

DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATION

220-222 CHURCH ST & 48 MACQUARIE ST PARRAMATTA (DA/828/2017)

Application Summary

Date of Meeting	26 th July, 2018
Application Number	DA/828/2017
Assessing Officer	Brad Roeleven
Applicant/Proponent	G&J Drivas Pty Ltd and Telado Pty Ltd
Architect and Registration Number	Greg Crone – Crone Architects – Reg No: 3929 Sally Hsu – Crone Architects – Reg No: 9719
Urban Designer	
Landscape Architect	Mark Kuhne - Urbis
Planner	
Other Persons in attendance	Pascal Bobillier – Development Manager Michael Coombes – Coombes Property Group
DEAP Members	David Epstein, Jon Johannsen & Garth Paterson
Chair	David Epstein
Other Persons in attendance	Najeeb Kobeissi – Student Project Officer - City Architect Team Guy Pinkerton – Urban Design – City Architect Team
Referrals	3 rd Referral Previously seen 15 th November, 2018 as DA/828/2017 15 th June 2017 as PL/56/2017

Introduction

In this instance, the Panel is assuming the role of Design Excellence Jury to determine if the scheme has achieved Design Excellence for the purposes of clause 7.10 of Parramatta LEP 2010. It is noted the scheme being considered includes a FSR “bonus” that would be secured if design excellence is achieved.

The purpose of this meeting is to review the amended plans which were prepared in response to the Panel’s comments from 15 November 2017.

Prior scheme

The Panel considers that the following items from the original proposal were particularly valued and should be retained throughout the design and delivery phases of the development:

- Arcade - Supports the proposition of an interior Arcade that provides movement and permeability throughout the development.



- Basement Parking entrance off Houison Place – The Panel Supports the location of the basement parking entrance since it would cause little, if any, disruption to traffic and the future Light Rail.
- Stepped Roof Terrace – The Stepped Roof Terraces create outdoor open space on the roofs that also addresses the overshadowing issue to Centenary Square. The Panel makes a recommendation to landscaping as mentioned below
- Open Floor Plans – The floor plans provide the opportunity for a diverse set of commercial businesses to occupy the building.

Evaluation of amended plans

In terms of the ESD issues previously raised the Panel notes:

- A revised glazing specification has been nominated which achieves a significant reduction in solar reflectivity, as confirmed by council's ESD consultant;
- The applicant has committed to a range of ESD measures, including:
 - a 5-star Green Star Design as Built rating (v1.2 or later)
 - The building will be designed and constructed to operate at a minimum NABERS Energy rating of 5.5 stars (base building) without accounting for any Green Power used in the building as per the NABERS Commitment Agreement be entered into with NSW Office of Environment and Heritage
 - The building will be designed and constructed to operate at a minimum NABERS water rating of 4 stars.

In terms of design matters previously raised, the Panel is satisfied with the applicant's response to the previous comments regarding the following issues:

- Setbacks – The tower setbacks (level 4 and above) of a minimum 6m from Macquarie, 2.06m from Horwood Place, 1.3m from Houison Place and 0m from United Lane is consistent with prior advice, and therefore acceptable.
- Ground Floor Permeability – The increased permeability between the ground floor and United Lane has created a more activated space.
- Church Street 2 storey arcade and skylight – Revisions to the arcade create a well-lit interior with 2 storey heights and the skylight creates an open, naturally lit space.
- Awning height and depth – The Panel supports the consistent, 4m high awning that wraps around Macquarie Street, Horwood Place and Houison Place.
- Church Street elevation – The finer grain and modulation of the Church Street elevation fits better with its context and provides better opportunities for street activation.
- Landscaping and roof top terraces – The proposed landscaping is satisfactory including the roof top terraces.
- Materiality – The Jury reviewed and accepted the proposed schedule of external materials as per the plans lodged 1st June 2018

Notwithstanding the above, the Panel makes the following comments and recommendations:

1. The level changes at the new United Lane entry from the outside to the inside do not properly align. The Panel recommends that this change be managed noting that any ramping must be located wholly within the building footprint. There also needs to be full consideration of the public domain guidelines in detail design for the lane and rest of the site perimeter.
2. The fire hydrant booster is located on the corner of Macquarie Street and United Lane. Its current location occupies a visually crucial corner for the retailer, which is also highly visible within the

streetscape. The Panel recommends that it be moved further back into United Lane as far as possible, subject to the requirements of Fire and Rescue NSW.

3. Scope for a green wall possibly associated with artwork along United Lane is to be considered by the applicant. The installation may be used to integrate the fire hydrant booster.
4. The Panel raises concern that future signage will impact on the internal amenity and external visual appearance, particularly of the ground floor. The Panel recommends indicating signage zones within the scheme.
5. Annotated 1:20 scale cross-sections showing materials and detailing for the underside of the tower overhang to Houison Lane must be provided.
6. The landscape plans are well detailed but still require the actual size of the planter pot to be nominated. The plans should also accurately describe the mature size of the intended tree species to be used in those pots, and how these will be irrigated and drained.
6. All photomontages are to be updated to achieve consistency with the final architectural plans, including:
 - Removal of the catenary lighting in United Lane
 - Relocation of the fire hydrant booster
 - Signage zones
 - Materials and detailing for the underside of the tower overhang to Houison Lane must be provided
 - Footpath awning heights and associated details to be updated
7. The Panel recommended the Arts Plan include potential for consideration of local heritage and indigenous interaction around the Parramatta region.

Conclusion and recommendation

1. Having regard to the matters for consideration at clause 7.10(4) of Parramatta LEP 2011 the Panel unanimously agrees that the scheme will achieve Design Excellence subject to inclusion of the minor revisions noted.
2. Subject to confirmation from council's City Architect that the updated architectural and landscape plans incorporate those required revisions, the Panel does not need to reconvene to further review the scheme.
3. Subject to such confirmation from the City Architect, the Panel agrees council can confirm that design excellence has been achieved for the purposes of clause of clause 7.10 of Parramatta LEP 2010.
4. The Panel recommends that the conditions set out below be included in any consent which might be granted to this development application.

CONDITIONS

General Matters

1. In order to ensure the design excellence quality of the development is retained:
 - (a) The architectural design team, Crone Architects, 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, Modification Applications, Construction Certificate and Occupation Certificate stages).
- (b) The design architect's team is to have full access to the site, following appropriate safety inductions, and is to be authorized 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 any Construction Certificate.
 - (d) Council's Design Competition Panel (Design Excellence 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 to ensure the scheme remains substantially the same as the award winning scheme prior to the issue of any relevant Construction Certificate and any Occupation Certificate.
 - (e) The design architect 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 prior to the issue of a relevant Construction Certificate, in accordance with written confirmation from City of Parramatta Council.

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

Prior to the issue of a Construction Certificate

Façade Samples

1. Prior to the issue of the relevant Construction Certificate, the following detail must be submitted to, and approved by, Council's City Architect, Design Excellence Jury and Environmentally Sustainable Development consultant:
 - A 1:1 manufactured visual mock-up (VMU) of key junctions of the external glazed facade (minimum 3m x 3m dimensions)

Reason: To fulfil the Design Excellence criteria of the Parramatta LEP 2011

Detailed Drawings

2. 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 excellence quality of the development is retained.

Prior to the issue of an Occupation Certificate

Design Jury Review

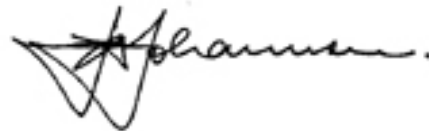
3. Council's Design Competition Panel (Design Excellence Jury) shall review and comment on the development prior to the issue of an Occupation Certificate to ensure design integrity. Where the Jury identifies matters which are not satisfactory, resolution to shall be required prior to the issue of the Certificate.

Reason: To ensure the proposal achieves design excellence.

For any questions or clarifications regarding the above comment please contact Kim Crestani (City Architect) or Guy Pinkerton (CoPC Design Competition Coordinator).

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David Epstein
Principal
DRE Design

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Jon Johannsen
Director
Architects Johannsen + Associates

A handwritten signature in black ink, featuring the name 'Garth Paterson' in a cursive script.

Garth Paterson
Director
Paterson Design Studio