

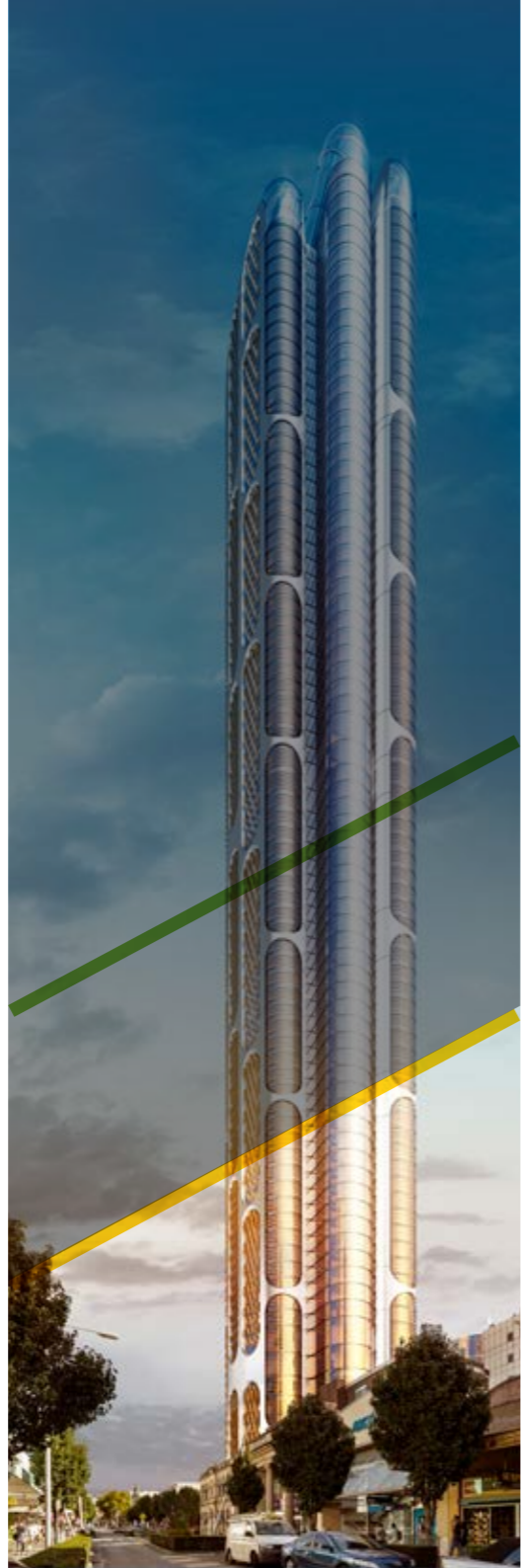


GATEWAY REVIEW

PLANNING PROPOSAL FOR
197 CHURCH STREET,
PARRAMATTA

3RD MAY 2018





Approximate upper extent of the building which will need to be removed to avoid overshadowing of solar zone.

Only 30% of the building can be retained.

WHY ARE WE HERE?

To explain the justifications for removal of Gateway Conditions relating to sun access to Parramatta Square - Conditions 1 (c) (iii) (iv) & (v).

Main points of discussion:

1. Understanding building height and shadow impact and why the current Gateway conditions will prevent the proposed building proceeding.
2. Unique circumstances and procedural fairness.
3. Sun access analysis.
4. Benefits of proposal.



197 Church Street

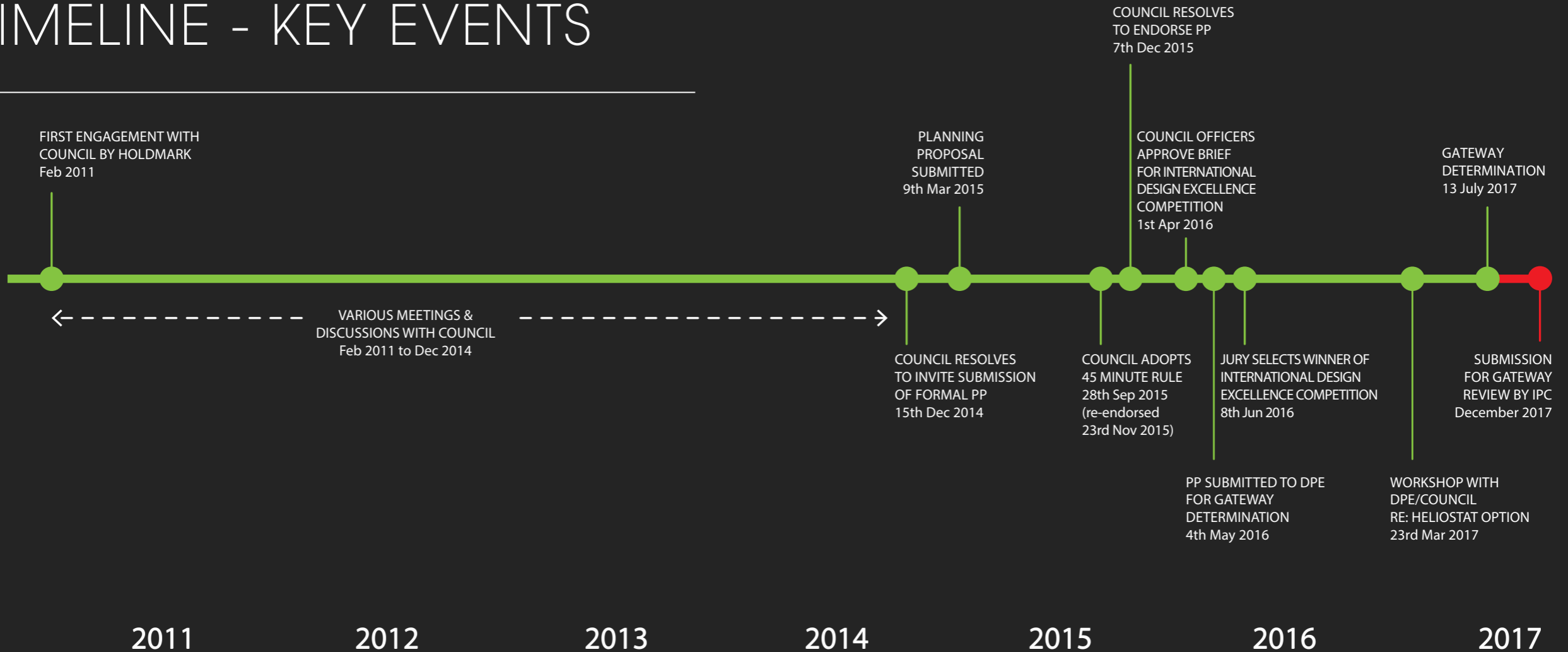
SITE CONTEXT

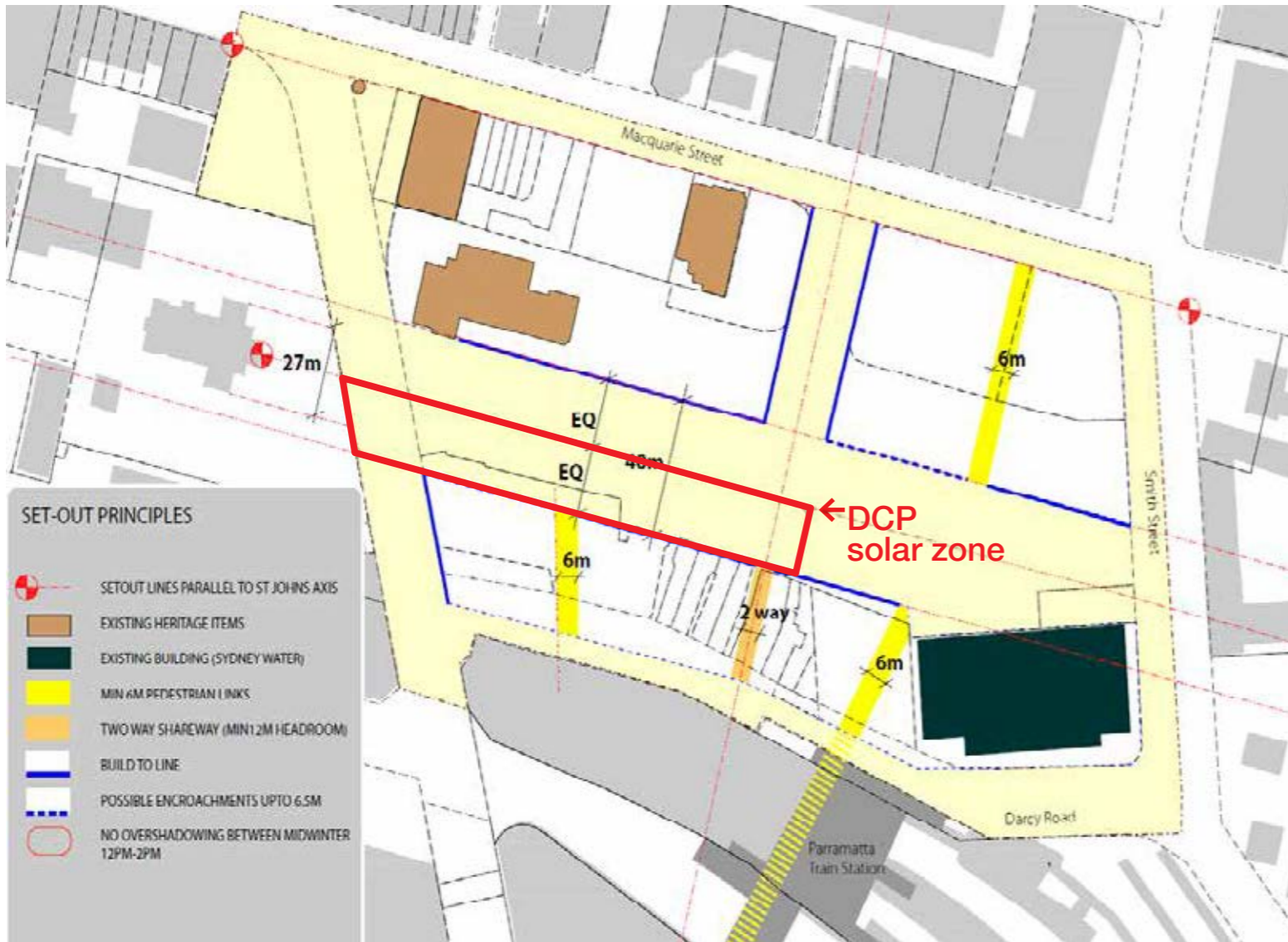
Strategic location within Parramatta CBD



GROUP USA

197 CHURCH STREET PLANNING PROPOSAL TIMELINE - KEY EVENTS





PARRAMATTA SQUARE PUBLIC DOMAIN

Solar zone is 20m x 150m = 3,000M²

The total area of Parramatta Square is 9,524M².

Solar zone comprises 31.5% of Parramatta Square.

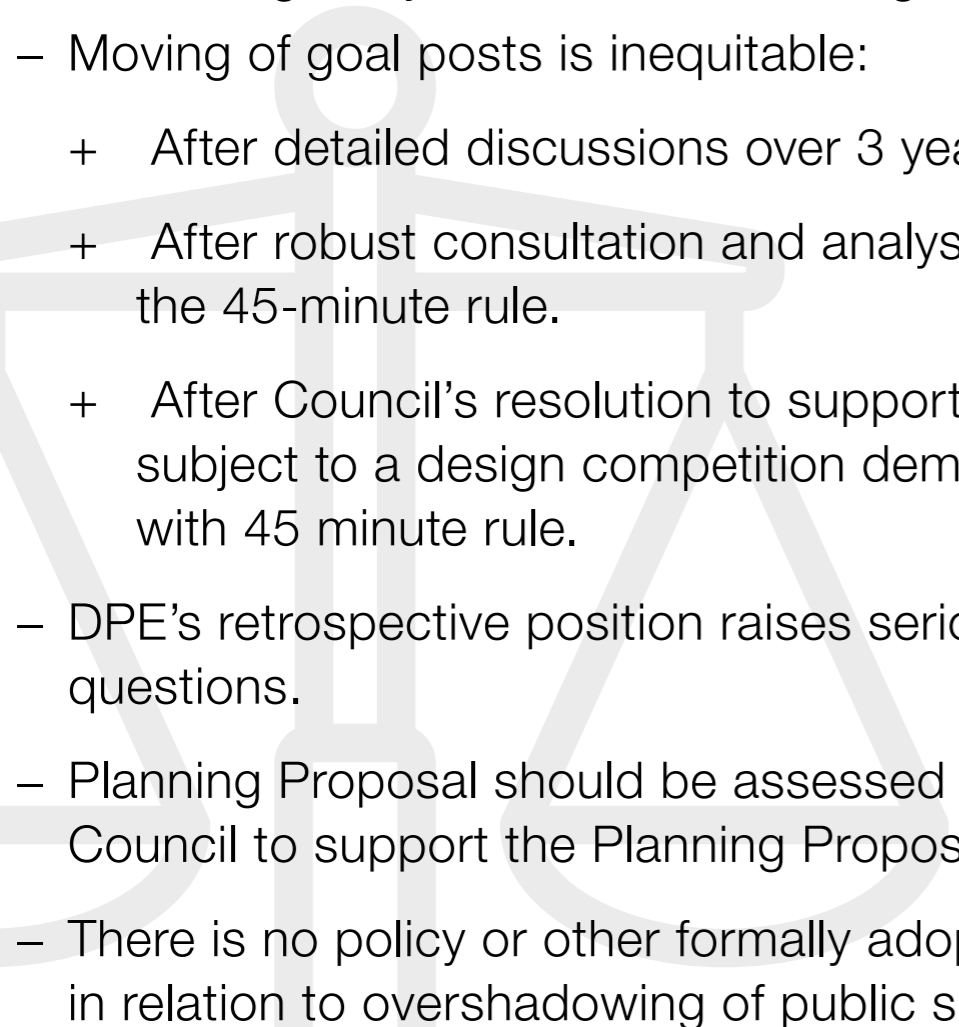
- **The Planning Proposal for 197 Church Street is unique due to the combination of 3 key circumstances:**
 - **One of only two** Planning Proposals submitted before 17 June 2016, the date on which any concerns in respect of the 45-minute rule were first raised.
 - **Only** Planning Proposal with Council resolution specifically endorsing it, subject to compliance with the 45-minute rule.
 - **Only** Planning Proposal with an International Design Excellence Competition endorsed by Council and DPE with winning design unanimously selected by an expert jury.
- No other Planning Proposal displays these 3 features.
- No future Planning Proposal can display these 3 features (as date of 17th June 2016 has now passed).

UNIQUE CIRCUMSTANCES

No precedent and zero risk of cumulative overshadowing

- As the Planning Proposal for 197 Church Street, Parramatta is unique, any decision to allow it to proceed will not, and cannot, set a precedent for any future building.
- Formal legal advice confirms that each case must be assessed on its own merits. The decision on one case is irrelevant to the consideration of another case. (Refer Allens Linklaters letter dated 13 April 2018 - Agreed by Parramatta Council Solicitor).
- Consequently, there is zero risk of such a decision leading to cumulative overshadowing.

UNIQUE CIRCUMSTANCES

- 
- Change to solar access provisions occurred, subsequent to Council’s submission of Planning Proposal to DPE and selection of winning entry in International Design Competition.
 - Moving of goal posts is inequitable:
 - + After detailed discussions over 3 years.
 - + After robust consultation and analysis by Council regarding the 45-minute rule.
 - + After Council’s resolution to support the Planning Proposal subject to a design competition demonstrating compliance with 45 minute rule.
 - DPE’s retrospective position raises serious procedural fairness questions.
 - Planning Proposal should be assessed on basis of rules used by Council to support the Planning Proposal.
 - There is no policy or other formally adopted position of the GSC in relation to overshadowing of public spaces.

PROCEDURAL FAIRNESS

**45
MIN**

SHADING OF ANY
SINGLE POINT
PERMITTED BY
LEP / DCP

**18
MIN**

AVERAGE SHADING
OF ANY SINGLE
POINT ACHIEVED
BY PROPOSED
BUILDING

EXTENT OF SHADING IN SOLAR ZONE

The average period of shadowing by the competition winning building for any given point in the DCP solar zone between 12 noon and 2.00pm on mid-winters day is around 18½ minutes, significantly less than the 45 minute DCP control.

The solar zone is completely unshaded on 21st June until 12.35pm.

SOLAR ZONE ON MID-WINTERS DAY BETWEEN 12 NOON AND 2PM

- 98% of Parramatta Square solar zone area performs better than the 45 minute rule.
- Shadow moves faster as it moves east.

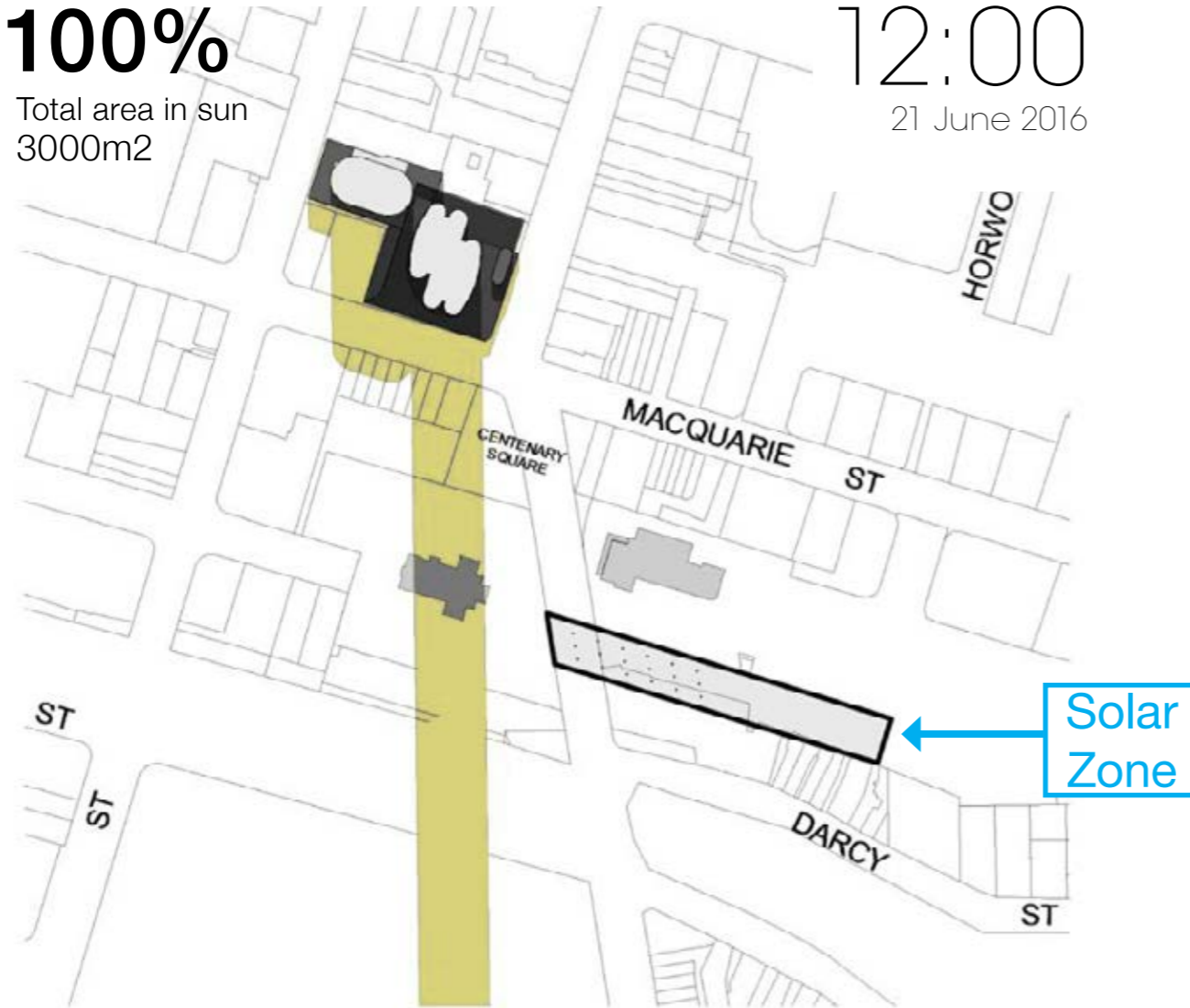


100%

Total area in sun
3000m²

12:00

21 June 2016



MID WINTER SHADOW OF WINNING BUILDING

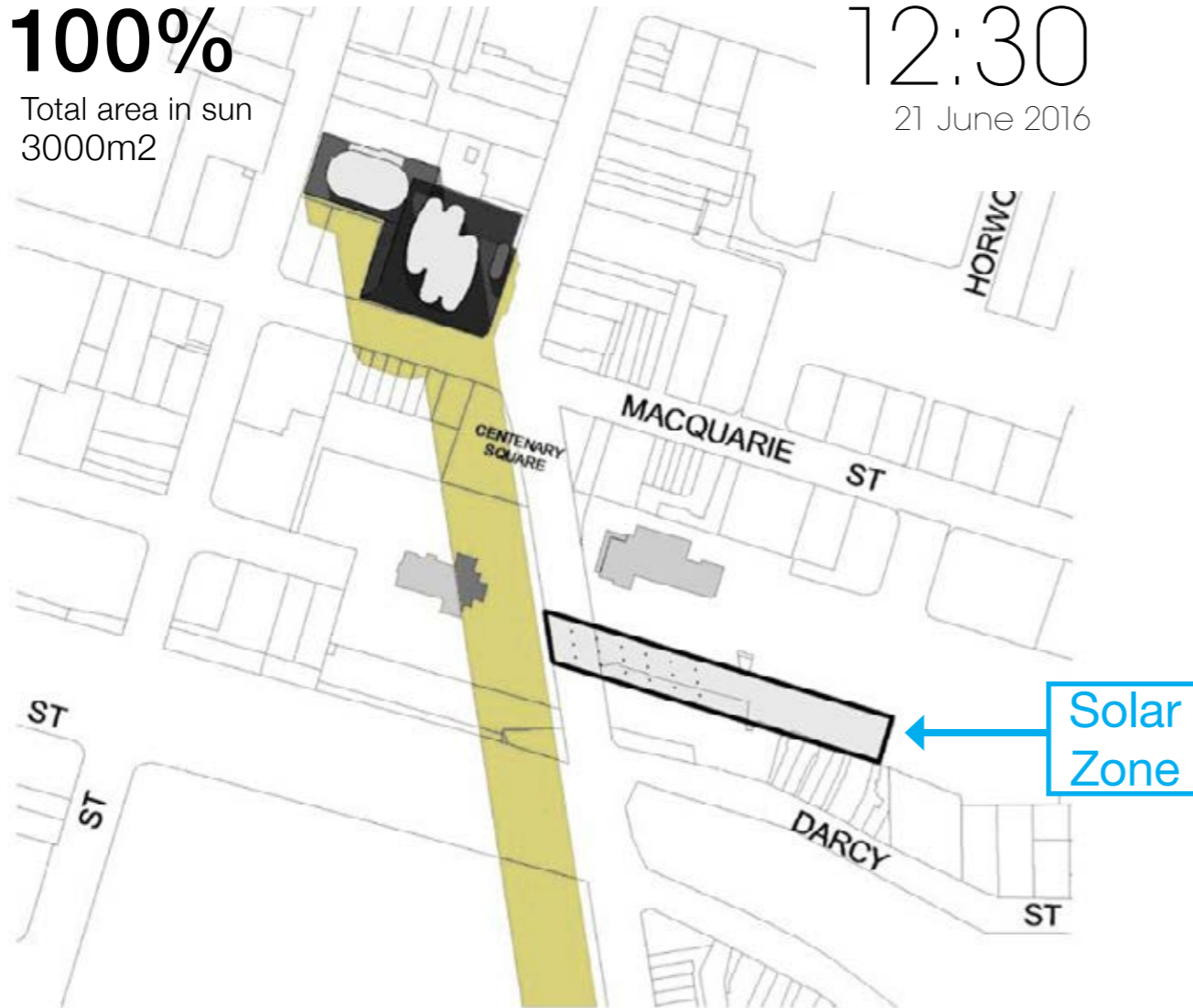
- Shadow moves quickly due to slender building form
- Shadow only enters solar zone at 12.35 pm
- Shadow moves faster as it moves east

100%

Total area in sun
3000m²

12:30

21 June 2016



MID WINTER SHADOW OF WINNING BUILDING

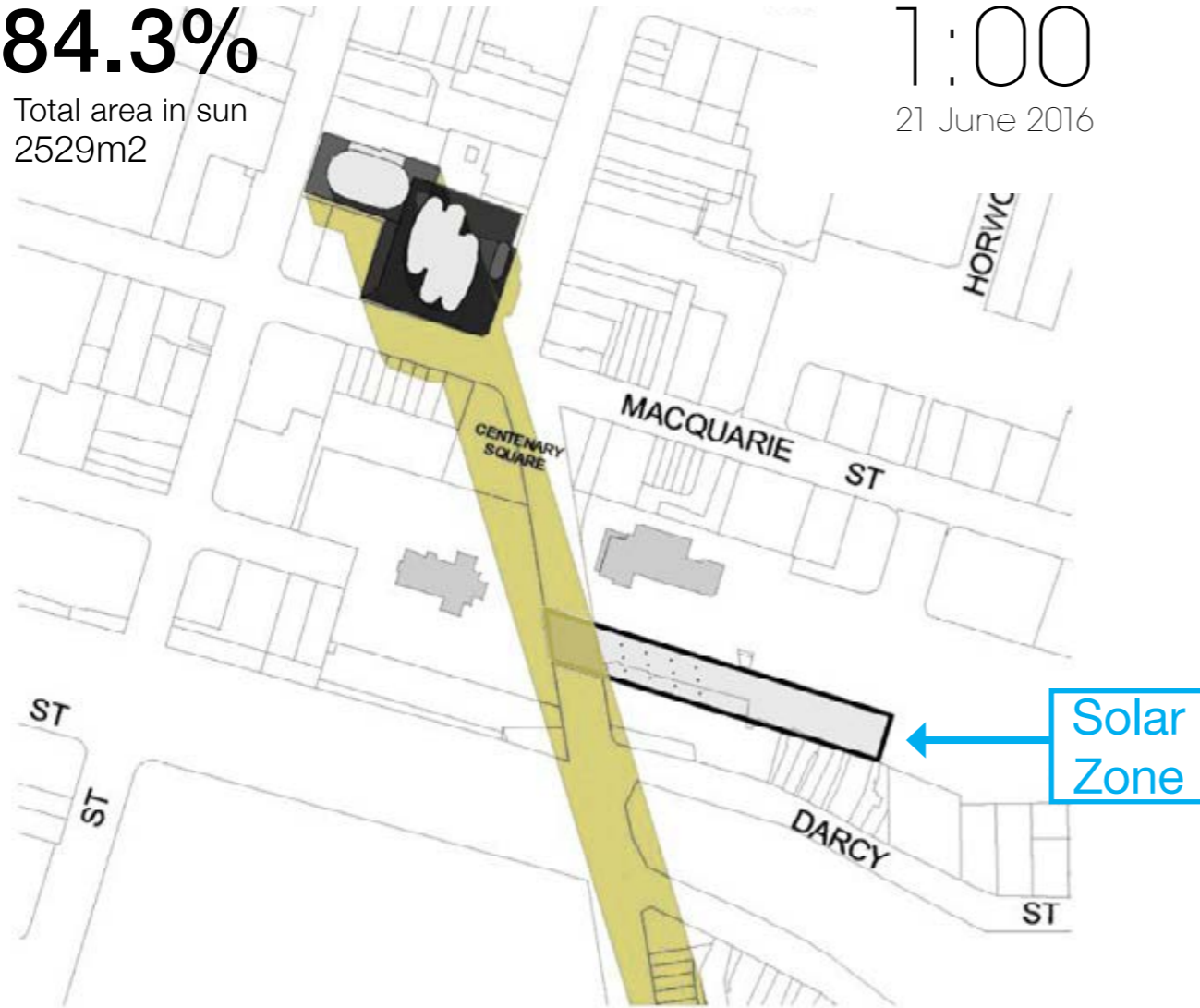
- Shadow moves quickly due to slender building form
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84.3%

Total area in sun
2529m²

1:00

21 June 2016



MID WINTER SHADOW OF WINNING BUILDING

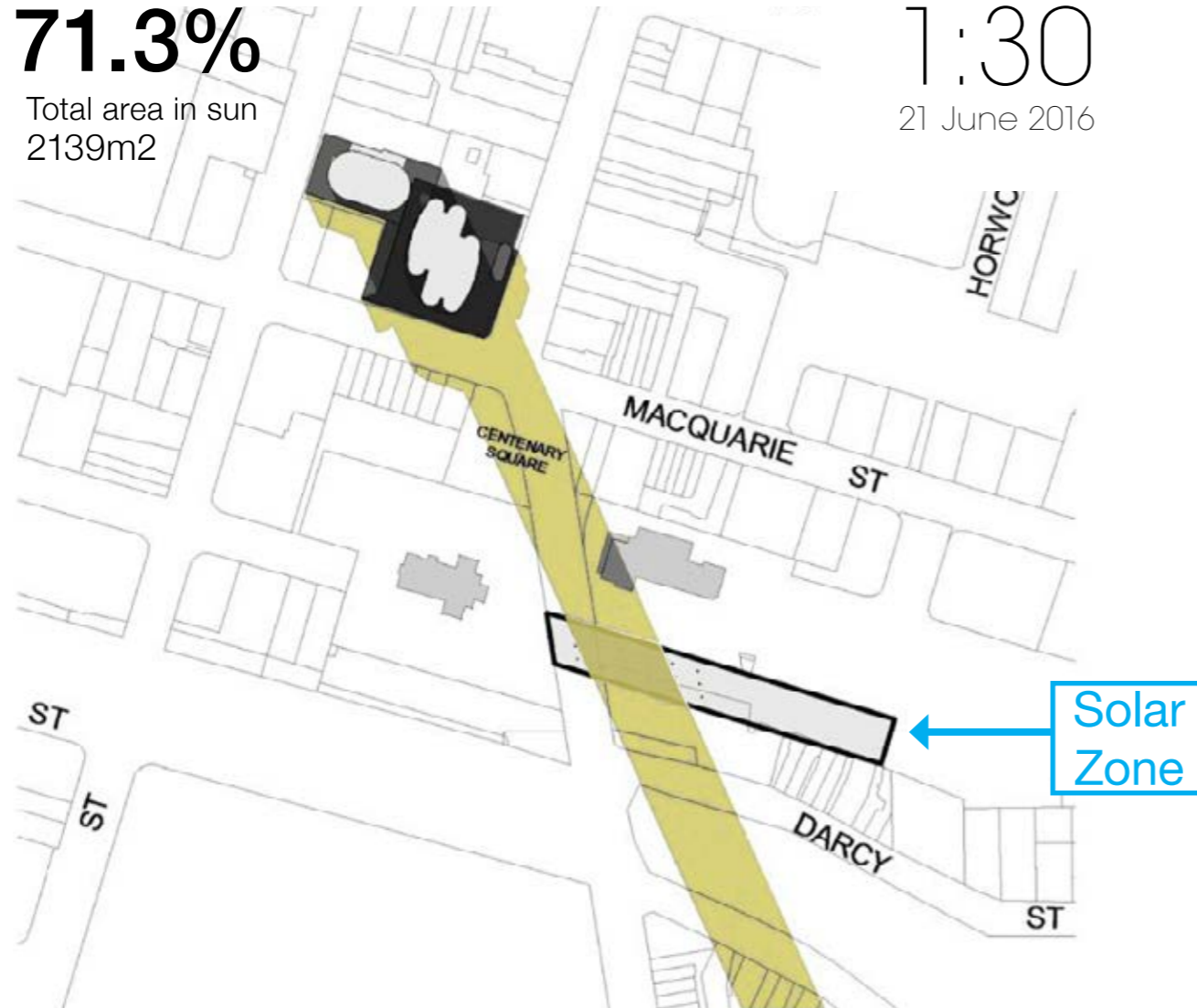
- Shadow moves quickly due to slender building form
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71.3%

Total area in sun
2139m²

1:30

21 June 2016



MID WINTER SHADOW OF WINNING BUILDING

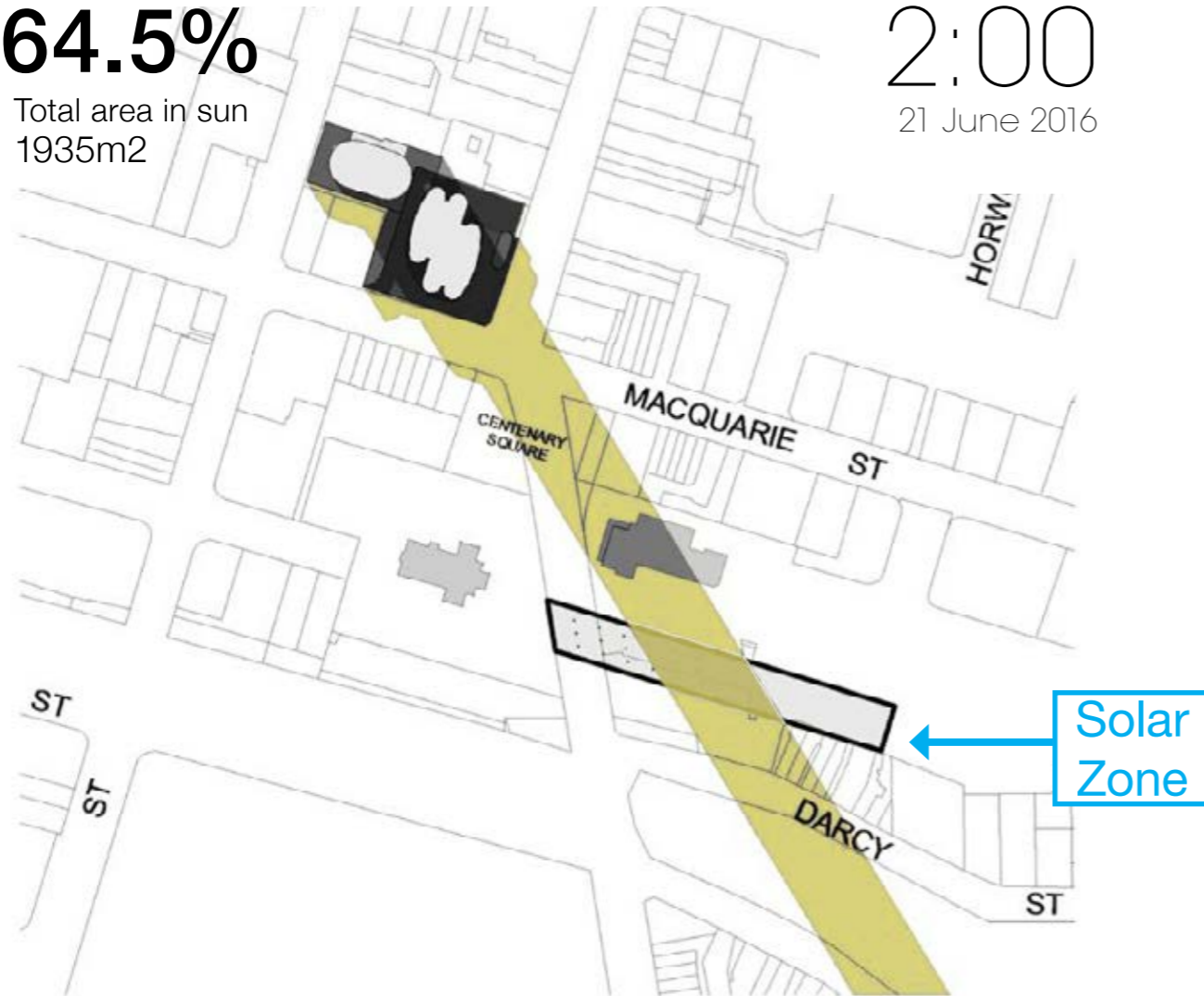
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64.5%

Total area in sun
1935m²

2:00

21 June 2016

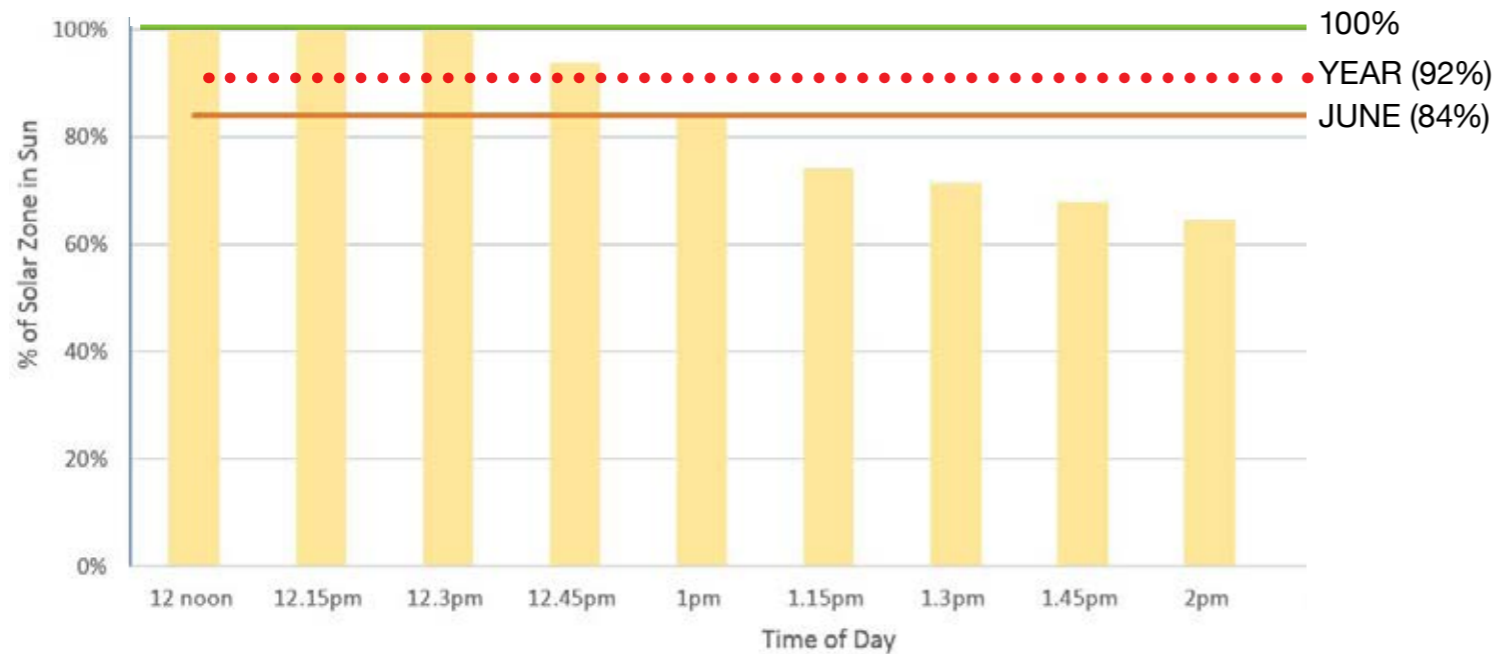


MID WINTER SHADOW OF WINNING BUILDING

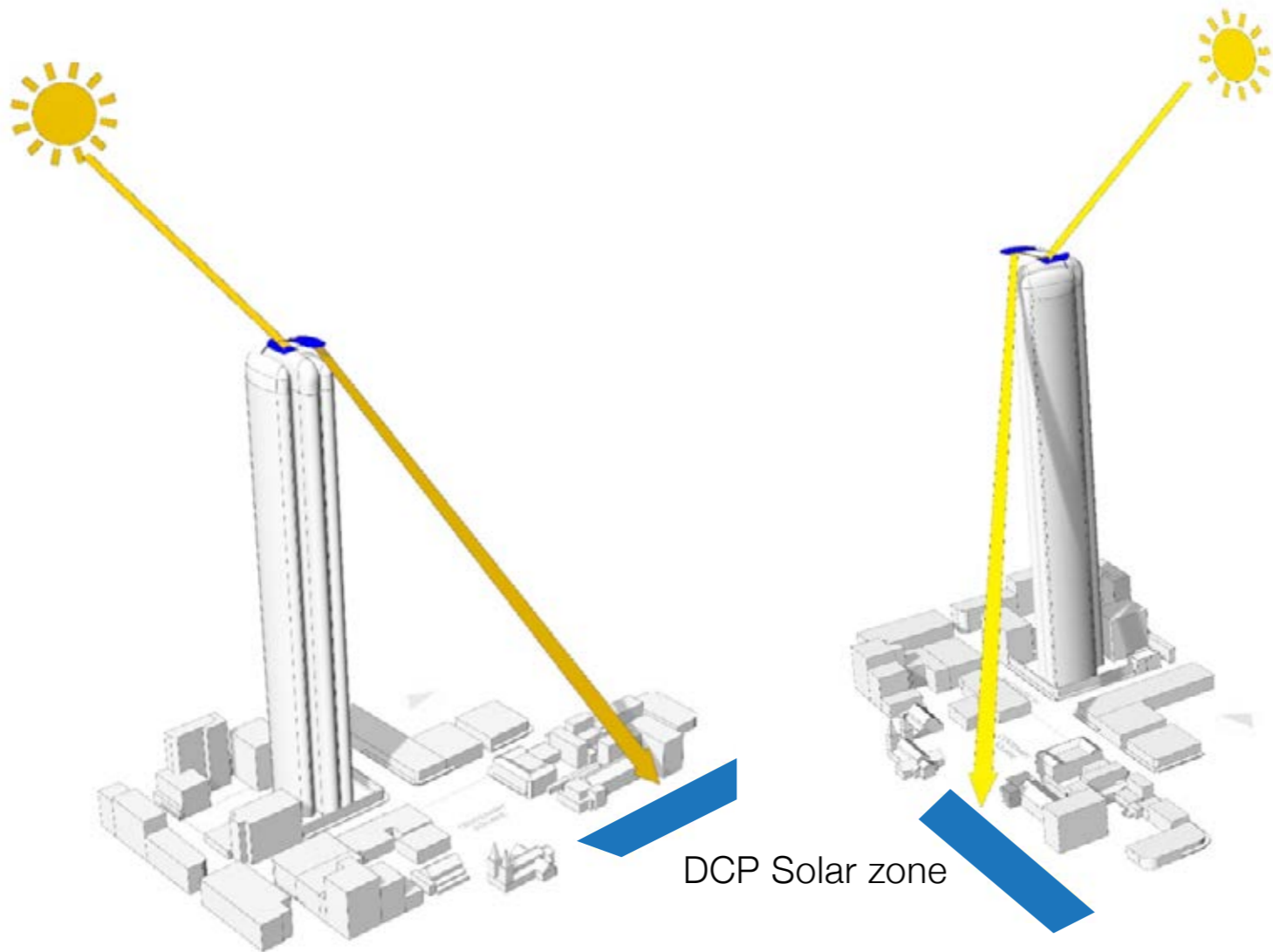
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AVERAGE SOLAR ACCESS TO SOLAR ZONE

Average area of Solar Zone in the sun %
for June



- Consistent with Council’s 45 minute rule objective to avoid excessive overshadowing.
- In June the percentage of the solar zone in the sun between 12-2PM averages 84%.
- Over 12 months, the percentage of the solar zone in the sun between 12-2PM averages 92%.



DCP Solar zone

HELIOSTAT OPTION

Opportunity to enhance solar access onto DCP solar zone through installation of a heliostat.

A heliostat:

- Can be integrated into design of building.
- Will counter shadow of tower by reflecting sunlight (warmth and light) onto shaded part of the DCP solar zone.
- Can be public art – “light as art”

BUT cost is very high. Preferable to use funds for public amenity.

- Council endorsed the design competition brief and Holdmark elected to run the competition to illustrate compliance with the 45 minute rule.
- Competition jury unanimously selected the GroupGSA and Rafael de la Hoz entry as competition winner and stated:
“The winning design firmly positions Parramatta as championing the future.”
The competition jury comprised:
 - + Olivia Hyde (Chair) – Office of the Government Architect, DP + E representative
 - + Kim Crestani – City Architect, City of Parramatta representative
 - + Chris Johnson – CEO Urban Taskforce (and former Government Architect), Holdmark representative
- Winning scheme fully complies with 45 minute rule.
- Holdmark is prepared to provide a written commitment to build the competition winning building if the Gateway Review is approved.



DESIGN COMPETITION + COMMITMENT TO BUILD COMPETITION WINNING BUILDING

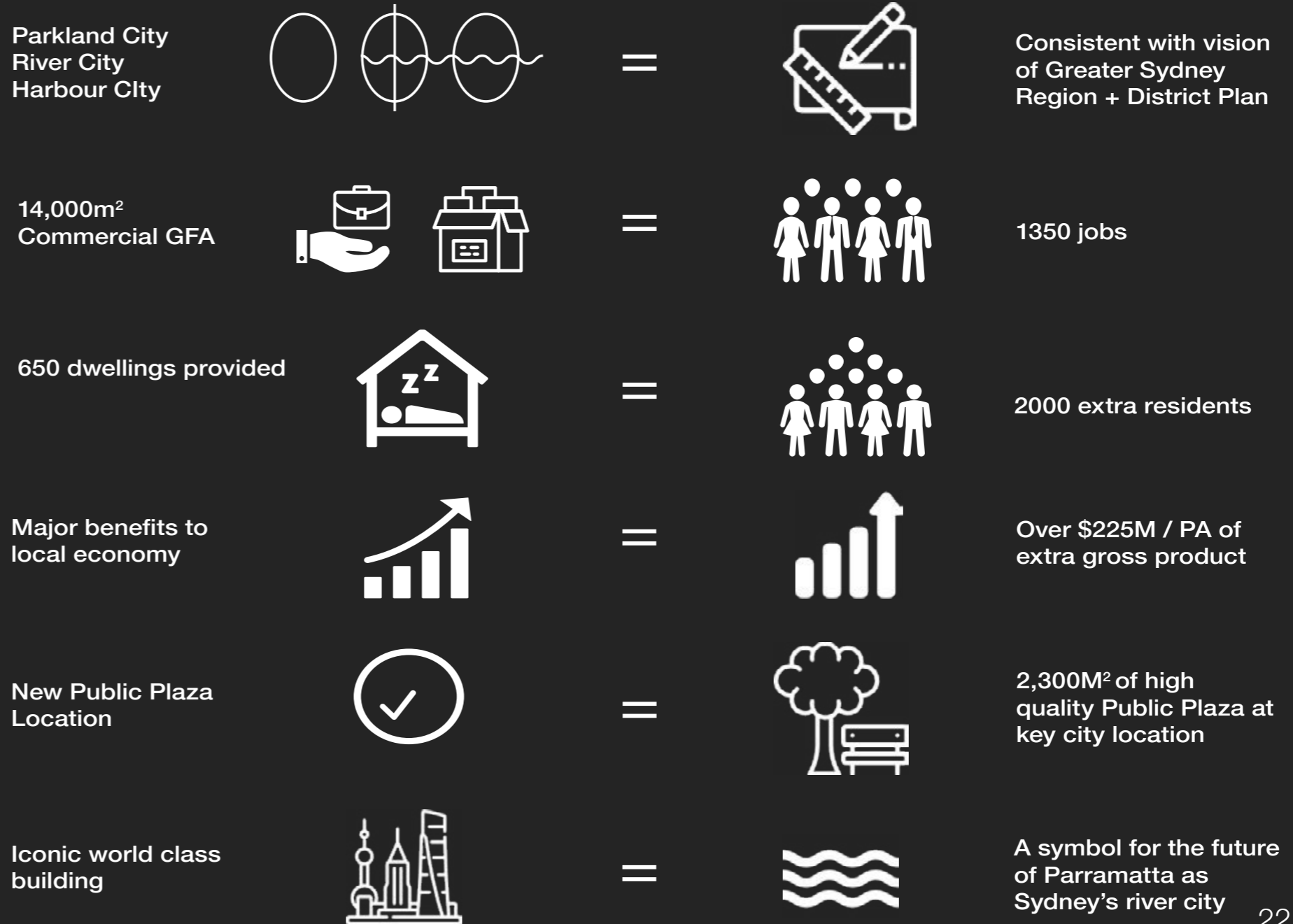




PUBLIC BENEFITS OF DEVELOPING THE PROPOSAL

Significant ongoing socio economic benefits from the development of the proposed building.

These benefits - which are key features of major cities - more than offset the minor overshadowing.



Issue of Gateway Determination on 13th July 2017 confirmed proposal had Strategic Merit.

STRATEGIC MERIT

KEY FEATURES OF WORLD CLASS BUILDINGS

ACHIEVED WITH 197 CHURCH ST WINNING DESIGN

Innovative, world class iconic design



Opportunity to extend and enhance public domain



Enhance heritage features



Contribute to Planning targets



Creation of a new city landmark



Reduced overshadowing due to tall, narrow tower



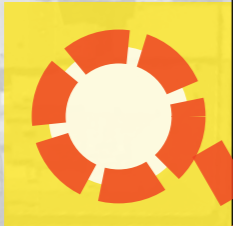
Overall Design Excellence



High public amenity and activation of ground plane



197 CHURCH ST TOWER



MACQUARIE ST

CENTENARY SQUARE



PARRAMATTA SQUARE

CHURCH ST



ASPIRE TOWER

The two towers form dramatic counterpoints at opposite ends of central public space.

CONCLUSION



UNIQUE CIRCUMSTANCES - NO PRECEDENT

There are three circumstances which cannot be replicated relating to this Planning Proposal making it unique. It will not create a precedent. Therefore, concerns relating to cumulative impacts are unwarranted.



CONTRAVENES PROCEDURAL FAIRNESS

Introducing new rules retrospectively contravenes procedural fairness.



COMPLIES WITH COUNCIL RESOLUTIONS

Planning Proposal complies with all Council resolutions relating to this Planning Proposal and with current planning controls for overshadowing.



PUBLIC BENEFIT

The Planning Proposal results in significant public benefits for the Parramatta community.



COMMITMENT

The proponent will commit to build the competition-winning building.



ICONIC SYMBOL FOR PARRAMATTA

Amendment of the Gateway Determination to delete requested conditions will allow development of the competition-winning building as an iconic symbol of Parramatta's future as Sydney's Central River City.

A close-up, vertical view of a building's facade. The facade is composed of a grid of rectangular panels. Each panel features a large, arched, recessed window. The windows are arranged in a staggered pattern, creating a rhythmic, textured appearance. The lighting is dramatic, with strong highlights and deep shadows, emphasizing the three-dimensional quality of the architectural elements.

197 CHURCH ST
PARRAMATTA

QUESTIONS?

