

# DESIGN EXCELLENCE // DEVELOPMENT APPLICATION JURY REVIEW

## 5 PARRAMATTA SQUARE (DA/758/2017)

Date of Issue:	23 <sup>rd</sup> January, 2018
Architects:	DesignInc, Manuelle Gautrand Architecture and Lacoste and Stevenson Architects
Design Competition Reference Number:	DC/4/2016
Drawing Reference Number (TRIM):	D05781150 / D05780940 / D05779550
Jury members:	Kim Crestani, City Architect, City of Parramatta Council Olivia Hyde, Director, Office of the Government Architect Bob Nation, Design Director, Barangaroo Delivery Authority

### Project History

Design Competition Held:	15 <sup>th</sup> March, 2016
Design Excellence Awarded	19 <sup>th</sup> July, 2016
Pre DA – 1 <sup>st</sup> Jury Review (Presentation)	14 <sup>th</sup> November, 2016
Pre DA – 2 <sup>nd</sup> Jury Review (Presentation)	1 <sup>st</sup> February, 2017
Pre DA – 3 <sup>rd</sup> Jury Review (Presentation)	24 <sup>th</sup> April, 2017
Pre DA – 4 <sup>th</sup> Jury Review (Presentation)	23 <sup>rd</sup> August, 2017
DA Jury Review (Desktop)	19 <sup>th</sup> January, 2018

### Jury Comments

- The Jury was reconvened to review the status of the Development Application with Council Officers. The proponent and architectural design team were not in attendance at the DA Jury review.
- The primary purpose of the review was to provide the Jury with an update of the assessment of the Development Application and obtain the Jury's comments on the proposed conditions of consent that Council proposes to apply to the development approval.
- Council Officers presented the draft conditions of consent, divided in the following categories:
  - City Architect Conditions
  - Heritage Conditions
  - ESD Conditions
  - Urban Design and Civil Assets

- The Jury provided a number of comments to improve and tailor the proposed conditions. A draft set of conditions is attached to this set of Jury comments.
- **The Jury are supportive of the proposed conditions of consent attached to this document.**

In addition, the Jury provide Council with the following comments regarding the built form and massing of the proposal.

- Building Setbacks – The Jury are supportive of:
  - the overall bulk and scale of the proposal,
  - setback dimensions of southern overhang (which have reduced significantly through design development)
  - eastern setback – minimum 17m separation / glassline to between 3PS boundary
  - eastern setback – minimum 21517 separation / ground floor to 3PS boundary
  - northern laneway – variable setbacks that allow for northern laneway
- The building setbacks of the proposal are generally consistent with the intent of the Civic Link Framework Plan, Parramatta Square DCP and the setbacks presented to the planning panel at the 3PS determination meeting.
- Building Overhangs – The Jury are supportive of the proposed building overhangs over the northern laneway. The Jury has recommended that a condition of consent is applied to the approval that limits the extent of the overhang across the laneway, and another condition that limits structural interventions to the heritage listed Parramatta Town Hall. The overhang itself contains a public use (council chambers) and has been integrated into the design of the northern elevation.



Kim Crestani  
City Architect  
City of Parramatta Council



Olivia Hyde  
Director  
Office of the Government Architect



Bob Nation  
Design Director  
Barangaroo Delivery Authority

23<sup>rd</sup> January, 2018

## City Architect conditions – 5 & 7 Parramatta Square (DA/758/2017)

### General:

1. In order to ensure the design excellence quality of the development is retained:
  - (a) The architectural design team comprising Manuelle Gautrand Architecture, Design Inc. and Lacoste + Stevenson 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 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 Construction Certificate.
  - (d) Council's Design Competition Panel (The 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 prior to the issue of any Construction Certificate and any Occupation Certificate.
  - (e) The design architect's team 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, in accordance with written confirmation from City of Parramatta Council.

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

2. No approval is given for the building's external 'digital facade', which must be retained as part of this development, and a separate development application is required for such works.

**Reason:** To ensure the proposal does not have an unacceptable impact on the public domain.

### Prior to issue of construction certificate:

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. Prior to the release of the relevant construction certificate the applicant must submit for the approval by Council's City Architect a 1:1 manufactured working prototype of the retractable spire, to the satisfaction of the Design Excellence Jury. The prototype is to be exhibited for an agreed period, to ensure that ongoing maintenance and durability can be assessed.

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

5. Prior to the release of the relevant construction certificate the applicant must submit for the approval by Council's City Architect architectural plans demonstrating building overhangs across the northern laneway limited to the following criteria:

- Max overhang = 3250 / Max height of overhang = 7400 / only above RL 29.50 / Maximum 12% of northern elevation.

**Reason:** To ensure satisfactory building setbacks are maintained.

6. External materials must be pre colour coated on manufacture having a low glare and reflectivity finish. The reflectivity index of roof finishes and glazing is to be no greater than 20% so as not to result in glare that causes 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.

## ESD conditions – 5 & 7 Parramatta Square (DA/758/2017)

### Environmentally Sustainable Development

1. Prior to the issue of the Construction Certificate, revised plans 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 design for thermal and visual performance of the glass roof:

#### Thermal

- a) The design must demonstrate that the thermal performance of the envelope is at least a 10% improvement over the prescriptive requirements of the Building Code of Australia.
- b) The shading system(s) must prevent any direct solar beams from entering the habitable spaces during occupied hours.
- c) The facade must be designed to eliminate risk of condensation on both internal and external surfaces of glazing.

#### Light and Visual Comfort

- a) The glass must be selected to minimise internal reflections and to maximise views out.
- b) External shades and other materials visible from the workspace must be designed to avoid glare from bright surfaces and/or reflected light.
- c) Shading devices must be able to modulate as required to protect from direct sun but maximise views and daylight.

#### Sustainable Operations

- a) Control mechanisms, motors, etc. for the shading devices are to be durable and easily accessible for maintenance.
- b) Design of the shading must allow easy access to glass for cleaning and maintenance without disruption to the thermal and visual comfort of building users.
- c) Controls to achieve required thermal and visual requirements must be automated and able to be programmed to ensure required operations.
- d) Control of external shades must provide full modulation of blades (not stepped) and be closed loop control to minimise risk of poor control compromising the quality of the internal environment.

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

2. Prior to the issue of the construction certificate the applicant must submit for the approval of Council's City Architect:
  - a. working prototype performance specification and, once approved,
  - b. a 1:1 manufactured full experience working prototype of key junctions of the external facades (minimum 1m x 1m dimension), to the satisfaction of the City Architect, Design Excellence Jury and Council's Independent ESD consultant. The junctions are to be agreed upon by the project architect, independent ESD consultant and City Architect. The prototype is to be exhibited, at the correct orientation, in the Sydney Metropolitan Area for a minimum 6 month period, to ensure that ongoing maintenance and durability can be assessed.

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

3. Prior to the issue of the Construction Certificate, revised plans shall be submitted to the Council for approval by Council's City Architect and independent Environmentally Sustainable Development consultant demonstrating the following requirements:
- a) The building must achieve a 5-star Green Star Design and As-built rating (v1.2 or later). Evidence is to be provided by a Design Review certified rating from the Green Building Council of Australia.
  - b) A dual reticulation (dual pipe) system is to be installed, with the dual reticulation system being of sufficient size to supply all non-potable water uses of the building and suitable for future connection to a recycled water main.
  - c) LED lighting must be provided throughout the building.
  - d) Outdoor air ventilation rates must exceed the relevant Australian Standard by 50%.
  - e) The use of PVC must be limited with minimum replacement of 60% (by cost) compared to standard practice.
  - f) All lifts must be gearless with regenerative drives. Passenger lifts to have destination control.
  - g) Solar photovoltaic generation must be installed to not less than 50% of the horizontal roof area.

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

## Heritage conditions – 5 & 7 Parramatta Square (DA/758/2017)

### Prior to issue of construction certificate:

1. A suitably qualified and experienced heritage consultant must be retained as part of the team during design development, tender documentation and during construction to ensure impacts on the physical fabric of the Parramatta Town Hall are minimised. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the construction certificate.  
**Reason:** To ensure heritage impacts are minimised.
2. Archival photographic must be undertaken recording of all spaces and fabric of moderate, high and exceptional significance impacted on by the proposal. The recording is to be in accordance with the Heritage Council guidelines. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the construction certificate.  
**Reason:** To ensure the history of Parramatta Town Hall is conserved.
3. To minimise impact from loss of the stage area the following is required to be undertaken:
  - a. Retention of the majority of the Proscenium Wall including its mouldings and painted finishes on the auditorium side and the "scars" of the backstage mechanisms and walkways on the former back stage face of the proscenium wall. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the construction certificate.
  - b. Design of the new development and its interface with the proscenium to allow for use of a temporary stage under / within the proscenium in the future. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the construction certificate.
  - c. Archival recording in drawings and photographs of the stage/backstage/under-stage area including all external walls and both sides of the eastern proscenium wall of the auditorium and the thrust stage that goes beyond the proscenium with key elements kept in accordance with Heritage Council guidelines. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the construction certificate.
  - d. Video and oral recordings of how the stage area was utilised historically from past users and performers. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the construction certificate.**Reason:** To ensure heritage impacts are minimised and suitable historical records are created.
4. Design resolutions are required to be undertaken to minimise heritage impacts and are to be submitted to the Council for approval by Council's City Architect and independent external Heritage Consultant prior to the issue of the construction certificate, which demonstrate the following:

- a. Ensure that the fabric of the Town Hall (exterior and interiors) are not affected by any overhanging building + structural elements. The final design must ensure minimal structural interventions to the existing Town Hall.
- b. Details of the new terrace and reconfigured fire stair to the southern elevation of the Parramatta Town Hall auditorium.
- c. The junction between the southern new terrace and southern wall of Parramatta Town Hall auditorium and eastern wall of the main west wing to resolve aesthetics and potential for creation of damp underfloor and "in-wall" conditions.
- d. The walls either side of the proscenium where the stairs previously led up to the stage will need to be conserved. It is possible that the original 1885 finishes that existed prior to construction of the stairs (1932 or later) will be revealed. These finishes can be conserved, reconstructed or interpreted.
- e. How the new doors will be inserted either side of the proscenium arch
- f. The detailing associated with the new doorways created at the base of the auditorium windows.
- g. The proposed backlighting of the northern auditorium windows that are covered over.
- h. How the rear of the proscenium wall will be conserved and interpreted and the resolution of the support and operation of the proposed operable doorway.
- i. Details of other junctions between the new development and heritage fabric (e.g. at Jubilee Hall). The intersection between new and old externally must be redesigned.
- j. The fit out of the proposed new disabled access WC on the ground floor of Parramatta Town Hall.

**Reason:** To ensure heritage impacts are minimised.

5. An interpretation plan must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the construction certificate outlining how the heritage value of the site has been incorporated into the design and fit out of the new development and the adaptation of the Parramatta Town Hall. In addition, the interpretation plan must contain information such as billboards, posters, programmes, reviews, performers of notoriety and of humble backgrounds and general memorabilia.

**Reason:** To ensure the history of Parramatta Town Hall is conserved.

6. Prior to the issue of a construction certificate the **Draft Heritage Interpretation Strategy** must be submitted to the Council for approval by Council's City Significant Development Manager and must demonstrate the following:

- Recommend how the tangible and intangible significance of the site will be accessibly interpreted for the diverse public audiences & show how it is integrated through the building design, across the site and complementing neighbouring sites.
- Address Aboriginal, historical archaeological, cultural and built heritage to effectively communicate the significant themes of the site, and, given the future use of the 5PS building, address Parramatta's broader heritage, in ways that compel, attract and engage diverse audiences.



- Be developed in collaboration with architects, designers, archaeologists and key community stakeholders (including Darug, Aboriginal and multicultural communities).
- Document all interpretive installations and devices to be accommodated within the approved project, supported by an explanation as to how the Strategy has guided and informed the nominated installations and devices.

**Reason:** To ensure heritage impacts are minimised and suitable historical records are created.

7. Prior to the issue of a construction certificate the **Final Heritage Interpretation Strategy** must be submitted to the Council for approval by Council's City Significant Development Manager.

**Reason:** To ensure heritage impacts are minimised and suitable historical records are created.

8. Prior to the issue of a construction certificate the **Heritage Interpretation Plan** must be submitted to the Council for approval by Council's City Significant Development Manager.

**Reason:** To ensure heritage impacts are minimised and suitable historical records are created.

#### Prior to commencement of works:

9. Works for the alteration and any repair to the fabric of Parramatta Town Hall must involve suitably qualified tradespersons experienced in traditional trades required for such conservation works. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the commencement of works.

**Reason:** To ensure heritage impacts are minimised.

#### Prior to issue of occupation certificate:

10. Prior to the issue of the occupation certificate all elements of the endorsed **Heritage Interpretation Implementation Plan** must be completed/installed. Evidence of this must be submitted to the Council for approval by Council's City Significant Development Manager prior to the issue of the occupation certificate.

## Urban Design & Civil Assets conditions – 5 & 7 Parramatta Square (DA/758/2017)

### PUBLIC DOMAIN

#### Prior to issue of construction certificate:

1. No approval is given for the proposed 'digital carpet' located on the southern side of the building within the Parramatta Square public domain as defined in plan DA-1600 Rev. J by *Manuelle Gautrand Architecture, Design Inc. and Lacoste + Stevenson* and a separate development application is required for such works.  
**Reason:** To ensure the proposal does not have an unacceptable impact on the public domain.
2. Prior to the issue of the Construction Certificate, revised plans shall be submitted to the Council for approval by Council's City Architect demonstrating the relocation of the fire booster cupboard from the eastern 'alfresco seating' area. The location is to be determined in conjunction with Council's City Architect and Fire and Rescue NSW.  
**Reason:** To ensure the proposal does not have an unacceptable impact on the public domain.
3. Prior to the issue of the Construction Certificate, revised plans shall be submitted to Council for approval by Council's City Architect and Endeavour Energy demonstrating the relocation of the substation currently proposed to be located on the ground floor at the eastern end of the building. The location is to be determined in conjunction with Council's City Architect and Endeavour Energy.  
**Reason:** To ensure the proposal does not have an unacceptable impact on the public domain.
4. Prior to the issue of the Construction Certificate, revised slab levels and alignment plans shall be submitted to the Council for approval by Council's Urban Design Manager. The final slab levels shall be designed to demonstrate that they integrate with the surrounding public domain and shall address alignment levels, drainage, paving and surface treatments, awnings, utilities, kerb ramps, vehicle footpath crossings, pedestrian safety, access etc. The plans shall be consistent with the most current advice of Council's Public Domain Guidelines and Specifications for Parramatta Square.  
**Reason:** To ensure that the development connects appropriately to the adjoining public domain.

### CIVIL ASSETS

#### Prior to commencement of works:

5. Prior to the commencement of any works in the Public Domain or on any asset that will be handed over to Council to maintain, the consent holder must arrange for a schedule of inspections to be carried out by Council's Civil Infrastructure Unit.

The required Council inspections include (but are not necessarily limited to) the following where applicable and apply to all **Council** and **privately certified** projects.

- Commencement of public domain works including tree protection measures installed and set out of tree pits;
- Subgrade and formwork inspection following excavation for footings, drainage and pavements, tree pits showing root barriers, structural soil cell, sub-surface drainage and irrigation system as required;
- Installation of required underground conduits:

- Blinding layer / concrete slab base completion and initial (indicative) setout of pavers, street fixtures and fittings as applicable to ensure compliance with the requirements of the public domain guidelines;
- Delivery of street trees to site. Trees shall be installed within 24hrs of delivery;
- Final defects inspection after all work has been completed to view paving sealant, tactile surface indicators, service lids, nature strip/vegetation/street trees and location of fixtures and fittings

**NOTE:** Additional daily inspections by Council officers may occur to view progressive paving set out and construction depending on the project size and type.

### Defects

Any defects raised by Council officers during the above construction and defects period inspections will be notified in writing. Defects may include incorrect location of elements, unsatisfactory construction techniques or finishes, or any other non-compliances with the approved plans and specifications or the public domain guidelines.

All defects raised by Council's officer during the construction period or defects liability period need to be rectified prior to and signed off at the final defects inspection by Council's officer in order to achieve Occupation Certification. This applies to both Council and privately certified projects.

In addition, **all** construction works for stormwater systems to be handed over to Council must:

- a) **prior to issue of a construction certificate** have a full set of plans stamped and approved by Council's Service Manager Civil Infrastructure
- b) be inspected by Council's Catchment Management team in line with the schedule of inspections agreed to with Council **prior to any works commencing**

Inspection of the works will be required (but not necessarily limited to) on the following stages:

- construction of the stormwater pipe prior to backfilling of trench
- construction of formwork to any drainage pits(s) prior to placement of concrete.
- construction of any formwork to concrete pavement, footpath, driveway, kerb & gutter etc. and prior to placement of concrete.

The stormwater drainage work is to comply with all other Special Notes – Conditions of Approval on Council stamped and approved drawings.

**NOTE:** Inspections for all public domain and/or stormwater works must be booked **at least 24 hours** in advance by calling Council's Civil Infrastructure Unit on 9806 8250.

**Reason:** To ensure the proposal does not have an unacceptable impact on the public domain.