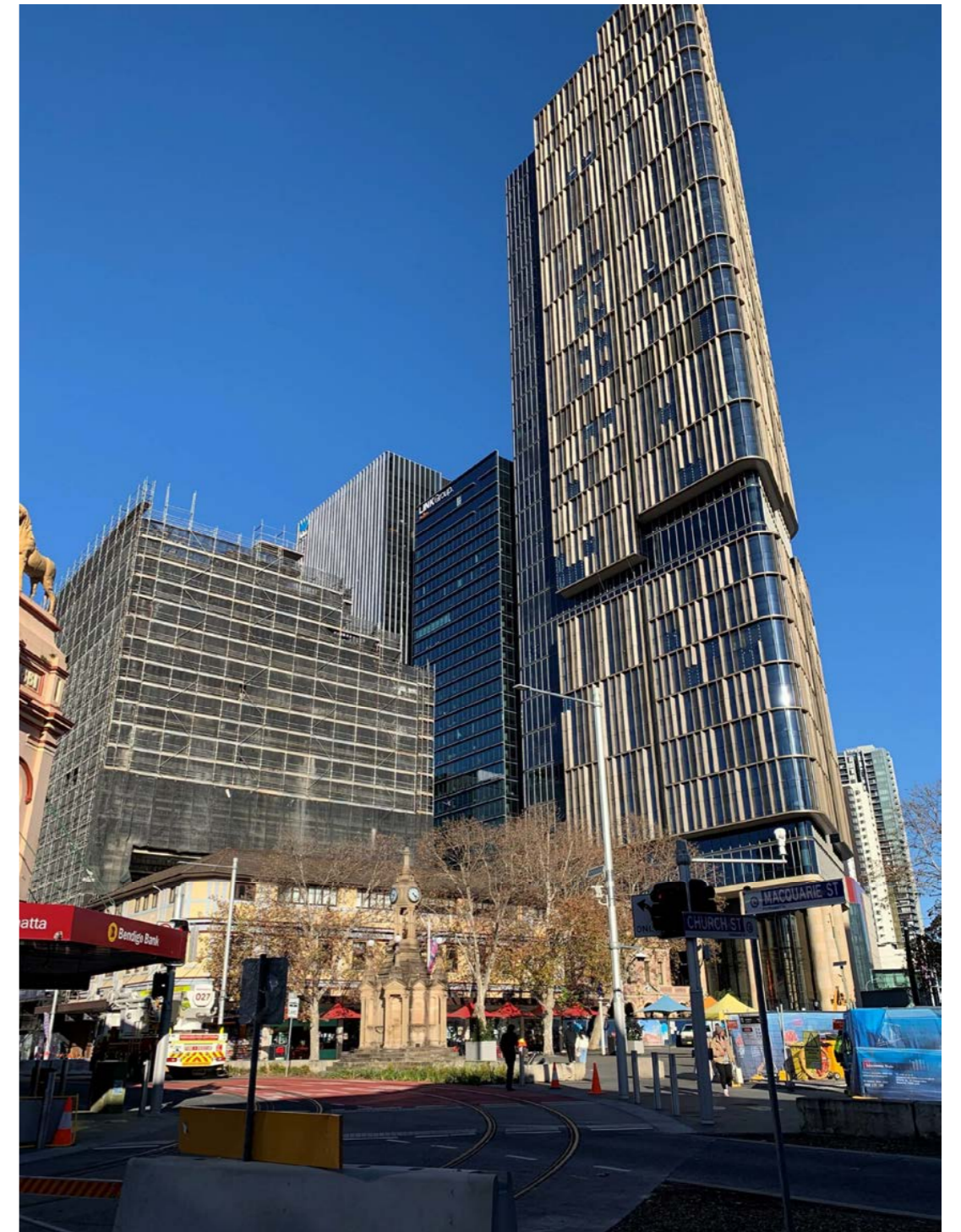


186-188 Church Street, Parramatta Built Form Analysis

for
G&J Drivas Pty Ltd & Telado Pty Ltd
October 2022



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Introduction.
Context Analysis.
Built Form Analysis.
Proposed Envelope.

Revision	Date	Issue for
A	23.11.2022	DA Issue

Introduction.

Site description & land ownership

The project site is described as Lot 23 DP 651527, 186-188 Church Street Parramatta. It is bounded to the north by Macquarie Street, to the west by Church Street and Centenary Square, to the south by a shared boundary with the Parramatta Town Hall site that is proposed to become a laneway and to the east by a shared boundary with 85-97 Macquarie Street, which currently has a development under construction.

The site has been owned by G&J Drivas Group and Telado Pty Ltd since 1987.

Background, Scope of proposal

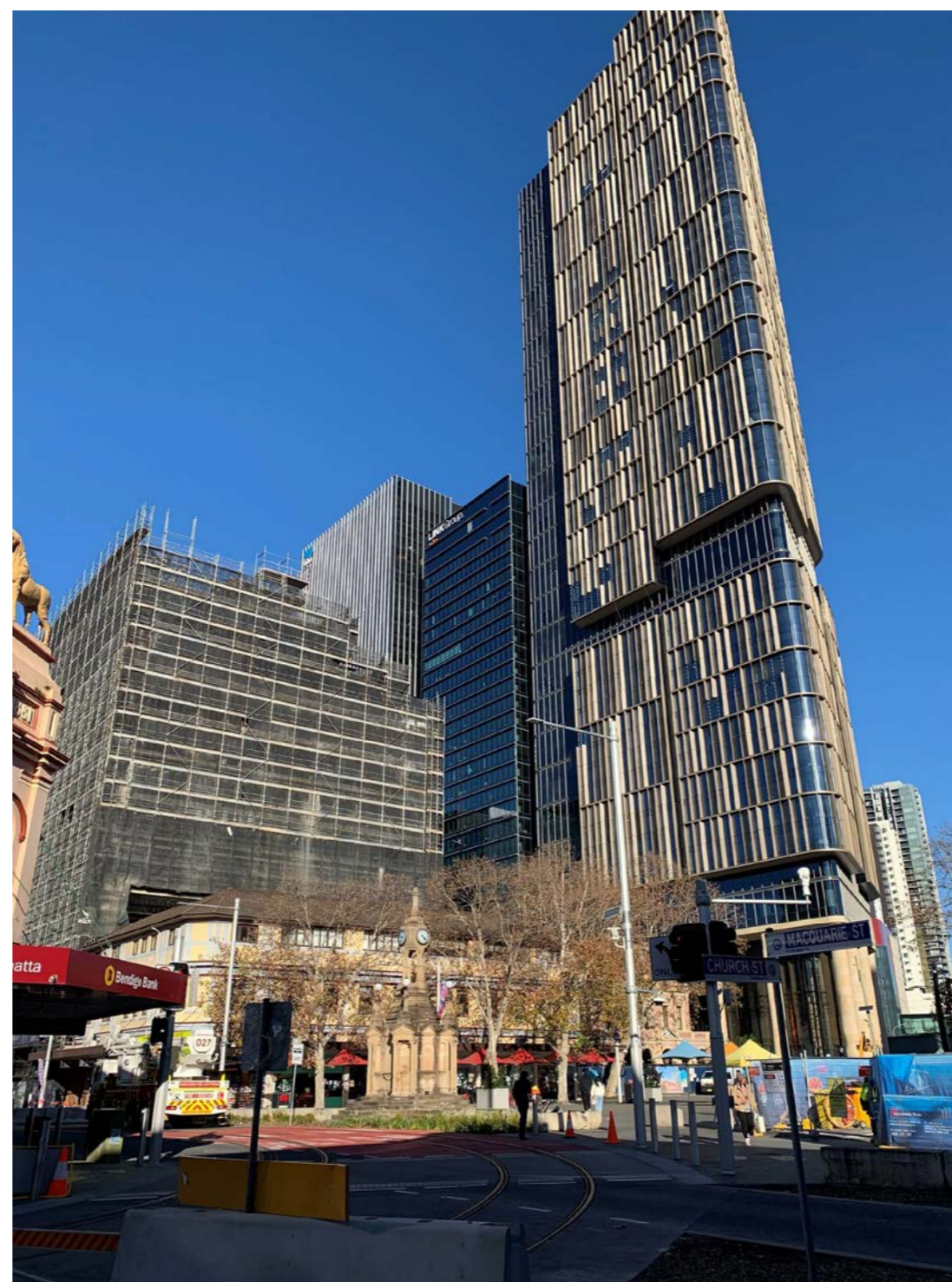
The subject site is in the middle of a rapidly changing Parramatta CBD, bounding or within close proximity to the Church Street, Centenary Square, Parramatta Square and Civic Link precincts. It is closely served by the main western rail line at Parramatta station, the new Parramatta light rail on Macquarie & Church Streets and the proposed new Metro line & station immediately north of the site.

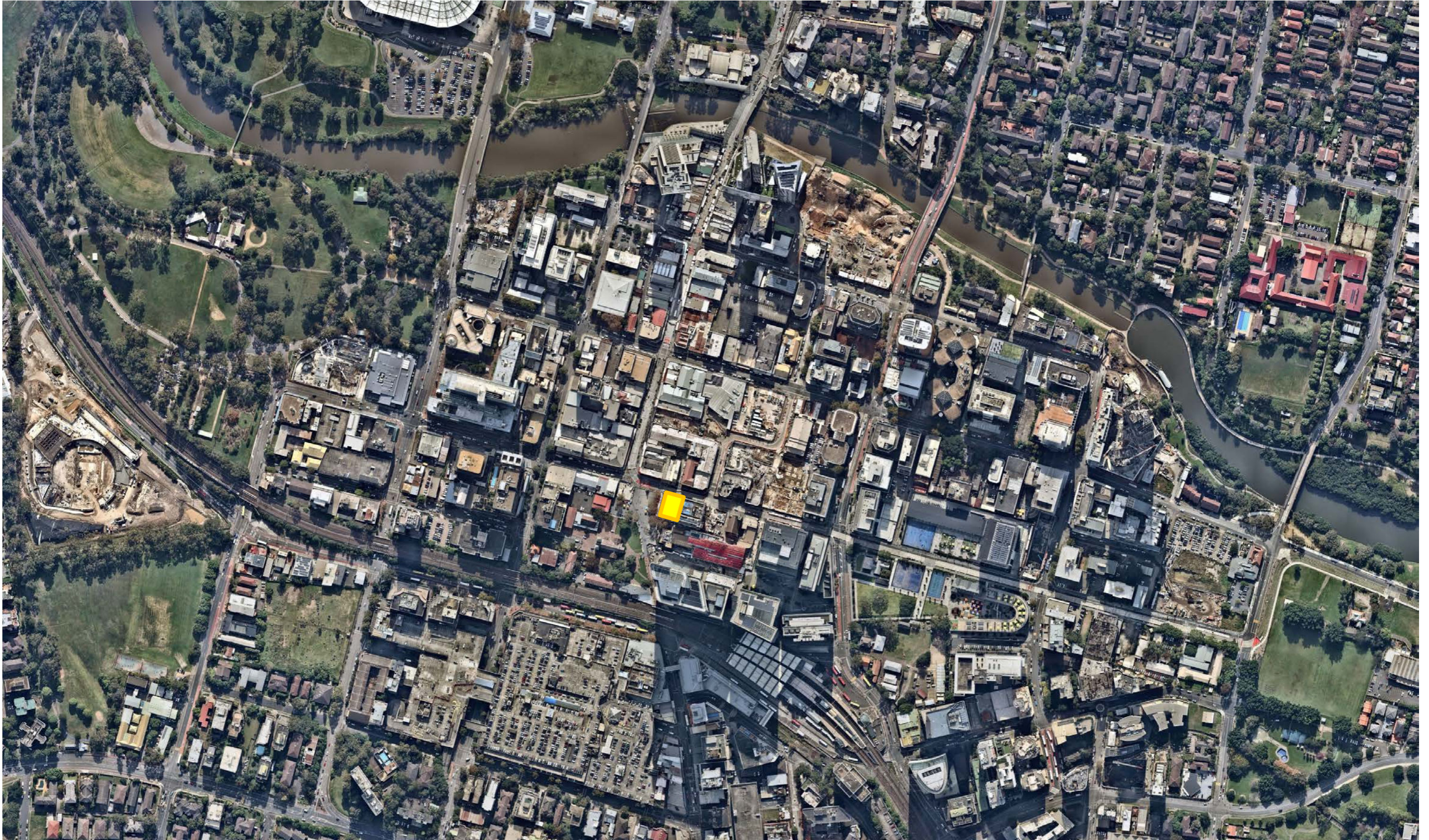
The existing building is identified in the Parramatta LEP as being of heritage significance and contributes to the heritage significance of the adjacent Centenary Square, similarly identified in the LEP (as Bicentennial Square).

The proponents are seeking concept approval for a redevelopment that includes retention and upgrade of the existing building, currently used for retail and commercial office purposes, along with new additions over the existing building, for commercial purposes consistent with the existing use and the objectives of the LEP.

This report has been prepared to understand and assess the existing, expected and proposed urban form surrounding the subject Site, and what would be an appropriate urban form in response. Heritage and other considerations are addressed separately to this. It has been prepared with the collaboration and input of Matthew Pullinger Architect.

We note that modelling is generally based on the city model as provided by Council on 5 October 2022 and does not necessarily include all relevant proposals that may effect the subject site and setting (eg St. John's Cathedral site Planning Proposal)

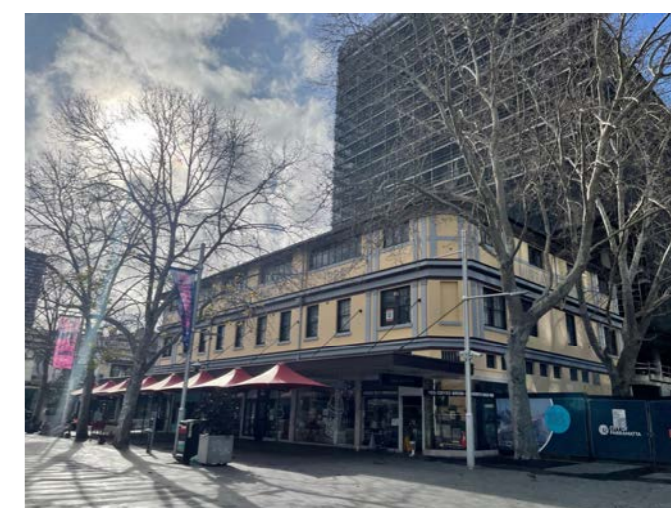
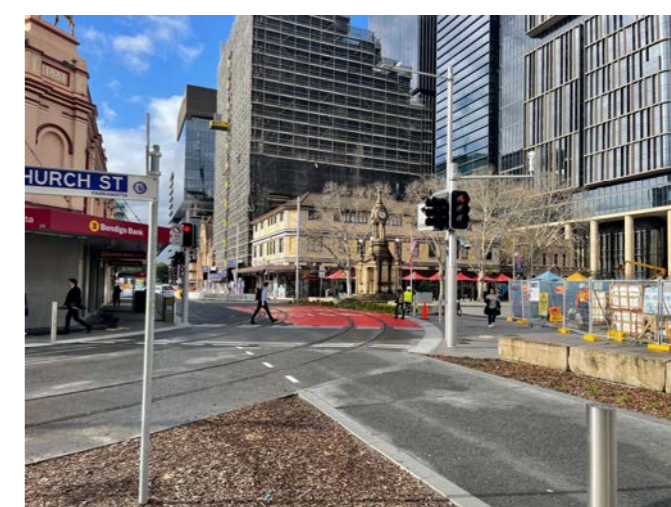
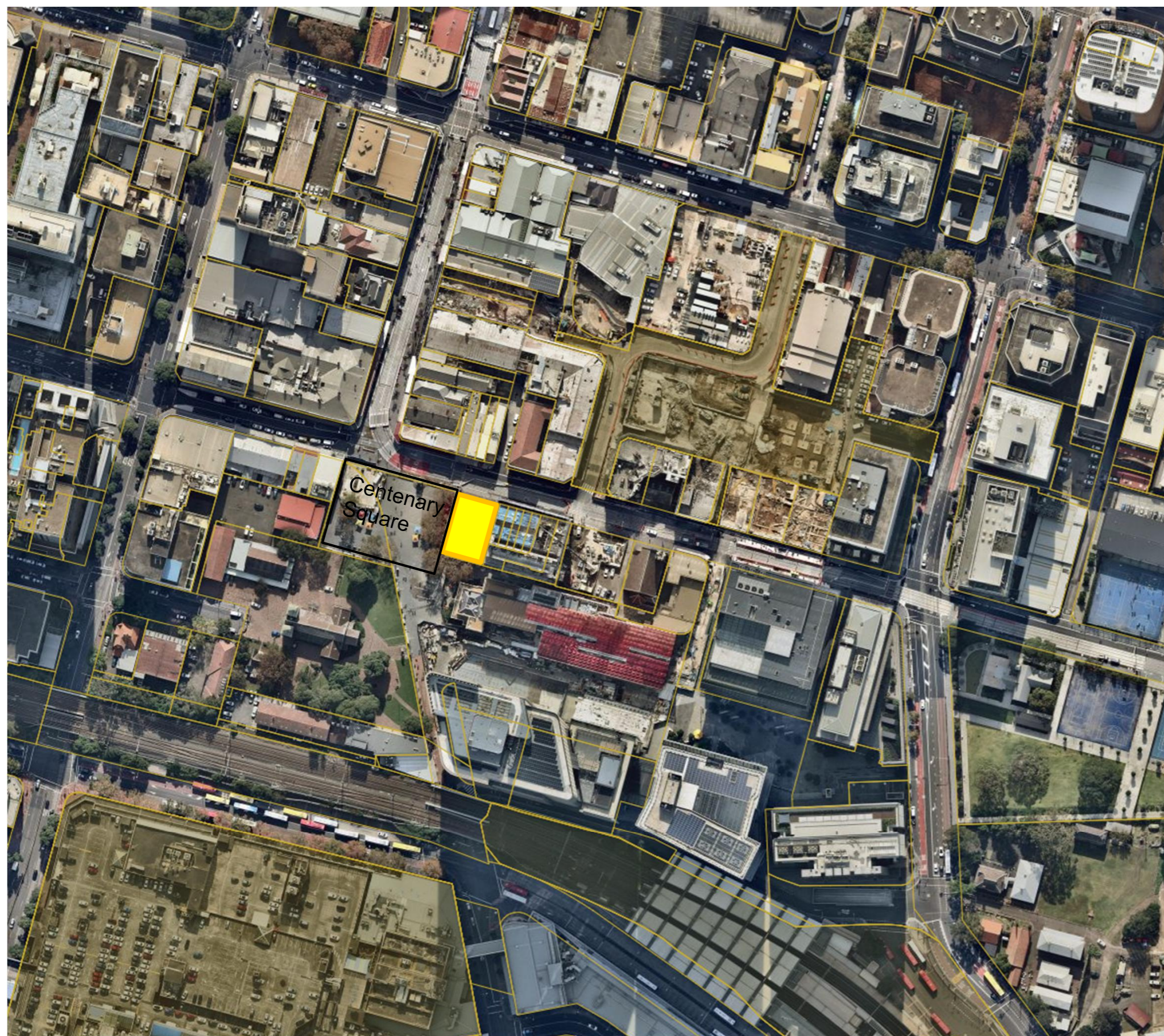




Context Analysis.

Setting

The subject site is located in a prominent position at the centre of the Parramatta CBD, fronting on to Centenary Square and adjacent to the upgraded and expanded Parramatta Town Hall, as well as being in close proximity to the Church Street mall and Parramatta Square.

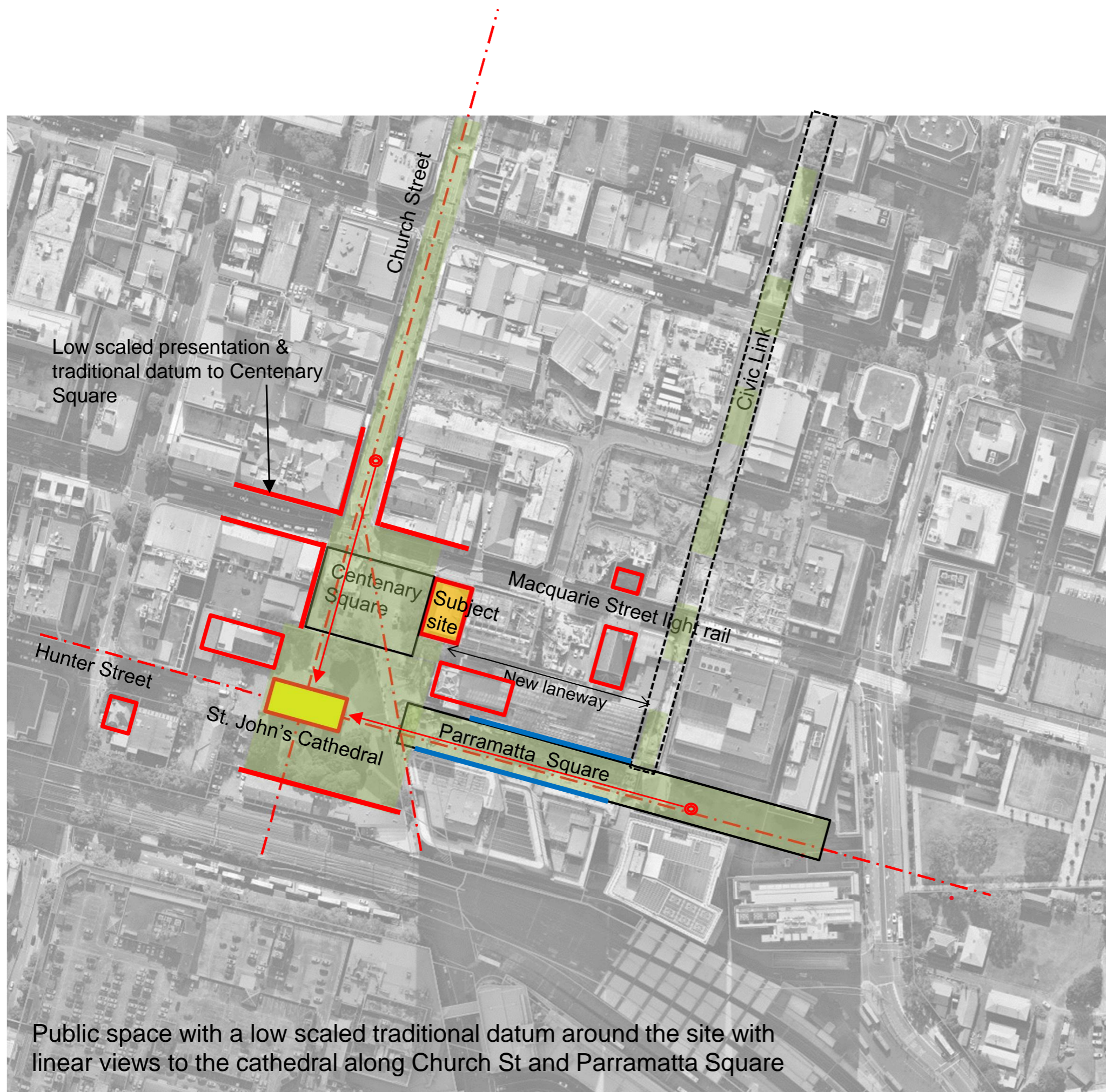


Context Analysis.

Setting

The subject site is located within the Civic Link and Church Street Special Areas as well as the Parramatta Square site, and will be connected directly to the proposed new laneway to the north of the Town Hall site, meaning it has public faces to three of its four sides. The site is in close proximity to the State heritage listed St. John's Cathedral, which is the visual focus of both Church Street and Parramatta Square (refer to following images), as well as bounding Centenary Square.








In addition to (and including) the low scale original buildings around Centenary Square, the broader setting includes a number of low scaled heritage listed buildings. A number of these, including St. John's Cathedral, the associated Parish Hall, the Leigh Memorial Church, Parramatta Town Hall and 62-64 Macquarie Street, are (or were originally) buildings built and intended to be "in the round", while others, such as the subject Site, 197 Church Street & 198 Church Street were/are intended as buildings as part of a streetscape, built up to the boundary and their neighbours as part of a more cohesive setting and urban form. By nature of their contribution to, and being part of, the street wall, these buildings are more readily able to accommodate changes to and around them without significant detrimental impact on the streetscape.

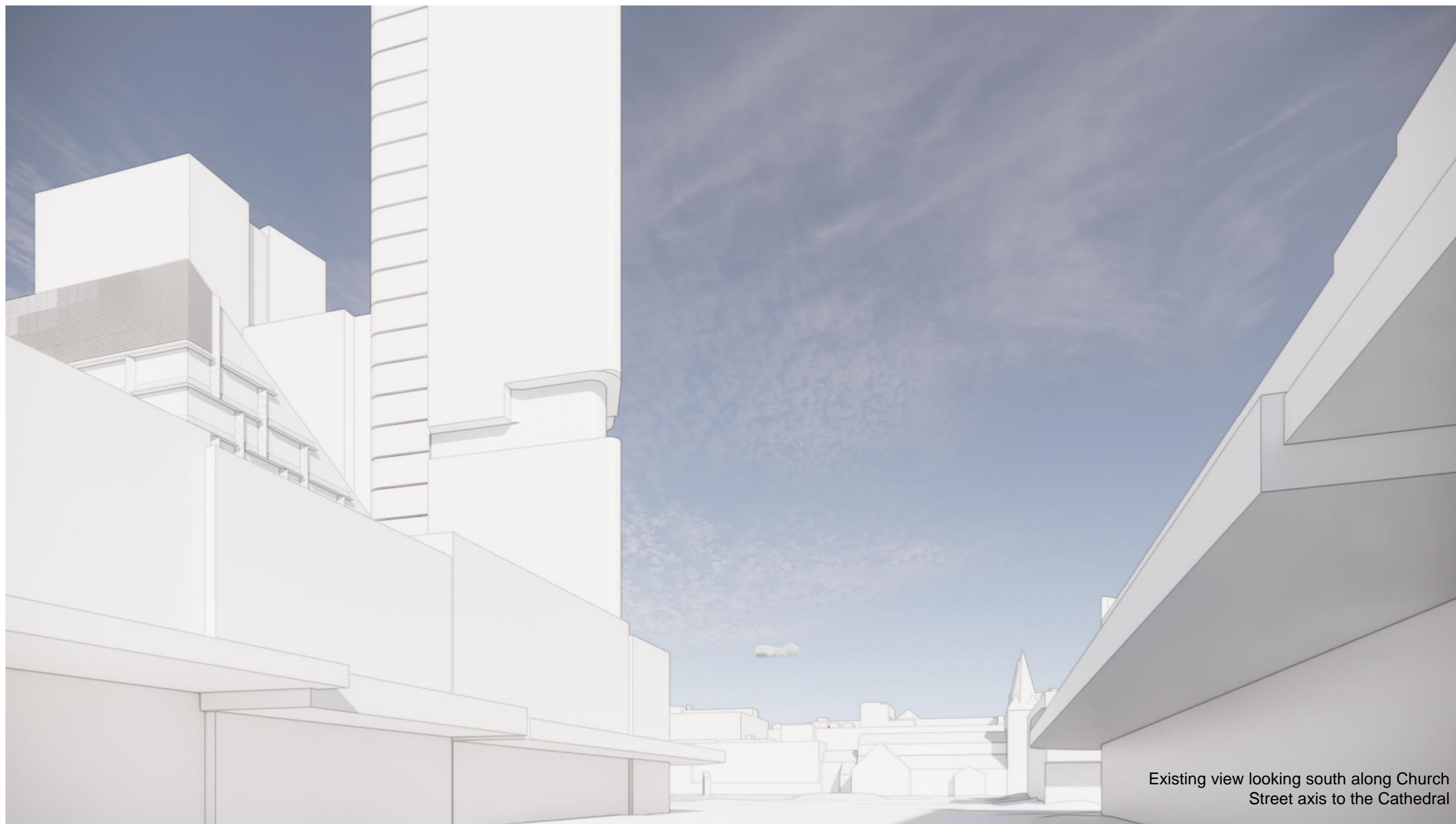


Low scaled presentation & traditional datum to Centenary Square

Public space with a low scaled traditional datum around the site with linear views to the cathedral along Church St and Parramatta Square

Legend

-  Public space
-  View point & direction
-  View corridor
-  Street wall
-  Low scale wall/building
-  Subject site
-  Taller elements to tower or emerging street wall datum



Existing view looking south along Church
Street axis to the Cathedral

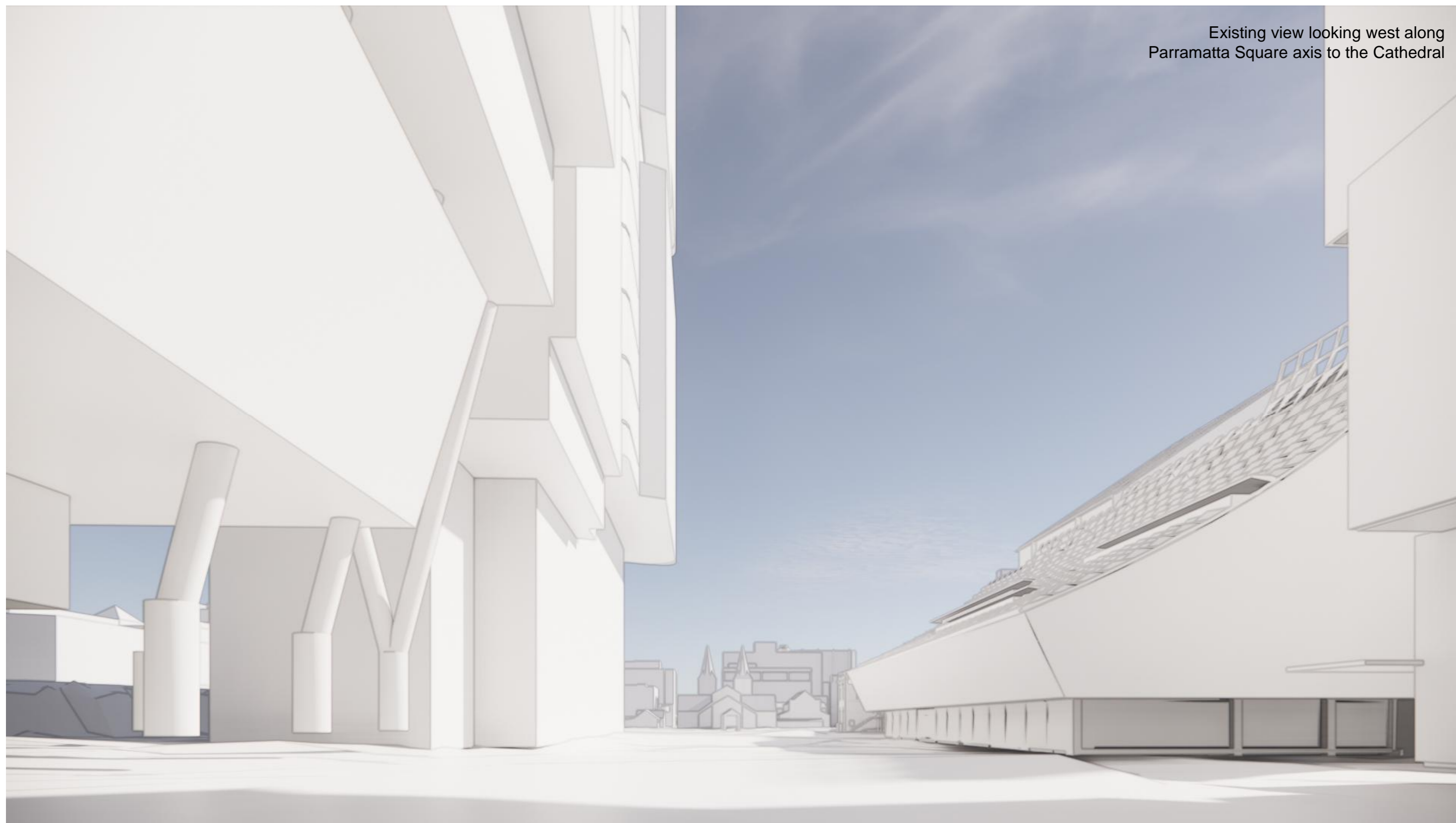
Context Analysis.

Setting

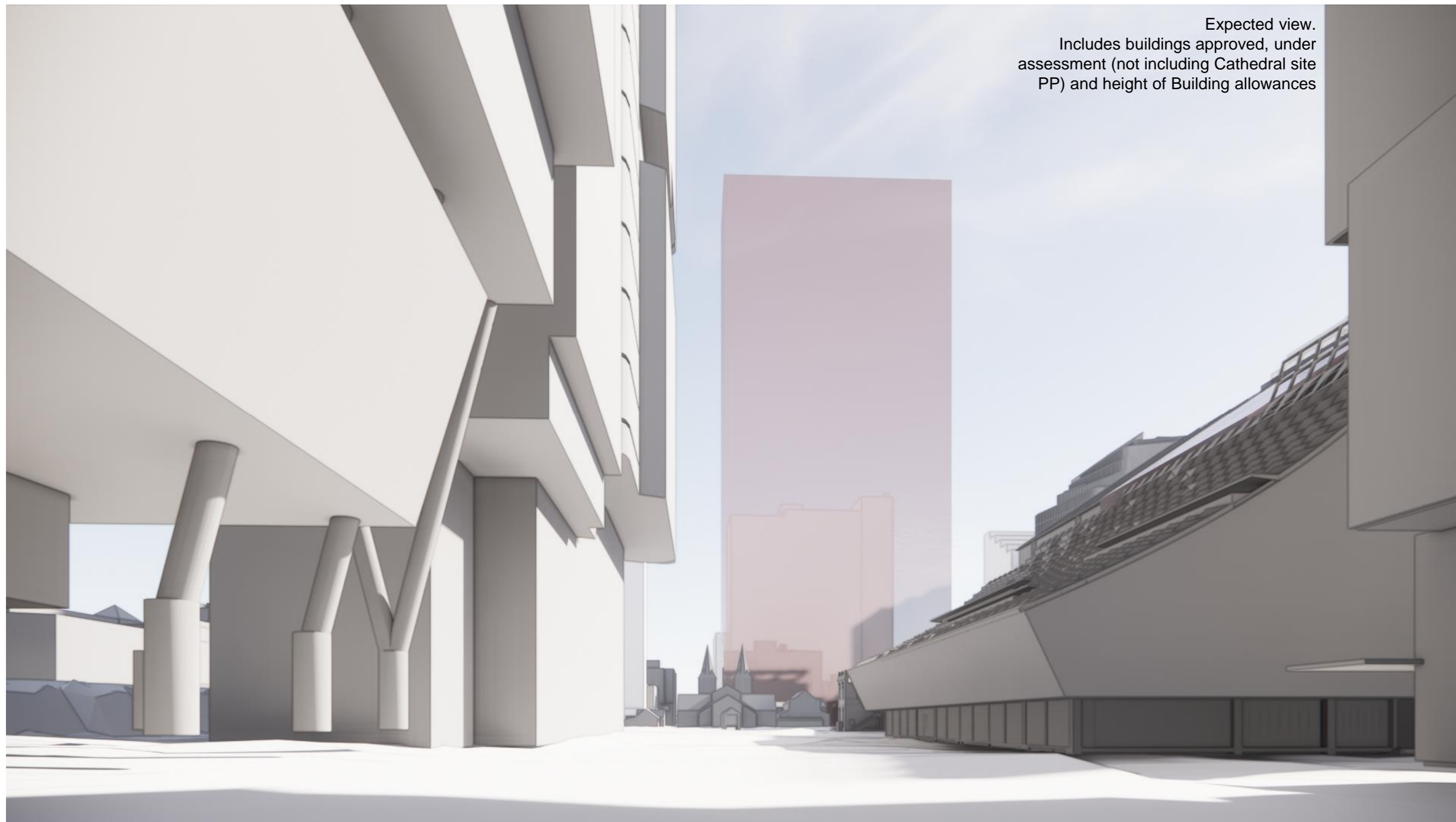


Expected view.
Includes buildings approved, under
assessment (not including Cathedral site PP)
and height of Building allowances.

Note: no envelope identified/shown to Horse
Parapet site to left of picture.



Existing view looking west along Parramatta Square axis to the Cathedral



Expected view.
Includes buildings approved, under
assessment (not including Cathedral site
PP) and height of Building allowances

Context Analysis.

Centenary Square

Centenary Square is a pedestrianised transition space that has, relatively recently (1988), physically replaced and erased part of the angled portion of Church Street that connected the main “mall” section north of Macquarie Street with the portion south of Darcy St & the railway underpass, although the angle is still strongly evident in the line of the Cathedral gardens south of the Square, the façade of the new 6-8 Parramatta Square and on title/lot boundaries.

Centenary Square sits within and is part of a larger “public” space surrounding and encompassing St. John’s Cathedral, including the square, the paved pedestrian thoroughfare that replaced the Church Street roadway and the landscaped Cathedral grounds and connects into Parramatta Square (PSQ) and Church Street Mall, and to a lesser extent Macquarie Street and Darcy Street.

The boundaries of this space extends from the façade of the properties on the north side of Macquarie Street to the façade of the properties south of the Cathedral grounds, with the east and west boundaries stepping and becoming less formal towards the south, with the new 6-8 Parramatta Square retaining the angle and alignment of the original street façade up to a certain height (approx. 6-8 levels) and then setting a new precedent with its comparatively over scaled and over hanging upper levels extending into the former roadway.

The Square and the broader space were bounded by a fairly low scaled traditional datum of 2-3 storey buildings.

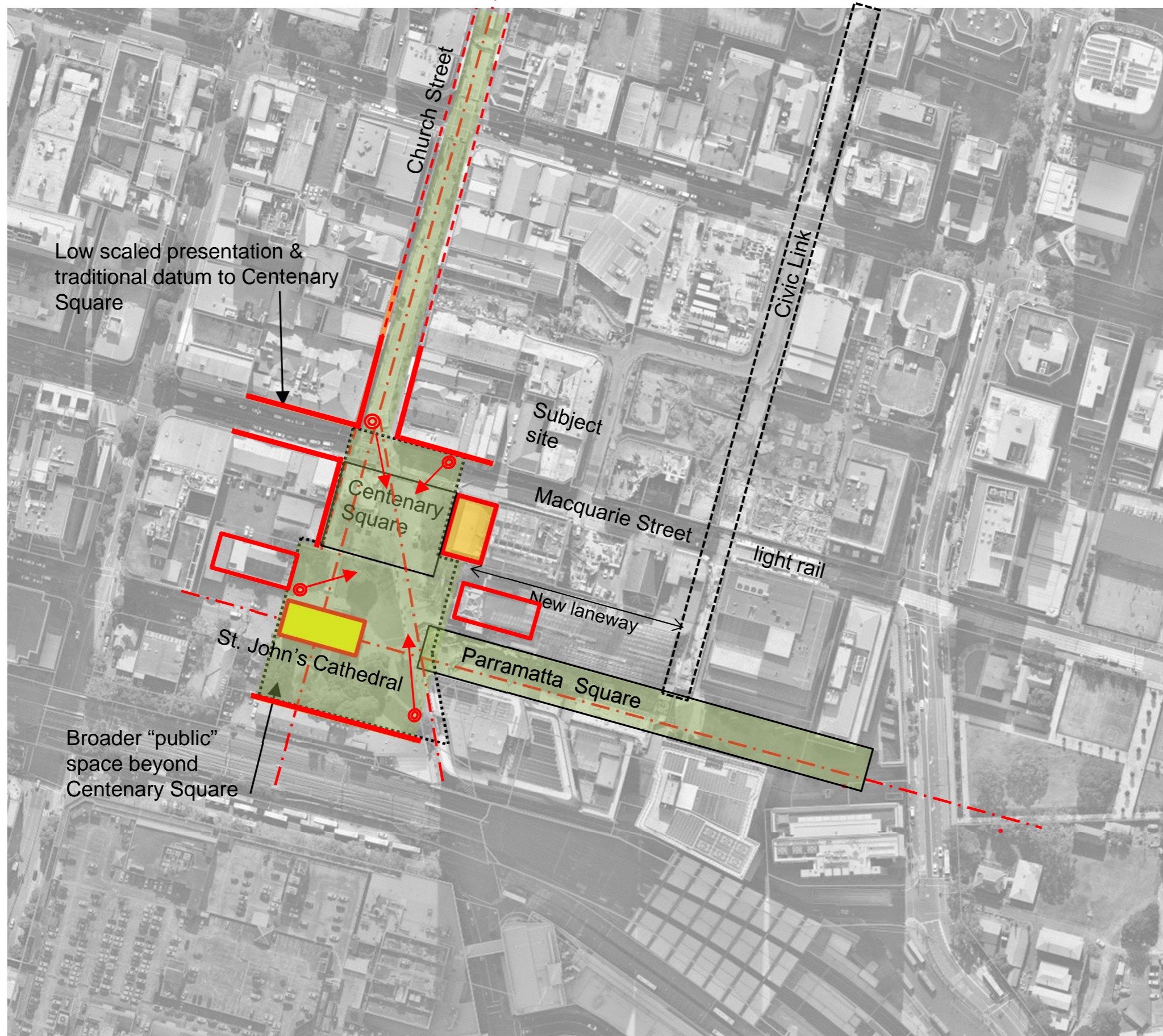
However this scale has been in part replaced, in the case of 6-8 PSQ (and the Cathedral site proposal), and otherwise supplemented more broadly by an emerging datum of around 7-12 storeys, partly determined by the PSQ solar height plane and represented by 85-97 Macquarie Street and elements of the much taller built or proposed buildings, such as 3 PSQ, 6-8 PSQ, 48-50 Macquarie Street and the proposed development at 197 Church Street.

The nature of this space (subject of a current PP) appears somewhat problematic with the Cathedral being the focus of the Church St view corridor and the PSQ central axis, yet the boundary/extent of the Cathedral grounds being both porous but clearly not exactly public.



Context Analysis.

Centenary Square

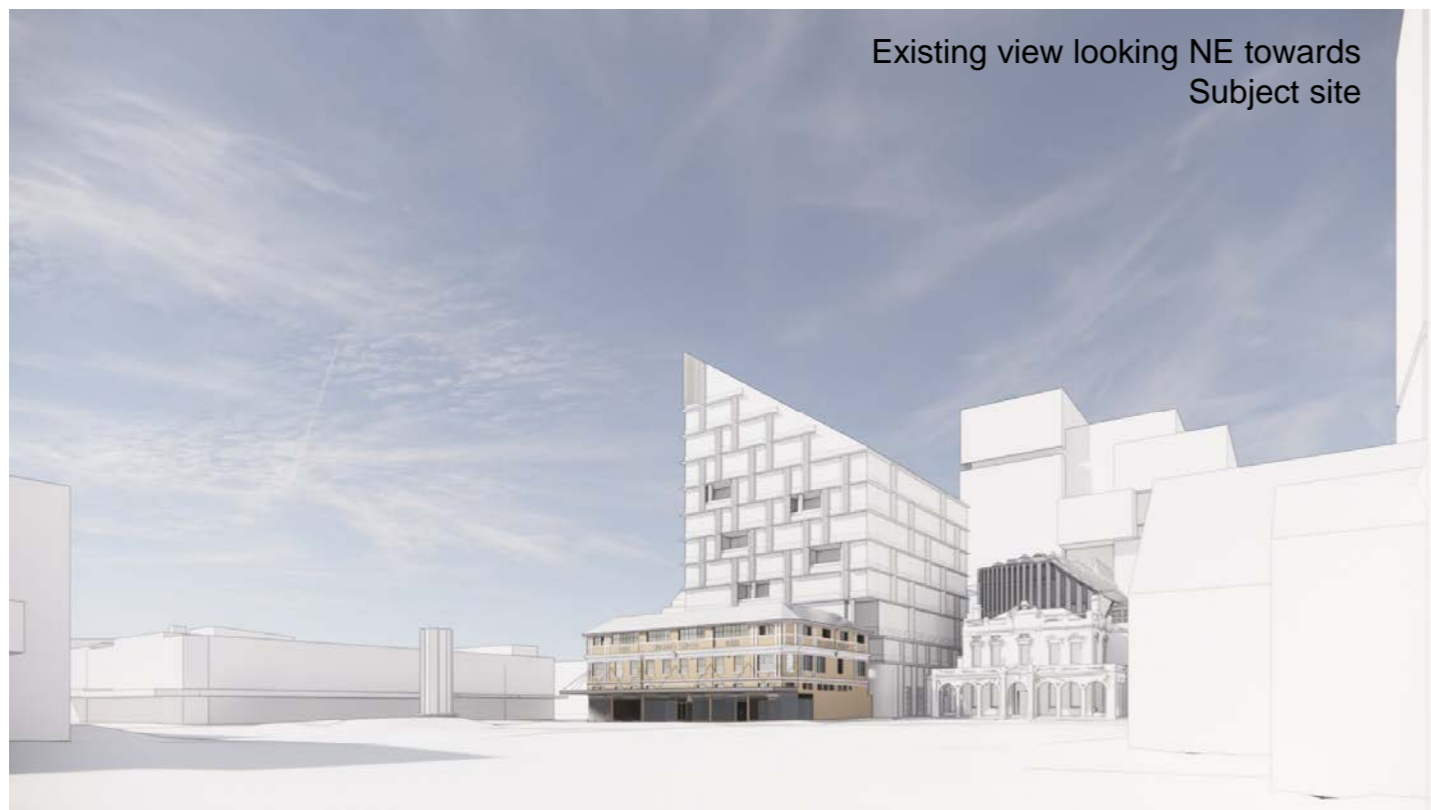


Context Analysis.

Centenary Square

Existing views

Existing view looking NE towards Subject site



Existing view looking NW towards Church St & Macquarie St



Existing view looking SW towards Cathedral



Existing view looking SE from Church St & Macquarie St



Context Analysis.

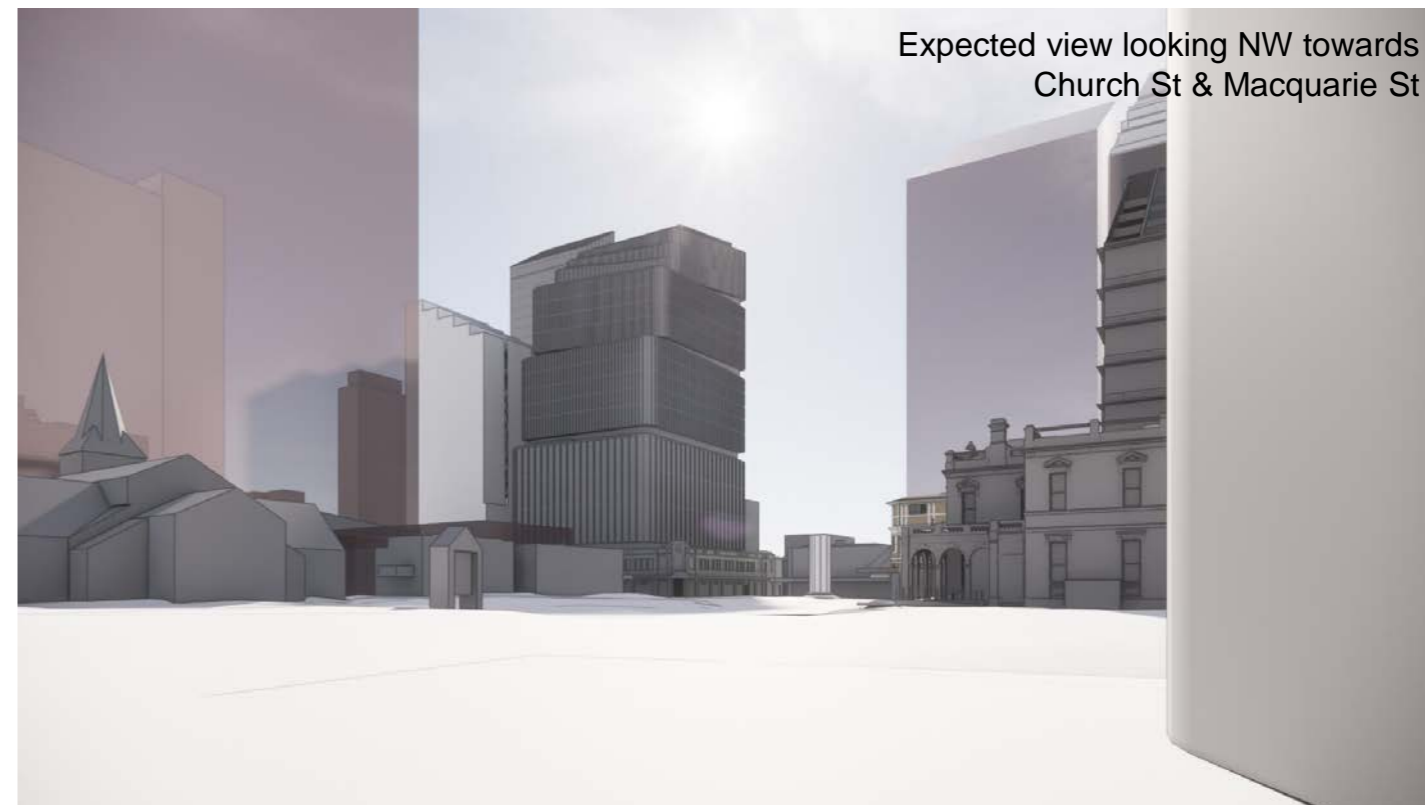
Centenary Square

Expected views

Expected view looking NE towards Subject site



Expected view looking NW towards Church St & Macquarie St



Expected view looking SW towards Cathedral



Expected view looking SE from Church St & Macquarie St



Context Analysis.

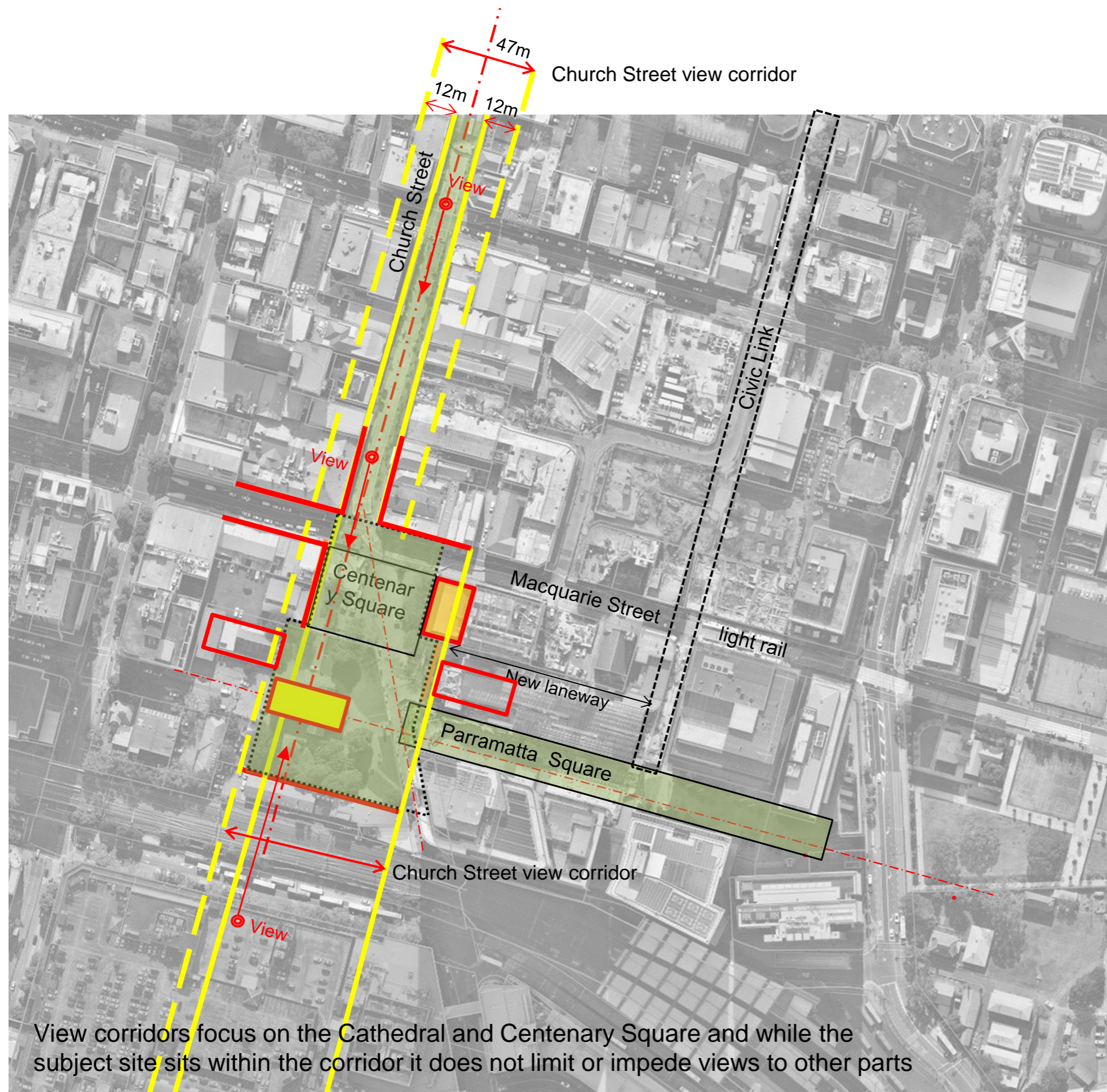
View corridors

Church Street north of Macquarie Street, Parramatta's primary retail street, has a fairly consistent street wall up to the traditional 2-3 story datum, with a 12m building setback above a nominated 12m street wall height. This wall and setback corresponds (at least as far south as Macquarie St) with the Church Street view corridor running to and beyond St Johns Cathedral. It is clear from the adjacent diagram and later views that while the subject Site sits within the bounds of the corridor as indicated in the draft DCP, it has little impact upon this corridor.

From Macquarie Street south, the buildings vary in alignment and size, lacking any significant consistency, coinciding with the change of angle of Church Street and the (later) introduction of Centenary Square and the broader "public" space beyond it. While Murray House (subject Site), Town Hall and the now-demolished buildings south of the Town Hall previously formed a part-stepping de-facto street-wall, the introduction of Parramatta Square and 6-8 PSQ has removed or eroded any sense of this.

The solar height plane to PSQ and the further introduction of new buildings including those at 3PSQ and 85-97 Macquarie Street have introduced a new emerging datum and scale.

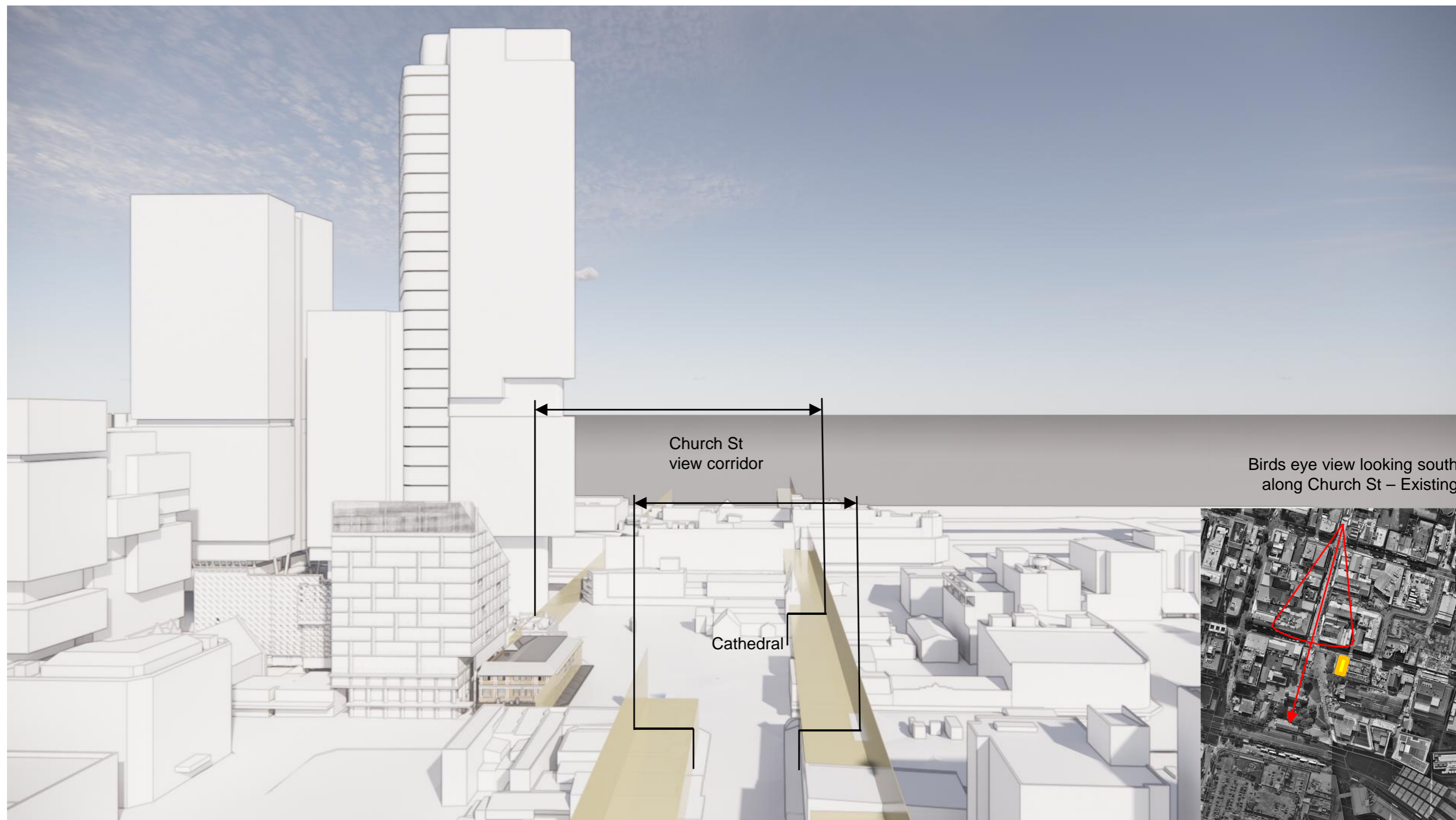
Council's draft DCP has combined the previous Centenary Square view corridor with the Church Street corridor, adjusting the alignment south from Macquarie Street to run through the subject Site, approximately aligned with the western face of the Town Hall and continuing south on that alignment beyond the rail line. The corridor reinforces the broader "public" space around Centenary Square. The subject Site sits partly within the bounds of the corridor but does not limit or impede views to the Cathedral, Centenary Square or other parts of the corridor.



View corridors focus on the Cathedral and Centenary Square and while the subject site sits within the corridor it does not limit or impede views to other parts

Context Analysis. View Corridors

The Church Street view corridor, redefined south of Macquarie Street in the most recent draft DCP to encompass the previous Centenary Square view corridor, aims to ensure retention of the primary view along Parramatta's main street to and beyond St John's Cathedral. As indicated in the adjacent and following images, while the subject Site now sits partly within the bounds of the corridor, it does not impact the view to the Cathedral. This is not expected to change with the significant expected further development in the vicinity.

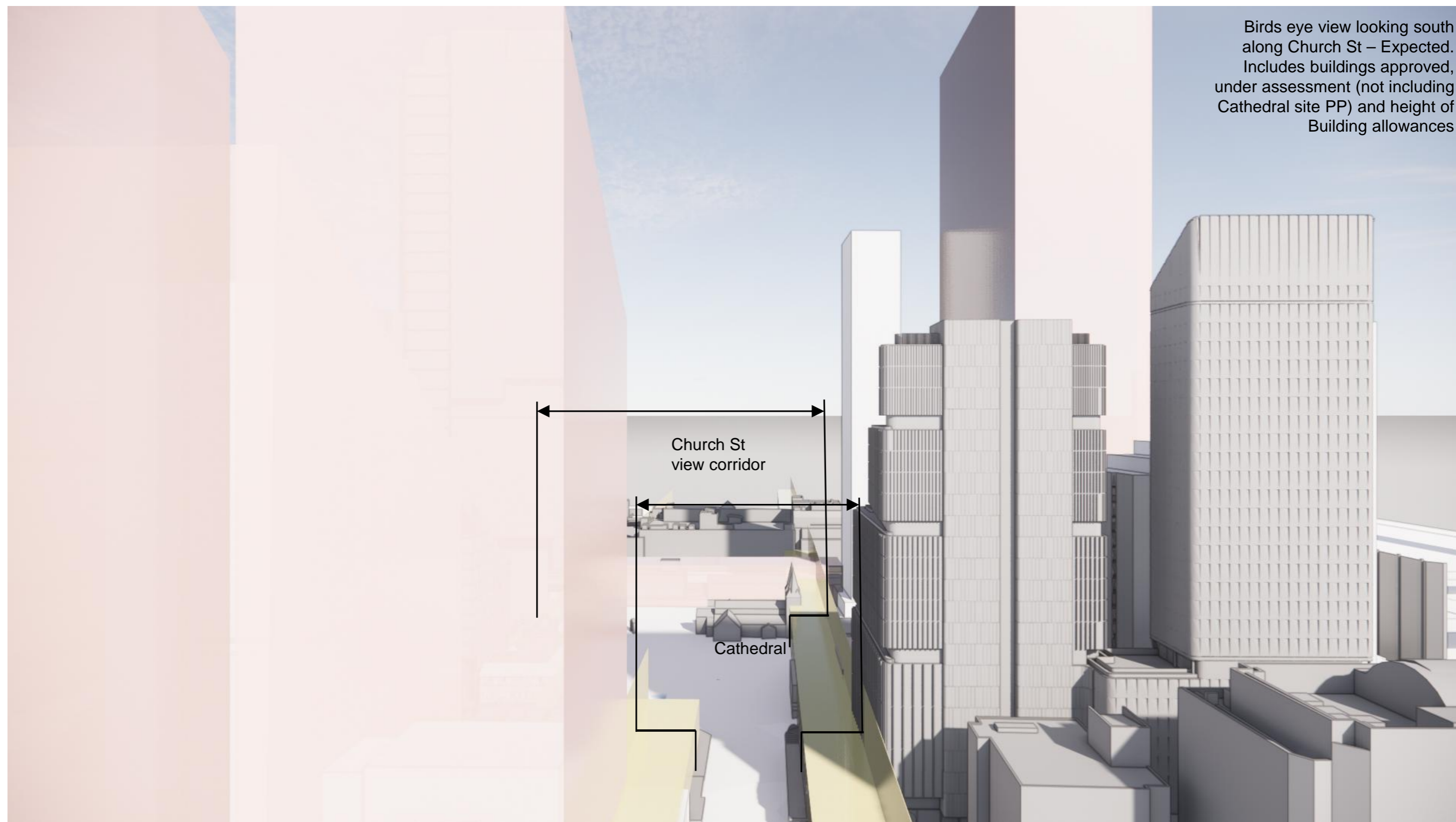


Context Analysis

View Corridors

The Church Street view corridor, redefined south of Macquarie Street in the most recent draft DCP to encompass the previous Centenary Square view corridor, aims to ensure retention of the primary view along Parramatta's main street to and beyond St John's Cathedral. As indicated in the adjacent and following images, while the subject Site now sits partly within the bounds of the corridor, it does not impact the view to the Cathedral.

This is not expected to change with the significant expected further development in the vicinity.

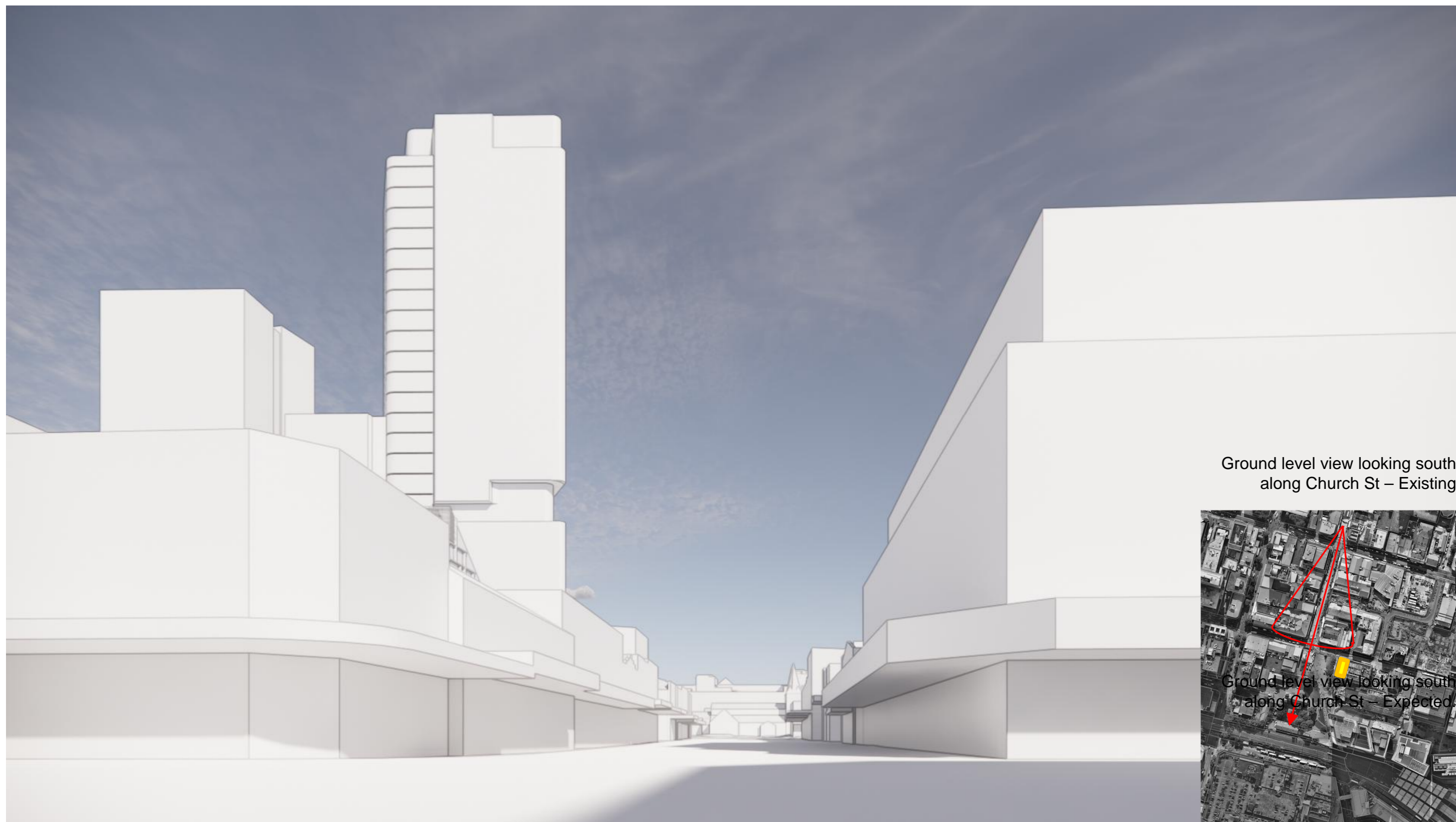


Birds eye view looking south along Church St – Expected. Includes buildings approved, under assessment (not including Cathedral site PP) and height of Building allowances

Context Analysis

View Corridors

The Church Street view corridor aims to ensure retention of the primary view along Parramatta's main street to and beyond St John's Cathedral. As evident in these ground level views from George Street, while the subject Site now sits partly within the bounds of the corridor, is not visible and it does not impact the view along Church Street to the Cathedral. This is not expected to change with the significant expected further development in the vicinity.



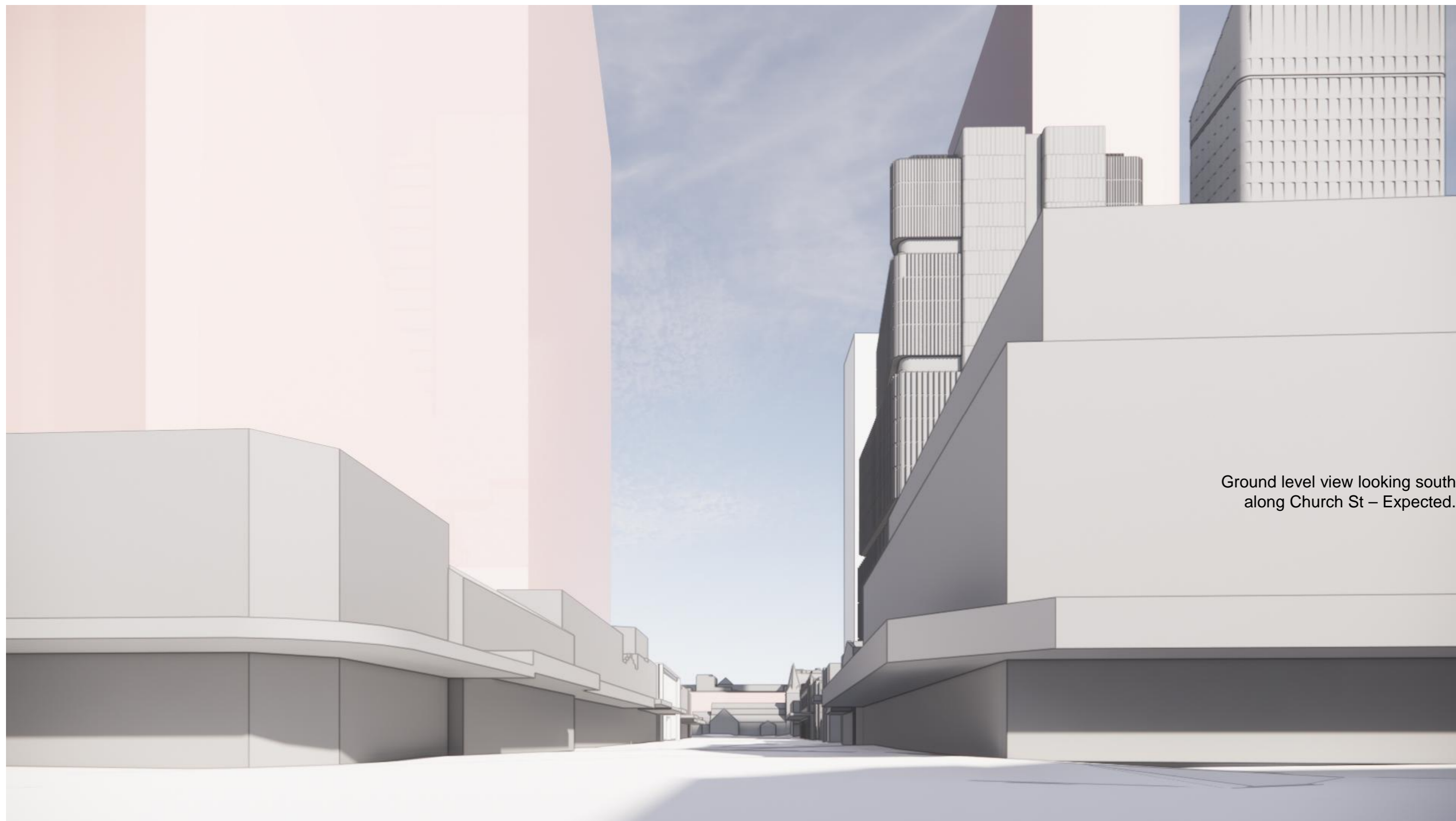
Ground level view looking south along Church St – Existing

Ground level view looking south along Church St – Expected

Context Analysis. View Corridors

The Church Street view corridor aims to ensure retention of the primary view along Parramatta's main street to and beyond St John's Cathedral. As evident in these ground level views from George Street, while the subject Site now sits partly within the bounds of the corridor, is not visible and it does not impact the view along Church Street to the Cathedral.

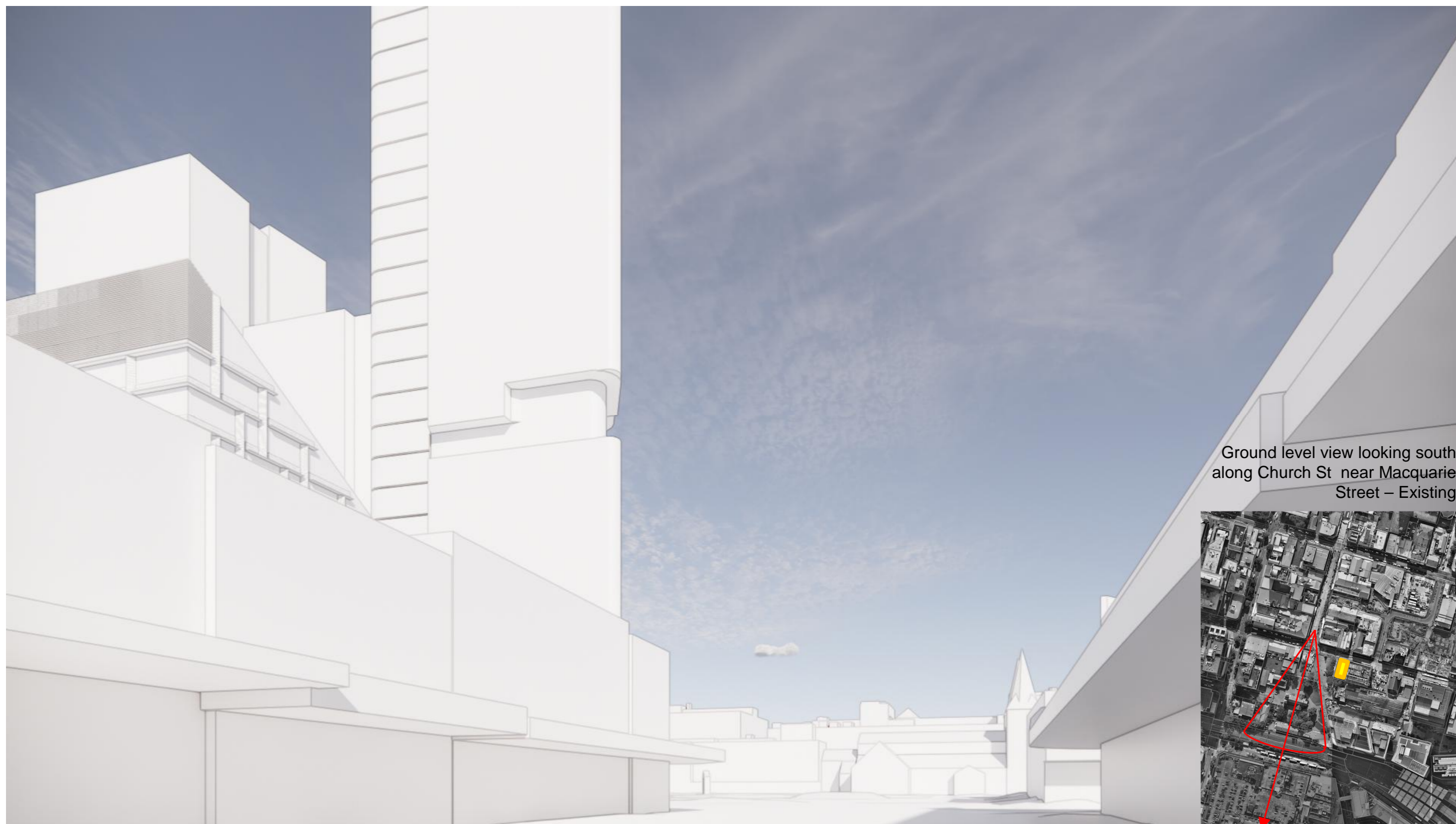
This is not expected to change with the significant expected further development in the vicinity.



Ground level view looking south
along Church St – Expected.

Context Analysis. View Corridors

The Church Street view corridor aims to ensure retention of the primary view along Parramatta's main street to and beyond St John's Cathedral. As evident in these ground level views from Church Street near Macquarie Street, the subject Site is not visible until almost at Macquarie Street and has no significant impact upon the view to the Cathedral. This is not expected to change with the significant expected further development in the vicinity.



Ground level view looking south along Church St near Macquarie Street – Existing



Context Analysis.

View Corridors

The Church Street view corridor aims to ensure retention of the primary view along Parramatta's main street to and beyond St John's Cathedral. As evident in these ground level views from Church Street near Macquarie Street, the subject Site is not visible until almost at Macquarie Street and has no significant impact upon the view to the Cathedral.

This is not expected to change with the significant expected further development in the vicinity.

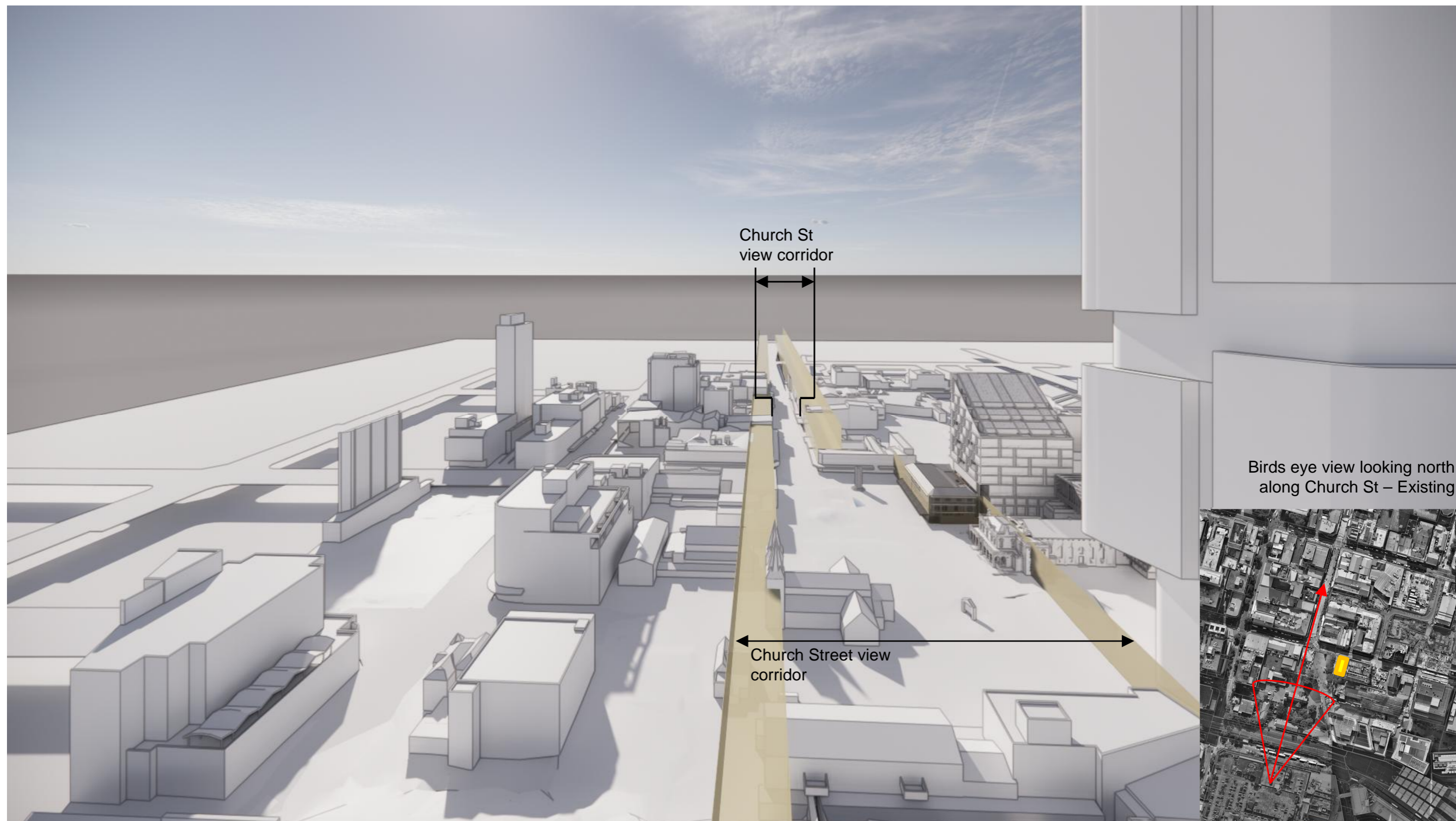


Expected view.
Includes buildings approved, under
assessment (not including Cathedral site PP)
and height of Building allowances.

Note: no envelope identified/shown to Horse
Parapet site to left of picture.

Context Analysis. View Corridors

The Church Street view corridor aims to ensure retention of the primary view along Parramatta's main street to and beyond St John's Cathedral. As indicated in the adjacent and following images, while the subject Site now sits partly within the bounds of the corridor as it widens to encompass Centenary Square and the Cathedral grounds, it has no significant impact on the view to the Cathedral or views to and within Centenary Square. This is not expected to change with the significant expected further development in the vicinity.



Context Analysis. View Corridors

The Church Street view corridor aims to ensure retention of the primary view along Parramatta's main street to and beyond St John's Cathedral. As indicated in the adjacent and following images, while the subject Site now sits partly within the bounds of the corridor as it widens to encompass Centenary Square and the Cathedral grounds, it has no significant impact on the view to the Cathedral or views to and within Centenary Square. This is not expected to change with the significant expected further development in the vicinity.



Context Analysis.

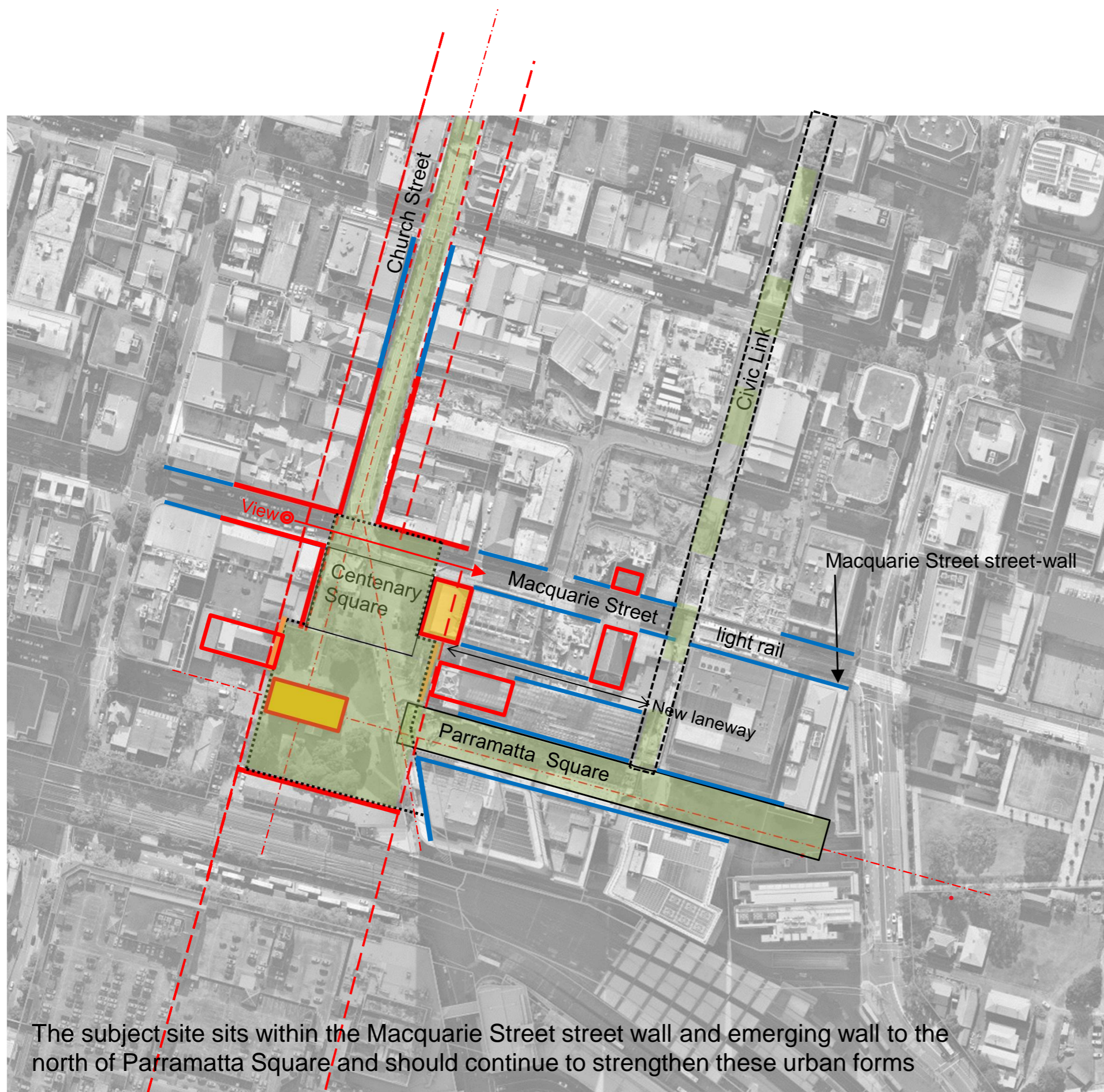
Street walls, Setting

Macquarie Street, particularly the south side, has always had a fairly consistent street wall aligned with property boundaries. While traditionally a low scale 2-3 storeys, a taller datum is emerging of between 7 & 12 storeys, partly determined by the PSQ solar height plane and represented by 85-97 Macquarie Street and elements of the much taller built or proposed buildings such as 3 PSQ, 6-8 PSQ, 48-50 Macquarie Street & 197 Church Street and is supported by proposed Height of Building limits of 24-28m to the west and south of the square.

It is expected the street-wall alignment to the south side of Macquarie Street would remain, while buildings on the northern side may be less consistent, with a zero-lot line at street level up to the traditional datum, and a mix of zero to 6m setbacks above this, as exists at 25 Smith Street and proposed to the development at 197 Church Street, and suggested by proposals for the Metro site.

As highlighted further below, a street wall is also emerging from the south façade of 85-97 Macquarie Street, generated by the PSQ Solar Access plane and forming a strong wall to the north of Parramatta Square. This ties in to the Emerging datum and corresponds to the DCP Parramatta Square Objective (O.21).

It should be noted that much of the north side of the street between Church and Smith Streets is proposed to be or has already been demolished for the Metro site, which is expected to propose an alternative street wall.

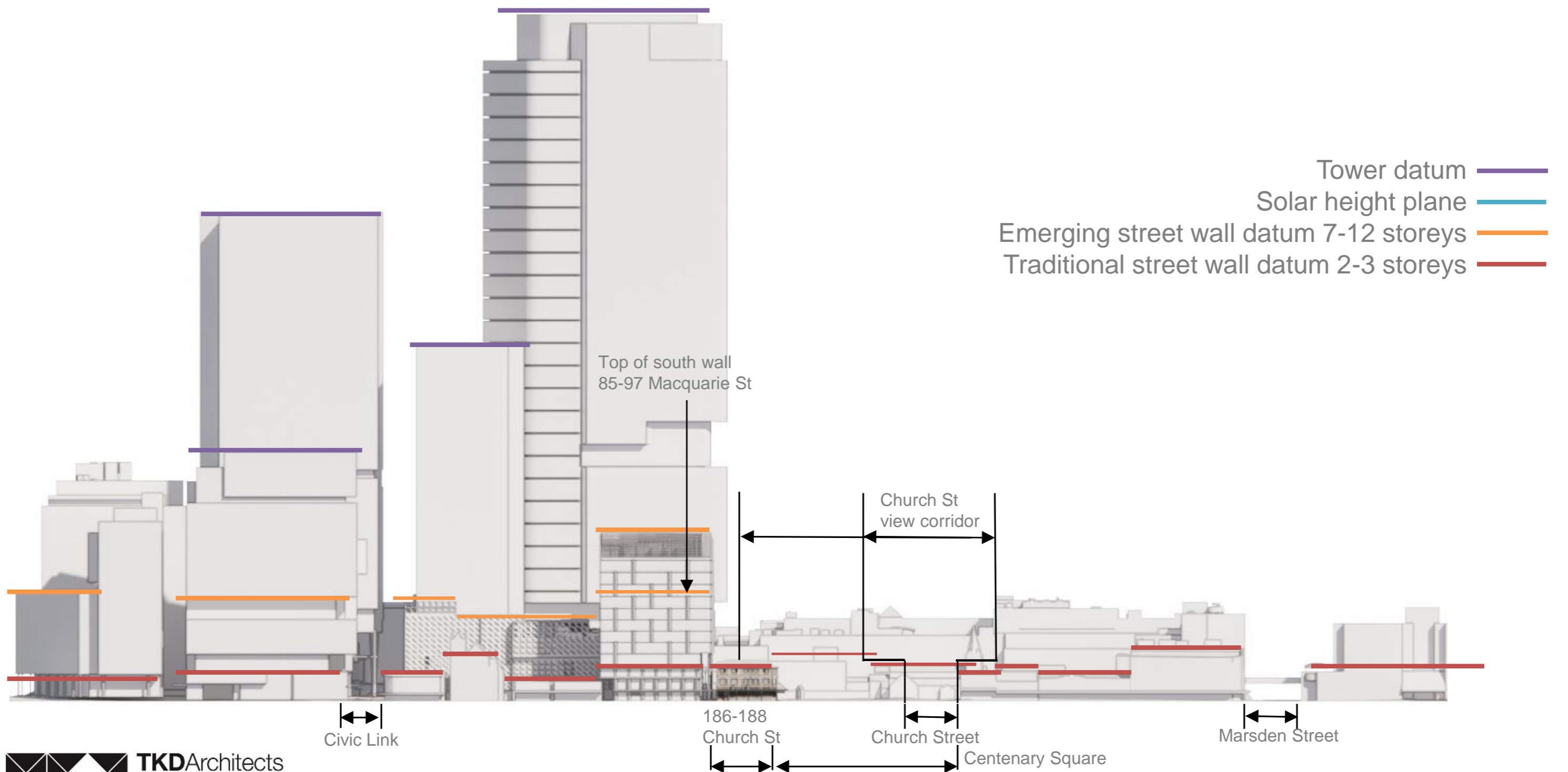


The subject site sits within the Macquarie Street street wall and emerging wall to the north of Parramatta Square and should continue to strengthen these urban forms

Context Analysis.

Macquarie Street Streetscape – Existing

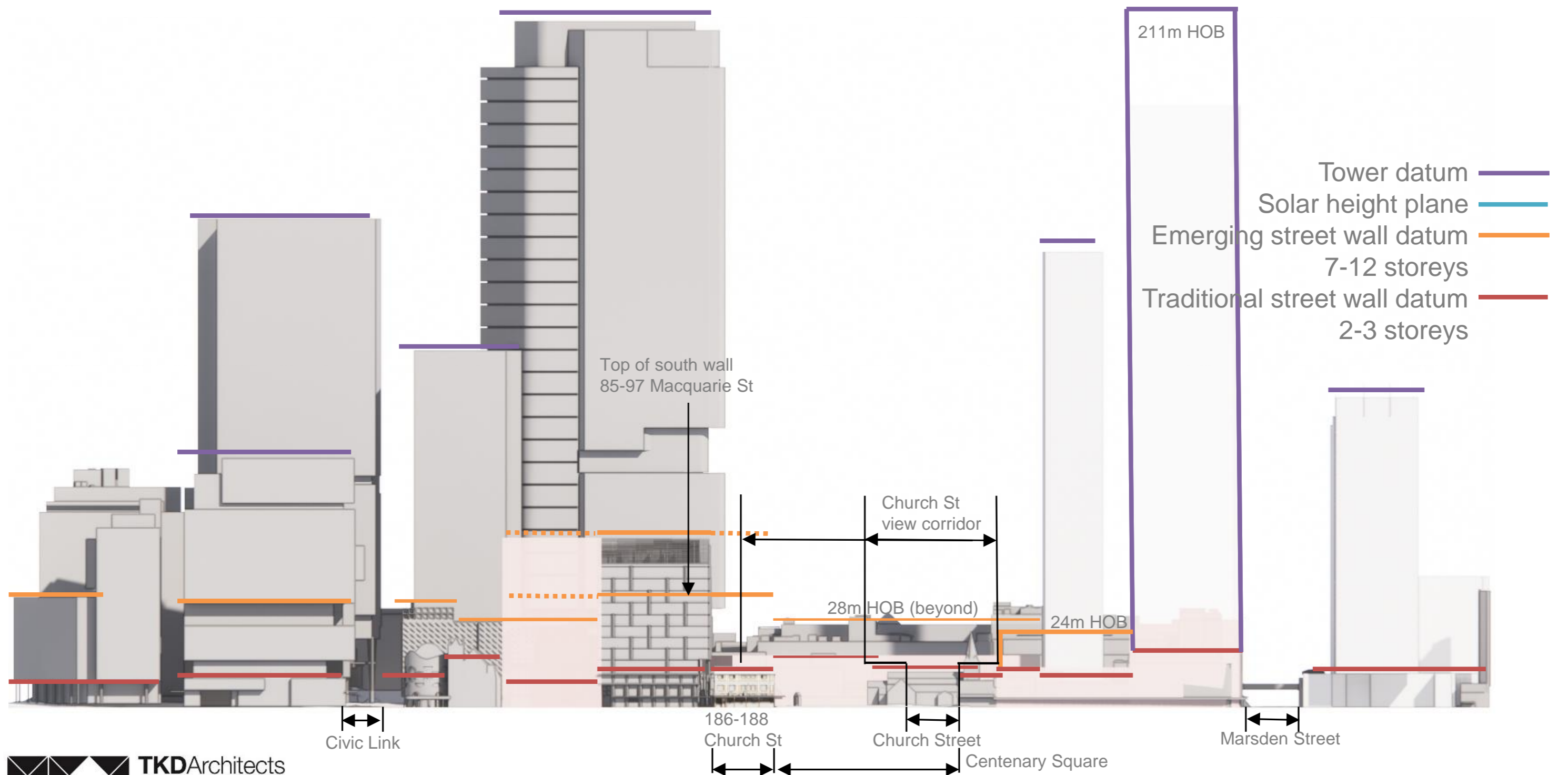
The streetscape diagrams here show the existing street wall character of Macquarie Street with a traditional datum of 2-3 storeys built largely to the street boundary reflected in older buildings as well as within the language of new buildings, and is not inconsistent with the 12m height of building constraint to Church Street frontages. This has been supplemented by an emerging higher datum at around 7-12 storeys reflected in newer buildings, some of which relate to the Parramatta Square solar height plane control. Beyond this is a less consistent “datum” of taller towers.



Context Analysis

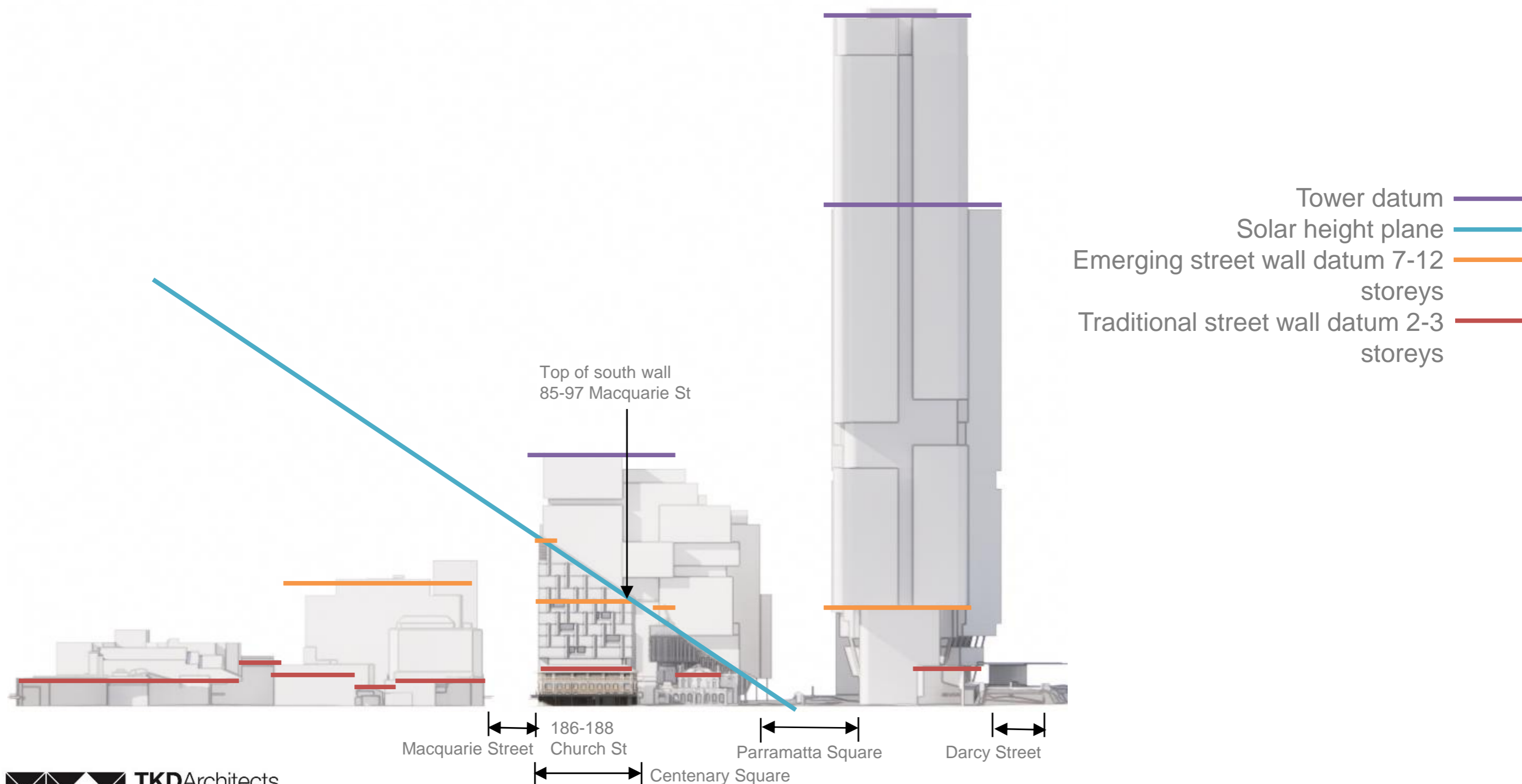
Macquarie Street Streetscape - Expected

The setting includes a number of nearby sites that have either gained or are seeking approval, including the Metro site on the northern side of Macquarie Street. This diagram reflects the expected streetscape condition of Macquarie Street taking these into account as well as indicating HOB constraints which recently took effect. With the HOB to the Macquarie St buildings west of Church St being 24m and a building envelope for 99 Macquarie St matching the under construction building east of it at 97 Macquarie St, it can be expected that the "Emerging" datum is only likely to be strengthened



Context Analysis. Church Street Streetscape – Existing

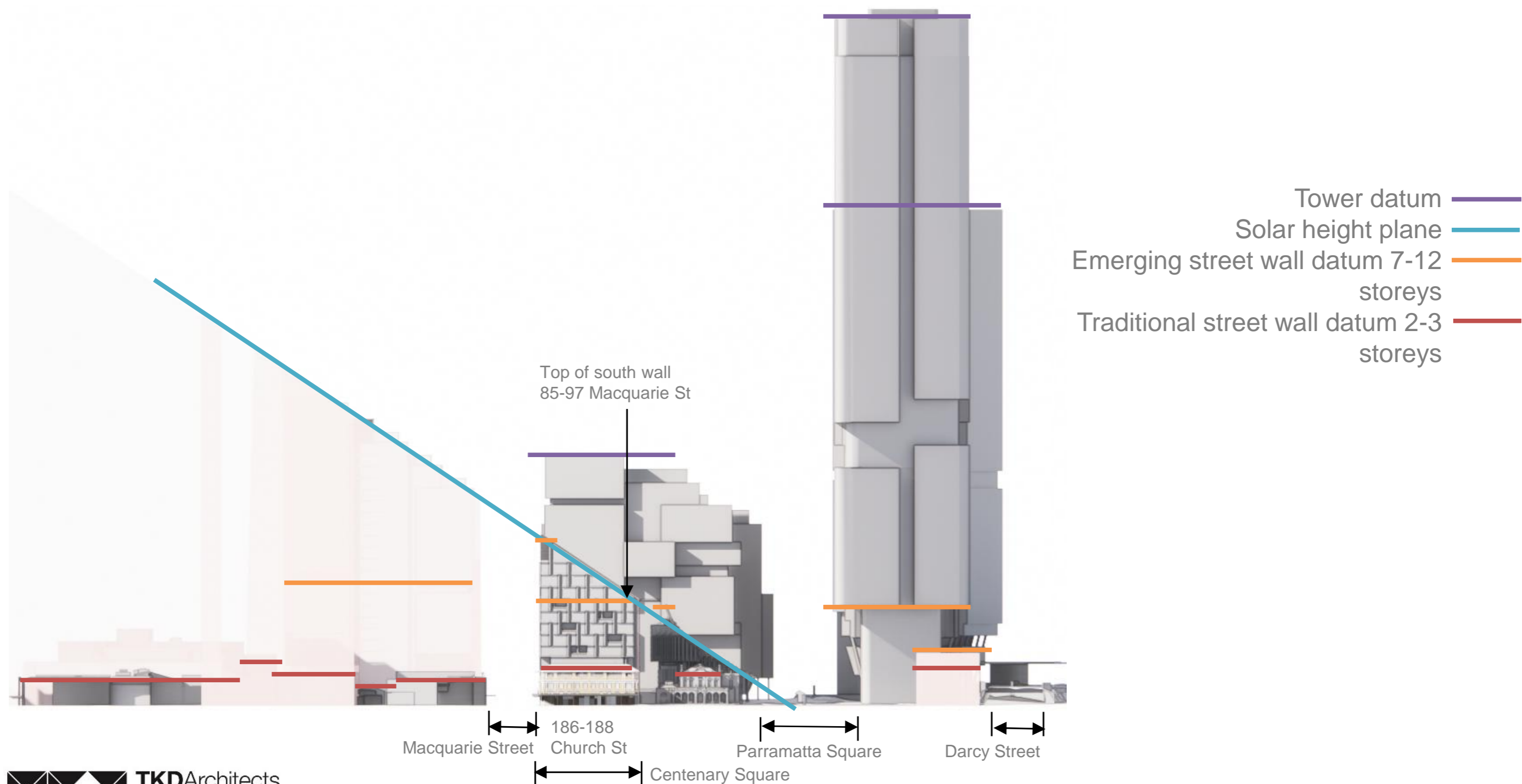
The diagrams here show the existing streetscape character of Church Street with a traditional datum of 2-3 storeys built largely to the street boundary north of Macquarie Street, reflected in older buildings as well as within the language of some newer buildings, and is not inconsistent with the 12m height of building constraint to Church Street frontages. This has been supplemented by an emerging higher datum at around 7-12 storeys reflected in newer buildings, some of which relate to the Parramatta Square (PSQ) solar height plane control. Beyond this is a less consistent “datum” of taller towers. South of Macquarie Street the streetscape changes significantly with the former street wall buildings south of the Town Hall having been demolished to make way for PSQ and the 6-8 PSQ building in particular, and the introduction of Centenary Square to ameliorate the transition between Church St north of Macquarie and the angled street alignment to its south. While not a street wall as such, the traditional datum does exist in terms of building scale around the broader “public” space encompassing Centenary Square and the Cathedral grounds, and similarly the higher emerging datum is reflected in elements such as the top of the southern wall of 97 Macquarie St (prominent/facing to Town Hall and PSQ) and intermediate massing elements on 6-8 PSQ, 3PSQ and the approved building at 48-50 Macquarie St.



Context Analysis.

Church Street Streetscape – Expected

With the significant amount of development being undertaken and proposed in the Parramatta CBD the setting includes a number of nearby sites that have either gained or are seeking approval, including the Metro site on the northern side of Macquarie Street. This diagram reflects the expected streetscape condition of Church Street taking these into account as well as indicating HOB constraints which recently took effect.

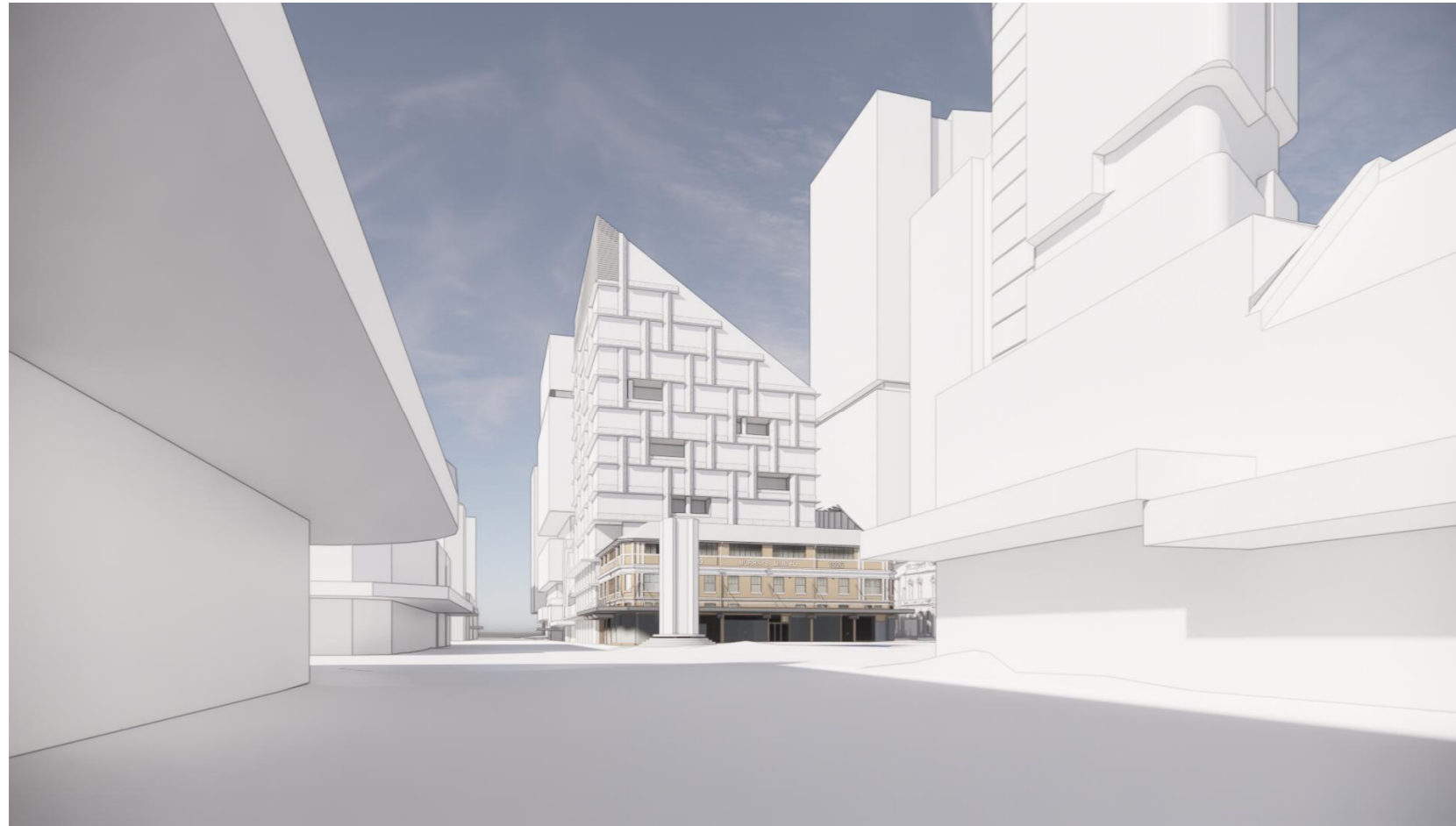


Context Analysis.

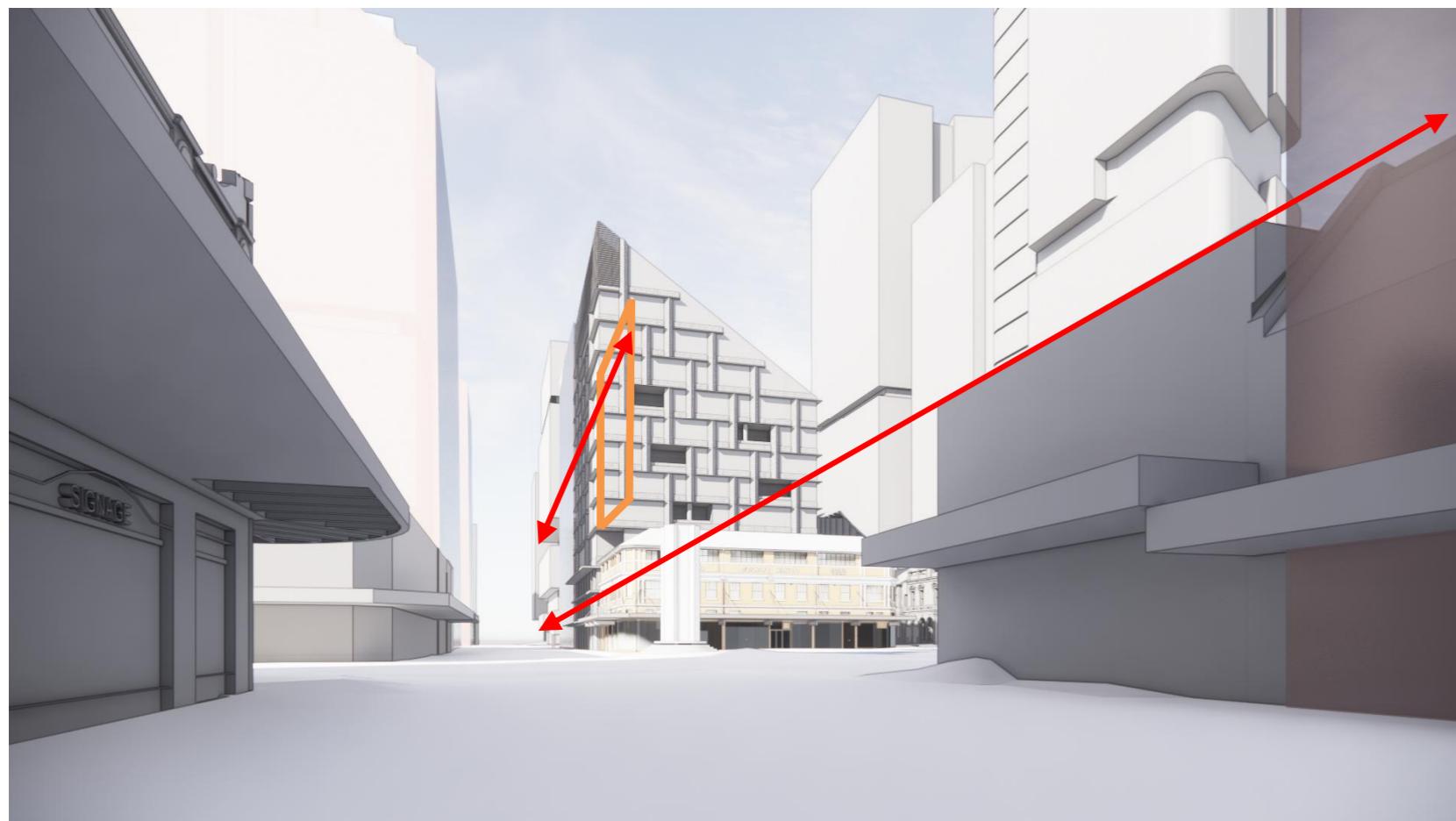
Macquarie St Streetscape.

Macquarie Street, particularly the south side, has always had a fairly consistent street wall aligned with property boundaries. While traditionally a low scale 2-3 storeys, a taller datum is emerging of between 7 & 12 storeys, partly determined by the PSQ solar height plane and represented by 85-97 Macquarie Street and elements of the much taller built or proposed buildings, such as 3 PSQ, 6-8 PSQ, 48-50 Macquarie Street & 197 Church Street, and is supported by proposed Height of Building limits of 24-28m to the west and south of the square.

It is expected the street-wall alignment to the south side of Macquarie Street would remain (notwithstanding a Planning Proposal for the Cathedral site we understand is currently under consideration), and that any addition to the subject Site should reflect and reinforce this.



Ground level view looking east towards Centenary Square & Macquarie St – Existing



Ground level view looking east towards Centenary Square & Macquarie St– Expected.



Context Analysis.

Anticipated future built form



Once the view corridor constraints and approved & expected proposals surrounding the site are taken into account it is evident that a pattern of massing is evolving around the subject Site that acknowledges the primacy of Church Street, its associated view corridor & the street's change in direction, the Macquarie Street street-walls, the PSQ solar access plane and Centenary Square and its broader public space.

The subject Site is in a unique position in that it is directly influenced by all these factors and includes a building of some heritage significance.

In regards to urban form, the site needs to respond to these factors and mediate between them.

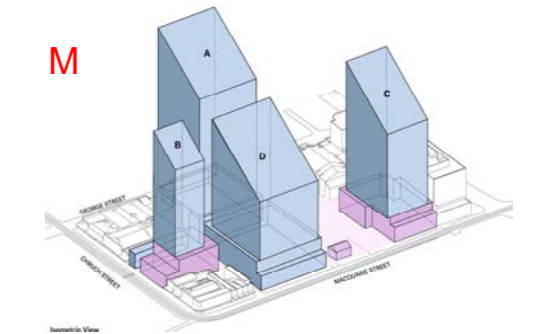
Its position on Church Street but setback from the primary view corridor alignment north of Macquarie Street due to the change in the Street direction, means any addition (within the existing footprint) will not significantly impact or impede any views along Church Street towards the Cathedral.

Its position on the south side of Macquarie Street means any addition should continue with the zero lot line alignment consistent with most of the street including its neighbour at 85-97 Macquarie Street. Any addition needs to sit within the PSQ Solar access plane, but should also take cues from its neighbour and immediate surrounds, including the south façade that will be most visible and prominent from Parramatta Square.

The existing building sits on the edge of Centenary Square and partly within the newly redefined Church Street view corridor, such that any addition will likely be visible within the Square and the broader public space, but will not impede or block any views of or within the Square from the public domain, and would be expected to be less prominent and impactful than 6-8 Parramatta Square (or the Planning Proposal we understand is currently under consideration for the Cathedral site).

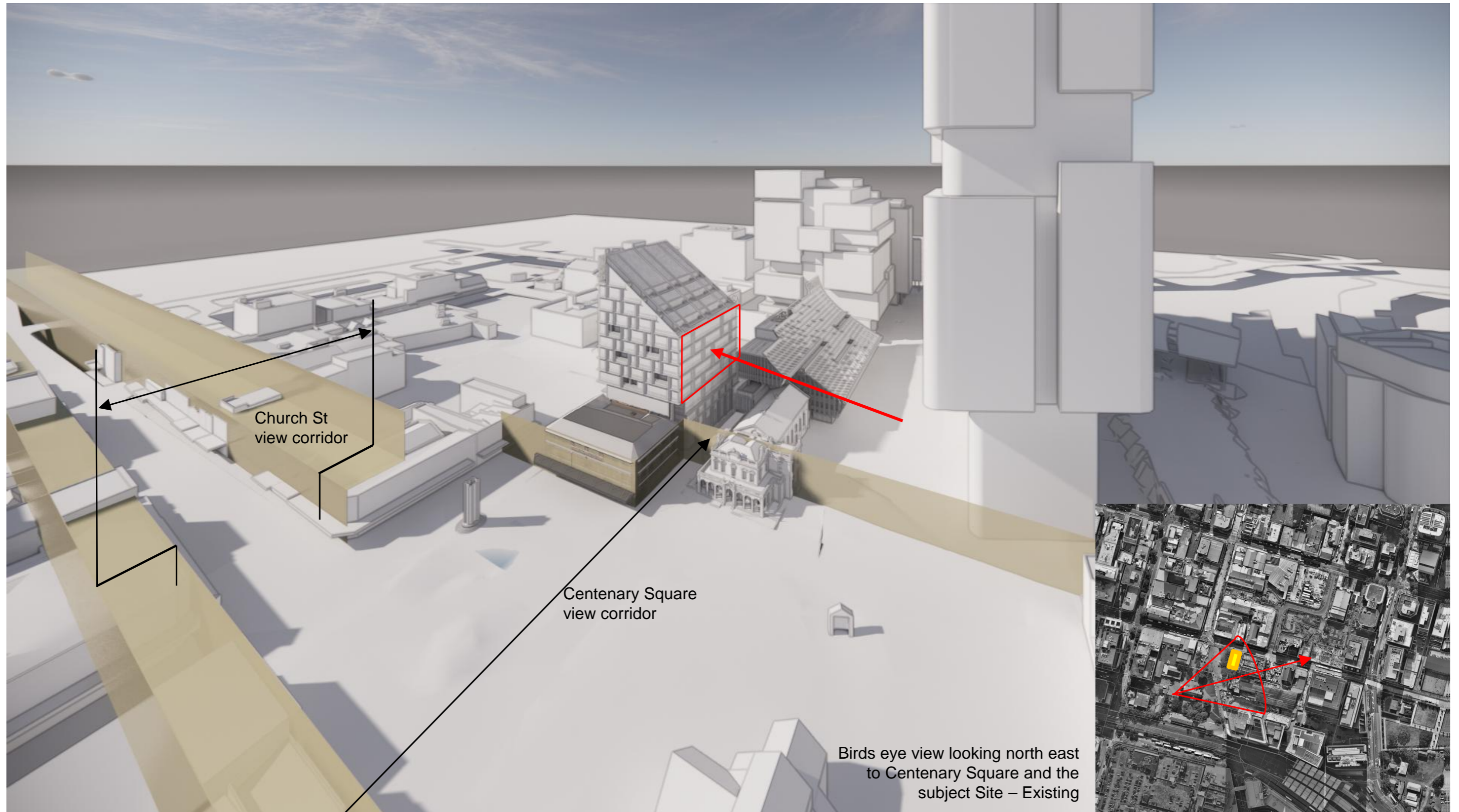
The subject site sits within and needs to respond to an anticipated urban form that is determined by a mix of public spaces, special areas, street walls and height datums

Built Form Analysis.



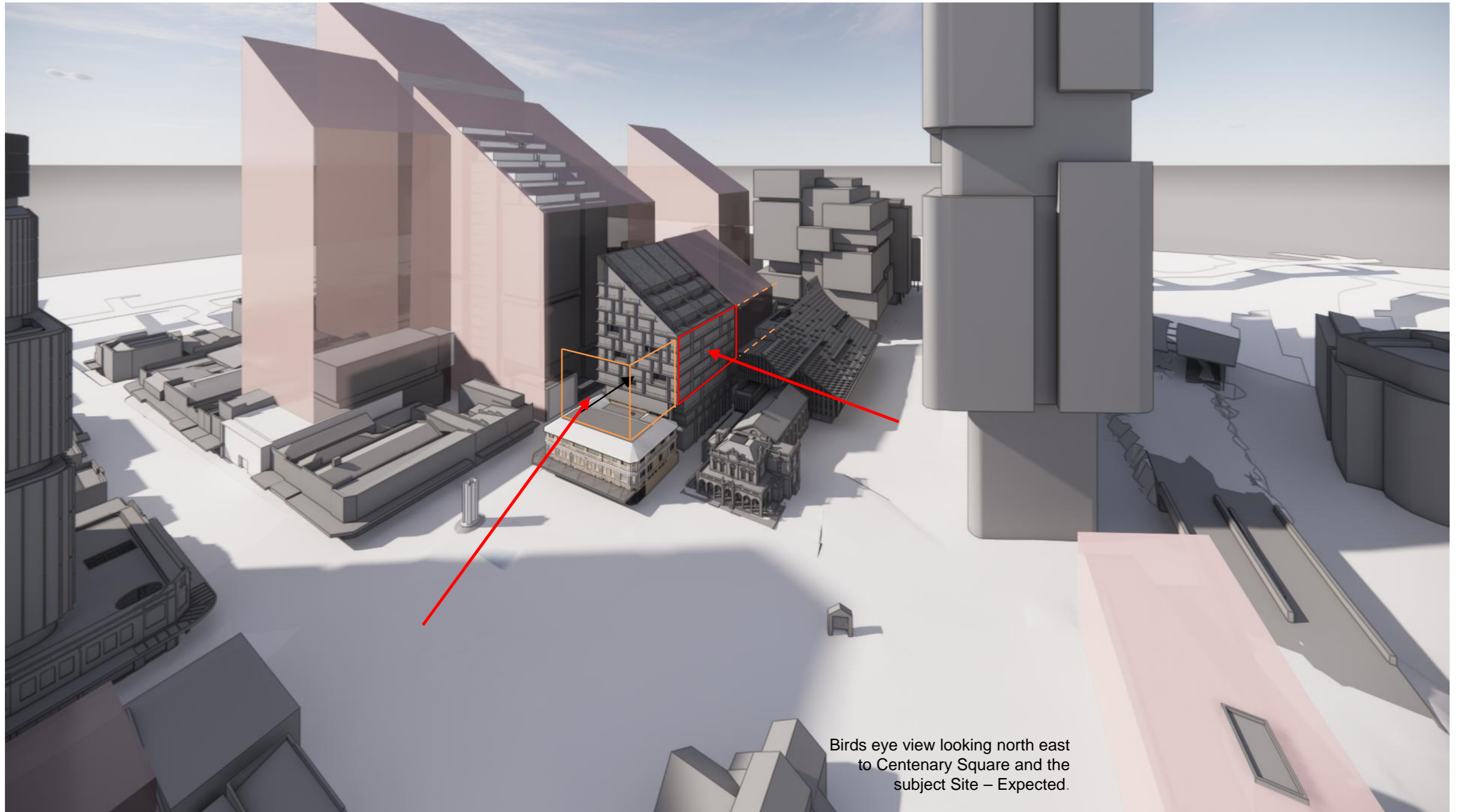
Built Form Analysis. Centenary Square, Surrounding buildings

Any addition to the subject Site needs to sit within the PSQ Solar access plane, but should also take cues from its neighbour and immediate surrounds, The subject Site shares a boundary and two frontages with the 85-97 Macquarie St building, and while their northern boundaries face to Macquarie Street and would be expected to align to the street frontage, it is the south façade of the adjacent building that is expected to be most visible and prominent from the public space at Parramatta Square. While the form of the adjacent building is determined largely by its site boundaries and the PSQ solar access plane, the primary façade of the subject Site is arguably to Centenary Square, so the form needs to also address it rather than just responding to the solar access plane.



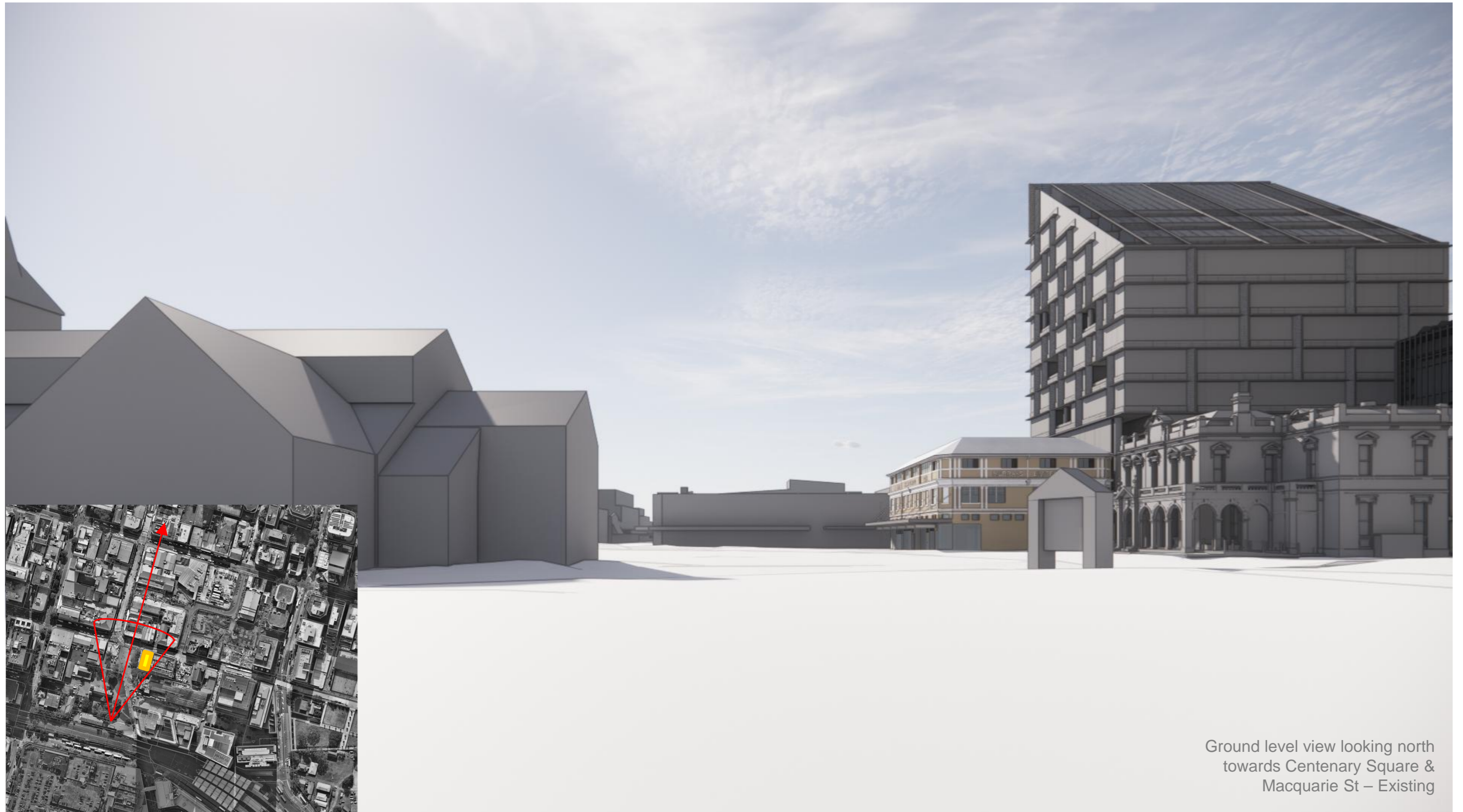
Built Form Analysis. Centenary Square, Surrounding buildings

Objective O.21 of the Parramatta Square requirements of the draft DCP is to “ensure that successively designed buildings present visually integrated elevations to Parramatta Square and work collectively to frame and form a coherent and legible ‘urban room’”. Accordingly it is this frontage that might best define the form of any addition to the subject Site, and it is expected that both the top/parapet of the south wall and the lower datum coinciding with the soffit of the through site link that should be taken into consideration.



Built Form Analysis. Centenary Square, Surrounding buildings

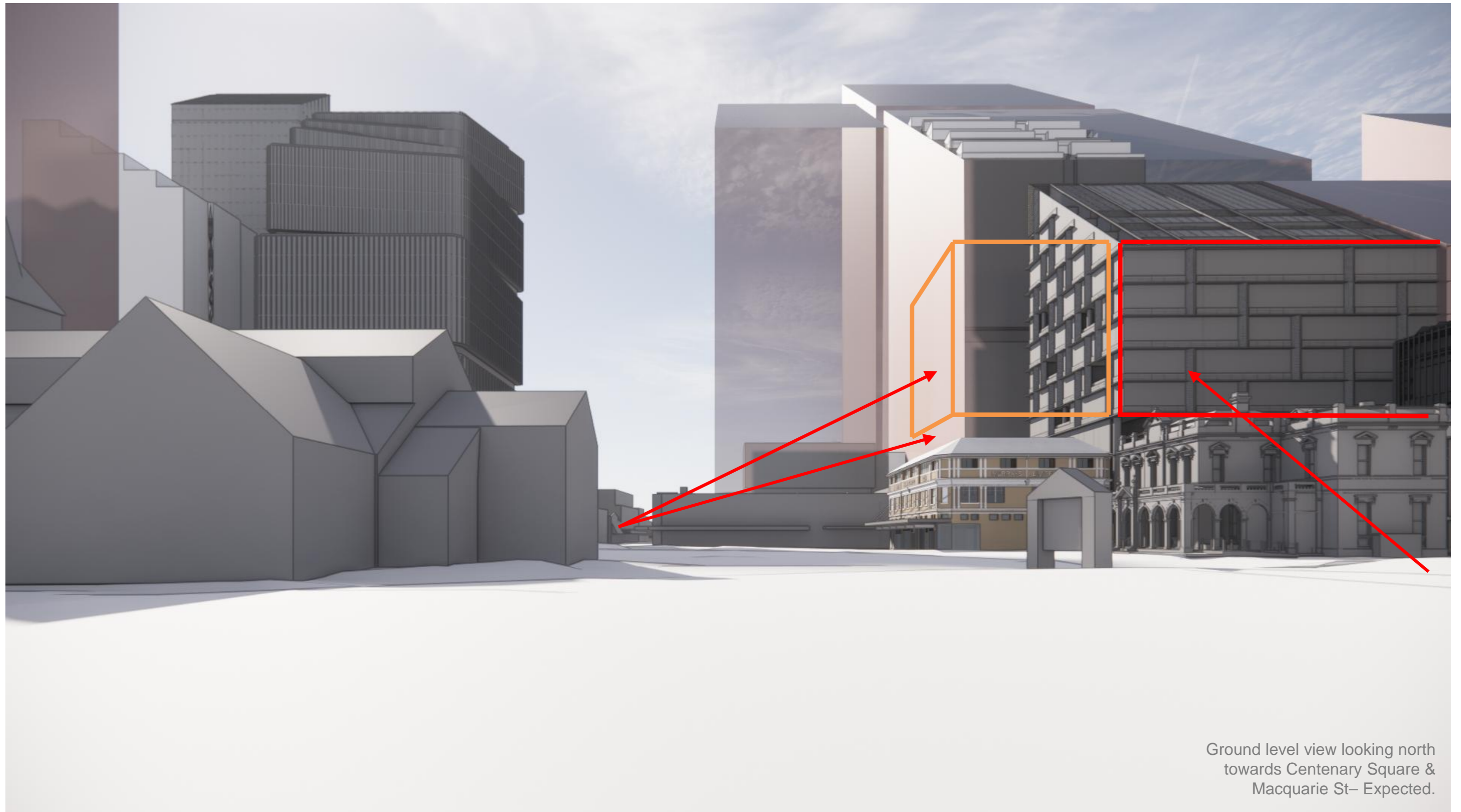
The existing building is identified as one of a number of mainly heritage listed buildings that together give Centenary Square, and the broader public space beyond it, its scale and character. Accordingly, notwithstanding the impact from recently completed and proposed developments bordering the Square and the broader public space, any addition to the existing building needs to ensure that this scale and character is legibly maintained.



Ground level view looking north
towards Centenary Square &
Macquarie St – Existing

Built Form Analysis. Centenary Square, Surrounding buildings

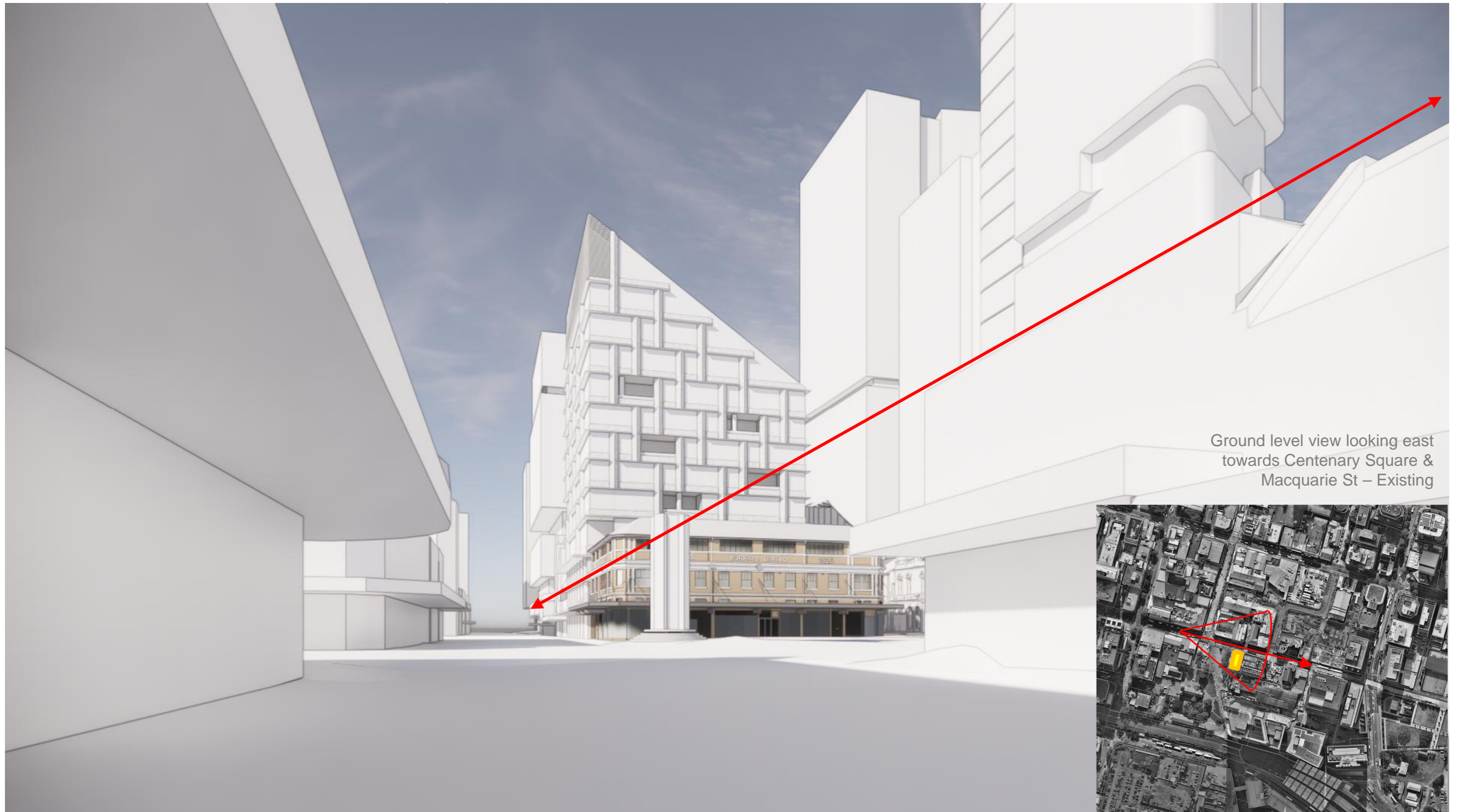
While the form of the adjacent 85-97 Macquarie Street is determined largely by its site boundaries and the PSQ solar access plane, the primary façade of the subject Site is arguably to Centenary Square, so the form of any addition needs to also address it rather than just responding to the solar access plane.



Ground level view looking north
towards Centenary Square &
Macquarie St– Expected.

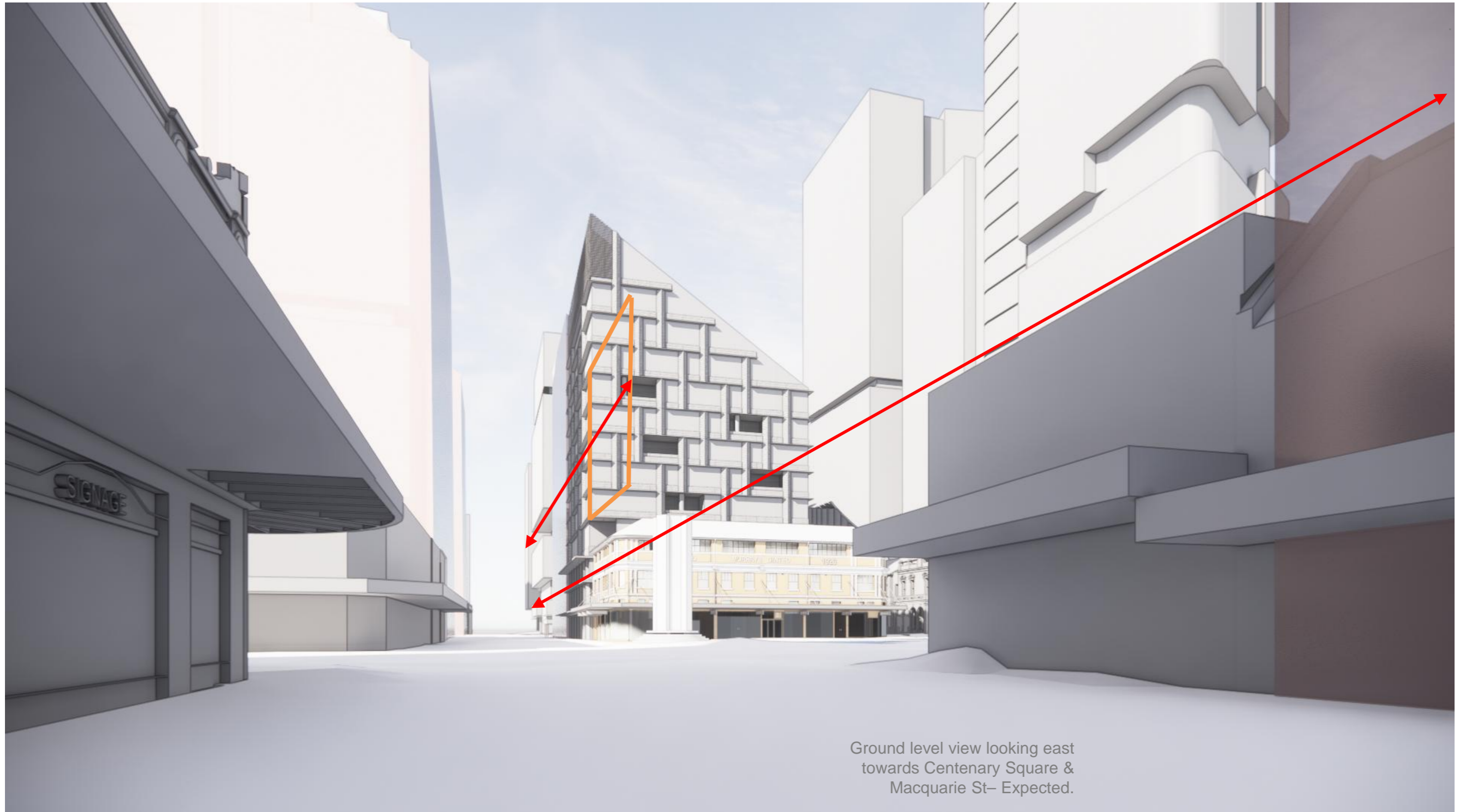
Built Form Analysis. Macquarie St Streetscape.

Macquarie Street, particularly the south side, has always had a fairly consistent street wall aligned with property boundaries. While traditionally a low scale 2-3 storeys, a taller datum is emerging of between 7 & 12 storeys, partly determined by the PSQ solar height plane and represented by 85-97 Macquarie Street and elements of the much taller built or proposed buildings, such as 3 PSQ, 6-8 PSQ, 48-50 Macquarie Street & 197 Church Street, and is supported by proposed Height of Building limits of 24-28m to the west and south of the square. It is expected the street-wall alignment to the south side of Macquarie Street would remain, and that any addition to the subject Site should reflect and reinforce this.



Built Form Analysis. Macquarie St Streetscape.

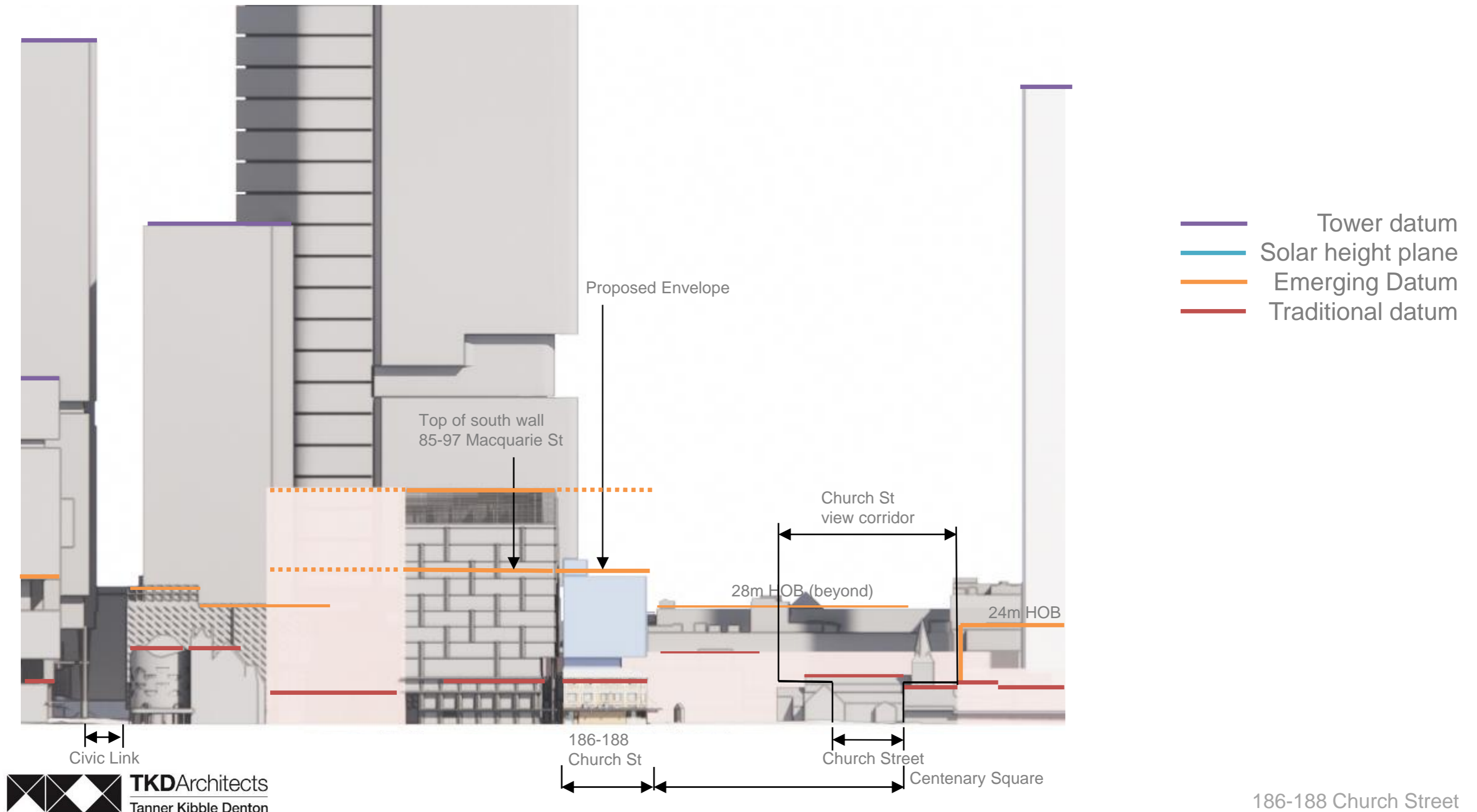
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Ground level view looking east
towards Centenary Square &
Macquarie St– Expected.

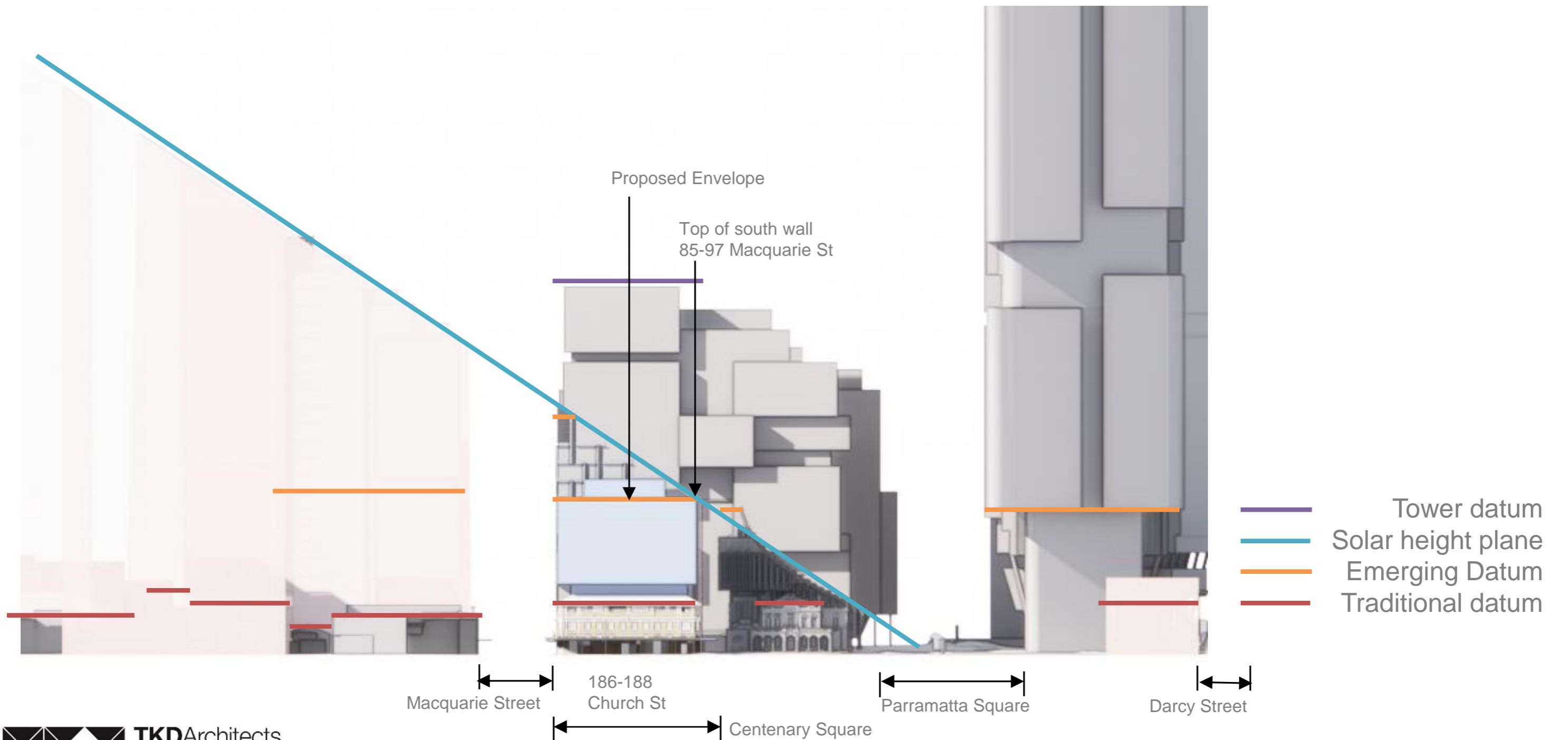
Proposed Envelope. Macquarie Street Streetscape – Proposed

The PSQ Solar access plane drives the height/form and massing of sites north of the Town Hall, including forming a strong edge condition to the top of both the north and south walls of the neighbouring 85-97 Macquarie Street. This ties in to the Emerging datum and corresponds to the DCP Parramatta Square Objective (O.21) . In terms of urban form and cues for the subject site, these adjacent walls are key influences, setting the street wall plane to the north, and to the south, as viewed from Parramatta Square and Centenary Square (& the broader public space beyond it), setting the face and upper & lower edges of the envelope in response to the PSQ site Objective (as noted above) for “framing and forming a coherent and legible ‘urban room’”. While the raking form of the adjacent 85-97 Macquarie Street is determined largely by its site boundaries and the PSQ solar access plane, the primary façade of the subject Site is arguably to Centenary Square, so the form of any addition needs to also address it rather than just responding to the solar access plane .



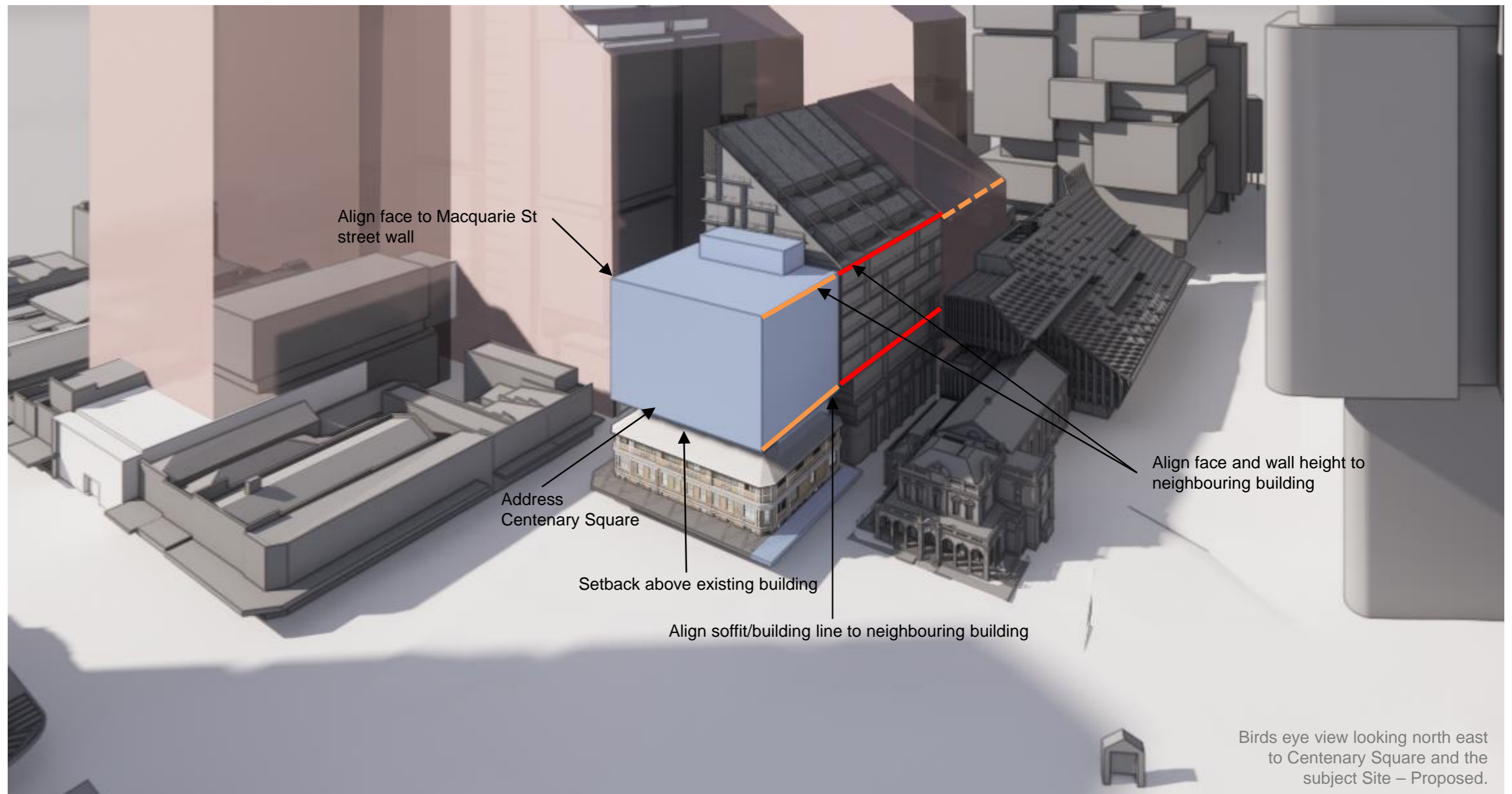
Proposed Envelope. Church Street Streetscape – Proposed

While the raking form of the adjacent 85-97 Macquarie Street is determined largely by its site boundaries and the PSQ solar access plane, the primary façade of the subject Site is arguably to Centenary Square, so the form of any addition needs to also address it rather than just responding to the solar access plane. Accordingly it is proposed that the strong southern edge condition to the southern Parramatta Square face extends around to the west (and north) to provide a strong form to Centenary Square consistent with the emerging datum.



Proposed Envelope.

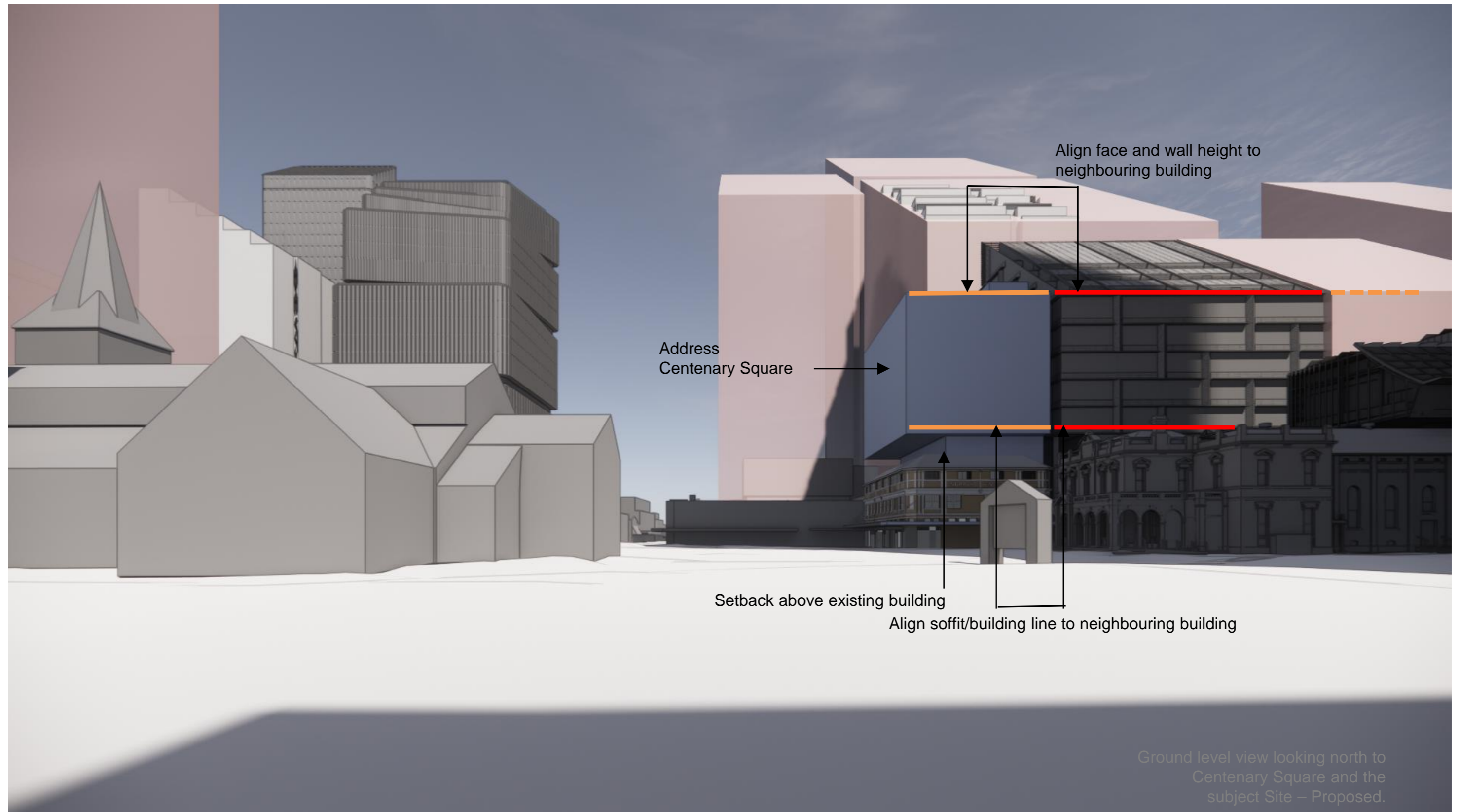
The proposed Envelope is consistent with the LEP Height of Building development standard, which is determined in this case by the Parramatta Square solar access plane. The proposal adopts a primary envelope height of approximately 35.25m, which aligns with the DA approved southern parapet/building height of the adjacent 85-97 Macquarie Street (RL 46.15). The southern and northern faces of the proposed envelope similarly align with the main building envelope face of 85-97 Macquarie Street, both of which are set back slightly from the main property boundaries (approx. 375mm to north, approx. 1m to south). The western face of the envelope, addressing Centenary Square, adopts the same height and proposes a nom. 600mm setback from the boundary, which would allow a zone for sunscreening within the boundary, as would be expected to the northern and southern faces consistent with the adjacent building.

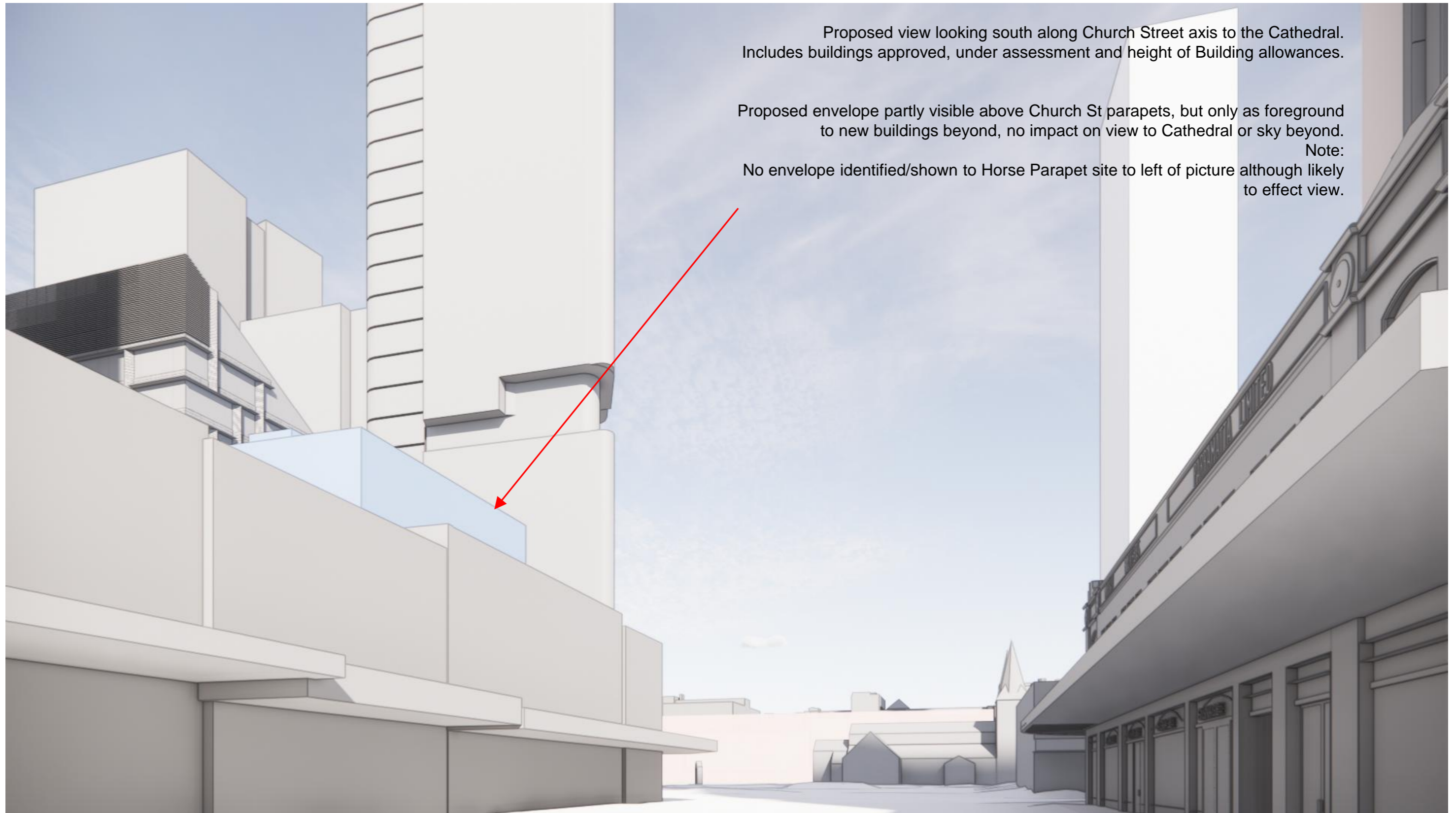


Proposed Envelope.

In order to allow a proper understanding and legibility of, and provide a visual separation from the retained heritage listed existing building, the proposed envelope adopts a deep setback above the existing façade & roof. The setback is min 6m to the primary western façade, with a slightly reduced min 3m to the shorter northern & southern facades.

The soffit above this setback adopts the soffit height at the façade datum/step and through site link of the adjacent 85-97 Macquarie Street. A small envelope is included above this, sufficient to allow for lift & plant overruns and rooftop amenities, with a deep setback provided to limit any visibility from the public domain.





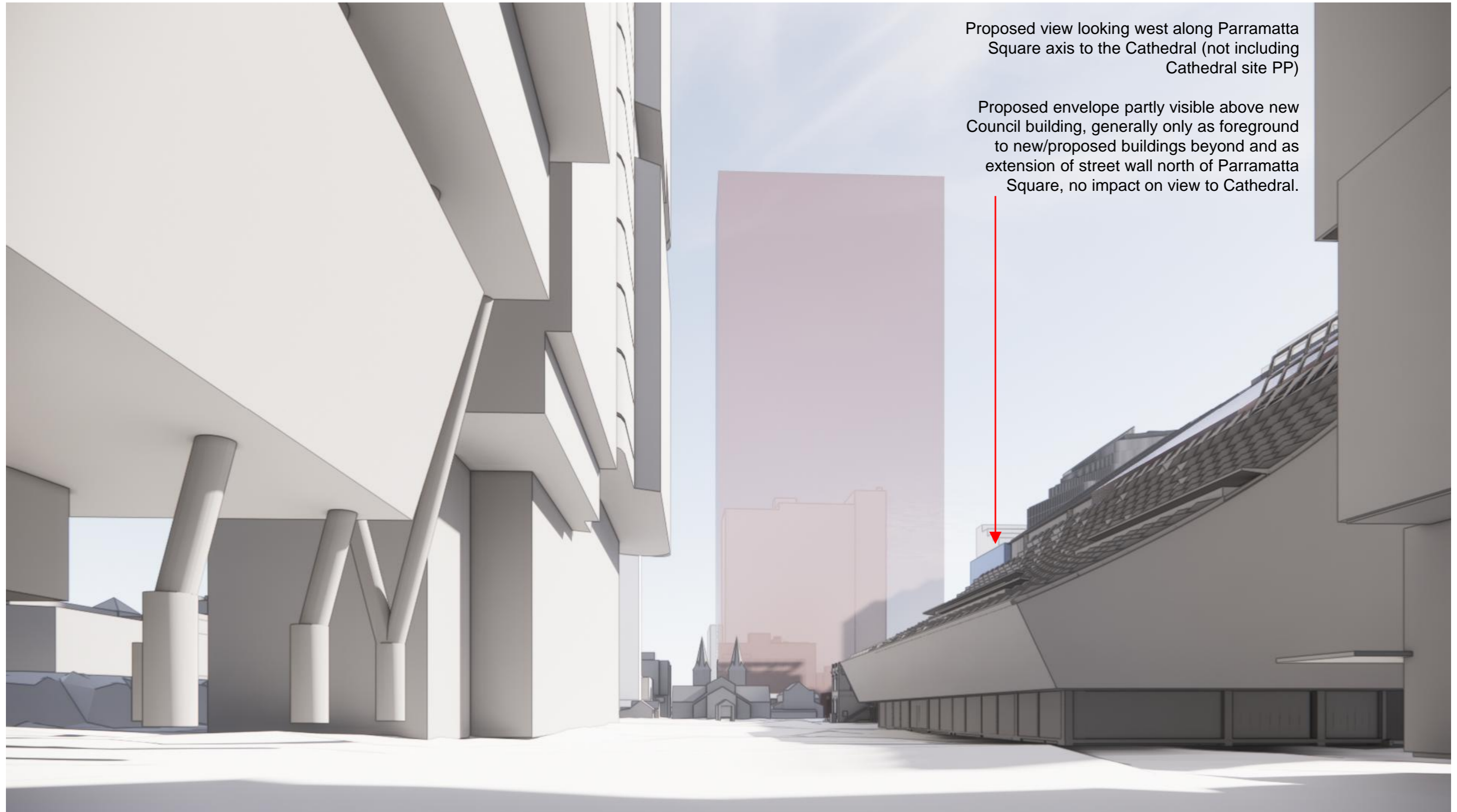
Proposed view looking south along Church Street axis to the Cathedral. Includes buildings approved, under assessment and height of Building allowances.

Proposed envelope partly visible above Church St parapets, but only as foreground to new buildings beyond, no impact on view to Cathedral or sky beyond.

Note:

No envelope identified/shown to Horse Parapet site to left of picture although likely to effect view.

Proposed Envelope.



Proposed view looking west along Parramatta Square axis to the Cathedral (not including Cathedral site PP)

Proposed envelope partly visible above new Council building, generally only as foreground to new/proposed buildings beyond and as extension of street wall north of Parramatta Square, no impact on view to Cathedral.

Proposed Envelope. Summary

The subject Site is a prominent and important site within the rapidly changing Parramatta CBD. As reflected in the objectives of the draft DCP, including those noted above for Parramatta Square and Church Street, the urban form of any addition to the existing building needs to respond to the existing, expected and proposed forms, alignments, heights and spaces of its surroundings. The proposed envelope seeks to do this by retaining the existing building and its relationship to Centenary Square, and responding to directly to the forms of its immediate context.

