

DESIGN EXCELLENCE / DEVELOPMENT APPLICATION JURY REVIEW

2-10 Phillip Street, Parramatta (DA/1066/2016)

Date of Issue:	Monday 21 st May, 2018
Architect:	Woods Bagot
Design Competition Reference Number:	DC/14/2016
Drawing Reference Number (TRIM):	D06126909
Design Excellence Jury:	Kim Crestani, City Architect, City of Parramatta Council Dillon Kombumerri, Architect, Office of the Government Architect Bob Nation AM, National Design Director, GHD Woodhead (Proponents Representative)

Project History

Design Competition Held:	25 th August 2016
2 nd Presentation to Jury:	8 th September 2016
3 rd Presentation to Jury	23 th September 2016
Design Excellence Awarded	11 th October 2016
DA – 1 st Jury Review	1 st February 2017
DA – 2 nd Jury Review (Presentation)	15 th February 2017
DA – 3 rd Jury Review (Jury Meeting)	23 rd August 2017
DA – 3rd Jury Review (Jury Meeting)	11th May 2018

Jury Comments

The Design Excellence Jury was reconvened to review the status of this Development Application (DA) with Council Officers and Council's independent ESD advisor. (Note: The proponent and architects were not in attendance at the DA Jury review)

The Jury unanimously agreed that the Development Application is consistent with the original Design Competition winning scheme and exhibits Design Excellence.

The Jury are satisfied that the following design matters have been adequately addressed as part of this DA:

- Satisfied with the quantum of gold patterned mesh used on the façade, noting that the mesh has a higher design and aesthetic value and provides less environmental performance than previously stated,
- Due to the traffic and flooding constraints of the site, understand that the driveway must be accessed via the eastern lane,
- Acknowledge the design of the public domain space has improved, but will defer all comments on the adequacy of the public domain to relevant Council officers,
- Acknowledge the applicant's response to the Jury's previous comment regarding the removal of multiple height void space to facilitate further amenity uses on the upper levels,
- Support the removal of the gable lighting feature (previously recommended by the Jury), and
- Support the removal of the vehicle layby (previously recommended by the Jury).

However, the Design Excellence Jury are of the view that there are still some outstanding issues which are required to be addressed by:

- amendments to the architectural drawings (to be stamped for approval), or
- conditions of consent prior to relevant construction certificate

Environmentally Sustainable Design

Council's independent ESD advisor is concerned that the thermal comfort rating for the building is optimistic and unattainable given the current design. The Jury consider the following additional changes are required to ensure an acceptable level of thermal comfort for the residential units:

- A condition to be applied requiring glazing with a higher thermal comfort specification (level of specification to be developed in conjunction with Council's ESD consultant). A condition will also be included requiring the Jury's to have an opportunity to review samples of glazing units prior to relevant CC approvals.
- Additional awning windows or alternative operable windows (i.e. highlight, sliding) shall be added to achieve Objective 4B-1 of the ADG (i.e. The area of unobstructed window openings in each room should be equal to at least 5% of the floor area served). The 5% must take into account effective operable area of window. Any BCA required opening limiters should be factored in to the calculation.
- For corner units, provide at least 1 operable window on each elevation to provide for additional cross ventilation (ability to purge hot air).
- Internal blinds provided as standard in all residential units.
- Gold glass panels and façade panels adjacent to structural columns should have solid wall backings to reduce solar heat gain.

Wind Impacts

- The Jury also raised concern that the amelioration recommended by the applicant's own wind study have not been shown on the drawings. In particular, concern was raised as to the required wind break awnings between the church and hall and above the hall. The Jury request that the architectural drawings are amended to include the awnings required by the wind report. A letter from the applicant's heritage consultant, commenting on the appropriateness of the awnings relationship to the heritage fabric, should also be submitted.
- The Jury defer the review and comment of the awning design to the satisfaction of the City Architect.

Heritage

- The Jury acknowledge that a portion (façade) of the Hall is being retained. The retention of the hall is controlled by the site specific DCP.
- The Jury would like see the Heritage Interpretation Strategy progressed and presented to the Jury prior to the relevant construction certificate approval

Building Form

- The Jury consider that the built form is generally consistent with the building envelopes contained within the site specific DCP. Although there are some minor variations at the base of the tower, the “angled expression of the tower must be retained” as it is part of the “totality and strength of the architectural proposition”.

Awnings / Hotel Lobby

- The Jury are supportive of the proposed “break” between the awnings at the middle of the eastern elevation, as this emphasises the visibility of the sculptural hotel lobby staircase linking 4 lower levels of the hotel.

The City Architect, on behalf of the Design Excellence Jury recommends that the application is approved subject to the following conditions:

1. In order to ensure the design excellence quality of the development is retained:

- (a) The architectural design team comprising Woods Bagot is to have direct involvement in the design documentation, contract documentation and construction stages of the project (including signing off any required certifications at DA, S96 Applications, Construction Certificate and Occupation Certificate stages).
- (b) The design architect’s team is to have full access to the site, following appropriate safety inductions, and is to be authorised by the applicant to respond directly to the consent authority where information or clarification is required in the resolution of any design issues throughout the life of the project.
- (c) Evidence of the design architect’s team commission is to be provided to the Council prior to release of the relevant Construction Certificate.
- (d) Council’s Design Competition Panel (Design Excellence Jury) is to review and provide comment on the architectural drawings, landscape drawings and samples of all external materials, in particular the external glazing and façade detailing to ensure the scheme remains substantially the same as the award winning scheme prior to the issue of any relevant Construction Certificate and any Occupation Certificate.
- (e) The design architect of the project is not to be changed without prior notice and approval of the Design Excellence Jury.

The Principal Certifying Authority must be satisfied that the above matters have been complied with prior to the issue of a relevant Construction Certificate, in accordance with written confirmation from City of Parramatta Council.

Reason: To ensure the design quality excellence of the development is retained.

2. Prior to the issue of the relevant Construction Certificate, the following detail must be submitted to, and approved by, Council’s City Architect, Design Excellence Jury and Independent Environmentally Sustainable Development consultant:

- (a) A 1:1 manufactured visual mock-up (VMU) of key junctions of the external glazed facade (minimum 3m x 3m dimensions)

Reason: To fulfil the Design Excellence criteria of the Parramatta LEP 2011

3. Prior to the release of the relevant construction certificate the applicant shall submit for the approval of the City Architect, 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. Revised 3D photomontages should also be submitted. The development shall be completed in accordance with the plans approved to satisfy this condition.

Reason: To ensure the design quality excellence of the development is retained.

4. External materials must be pre colour coated on manufacture having a low glare and reflectivity finish. The Solar reflectivity of glazing should be no greater than 10% and the visible light reflectivity not greater than 20% so as restrict the reflection of sunlight from buildings to surrounding areas and buildings and not cause any nuisance or interference to any person or place. Details must accompany the construction certificate for the approval of the City Architect.

Reason: To have a minimal impact on neighbouring properties and the public domain.

5. Prior to the issue of any relevant Construction Certificate, revised architectural drawings shall be submitted to the Council for approval by Council's City Architect and independent Environmentally Sustainable Development consultant demonstrating the following requirements to confirm acceptability of the performance and appearance of the external façade:

- (a) Vision glass, where not comprising a sliding door to a balcony is to have a SHGC < 0.4
- (b) Pattern gold glass is to have a SHGC < 0.5
- (c) Gold mesh screens are to provide < 45% solar transmission at normal angle of incidence

Reason: To ensure design excellence and environmentally sustainable development outcomes are achieved.



Kim Crestani
City Architect
City of Parramatta Council



Bob Nation
Design Director
Barangaroo



Dillon Kombumerri
Principle Architect
Office of The Government Architect

21st May, 2018