

DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATIONS

City of Parramatta



Address 18-20 Irving Street, Parramatta
Date 7th February, 2019

Application Summary

Application Number	DA/843/2018
Assessing Officer	Jonathan Cleary
Applicant/Proponent	NSW Land & Housing Corporation
Architect and Registration Number	Edmond Tang – DEM (Aust) Pty Ltd – Reg No: 7760 Jonathan Pizey – DEM (Aust) Pty Ltd – Reg No: 6567
Urban Designer	
Landscape Architect	Alex Beeston – DEM (Aust) Pty Ltd
Planner	Ambrose Marquart – NSW Land & Housing Corporation Deborah Gilbert – NSW Land & Housing Corporation
Others in attendance	Abhay Dave

DEAP Members	Jon Johannsen, Andrew Stanic, Oi Choong
Chair	Andrew Stanic
Other Persons in attendance	Najeeb Kobeissi – Student Project Officer – City Architect Team Lara Fusco – Student Project Officer – Development Assessment Liam Frayne – Team Leader Development Assessment Officer
Apologies	Kim Crestani – City Architect
Item No	3 of 3
DEAP Meeting Number	2 nd Referral (Previously PL/87/2018 seen 12 th June 2018)

General Information

The Parramatta Design Excellence Advisory Panel's (DEAP or The Panel) comments are provided to assist both the applicant in improving the design quality of the proposal, and the City of Parramatta council in its consideration of the application.

The Design Excellence Advisory Panel is an independent Panel and provided expert advice on applications relating to a diverse range of developments within the Parramatta Local Government Area.

The absence of a comment related directly to any of the principles does not necessarily imply that the Panel considers the particular matter has been satisfactorily resolved.

Proposal

Development application for the demolition, tree removal, lot consolidation and construction of a four (4) storey residential flat building under the provisions of State Environmental Planning Policy (Affordable Rental Housing) 2009 (ARHSEPP) comprising 22 units with basement parking. The proposal is Integrated Development under the Water Management Act 2000. The application will be determined by the Sydney Central City Planning Panel. Pre-lodgement application PL/87/2018 was previously considered by the panel at the meeting held 12.6.18

Panel Comments

The seven *Better Placed* Design Objectives were considered by the Panel in discussion of the development application. These Objectives are: **Better Fit, Better Performance, Better for Community, Better for People, Better Working, Better Value, and Better Look and feel.**




The Design Excellence Advisory Panel make the following comments in relation to the project:

1. The Panel noted that the applicant has attended a previous pre lodgement DEAP meeting where two options were presented. Option 1 was ultimately supported by the Panel for further development and has now been submitted as a DA.
2. The Panel noted in the pre lodgement that additional height may be considered appropriate in this context as the site is located at the end of the street and has no northern neighbours given the adjoining tree covered embankment and off ramp.
3. The additional height has been incorporated into this current submission. Whilst the Panel still feels the additional height is reasonable given the context, Council planners cannot support the proposal at this current time.
4. Council planners have also raised concerns regarding a minor setback non-compliance along the front western boundary due to a projecting front balcony for Units 101 and 201. The applicant has agreed to revise this in the resubmission. The projecting entry canopy was deemed not to be an issue however. The Panel did not have concerns regarding this matter due site context, however notes Council's position.

5. The Panel noted the awkward configuration of the recessed balconies for Unit L101 and units above, with difficult access off the living areas and limited use possible due to proximity of the bedrooms. An alternative layout is recommended.
6. The Panel would like to see an indication of how services, potential substation and waste handling to the street will be dealt with.
7. Whilst BCA compliance matters are generally not raised in DEAP meetings it is noted that the windows and doors along the northern boundary are considered to require fire rating due to their proximity to the boundary. This poses a potential amenity issue for the Panel however the applicant has noted that this will be dealt with under the provision of alternative solutions.
8. The Communal Open Space located in the back of the site in close proximity to Units G05, G06, 105, 106, 205 and 206. The acoustic impact of the space on these units could result in a loss of amenity for the occupants. The Panel recommends that a window treatment be introduced to address the issue. An angled acoustic barrier could be considered to the proposed window openings and may also assist in further articulating the eastern façade.
9. Further to this, external sun shading devices should be incorporated into the architecture for currently unprotected west facing windows.
10. The Panel suggests a bump space could be incorporated in the proposal opposite the mailboxes to encourage social interaction.
11. The current floor to floor height is shown at 3000mm and the Panel recommends a minimum of 3050mm to allow for the coordination of services and structure whilst not impacting on the required ceiling levels.
12. The Panel reviewed the landscape plans prepared by **dem** dated 14th Sept 2018 and has the following recommendations:
 - a) The Panel supports the overall landscape principles and landscape response to the site. The use of an elevated deck structure in the communal open space is supported, in order that the root zones of the retained existing trees are protected. The detailed design and location of the structure and footings near or within the root protection zones shall be in accordance with the Arborist report.
 - b) This recommendation also applies to the private decks in the north eastern corner of the site
 - c) The southern concrete pathway and deck could be reduced in width to 1.2m in order to augment the area of landscape (currently under the DCP requirement).
 - d) The design of the large communal deck could be improved, with further thought given to the addition of attractive seating alcoves and a more appropriate location/ configuration for the 'vegetable garden' planters.
 - e) The steps down to the ground level may have to be relocated to avoid the root zone of the existing tree at the east boundary. An option is to move the western access ramp and communal deck a little further south, away from the private balconies and existing tree.
 - f) Advanced sized shrub planting is to be installed adjacent to the rear of the building to overcome the fact that they are to be planted in the ground and not in a raised planter.

- g) Incorporate outdoor safety lighting and install hose cocks and irrigation for the extensive planting beds and movable planters.
13. In relation to detailed design and layout of private balconies, the Panel recommends that:
- a) HVAC equipment should preferably be grouped within designated screened plant areas either on typical floors or on roof-tops.
 - b) Wall mounted equipment (e.g. instantaneous gas HW heaters) and associated pipework is concealed into wall cabinets and ducts
 - c) If service equipment is located on private balconies, additional area above ADG minimums should be provided.
 - d) Rainwater downpipes are thoughtfully designed and integrated into the building fabric.
 - e) The above items should be positioned so that they are not visible from common areas or the public domain adjacent to the development.
 - f) Balustrade design must address visual screening of large items typically stored on balconies, for example BBQ's, clothes drying devices and bicycles.
1. Active ESD provisions such as rainwater re-cycling, solar power and solar hot water were not discussed at the meeting, however it is assumed that at a minimum these measures will be included in the development.
 2. The Panel recommends that annotated 1:20 scale cross-sections and details of all proposed façade types and materials are included with the DA submission and form part of the consent documentation.
 3. Given the site context, sections and elevation drawings should be extended to include the embankment and off ramp to further assist in the applications assessment.

Panel Recommendation **GREEN**

Selected Recommendation	Description	Action
<p>Green</p> 	<p>The Parramatta Design Excellence Advisory Panel (The Panel) supports the proposal in its current form. The Panel advises that this is a well-considered and presented scheme and that the architectural, urban design and landscape quality is of a high standard.</p>	<p>Only minor changes are required as noted and provided these changes are incorporated, and presented to the City Architect, the Panel Does not need to review this application again</p>
<p>Amber</p> 	<p>The Parramatta Design Excellence Advisory Panel (The Panel) generally supports the proposal in its current form with caveats that require further consideration.</p> <p>The Panel advises that this is a reasonably well considered and presented scheme and that the architectural, urban design and landscape quality are of a reasonable standard.</p>	<p>Once the applicant and design team have addressed the issues outlined, the panel looks forward to reviewing the next iteration</p>
<p>Red</p> 	<p>The Parramatta Design Excellence Advisory Panel (The Panel) does not support the proposal in its current form. The Panel advises that there are a number of significant issues with the proposal.</p>	<p>The Panel recommends that the applicant/proponent contact the Council to discuss.</p>