

DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATIONS

City of Parramatta



Address 11A & 13 Carter St LIDCOMBE
Date 10th October 2019

Application Summary

Application Number	DA/367/2019
Assessing Officer	Brad Roeleven
Applicant/Proponent	Karimbla Properties
Architect and Registration Number	Mark Gazy – Reg No. 7289
Urban Designer	-
Landscape Architect	Cameron Greatbatch – Meriton
Planner	Walter Gordon – Meriton
Others in attendance	Frank Ru – Meriton

DEAP Members	David Epstein, Oi Choong, Russell Olsson
Chair	Russell Olsson
Other Persons in attendance	Kate Lafferty – Executive Planner Andrew Golden – Senior Development Assessment Officer Jay Ahmed – Urban Design
Apologies	Brad Roeleven
Item No	3 of 3
DEAP Meeting Number	2 nd 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

Development application for the construction of a mixed use building comprising a 337 room hotel, retail tenancy, supermarket, and associated parking, landscaping and public domain works. 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 makes the following comments in relation to the scheme:

1. The Panel acknowledges the detailed response presented by the Project Architect and notes that the team have addressed many of the issues raised in the previous Panel review dated 8 August 2019. These include adjustments to the built form/massing, increased permeability, activation and landscaping, and improvements to the building character and Carter Street frontage. The Panel is generally satisfied with the amendments and offers the following additional comments:
2. In relation to the Carter Street frontage the Panel is of the opinion that a precinct wide approach needs to be undertaken in relation to the public domain. The Panel advises that the undergrounding of wires should be carried out for successful and healthy tree growth along Carter Street to provide the necessary screening and amenity, and to achieve an improved and unified public domain. This needs to be investigated and pursued in a timely manner by Council and Meriton, in particular if contributions from this Development Application are to be included in any funding arrangement.
3. The north-eastern corner of the current scheme should be strengthened and given more visual prominence with the addition of a pergola and some small trees to the landscaped area on top of the podium. The side wall of the podium could also be enhanced with taller landscape plantings or climbers planted at street level.

4. The 2 northernmost towers fronting Uhrig Street have clearly defined 2 storey high podia whereas the tower on the southern corner features a single storey high podium. The Panel recommends continuing the line of the 2 storey high podium by thickening the balcony slab edge of the third tower, or making the third floor glass balustrade solid, in alignment with the podium of the 2 northern towers.
5. Drawn sections are required to confirm that all soil depths are appropriate to the proposed size and scale of the new planting.
6. A set of Landscape Plans was requested and forwarded retrospectively to the Panel. The Panel is generally satisfied with the landscape proposal and has additional comments as follows:
 - i) As the podium is essentially a 'resort' landscape, the proponent should provide greater variety in the landscape spaces and integrate a few more trees to improve visual and environmental amenity;
 - ii) Is there a reason for the grass setback along the southern end of Uhrig Street. The planting should ideally align with the planting to the northern end, which extends to the edge of the footpath;
 - iii) The Masterplan shows an additional planting bed in the grass verge next to the Cold Water Pump Room at the Carter Street frontage. This bed is missing in the planting plan. The Panel recommends that this bed be included, possibly with a small tree, to provide further landscape continuity along Carter Street;
 - iv) Note Item 3 in relation to use of additional trees on the podium , and taller plants or wall climbers at ground level to strengthen and soften the NE corner;
 - v) The parallel double stepping stone pathways to some of the rooms facing the landscaped podium would benefit from having a low 'hedge' planted in between them to improve the sense of separation and 'privacy'.

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>