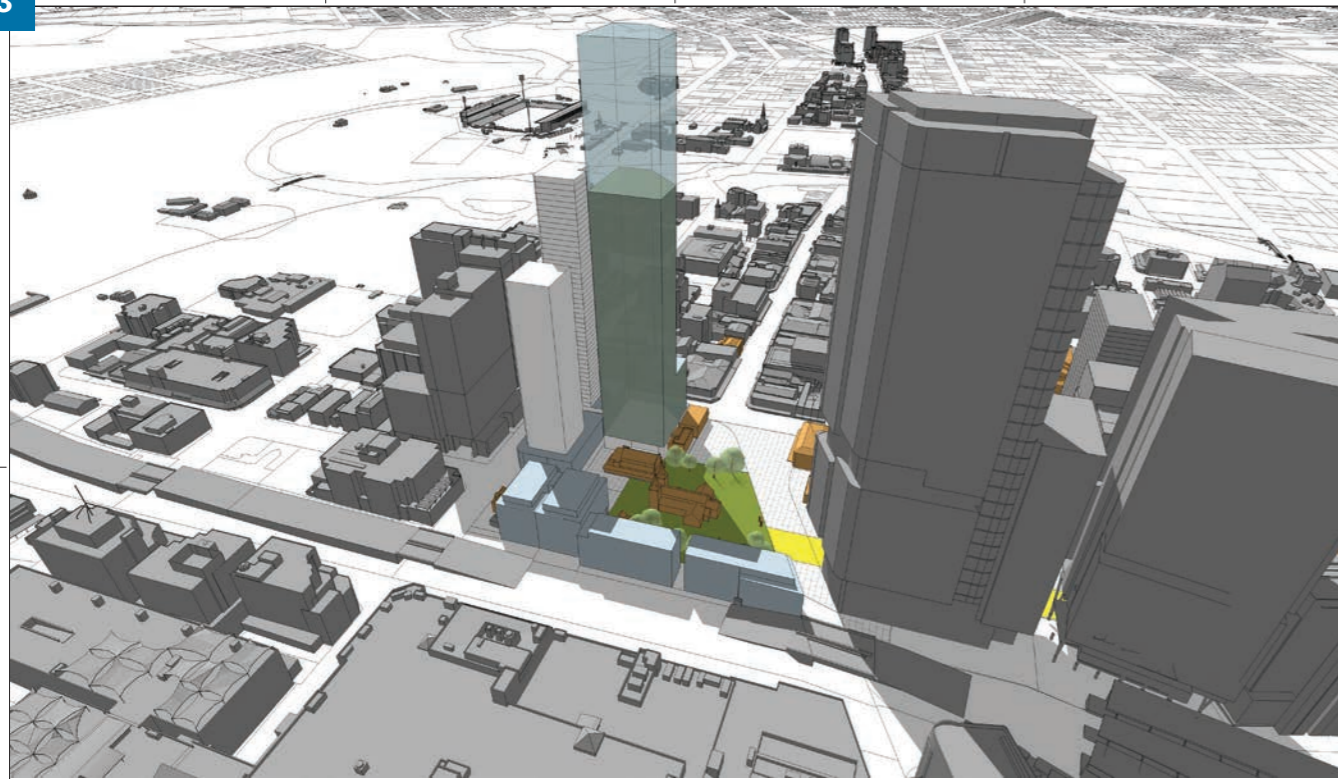
SCENARIO 4 - RECOMM. SUBDIVISION

2



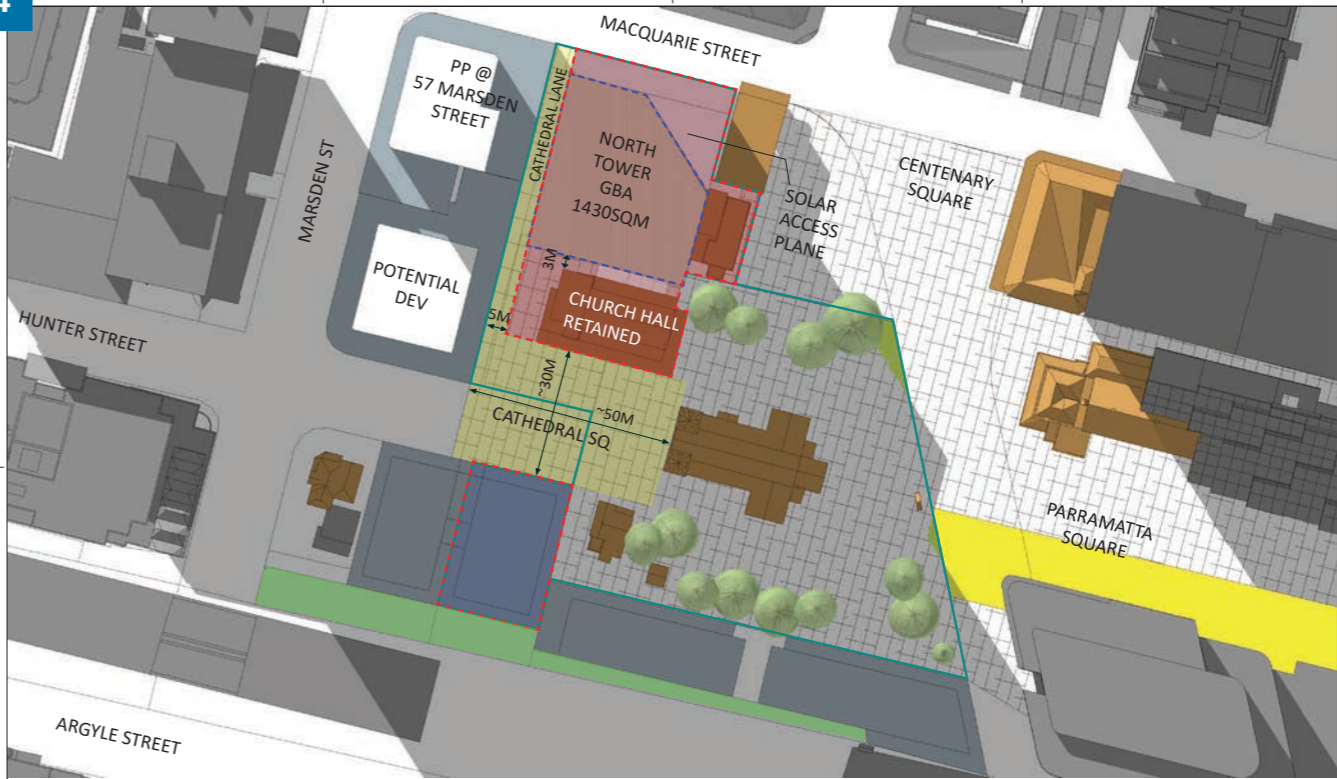
SCENARIO 4 - ALT. OPTION
ST JOHN'S CATHEDRAL & GROUNDS

3



SCENARIO 4 - AERIAL VIEW

4



SCENARIO 4 - SETOUT OF CATHEDRAL SQ & LANE

Introduction

Commercial Considerations

The viability of any particular office building will be informed by a range of factors including the site's location and address, floorplate size and amenity, building quality and servicing standards.

Commercial Considerations

For new developments in Parramatta's CBD, there are several factors which are likely to make a significant contribution to a project's success, including:

Location: *The subject site is located at the heart of Parramatta's CBD, with excellent links to public transport, and close to a range of retail and food and beverage offerings. The site is within easy walking distance of Parramatta Park and Parramatta River. The site will benefit from its proximity to Parramatta Square, which will be a major public space when completed, adding a new layer of civic life to Parramatta's CBD.*

Property Council of Australia (PCA) Commercial Building Grade: A Guide to Office Building Quality, recently updated by the PCA (July 2019), sets out a wide range of assessment criteria used by the property industry to grade new and existing buildings from Premium to B Grade for new buildings, and Premium to D Grade for existing buildings.

Parramatta already has considerable commercial building stock that is B Grade or below. To be attractive to existing tenants in Parramatta, or to attract new tenants to Parramatta, it is considered by JPW that A Grade buildings, as defined by the PCA Guidelines, would be the minimum grade for any building on the subject site.

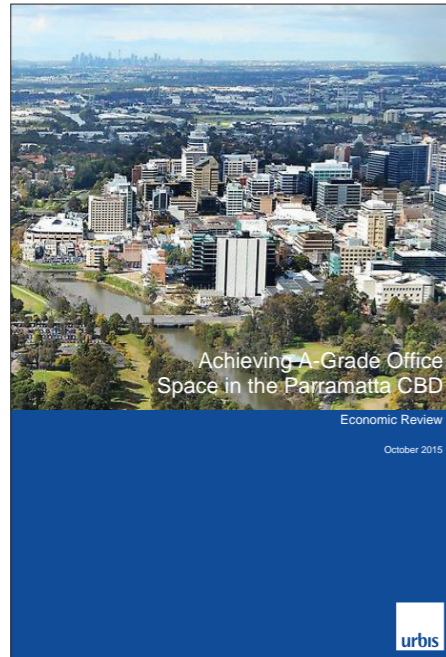


There are two considerations which directly influence the layout and performance of commercial buildings and their particular PCA classification:

Floorplate size: *The PCA A Grade floorplate criteria is 1,000 square meters NLA per floor (based on 75% of office floors meeting this requirement); and*

Lift Performance: *The lift performance is informed by a range of factors including number of floors served, number and size of lifts provided, and the design population densities of lettable space within the building.*

The PCA specifies a Waiting Interval and Handling Capacity as measurable criteria for new Premium, A Grade and B Grade buildings. These criteria determine how many lifts are required, and therefore impact available space remaining for office use.



Go west for tight office supply

02 Aug 2018 Property Council of Australia

The Property Council of Australia's latest Office Market Report released today shows that Parramatta continues to be one of Australia's strongest emerging commercial office markets with total vacancy increasing slightly in the six months to July 2018 due to much needed supply additions.

The overall vacancy rate increased from 3.0 per cent to 3.2 per cent due to 25,000sqm of supply additions. Demand was still positive with 12,691 sqm of net absorption recorded. Premium Grade office space vacancy has some wiggle room, rising from zero vacancy to 1 per cent.

"Parramatta continues to grow and develop, and we again see a very tight market in all grades of space—vacancy rates in B and C grade stock dropped again with a big drop in D grade stock," Property Council NSW Executive Director Jane Fitzgerald said today.

Grade	Vacancy		Net absorption	
	Jul 18 (%)	Jan 18 (%)	6 months to Jul 18 (sqm)	12 months to Jul 18 (sqm)
A	1.0	0.0	21,783	21,783
B	4.4	2.7	-6,582	1,925
C	7.1	10.2	352	1,792
D	3.9	6.1	-2,872	-4,948
Total	3.2	3.9	12,691	28,442

"This strong demand will be met with a significant amount of supply due to come online from 2019 onwards with nearly 190,000 sqm due to enter the market."

"Parramatta is benefiting from a strong property market and we must continue to focus on encouraging new business and promoting a strong commercial core for the CBD. Any new planning policies to be introduced by Council must be conducive to new investment."

"If we are to promote long term economic growth and jobs in Parramatta, then we need to boost the amount of space available for big business. Such investment will complement the new transport infrastructure and ensure long term economic growth from the right industries."

For a comprehensive range of Australian property industry data visit the Data Room at <http://research.propertycouncil.com.au/data-room>

Media contact: William Power | M 0429 210 982 | E wpower@propertycouncil.com.au

Parramatta's Commercial Office Market

For the six months to January 2018, the PCA has reported that the vacancy rate for office space in Parramatta fell from 4.3 per cent to 3 per cent, while A Grade office space continued to have a vacancy rate of zero.

This compares to the overall vacancy rate of 4.6 per cent in the Sydney CBD at the end of the period.

Recent Commercial Tenancy Briefs

Tenancy briefs released to the market over the past 12 months suggest that some tenants, particularly larger organisations, are seeking performance standards that are not specifically defined in the PCA Guidelines or that vary from the Deemed to Satisfy (DTS) requirements defined by the National Construction Code (BCA).

Of particular importance to commercial building and floorplate design is population density.

The NCC sets the design density for Office uses as 10m² / person, and the design density for lifting in A Grade commercial buildings is 12m² / person. However, several tenancy briefs reviewed by JPW over the past year have sought design densities of 8m² / person for services and 10m² / person for lifting.

Such "enhanced" requirements can impact spatial allowances for lifts, fire escape stairs, amenities and building services, and may result in a corresponding reduction in NLA on a floorplate within a fixed envelope.

Strategy 1

St. John's Hall Retained

Strategy 1 considers retention of the Parish Hall.

This Strategy does not meet the PCA requirements for an A Grade commercial building.

Setbacks

Tower setbacks of 6m are observed to the north and west, with 3m setbacks to the heritage buildings south and east.

Lifting

The reduced tower footprint requires approximately 45 floors to achieve the applicant's proposed GFA of 44,000m².

Preliminary lifting advice suggests that a 3 rise strategy is necessary to provide A-Grade service to this envelope.

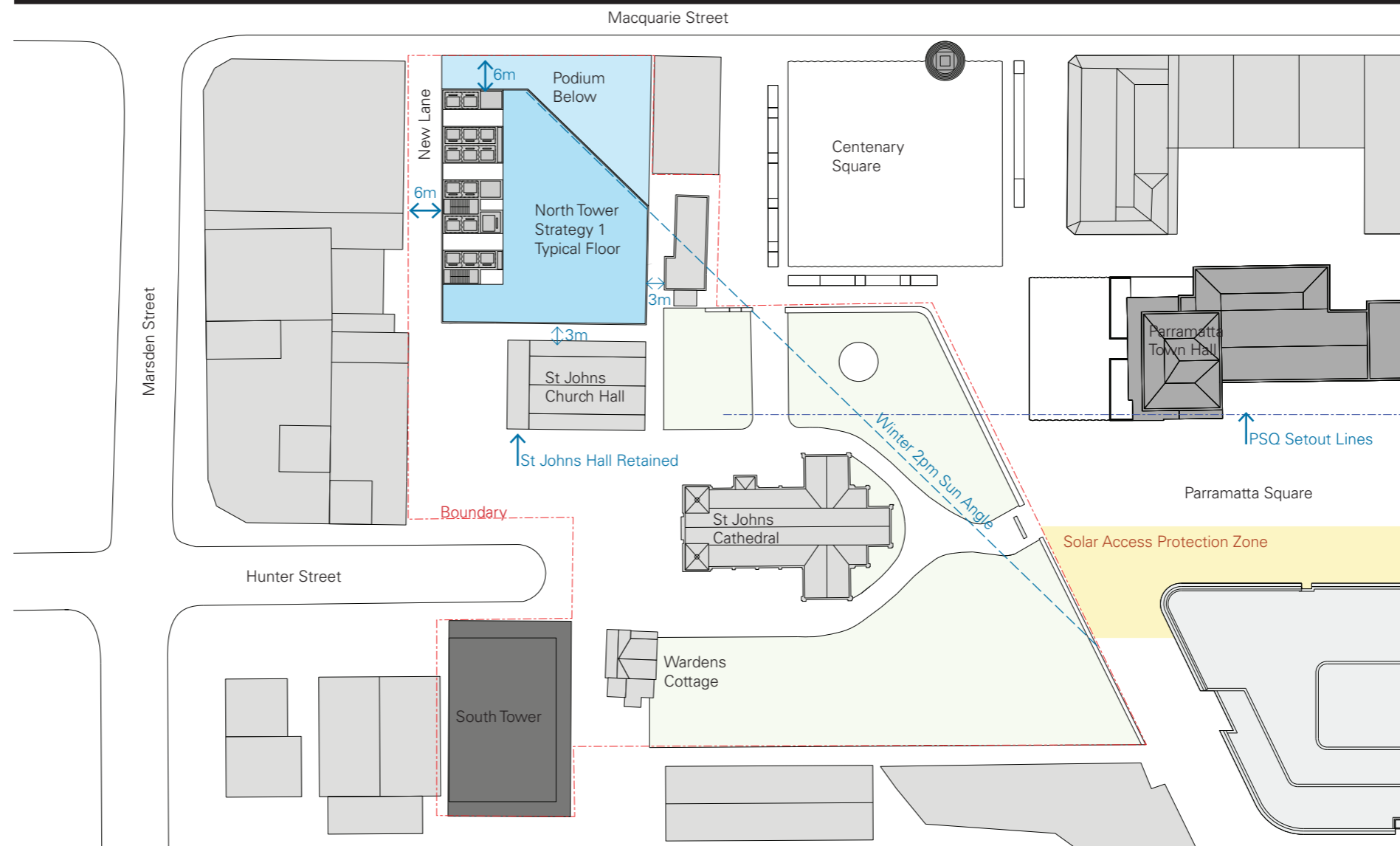
This breaks down as follows:

- 5 Low Rise / 5 Mid Rise / 5 High Rise
- 1 Goods Lift (Dedicated, all levels)

Floorplates

Because the height of the building requires more lifts to achieve PCA A-Grade service, the NLA on most levels is less than the minimum 1,000m² threshold for A-Grade space. Only the 10 High Rise floors achieve this minimum size requirement.

Site Plan



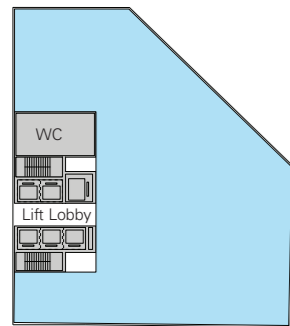


Strategy 1 aerial view, looking northeast across St. John's Cathedral and CBD

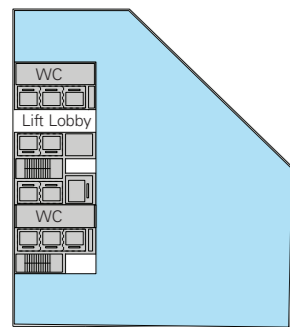
Strategy 1
St. John's Hall Retained



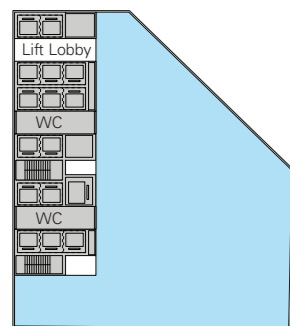
Strategy 1 aerial view, looking northwest across St. John's Cathedral and CBD



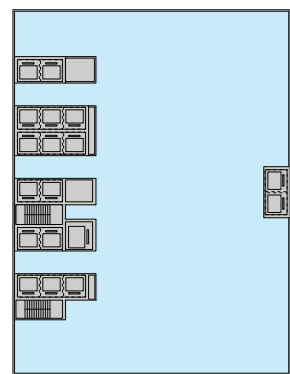
High-Rise
Tower Level 34-45



Mid-Rise
Tower Level 19-33

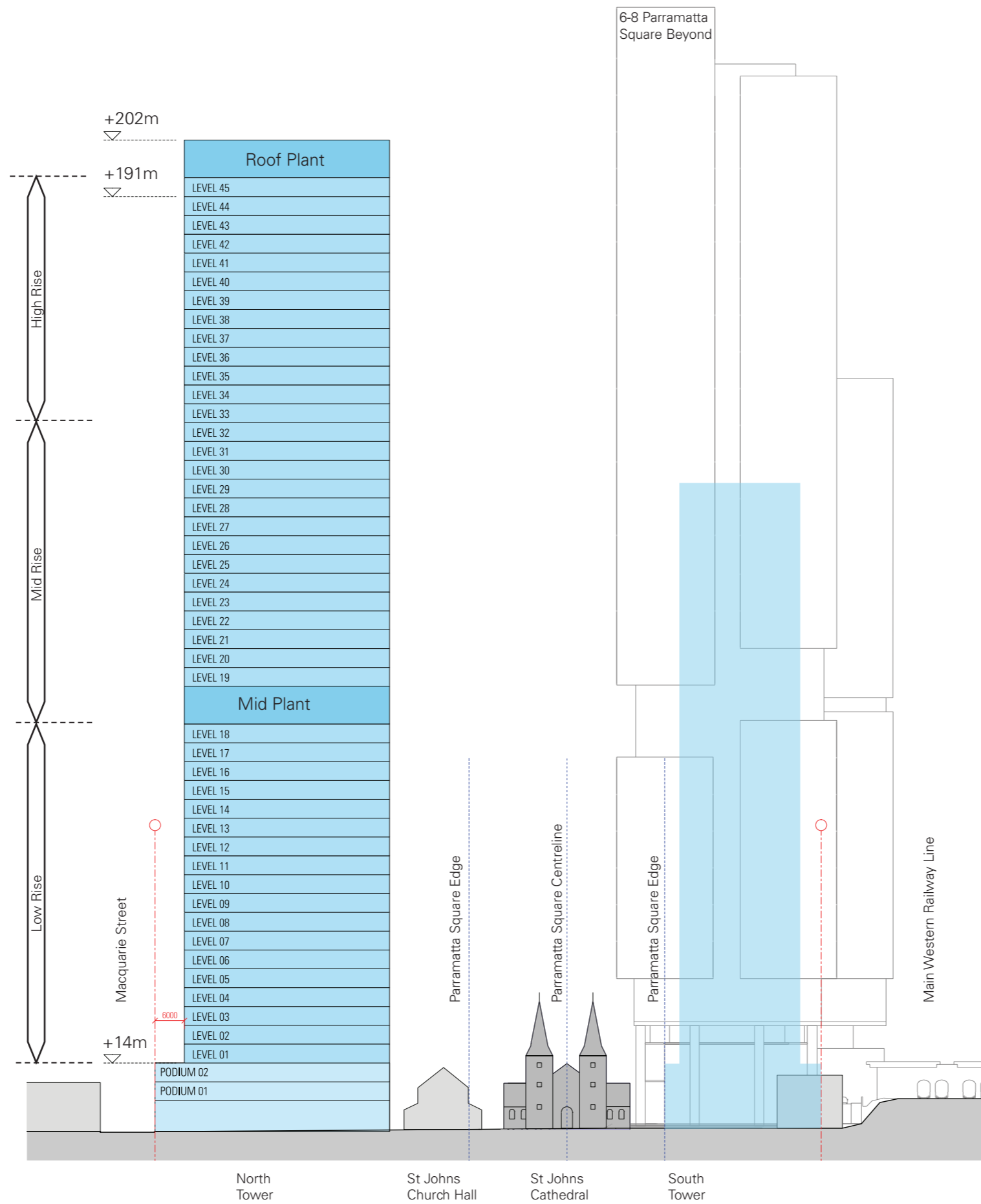


Low-Rise
Tower Level 1-18



Podium

Typical Plans

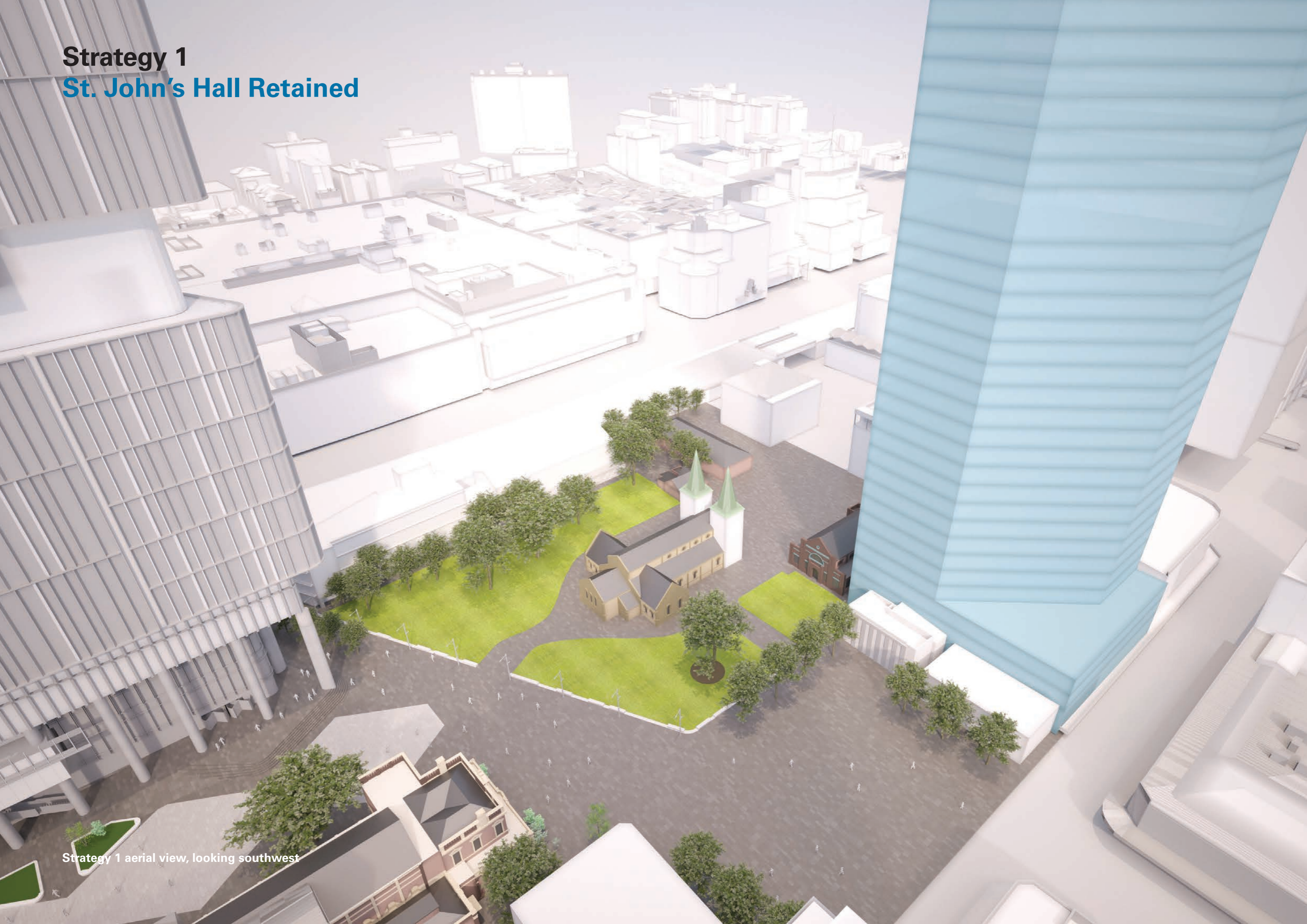


Section

	FLOOR	USE	NLA
TOWER		Roof Plant	
	Level 45	HR Office	1070
	Level 44	HR Office	1070
	Level 43	HR Office	1070
	Level 42	HR Office	1070
	Level 41	HR Office	1070
	Level 40	HR Office	1070
	Level 39	HR Office	1070
	Level 38	HR Office	1070
	Level 37	HR Office	1070
	Level 36	HR Office	1070
	Level 35	HR Office / MR LMR	950
	Level 34	HR Office / MR Overrun	990
	Level 33	MR Office	990
	Level 32	MR Office	990
	Level 31	MR Office	990
	Level 30	MR Office	990
	Level 29	MR Office	990
	Level 28	MR Office	990
	Level 27	MR Office	990
Level 26	MR Office	990	
Level 25	MR Office	990	
Level 24	MR Office	990	
Level 23	MR Office	990	
Level 22	MR Office	990	
Level 21	MR Office	990	
Level 20	MR Office	990	
Level 19	MR Office	990	
		Plant	
		Plant	
	Level 18	LR Office	920
	Level 17	LR Office	920
	Level 16	LR Office	920
	Level 15	LR Office	920
	Level 14	LR Office	920
	Level 13	LR Office	920
	Level 12	LR Office	920
	Level 11	LR Office	920
	Level 10	LR Office	920
	Level 9	LR Office	920
	Level 8	LR Office	920
	Level 7	LR Office	920
	Level 6	LR Office	920
	Level 5	LR Office	920
	Level 4	LR Office	920
	Level 3	LR Office	920
	Level 2	LR Office	920
	Level 1	LR Office	920
	TOWER TOTAL		44050
PODIUM	P2	St Johns Church	1450
	P1	St Johns Church	1450
	GROUND	St Johns Church / Lobby	1450
	PODIUM TOTAL		4350
	B1	St Johns Church / Parking	500
	B2	Parking	
	BASEMENT TOTAL		500
BUILDING TOTALS			

Area Schedule

Strategy 1
St. John's Hall Retained



Strategy 1 aerial view, looking southwest

Eye-Level Perspectives



Parramatta Square Perspective



Church Street Perspective



Hunter Street Perspective

Strategy 2

St. John's Hall Retained and Modified

Strategy 2 considers retention of the St. John's Parish Hall, modified to suit the church's operational brief. This Strategy meets the PCA requirements for an A Grade commercial building.

Setbacks

Tower setbacks of 6m are observed to the north and west, with 3m setbacks to the heritage building to the east.

A setback of 3m is observed up to the height of the Cathedral spires. Above this, the tower is aligned to the ridge of the Parish Hall below.

Lifting

The reduced tower footprint requires approximately 34 floors to achieve the applicant's proposed GFA of 44,000m².

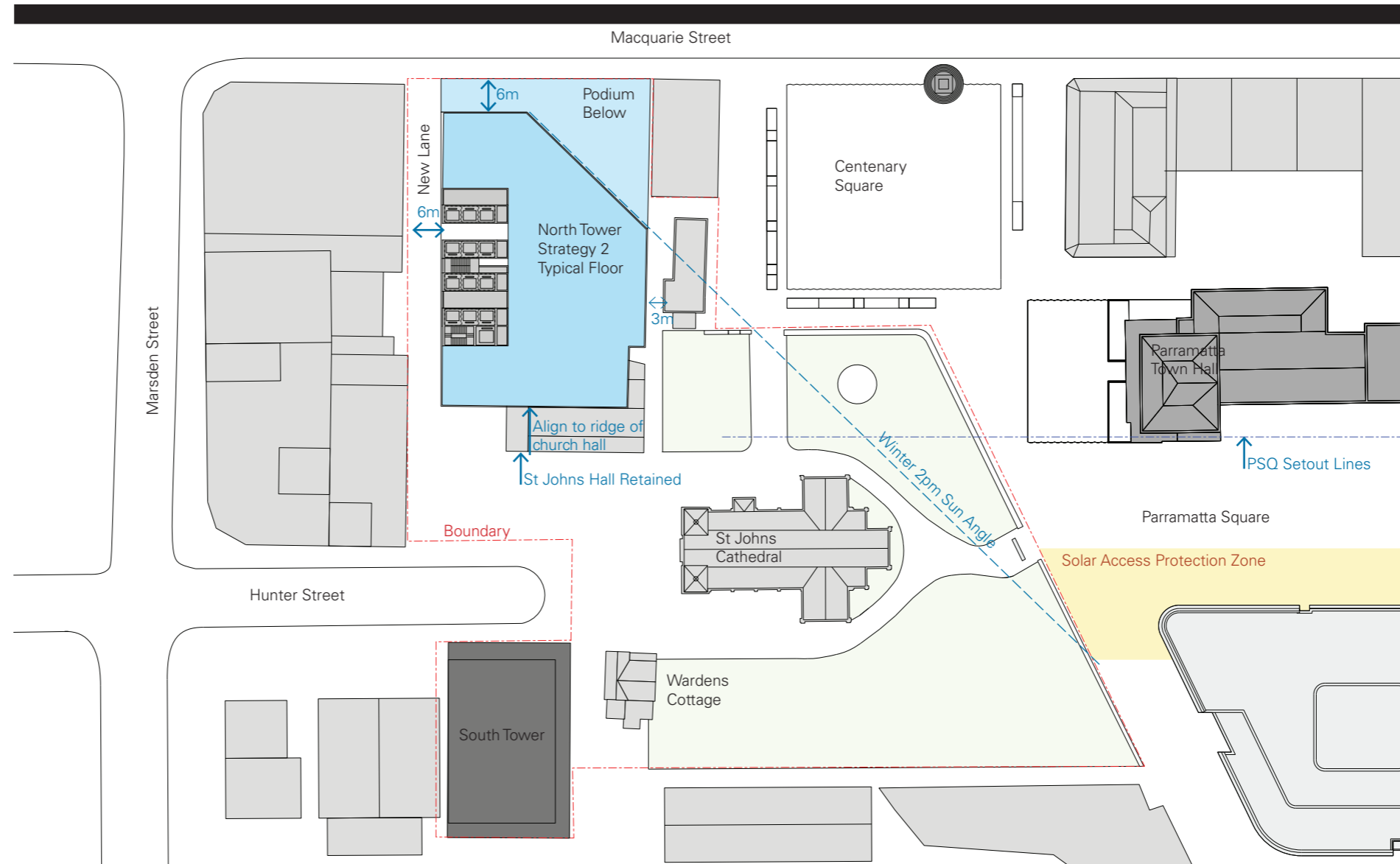
Preliminary lifting advice suggests that a 2 rise strategy will provide A-Grade service to this envelope. This breaks down as follows:

- 6 Low Rise / 6 High Rise
- 1 Goods Lift (Dedicated, all levels)

Floorplates

All floors achieve the PCA's minimum 1,000m² NLA requirement for A Grade space.

Site Plan



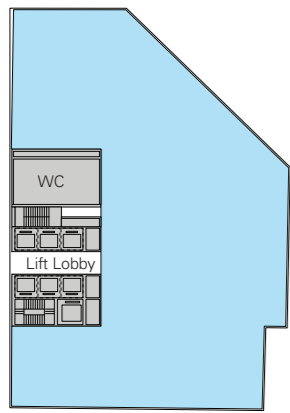


Strategy 2 aerial view, looking northeast across St. John's Cathedral and CBD

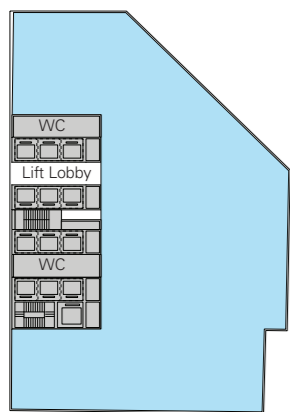
Strategy 2
St. John's Hall Retained and Modified



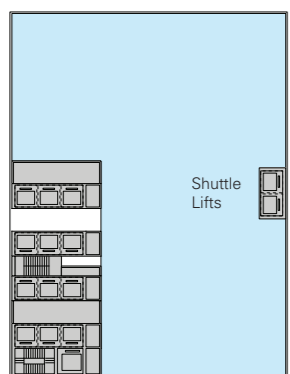
Strategy 2 aerial view, looking northwest across St. John's Cathedral and CBD



High-Rise
Tower Level 22-39

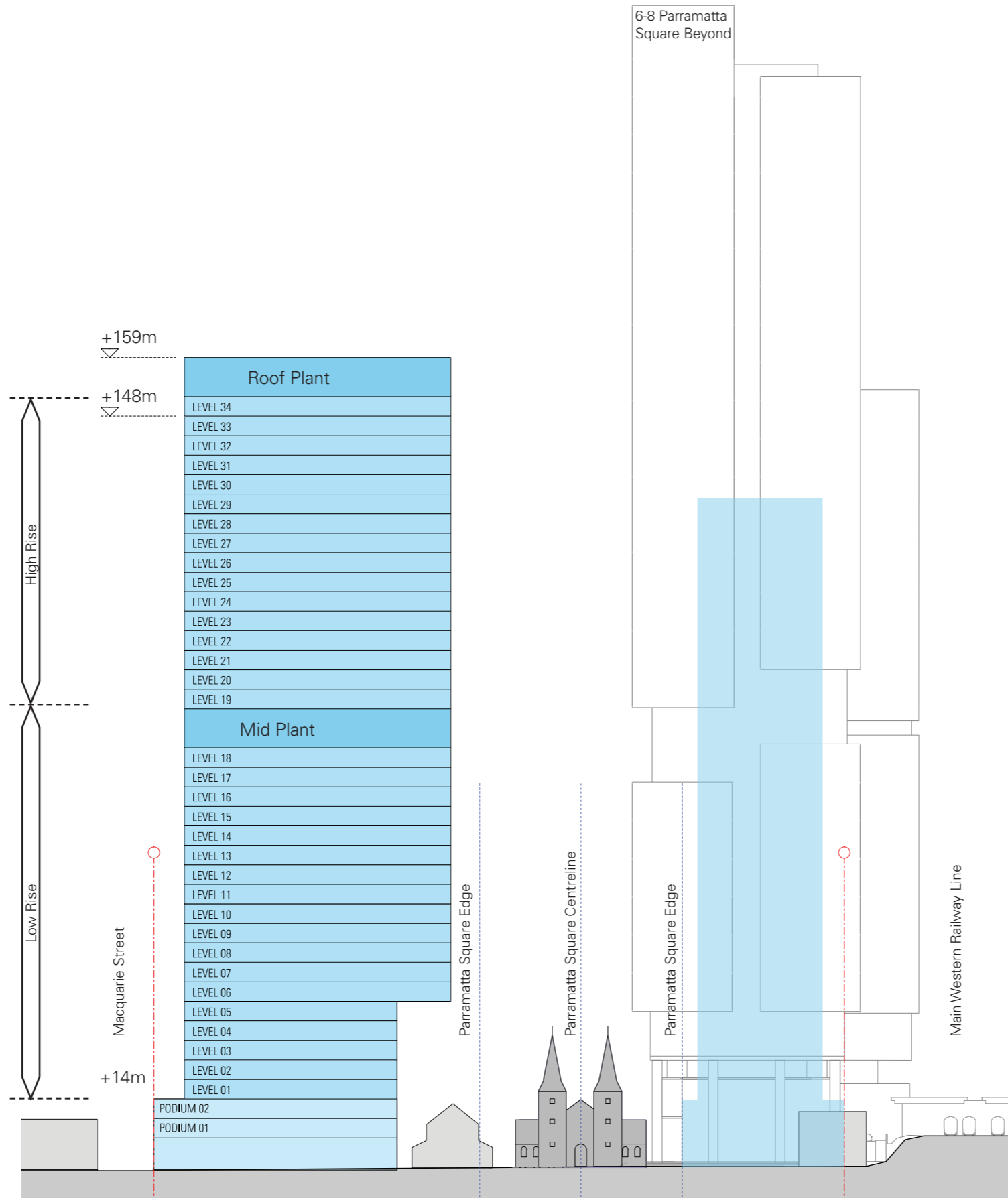


Low-Rise
Tower Level 01-21



Podium

Typical Plans



Section

FLOOR	USE	NLA
	Roof Plant	
Level 34	HR Office	1380
Level 33	HR Office	1380
Level 32	HR Office	1380
Level 31	HR Office	1380
Level 30	HR Office	1380
Level 29	HR Office	1380
Level 28	HR Office	1380
Level 27	HR Office	1380
Level 26	HR Office	1380
Level 25	HR Office	1380
Level 24	HR Office	1380
Level 23	HR Office	1380
Level 22	HR Office	1380
Level 21	HR Office	1380
Level 20	HR Office	1380
Level 19	HR Office	1380
	Plant	
	Plant	
Level 18	LR Office	1310
Level 17	LR Office	1310
Level 16	LR Office	1310
Level 15	LR Office	1310
Level 14	LR Office	1310
Level 13	LR Office	1310
Level 12	LR Office	1310
Level 11	LR Office	1310
Level 10	LR Office	1310
Level 9	LR Office	1310
Level 8	LR Office	1310
Level 7	LR Office	1310
Level 6	LR Office	1310
Level 5	LR Office	1060
Level 4	LR Office	1060
Level 3	LR Office	1060
Level 2	LR Office	1060
Level 1	LR Office	1060
TOWER TOTAL		44410
P2	St Johns Church Uses	1450
P1	St Johns Church Uses	1450
GROUND	St Johns Church / Lobby	1450
PODIUM TOTAL		4350
B1	St Johns Church / Parking	500
B2	Parking	
BASEMENT TOTAL		500

Area Schedule

Strategy 2
St. John's Hall Retained and Modified



Strategy 2 aerial view, looking southwest

Eye-Level Perspectives



Parramatta Square Perspective



Church Street Perspective



Hunter Street Perspective

Strategy 3

St. John's Hall Removed

Strategy 3 considers removal of the St. John's Parish Hall.

This Strategy meets the PCA requirements for an A Grade commercial building.

Setbacks

Tower setbacks of 6m are observed to the north and west, with 3m setbacks to the heritage building to the east.

The tower is setback 6m from the ridge of the parish all at the south.

Lifting

The tower footprint requires approximately 39 floors to achieve the applicant's proposed GFA of 44,000m².

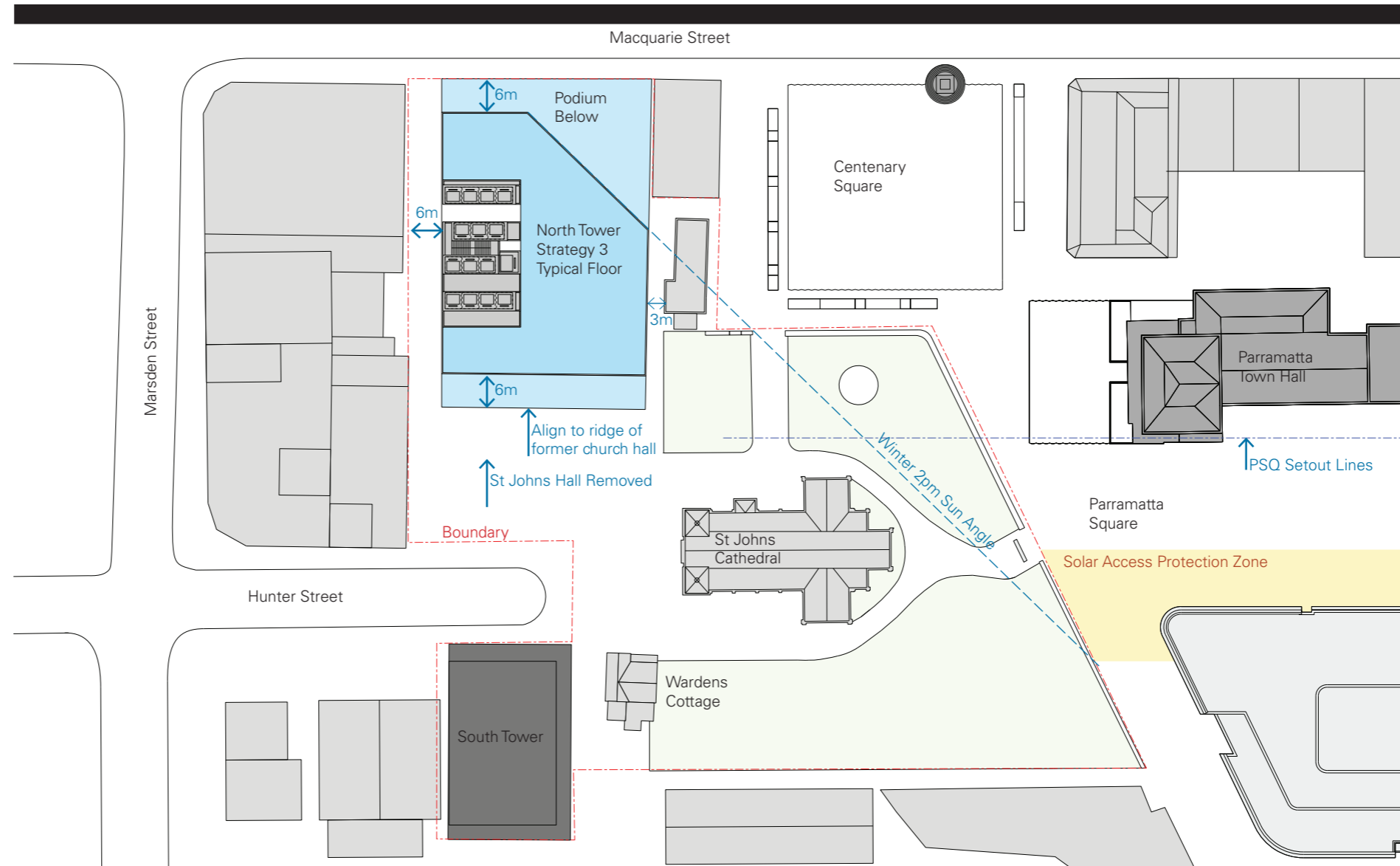
Preliminary lifting advice suggests that a 2 rise strategy will provide A-Grade service to this envelope. This breaks down as follows:

- 7 Low Rise / 7 High Rise
- 1 Goods Lift (Dedicated, all levels)

Floorplates

All floors achieve the PCA's minimum 1,000m² NLA requirement for A Grade space.

Site Plan



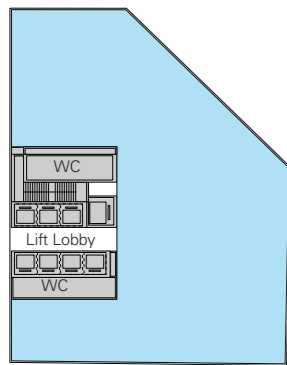


Strategy 3 aerial view, looking northeast across St. John's Cathedral and CBD

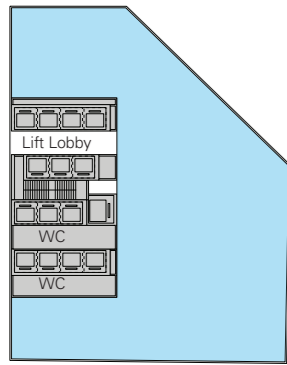
Strategy 3
St. John's Hall Removed



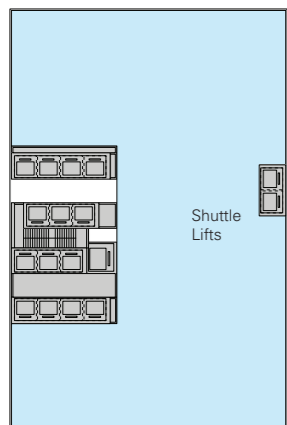
Strategy 3 aerial view, looking northwest across St. John's Cathedral and CBD



High-Rise
Tower Level 22-39

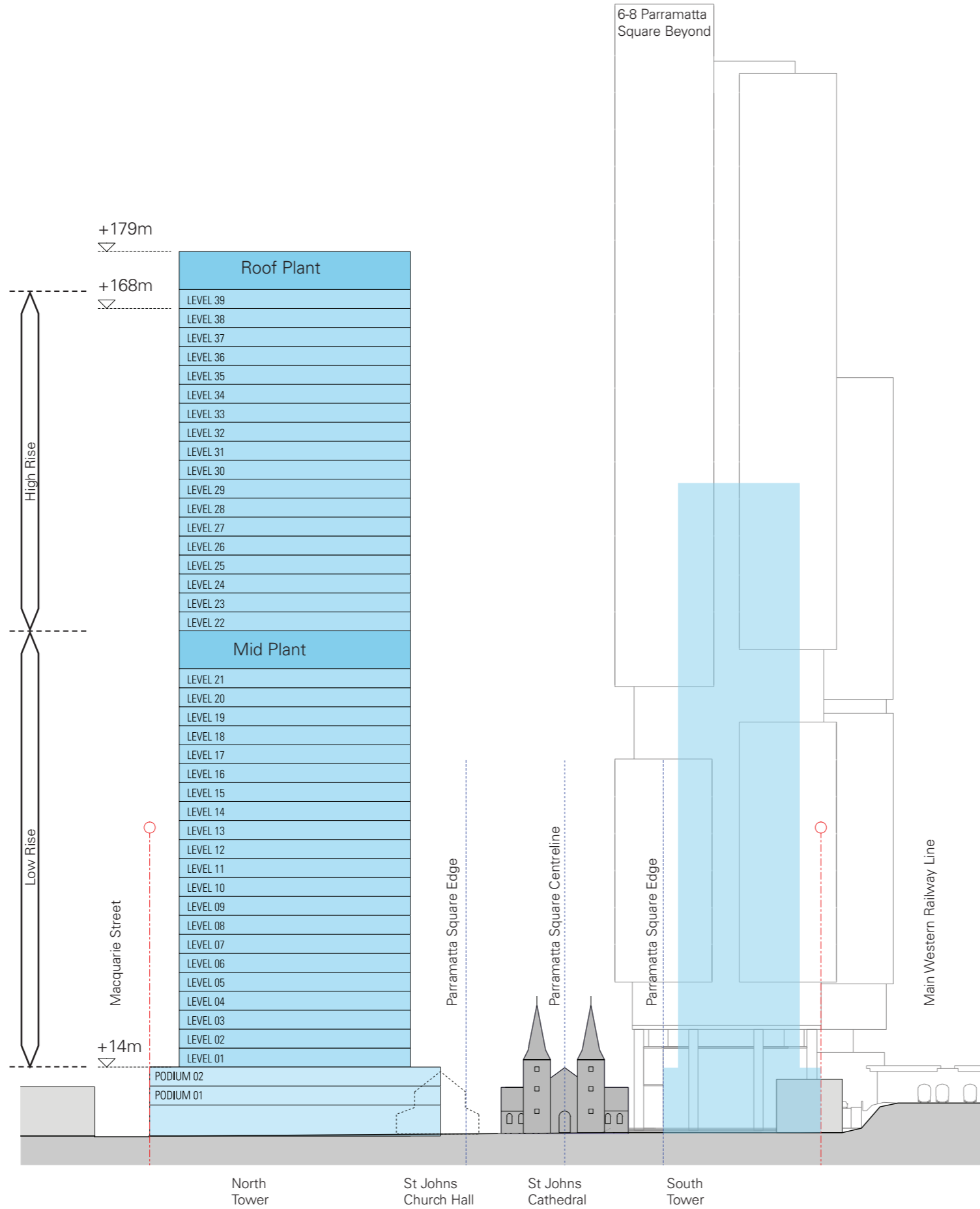


Low-Rise
Tower Level 01-21



Podium

Typical Plans



Section

FLOOR	USE	NLA
Roof Plant		
Level 39	HR Office	1200
Level 38	HR Office	1200
Level 37	HR Office	1200
Level 36	HR Office	1200
Level 35	HR Office	1200
Level 34	HR Office	1200
Level 33	HR Office	1200
Level 32	HR Office	1200
Level 31	HR Office	1200
Level 30	HR Office	1200
Level 29	HR Office	1200
Level 28	HR Office	1200
Level 27	HR Office	1200
Level 26	HR Office	1200
Level 25	HR Office	1200
Level 24	HR Office	1200
Level 23	HR Office	1200
Level 22	HR Office	1200
Plant		
Plant		
Level 21	LR Office	1110
Level 20	LR Office	1110
Level 19	LR Office	1110
Level 18	LR Office	1110
Level 17	LR Office	1110
Level 16	LR Office	1110
Level 15	LR Office	1110
Level 14	LR Office	1110
Level 13	LR Office	1110
Level 12	LR Office	1110
Level 11	LR Office	1110
Level 10	LR Office	1110
Level 9	LR Office	1110
Level 8	LR Office	1110
Level 7	LR Office	1110
Level 6	LR Office	1110
Level 5	LR Office	1110
Level 4	LR Office	1110
Level 3	LR Office	1110
Level 2	LR Office	1110
Level 1	LR Office	1110
TOWER TOTAL		44910
P2	St Johns Church	1700
P1	St Johns Church	1700
GROUND	St Johns Church / Lobby	1700
PODIUM TOTAL		5100
B1	St Johns Church / Parking	500
B2	Parking	
BASEMENT TOTAL		500

Area Schedule

Strategy 3
St. John's Hall Removed



Strategy 3 aerial view, looking southwest

Eye-Level Perspectives



Parramatta Square Perspective



Church Street Perspective



Hunter Street Perspective

Analysis

Summary of Strategies

Strategy 1 does not deliver A Grade office space, and is not considered a commercially viable development.

Strategy 2 and 3 have the potential to deliver commercial buildings that meet the PCA A Grade requirements and be commercially viable developments.

Strategy 2 Design Considerations

The retention of the Parish Hall presents considerable integration challenges at the lower levels with the proposed commercial building to the north, and relies on a cantilevered section over part of the Parish Hall to achieve floorplates that will be attractive to potential tenants.

This Strategy requires fewer floors to achieve the target GFA than Strategy 3, but does rely on a cantilevered section over part of the Parish Hall.

The cantilevered section over the Parish Hall presents some technical and construction challenges which will impact cost and delivery program.

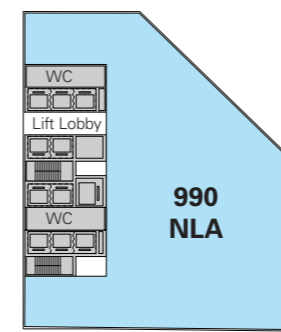
Strategy 3 Design Considerations

By removing the Parish Hall, Strategy 3 offers the potential for more usable area in the podium for church uses.

This Strategy also provides more visual separation between the Cathedral spires and the tower when viewed from Parramatta Square.

Strategy 3 would be relatively simple building to construct, making it more commercially viable than Strategy 2.

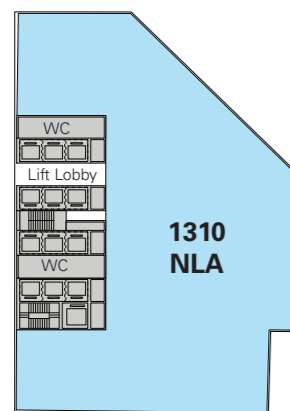
Strategy 1



Summary

Meets PCA Guidelines for A Grade	✗ Low-rise / Mid Rise below 1,000m ² NLA
Meets CoPC Guidelines for A Grade	✗ All floors below 1,300m ² NLA
Provides Sufficient Area for Church Needs	✓ At least 4,700m ² available in Podium
Retains St. John's Parish Hall	✓ Podium setback from Parish Hall

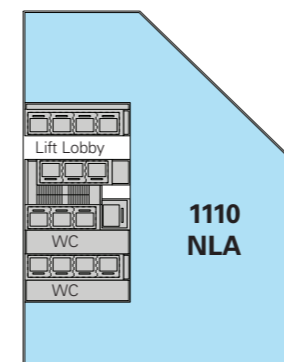
Strategy 2



Typical Low Rise



Strategy 3



Typical Low Rise



Summary

Meets PCA Guidelines for A Grade	✓ Low-rise / Mid Rise below 1,000m ² NLA
Meets CoPC Guidelines for A Grade	✓ All floors below 1,300m ² NLA
Provides Sufficient Area for Church Needs	✓ At least 4,700m ² available in Podium
Retains St. John's Parish Hall	✓ Podium setback from Parish Hall, but new building overhangs Hall at upper levels

Summary

Meets PCA Guidelines for A Grade	✓ Low-rise / Mid Rise below 1,000m ² NLA
Meets CoPC Guidelines for A Grade	✓ All floors below 1,300m ² NLA
Provides Sufficient Area for Church Needs	✓ At least 4,700m ² available in Podium
Retains St. John's Parish Hall	✗ Parish Hall removed

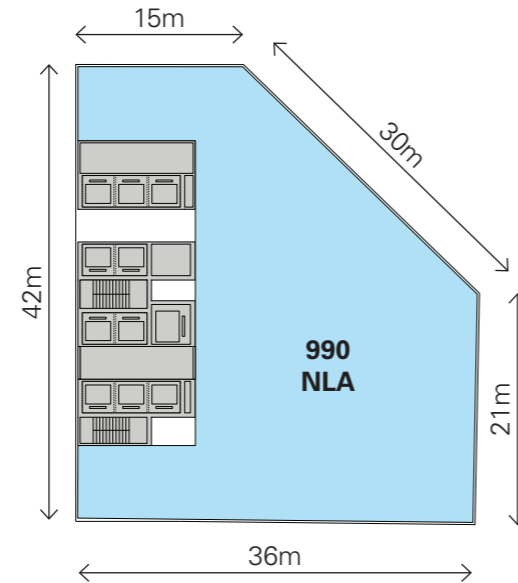
Analysis

Floorplate Size Comparison

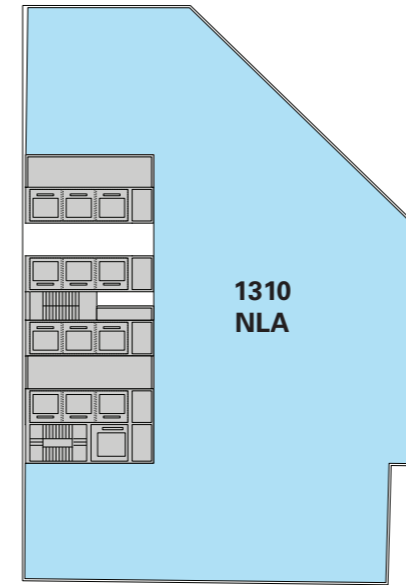
A Plan for Growing Sydney, a strategic planning vision released by the Minister for Planning in December 2014, identified Parramatta's as Sydney's second CBD.

A key focus of the Plan was the provision of more commercial space to support growth in employment.

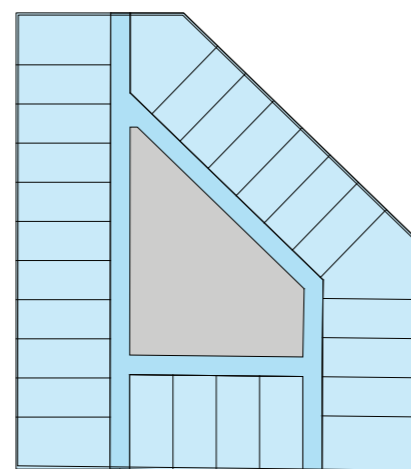
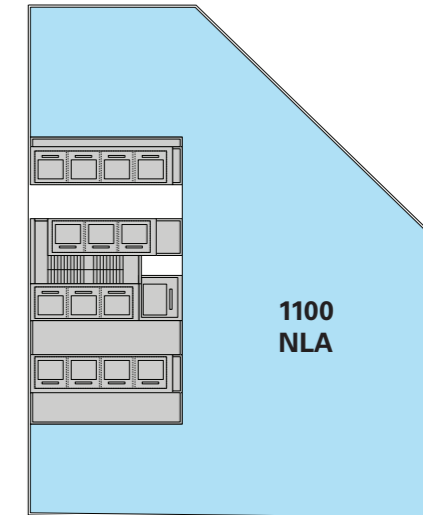
Strategy 1



Strategy 2



Strategy 3



Other Potential Uses

The dimensions and shape of the tower floorplates makes them challenging to plan efficiently for other uses, such as Hotel or Residential use.

Hotel or Serviced Apartments

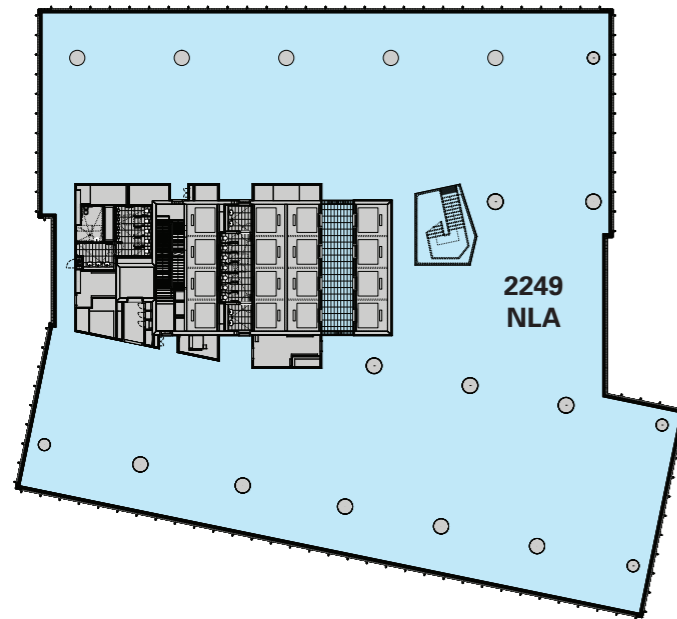
If a hotel was considered, a central core makes the most efficient use of the space. Approximately 27 hotel rooms, between 31-45m² could be delivered per floor. Slightly fewer serviced apartments per floor would be delivered as they are typically slightly larger than standard hotel rooms.

A 250 room hotel would require 9-10 floors, but utilise significantly less than the applicant's target GFA for the building. Support spaces for a hotel, such as ballroom, function rooms and the like would also need to be provided, and may compete with church-related functions if provided in the podium.

Residential Uses

The relatively deep floorplates are challenging for residential uses. Whilst not tested in detail, the floorplate size, shape, orientation and proximity of neighbouring towers suggests that achieving design excellence and the minimum requirements of the Apartment Design Guide (cross ventilation, solar access etc) will be challenging and/or result in highly inefficient and therefore not be a commercially viable development strategy.

4 Parramatta Square



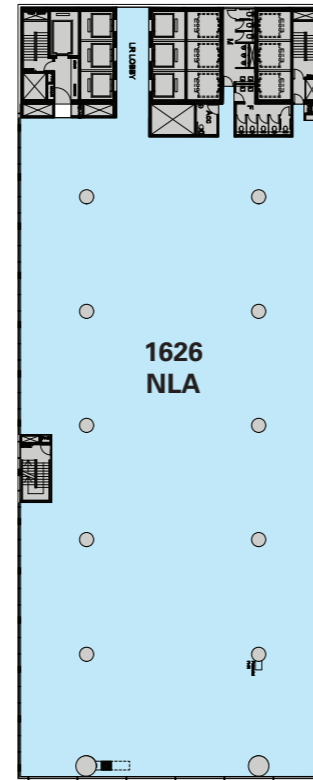
This 40 storey commercial building delivers more than 70,000m² of A Grade commercial space over 31 office levels.

The tower, which has been designed by JPW for Walker Corporation, is served by 8 low rise and 8 high rise lifts, plus one goods lift.

Typical low rise floors deliver 2,350 GFA / 2,249 NLA and typical high rise floors deliver 2,434 GFA / 2,336 NLA. The core is pushed to one side of the floorplate, delivering highly efficient floors.

4 Parramatta Square is due for completion in early 2020 and has been fully leased to the NSW Government.

130-150 George Street, Parramatta



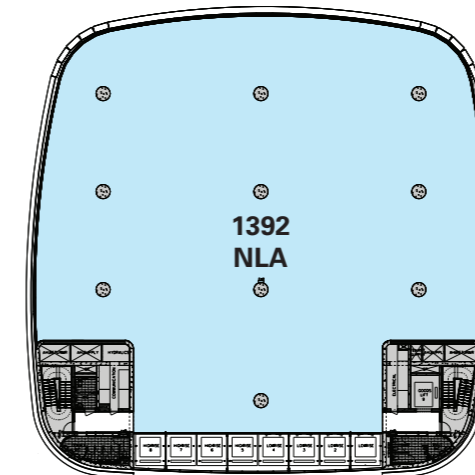
This 33 storey commercial building proposal has been designed by BatesSmart for Dexus.

A 26 storey rectangular tower above a stepped podium provides more than 40,000m² of A Grade commercial space, with a typical tower floor plate of approx. 1715 GFA / 1626 NLA in the low rise portion and 1763 GFA / 1680 NLA in the high rise portion.

The floorplates, with the core pushed to one end of the plate, are highly efficient. The tower is equally divided into a low rise and high rise bank, each comprising 13 floors.

The office tower levels are served by 12 Passenger (6 per rise) and 1 goods lift which serves all office floors.

93-95 Phillip Street, Parramatta



This commercial office building, designed by Fender Katsalidis for GPT, provides approximately 26,350m² of A Grade commercial space across 19 office floors above a podium containing retail, car parking and support facilities.

The office space is equally divided into a low rise and high rise section (the low rise includes a "third space" commercial floor at Level 7), each served by 4 passenger lifts and a goods lift which serves all office floors. Shuttle lifts serve the parking levels within the podium, as well as one lift from each tower bank.

The typical office floor plate provides approx. 1,400 GFA / 1,352 NLA per floor in the low rise portion and 1,438 GFA / 1,392 NLA in the high rise portion.

The floorplates, with the core pushed to one side and the passenger lifts opening out directly onto the floorplate (maximising the NLA), are very efficient.

This project has secured QBE as an anchor tenant, taking half the commercial space.

Over the past 5 years, a range of Development Applications for commercial and mixed-use developments within the Parramatta CBD have been lodged with CoPC, with all targeting the supply of new A Grade commercial space.

Analysis

Parish Hall Integration Opportunities

The legibility and integrity of the original Parish Hall has been diminished by various built elements that have been added over the past century in response to changing needs.

Existing Parish Hall

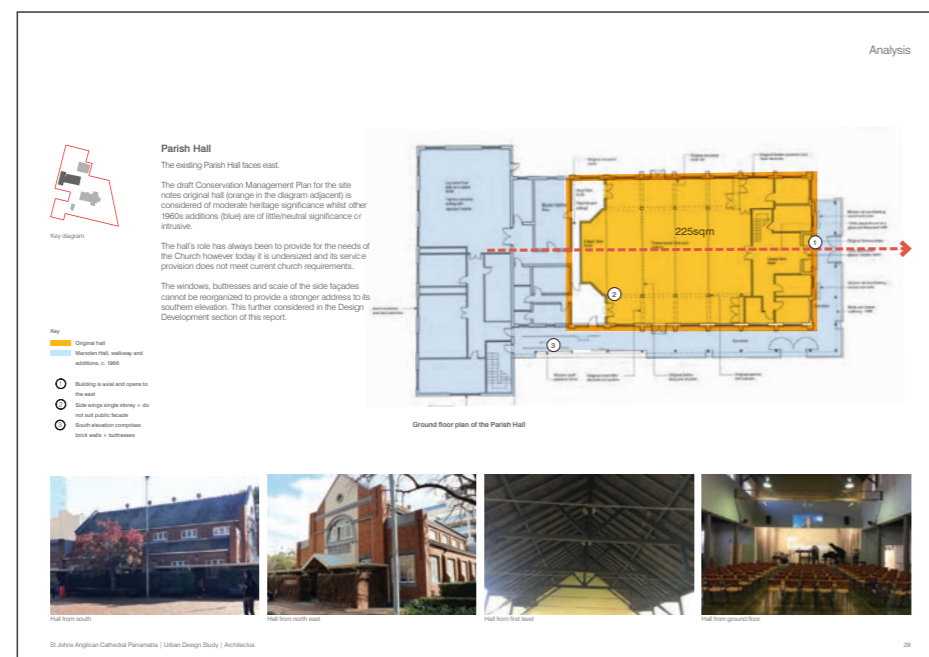


Site Photographs

Key

- 1 South elevation of Parish Hall showing various additional elements to original form
- 2 Detail of south elevation showing limited openings and poor connectivity to adjacent space
- 3 Entry from east showing airlock
- 4 Structural form of main space limits subdivision opportunities

Existing Parish Hall



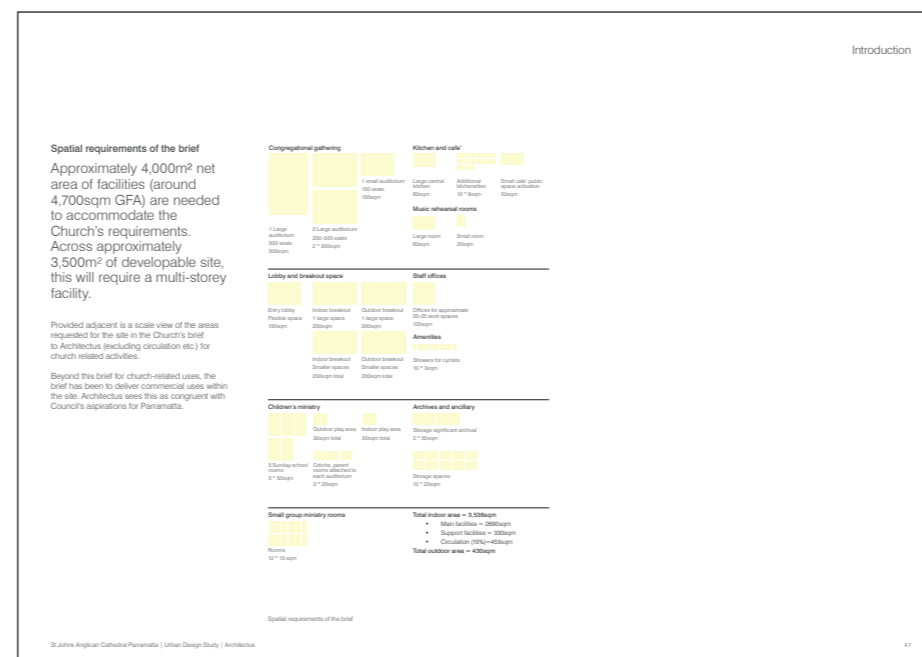
Original Hall Obscured

If the Parish Hall was to be retained as part of the site's redevelopment, it would be desirable to remove the built form elements that obscure the Hall's original form.

Removal would result in less usable area, perhaps 150 - 180m², but would also offer more opportunities to open up the Hall to the surroundings, and thereby have more potential to contribute to activation of the public realm and the proposed square.

To provide activation opportunities, some of the existing windows along the southern elevation would need to be modified to allow at grade connections between inside and out.

Church's Preliminary Functional Brief



Potential Uses for Parish Hall

The spaces identified by the Church as key to ongoing activities in Parramatta total approximately 4,700m² GFA / 4,000m² nett usable area.

Whilst the functional relationships between spaces can only be interpreted through the various Proposed Plans illustrated in the Design Development section of the Planning Proposal's Urban Design Report, it is reasonable to assume that a function such as the small auditorium of 150m² / 150 seats, could be accommodated in a refurbished Parish Hall.

However, the provision of one function within the Parish Hall, remote from others within the podium of the proposed commercial building, may not enable key functional and operational relationships required by the church to be established.

It is possible that a retained Parish Hall can positively meet the needs of the church and activate a new public space in conjunction with the North Tower podium as noted in Strategy 1 & Strategy 2.

A successful outcome for this approach represents a significant architectural and urban design challenge.

Analysis

Concluding Remarks

A Plan for Growing Sydney, a strategic planning vision released by the Minister for Planning in December 2014, identified Parramatta's as Sydney's second CBD.

Commercially viable office buildings that can attract new businesses and grow employment opportunities, are central to Parramatta's success.

Conclusion

Strategy 1

It is the opinion of this consultant that a new mixed used building that is set back from the retained Parish Hall, comprising a podium largely designated to church uses, and a tower with floorplates that do not meet the PCA Guidelines for A-Grade office space, as illustrated by Option 1, is not likely to be attractive to contemporary tenants and therefore not a viable commercial development.

Irrespective of the limited floorplate size, the adjacency and scale of the southern façade to the Parish Hall is an undesirable urban outcome and presents challenges for the effective and appropriate integration of the Parish Hall into the development.

Strategy 2

It is the opinion of this consultant that Strategy 2 presents the most commercially viable floorplate out of the applicant's three options.

Floorplates for this strategy can meet the PCA minimum provisions as well as standards established by CoPC's own research into A-Grade space in Parramatta.

Strategy 2 also provides sufficient area to house Church requirements across 3 podium floors and part of the basement.

This assessment assumes that the parish hall will be refurbished and incorporated into the podium floors either as part of the Church requirement or as part of the retail activation for the proposed Cathedral Square.

The viability of this scheme must consider the need for a more complex structural design solution for the tower and the basement around and below the retained Parish Hall. However, if executed well, this approach could make a positive contribution to the urban form of this part of the CBD.

As this approach enables the largest commercial floorplate to be delivered whilst offering the opportunity to retain the Parish Hall and deliver a unique public domain and tower offering for the city, Strategy 2 is considered an acceptable approach.

Strategy 3

Strategy 3 provides for commercially viable floorplates when considered against the PCA Guide to Office Building Quality provisions for A-Grade space.

These floorplates are smaller than Strategy 2 and some comparable recent projects, which could limit tenant interest.

The proposal to remove (and interpret in a detailed urban design solution) the Parish Hall, as forecast by the Planning Proposal's preferred Strategy, would enable the creation of an economically viable commercial tower with a podium capable of accommodating the various functional needs of the church.

As this approach enables a commercial floorplate to be delivered whilst providing more visual separation between the Cathedral spires and the tower, affords broader opportunities for public space activation and avoids the challenge of sensitively and appropriately integrating the Parish Hall into a cohesive site plan for the precinct, Strategy 3 is also considered an acceptable approach.

Strategy 1

Strategy 2

Strategy 3



**Not commercially viable
Poor urban design outcome**



**Commercially viable
Acceptable urban design outcome relies on
considered integration of Parish Hall, podium and
public space**



**Commercially viable
Acceptable urban outcome relies on considered
podium design and integration of Cathedral and
public space**

Appendices

Reference Documentation

The following documents were provided by CoPC as briefing materials for this review:

St. John's Anglican Cathedral Parramatta – Planning Proposal, May 2018 by Architectus

St. John's Anglican Cathedral Parramatta – Urban Design Report, May 2018 by Architectus

St. John's Cathedral and surrounding site, Parramatta – Heritage Impact Statement for Planning Proposal, 25 May 2018 by Paul Davies Pty Ltd

St. John's Anglican Cathedral Parramatta – Concept Landscape Master Plan by ASPECT Studios, Rev. C, May 2018

St. John's Cathedral Conservation Management Plan, Draft 1, May 2018 by DESIGN 5 Architects (Appendix B)

Planning proposal – Archaeological Report, St. John's Anglican Cathedral, 24 May 2018 by Curio Projects (Appendix E)

St. John's Cathedral, Parramatta Planning Proposal – Independent Heritage Advice V2.0 by Hector Abrahams Architects

Achieving A-Grade Office Space in the Parramatta CBD, Economic Review by Urbis, October 2015 (Appendix 8)

Traffic Impact Assessment – Planning Proposal for a Mixed-Use Development 65-79 Macquarie Street, 38 Hunter Street, 195 Church Street and 45 Hunter Street, Parramatta, May 2018 by Traffix (Appendix F)

St Johns Church_UD Comments_drawing package_190204 by Amit Choudhury – by Urban Design City Strategy Unit, CoPC



Norman Disney & Young
A TETRA TECH COMPANY

26 June 2019
Johnson Piton Walker
Level 10, Plaza Building, Australia Square
95 Pitt Street
Sydney NSW 2000

Attention: Walter Brindle
St Johns Church Site, Parramatta – Preliminary Lift Services Design

We have reviewed the Johnson Piton Walker (JPW) Architectural drawings and area schedules dated June 2019 for the above project, have carried out a series of desk top lift traffic analyses for each of the three (3) options presented and confirm the proposed lift core arrangements are capable of accommodating Lift Services which can satisfy the below nominated Standards of Performance.

Measure	Standards of Performance
Australian Lift Code	AS 1735.1 – 2016 Lifts, Escalators & Moving Walks – General Requirements
National Construction Code	NCC (BCA) – 2019 CL. E3.1, E3.2, E3.3; E3.4, E3.5, E3.6, E3.7, E3.9, E3.10
Property Council of Australia	Property Council of Australia (PCA) – 3 rd Edition - 2019 A Guide to Office Building Quality - A Grade Sections E1, E2, E3, E4, E5, E6

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St Johns Site Parramatta_IPW11_03

Title **St. John's Church Independent Assessment**
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Date July 2019
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