

# CITY ARCHITECT / BRIEFING NOTE

## 32 SMITH STREET, PARRAMATTA (DA/888/2017)

Date of Issue: Wednesday 7<sup>th</sup> March, 2018

Architects: Fender Katsalidis Architects

Design Competition Reference Number: DC/1/2017

### Applicant request to amend City Architect standard condition of consent

- The applicant has requested that a standard City Architect / Design Excellence condition of consent is amended for the above development.
- The applicants suggested alternative condition requests - ***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.***
- The applicant's justification for this alternative is – *"The purpose of the condition appears to be to ensure that external elements exhibit design excellence and integrity, through the City Architect's review and sign-off of detailed shop drawings. Updating 3D photomontages / renders is not relevant to this purpose as it does not relate to detailed design. It is an unnecessary requirement."*

### City Architect Response

- The City Architect strongly supports the original condition that requires revised 3D photomontages to be submitted prior to the release of a relevant construction certificate.
- This condition has been imposed upon all major development approvals for last 18 months (approx.), without question or compromise.
- The intent of this condition is to ensure that the integrity of the external appearance of the development is maintained from the original design competition through to construction/occupation.
- 3D photomontages are often released into the public realm (newspapers, websites, social media etc.) to promote and/or advertise a new development.
- It is critical to the success of Parramatta in becoming 'Australia's Next Great City' that the construction of our City's great new buildings are of the same quality as the 3D photomontages that are used to promote, advertise and communicate them.
- 3D photomontages are stamped as part of Development Approval, and so it is reasonably expected that as a development evolves (and changes) as it moves towards construction, that the original approved 3D photomontages are updated to reflect the latest design.
- The City Architect requests that the SCCPP do not amend this condition of consent, and assist Council in maintaining the Design Excellence of new developments in our City.



Kim Crestani  
City Architect  
City of Parramatta Council