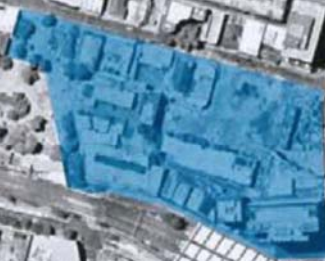




Jury Report

6&8 Parramatta Square



PARRAMATTA WE'RE BUILDING AUSTRALIA'S NEXT GREAT CITY

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Attachments

- A Competition Brief



1.0 Introduction

"Parramatta will be a Smart City that leverages the foundation of good urban planning, transparent governance, open data and enabling technologies that will underpin our position as a vibrant, people-centric, connected and economically prosperous city."

The City of Parramatta Council has ambitions to make Parramatta 'Australia's Next Great City'. The city already serves as the commercial, cultural and population destination, a role that is expected to become increasingly important as Parramatta's scale and prominence continues to expand. A central component of Parramatta's urban renewal is the delivery of the Parramatta Square precinct in the heart of the Parramatta CBD, which will host some of the key civic, recreational, commercial and educational functions of the city.

6 & 8 Parramatta Square will provide the greater precinct with an iconic landmark that embraces to the surrounding buildings. It will look to provide activation at the podium levels through a vibrant retail precinct with horizontal and vertical pedestrian links for the occupants of the building and the greater Parramatta CBD. The building is designed to meet the highest industry benchmarks and 6 & 8 Parramatta Square will provide office accommodation circa 12,000 blue chip staff members.

The City of Parramatta Council requires that an architectural design competition be undertaken for all major development within Parramatta Square in order to deliver the highest standard of architectural, urban and landscape design within this key CBD precinct. Accordingly, a design competition was convened in accordance with the NSW Department of Planning & Environment's *Director General's Design Excellence Guidelines* and the City of Parramatta Council's *Design Excellence Competition Guidelines*.

1.1 Competitors

Architects were selected to participate in this competition through an 'invitation only' arrangement, and participation was limited to four participants who were shortlisted from the Expression of Interest for Architectural Design Services ("EOI 17/2015"). Entrants were required to be registered with the NSW Architects Registration Board and have experience with similar scaled public and civic buildings as per the selection criteria in EOI 17/2015. The three (3) participants were:

- Johnson Pilton Walker (JPW)
- Group GSA
- Peckvonhartel Architects

1.2 The Jury

The jury comprised two nominees from the applicant and one nominee each from City of Parramatta Council and the Office of the NSW Government Architect, as outlined below:

- Peter Poulet – Government Architect, Office of the NSW Government Architect. Nominee from the Office of the NSW Government Architect.
- Kim Crestani – City Architect, City of Parramatta Council. Nominee from the Consent Authority.
- Bob Nation AM – Principal of Nation Architects & Design Director of Barangaroo Delivery Authority. Nominee from the Applicant.

Peter Poulet, as representative of the NSW Government Architect's Office, was nominated by the jury members as the Chairperson.

1.3 Facilitator

The City of Parramatta Council facilitated the Design Competition.

2.0 Assessment and Judging Process

2.1 Competition Brief

A Design Competition Brief was prepared for the project outlining the competitive process, competition objectives and providing additional information regarding the site and development context within Parramatta Square. The brief included details of relevant design considerations, applicable planning controls, environmental conditions, heritage and archaeological potential, transportation and interface requirements with the public domain.

The brief was endorsed by the City of Parramatta Council's Director, Strategic Outcomes & Development as being consistent with the requirements of the *Director General's Design Excellence Guidelines* on 28 August 2017. The brief was issued to the competing firms on the same day. A copy of the brief and addendum is provided at **Attachment A**.

2.2 Briefing

Prior to the commencement of the competition, the Proponent held an initial briefing session with all firms to review the design competition brief and become familiar with the site context, this briefing was also an opportunity for respondents to ask questions and request further information.

A mid-point check-in meeting was held with individual competitors on 8 September 2017, at which point competitors were able to present preliminary schemes and/or seek feedback from on the compliance with the design competition brief and reference materials.

2.3 Submissions

Each of the competing firms lodged their submissions to the Competition Facilitator on 25th September 2017. Submissions included the following material:

- Architectural Design Report
- Architectural Drawings
- 5 x A1 Presentation Boards
- Electronic model.

2.4 Judging

Electronic and hard copies of the material submitted by each competitor were distributed to the members of the Jury on 26th September 2017.

An assessment of the planning compliance, cost and environmental performance of each scheme was undertaken by the City of Parramatta Council's technical advisors and provided to the Jury prior to the date of presentations.

Each of the competitors presented their submissions to the Jury on 6 October 2017. Presentations comprised of a formal presentation, followed by an opportunity for the Jury to ask questions of each firm regarding their submission. Each competitor was allocated a total of one hour for presentations and questions.

The Jury deliberated following the presentations on 10 October 2017 and via electronic means on subsequent days. On 12 October 2017, the Jury notified the Competition Facilitator that it had reached a preliminary decision. The jury advised that none of the schemes submitted had achieved design excellence, but that the JPW scheme had the potential to do so. In response to the preliminary comments, two further presentations by JPW were held, on 27 October and 16 November 2017. On 23 November 2017 the Jury unanimously awarded Design Excellence to the JPW scheme.

The Jury's assessment of each scheme is contained in **Section 3.0** of this report and final recommendation is contained in **Section 4.0**.

3.0 Assessment of Schemes

3.1 Johnson Pilton Walker (JPW)

The Jury's assessment of this scheme is summarised as follows:

Brief Objective	Jury Evaluation
Design	
Response to Context	<ul style="list-style-type: none"> Proposed Tower Lobby at N/E corner is an appropriate response to heritage. Grand scaled space + public art. Requires further opportunities for activation. Loggia connecting to 4PS reinforces Civic Link alignment
Building Form/Tower Expression	<ul style="list-style-type: none"> Extensive massing studies have been undertaken. Form could better developed "in the round". Currently resolved elevationally. Opportunity to make stronger vertical expression of tower through increased modulation/material changes along north/south elevations. Explore externally expressed voids and atriums. Strong western elevation modulation.
Materials + Finishes	<ul style="list-style-type: none"> Façade (horizontal blades) reduces heat gain and articulates elevations. Explore finer grain materials + details at lower level to respond to heritage items (datums, proportions, materials).
Pedestrian Access & Circulation	<ul style="list-style-type: none"> Strong concept of "3 addresses" to commercial tower. Excellent integration with 4PS + overall movement network of square (Nolli Plan).
Public Domain	<ul style="list-style-type: none"> Urban Steps is an excellent urban approach to flood planning requirements. Spatial quality of civic colonnade as link to PSQ and Station supported. Opportunity to further activate Tower Lobby (1 Bligh Street). Public Terrace + Stairs on Level 1 a strong initiative of connecting to Darcy Street.
ESD & Environmental performance	<ul style="list-style-type: none"> Positive built form strategies to wind mitigation. However amenity of Sky Terrace is queried.
Commercial Objectives	<ul style="list-style-type: none"> Good balance of commercial requirements vs urban response.



3.2 Group GSA Architects

The Jury's assessment of this scheme is summarised as follows:

Brief Objective	Jury Evaluation
Design	
Response to Context	<ul style="list-style-type: none"> Proposed Heritage Lobby at N/E corner is an appropriate response to heritage. Grand scaled space + public art. Requires further opportunities for activation. Spatial quality of civic colonnade as link to PSQ and Station supported.
Building Form/Tower Expression	<ul style="list-style-type: none"> Positive references of existing horizontal datums. Pushing of atriums "inside out" to northern façade an excellent way to mitigate bulk and scale of tower. Massing appears an extrusion of reference design. Northern elevation appears unrelenting. Cantilevered top third of tower appears unbalanced. 3D montage indicates lack of final resolution of tower form.
Materials + Finishes	<ul style="list-style-type: none"> Single façade detail doesn't express distinct verticality (tall slender) at n-e corner. Materiality of interiors / neutral and not unique/distinct to Parramatta.
Pedestrian Access & Circulation	<ul style="list-style-type: none"> Lower Ground Floor diagrams in report do not pick up key pedestrian paths from the Light Rail > Station. Darcy Street access to PSQ via stairs/lifts only.
Public Domain	<ul style="list-style-type: none"> Spatial quality of civic colonnade as link to PSQ and Station supported. (3:1 ratio of town hall colonnade). More activation required of Parramatta Square. No recalibration of public domain design along Church Street.
ESD & Environmental performance	<ul style="list-style-type: none"> Concern that NW corner does not mitigate wind impacts.
Commercial Objectives	<ul style="list-style-type: none"> Working Community Concept well received – Families, Neighbourhoods, Villages and Towns. Achieves target NLA's but at the cost of building modulation and form.



3.3 Peckvonhartel Architects

The Jury's assessment of this scheme is summarised as follows:

Brief Objective	Jury Evaluation
Design	
Response to Context	<ul style="list-style-type: none"> Response to heritage items could be better resolved.
Building Form/Tower Expression	<ul style="list-style-type: none"> Massing strategy is unique in its approach – reducing cantilevers over PSQ, increase setback to 4PS. Structure, shape and size of colonnade does not relate to tower expression. Unapologetic Bold/hero tower expression at risk of being a “simple silhouette” in skyline. 97m long, unrelenting northern elevation. Central Atrium does not allow for connection to northern views.
Materials + Finishes	<ul style="list-style-type: none"> Single seamless skin interrupted by notched terraces. Singular approach to façade does not mitigate bulk and scale of tower. Self-shading façade a positive measure – strong vertical expression.
Pedestrian Access & Circulation	<ul style="list-style-type: none"> Sensible and rationale approach to pedestrian movement.
Public Domain	<ul style="list-style-type: none"> Proposes a new public domain concept. Increased lawn spaces, however grass is unlikely to grow. Ground Floor no retail tenancies / appears unresolved.
ESD & Environmental performance	<ul style="list-style-type: none"> Likely high wind impacts on Tower façade + Garden Terraces – Amenity queried, ability for soft landscaping? Façade would present as a huge “sail” on the northern façade.
Commercial Objectives	<ul style="list-style-type: none"> Podium retail in 6 level “urban room” podium queried, raising people away from the ground plane of PSQ. Efficient commercial floorplates, and the building massing that it allows relied on double decker lifts. Untested in Parramatta. Commercial Lobby / address not as well resolved as other schemes.



4.0 Jury Recommendation

The Jury unanimously recommends the scheme presented by JPW as the winner of the 6&8 Parramatta Square – Commercial building Design Competition. The Jury strongly endorses the scheme as winner.

Design Development and Conditions

The following matters were particularly valued and should be retained in the DA design:

- **Civic Colonnade** – Support for the proposition of a grand colonnade that forms a civic address to Parramatta Square. The proposed varied form of the columns (elliptical and circular), materiality (sandstone and granite / other natural stone), scale and relationship to surrounding buildings should be retained.
- **Public Terrace (Level 01)** – The proposed public terrace, located on the upper ground floor, provides an important public connection linking Darcy Street to Centenary Square. Unambiguously public access to the terrace must be retained. The public stairs linking Parramatta Square to the Public Terrace are also supported. However, they must be accompanied by a public lift providing universal access to the terrace. The lift must be co-located with the staircase and clearly legible as being a public lift and not part of the commercial lobby.
- **Urban Steps** – The Jury strongly support the proposed urban steps, which open up to both the square and Church Street Mall, and will become a great place to sit and watch life go by. It is recommended that the detailed public domain design of Parramatta Square is recalibrated to ensure the urban steps are accommodated as part of the future DA to be submitted to Council.
- **Building Mass + Tower Form** – The developed approach to building massing and form is supported by the Jury. For the primary tower form, the external length of the northern and southern elevations should measure no greater than 50m. (This is consistent with benchmarking undertaken by the Jury during the competition.) Additionally, the angled alignment of the eastern tower profile must be retained, as it reduces the apparent bulk of the tower when viewed from the north and appears slender when approaching Parramatta CBD from the train.
- **Modulation + Articulation of Facades** – The Jury consider that the developed approach to facades exhibit a “sophisticated and textured profile that is a contrast to the adjacent buildings in the Square”. The proposal for three distinct façade types with a varied articulation and geometry is supported by the Jury.
- **Tower Expression** - The developed curved tower form celebrates arrival in Parramatta Square and reinforces the buildings height and slenderness at the north-western corner. The expressed “slots” in the tower façades are to be retained. The additional height of the expressed façade that extends beyond the plant-room is also supported.
- **Tower Floorplates** – The developed tower floorplates are considered by the Jury to be the maximum permissible floorplates (refer to detailed schedule provided to Jury during competition). The approximate floorplate maximums are (and subject to final tenant atrium requirements)
 - Campus – 2,800sqm GFA to 3,300sqm GFA
 - Tower – 2,340sqm GFA to 2,550sqm GFA
- **Sky Room Function Space** – A key feature of the commercial proposition is the potential for there to be public access to upper levels of the tower. The proposed sky room function space on the top floor is supported and best endeavours should be made to retain the function room as part of the development.

- **Tower Foyer** - The proposed location of the Tower Foyer at the nexus of St. John's Church and Parramatta Town Hall is considered the most appropriate response in this important civic location (when compared to flagship retail uses in this location). Design development should consider the careful activation and public art installations of the Tower Foyer. (e.g – 1 Bligh Street, Sydney)
- **Pedestrian Access + Circulation** – The expanded pedestrian movement networks that are reinforced by the developed scheme are considered a superior outcome when compared to the previous Aspire Tower development. Examples include:
 - an improved accessible shoreline that wraps around the building and extends to Darcy Street,
 - pedestrian link via the loggia that reinforces the alignment of the Civic Link

Atriums / Voids – The developed proposals approach to atria's and voids throughout the commercial levels present opportunities to activate the façade and modulate the expansive northern and southern elevations. The 3m indentation to the northern and southern facades located at commercial atriums should be retained. Additionally, all voids and atriums are to be submitted as part of the base DA for the development, with the understanding changes may be required as driven by tenant requirements.

- **ESD + Façade** - The proposed ESD initiatives should be retained or use best endeavours to be improved. The Jury requests that Council engage an independent ESD consultant to review and provide advice and feedback at DA stage to both the Jury and the design team.

Although the scheme is accepted as demonstrating design excellence, the Jury recommends that the following aspects be explored further by the architect as the design moves to DA and Design Development:

- **Architectural Reference Design** – Ensure all plans submitted include an overlay of the Reference Envelope Design (Appendix 4 – Design Competition Brief), including Boundary of Area 3 (PLEP 2011). In addition, all future submissions must:
 - Provide a 'Design Excellence Rationale' for projecting building forms up to 6.5m over Church Street (above RL31.85), and
 - Clearly explain how the proposal provides an improved built form outcome when compared to the previous proposals for 4+6PS + 8PS.
- **Microclimate** – Update Council's Parramatta Square Microclimate Study (GWTS, 2017), and ensure all recommendations are incorporated into the developed design.
- **Parramatta Square Public Domain DA** – The current Parramatta Square Reference Design and Performance Specification (JMD, 2017) should be "recalibrated" to reflect this winning scheme. Of particular importance is the new civic colonnade, urban steps, expanded outdoor dining and large trees along Church Street. Based on a review of the submitted 3D animation, the Jury also makes a note that the "planters" should also be made larger to allow for larger deep soil zones and more trees.
- **3D Animation** – Communicate the spatial experience of the proposal through a series of ground level 3D "walk-through" animations. The recalibrated design of the public domain (see above) should also be included in the animation.
- **Podium Expression** – All submissions must include detailed ground and podium level elevations (1:100 scale) of the proposal up to RL31.85. The Jury recommends that further design development is required for the podium screening shown on northern elevation.

- **Tower Foyer level and Impact of Flooding** – The Jury fully supports the setting of the Tower Lobby between RL 11.90 and RL 12.2 AHD as indicated and request that the applicant provide a justification for setting the Tower Foyer between RL 11.90 and RL 12.2 AHD (when required Flood Planning Level is 11.7m AHD at Church Street). Updated modelling (BG+E) should ensure that the proposed Church Street stairs do not impact on the flood levels along Church Street.
- **Retail Uses / Outdoor Dining** – The current retail strategy (Luchetti Krelle) proposed for 4+6PS should be expanded to complement the developed design. The Jury recommends that retail activation of Darcy Street, L1 Public Terrace and Tower Foyer are considered.
- **Signage** – Proposed signage zones and locations of building signage is to be shown on all future DA plans. .
- **Public Art** - Public Art plan to be prepared in consultation with City of Parramatta and Walker Corporation. The Tower Lobby and steps are considered a suitable location for Public Art.
- **Façade / Materials and Finishes** - The following information is to be provided for the Jurys review:
 - At Pre-DA – Provide “close up” 3D rendered views of different façade types,
 - Prior to DA – As per the supervision of design development conditions below,
 - Prior to the relevant staged CC – Preparation of type of façade as a full scale prototype at the scale of 1:1 for jury inspection and review.
- **Church Street** – In consultation with Council and their public domain design team, indicate the proposed location, size and species of replacement trees along the Church Street pedestrian thoroughfare to provide pedestrian amenity and satisfy recommendation’s from Council’s microclimate study.
- **Overshadowing** – All future submissions must:
 - Illustrate the extent and duration of overshadowing caused by the colonnade on the Parramatta Square solar protection zone,
 - Provide a detailed overshadowing analysis that clearly addresses the proposed solar impacts to the local context (and not just Jubilee Park),
- **Visual Impacts** – Prepare a comprehensive visual impact assessment that considers key immediate, local and district views. The Jury recommends that distant views from outside the City Centre (e.g - Pennant Hills Road) are analysed.
- **Central Energy Plant** - The submitted drawings show that there is significant space allocated on basement level 01 for the provision of plant rooms. Considering the size and scale of the building, the Jury strongly recommends that efforts are made by the developer to deliver a Central Energy Plant, that can potentially be expanded to service other buildings within Parramatta Square
- **ESD / Conditions** – Based on a review of the design competition winning scheme, Council’s independent ESD advisor has recommended the following conditions of award of Design Excellence:
 - Achieve a 5 Star Green Star Rating (Design & As Built) or better, including better than minimum GBCA mandated Energy Credits,
 - Design and construction to achieve a certified 5 Star NABERS Energy Rating or better, evidenced via inclusion of a formal NABERS Energy Commitment Agreements submitted at development application stage,

- Design and construction to achieve a 3 Star NABERS Water Rating or better, evidenced hydraulic engineer's report submitted at development application stage
 - Dual water reticulation systems should be installed to enable any future supply of non-potable water to be easily used within the building for, as a minimum, toilet flushing and cooling tower make-up water. In practical terms this requires provision of a second piped supply of future recycled water, and space allocation for future connection within the building.
- **ESD / Design Development** – Based on a review of the design competition winning scheme, Council's independent ESD advisor has recommended the following information be submitted throughout the DA process for assessment:
- Provide shadow diagrams that qualify the extent of shaded glass for 10am, 1pm and 4pm on the summer solstice for each façade exposed to sun at those times. Diagrams are to be at appropriate scale to enable clear interpretation of shading provisions,
 - Provide floor diagrams indicating the percentage of each floor plan that is within 6m and 12m direct line of sight of a window,
 - Confirm appropriate shading is provided on high rise floor plates (it is shown in renders and elevations but not on floor plans),
 - Provide estimated daylight factors across typical floor plates with proposed façade treatments.
- **Wind Impacts** – Submit a quantitative wind tunnel assessment at DA stage. The design must adopt all practicable design measures to ensure acceptable pedestrian comfort levels at ground level are maintained.
- **Social Infrastructure** – The Jury has been advised through the City Architect Team that there is a desire for 2,000sqm of low cost leasable office space and community meeting rooms within Parramatta Square Precinct. The Jury requests this item is investigated and considered as part of ongoing PDA negotiations with relevant Council officers.

The Competition Jury will review the developed scheme prior to the lodgement or during the Development Application assessment period to ensure the above changes/amendments have been made to the satisfaction of the Jury.

Supervision of Design Development

- To ensure that the quality of the winning design is maintained through all development approval stages and construction the Design Competition Jury will review the design at the following stages:
 1. During the pre-lodgement stage or
 2. During the Development Application/ Design Development stage, when the following information will be required:
 - 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; and
 - revised 3D photomontages
 3. Prior to issue of the Construction Certificate
 4. Prior to the issue of the Occupation certificate
 5. Prior to lodgement of any Section 96 which modifies the design
- The Jury will provide written certification that the design at the above stages is substantially the same and retains the design excellence exhibited in the winning submission, subject to the amendments required as set out above.
- The Architectural Competition winning architects shall be retained during the process above and also during the entire construction process to ensure the retention of the design intent, regardless of whether the site is on sold.
- All members of the jury or a majority of jurors must be reconvened to discuss the findings and/or direction of the jury.
- The venue for these reviews is negotiable.

Endorsed by the Jury:



Peter Poulet
Government Architect
Office of the NSW Government Architect



Kim Crestani
City Architect
City of Parramatta Council



Bob Nation AM
Principal of Nation Architects &
Design Director of Barangaroo Delivery Authority

DESIGN EXCELLENCE JURY / DEVELOPMENT APPLICATION JURY REVIEW #2

6+8 PARRAMATTA SQUARE (DA/47/2018)

Date of Issue:	20 November 2018
Architects:	Johnson Pilton Walker (JPW)
Design Competition Reference Number:	DC/4/2016
Drawing Reference Number (TRIM):	D06440763
Jury members:	Kim Crestani, City Architect, City of Parramatta Council Olivia Hyde, Acting NSW Government Architect, Office of the Government Architect (replacing Peter Poulet) Bob Nation AM, Design Advisor, Barangaroo Delivery Authority

Project History

Design Competition Held:	Friday 6 October 2017
Response to Preliminary Jury Comments (Presentation 1 of 2)	Friday 27 October, 2017
Response to Preliminary Jury Comments (Presentation 2 of 2)	Thursday 16 November, 2017
Design Excellence Awarded	Thursday 23 November, 2017
DA Jury Review #1 (Presentation)	Wednesday 10 October 2018
DA Jury Review #2 (Jury Discussion)	Thursday 15 November 2018

Jury Comments

- The Design Excellence Jury was reconvened to review the latest iteration of Architectural Drawings to ensure that the design had appropriately responded to the Design Excellence Jury's previous comments (DA Jury Review #1).
- This review was in the form of a Jury discussion, held at FLUX's offices (Council's Independent ESD Advisor). The meeting was attended by representatives of the Council's City Architect and City Significant Development teams. Council's independent planner was also in attendance. The applicant was not required to attend this discussion.
- After the 1st DA Jury Review (10/10/18) the Jury were of view that the design had improved since the Design Competition stage. However, required that a number of items needed to be addressed for the design to be endorsed with Design Excellence. The Jurys response to these items are listed below.

Jurys previous comments – DA Review #1	Jury's response to amended DA submission
<p>Heritage</p> <p>The Jury are supportive of the proposal to further modulate the screen elements within the foyer glazing to respond to the key horizontal datums/expressed detailing of the Town Hall.</p>	<p>The resubmitted drawings include 1:50 details of the podium lobby elevation. The Jury are supportive of the expressed bronzed metal elements (fins, capping, rods) that respond to key horizontal datums of the Town Hall.</p> <p>The Jury recommends that standard conditions of consent are applied that require the Jury to review and sign off on external facades, finishes and elements (e.g – bronzed elements, brise soleil screen etc.) prior to approval of any relevant Construction Certificate.</p>
<p>Tower Façade Types</p> <p>The Jury have been notified by Council that a façade report has not been submitted as part of the DA. Council's independent ESD advisor has recommended that Council request the performance specification of the 3 x Façade types to ensure the facades impacts on the square are satisfactorily addressed.</p> <p>The Jury request that this item be addressed to the satisfaction to Council's independent ESD advisor prior to the determination of this DA.</p>	<p>The independent ESD consultant engaged by Council has advised the Jury that the information submitted to date is insufficient to demonstrate that Design Excellence will be achieved in respect of environmental sustainability.</p> <p>The consultant advised the Jury that no full façade report or energy efficiency report has been submitted, as per the Jury's request.</p> <p>Further, it is noted that the façade performance targets specified in the Prism Facades letter are not consistent with the DA plans prepared by JPW and are not in line with design excellence requirements.</p> <p>Based on the above, the Design Excellence Jury cannot confirm that design excellence has been achieved until this issue has been resolved. The Jury also noted that the current design demonstrates a substantial reduction in façade shading when compared to the original design competition winning scheme.</p> <p>As a matter of urgency, The Jury request that Council and Councils ESD consultant resolve this matter with the applicant prior to approval of this DA.</p> <p>Upon the satisfaction of Councils ESD consultant, the Jury request updated plans and photomontages that demonstrate compliance and achieve design excellence.</p>
<p>Alignments + Setbacks – Parramatta Square</p> <p>The Jury confirm that the proposed building alignments, setbacks and overhangs over Parramatta Square have been developed through the design excellence process with the architects and the Design Excellence Jury.</p> <p>The Jury are supportive of the proposed building alignments, and consider that the portion of the façade that is set out 7.5m from the 40m line (mid-section) does not diminish the legibility of the soffits that relates to the spires of the St John's Cathedral Church.</p>	<p>The Jury note that the soffit height has increased in height from 39.55m (as indicated on drawings dated 10 October 2018) to 40.70m. (as indicated on drawings dated 23/October 2018 (1.15m increase))</p> <p>The Jury considers that the marginal height increase is acceptable and assumes that it is due to additional structural resolution, however the applicant is requested to confirm that this is the reason for increasing datum.</p>

Colonnade Options (Church Street)	
<p>Of the three options presented, the Jury's preference is for Option 1b. This option ensures a 3m colonnade width, when measured from the rear of the columns to the glass line of the foyer.</p>	<p>The Jury are supportive of the proposed Colonnade design which will form the Church Street interface.</p> <p>Additional Discussion (Church Street) – Council has requested the Jury to comment of the appropriateness of the encroachment into the historic setout of Church Street Mall.</p> <p>Extracts from original Design Competition Jury Report-</p> <p><i>"The Jury fully support the proposition of a grand colonnade than forms a civic address to Parramatta Square."</i></p> <p><i>"The Jury strongly support the proposed urban steps, which open up to both the square and Church Street Mall, and will become a great place to sit and watch life go by."</i></p> <p>The above two items of the Colonnade, and the Urban Steps were particularly valued by the Design Excellence Jury and have been retained as part of this DA. It is considered the "right design response" that balances public circulation, amenity, flooding impacts and the approved development controls across the site (Area 3).</p> <p>It is acknowledged by the Jury that the colonnade and stairs encroach into the historic alignment of Church Street. Whilst ground level views are protected by aligning the Tower Foyer glass line to the existing railway underpass abutment.</p> <p>The Jury consider the design of Church Street is an "enriched + positive outcome in the public domain", which has maximised the extent of pedestrian space (approx. 14m) when compared to previous concept designs for this site (2 x previous aspire tower designs).</p> <p>It should be noted that the retention of Darcy Street as a public road was not envisioned as part of the Parramatta Square DCP. The Jury believe that the retention of Darcy Street should be considered a major factor when balancing the impacts of encroachments and building overhangs onto both Church Street and Parramatta Square. The retention of Darcy Street ensures all buildings in Parramatta Square have an appropriate street address, and also allows for clear pedestrian circulation paths around all building frontages within Parramatta Square.</p>
Outdoor Dining	
<p>Of the three outdoor dining options presented, the Jury's preference is for Option 2. This option locates the outdoor dining adjacent the retail glass line, and provides a 4.6m wide pedestrian (3m awning) zone in Parramatta Square.</p> <p>Option 2 also preserves the upper level balcony, which will provide a 2.5m wide publically accessible walkway linking Parramatta Square to Darcy Street. Access to the balcony from Parramatta Square is via a public staircase collocated with a DDA lift.</p>	<p>The Jury are supportive of the outdoor dining solution as proposed.</p> <p>It is recommended that the extent of the outdoor dining zones are shown "dotted" on plans, in particular the zones shown on the upper level balcony (1.5m).</p> <p>Conditions of consent similar to those applied for 4+6PS regarding outdoor dining / subsequent DA's should be applied to this consent. It is expected</p>

<p>The Jury request that the maximum possible rain angle is shown on the submitted sections.</p>	<p>these conditions will ensure that future DAs will require additional details (such as light fittings, heating elements, retractable glass wind barriers, removable planters)</p> <p>The Jury are supportive of Council's public domain request for the public staircase linking the colonnade to the public balcony should be a "generous, comfortable" proportion that is civic in nature. This will likely require increasing the tread/risers of the staircase.</p>
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Summary

- Due to the insufficient façade information submitted to date, the Jury cannot confirm that Design Excellence has been achieved.
- As a matter of urgency, The Jury request that Council and Councils ESD consultant resolve the façade and environmental performance requirement with the applicant prior to approval of this DA.
- Upon satisfaction of Councils ESD consultant, the Jury request updated plans and photomontages that demonstrate compliance and achieve design excellence.
- Subject to the façade and environmental requirements being addressed, the City Architect, on behalf of the Design Excellence Jury recommends that the following conditions of consent are considered by Council:

1. In order to ensure the design excellence quality of the development is retained:

- (a) The architectural design team comprising **Johnson Pilton Walker** 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, S96 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 the relevant 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 quality excellence of the development is retained.

2. 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 Independent Environmentally Sustainable Development consultant:

- (a) A 1:1 manufactured visual mock-up (VMU) of key junctions of the external glazed façade, including any articulation elements (minimum 3m x 3m dimensions)

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

3. 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 quality excellence of the development is retained.



Kim Crestani
City Architect
City of Parramatta Council



Olivia Hyde
Acting NSW Government Architect
Government Architect NSW



Bob Nation AM
Design Advisor
Barangaroo Delivery Authority



DESIGN EXCELLENCE JURY / DEVELOPMENT APPLICATION JURY REVIEW #3

6+8 PARRAMATTA SQUARE (DA/47/2018)

Date of Issue:	27 November 2018
Architects:	Johnson Pilton Walker (JPW)
Design Competition Reference Number:	DC/4/2016
Drawing Reference Number (TRIM):	D06507606
Jury members:	Kim Crestani, City Architect, City of Parramatta Council Olivia Hyde, Acting NSW Government Architect, Office of the Government Architect (replacing Peter Poulet) Bob Nation AM, Design Advisor, Barangaroo Delivery Authority

Project History

Design Competition Held:	Friday 6 October 2017
Response to Preliminary Jury Comments (Presentation 1 of 2)	Friday 27 October, 2017
Response to Preliminary Jury Comments (Presentation 2 of 2)	Thursday 16 November, 2017
Design Excellence Awarded	Thursday 23 November, 2017
DA Jury Review #1 (Presentation)	Wednesday 10 October 2018
DA Jury Review #2 (Jury Discussion)	Thursday 15 November 2018
DA Jury Review #3 (Desktop)	Thursday 22 November 2018

Background

- At the conclusion of DA Jury Review #2 – The Design Excellence Jury could not confirm that Design Excellence had been achieved, due to insufficient façade information being submitted as part of this DA.
- The Jury requested that Council and Councils ESD consultant resolved the façade and environmental performance requirement with the applicant prior to approval of this DA.
- Upon satisfaction of Councils ESD consultant, the Jury request that updated plans and photomontages are submitted that demonstrate compliance and achieve design excellence.

ESD Consultant Comments (Flux)

- FLUX is satisfied with the changes to the facade and the architectural documentation to support the changes.
- The broad range of glass performance of shading can be accepted given the improved (600mm deep) performance of shading.
- The updated external shading scheme is considered to be comparable to the original Design Competition winning scheme with respect to reducing solar radiation reflected into the square.

Jury Comments

- The Jury reviewed, via desktop review, all the updated information regarding the façade detail review and development as well as reviewed the consequential elevational outcomes.
- The Jury are supportive of the improved shading and its integration with the external appearance of the building.
- The Jury are supportive of the scheme, given that Council's independent ESD consultant (Flux) is supportive of the revised documentation submitted. The Jury are also supportive of the proposed conditions of consent drafted by Council's independent ESD consultant.
- Therefore, the Design Excellence Jury consider the proposal to achieve Design Excellence.



Kim Crestani
City Architect
City of Parramatta Council



Olivia Hyde
Acting NSW Government Architect
Government Architect NSW



Bob Nation AM
Design Advisor
Barangaroo Delivery Authority