

DESIGN EXCELLENCE / DEVELOPMENT APPLICATION JURY REVIEW

89 George Street, Parramatta (DA/954/2017)

Date of Issue:	Thursday 21 st June, 2018
Architect:	Group GSA
Design Competition Reference Number:	DC/9/2016
Drawing Reference Number (TRIM):	D06180823 / D06180824
Design Excellence Jury:	Kim Crestani, City Architect, City of Parramatta Council Dillon Kombumerri, Architect, Office of the Government Architect John Choi, Director, CHROFI

Project History

Design Competition Held:	10 th August, 2016
Design Excellence Awarded	14 th March, 2017
Pre DA – 1 st Jury Review (Desktop Review)	30 th August, 2017 (attached to these comments)
Pre DA – 2 nd Jury Review (Desktop Review)	28 th September, 2017
Development Application - Jury Review (Desktop Review)	Thursday 21st June, 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.

This review was in the form of a digital desktop review, with Jury members providing written certification that the current design exhibits Design Excellence. This review was co-ordinated by Council's City Architect Team, with assistance from Council's Planning Assessment Officer.

The Jury undertook a review of the following items:

- Updated Architectural Drawings, and more specifically,
- Revised "Crown" and upper levels,
- Façade details – Podium, Crown and Western Façade
- External Materials and Finishes, and
- Revised 3D Photomontages.

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 (see below).
- The Jury look forward to reviewing the design prior to the issue of any relevant S96 and/or Construction Certificates for this development.

The City Architect, on behalf of the Design Excellence Jury recommends that the application is approved subject to the following conditions:

Design Excellence Preservation

1. In order to ensure the design excellence quality of the development is retained:
 - (a) The architectural design team, *Group GSA*, 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 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 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.

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.

All of the wind amelioration measures (screen, planters, etc) outlined in the Desktop Pedestrian Wind Environment Memo Ref: WD362-04F01 Rev: 1 by Windtech dated 01/08/17 shall be outlined in the detailed drawings.

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.

Rear Elevation Materiality

3. Notwithstanding the drawings hereby approved, the materiality of the rear (south) elevation of the podium (ground up to and including level 3) shall be further resolved to increase its visual interest. Details demonstrating compliance shall be submitted to, and approved by, Council's Manager DTSU prior to release of the relevant Construction Certificate.

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



Kim Crestani
City Architect
City of Parramatta Council



Dillon Kombumerri
Principle Architect
Office of the Government Architect



John Choi
Director
CHROFI