# **TURNER**

#### 31 August 2017

Ms Denise Fernandez Development Services Parramatta City Council Parramatta NSW 2124

Dear Denise,

UWS Westmead Lot 4 DEAP Response Letter

Development Application – reference DA/1271/2016 158-164 Hawkesbury Road, UWS Westmead Precinct, Westmead, NSW 2145

Below is a response to the DEAP No.3 recommendations dated 27.07.17, along with the following amended or additional drawings:

DA-001-000 W\_Title Sheet

DA-001-001 U\_Context Plan

DA-100-010 U\_Site Analysis Plan

DA-100-020 V\_Site Plan

DA-100-030 U\_Height Plan Diagram

DA-100-040 U\_FSR Diagram

DA-105-B01 W\_Basement 01

DA-105-B02 V\_Basement 02

DA-105-B03 V\_Basement 03

DA-105-B04 V\_Basement 04

DA-110-001 W\_Lower Ground Floor

DA-110-002 V\_Ground Floor

DA-110-010 U\_Level 01

DA-110-020 U\_Level 02

DA-110-220 U\_Level 22 Overall Roof Plan

DA-120-001 U\_Adaptable + Livable Apartment Plans 01

DA-120-002 U\_Adaptable + Livable Apartment Plans 02

DA-130-001 U\_Livable Apartment Plans 01

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#### **Associates**

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DA-210-002 V\_East Elevation

DA-210-004 V\_West Elevation

DA-310-001 V\_Section A-A

DA-710-001 V\_June 21 9am

DA-710-002 V\_June 21 12pm

DA-710-003 V\_June 21 3pm

DA-710-004  $V_{\rm June}$  21 7:30am and 4:30pm

DA-715-001 U\_Sun Eye View Diagram 01

DA-715-002 U\_Sun Eye View Diagram 02

DA-725-001 U\_Acoustic and Visual Privacy Sheet 1

DA-725-002 U\_Acoustic and Visual Privacy Sheet 2

DA-725-003 U\_Acoustic and Visual Privacy Sheet 3

DA-725-004 U\_Acoustic and Visual Privacy Sheet 4

DA-730-001 V\_Landscape/Communal Area

DA-730-002 U\_Communal Open Area Solar Amenity

DA-740-001 U\_GFA Diagrams 01

DA-740-002 U\_GFA Diagrams 02

DA-740-003 U\_GFA Diagrams 03

DA-740-004 U\_GFA Diagrams 04

DA-900-921 V\_Perspective Images 1

DA-900-922 V\_Perspective Images 2

DA-900-923 V\_Perspective Images 3

DA-900-924 V\_Perspective Images 4

DA-900-925 V\_Perspective Images 5

DA-990-003 V\_Materials and Finishes E

#### Note 2. ADG Compliance with Natural Cross Ventilation:

Please refer to the following documents:

Turner DA-720-001 U\_Cross Ventilation Diagrams Sheet 1

Turner DA-720-002 U\_Cross Ventilation Diagrams Sheet 2

Turner DA-720-003 U\_Cross Ventilation Diagrams Sheet 3

Windtech NVS Report 170724\_ WC963-06F02 (Rev1)

Westmead Lot 4 consists of 3 independent towers which are connected by lower buildings of 4 to 6 storeys that wrap the podium car park. These gaps between the towers allow for distinct corners to the buildings with unobstructed air flows. Turner have indicated the location of naturally cross ventilated apartments on the Cross Ventilation Diagrams DA-720-001 to DA-720-003. We note 60.7% are compliant as per the ADG definition. This has been reviewed and verified by Windtech, in their expert opinion.

#### Note 3. Built Form Aesthetics:

Please refer to the following drawings:

DA-210-001 V\_North Elevation

DA-210-002 V\_East Elevation

DA-210-003 U\_South Elevation

DA-210-004 V\_West Elevation

DA-310-001 V\_Section A-A

DA-310-002 U\_Section B-B

DA-310-003 U\_Section C-C

DA-900-921 V \_Perspective Images 1

DA-900-922 V\_Perspective Images 2

DA-900-923 V\_Perspective Images 3

DA-900-924 V\_Perspective Images 4

DA-900-925 V\_Perspective Images 5

DA-990-002 U\_Materials and Finishes D

DA-990-003 V\_Materials and Finishes E

DA-990-004 U\_Materials and Finishes F

The premise of the design for Lot 4 has been the provision of a diversity of architectural styles within the precinct, and a clear difference in the architectural response between the adjacent Lots 4 & 5.

Within Lot 4, each of the buildings have an individual character that is subtly tied together via a palette of complimentary materials and colours.

The curved form of Building E on the south of the site is defined by the strong horizontal emphasis of the continuous concrete spandrels. The palette consists of contrasting whites and black, and feature timber soffits to penthouses and key corner balconies.

Building E is defined by it's strong vertical emphasis and white brick materiality. The brick detailing gives this building warmth and complexity. The upper levels are marked by a series of dark grey metal clad boxes that animate the skyline of the building. The muted colour palette consists of a soft white brick, and dark grey metal cladding. The vertical graphic of Building E has been folded up onto the elevation of the south-east corner of the Building D tower, to form a visual link between the adjacent buildings, and provide for a playful building composition.

Building F is a stepped building form which is 8 storeys facing south towards the courtyard and 11 storeys facing north towards the new northern street. The building consists of a warm palette of natural concrete, soft whites, browns, and feature perforated bronze metal. The building form is defined by concrete shards or fin walls, that slice the façade into a series of vertical components. The balconies are celebrated using a zig-zig profile to the perforated metal balustrades. The electro metallic powdercoat finish to these balustrades and screens gives a luminance to this north facing building. The top of the building is expressed with a feature sloped roof element between the vertical concrete fins.

The lower 4 storey portion of Building F is treated as a jewel like element with perforated full height bronze metal bi-fold screens that give solar comfort and visual privacy to the large north facing apartment balconies. This composition includes the main car park entry at Lower Ground Floor, with the entry doors recessed back from the main façade line.

The configuration of the building entry lobbies and associated canopies carefully grounds the building forms, and marks the key corners of the site.

The strength of the design proposal is in the clarity of the graphic quality of the elevations. Each building is clearly distinguishable within the grouping of building forms of the UWS Westmead precinct. Turner deem this an appropriate Urban Design response for the new network of streets.

While the design has sought to reinforce the strong graphic quality of the facades, it has also looked at the finer grain via materiality such as the face brick, and feature metal clad projecting window boxes, via the landscaping at street level, or via the consistent activation of all elevations by entry lobbies, communal facilities and street level apartments.

#### Note 5. Visual and Acoustic Privacy:

Please refer to the Turner drawings:

DA-725-001 U\_Acoustic and Visual Privacy Sheet 1  $\,$ 

DA-725-002 U\_Acoustic and Visual Privacy Sheet 2

DA-725-003 U\_Acoustic and Visual Privacy Sheet 3

DA-725-004 U\_Acoustic and Visual Privacy Sheet 4

Turner have prepared a series of 1:50 detail plans which illustrate adequate visual and acoustic privacy between adjacent units, via translucent glazing, louvres, screens, etc. Care has been taken to maximize the distance between operable windows on adjacent facades.

#### Notes 6 - 10. Streetscape & Landscaping:

Refer to the Scott Carver Landscaping DA Report and Drawings, and to their separate DEAP response dated 23.08.17.

Refer also to Notes 11a, 11e & 11g below.

#### Note 11b Public Art Piece

Please refer to the following documents:

Turner DA-110-001 W\_Lower Ground Floor

Westmead Lot 4 Arts Plan dated 29.11.16 as prepared by Turpin + Crawford Studio.

The Westmead Lot 4 Public Art proposal is located at a key corner of Lot 4 and is visible from 3 of the other 4 Lots within the precinct. It is located on the main entry road into the precinct and forms an important part of the entry sequence to the site. The proposal is a robust response to the Urban Design requirements of this new masterplan, and subtly reflects on the complex history of the site. The landscaping and paving have been designed to give the proposed sculpture sufficient area to be seen from the adjacent roadway and sufficient separation from adjacent buildings, planter walls and Building E2 entry lobby.

#### Note 11c Substation kiosk location

Please refer to the Turner drawing number:

DA-110-001 W\_Lower Ground Floor

The sub-station kiosk has been relocated further west along the right of way. This revised location allows for greater separation from the main central road to the east of the site. The location allows for improved landscaping at the junction of the right of way and the main central road, and reduces the impact of the kiosks within the streetscape. The landscaping has been carefully considered along this right of way and makes consideration of the new kiosk location. Refer also to the updated Scott Carver Landscape drawings.

#### Note 11d Detention Tank

Please refer to the Turner drawings number:

DA-105-B01 W\_Basement 01

The OSD tank has been relocated inside the footprint of the car park. It is located under Building F in the north west of the site. This change removes any issues related to deep soil for trees.

#### Note 11a Street Character & Note 11e Width and impact of vehicle entries

Please refer to the following documents:

DA-110-001 W Lower Ground Floor

DA-210-001 V\_North Elevation

DA-900-923 V\_Perspective Images 3

DA-990-004 U\_Materials and Finishes F

Scott Carver DA Landscape Report and drawings and subsequent DEAP response letter dated 23.08.17.

Turner has distributed the services, car park entry and loading dock around the perimeter of the Lot 4 site. Between these elements we have located the various lobbies and ground floor apartments which give a consistently activated façade.

#### Loading Dock:

The loading dock is located at Lower Ground Floor in Building F at the western end of the private right of access. This location is distant from the main central roadway that runs along the east of the site, and does not effect the two main public street elevations. The location allows for the safe movement of trucks in and out of the loading dock without affecting the main car park entry. The truck is able to turn within the western portion of the private right of access and therefore reverse into the loading dock. Inside the loading dock there is sufficient area for garage collection – refer to the Lot 4 Waste Report. No refuse collection occurs outside of the lobby within the street - all collection happens inside the lobby.

The loading dock swing doors have been considered within the architectural composition of Building F. The swing doors have perforated bronze metal panels that match the decorative balustrades of Building F above. The doors are framed by a projecting canopy that links back to the Building F lobby location. The composition has been carefully considered to mitigate the impact of the loading dock so that it fits comfortably within the design.

# Car Park Entry:

The car park entry is located mid-way on the private right of access to the north of the site. The location has good sightlines and is not affected by truck movements at the loading dock. As part of the recent changes requested by Council, a portion of the north side of the Lot 4 buildings have been lowered from 9 to 4 storeys to improve the overall building massing and to allow improved solar access to the central courtyard. The resulting low 4 storey building has been stepped back from the street alignment of the adjacent towers to exaggerate this break in the building form. The location of the car park entry aligns with this lower portion of building and provides a recessed entry that is visually less intrusive. The swing doors of the car park have been considered within the architectural composition of this lower portion of building. The doors have bronze perforated metal panels that match the bi-fold screens to the balconies of the levels above. This apartments above the car park entrance, including F.G.06, F.1.06 and F.2.06, use bi-fold screens along their balcony edge for further privacy. The landscaping has been carefully considered to mitigate the effect of the car park entry within the streetscape. The latest design for the landscaping have reduced the width of access way into the car park and further softened the area with increased planters. Refer also to the updated Scott Carver landscape drawings which describe the paving, planters and tree locations around the car park entry.

#### Note 11f Plant types

Refer to the Scott Carver Landscaping DA Report and Drawings, and to their separate DEAP response dated 23.08.17.

#### Note 11g Integration with adjacent Public Domain

Please refer to the following documents:

DA-110-001 W\_Lower Ground Floor

Scott Carver DA Landscape Report and drawings and subsequent DEAP response letter dated 23.08.17.

The Westmead Lot 4 DA provides a new street along it's northern boundary that is a clear extension of the adjacent streetscape.

The 18 metre width is an appropriate urban design response, provides for ADG building separation compliance, and sits correctly within the hierarchy of street types within this new mixed-use precinct.

The falls and typography of the street allow for clear unobstructed views to the western end of the street.

The ability to see distant view lines to open sky is important for the visual enjoyment of the new streetscapes.

The palette of materials, planting, details, lighting, and street furniture are the same as that used in the approved UWS Westmead Lot 5 shared way and associated Council discussions, and are based on the Council approved materials and details list.

The paving used on the pedestrian pavement and carriage way is of the highest standards, and elevates the quality of this publicly assessable space.

The lobbies and street level apartments have entry points distributed along the length of the street to maximize activation and reinforce this as an important threshold space for the Lot 4 apartment buildings.

Yours faithfully,

TURNER

James McCarthy
Associate Director

# WSU WESTMEAD LOT 4 REDEVELOPMENT DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATION 24/08/2017



#### **Parramatta City Council Urban Design comments**

### Response [SCOTT CARVER]

#### **PANEL COMMENTS**

The following additional information is requested:

- 6. The "shared zone" to the north of the development requires clarification in regard to public rights of usage, and how this space is to be conceived as a clear public domain spatial typology. The Panel recommends that it should be designed as a street with a wide central, continuous island and a U-turning space at the western end. The island should have large street trees and the substations carefully integrated. A connection to the school should be considered.
- In regards to the Streetscape improvements to existing internal roadways to the east and south of Lot 4;
  - a. The use of plants to 'visually reduce the scale of the building' is supported but the selection and spacing of the proposed Magnolia trees in the stepped planter should be reconsidered. The proposal to use the same street tree species (Magnolia grandiflora) as a 'hedge' against the building will detract from the impact of the existing avenue of street trees in this location. Given the proximity to the building and the growth habit and mature size of the Magnolias, a more suitable species should be selected for this location.
  - In lieu of the challenges in attaining the necessary soil depth for healthy growth, a smaller tree/large shrub with complementary foliage will be more appropriate or alternatively, the use of large shrubs and climbers on frames.
- 8. In regards to the *Landscaped central open space on podium*;
  - The proposal provides a range of spaces for passive outdoor relaxation including a barbeque area, seating spaces, lawns and landscaped screening.
  - b. Provide sufficient soil depth and irrigation for healthy plant establishment.
  - c. The extensive staggered concrete and sandstone flagging edges around the lawns could pose as a longer term lawn maintenance issue.
  - d. Provide sufficient circulation area around the outdoor kitchen
- 9. In regards to the 3. 6m wide perimeter buffer planting on western boundary;
  - a. This buffer area is to be densely planted with trees with the sole purpose of providing a visual barrier to the adjacent Marist Brothers school. The area has the potential to become a 'no man's land' with attendant safety concerns.
  - b. Consideration should be given to improving the amenity of the precinct and enhancing the function, access and lighting to this area. Instead of the existing dense woodland character, an option could be to integrate a generous through-site pathway, together with lighting, loose hedge planting against the fence (e.g. Lilli Pilli) and appropriately spaced canopy trees.

- 6. The shared zone has been designed to be consistent with the UWS Westmead Campus Subdivision Private Domain Guidelines shared zone. This will ensure that the space is read as publicly accessible and is integrated into the surrounding streets The design has been altered to include a central landscape strip that separates pedestrian and vehicular movement. Furthermore it is understood that the development is required to maintain a 6m wide right of access to the northern site boundary against lot 3. Large street trees Magnolia grandiflora have been included and the substation has shifted east to create a continuous tree canopy when entering the shared zone. A connection to the school has not been included there are currently two access points in the adjacent public reserve between lot 5 and lot 4 to the school. In addition to this we would anticipate that the school would prefer a screened boundary to create visual separation to between lot 4 and the existing sports fields and swimming pools.
- a) Magnolia grandiflora is an existing street tree to the internal roads. The plans have not nominated this species in the stepped planter – plans nominate 'native buffer planting of large trees'. The indicative planting palette (included in the design report) includes species such as Elaeocarpus reticulatus, Syzygium australe and Waterhousia floribunda which are in line with the DEAP comments.
  - b) The stepped planter has been redesigned to reduce amount of walling furthermore this landscaped area is on deep soil therefore there is no issue with soil depths. All planting that is not on deep soil is in accordance with section 4p of ADG quidelines.
- 8. a) Noted
  - b) Noted all planting to the central open space will be in accordance with section 4P of ADG
  - c) Noted this particular detail can be resolved with an edge treatment typically documented during the construction phase
  - c) Noted The barbecue is not centralised in its designated space circulation space has been sufficiently allowed for all barbeque areas will be to AS 1428.1 standards
- 9. a) 3.6m wide buffer planter to the western boundary has been densely planted with native tree species to provide separation to the adjacent school. Recently approved lot 5 has a similar treatment it is our understanding that council wish to create privacy for the adjacent school fields and swimming pools. The area includes fire egress pathways and is also gated. Ensuring that it is not publicly accessible nor a 'no mans land' Furthermore the area has been densely planted to capitalise on the deep soil area.
  - b) As per note 9 a the area incorporates a fire egress pathway and gated entrances therefore we do not expect any SPTED issues. There have been no significant changes to this area of the site.

# WSU WESTMEAD LOT 4 REDEVELOPMENT DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATION 24/08/2017



#### **Parramatta City Council Urban Design comments**

- 10. In regards to the *Roof gardens on Level 3 'Link' Building between D1 and E2, and Level 6 Building D 2;* 
  - The integration of roof gardens for resident use is supported. Roof gardens on the lower buildings also improve the outlook for residents in the tower. Provide sheltered seating areas where appropriate.
- 11. In regards to the 'Right of Access' way north of Building F, this area is proposed as a paved, landscaped 'shared zone' in the Cox UWS Westmead Masterplan DCP. The current proposal does not address this nor provide the address and amenity expected of this space. Concerns relate to;
  - a. the character and presentation of the 'shared zone' as publicly accessible space on private land.
  - the location of the proposed public art piece and its attendant setting.
  - location of the substation at entry to the precinct.
  - the extent and location of the underground detention tank which precludes any deep soil planting for street trees.
  - the two double width vehicle entries that dominate the ground floor at the expense of the unit entry lobby.
  - f. use of Magnolia grandiflora (again) to distinguish the precinct
  - g. integration with the public domain of the adjacent site

# Response [SCOTT CARVER]

- 10. a) Noted the current design includes sheltered seating areas
- 11. a) Noted the design has been revised particularly in terms of materiality. The paving finishes for pedestrian zones and vehicular areas are consistent with the recently approved UWS Westmead Lot 5 shared way. Furthermore these selections are based on councils approved materials and details list.
  - b) Noted
  - c) Noted the substation location has been moved. This allows a continuous tree planting canopy at the entrance of the right of way.
  - d) Noted the OSD tank has been removed from the shared zone. Street trees are now on deep soil.
  - e) refer to architects
  - f) Magnolia grandiflora have been used in the shared zone to ensure the integration with existing street trees to internal roads along the southern and eastern frontages to lot 4. Additionally the WSU Westmead Campus subdivision Private domain guidelines outline Magnolia species as a preferred planting species.
  - g) It is understood that the client is required to maintain a 6m wide right of access to the northern site boundary against lot 3.

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