

# DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATIONS

City of Parramatta



**Address** 4 – 8 Uhrig Road, LIDCOMBE

**Date** 29 May 2020

## Application Summary

Application Number	DA/501/2019
Assessing Officer	Andrew Golden
Applicant/Proponent	Karimbla Properties (No. 51) Pty Ltd
Architect and Registration Number	DKO Architecture (NSW) Pty Ltd Nick Byrne, Reg no – 7806 Ian Lim, Reg no – 8473
Urban Designer	
Landscape Architect	
Planner	
Others in attendance	

DEAP Members	David Epstein, Jon Johannsen, Oi Choong
Chair	Jon Johannsen
Other Persons in attendance	
Apologies	
Item No	3 of 3
DEAP Meeting Number	2 <sup>nd</sup> Referral - REVIEW

## 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

Mixed use building with two towers above a podium base, comprising residential apartments, retail tenancies, child care centre, basement and above ground car parking, embellishment of public open space areas and associated landscaping works.

## Panel Comments

The nine SEPP65 design quality 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:

*This DEAP review was held via Zoom and the Panel focused on the specific issues identified for attention in the report from the previous meeting on 26 March 2020. With the exception of the community centre locations, the Panel is generally satisfied that the issues raised in that report have been addressed in this submission. The responses are noted for each point (below in red) and could be dealt with as DA Conditions of Consent if agreeable with Council.*

1. The public domain is to be designed in accordance with the street section illustrated in the Draft DCP 18 (Appendix 2) - Uhrig Road North/ Town Centre (section Figure 5). While the project is not currently underway, CoP wishes to futureproof the streetscape as much as possible and this section outlines the necessary provisions for Parramatta Light Rail Phase 2 to protect the trees from any possible disruption.

*The appropriateness of the WSUD detailing and selection of the street trees and its under planting is queried by the Panel. *Flindersia australis* is a large evergreen tree and could be dark and out of scale for the laneway. The small scale underplanting around each tree is a potential pedestrian impediment and would be better served by an elegant tree grate. Reducing the awning size from 4 m to 3 m would provide more room for growth and potentially allow more light into the laneway*

2. Stairs in the public domain are to be kept to a minimum and design should follow existing levels as much as possible. Retail access and level change at the Southern edge of the Uhrig Road frontage is shown as an overly generous walkway with two flights of stairs within the public space allotted to Civic Park, depleting the valuable useable area for the park. Civic Park design will be subject to a separate Development Application with usable area of 1200sq.m but

levels and access need to be resolved within this application, with appropriate public domain alignment levels provided.

Response acceptable.

3. Universal access to the retail tenancies from the Civic Park is not direct or legible as it requires anyone with mobility issues to loop out to the street footpath and back again. The circulation path also compromises the use of the landscaped public space, and two smaller areas are a less desirable outcome considering its triangular geometry. While the extent of level changes is understood, resolution of these issues must be addressed now so that compromises do not create problems in the final DA for Civic Park.

The redesign of the Civic Park is an improvement on the previous design in addressing pedestrian flow, equitable access and providing a greater variety of flexible outdoor space for community gatherings and relaxation.

4. The previous design iteration submitted for DEAP meeting in September 2019 dealt with access to building entrances facing Civic Park behind the site boundary (private space). This was preferable to the current submitted design with consideration of the following issues:
  - A) The site boundary is shared between the built form edge and Civic Park that is intended to be useable, universally accessible public space that is prioritised for communal/public activities and place-making, so building access and paved circulation space must kept to a minimum.
  - B) As Council will be maintaining the Civic Park there needs to be legible delineation between public and private space so that Council is not required to maintain building forecourts.
  - C) As stipulated in DCP16 (4.2.11) the building should provide environmental amenity in the form of a continuous awning above retail uses, and the Panel recommends a typical depth of min 2.5m – 3m with a height min 3.6m - 4.3m. This must extend for the complete retail frontages to Uhrig Rd, the pedestrian link and the day care centre.

Response acceptable, but note awning width to be consistent at 3m deep.

5. Civil drawings need to be coordinated with the landscape package, and include all boundaries, ramp gradients and finished floor levels for retail and residential uses, with sections at entries and showing drainage away from buildings. Both long and cross sections must be in accordance with intentions of CSP DCP from building line to kerb and allow sufficient offset for landscape zone to accommodate street trees. Footpaths are to be consistent 3m width and follow the kerb alignment of Uhrig Rd and per CoP Public Domain Guidelines.

Response acceptable. The Panel understands that the detail design of the public domain is being undertaken in close consultation with Council's urban design and landscape section. This should provide resolution of the paving details, wall details, lighting and plant selection (street trees and park trees) and improve the design outcomes.

6. As the turning circle in Uhrig Road North is now redundant this should be removed and kerb alignment amended to provide a consistent carriageway width as per the Carter Street DCP, aligning with kerbs at Edwin Flack Avenue. This

would also enable better resolution of the public domain gradients, levels and external stairs leading up to the foyer of the northern tower.

Response acceptable.

7. Provide 1:50 cross sections through the Pedestrian Link and Western Road showing building edge, ground levels and internal floor levels.

Response acceptable.

8. The Day Care Centre relocation was agreed as a satisfactory amendment, but the Panel questioned whether the open space adjacent the play area could be configured in a manner that allowed for community use out of hours, whether in its entirety or partially. Concerns on overlooking from units above and from the Ibis Hotel opposite must be addressed with the extension of the Uhrig Rd awning and appropriate cover to play areas that can also provide sun protection.

Response acceptable. However, the Panel views the open space serving the child care centre as a valuable pocket park that could be made available for resident use outside operation times. If possible, this issue should be dealt with in liaison between the future operator and the owners corporation.

9. Provision options for the Community Centre were discussed, and it was understood by the Panel that the Ground Floor location within the car park (only available to DEAP on 26/3/20) was in response to CoP community services request for presence off the public realm of Uhrig Rd. Previously this had been in the same location on Level 3 above to allow skylights from the podium terrace. The Panel expressed its major concerns about both these options due to poor access, impacts from structure and services, minimal or non-existent external views, and the limited ceiling height of less than 3m that would be available for a 1000sq.m space.

The Panel notes Council preference for the location being maintained on Level 3 of the podium, and ground level entry space off the village plaza.

10. An alternative location for the Community Centre was proposed by the Panel that would involve moving the bicycle parking and 'end of trip' amenities to the Ground Level parking area with similar access from a small foyer off Uhrig Rd. The space then available facing Western Rd was considered to offer a superior outcome with around 600sq.m having a ceiling height approx 4.5m and 400sq.m with just under 3m. While not directly off Uhrig Rd, there would be potential for good access, street presence and visibility, natural light and a capacity for a range of uses likely when residents occupy the complex and have input.

The Applicant has inserted a glazed corridor wall to the community space and skylights in the podium roof to improve its spatial quality and amenity. It is recommended that section details are provided to ensure the design resolution of these elements is followed through to ensure there is a quality outcome that will be appreciated by residents.

11. Landscape design principles show access and circulation and should be extended to provide clear indication of how this also applies to private, communal, public and servicing areas for all relevant levels.

Response acceptable.

12. The podium landscape is yet to be resolved. There should be a well designed range of amenities including a BBQ area and shade pavilion, open lawn, pathways, seating areas, small play area and provision for shade and privacy. Further details are also required to indicate how the configuration and separation of private and communal open spaces is achieved on the podium terrace.

The Panel is disappointed that the podium community open space is predominantly given over to mass planting, circulation and paving, with little amenity for the residents and skylights to the community centre also intruding on available room. Reduced footpath widths and more open lawned area would be recommended, and provision of detail cross sections to show how separation of private and communal open spaces is achieved.

In some areas around the skylights, continuous beds with stepping-stones could also be used instead of pathways. The addition of small flowering trees to the north east corner of the site - between the pool area Units 406 and 407 - would provide additional shade, amenity and privacy, and the use of climbers up blank walls is also recommended.

13. The Panel questioned whether the amenities for the swimming pool area could be independently accessed from the communal podium terrace with a shared corridor and avoid the need to provide further facilities externally. Along the wall between the pool and the adjacent corridor to units, there is also potential for glazing to provide an improved outlook. The plans currently show change rooms only. The amenities must include male, female accessible toilets for all facilities, swimming pool, gym and communal open space. The amenities could be located between the pool and gym so as to make them readily accessible to all 3 recreation areas.

Response acceptable.

14. As noted in the previous DEAP review, some internal podium access corridors are long and unrelieved. Although attempts have been made to create relief with indents and glazed openings, there are still concerns about the poor internal environment created in some areas, and how more opening up of access points from podium units to the central communal terrace can be achieved. Some indents could be designed as 'bump' space where people might gather briefly.

Response acceptable.

15. On the revised building envelope, the Panel supported the rationale to establish a podium form that would relate to that on the JQZ site opposite, and the amended façade treatment and materiality with more horizontal emphasis and less curtain wall elements. Concerns were raised about the need for more articulation of the side elevations for the Southern Tower, and how the screen for roof level services was resolved with scope to be better integrated with the façade aesthetic.

Response acceptable.




16. More detailed façade sections (pref at 1:20) showing the intended façade construction, services and finishes were requested to ensure understanding of how the elevations work on podium and tower levels (noted that such details had been provided for the previous Phase 4 DA).

Response acceptable.

17. The envelope openings resulting from the cranked form of the Northern Tower appeared to not allow any views from the lift lobby, and the Panel requested a/c condenser services be reconfigured to allow some visual outlook. The tower corridors are 45m long and end windows being well recessed offer minimal relief even though perceived to satisfy ADG guidelines.  
Response acceptable.
18. The south elevation of the northern tower visible from Western Road lacks the same level of detail attention provided to the other elevations. The Panel suggested further detail articulation of the façade in-keeping with the other elevations.  
Response acceptable.
19. Given the constraints on communication and time the Panel is prepared to consider response to the issues raised via email and further Zoom meeting if required.
20. With further review of detailed DA plans the Panel has noted that some 1 br units in the towers have study areas with walls that could allow conversion to bedrooms, and these areas should be required to remain open. It was also noted that some unit layouts have bedroom directly accessed off living areas, and this should also be addressed for other than 1 br units.
21. The Panel recommends that more clarity be provided on the scope for ecologically sustainable design features such as water saving, solar panels, water tanks etc, and whether the roof over the pool area and adjacent units could be landscaped with appropriate plant and grass species for insulation benefits and improved visual outlook from the many tower units above.



## 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>

# DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATIONS

City of Parramatta



**Address** 4 – 8 Uhrig Road, LIDCOMBE  
**Date** 26<sup>th</sup> March 2020

## Application Summary

Application Number	DA/501/2019
Assessing Officer	Andrew Golden
Applicant/Proponent	Karimbla Properties (No. 51) Pty Ltd
Architect and Registration Number	DKO Architecture (NSW) Pty Ltd Nick Byrne, Reg no – 7806 Ian Lim, Reg no – 8473
Urban Designer	
Landscape Architect	
Planner	
Others in attendance	

DEAP Members	David Epstein, Jon Johannsen, Oi Choong
Chair	Jon Johannsen
Other Persons in attendance	
Apologies	
Item No	3 of 3
DEAP Meeting Number	2 <sup>nd</sup> Referral



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## Proposal

Mixed use building with two towers above a podium base, comprising residential apartments, retail tenancies, child care centre, basement and above ground car parking, embellishment of public open space areas and associated landscaping works.

## Panel Comments

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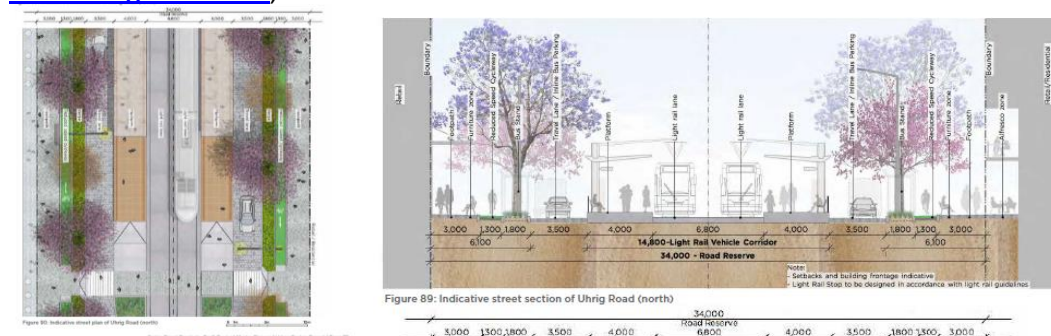
The Design Excellence Advisory Panel makes the following comments in relation to the scheme:

The DEAP meeting was held via Zoom and the Panel appreciated that a positive and collaborative approach to this enabled efficient and open dialogue on the relevant issues. It should be noted that while there were new DEAP members involved, they were well briefed on the matters to be considered. Nevertheless some points raised here outside those from the last report are provided in the spirit of seeing where further improvements may be possible without major interruption to the understood program challenges.

1. The public domain is to be designed in accordance with the street section illustrated in the Draft DCP 18 (Appendix 2) - Uhrig Road North/ Town Centre (section Figure 5). While the project is not currently underway, CoP wishes to futureproof the streetscape as much as possible and this section outlines the necessary provisions for Parramatta Light Rail Phase 2 to protect the trees from any possible disruption. (inserted below)
2. Stairs in the public domain are to be kept to a minimum and design should follow existing levels as much as possible. Retail access and level change at the Southern edge of the Uhrig Road frontage is shown as an overly generous walkway with two flights of stairs within the public space allotted to Civic Park, depleting the valuable useable area for the park. Civic Park design will be subject to a separate Development Application with usable area of 1200sq.m but

levels and access need to be resolved within this application, with appropriate public domain alignment levels provided.

3. Universal access to the retail tenancies from the Civic Park is not direct or legible as it requires anyone with mobility issues to loop out to the street footpath and back again. The circulation path also compromises the use of the landscaped public space, and two smaller areas are a less desirable outcome considering its triangular geometry. While the extent of level changes is understood, resolution of these issues must be addressed now so that compromises do not create problems in the final DA for Civic Park.
4. The previous design iteration submitted for DEAP meeting in September 2019 dealt with access to building entrances facing Civic Park behind the site boundary (private space). This was preferable to the current submitted design with consideration of the following issues:
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  - B) As Council will be maintaining the Civic Park there needs to be legible delineation between public and private space so that Council is not required to maintain building forecourts.
  - C) As stipulated in DCP16 (4.2.11) the building should provide environmental amenity in the form of a continuous awning above retail uses, and the Panel recommends a typical depth of min 2.5m – 3m with a height min 3.6m - 4.3m. This must extend for the complete retail frontages to Uhrig Rd, the pedestrian link and the day care centre.
5. Civil drawings need to be coordinated with the landscape package, and include all boundaries, ramp gradients and finished floor levels for retail and residential uses, with sections at entries and showing drainage away from buildings. Both long and cross sections must be in accordance with intentions of CSP DCP from building line to kerb and allow sufficient offset for landscape zone to accommodate street trees. Footpaths are to be consistent 3m width and follow the kerb alignment of Uhrig Rd and per CoP Public Domain Guidelines (ref: <https://www.cityofparramatta.nsw.gov.au/business-development/public-domain-guidelines>)



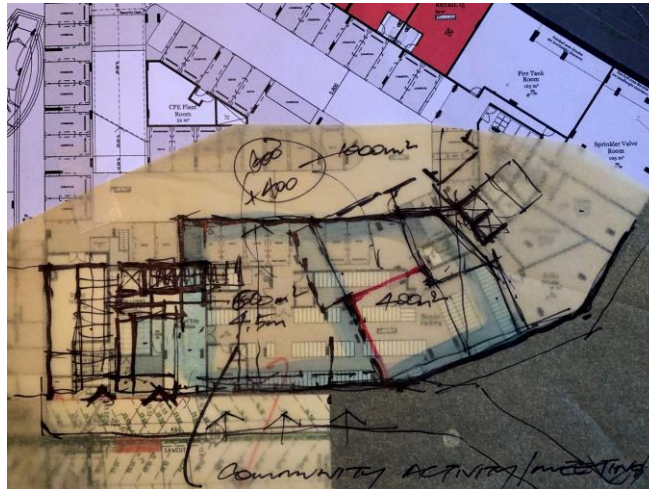
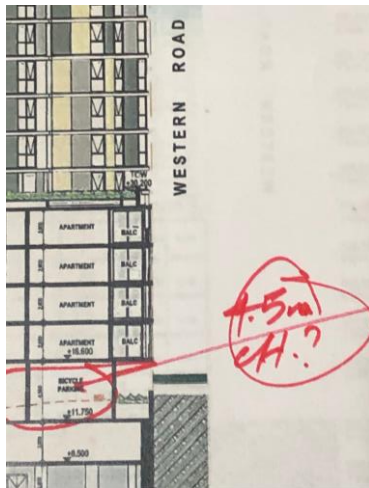
6. As the turning circle in Uhrig Road North is now redundant this should be removed and kerb alignment amended to provide a consistent carriageway width as per the Carter Street DCP, aligning with kerbs at Edwin Flack Avenue. This would also enable better resolution of the public domain gradients, levels and external stairs leading up to the foyer of the northern tower.

7. Provide 1:50 cross sections through the Pedestrian Link and Western Road showing building edge, ground levels and internal floor levels.
8. The Day Care Centre relocation was agreed as a satisfactory amendment, but the Panel questioned whether the open space adjacent the play area could be configured in a manner that allowed for community use out of hours, whether in its entirety or partially. Concerns on overlooking from units above and from the Ibis Hotel opposite must be addressed with the extension of the Uhrig Rd awning and appropriate cover to play areas that can also provide sun protection.
9. Provision options for the Community Centre were discussed, and it was understood by the Panel that the Ground Floor location within the car park (only available to DEAP on 26/3/20) was in response to CoP community services request for presence off the public realm of Uhrig Rd. Previously this had been in the same location on Level 3 above to allow skylights from the podium terrace. The Panel expressed its major concerns about both these options due to poor access, impacts from structure and services, minimal or non-existent external views, and the limited ceiling height of less than 3m that would be available for a 1000sq.m space.



10. An alternative location for the Community Centre was proposed by the Panel that would involve moving the bicycle parking and 'end of trip' amenities to the Ground Level parking area with similar access from a small foyer off Uhrig Rd. The space then available facing Western Rd was considered to offer a superior outcome with around 600sq.m having a ceiling height approx 4.5m and 400sq.m with just under 3m. While not directly off Uhrig Rd, there would be potential for good access, street presence and visibility, natural light and a capacity for a range of uses likely when residents occupy the complex and have input.








11. Landscape design principles show access and circulation and should be extended to provide clear indication of how this also applies to private, communal, public and servicing areas for all relevant levels.
12. The podium landscape is yet to be resolved There should be a well designed range of amenities including a BBQ area and shade pavilion, open lawn, pathways, seating areas small play area and provision for shade and privacy . Further details are also required to indicate how the configuration and separation of private and communal open spaces is achieved on the podium terrace.
13. The Panel questioned whether the amenities for the swimming pool area could be independently accessed from the communal podium terrace with a shared corridor and avoid the need to provide further facilities externally. Along the wall between the pool and the adjacent corridor to units there is also potential for glazing to provide an improved outlook. The plans currently show change rooms only. The amenities must include male, female accessible toilets for all facilities, swimming pool, gym and communal open space. The amenities could be located between the pool and gym so as to make them readily accessible to all 3 recreation areas.
14. As noted in the previous DEAP review, some internal podium access corridors are long and unrelieved. Although attempts have been made to create relief with indents and glazed openings, there are still concerns about the poor internal environment created in some areas, and how more opening up of access points from podium units to the central communal terrace can be achieved. Some indents could be designed as 'bump' space where people might gather briefly.
15. On the revised building envelope, the Panel supported the rationale to establish a podium form that would relate to that on the JQZ site opposite, and the amended façade treatment and materiality with more horizontal emphasis and less curtain wall elements. Concerns were raised about the need for more articulation of the side elevations for the Southern Tower, and how the screen for roof level services was resolved with scope to be better integrated with the façade aesthetic.
16. More detailed façade sections (pref at 1:20) showing the intended façade construction, services and finishes were requested to ensure understanding of how the elevations work on podium and tower levels (noted that such details had been provided for the previous Phase 4 DA).

17. The envelope openings resulting from the cranked form of the Northern Tower appeared to not allow any views from the lift lobby, and the Panel requested a/c condenser services be reconfigured to allow some visual outlook. The tower corridors are 45m long and end windows being well recessed offer minimal relief even though perceived to satisfy ADG guidelines.
18. The south elevation of the northern tower visible from Western Road lacks the same level of detail attention provided to the other elevations. The Panel suggested further detail articulation of the façade in-keeping with the other elevations.
19. Given the constraints on communication and time the Panel is prepared to consider response to the issues raised via email and further Zoom meeting if required.

## 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>

# DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATIONS

City of Parramatta



**Address** 4 – 8 Uhrig Road, LIDCOMBE

**Date** 12<sup>th</sup> September 2019

## Application Summary

Application Number	DA/501/2019
Assessing Officer	Brad Roeleven
Applicant/Proponent	Karimbla Properties (No. 51) Pty Ltd
Architect and Registration Number	DKO Architecture (NSW) Pty Ltd Nick Byrne, Reg no – 7806 Ian Lim, Reg no – 8473
Urban Designer	
Landscape Architect	Cameron Greatbatch - Meriton
Planner	Norelle Jones - Meriton
Others in attendance	Frank Ru - Meriton

DEAP Members	Rohan Dickson, Bob Meyer, Garth Paterson
Chair	Rohan Dickson
Other Persons in attendance	Brad Roeleven – Development Assessment Jay Ahmed – Urban Design
Apologies	
Item No	3 of 3
DEAP Meeting Number	1 <sup>st</sup> Referral



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## Proposal

Mixed use building with two towers (21 and 22 storeys in height) above a podium base, comprising the following uses:

- 378 residential apartments (136 x 1 bedroom; 193 x 2 bedroom; 49 x 3 bedroom)
- Retail tenancies at lower ground and ground level;
- Childcare centre (level 3); and
- Basement and above ground parking (480 parking spaces);
  - Embellishment of public open space area;
  - Associated landscaping and embellishment; and
  - Earthworks to create single level basement.

## Panel Comments

The nine SEPP65 design quality 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:

### Public Domain

The Panel:




- (a) Felt that appropriate reconciliation of level differences between ground floor and the public domain is a key issue. The proposal's interface with the public park needs to be improved to resolve the grade separation issues in order to create a direct relationship from the inside to the outside.
- (b) Noted the retail commercial spaces need be moved to the boundary.
- (c) Expressed concerns with the northern-most communal open space at the corner of Uhrig Road and the proposed new road in that it appears to be left over space. In this regard the open space appeared to be neither public space nor semi private noting that the space will be in private ownership.
- (d) Noted that through-site links under the last exhibited master plan is of urban design merit, and of connectivity benefits, but note it is not part of current controls as they stand.
- (e) Noted that this through-site link could be achieved by providing a through-site access through the northern-most open space.

## Built form

The Panel:

- (f) Requires further consideration in terms of the internal amenity of the long corridors. In some instances, internal corridors are long and relentless. Occupants would benefit from articulation and architectural interest created in these passages and the opportunity to improve and obtain natural light and outlook.
- (g) Recommends the removal of the colonnade altogether.
- (h) Expressed concerns with the proposed location on the Child Care Centre and the quality and amenity of the external play area.
- (i) Believes a better location for Child Care uses would be to the northern-most open space as discussed. This would make better use of the pocket open space at this location. Acoustic impacts of the Child Care external open space will need to be considered.
- (j) Thought the main entry design, confused entry sequences for circulation and the location of the proposed retail shop should be reconsidered.
- (k) Understands that a 1000sqm community facility is required to be included in the development of the site (this development is a great location for it).
- (l) Expressed concern as the predominately glass facade to the northern building. Sun shading would be required at the north-east and north-west orientation. The panel considers a design solution such as a glass curtain wall façade is an appropriate response in terms of the building orientation proposed uses and future desired character for this part of the Carter Street Precinct.
- (m) Believes that there should be at least a two storey podium at the north-eastern building (Building A). This podium would essentially be a pergola structure that would assist in scaling the building down to the human scale and assist with creating a built form transition to the public realm. A two storey pergola structure will provide an alternative design solution to the exhibited master plan pedestrian link from the site to the west and through to the east.

## 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>
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<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>