



DESIGN EXCELLENCE CERTIFICATE

Certificate No: 003/2020

Date: 18 September 2020

PROPERTY DETAILS

Street Address:	42-44 Dunmore Street & 13 Pritchard Street East Wentworthville
Lot No:	DA2020/0415

PROPOSED DEVELOPMENT

Description of Proposed Design Scheme:

The proposal seeks development consent for the construction and operation of a mixed-use development generally comprising:

- Four storey basement car park (providing 799 parking spaces);
- Two storey podium comprising a mainline supermarket (c. 4,000 sqm GFA), ground and first level retail and commercial tenancies, loading dock access, basement access, and ancillary areas;
- Four residential buildings (referred to as T1, T2, T3, and T4), with a maximum total rise (including podium) of 21 storeys and containing a total of 523 residential apartments;
- New public plaza connecting Dunmore Street and Prichard Street East; and
- Associated communal open space, public domain improvements, and infrastructure works

Conditions to be applied development consent to validate Design Excellence shall be as follows: -

Amended Architectural Plans

Prior to the issue of a Construction Certificate, amended Architectural Plans are to be provided to and approved by Council, demonstrating the following: -

1. **Shadow Study:** Solar study should include both existing and future contexts

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- This item remains incomplete. The solar study should include existing and future contexts for both Winter/Summer Solstice and Equinox conditions. The study should demonstrate that the combined lower and upper plaza areas, and communal open space provided to the roof-tops of towers 3 and 4: "receive at least 50% direct sunlight to the principle usable part... for a minimum of 2 hours between 9am and 3pm on 21 June..."

2. Indoor Common Space: Some indoor common space separately accessed and opening out onto outdoor common area to be considered.

- The common room opening onto the upper plaza should spill out into a portion of the upper plaza designed for this purpose – for a clearly defined indoor/outdoor relationship. It should also be connected to the residential lobby to T2
- A shared, bookable indoor amenity with a kitchenette should be provided adjacent lift and bridge access to communal open space provided to the rooftops of towers 3 and 4. Consideration should also be given to children's play.
- Apartments 20508 and 10508 should become common indoor space, with landscaped common outdoor open space provided on the large terraces adjacent.

3. Roof Garden Access: Accessibility to communal open space from the towers require greater consideration

- The design of the bridge connection to communal open space provided to the rooftops of towers 3 and 4 is to be integrated into the overall architectural language of the proposal and contribute to landscape concepts for the rooftop. It should provide an attractive and safe means of reaching the rooftop landscaping whilst maintaining the amenity of the apartments nearby / below, particularly with regards to:
 - i. Privacy
 - ii. Overshadowing
 - iii. Bulk near/above windows
 - iv. Visual amenity
 - v. Restriction of outlook
 - vi. Noise.

Alternatively, if the above criteria cannot be met, the rooftops of T1 and T2 may be better suited to this amenity on condition it is demonstrated that space provided there can be sheltered from wind.

4. Tower Privacy: Privacy between apartments on the inner corners of the towers

- The connecting corridor bridge between the towers is an opportunity for shared programme/utility – it should support a resident's lounge/winter garden/similar amenity

5. Podium planning: if the bridge indent of the towers above were to be replicated on lower levels

- As per the above the bridge indent should support shared programme/amenity.
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6. Pritchard Street Frontage: The design should be developed to facilitate and encourage an active pedestrian frontage to Pritchard Street

- The aesthetic presentation of the substation façade and doors should be attractive and in keeping with the architectural language of the proposal.
- The frontages of the commercial tenancies in the SW corner of the site should be adjusted to be wider and located at street level, for example by adjusting the location of the fire booster valve and altering the level of the plant space below.

7. Public Lift: Public lift should be legible as part of the public route

- The public lift should be visible on approach, be presented as an equitable alternative to the stairs and the lift doors should open onto a part of the plaza that is out in the open, that can be surveilled from the street and from apartments above. CPTED principles should be applied to make this route safe after trading hours, and late at night e.g. access to the basement using this lift should be disabled after trading hours. The addition of another lift to achieve this outcome is acceptable – provided it does not detract from the attractiveness of the public realm and generous stair of the current design.

8. Wind Protection Design: The recommendations of the wind report are attractively integrated into the design

- For landscape areas at plaza level, recommendations of the wind report should be attractively integrated into the design and demonstrate that wind effects have been mitigated by landscaping and design elements proposed.

9. ADG Compliance: Solar access and natural ventilation requirements will need to be verified

- More information needs to be provided to verify 70% compliance with requirements for 2hrs solar access between 9am and 3pm.

10. Façade Design: (variation to the height of buildings development standard for building T3. The additional height on buildings T1 and T2 are proposed as architectural roof features relying on the provision of Holroyd LEP 2013 clause 5.6.)

- The panel supports, from a design excellence point of view, the extension of façade glazing as a design feature and expression for the crown of the building. Note: this is not a planning assessment.

11. Detailed Design of apartment types should be provided: To demonstrate design excellence, specific areas that should be addressed are:

- The inclusion of storage space (at least 50% of ADG storage requirement to be provided within apartment)
 - Options for universal access apartments.
 - Options for a range of scales of apartments with flexible planning to allow for different living arrangements, e.g. Multigenerational households, ageing in place, etc.
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12. Plaza landscaping:

- The visual connection between the lower plaza and the bleachers of the staircase to the upper level plaza should be opened up – so that those seated there are an audience to activity in the square. Presently a garden bed obscures the view and severs the connection.

13. Development to target 5 star green star equivalence (Australian excellence):

- The submission must include full details of how the building will minimise its ecological impacts and use of resources throughout its life cycle – design excellence encompasses excellence in ESD

Document Identification Details:

Architectural Drawings PTW Architects, Rev. A, 22/06/20
Architectural Design Report, PTW Architects, Appendix D

Landscape Design Report and Drawings, RPS Landscape Architects, Issue 1,
PR145403-1

Documents referenced to DEP comments of 1st September 2020 issued on 14th September 2020.

CERTIFICATION

This certificate hereby certifies that the abovementioned development has satisfied the design excellence assessment criteria detailed in Holroyd Local Environmental Plan 2013 and is worthy of:

- 1: An increase of up to 10% in building height up to a maximum of 68.2m (T1&T2) and 33m (T3&T4) exclusive of architectural roof features permissible under Holroyd LEP 2013 clause 5.6**
2: An increase of FSR up to 2:1 in floor space ratio up to a maximum of 6:1

Approval:



Iain Stewart
Chairperson
Cumberland Design Excellence Panel

Date: 18/09/20
