

DESIGN EXCELLENCE / DEVELOPMENT APPLICATION JURY REVIEW

130-150 George Street, Parramatta (DA/808/2017)

Date of Issue:	16 th April, 2018
Architects:	Bates Smart
Design Competition Reference Number:	DC/16/2016
Drawing Reference Number (TRIM):	D06020310 / D06020317 / D06020311
Design Excellence Jury:	Kim Crestani, City Architect, City of Parramatta Council Dillon Kombumerri, Architect, Office of the Government Architect Bob Nation AM, National Design Director, GHDWoodhead (Proponents Representative)

Project History

Design Competition Held:	5 th October, 2016
Design Excellence Awarded:	16 th December, 2016
Development Application – Jury Review (Desktop)	11th April, 2018

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.
- The City Architect recommended that this review could take the form of a desktop review and subsequent teleconference discussion. The review was co-ordinated by the City Architect Team, with assistance from Council's City Significant Planning Assessment Officer.
- The Jury were briefed on the following design items, and made the following comments:

Design Development

- The Jury unanimously agreed that the Development Application is consistent with the original Design Competition winning scheme and exhibits Design Excellence.
- The Jury are satisfied that the following design matters have been adequately addressed as part of this DA:
 - Provides a sophisticated flooding solution for the "sunken garden",
 - Accepts the location of the substation along Charles Street, considering the impacts to the parking circulation if substation was to be located on level 01,
 - Improved activation (retail) and appearance (screening) of Charles Street,
 - Landscape design of "sunken garden",

- A sophisticated design that provides intuitive wayfinding from George Street to tower lobby, and
- Excellent ESD features, which will set a new benchmark for façade design in Parramatta.

Building Setbacks

- The Jury are of the view that the proposed tower alignment to Charles Street is acceptable. The slightly increased cantilever over the parking podium is considered to be an imperceptible difference when viewed at ground level, compared to the original competition scheme.

Wind Impacts

- The Jury were informed that Council's independent wind consultant notes that the commercial tower would result in wind conditions which are worse than existing, and breach the stated safety criteria. It may be that form of the building may need to be modified to mitigate the wind impacts.
- The Jury are not supportive of curved corners as a means of mitigating wind impacts from the commercial tower. It is recommended that Council co-ordinate a workshop with the consulting wind engineers to formulate a solution (e.g. – flippers, awnings etc) that would improve the wind conditions along Charles Street.
- To expedite this process, the Jury defer the assessment of design solutions to mitigate wind impacts to the City Architect.

Summary

- The Jury are supportive of the Development Application as presented, and are satisfied that it is consistent with the original Design Competition winning scheme.
- The Jury endorse the Development Application as achieving Design Excellence.
- The City Architect requests that Council's standard conditions of approval in relation to Design Excellence are included as part of the consent.
- The Jury look forward to reviewing the design prior to the issue of any relevant S96 and/or Construction Certificates for this development.



Kim Crestani
City Architect
City of Parramatta Council



Dillon Kombumerri
Principle Architect
Office of the Government Architect



Bob Nation AM
National Design Director
GHDWoodhead

16th April, 2018