

# DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATIONS

City of Parramatta



**Address** 8-10 Collett Parade Parramatta  
**Date** 6<sup>th</sup> June, 2019

## Application Summary

Application Number	DA/279/2019
Assessing Officer	Jonathan Cleary
Applicant/Proponent	NSW Land & Housing Corporation
Architect and Registration Number	Steve Anders – Reg No: 5764 (LFA)
Urban Designer	
Landscape Architect	Susan Stratton (Susan Stratton Landscape Arch Pty Ltd)
Planner	Ambrose Marqurt (LAHC)
Others in attendance	Abhay Dave

DEAP Members	Andrew Stanic, David Epstein, Oi Choong
Chair	Andrew Stanic
Other Persons in attendance	Najeeb Kobeissi – Development Assessment Officer Jay Ahmed – Project Officer, Urban Design
Apologies	
Item No	2 of 3
DEAP Meeting Number	1 <sup>st</sup> Referral

## 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 that provides 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

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 comprising 16 units with basement parking. The proposal is identified as Crown Development. The application will be determined by the Sydney Central City Planning Panel.

## Panel Comments




The nine SEPP65 design principles were considered by the Panel in discussion of the development application. These are: **Context and Neighbourhood Character, Scale and Built Form, Density, Sustainability, Landscape, Amenity, Safety, Housing Diversity and Social Interaction, and Aesthetics.**

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

- 1.0 The panel understands this proposal is for social housing and is made pursuant to SEPP (Affordable Rental Housing) 2009.
- 2.0 It is currently proposed to install a diagonal ramp from existing footpath to the entry landing and this will require the removal of an existing established White Cedar tree. The panel is of the view that this tree should be retained and the ramp be repositioned or replaced by a platform lift.
- 3.0 Units 1 and 2 do have a small area of private open space (POS) adjacent to the footpath and entry to the building. The panel generally supports POS in these circumstances however believes that the POS allocated to Unit 2 should be altered to common open space and be mass planted. This is due to levels and the limited area available due to the hydrant booster cabinet.
- 4.0 The hydrant booster cupboard should be more integrated with the front fence so that it is not so apparent from the street.

- 5.0 The common open space is limited being below what is required SEPP (Affordable Rental Housing) 2009, Parramatta DCP 2001 and SEPP 65 and has no facilities such as BBQ or shade structures typically required in residential developments. The applicant (Dept of Housing) advised that in their experience these spaces are not easy to control and can be abused. As a result, they no longer provide them. The panel accepts this approach in this instance.
- 6.0 For the same reason, the applicant will not revert the ground floor common open space to private use for the ground floor units and will not provide rooftop common open space.
- 7.0 The applicant has provided a detailed landscape plan and advised that all of the landscaped common open spaces will be maintained by independent contractors. The Panel accepts that the landscape proposal incorporates some larger trees and shrubs, which will provide substantial screen planting to the north, west and eastern boundaries when mature. However, the appropriate details for large trees in deep soil planting have not been provided and should be incorporated in the landscape plan  
Further consideration should be given to the choice of species and location of the trees along the northern boundary (e.g. compatibility and proximity between the *Acer rubrum* and *Harpulia*)
- 8.0 Given the recommendations made in Point 2 the panel recommends the entry be reconsidered to provide improved amenity. It is currently considered too narrow and to be visually dominated by the twin external fire egress doors. A slight reduction in the 6m setbacks may assist here subject to discussion with Council.
- 9.0 Projecting windows bays that capture northern light for unit 1 and Unit 2 should be considered to improve amenity. This will also have minor impact on the side setbacks.
- 10.0 Unit 6 and 10 internal layout to be reconfigured so that the bedrooms are adjacent to the bathroom to avoid having to go through the living room to get to a bathroom.
- 11.0 Unit 1 is currently 48sqm therefore under the 50sqm minimum set by SEPP (Affordable Rental Housing) 2009. Considering Point 9 above may assist in improving this condition.
- 12.0 The panel notes the finishes palette selected for the proposal and would prefer a lighter expression for the building as the current proposal is considered too dark.

## Panel Recommendation

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>