

# DESIGN EXCELLENCE / DEVELOPMENT APPLICATION JURY REVIEW

## 10 VALENTINE STREET, PARRAMATTA (DA/841/2017)

Date of Issue:	23 <sup>rd</sup> February, 2018
Architects:	Fitzpatrick + Partners
Design Competition Reference Number:	DC/18/2016
Drawing Reference Number (TRIM):	D05821499
Jury members:	Kim Crestani, City Architect, City of Parramatta Council Lee Hillam, Architect, Office of the Government Architect Kellie Payne, Director, Bates Smart

### Project History

Design Competition Held:	3 <sup>rd</sup> May, 2017
Design Excellence Awarded:	2 <sup>nd</sup> August, 2017
Pre DA – Jury Review	N/A
<b>Development Application – Jury Review (Desktop)</b>	<b>19<sup>th</sup> February, 2017</b>

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

#### Carparking

- The Jury were informed that the current proposal is for the complete replacement of the existing above ground carpark, with a carpark structure of the same size (total 6 storeys). The Jury accepted the constructability issues that informed this change, noting that the original design competition brief envisioned keeping the existing structure and adding three storeys (total 9 storeys).
- The Jury are of the opinion that the current proposal for above ground car parking is consistent with the design intent of the original design competition winning scheme.
- Concern was raised on the integrity of the design competition due to Council's decision to allow for the complete demolition of the existing carpark. However, the Jury acknowledged that the final decision on this issue sits outside of the remit of the Jury.

### Podium Screening

- The Jury would like to see more detail in regards to the materiality and detailing of the podium screen, prior to approval of relevant Construction Certificates.
- The suggested requirements in the condition of consent include:
  - To the satisfaction of the City Architect, submit photorealistic renders of proposed screening (based on podium elevation details), communicating the materiality and finish of the proposed blades,
  - A 1:1 manufactured working prototype of key junctions of the podium screening (minimum 3m x 3m dimensions), to the satisfaction of the City Architect and Design Excellence Jury.
  - Provide a design statement regarding the structural integrity, materiality and of the proposed external columns (between ground level and level 7). These columns were required during the competition scheme due to the retention of the existing carpark, and the Jury question the requirement for these columns now that a new carpark is being constructed.

### Façade/ESD

- During the Design Competition, the Design Excellence Jury made the following comments:
  - *"The Jury felt that sun shading measures needed to be further considered"*
  - *"It is recommended that at Pre-DA stage the drawings, including the 1:50 detail of the façade treatment, are reviewed by Council ESD consultant and/or Council's in house ESD consultant."*
- At prelodgement stage the following comments were provided to the applicant by Council's in house ESD consultant:
  - *"The lack of solar protection to the NE facade remains a significant issue in terms of thermal performance of the building....Standard double glazing is not a substitute for effective passive solar design i.e- the use of effective external shading."*
- During the assessment, the City Architect recommended, "that effective external sun shading is incorporated along the north-eastern façade",
- The Jury fully supports the City Architects recommendation above, and supports the proposed condition of consent relating to shading (attached to this report), prepared by Council's independent ESD consultant.

### Public Domain

- The Competition Jury awarded Design Excellence based on a design that proposed enhanced public domain improvements to both Parkes Street + Valentine Streets. The Fitzpatrick vision was to create an engaging and inviting public domain.
- The Jury are in support of the public domain plan submitted, and commend Council officers for their good work in resolving alignment, tree planting and parking issues.

## 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 City Architect requests that Council's standard conditions of approval in relation to Design Excellence are included in this 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



Lee Hiram  
Architect  
Office of the Government Architect



Kellie Payne  
Director  
Bates Smart

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

## 10 Valentine – Draft consent condition for northeast shading

External Shading is to be provided to the northeast office façade. The following requirements need to be satisfied.

- a) Façade to be at least 30% shaded as calculated on 21 December at 10am (as shown in Figure x).
- b) Shadow diagrams must be submitted to Council for approval quantifying the extent of shading at 10am for the northeast façade.
- c) Opaque wall surfaces which are matte or non-reflective materials such as concrete or brickwork, do not require shading and these areas can be excluded from the calculations.

