

# DESIGN EXCELLENCE / DEVELOPMENT APPLICATION JURY REVIEW #1

## 12A Parkes Street, Parramatta (DA/1263/2016)

Date of Issue:	8 July 2019
Architect:	<b>FJMT Studio</b>
Design Competition Reference Number:	LA/394/2015
Drawing Reference Number (TRIM):	D06862747
Design Excellence Jury:	Kim Crestani, City Architect, City of Parramatta Council Rory Toomey, Principal, Design Excellence, Government Architect NSW Domenic Alvaro, Director, Woods Bagot (Proponent's Representative)

### Project History

Design Competition Held:	6 April, 2016
Design Excellence Awarded	30 May, 2016
City Architect DA Review	7 February, 2018
<b>DA Jury Review #1</b>	<b>19 June, 2019</b>

### Background

The Design Excellence Jury was reconvened to review the status of this Development Application. The purpose of this review is for the Jury to determine if the current design exhibits Design Excellence, in accordance with the Parramatta LEP 2011.

This meeting took place at the offices of the Government Architect NSW, and was convened by Council's City Architects Team. In attendance at the meeting was the Project Architect, **FJMT Studio**, Council Planning Assessment Officers and the proponent.

### Jury Comments

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

In support of the current design, the Jury provides the following comments:

- **Building Setbacks** - The Jury are supportive of the proposed building setbacks, and are of the view that an 18m inter building separation is acceptable. The concept plans presented by FJMT demonstrates that the adjoining site (124 Wigram Street) can be redeveloped to its maximum FSR, with an ADG compliant scheme (visual privacy, solar access etc).
- **Materiality** – The Jury are very supportive of the proposition for a brick high rise apartment building with curved glass and framing. The use of 'Capitol Red Brick' will provide a great interface between the City and the heritage significance of Harris Park. *Note to Council - The Jury request that a materials schedule is submitted that forms part of Architectural Drawings submitted for approval.*



- Ground Plane – The Jury acknowledge the highly contested ground plane and commended the architect for addressing the site constraints in such a positive manner. The Jury are supportive of the proposed ground plane and hope that the proposed ground plane landscaping, materials/finishes + public artworks are retained for the life of the project.
- Apartment Design – The Jury unanimously agree that the developed apartment layouts are excellent and “make small and tricky shapes work really hard for amenity”.
- Roof Articulation - The refined three tiered roof forms are supported. The Jury especially appreciate the brickwork wrapping to the parapet height.
- Environmentally Sustainable Design – Council officers have advised the Jury that the application satisfies the ESD requirements of the City of Parramatta DCP. The proposal has been reviewed in detail by Councils Independent ESD advisor.
- Landscaping – The Jury would like to emphasise the importance of further developing the soft landscaping selections on the ground plane (specifically the adjacent to Clay Cliff Creek), Communal Terraces and Private Terraces. The Jury defer final planting selection to Council’s Public Domain team.

Overall, the Jury are highly supportive of the proposal and are of the view that the original design intent of the competition winning scheme has not been lost, but has in fact has been refined even more at DA stage. It is critical that high quality materials and detailing are followed through by the developer at CC and OC stages. The Jury look forward to reviewing the design at future stages to ensure that Design Excellence is maintained.

**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, FJMT Studio, 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, Modification 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 any 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.
  - f) 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.

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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) Documentation of 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.**



Kim Crestani  
City Architect  
City of Parramatta Council



Rory Toomey  
Principal, Design Excellence  
Government Architect NSW

Domenic Alvaro, Principle Director  
Woods Bagot  
(Proponent's Representative)