

To:

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1 April 2019

7 Charles Street and 116 Macquarie Street, Parramatta

DA/560/2017 - Mixed Used Development

Design Excellence Jury Summary

Background

The Sydney Central City Planning Panel have requested that the Design Excellence Jury provide written certification that the development exhibits 'design excellence' as per the requirements of Clause 7.10(4) of Parramatta LEP 2011.

Jury Comments

Specifically, in relation to the various matters set out in clause 7.10 (4), the Jury notes the following:

(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,

The Jury notes that despite the rectangular site plan and building height, the architect has articulated the form in several ways to break down the visual scale of the form when viewed from a distance and at closer quarters, using functional elements such as the "Bio-Lounges", "Sky Terraces" and angled balconies. Both horizontal and vertical recesses help to create an impression of slenderness of the otherwise wide tower elevations, and the podium is modelled as distinctive from the tower, which further helps to integrate the proposal into the CBD setting.

The design form resolves the corner neatly and addresses the requirements for flood protection in an efficient and visual modest way.

The materials proposed are suitable for the building type and location.

(b) whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,

The Jury is satisfied that the small forecourt created at the corner of Macquarie and Charles Streets is appropriate to the setting and provides additional gathering space at this important intersection opposite the new Parramatta Public School on the southern side of Macquarie Street.

The proposal includes ground level retail activation, which also allow for mezzanine levels which will increase activation across the lower levels of the building.

(c) whether the proposed development detrimentally impacts on view corridors,

The Jury considers that the proposal does not have any detrimental impacts on view corridors around the CBD and, within the developing built form context of the CBD, contributes to a dynamic composition of tower forms in this part of the city centre.

(d) how the proposed development addresses the following matters:

(i) the suitability of the land for development,

The site is located in the Parramatta City Centre, zoned Mixed Use (B4). As the proposal includes a mix of residential, retail and commercial space, it is consistent with the zone objectives.

The site is flood affected, the design has integrated the required elements to address this risk, in an appropriate manner.

Potential site contamination and acid sulphate soils can be addressed through normal design measures without any visible impact to the proposed design.

(ii) the existing and proposed uses and use mix,

The proposal maximises the permissible GFA based on the revised FSR standard for the site approved by the Department of Planning in September 2016.

The mix is predominantly residential (approx. 86%), with the remaining GFA split between retail (1.5%) and commercial office uses (12.5%). The Jury considers the proposed uses and allocations appropriate to the site and location within the Parramatta CBD.

(iii) any heritage and archaeological issues and streetscape constraints or opportunities,

There are no heritage items on the site and those in the vicinity of the site are not impacted by the proposal. The Jury understands that the Office of Environment and Heritage have issued general terms and conditions for archaeology which will be followed in due course, and which are not expected to have any impact on the proposal.

An Aboriginal Archaeology Assessment, which aligns with the relevant OEH guidelines has been prepared by a specialist consultant engaged by the proponent, and an AHIP will be obtained in accordance with the report's recommendations and in consultation with the local Aboriginal community. These matters are not expected to have any impact on the proposal.

(iv) the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,

Whilst the proposal illustrates some articulation between the lower and upper levels, the composition of a podium and tower form is muted, with some façade systems continuous from the top of the tower to the level above the residential entry (such as those on the southern elevation).

The proposed building is adjacent to the high rise school currently under construction to the west. The buildings will be separated by a laneway some 6m wide, although the likely building separation is closer to approximately 21m. The building planning seeks to minimise the potential for overlooking to the school by locating lifts and services along the western façade, although there are several apartments which only have outlook in a westerly direction.

The Jury considers the building sits comfortably within the emerging CBD context, as part of a group of tall buildings which are planned to sit within the northeast quadrant of the city centre.

(v) the bulk, massing and modulation of buildings,

The building massing has been articulated to describe a street wall to Charles Street with a tower section above. The facades are varied to relate to their internal uses, and include a number of features that provide modulation across the facades, with varying patterns of shade and reflection.

The typical patterning of floor levels and mullions is relieved by the staggered inclusions of the "Bio-Lounges" in the opposing southwest and northeast corners of the tower, and the expressed orientation of the balconies that open up to the northern aspect.

The roof terrace at the top most level of the podium will provide a high level of amenity for residents.

(vi) street frontage heights,

The building form expresses a 12 storey street wall height to Charles Street, which aligns with the adjoining building to the north.

The façade to Macquarie Street expresses the tower, with regular facades from roof to entry level, with an expressed slot and blade element employed to distinguish the expression of various elements.

To the west, the lower levels forming the street (lane) frontage are recessive, with predominantly blank walls relieved by recessed light courts. Given the proximity to the adjacent school, the Jury considers this strategy appropriate, and encourages the proponent and design team to consider the integration of public art into this façade to better activate this elevation.

(vii) environmental impacts, such as sustainable design, overshadowing and solar access, visual and acoustic privacy, noise, wind and reflectivity,

The design appears capable of achieving a 5 star Green Star Design and As-Built v1.1 rating for the whole building, and a 5 star National Built Environmental Rating System (NABERS) Energy base building rating for the commercial component. The Jury considers this target appropriate.

The Jury raised concerns regarding wind impacts in the vicinity of the tower. The proponent provided a wind study which demonstrated that there would not be unacceptable wind impacts to the public domain around the base of the building.

The materials proposed all have a visible light reflectivity of less than 20%, as required by the relevant controls.

(viii) the achievement of the principles of ecologically sustainable development,

The proposal incorporates a range of passive strategies to provide a high level of amenity to the apartments, and the design achieves the minimum compliance targets required by SEPP65 and the Apartment Design Guide for natural ventilation and solar access.

As well as the suite of initiatives that would be expected of a project of this scale (water efficient fixtures and fittings, non-toxic finishes etc) the proposal also includes several innovative features such as the “Bio-Lounges” with the potential to enhance air quality through biofiltration. The services design includes for dual reticulation for water, to allow for recycled water to be used for all non-potable uses.

The Jury supports the initiatives set out in the Development Application documentation.

(ix) pedestrian, cycle, vehicular and service access and circulation requirements, including the permeability of any pedestrian network,

The proposal integrates appropriate circulation requirements for vehicles, pedestrians and cyclists, and has responded positively to comments from the Jury, with a significantly improved proposal from that first reviewed by the Jury. Vehicle circulation needs have been designed to maximise active frontages, without unacceptable safety or circulation impacts.

The pedestrian experience at ground level is well resolved, with the level changes required to address flooding neatly integrated into the public domain and landscaping.

(x) the impact on, and any proposed improvements to, the public domain,

As above, the ground level pedestrian experience is well resolved, with active frontages maximised. There is appropriate separation between entries for residential, commercial and retail uses, and vehicle access points are separated from pedestrian areas.

(xi) the impact on any special character area,

The proposal has no impact on any special character area.

(xii) achieving appropriate interfaces at ground level between the building and the public domain,

As noted in (ix) and (x) above, the ground plane is well resolved. The use of continuous paving treatments, as proposed by the project landscape architect, will diminish the apparent boundaries between public and private domains.

The Jury supports the integration of accessible pathways to each entry, which are illustrated in the developed designs.

(xiii) excellence and integration of landscape design.

The Jury supports the landscape proposals for the ground level public domain, the rooftop communal spaces and the landscaping and green walls within the sky terraces. A range of amenities are integrated into the outdoor common areas which will support a diverse community of residents.

Summary of Jury Interactions

The Jury acknowledges that the design has been significantly developed and enhanced since first reviewed in August 2015. The architects are to be commended for their collaborative approach and efforts in responding to the Jury's concerns and comments.

The following outlines the Jury's interactions with the proponent and their design team since August 2015:

1. 28/08/2015 – Design Competition: Presentations Held
 - a. Jury determined no scheme achieved design excellence
 - b. However, Jury were of the view that the Stanisic scheme had potential to achieve design excellence subject to refinement of:
 - i. Podium Design
 - ii. Tower Design
 - iii. Façade Design
 - iv. Public Art
 - v. Sustainability
 - vi. End of Trip Facilities
2. 31/03/2016 – Design Competition: Architect Presentation to Jury
 - a. Jury were satisfied that the Stanisic proposal could achieve design excellence, as design proposal had been thoughtfully developed since the initial Design Competition presentation
 - b. However, noted that further review should occur at pre-lodgement stage to demonstrate refinement of :
 - i. Podium Design
 - ii. Tower Design
 - iii. Façade Design
 - iv. Public Art
 - v. Sustainability
3. 28/04/2016 – Design Competition: Winner Announced
4. 03/02/2017 – Pre-DA lodgement: Architect Presentation to Jury
5. 23/03/2017 – Pre-DA lodgement: Jury Review
 - a. Jury were satisfied that the proposal could progress to DA stage
 - b. However, raised the following issues which required further resolution:
 - i. Podium Design
 - ii. Tower Design
 - iii. Façade Design
 - iv. Public Art
 - v. Sustainability
 - vi. End of Trip Facilities
 - vii. Flooding
 - viii. Height
 - ix. Streetscape
 - x. CPTED
6. 24/07/2017 – Development Application: Jury Review 1
 - a. Jury were satisfied that the majority of previous concerns had been satisfied.
 - b. However, raised the following issues further issues which required resolution:
 - i. Wind

ii. Dual Key Rooms

7. 17/09/2018 – Development Application: Jury Review 2

- a. Jury were satisfied that all concerns raised had been satisfied
- b. Jury awarded design excellence and recommended approval subject to conditions requiring the following:
 - i. Further Jury review prior to sign of any modifications, construction certificate and occupation certificates
 - ii. Retention of project architect
 - iii. Jury review of façade samples
 - iv. City Architect review of detailed drawings
 - v. Confirmation of final all materials with required reflectivity and specified finishes

Summary

The Jury unanimously agree that this Development Application for a mixed-use development at the corner of Charles and Macquarie Street exhibits Design Excellence in accordance with the requirements of Clause 7.10 of the Parramatta LEP 2011.

Signed



Ben Hewett

Deputy Government Architect, Office of the Government Architect – Jury Chair



Ray Brown

Director, Architectus



Graeme Dix

Director, Johnson Pilton Walker

Jury Observations on Proposed Building Scale and Form

The Jury notes that the current design proposal fits within the development envelope which was secured by a Planning Proposal to amend the zoning, maximum building height and FSR controls for the site. The Planning Proposal was lodged in March 2014 and was approved by the Minister for Planning in September 2016.

It is not within the Jury's purview to comment on the merits of the development controls amended by the Planning Proposal. However, the Jury considers the proposed design does achieve a high standard of architectural design, materials and detailing appropriate to the building type and location within the development envelope and controls described by the Planning Proposal, and therefore demonstrates Design Excellence.

As the subject proposal is at the vanguard of large scale development in this part of the Parramatta CBD, the Jury sought advice from CoPC on the future development potential of Parramatta CBD, so that the proposed scale and form of the subject proposal could be understood in a broader context.

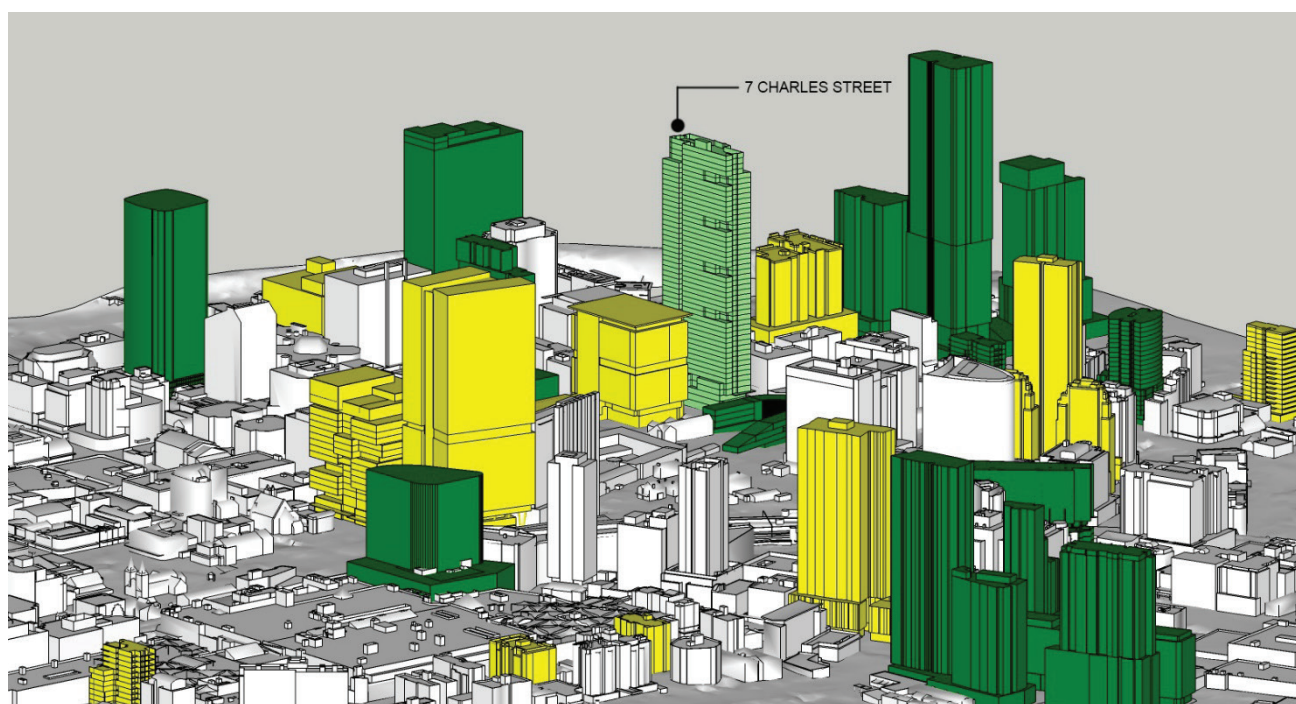


Image provided by CoPC.

This image shows the proposed building in light green with existing buildings in white, buildings under construction in yellow, and approved developments in dark green in December 2018.

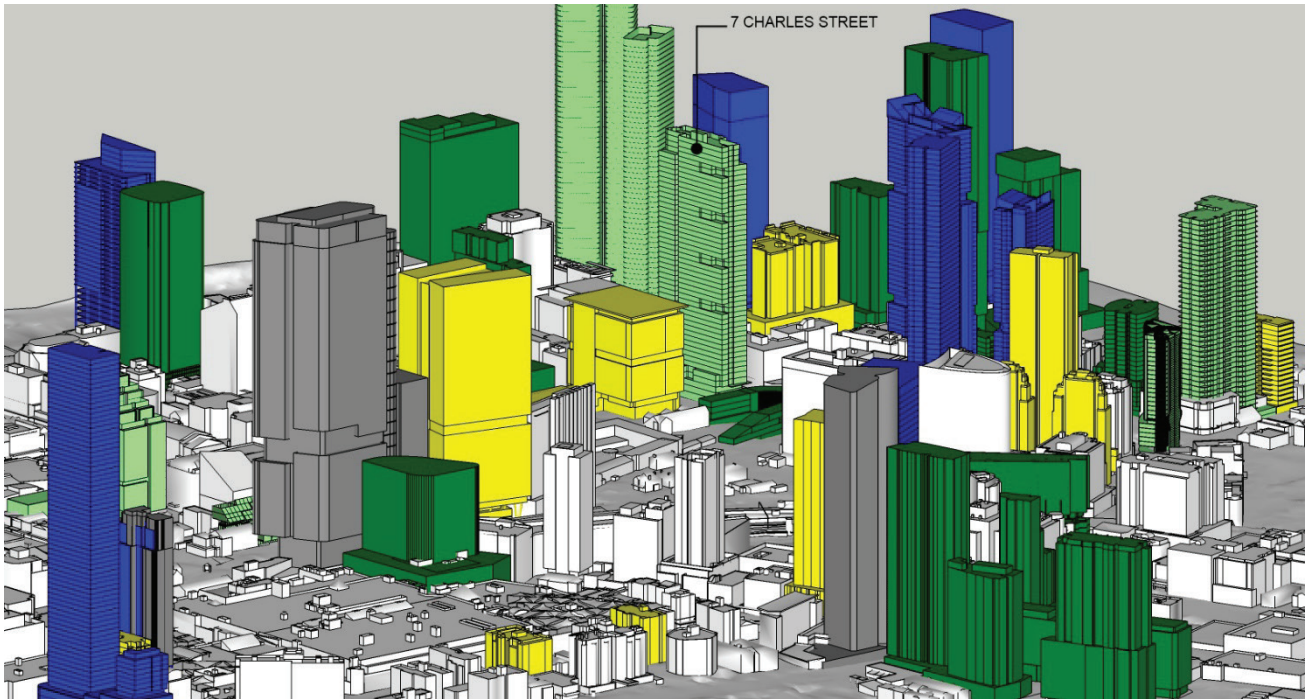


Image provided by CoPC.

Figure 2: This image shows the proposed building in light green (annotated) in the context of the potential future development in the Parramatta CBD, with a range of tall slender buildings located across the northeast quadrant of the city centre. Buildings subject to current design competitions (blue) and current planning proposals (dark grey) as of December 2018.

Whilst these studies are no guarantee as to how the Parramatta CBD will develop in the future, the Jury expects that the subject development on the corner Charles and Macquarie Street is likely to be part of a grouping of towers, several of which are as tall or taller than the DA/560/2017 proposal.

END