

DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATIONS

City of Parramatta



Address 59-77 Beecroft Rd & 72 Rawson St, EPPING
Date 11th November 2021

Application Summary

Application Number	DA/944/2021
Assessing Officer	Frances Mehrrens
Applicant/Proponent	Bruce Lyon Holdings Pty Ltd
Architect and Registration Number	Dan Szwaj 6529 (Turner)
Urban Designer	-
Landscape Architect	Michael Barnett (Arcadia)
Planner	Kendal Mackay (dfp)
Others	Yvette Turner, Mike Milliken, Myall Stevens

DEAP Members	David Epstein, Jon Johannsen, Oi Choong
Chair	David Epstein
Other Persons in attendance	Jay Ahmed – Project Officer, Urban Design
Apologies	-
Item No	3 of 3
DEAP Meeting Number	1 st 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 under SEPP 65 does not necessarily imply that the Panel considers the particular matter has been satisfactorily resolved.

Proposal

Demolition of existing buildings and construction of a part 20 storey and part 22 storey shop top housing development comprising 126 residential units and 5,128m² of commercial space over 5 levels of basement parking. The application is Nominated Integrated Development pursuant to the Water Management Act 2000. 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 Applicant is commended for the high-level presentation to the Panel and notes the Design Report was very useful providing a broad overview of the site and context.
2. The Panel queried the lack of detail in the documentation in relation to the Council's vision for the Centre under the Epping Town Centre Urban Activation Precinct Plan. What opportunities does the site and surrounding area present with a view to maximising its potential to deliver a high quality public domain and built environment for the Centre?
3. The proposal is focused on a single site whereas more weight needs to be given to other strategic considerations within the immediate area surrounding the site. An urban design plan that relates to the site and fits in with the overall Centre Plan is suggested as a potential approach. This should include consideration of the built form, streetscape, green grid and hierarchy of public spaces for the whole precinct along Beecroft Road including the station.
4. The Panel questioned why all the sites in the collective holding under the applicant's control were not included in a more comprehensive design




strategy. Although the submission includes indicative built form for new development on the remaining sites, insufficient detail has been provided to properly assess the proposal and how the remaining sites may impact this development. For instance, the width of the suggested building envelope for the site to the west of the proposal was queried. It is also unclear how the other sites will contribute to the street environment such as activation on the western side of the lane.

5. The Panel queried the suggested envelopes as to whether they would be likely to proceed as drawn and wondered whether there was an overall vision for the entire land holding and if so, what does it look like? The Panels view as discussed throughout this report is that all the sites should be included in a more comprehensive development strategy. The properties are right in the middle of Epping Town Centre with direct links to critical parts of the Centre including Rawson Street, the carpark and future public open space, the pedestrian bridge over Beecroft Road and potential upper level connections at the Hotel site. All the sites in this precinct have a significant role to play in the future success of the Centre and public domain.
6. By considering the collective group of properties including other adjacent sites there may be opportunities that would otherwise not be considered with a view to creating a unique environment for the Centre. The potential for a lower built form to the west of the site with rooftop public open space or an urban square at grade with parking below ground and design for current or future opportunities to improve access from the Centre on the west side of Beecroft to the train station and East side of the Centre.
7. The Panel queried the proposed height and number of storeys for the podium relative to other development in the Centre. Further information should be provided comparing the podium height with other recently constructed, approved developments and remaining sites to properly assess the design of the podium and how it might relate to urban form across this precinct. The same applies to the height and depth of the awnings relative to footpath levels to ensure they will provide adequate protection for pedestrians.
8. The Panel also queried the suggested envelopes on the surrounding sites as to whether they would meet ADG requirements.
9. Landscape principles and responses presented by the Landscape Architects are generally considered sound. Given the extent of planters and vertical greenery on the facades, greater consideration to be given to planting tolerances to wind and shade impacts, and the long term maintenance of the planting.
10. The proposed street trees were queried and whether they would be possible on Beecroft Road. The proponent indicated this would be unlikely given RMS /

Bus restrictions. A street tree plan should be developed in consultation with Council and as part of the abovementioned public domain plans.

11. The Panel notes the submission of the visual impact assessment of the proposed built form and view analysis in the Design Report. The unusual form of the building within the context of Epping Town Centre was queried with regard to how the building will be seen as part of the collective of new buildings in the Town Centre in future.
12. The proposed lane activation at street level with narrow shopfronts and potential for outdoor dining is supported however the canyon effect of the building on the lane was queried. The design of the building to the west will have a direct bearing on the quality of the lane and hence the need for more information on the other sites as discussed above. The CGI impressions do not give an accurate impression of these critical areas in the public domain, and impacts from future anticipated urban form should be shown.
13. The proposal includes many unshaded west facing windows. These would need to be protected from the western sun as current façade modelling does not appear adequate.
14. The Panel queried the number of units with bedrooms having direct access from living areas and suggested there should be scope for more privacy in the layouts.
15. A number of west facing units have walls with limited windows on the northern side of the living area thereby preventing direct access to the balconies and blocking sunlight from the north. More detailed analysis of solar access to internal living spaces to clarify whether there is full ADG compliance.
16. Details of sustainability measures must be provided with consideration for solar p/v panels, rain water harvesting, ceiling fans as well as a/c systems designed to optimise natural ventilation.

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 Council, 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>

