

DESIGN EXCELLENCE // DEVELOPMENT APPLICATION JURY REVIEW #2

11-13 Aird Street, Parramatta (DA/340/2019)

Date of Issue:	5 December, 2019
Architects:	PTI Architects
Design Competition Reference Number:	DC/6/2018
Drawing Reference Number (TRIM):	D07138728
Design Excellence Jury:	Kim Crestani, City Architect, City of Parramatta Council Rory Toomey, Principal Design Excellence, Government Architect NSW Michael Neustein, City Planning Works (Proponent's Representative)

Project History

Design Competition Held:	1 August, 2018
Design Excellence Awarded	30 August 2018
Pre DA Jury Review	N/A
DA Jury Review #1 (Desktop)	16 October, 2019
DA Jury Review #2 (Desktop)	22 November, 2019

Background

- The Design Excellence Jury was reconvened to review the applicant's response to the Jury's initial comments. (DA Jury Review #1). The purpose of this review was to ensure that all of the Design Excellence Jury's comments have been satisfied, and that Design Excellence is achieved.
- The review took the form of an independent desktop review by each Jury member. Jury members were then requested to provide comment and signoff on the initial comments prepared by the Council's City Architect.

	Design Excellence Jury Report Jury Recommendations	Jury Comments
	The Competition Jury considers that the following items were particularly valued and should be retained throughout the design and delivery phases of the development:	
1	<u>Ground Floor</u> - Retain the ground level design with its openness and inclusion of the driveway into the visual curtilage of the café and entrance.	JURY COMMENT #1 <ul style="list-style-type: none"> The design intent of the competition ground floor appears to be retained.



		<ul style="list-style-type: none"> • The Jury is supportive of the ground floor as presented but are concerned that the basement level substation may not be supported by the energy provider. • The Jury wishes to review any amended floor plans that require the relocation of the substation to the ground level. It is understood that the Applicant has little control over substation location and the Jury recommends Council initiate negotiations with the supply authority re moving substations away from critical ground floor positions. <p>JURY COMMENT #2</p> <ul style="list-style-type: none"> • The architect has notified Council and the Jury that they have worked with Endeavour Energy to incorporate a substation at the Ground Floor. • The Jury has reviewed the alternate ground floor plan, and are supportive of the substation location. The design maintains most of the good features of the ground floor, and the impact of the substation has been minimised by facing its doors to the driveway, thus avoiding the need for an access space. • To facilitate the substation (and its access and servicing requirements) the Jury note that the driveway width has increased to 6.5m. The driveway width now dominates over one-third of the sites frontage, which does not prioritise pedestrian amenity and street activation. The Jury recommend that the width of the driveway be reduced. • The Jury also recommend that the original car waiting bay is re-instated, acknowledging this space will be prioritised for Endeavour Energy service vehicles when required.
2	<p><u>Communal Space</u> – A key aspect of the planning concept is a communal floor offering (level 6) space for various communal or temporary uses by residents. This is seen to promote relationships among residents and should be maintained. It should be retained, subject to increasing the work space at the partial expense of the area of bike storage. The Strata Plan should retain this floor as communal space.</p>	<p>JURY' COMMENT #1</p> <ul style="list-style-type: none"> • The design of the communal level has been refined, and the proposed communal uses are maintained. • Due to potential wind downdrafts from the tower, the Jury recommend that only fixed furniture (tables and chairs) be permitted on the communal terrace unless otherwise recommended by the report of the wind consultant. <p>JURY COMMENT #2</p> <ul style="list-style-type: none"> • The Jury accept the architects response (attachment 02), which is informed by the report of the wind consultant. • The additional folding doors to the outdoor seating area are supported, as it will allow the partial enclosure of the undercroft space in windy conditions.

3	<p><u>Accessible Apartments</u> – The proposal is for at least half of apartments to achieve the Silver Access Standard.</p> <p>This mix should be retained to ensure the building is inclusive and designed for young buyers and senior markets.</p>	<ul style="list-style-type: none"> Satisfied. This item has been retained. 50/102 apartments (50%) are Silver Standard units.
4	<p><u>Facades</u> – The dynamic and articulated approach to the design, detailing and materiality of the building north and south elevations are retained throughout the life of the development and further developed to enhance the dynamism.</p>	<p>JURY' COMMENT #1</p> <ul style="list-style-type: none"> The Design Excellence Jury Report requires that the following information is submitted at DA stage – “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”. The Jury agrees with Council's ESD advisor who requires that “Reference selections for glass are provided to confirm performance meets that BASIX and reflectivity requirements.” These items are to be included in the final architectural package for approval. Additional comments relating to facades - See ESD comment 13 below. <p>JURY' COMMENT #2</p> <ul style="list-style-type: none"> The Jury are satisfied that the additional façade details have been submitted. The Jury defers the performance of the glazing to the satisfaction of Council's ESD advisor.
<p>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:</p>		
5	<p><u>Structure</u> - Confirmation that the detail structural design will not lead to a thickening of walls.</p>	<ul style="list-style-type: none"> Satisfied by reference to the structural engineer's statement. The architect has stated that he does not anticipate any major structural changes post DA lodgement.
6	<p><u>Wind</u> - Wind analysis to check that furniture will not be blown off balconies and that the base of the building will not suffer uncontrollable downdraughts.</p>	<ul style="list-style-type: none"> Council has engaged a wind consultant to review the DA. See recommendation above (#2) regarding fixed furniture on communal terraces, if necessary.
7	<p><u>Glazing</u> - Possible inclusion of windows facing west. It may not be necessary to limit such glazing to be obscure as the view to the west can be very beautiful.</p>	<ul style="list-style-type: none"> Satisfied. Additional glazing has been added to both the west and east facades to improve amenity and capture potential views. The glazing' being within 3m of boundaries, will be provided with fire protection as required.

8	<u>Communal Open Space</u> - Consider increasing the communal work space on level 6 by realigning the bicycle brackets.	<ul style="list-style-type: none"> Satisfied. The communal work space has been increased, and now includes an ancillary dedicated outdoor area to provide additional amenity.
9	<u>Podium and Westfield interface</u> – The interface between the podium detail and the Westfield car park requires further design development to achieve an integrated design detail between the two elements.	<ul style="list-style-type: none"> The Jury recommends that Council engage with the Scentre Group (Westfield) to ensure that any future redevelopment of Westfield responds to the precincts evolving context.
10	<u>Facades</u> – The east and west elevations need further design development, similar to the articulation of the north and south facades. These elevations will be always exposed and require further development.	<ul style="list-style-type: none"> Satisfied. Both the eastern and western facades have been further developed to provide more articulation. Fixed glazing has been added to the south-eastern and north-western apartments which will be fire protected as required. The Jury is also supportive of the refined pre-cast blank facades, that are lighter in colour and provide a subtle pattern + texture.
11	<u>Building Openings and Fenestration</u> – With the development of the east and west facades, the improvement of openings, especially snorkel windows, should be improved. ‘Sacrificial windows’ could be investigated for the western façade, ideally for kitchens, to improve the quality of spaces.	<p>JURY’ COMMENT #1</p> <ul style="list-style-type: none"> The Jury has observed that the shear blades that extend from the eastern and western facades have been extended since the original design competition scheme. The Jury questions the requirement for these walls, as they limit views and solar access into apartments. They also make the tower facade appear unresolved, when viewed in the round. The Jury recommend that these blades are reduced back to the glazing line or otherwise streamlined to provide a more refined edge <p>JURY COMMENT #2</p> <ul style="list-style-type: none"> Satisfied. The Jury note that the blades have been reduced back to be in line with the design competition scheme.
12	<u>Commercial Space</u> – The Commercial space on level 5 receives insufficient natural lighting and requires better façade treatment or the incorporation of roof lights to increase the permeation of light to the interior.	<ul style="list-style-type: none"> Satisfied. The Jury is pleased to note that additional glazing has been added to the southern and eastern wall of the commercial space to allow additional natural light to permeate to the interior at the southern end of the space.
13	<u>ESD Improvement Opportunities</u> – The following ESD points are to be incorporated as design development moves forward: <ul style="list-style-type: none"> Ensure carpark screening on north provides 50% open area to allow for passive make-up air. Restrict solar reflectivity of all wintergarden glazing to be <10% to mitigate heat reflection. Relocate A/C heat rejection (or if not feasible, create sufficient permanent open 	<p>JURY’ COMMENT #1</p> <ul style="list-style-type: none"> Council has engaged an Independent ESD Advisor to review this Development Application. The Jury has reviewed both the Council ESD assessment and the applicant's response. There is a significant concern that the proposed wintergarden solution is restricting natural cross ventilation, and not meeting ADG requirements. Councils Development Assessment officer has also notified the Jury that the current

<p>area to ensure wintergarden are adequately ventilated).</p> <ul style="list-style-type: none"> • Councils Development Assessment officer has also notified the Jury that the current wintergarden design would be calculated as GFA. • 	<p>wintergarden design would be calculated as GFA.</p> <ul style="list-style-type: none"> • The two above items significantly affect both the design and environmental performance of the building. To resolve these issues the Jury makes the following Design Excellence recommendations: <ul style="list-style-type: none"> ○ No A/C units are to be located on private balconies; and ○ All partially enclosed private balconies are to provide a minimum 25% contiguous permanent opening. • The Jury defers the detailed assessment of other ESD items, such as Basix, solar reflectivity, carpark screening to the satisfaction of Councils ESD advisor. <p>JURY' COMMENT #2</p> <ul style="list-style-type: none"> • The Jury have been advised by Council's ESD advisor that the proposed balcony design is acceptable (see attachment 3). • The design has been amended to add fixed glass louvers (@ 45deg) to support natural ventilation. • However, this solution is only acceptable if A/C units are relocated from private balconies. • The Jury recommend a condition of consent is applied that requires the relocation of A/C units prior to the relevant CC.
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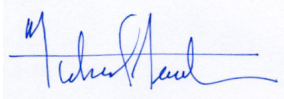
- **The Jury unanimously agree that the revised proposal, subject to conditions, exhibits Design Excellence.**
- **The Jury are supportive of Council's standard Design Excellence conditions of consent attached to this document.**



Kim Crestani
City Architect
City of Parramatta Council



Rory Toomey
Principal, Design Excellence
Government Architect NSW



Michael Neustein
City Planning Works
Proponent's Representative

DESIGN EXCELLENCE CONDITIONS OF CONSENT

DESIGN EXCELLENCE (General Matters)

1. In order to ensure the design excellence quality of the development is retained:
 - (a) The architectural design team comprising **PTI Architecture** 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, s4.55 Modification Applications, Construction Certificate and Occupation Certificate stages).
 - (b) The design architect's team is to have full access to the site 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 any 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 prior to the issue of the relevant Construction Certificate and any Occupation Certificate.
 - (e) The design architect's team of the project is not to be changed without prior notice and approval of the Design Excellence Jury.
 - (f) The Principal Certifying Authority must be satisfied that the above matters have been complied with, 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 details must be submitted to, and approved by, Council's City Architect, Design Excellence Jury and Independent Environmentally Sustainable Development consultant:

- a) (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

DESIGN EXCELLENCE (Prior to CC)

2. 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.

3. External materials must be pre-colour coated on manufacture having a low glare and reflectivity finish. The reflectivity index of roof finishes and glazing is to be no greater than 20% so as not to result in glare that causes any nuisance or interference to any person or place. Details demonstrating compliance must be submitted to and approved by Council's City Architect prior to the release of the relevant Construction Certificate.

Reason: To have a minimal impact on neighbouring properties and the public domain.

4. Prior to the issue of a Construction Certificate, amended plans are to be submitted to the satisfaction of Group Manager Development and Traffic Services, relocating the air-conditioning condensers/units off the private balconies.

Reason: To ensure that the proposal maintains compliance with minimum private open space areas and to ensure the amenity of the units.

DESIGN EXCELLENCE (Prior to OC)

5. Council's Design Competition Panel (Design Excellence Jury) shall review and comment on the development prior to the issue of an Occupation Certificate to ensure design integrity. Where the Jury



identifies matters which are not satisfactory, resolution to shall be required prior to the issue of the Certificate.

Reason: To ensure the proposal achieves design excellence.

