

DESIGN EXCELLENCE COMPETITION JURY REPORT

City of Parramatta



14-20 Parkes Street Harris Park



Acknowledgement

Prepared by City Plan Strategy and Development for the City of Parramatta Council

Table of Amendments

Use of this document commenced in May 2016. Subsequent amendments are shown in the following table:

Revision	Date	Amendments
A	June 2016	Nil

Table of Contents

.....	
Acknowledgement.....	i
Table of Amendments	i
Revision	i
Date	i
Amendments	i
Competition Summary.....	3
PART A - Introduction	4
A1. Overview	4
PART B - Design Competition Overview	5
B1. Overview	5
B2. Participating Architectural Firms.....	5
B3. Jury Composition.....	5
B4. Design Competition Timeline.....	5
PART C - Review of the Competition Entries	7
C1. Entry 1 – PTW Pty Ltd	7
C1.1 Merits	7
C1.2 Considerations	7
C2. Entry 2 – SJB Architects.....	8
C2.1 Merits	10
C2.2 Items for ongoing resolution.....	10
C3. Entry 3 – Robertson & Marks Architects.....	12
C3.1 Merits	12
C3.2 Considerations	12
C4. Jury Evaluation Criteria	15
PART D - JURY RECOMMENDATION -	16
D1. Jury Recommendation - Winning Scheme.....	16
D2. Design Development and Conditions	16
D3. Supervision of Design Development	16
PART E - ENDORSEMENT BY COMPETITION JURY	17
Appendix 1: Competition Brief	18
Appendix 2: Correspondence Schedule.....	Error! Bookmark not defined.

Competition Summary

Site Address	14-20 Parkes Street Harris Park	
Site Legal Description	Lot 10 DP128882, Lot 13 DP1077402, Lot 14 DP1077402 & Lot 2 DP128524	
Project Name	N/A	
Competition Type	Invited	
Proponent	Bluesky Parramatta Pty Ltd	
Competition Manager	Allan Caladine, Caladines Town Planning Pty Ltd	
Architectural Design Competition Competitors	PTW Pty Ltd SJB Architects Robertson & Marks Architects	
Competition Winner	SJB Architects	
Jury Members	Kim Crestani, City Architect, City of Parramatta Olivia Hyde, Director of Design Excellence, Office of the Government Architect Ross Howieson , Director, Ross Howieson Architects Pty Ltd	
Key Competition Dates	<ul style="list-style-type: none"> • 1 March 2016 - Architectural Competition Brief endorsed by Council; • 1 March 2016 - List of Competitors endorsed by Council; • 1 March 2016 - Short-listed Competitors notified; • 1 March 2016- Council; endorsed Design Brief issued to Competitors; • 31 March 2016- Lodgement date for Proposals to Competition Manager; • 6 April 2016 - Proposals issued to Council by Competition Manager; • 6 April 2016- Proposals issued to Jury by Competition Manager; • 13 April 2016 - Presentation by Competitors to Jury; • 13 April 2016 - Final deliberation by Jury and recommendation made to Proponent; and • 20 February 2017 - Jury Report finalised for issued to Council for endorsement. 	
Site Area	2,830 m ²	
Winning Scheme Summary Development Statistics	Statistic	Detail
	GFA	32,533 m ²
	FSR	11.5:1
	Maximum Height (m)	140metres
	No. of Apartments	366 apartments
	No. of Parking Spaces	371 spaces
	Apartment Mix	<ul style="list-style-type: none"> • 3 bedroom 9.8% • 2 bedroom 67.2% • 1 bedroom 23%
	Construction Cost	\$160million

PART A - Introduction

A1. Overview

This Jury Report provides a summary of the Architectural Design Competition undertaken by the Proponent, Bluesky Parramatta Pty Ltd in relation to the site at 14-20 Parkes Street, Harris Park.

The purpose of this Jury Report is to inform the City of Parramatta on the competitive design process undertaken and the outcomes of the Architectural Design Competition for the site.

The Architectural Design Competition was conducted in accordance with a Competitive Design Process Brief (dated 1 March 2016) (the "Brief"). This Brief was endorsed by the City of Parramatta Council ("Council") and issued to all competition entrants on 1 March 2016. A copy of the Brief is at **Appendix 1**.

By way of background, the Proponent sought expressions of interest from three selected architectural practices, from both Australia regarding their interest in competing in the design competition. The competitive design process was undertaken in the form of an invited Architectural Design Competition. Three responses were received confirming their acceptance to the invitation to participate in the competition. They are listed below (in no particular order):

- PTW Pty Ltd
- SJB Architects
- Robertson & Marks Architects

The competition entrants had four weeks to prepare their submission for the competition. The submissions were lodged with the Competition Manager on 31 March 2016 and each of the entrants presented their schemes to the Competition Jury on 6 April 2016.

Following deliberation, the Jury agreed unanimously on 13 April 2016 that the scheme presented by PTW Architects exhibits design excellence however a number of design amendments which are set out in Section 6 of this report will need to be addressed at DA stage.

As the winner of this Design Competition, SJB Architects will be commissioned by the Proponent as the Project Architect for the Development Application for the redevelopment of the site.

- As required by the Director General's Design Excellence Guidelines, this Jury Report will:
 - Summarise the competition process incorporating a copy of the competition brief;
 - Outline the assessment of the design merits of each of the entries;
 - Present the jury's decision, including the rationale for the choice of a nominated design and how this exhibits design excellence; and
 - Outline any recommended design amendments or propose conditions of development consent that are relevant to the achievement of design excellence.
 - Recommend a height and/or floor space bonus, up to the maximum 15% available under the provisions of the LEP

This Jury Report has been endorsed by all Jury members (refer Part E) and will be submitted to the Proponent and the Consent Authority (City of Parramatta Council).

PART B - Design Competition Overview

B1. Overview

The competitive design process was undertaken as an invited Architectural Design Competition, with three (3) competitors.

The following has been undertaken as a part of the competitive design process:

A Competition Brief was prepared by Allan Caladine, Caladines Town Planning Pty Ltd and endorsed by Council on 1 March 2016;

Three (3) architectural firms were invited to participate in the competitive process (refer to Section B.2 below);

The Architectural Design Competition formally commenced on 1 March 2016;

Each of the three (3) competitors lodged a "Statement of Design Intent" which addressed the Competition Brief objectives and was accompanied by a set of architectural plans/elevations/sections, photomontages and a planning compliance assessment;

Each architectural firm presented their scheme to the Jury and answered questions from the Panel; and

Each scheme was assessed by the Jury and a preferred design was chosen. The Panel also prepared a list of matters that need further design development during the next stage of the process.

The competitive design process was undertaken in an open and transparent manner.

B2. Participating Architectural Firms

The following architectural firms participated in the competitive design process:

- PTW Pty Ltd
- SJB Architects
- Robertson & Marks Architects

B3. Jury Composition

Section [insert relevant section] of the Brief prescribed the composition of the Jury. The three (3) members were as follows:

Table 1 Competition Jury members

Organisation	Representative
City of Parramatta	Kim Crestani, City Architect
Office of the Government Architect	Olivia Hyde, Director of Design Excellence
Proponent's Nominee	Ross Howieson , Director, Ross Howieson Architects Pty Ltd

B4. Design Competition Timeline

The key dates and processes for the competitive process are outlined in the below table:

Table 2 Key Competition Dates

Date	Action
1 March 2016	City of Parramatta endorsed the Competition Brief
1 March 2016	Commencement Date of Design Competition, brief issued to Competitors
31 March 2016	Final Submissions Lodgement Day

13 April 2016	Presentation Date by Competitors of proposed design
13 April 2016	Design Decision Date by which submissions are evaluated with a recommendation for formal appointment of successful Competitor (14 days from presentation).
20 February 2017	Completion of subject Jury Report and issue to Council.

PART C - Review of the Competition Entries

Please note that the following entries, numbered 1 to number 3 are in no particular order.

C1. Entry 1 – PTW Pty Ltd

C1.1 Merits

- Green podium relationship to the park is potentially strong.
- Two tower scheme provides a strong urban form response and reduces the mass of the tower.
- Well considered and documented contextual response.
- Good resolution of massing and good overall building articulation.
- Stepped tower form is good response to the transition of the local urban scale.
- Façade concepts using coloured glass for the towers could be strong
- Well considered façade treatments, especially to south and west with good variation related to height and aspect.
- Common open space areas on Option 1 at Level 05 and Level 34 well located with good useability and solar access.
- Excellent cross ventilation
- Good resolution of ADG setback issues.
- Good articulation of typical floor plates.
- Concept of podium landscape connection to parkland appropriate and valid.
- Maximises north facing apartments
- Generally good inter-apartment acoustic and visual privacy.
- Reasonable level of ESD performance
- Inclusion of “through” apartments on Levels 06-33 increases natural ventilation but may compromise lift access.
- Complies with ADG numerical objectives for solar access and cross ventilation.
- Exceedance of yield expectation required by the brief.
- Good floor plate efficiency.
- External colour palette and material variation provides a positive marketing point of difference.
- Variations in upper level apartment configurations provides more choice for purchasers.
- Construction methodology reasonable. Structure consistent throughout.
- Maintenance of structural alignment despite variations in floor plates simplifies structural design and minimises transfer structure.
- Reasonable resolution of services for this stage.
- Support ensuring that condensers are not located on balconies.

C1.2 Considerations

- Sheer wind load to Wigram Street without a setback is likely to present a problem.
- Street interface with flood mitigation requires careful detail design to ensure the street edge does not become inhospitable.
- The Ground Floor terrace area would benefit from a strengthened, more considered relationship with the public domain.
- Some apartments are too deep – particularly on level 05
- Concern that lift numbers and corridor widths may not meet code.
- Apartment depth and snorkel bedrooms are a negative amenity issue
- The lack of genuine activation of the podium could be addressed by a further option of inclusion of residential uses on the west and south façade on levels 02-04. Landscaping concept could be maintained.



South Elevation



West Elevation



Section A-A
scale 1:750



Section B-B
scale 1:750



View from Parkes Street - PTW



View from Wigram Street & Parkes Street - PTW

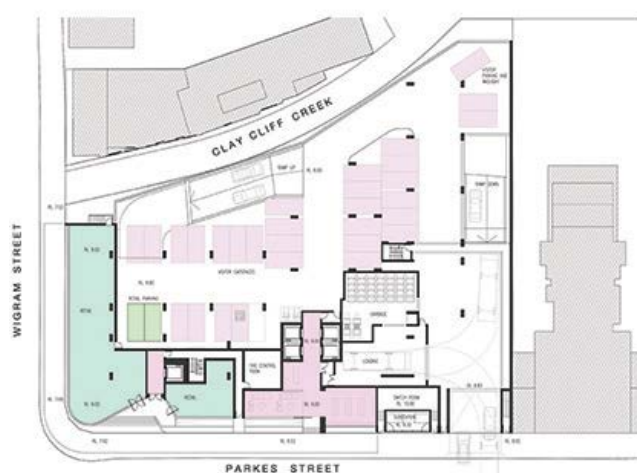
C2. Entry 2 – SJB Architects

C2.1 Merits

- Excellent articulation of podium and tower forms.
- Strong sense of identity and address.
- Confident design response, very well considered, communicated and detailed.
- Podium design, articulation and materiality provides human scale and empathy.
- The use of brickwork in the podium promotes some reflection of the area's past.
- Clear public domain approach.
- Strong architectural resolution of all elements.
- Strong built form identity and internal amenity.
- Transition of materiality on southern tower above Level 35 is important compositional treatment.
- One of the primary strengths of the scheme lies in the separation of the two tower elements which provides natural light, ventilation and outlook to the lobbies and corridors.
- Excellent SEPP 65 compliance and apartment amenity.
- Good location and orientation of Common open space at Level 05.
- Podium landscape treatment is critical to success of built design.
- Support larger balconies (3m deep)
- Good lift lobby and apartment access.
- Well located communal facilities.
- Support location of larger apartments with good sunlight access and larger terraces (for example on the podium level) for potential up-take by families.
- Design exceeds ADG numerical requirements for solar access and cross ventilation.
- Façade detail provides appropriate summer shading.
- Excellent internal apartment amenity and a strong building character will make this building highly marketable.
- Excellent street level and podium treatment will provide marketing distinction.
- Larger internal apartment and balcony sizes should provide good market differentiation.
- Separation of towers at core provides attractive lobby spaces.
- Very rationale building arrangement will assist in construction buildability
- Curved building elements have been confined to balcony areas whilst glazed and envelope walls retain simplicity and continuity.
- Good resolution of services for this stage.
- Support ensuring that condensers are not located on balconies.

C2.2 Items for ongoing resolution

As SJB Architects were selected as the preferred scheme, feedback from the Jury for ongoing design development and issue resolution is provided below in section D2. Design Development and Conditions below.



Ground Floor



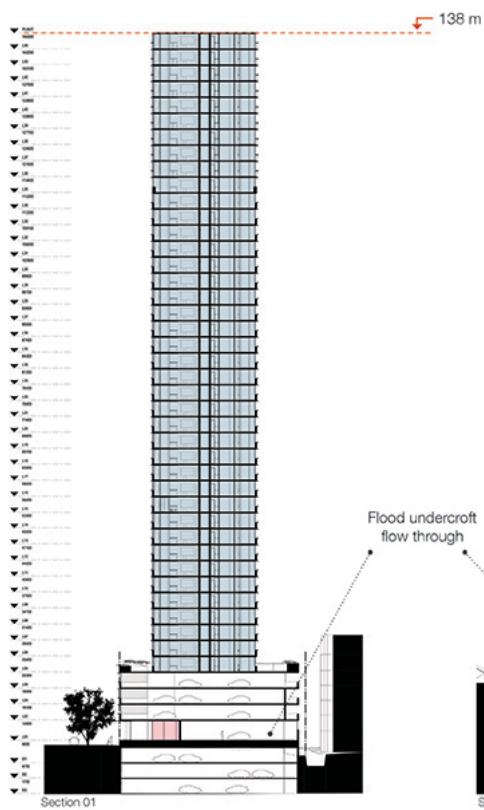
Typical Floor



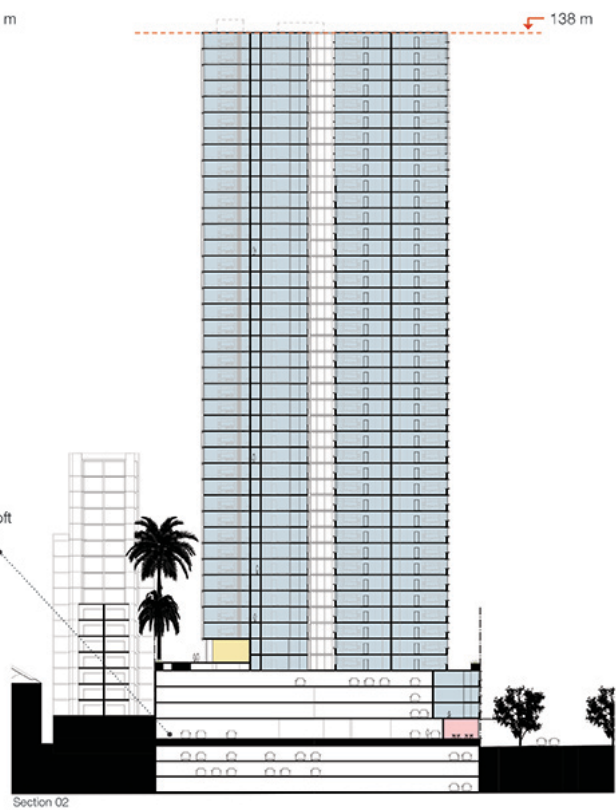
South Elevation



West Elevation



Section 01



Section 02



View from Parkes Street - SJB



View from Wigram Street & Parkes Street - SJB

C3. Entry 3 – Robertson & Marks Architects

C3.1 Merits

- Commend the approach of provision of public amenity through open space on the site however there are issues with the scale and sun access to the proposed under cover open space.
- Stepped address to Claycliff Creek could work well, subject to landscape quality / amenity.
- Good consideration of public domain at street interface.
- Approve of public footpath widening
- Good response and intent with building massing.
- Good podium treatment employing strong vertical rhythm and impressive sculptural detail to Wigram Street façade.
- Vertical fin cladding to the podium could be a strong element subject to detailing and material selection.
- Good visual privacy between apartments.
- Reasonable marketability.issues with apartment sizes can be managed through design development.
- Unvarying form and typical floor above podium level simplifies construction methodology.
- Reasonable resolution of services for this stage.
- Support ensuring that condensers are not located on balconies.

C3.2 Considerations

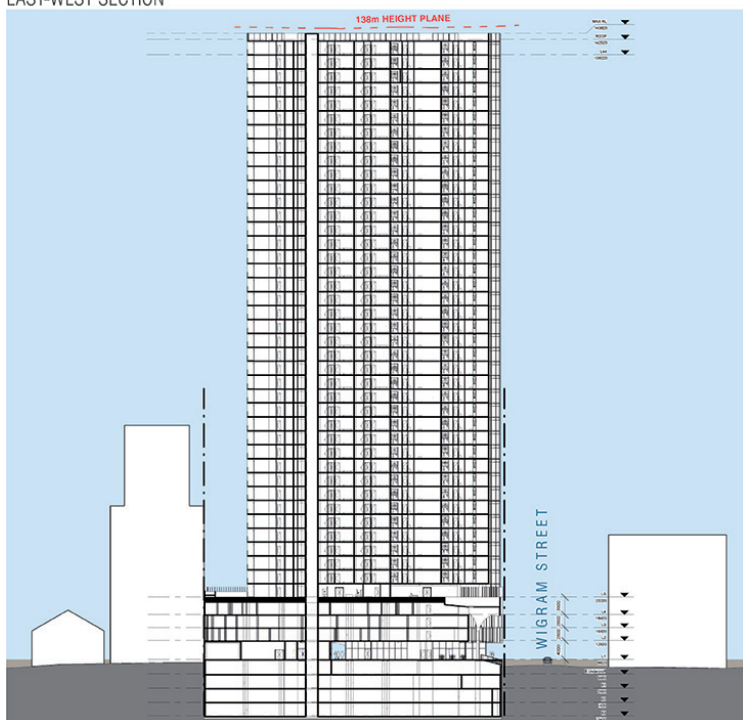
- Retail and single storey height undercroft space – concerns that these may not be inviting due to limited sun access and limited flow through pedestrian traffic.
- Façade articulation, both vertically and horizontally would benefit from more emphasis.
- Tower design does not express a clear / strong architectural intention. Articulation of separate blocks is supported however the tower still presents a substantial walled face to Parkes Street.

- Some issues with apartment sizes roughly 60% of apartments are below the minimum area recommended by the ADG.
- Concern that lift numbers and corridor widths may not meet code.
- An excessive number of apartments receive no solar access in mid-winter.
- Ensure wind load to higher level balconies is addressed.
- Interface of some apartments not desirable for acoustic privacy.
- Exceedance of numerical yield expectation but at the expense of apartment internal floor areas.

NORTH ELEVATION



EAST-WEST SECTION





View from Parkes Street – Robertson & Marks



View from Wigram & Parkes Streets –Robertson & Marks

C4. Jury Evaluation Criteria

Each Jury member evaluated the schemes and provided a total score out of 100% with regard to compliance with the Competition Brief. The following table provides a consolidated evaluation of the schemes with regard to the criteria set out in the brief:

Table 3 Jury Evaluation Criteria

Evaluation Criteria	Weighting	PTW	SJB	Robertson & Marks
1) Compliance with the Design Brief - Urban design - Public domain - Architectural design - Planning and Design (SEPP 65) Compliance - Internal amenity - ESD and environmental performance - if relevant, Heritage	40%	28 %	34 %	22 %
2) Compliance with the Commercial Brief - Development budget - Marketability - FSA/FSR - Floor plate area - Land Use mix - Parking efficiency	30%	22 %	22%	19 %
3) Buildability - Construction methodology - Structural Design - Services	30%	21%	24 %	19 %
Total	100%	71%	80 %	60 %

As can be seen above, SJB Architects received the highest score from the Competition Jury.

The Jury recommendation is in the next section of this Jury Report, Part D.

PART D - JURY RECOMMENDATION -

D1. Jury Recommendation - Winning Scheme

Based on the evaluation of all of the submitted schemes in accordance with the Competition Brief and Jury Evaluation Criteria, SJB Architects is formally announced by the Competition Jury as the winning scheme.

Subject to the design development requirements and conditions in Section D.2 below, the Competition Jury has determined that the winning scheme by SJB Architects exhibits design excellence. The design development requirements and conditions are considered by the Jury to further improve the design quality of the submitted scheme.

This decision by the jury was unanimous.

D2. Design Development and Conditions

Despite the deliberation above, the Competition Jury has made further observations and recommendations for the winning scheme as set out below:

- Façade articulation of both elements must be enshrined in DA consent letters.
- Materiality as per competition rendering must be retained.
- Important that the larger than usual balconies are retained as these are part of the excellent internal amenity of the apartments
- Review setbacks. Prefer min 9m to centre line of the creek. Adjust location of eastern tower to improve setbacks to future tower to the north.
- Street interface with flood mitigation requires careful detail design to ensure the street edge does not become inhospitable.
- Opportunity to improve retail interface to Wigram Street through reduction in parking numbers – create spill-out indoor/outdoor spaces.
- Suggest locating some residential on Parkes Street via reduction in parking numbers.
- Recommend connecting the lobby to the retail
- Suggest inclusion of further apartments to the south-west corner and southern façade of levels 02-04, whilst maintaining the void over the entry lobby.
- Review setbacks to canal to provide 9m minimum to centre of Canal
- An increase in northern setback should not be at the expense of the open lobby or apartment privacy.
- Ensure wind load to higher level balconies is addressed.
- Privacy concerns to the 3 bedroom Type 1 apartments on the north-western corner of the eastern tower. This may be addressed with consideration of the suggested increased setback from Claycliffe creek.
- West facing podium apartments should be re-designed in concert with the addition of more apartments on the southern façade to remove inefficient corridors.
- Some NLA / GFA issues which can be resolved through detail design.
- Review car parking numbers given proximity to heavy rail station.
- Floor plate efficiency may be improved by reduction of corridor length on typical floors. (e.g. re-orientation of north-eastern corner apartments to locate entries closer to core)
- Scope for some improvement in floor plate efficiency through design development.

As set out in Section D.3 below, the Competition Jury will review the developed scheme prior to lodgement of the Development Application to endorse that the above changes/amendments have been made to the satisfaction of the Jury.

The Competition Jury considers that the above matters are required to be resolved in order for the Development Application scheme to exhibit "design excellence".

D3. Supervision of Design Development

To ensure that the quality of the winning design is maintained through all development approval stages and construction the Design Competition Jury will review the design at the following stages:

1. During the pre-lodgement stage
2. During the Development Application stage, when the following information will be required:
 - key cross sections, partial plans and partial elevations through external walls, balconies, pergolas and other key external details. Drawings are to be fully annotated at a scale of 1:50, or if necessary 1:20, showing details,

- materials, finishes and colours, so that the details and materiality of the external facades are clearly documented; and
- revised 3D photomontages

- Prior to issue of the Construction Certificate
- Prior to the issue of the Occupation certificate
- Prior to lodgement of any Section 96 which modifies the design

The Jury will provide written certification that the design at the above stages is substantially the same and retains the design excellence exhibited in the winning submission, subject to the amendments required as set out in Section D.3 above.

The Architectural Competition winning architects shall be retained during the construction process to ensure the retention of the design intent, regardless of whether the site is on sold.

All members of the jury or a majority of jurors must be reconvened to discuss the findings and/or direction of the jury.

The venue for these reviews is negotiable.

Gateway Determination




The Design Competition was held prior to the Planning Proposal (PP) receiving Gateway Determination by the Department of Planning. The Gateway Determination reduced the FSR sought by the applicant from 10:1 to 6:1. After review the Gateway Determination increased the FSR to 8:1.

In the Jury Report the Jury acknowledged that the scheme presented by SJB with a FSR 10:1 + 15% bonus achieved design excellence. However, as the FSR has now been reduced, and to ensure that the scheme still achieves design excellence at 8:1 + 15% bonus, SJB will be required to present the revised scheme to the jury. If the Jury are satisfied that the scheme still achieves Design Excellence a letter awarding design excellence will be sent to the proponent.

PART E - ENDORSEMENT BY COMPETITION JURY

This Jury Report for the Architectural Design Competition at 14-20 Parkes Street, Harris Park has been endorsed by the Competition Jury as set out below.

Table 4 Jury Endorsement

Jury Member	Signature of Jury Member	Date of Endorsement
Ross Howieson Director Ross Howieson Architects Pty Ltd		16 th February 2017
Kim Crestani City Architect City of Parramatta		17 th February 2017
Olivia Hyde Director of Design Excellence Office of the Government Architect		20 th February 2017

Appendix 1: Competition Brief