

DESIGN EXCELLENCE / DEVELOPMENT APPLICATION JURY REVIEW

7 CHARLES & 116 MACQUARIE STREET, PARRAMATTA (DA/560/2017)

Date of Issue:	26 th July, 2018
Architects:	stanisic architects
Design Competition Reference Number:	LA/258/2014
Drawing Reference Number (TRIM):	D06205158, D06146397, D06193624
Jury members:	Graeme Dix, Director, Johnson Pilton Walker (JPW) Ben Hewett, Deputy Government Architect, Government Architect NSW Ray Brown, Director, Architectus

Project History

Design Competition Held:	31 st March, 2016
Design Excellence Awarded:	28 th April, 2016
Pre DA – Jury Review	23 rd November, 2016
Development Application – Jury Review	24th July, 2017

Jury Comments

- The Design Excellence Jury was reconvened to review the status of this Development Application with Council Officers. The proponent and architectural design team were not in attendance at the DA Jury review.
- This review was held at the Government Architect NSW Office. This review was co-ordinated by the City Architect Team, with assistance from Council's Planning Assessment Officer.
- The Jury were briefed on, and generally satisfied with, the applicant's response to the Jury's comments in regards the following items. (see attached Table):
 - Building Planning and Massing: Podium and Tower
 - Podium: Expression
 - Public Art
 - Sustainability
 - Ten Best Practice Strategies
 - Flooding
 - Height
 - Streetscape
 - CPTED

- However, The Jury consider the following issues are outstanding and need to be addressed by the applicant:

Wind Conditions

- The Jury were briefed that the current proposal would create wind gusts of 19-23m/s at the south west corner of the Macquarie Street and Charles Street intersection. This corner is the entrance to the new Parramatta Public School where parents and children will gather on a daily basis. These wind gusts are capable of blowing over children and less-able bodied adults.
- The Jury does not support the wind speeds generated by the current proposal. Councils independent wind expert has recommended that the design of the tower be amended to achieve an 'annual maximum peak gust wind speed of 16m/s' since this is the criteria for 'comfortable walking'.
- The Jury recommends that the tower form is refined to insure a wind gust speed maximum of 16m/s is achieved at the school entrance which is the criteria for 'comfortable walking'.
- The Jury accept that significant changes may be required to the form of the building in order to achieve the above criteria. The Jury would like to add that it is not appropriate for this application to rely on the wind amelioration of other proposed buildings, or landscaping in the street and/or on adjoining sites.

Dual Key Rooms

- The Jury are supportive of the amendments made to the dual key rooms, however, a condition be set that those units cannot be sold separately.

Summary

- The Jury are generally supportive of the Development Application on the condition that the outstanding issue regarding wind is resolved to the satisfaction of Councils independent wind consultant and the Jury's support of the Design Response
- The Jury requests that Council's standard conditions of approval in relation to Design Excellence are included in this consent, including the following:
 - Prior to approval of relevant Construction Certificates, a 1:1 manufactured working prototype of the Facade (minimum 3m x 3m dimensions), to the satisfaction of the City Architect and Design Excellence Jury.
- The Jury look forward to further reviewing the proposal prior to DA approval, when the wind issue is resolved.



Graeme Dix
Director
Johnson Pilton Walker (JPW)



Ben Hewett
Deputy Government Architect
Government Architect NSW



Ray Brown
Director
Architectus

26th July, 2018