

DESIGN EXCELLENCE //

DEVELOPMENT APPLICATION JURY REVIEW #2

5 PARRAMATTA SQUARE (DA/476/2019)

Date of Issue:	18 November, 2019
Architects:	DesignInc, Manuelle Gautrand Architecture and Lacoste and Stevenson Architects
Design Competition Reference Number:	DC/4/2016
Drawing Reference Number (TRIM):	D07122755
Jury members:	Kim Crestani, City Architect, City of Parramatta Council Olivia Hyde, Director, Office of the Government Architect Bob Nation, Design Director, Barangaroo Delivery Authority

Project History

Design Competition Held:	15 March, 2016
Design Excellence Awarded	19 July, 2016
Pre DA – 1 st Jury Review (Presentation)	14 November, 2016
Pre DA – 2 nd Jury Review (Presentation)	1 February, 2017
Pre DA – 3 rd Jury Review (Presentation)	24 April, 2017
Pre DA – 4 th Jury Review (Presentation)	23 August, 2017
DA Jury Review (Desktop)	19 January, 2018
Revised Design (Presentation)	6 June, 2018
Revised Design (Desktop Review)	8 May, 2019
DA Jury Review #1 (Presentation)	20 September, 2019
DA Jury Review #2 (Desktop)	14 November, 2019

Background

- The Design Excellence Jury was reconvened, via desktop review to:
 - review the applicants response to the Jury's initial recommendations (Attachment 1), and
 - review and endorse the proposed design excellence conditions of consent (Attachment 2).

Jury Comments

Internal Layout + User Groups

- The Jury note the receipt of a letter from City of Parramatta Council's Executive Director, Community Services. The letter states that the proposed internal layout + area breakdown is supported by Council, and will be refined as the design process continues in consultation with PDG and Architects.

Northern Overhang

- The Jury is supportive of the proposed condition of consent that limits the extent of overhang over the northern laneway – See Attachment 2.

Southern Overhang

- The Jury notes that the revised design shows the overhang floor to ceiling height at 3400mm.

Southern Façade

- In response to the Jury's request that ongoing maintenance and cleaning of the façade is properly considered, the architects have developed a façade maintenance strategy. A copy of this strategy has also been provided to Councils client side manager.

Western Façade

- The Jury is supportive of the proposed condition of consent that ensure all shading devices remain mechanically operable and programmed to the solar paths throughout the year – See Attachment 2.

Environmentally Sustainable Design

- The Jury are in strong support of the comprehensive suite of conditions of consent prepared by Councils ESD Advisor (Flux) that ensures the ESD and environmental performance of Councils Civic and Community Building - See Attachment 2.

Ground Floor

- The Jury are supportive that the 'Operable Shopfronts' have been substituted for horizontal sliding doors along the Parramatta Square frontage.
- The Jury are supportive that glazed openings into the amphitheatre and discovery centre have been incorporated.

Lighting Strategy

- The Jury is supportive of the proposed condition of consent that requires a signage and lighting strategy to be submitted to council prior to the relevant CC.

Public Domain

- The Jury have been notified that Council are currently in final negotiations with the applicant, in an effort to optimise the public domain alignment levels for all building frontages.
- A robust set of conditions of consent will be applied that ensure the final public domain alignment levels must be to the satisfaction of Councils Public Domain Manager prior to the relevant Construction Certificate.

- The Jury are comfortable that this approach will result in a high quality public domain outcome in a precinct that is undergoing significant redevelopment and renewal.

Conclusion

- **The Jury unanimously agree that the design of 5 Parramatta Square, subject to conditions, exhibits Design Excellence.**
- **The Jury are also supportive of the proposed conditions of consent attached to this document.**



Kim Crestani
City Architect
City of Parramatta Council



Olivia Hyde
Director
Office of the Government Architect



Bob Nation
Design Director
Barangaroo Delivery Authority

Minutes- Design Jury Feedback

Project #	P19-035
Project Name	5-7 Parramatta Square
Topic	Design Jury Feedback List
Date	24.10.19
Time	

Jury Comments

Internal Layout + User Groups

- In making the following recommendations, the Jury have assumed that Councils user groups (librarians, events, social outcomes etc.) are supportive of the proposed layout, design and area breakdown of the internal uses of the building.

ANSWER- The User group process is ongoing and this was explained to the Design Jury. CoPC is currently finalising the Functional Brief.

Omkar Sane (User Group PM) should provide a statement confirming that the User Group and Functional Brief process status.

- Prior to the award of Design Excellence, the Jury request that written confirmation is provided from Councils Client-Side Lead that the proposal is "fit for use", and appropriate to the needs of City of Parramatta.

ANSWER- to be supplied by Council's Client-Side Lead Team.

Northern Overhang

- The Jury are supportive of the proposed building overhang over the northern laneway, as represented in the submitted architectural drawings. The overhang itself contains a public use (Council Chambers) and has been integrated into the design of the stepped northern elevation.

ANSWER- Noted.

- It is acknowledged that the extent of the surface area overhanging the laneway has increased from 300sqm (DA/758/2017) to 405sqm. This is considered appropriate as the additional area is screening the mechanical plant rooms.

ANSWER- Noted.

- The Jury recommends that a condition of consent is applied to the approval that limits the extent of overhang over the laneway.

ANSWER- Noted.

Southern Overhang

- The Jury supports the proposed southern overhang into Parramatta Square. The overhang is limited to levels 1 + 2 and projects a maximum of 5450mm over the public domain. The overhang will provide weather protection along the full extent of the ground floor frontage to Parramatta Square.

ANSWER- Noted.

- The Jury is concerned that the height of the under-croft space is 3200mm is not appropriate for a public building. It is also a reduction from the previously approved development application of 3400mm.

ANSWER- The latest DA drawing set (issued 18.10.19, attached for information) shows the overhang at 3400mm. The Renlita-style vertical folding doors have been substituted for horizontal sliding doors.

- The Jury recommends that the clear floor to ceiling height of the ground floor is increased to minimum 3400mm.

ANSWER- Noted, as above.

Spire

- The Jury are in full support of the proposed spire, which has been a consistent design principle that has been retained since the original design competition.

ANSWER- Noted.

- Although the spire does cause a “dappled” shadow across the Parramatta Square solar protection zone (12-2pm midwinter), the spire is a semi-transparent element that contains no floorspace. It is beautifully detailed, and integrated into the design of the building.

ANSWER- Noted.

Southern Façade

- The Jury has previously stated (14/3/19) that they fully support the proposition of a tessellated façade, however they required that the ongoing maintenance and cleaning of the façade be addressed.

ANSWER- Noted.

- The architects informed the Jury that the southern elevation (roof) is fully trafficable and the façade will be cleaned manually.

ANSWER- Noted.

- The Jury requests that Councils Client-Side Manager confirms that the ongoing maintenance and cleaning regime is acceptable to Council, and that resources will be committed to ensure the façade is cleaned on a regular basis.

ANSWER- DesignInc have developed a facade maintenance strategy with Sayfa Systems. Please see Sayfa Systems design and updated architectural Façade Maintenance Strategy drawing set attached for submission to CoPC Client-Side Manager.

Western Façade

- The Jury is supportive of the proposed mechanically operable vertical louvres on the western façade.

ANSWER- Noted.

- A condition of consent should be applied to ensure that these remain mechanically operable and programmed to the solar paths throughout the year.

ANSWER- Noted.

Environmentally Sustainable Design

- The Jury request that the architect submit additional details regarding the design and function of the proposed 'Tessellated Operable Sun Shades' located on the underside of the southern elevation / roof.

ANSWER- Additional details have been included in the updated DA set (attached). Refer to sheets DA-2135-7.

- Council's Independent ESD Advisor is to review the details and confirm the suitability/practicality of the approach.

ANSWER- Noted.

- The Jury defer the detailed assessment of the overall ESD performance of the building to Council's Independent ESD Advisor.

ANSWER- Noted.

Ground Floor

- The Jury are not supportive of the proposed 'Operable Shopfronts for the following reasons:
 - o When opened, they further reduce the floor to ceiling height at the glazing line to 3000mm.

ANSWER- As noted above- The latest DA drawing set (issued 18.10.19, attached for information) shows the overhang at 3400mm. The Renlita-style vertical folding doors have been substituted for horizontal sliding doors.

- o It is unlikely that Council will open the shopfronts, except for major events.

ANSWER- Noted.

- o Wind downdrafts in Parramatta Square will blow rubbish, leaves etc. into the ground floor, further reducing the likelihood of these doors being used.

ANSWER- Noted.

- The Jury recommend that alternate sliding doors are integrated, ensuring that the detailing maximises floor to ceiling clearance heights.

ANSWER- Updated, as noted above.

- The Jury recommends that opportunities for openings in the ground floor to allow natural light and views down into the Discovery Centre are explored. The current proposal removes the void that was in the previously approved DA.

ANSWER- Noted. The updated DA set provides for visual (fire rated) glazing slits into the B01 amphitheatre and Discovery Centre.

The visual connections have been sized to allow for fire rating and the requirement to black out the spaces below when required.

They are placed at table level to allow easy viewing points for all ages. One of them is incorporated into the Digital Display table.

- The Jury recommend that the architects consider opportunities for the ground floor café to have a building frontage, rather than be contained wholly within the ground floor (e-g – coffee window).

ANSWER- Noted.

Lighting Strategy

- The Jury are supportive of the proposed LED screen and LED accent lighting of the southern façade.

ANSWER- Noted.

- It is recommended that a condition of consent is applied that requires a lighting strategy and design development be submitted for the Jurys review at the relevant Construction Certificate.

ANSWER- Noted.

- The lighting strategy should be integrated with the design and operation of the 'digital carpet', located adjacent to the ground level entry to Parramatta Square.

ANSWER- Noted.

7PS (Town Hall)

- The previously approved (DA/758/2017) timber stage adjacent to the southern elevation of the Town Hall has been removed from this application.

ANSWER- Noted.

- The architects informed the Jury that Council are developing a strategy to enhance and activate the Town Hall, which may include alterations and additions to the space in and around the Hall.

ANSWER- Noted.

- The Jury recommend that they are consulted during the design development of this separate project, and reiterate that all future proposals for the improvement of Parramatta's Town Hall must exhibit Design Excellence.

ANSWER- Noted. Preliminary DA documents for this will be ready early next week.

Public Domain

- The Jury recommend that the proponent engage the Lead Landscape Architect for Parramatta Square, JMD, to undertake a review of the proposed building levels and alignments to ensure that the proposal aligns seamlessly with the public domain.

ANSWER- JMD have been engaged by CoPC to review the updated 5PS ground floor levels.

A number of options were explored- the option in the submitted DA is to have localised falls within 5PS ground floor to align with the Public Square.

These falls are very gradual and will not cause accessibility problems or furniture problems.

See updated sketch attached for review. This was JMDs preferred option and they have approved it.

- JMD should also be engaged to prepare the landscape design and levels for the Northern Laneway to ensure that all active/future development applications are integrated and consistent.

ANSWER- JMD were not able to prepare final landscape design and levels for the Northern Laneway as there was insufficient information about the proposed designs to the north of the site. JMD reviewed and approved the levels on the updated 5PS set.

- The Jury defer the detailed assessment of the public domain to Council's Public Domain Team (Deborah Eastment). The Jury support Council's vision to provide (where possible) large mature trees and deep soil zones in Parramatta Square.

ANSWER- The updated DA set has incorporated the large tree areas and combined setback as requested.

ATTACHMENT 02 – PROPOSED 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 **Manuelle Gautrand Architecture, Design Inc. and Lacoste + Stevenson** 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.

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. The applicant is to submit further analysis of the southern sloping façade to check solar reflections do not impact onto approaching motorists or pedestrian comfort for users of the square. Details demonstrating compliance are to be submitted to and approved by Council's City Architect and independent Solar Reflectivity consultant prior to the issue of the relevant Construction Certificate.

Should specular type reflections be identified that exceed a reasonable disability glare and discomfort thresholds then opaque perpendicular elements such as fins should be included to mitigate sources of glare.

Reason: To have a minimal impact on road users and users of the public domain.

4. 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.

5. Prior to the release of the relevant Construction Certificate the applicant must submit for approval by Council's Group Manager DTSU a Signage and Lighting Strategy detailing the LED system proposed on the northern and southern façades.

Reason: To ensure lighting and signage is compatible with the building and area.

6. Prior to the release of the relevant construction certificate the applicant must submit for approval by Council's City Architect architectural plans demonstrating building overhangs across the northern laneway limited to the following criteria:

- Maximum depth from primary northern facade = 2500mm
- Maximum height = 12000mm and only above RL 25.10m
- Maximum area in elevation = 405m².

Reason: To ensure satisfactory building setbacks are maintained.

HERITAGE (Prior to CC)

7. A suitably qualified and experienced heritage consultant must be retained as part of the team during design development, tender documentation and during construction to ensure impacts on the physical fabric of the Parramatta Town Hall are minimised. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of any Construction Certificate.

Reason: To ensure heritage impacts are minimised.

8. Archival photographic must be undertaken recording of all spaces and fabric of moderate, high and exceptional significance impacted on by the proposal. The recording is to be in accordance with the Heritage Council guidelines. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of any Construction Certificate.

Reason: To ensure the history of Parramatta Town Hall is conserved.

9. To minimise impact from loss of the stage area the following is required to be undertaken:

- a. Retention of the majority of the Proscenium Wall including its mouldings and painted finishes on the auditorium side and the "scars" of the backstage mechanisms and walkways on the former back stage face of the proscenium wall. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the relevant Construction Certificate.
- b. Design of the new development and its interface with the proscenium to allow for use of a temporary stage under / within the proscenium in the future. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of the relevant Construction Certificate.
- c. Archival recording in drawings and photographs of the stage/backstage/under-stage area including all external walls and both sides of the eastern proscenium wall of the auditorium and the thrust stage that goes beyond the proscenium with key elements kept in accordance with Heritage Council guidelines. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of any Construction Certificate.
- d. Video and oral recordings of how the stage area was utilised historically from past users and performers. Evidence of this must be submitted to the Council for approval by Council's City Architect and independent Heritage Advisor prior to the issue of any Construction Certificate.

Reason: To ensure heritage impacts are minimised and suitable historical records are created.

10. Design resolutions are required to be undertaken to minimise heritage impacts and are to be submitted to the Council for approval by Council's City Architect and independent external

Heritage Consultant prior to the issue of any Construction Certificate, which demonstrate the following:

- a. Ensure that the fabric of the Town Hall (exterior and interiors) are not affected by any overhanging building + structural elements. The final design must ensure minimal structural interventions to the existing Town Hall.
- b. The walls either side of the proscenium where the stairs previously led up to the stage will need to be conserved. It is possible that the original 1885 finishes that existed prior to construction of the stairs (1932 or later) will be revealed. These finishes can be conserved, reconstructed or interpreted.
- c. How the new doors will be inserted either side of the proscenium arch
- d. The detailing associated with the new doorways created at the base of the auditorium windows.
- e. The proposed backlighting of the northern auditorium windows that are covered over.
- f. How the rear of the proscenium wall will be conserved and interpreted and the resolution of the support and operation of the proposed operable doorway.
- g. Details of other junctions between the new development and heritage fabric (e.g. at Jubilee Hall). The intersection between new and old externally must be redesigned.
- h. The fit out of the proposed new disabled access WC on the ground floor of Parramatta Town Hall.

Reason: To ensure heritage impacts are minimised.

HERITAGE (Prior to Work)

11. Works for the alteration and any repair to the fabric of Parramatta Town Hall must involve suitably qualified tradespersons experienced in traditional trades required for such conservation works. Evidence of this must be submitted to and approved by Council's City Architect and independent Heritage Advisor prior to issue of the relevant Construction Certificate.

Reason: To ensure heritage impacts are minimised.

SUSTAINABILITY (Prior to CC)

12. Prior to the issue of the relevant Construction Certificate, revised plans shall be submitted to the Council for approval by Council's City Architect and independent Environmentally Sustainable Development consultant demonstrating the following requirements to confirm acceptability of the design for thermal and visual performance of the roof and western facade:

Thermal

- a) The design must demonstrate through building energy simulation, in accordance with the JV3 requirements of the NCC, that the thermal performance of the envelope is improved by 10% when compared to prescriptive requirements of the Building Code of Australia and the overall building as a whole demonstrates a minimum 20% energy improvement when compared to a DTS equivalent of the building.
- b) The shading system(s) must prevent any direct solar beams from entering the habitable spaces during occupied hours.
- c) The facade must be designed to eliminate risk of condensation as far as reasonably possible on both internal and external surfaces of glazing.

Light and Visual Comfort

- a) The glass must be selected to minimise internal reflections and to maximise views out.
- b) External shades and other materials visible from the workspace must be designed to avoid glare from bright surfaces and/or reflected light.
- c) Shading devices must be able to modulate as required to protect from direct sun but maximise views and daylight.

- d) The actuated internal shading device shown in approved drawings DA-2136 shall be installed on all tessellated roof skylight panels above habitable floor space.

Sustainable Operations

- a) Control mechanisms, motors, etc. for the shading devices are to be durable and easily accessible for maintenance.
- b) Design of the shading must allow easy access to glass for cleaning and maintenance without disruption to the thermal and visual comfort of building users.
- c) Controls to achieve required thermal and visual requirements must be automated and able to be programmed to ensure required operations.
- d) Control of external shades on the western façade must provide full modulation of blades (not stepped) and be closed loop control to minimise risk of poor control compromising the quality of the internal environment.

Reason: To ensure design excellence and environmentally sustainable development outcomes are achieved.

13. Prior to the issue of any Construction Certificate relating to the façade, the applicant must submit for the approval of Council's City Architect:

- a) Working prototype performance specification and, once approved,
- b) A 1:1 manufactured full experience working prototype of key junctions of the external facades (minimum 1m x 1m dimension), to the satisfaction of the City Architect, Design Excellence Jury and Council's Independent ESD consultant. The junctions are to be agreed upon by the project architect, independent ESD consultant and City Architect. The prototype is to be exhibited, at the correct orientation, in the Sydney Metropolitan Area for a minimum 6-month period (or as otherwise agreed by Council), to ensure that ongoing maintenance and durability can be assessed and is considered to be acceptable.

Reason: To ensure design excellence and environmentally sustainable development outcomes are achieved.

14. Prior to the issue of any Construction Certificate, revised plans shall be submitted to the Council for approval by Council's City Architect and independent Environmentally Sustainable Development consultant demonstrating the following requirements:

- a) The building must achieve a 5-star Green Star Design and As-built rating (v1.2 or later). Evidence is to be provided in accordance with the Design Review certified rating of the Green Building Council of Australia.
- b) A dual reticulation (dual pipe) system is to be installed, with the dual reticulation system being of sufficient size to supply all non-potable water uses of the building and suitable for future connection to a recycled water main.
- c) LED lighting must be provided throughout the building.
- d) Outdoor air ventilation rates must exceed the relevant Australian Standard by 50%.
- e) The use of PVC must be limited with minimum replacement of 60% (by cost) compared to standard practice.
- f) All lifts must be gearless with regenerative drives.
- g) Solar photovoltaic generation must be installed to not less than 50% of the available horizontal roof area. (i.e. that area not allocated for building occupant use or location of plant)

Reason: To ensure design excellence and environmentally sustainable development outcomes are achieved.

DESIGN EXCELLENCE (Prior to OC)

15. 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.