

DESIGN EXCELLENCE JURY PANEL MEETING | 6 JUNE 2022 | DEVELOPMENT APPLICATION JURY REVIEW

PURPOSE

The purpose of the meeting is to review the DA drawings issued by Scott Carver dated Revision 1, dated 6.6.22 to determine whether the key design excellence features of the scheme are retained to enable Jury endorsement for the development application for 197 Church Street Parramatta.

Design Excellence Jury Meeting			
Date:	6.6.2022	Meeting type:	Design Excellence Jury Panel Meeting
Time:	11:30AM	Facilitator:	Think Planners
Location:	Microsoft teams	Client:	Holdmark
Attendees: Jury Members: Kim Crestani and Bob Nation City of Parramatta: Brad Roeleven (City Significant Team Planner) and Jay Ahmed (Urban Design) Client: Kevin Nassif (Holdmark) Scott Carver Architects: Nick Bandounas, Thomas Hansen, Andrew Walsh Project Manager: Jano Youssef Think Planners: Adam Byrnes and Schandel Fortu.			

The scheme by Scott Carver was awarded winner of the competition as it contained high quality foundations of a development that could be further refined to deliver a design excellence standard of development at this site.

DESIGN DEVELOPMENT RECOMMENDATIONS

As stated in the Design Competition Jury Report, the key features of the proposal for 197 Church Street that needed refinement include:

- Building Setbacks – The commercial tower must comply with the 12m setback and height limit along Church Street. A design excellence rationale must be developed for the proposed non-compliances to the Macquarie and Marsden Street frontages, noting that these items are to be assessed by Council at PL/DA stages. CONSIDER FLEXIBILITY.
- Ngara Nurra Way – The Jury recommends that the following items along the Ngara Nurra Way pedestrian link are developed:

- Increased spatial variety along the link providing a “better sense of joy, circumstance and celebration” at different stages along the link. The approach to arches should be developed, but not overdone.
 - Increase the visual presence and legible wayfinding of the hotel lobby through direct lines of sight from Church and Macquarie Streets.
 - Explore opportunities for increased activation of the link, particularly the new public space adjacent to the Post Office Building.
- Vehicular Access – The Jury acknowledge that the vehicular access requirements to this site are complex and constrained due to the Light Rail interface. The Jury are generally supportive of the arrangement where vehicles enter from Macquarie Street and exit onto Marsden Street, however it is recommended that the project team engage with Council and TfNSW to come to an agreed position on vehicular access.
 - Interface with 20 Macquarie Street – The adjoining site has been identified as a potential site for a Hilton Hotel. The synergies of two hotels adjacent one another present a number of exciting urban and spatial opportunities. It is recommended that the landowners of both sites engage in meaningful dialogue to ensure the best outcome for the totality of the precinct.
 - Linking Element – The proposal for an 8-9 storey building “linking” the Hotel and Commercial towers departs from the project vision of two separate towers that sits on top of a retail podium. The project team must address the additional visual and solar impacts imposed by the linking building form, noting this is a significant departure which will be assessed by Council at PL/DA stages. The linking element should be developed to read as a recessive form between two towers.
 - Commercial Entry – The Jury is of the view that the visual connection and legibility to the elevated commercial lobby could be improved. The following items should be considered:
 - Equitable universal access to be co-located for the commercial lobby with the colocation of escalators and lift with ability to implement security.
 - Visual connectivity of the ground plane and the podium levels to be improved to provide a clearer understanding of the office lobby to the street, a greater sense of sequence and a clearer focal point to the commercial lobby.

- Overall, the ground plane is to be refined to be more legible and provide natural wayfinding to the key parts of the buildings.
- Substations – The substation is shown in the basement. Due to flooding constraints, it is unlikely that this location will be supported. Alternate locations for the substation are to be considered, ideally at level 01 which does not impact on the appearance and activation of the street frontages.
- Sun Access Protection – Prior to the lodgement of a DA, Council must be satisfied that the development does not result in any additional overshadowing, between 12 noon and 2pm, to the solar protection zone of Parramatta Square.
- Environmentally Sustainable Design – The Jury recommend that the design team addresses the comments and improvement opportunities identified by Council’s Independent ESD advisor (See Attachment 02). In summary the following improvement opportunities are recommended:
 - Provide sufficient shading to the hotel façade to address brief requirements.
 - Amend shading to the office component to address brief requirements.
 - Provide access to openable windows in hotel rooms.
 - Provide EV charging infrastructure.
 - Provide rainwater collection and reuse and third pipe distribution.
 - Provide NABERS Energy 5.5 star for office and 4.5 star for hotel.
 - Integrate Sustainability Strategy initiatives scheduled in the submission into design development.
- Planning Compliance – The Jury understands that Council’s Executive Planner has noted that there are a number of planning items that need to be addressed at PL/DA stages. We note these for completeness:
 - Insufficient information was submitted to determine the FSR for Option 2 (No retail in basement scenario). The developed design must comply with the LEP FSR controls for the subject site.
 - The hotel tower exceeds the maximum height of 105m. Further information is required to demonstrate the ‘defined’ height and the reliance upon a ‘Architectural Roof Feature’ to comply.

- The number of parking spaces proposed do not comply with Council's controls. The developed design must comply with Council's maximum parking rates set out in the Design Competition Brief and be consistent with the Parramatta LEP.
- Council's current policy is that there should be no habitable uses below the flood planning level. The Proponent and Council are required to discuss this item in detail and come to an agreed approach to assess this item prior to the lodgement of a PL/DA.
- Informal advice received from Heritage NSW is that the site likely contains European archaeology of state significance. If this proves to be correct, this will have significant impact for site planning.
- The submission did not include any dimensioned plans that allowed an accurate assessment of building setbacks and compliance with the site specific DCP. All future submissions must include dimensioned plans and all non-compliances are subject to a detailed assessment at PL/DA stages.

JURY COMMENTS AND DISCUSSION

The table below provides a summary of the key design development points then an explanation of how these factors have been considered by the design team with the jury's comment.

Design development condition	Reply	Jury comment
Building setbacks		
Church Street 12m	The setback to Church Street has been amended to provide 12m.	Achieved.
Marsden Street setback	The council has changed their policy that previously required a 2m ground level setback to Marsden Street. However the proposal retains this as it provides from relief within the streetscape which is strategically appropriate on this site and allows for the stairs to be provided to achieve the flood planning requirements as well as other related site infrastructure.	The setback to Marsden is acceptable. The setback is reminiscent of Soho in NY which adds a layer of desirable urban character.

Macquarie Street	There are no changes to this setback from the design competition scheme.	The setback is acceptable.
Ngara Nurra Way	Significant design development to enhance the activation of the site link and adjust the commercial entry have resulted in increased activation, placemaking and enhanced direct sight lines.	Achieved. The public domain is well developed with a very desirable outcome especially to Church Street. The scheme achieves high quality outcomes for the Ngara Nurra Way and the arrangement of retail is a great outcome.
Vehicle access	Several options for the vehicle access have been considered in light of the street activation, public domain, flooding, structural design, design of ramps and several other design matters which resulted in the proposed vehicle arrangement. The proposal is, on balance, the preferred outcome to suit all the competing site constraints and design development constraints.	The jury requests further work on this aspect of the proposal. The design competition scheme comprised a smaller driveway penetration through to Macquarie Street. The jury would like to know if a single driveway could serve the number of parking spaces proposed. The entry experience from Macquarie Street needs further work as it appears to be focussed more on an engineering response and needs to have an improved public domain outcome.
Interface with 20 Macquarie Street	The scheme ensures that vehicle access is located along this site boundary to ensure there is an appropriate interface.	Noted.
Linking element	Due to the need to provide additional lift infrastructure the setback to the tower is reduced from 12m to 10.32m. Visual impact analysis of this has revealed there are no impacts when viewed from key points within the public domain.	There are no concerns raised about the reduced setback as the proposal still reads as 2 towers with space between. This is a minor variation that is inconsequential. It is recognised there are no ADG issues on the site.
Commercial entry	A significant re-arrangement of the ground floor and commercial entry has taken place from the design competition submission through to the current scheme. The proposal ensures there is a strong visual connection from the commercial entry from Church Street and then from Church Street through to the hotel lobby.	The revisions to the ground floor demonstrate a high quality outcome for the site.
Substations	The substation design has been developed with the substation being removed from the basement due to flooding constraints. Additional details have been provided with the DA documentation.	Noted.
Sun access protection	The proposal ensure that solar access is not impacted to Parramatta Square between 12 and 2pm.	These details were not presented to the jury. Review of this factor should be undertaken by the council's planner.



ESD	There has been a workshop with the ESD consultant and a revised set of documentation provided for further review. All issues raised relating to ESD have been addressed.	The jury encourages a further meeting with the ESD consultant once their review is complete. The jury has not reviewed these comments of the amended package.
Planning compliance	Further details have been provided to Council to address the proposed FSR, building height, parking, and dimensions on plans. Compliance with all relevant planning controls is achieved.	Noted.
	Consultation has continued with the Heritage office and a revised set of archaeological investigation documentation has been provided to council. Until the archaeological investigation is undertaken the need for redesign is not known however the Heritage office and all requirements of the Heritage Office will be complied with as these are mandatory requirements.	Noted.
	The proposed below ground ballroom has been submitted with details to demonstrate that satisfactory flood hazard and risk assessment is achieved as well as appropriate flood mitigation measures are provisioned.	The jury has no comment on the ballroom being below ground other than to say that it would be appropriate in design terms as it allows the ballroom to have a large function space that is not impeded by columns and there is no need for this space to have access to natural light. The flood safety requirements need to be considered by the council's engineer.

Overall the jury recognises the site has multiple layers of complications stemming from the Metro, Light Rail, flooding, heritage, archaeology. This needs to be recognised. The revisions to the proposal and in particular to the ground floor and the clarity of organisation of spaces is now well-resolved.

CONCLUSION

At the conclusion, the Panel which included Jury members Kim Crestani and Bob Nation agreed that design integrity has been retained on the majority of features of the proposal however additional work is needed to refine the vehicle access to Macquarie Street. The design team is to re-group and review this feature of the proposal then report back when further analysis is considered. The Jury will decide if a further presentation or a desktop presentation is appropriate.

This Report for the development proposal at 197 Church Street Parramatta has been endorsed by the Design Excellence Jury and a further desktop review/presentation is needed prior to the scheme being endorsed by the design excellence jury.

Design Excellence Jury Member	Signature	Date
Kim Crestani, representing City of Parramatta Council		29 November 2022
Bob Nation Representing the proponent.		20 December 2022

FEBURARY – MARCH 2023 | DEVELOPMENT APPLICATION DESIGN EXCELLENCE JURY REVIEW

Design Excellence Jury Meeting			
Date:	6.02.2023	Meeting type:	Design Excellence Jury Panel Meeting
Time:	02:00 PM	Facilitator:	Think Planners
Location:	Microsoft teams	Client:	Holdmark
Attendees:			
Jury Members Kim Crestani, Adam Haddow and Bob Nation			
Scott Carver Architects: Nick Bandounas, Thomas Hansen, Andrew Walsh			
Think Planners: Adam Byrnes, Ben Creighton, and Emily Jacobsson			

PURPOSE

The purpose of this paper is to set out the Design Jury Review process for the development at 197 Church Street Parramatta, that has led to modest amendments to the plans.

On 6 February 2023 a meeting with the Design Excellence Jury was held, as was previously requested in its meeting of 6 June 2022.

The Panel at its meeting on 6 June 2022 confirmed that the design integrity had been retained on most features of the proposal however as the ground floor vehicle access was still being resolved with TfNSW a further presentation was necessary once this had been resolved.

At the meeting on 6 February 2023 Scott Carver presented a clear comparison document comparing the revised DA drawings against the Design Competition scheme.

The focus of the meeting was to confirm that the amendments to the ground plane to facilitate TfNSW and Sydney Metro requirements has not impacted the design integrity of the proposal and it continues to exhibit the qualities of design excellence.

The purpose of the meeting was to obtain endorsement from the Design Competition Jury that the Development Application as amended retained design excellence and identify any recommendations or requests.

BACKGROUND - DESIGN DEVELOPMENT RECOMMENDATIONS

The Design Competition Jury Report identified the key features of the proposal at No.197 Church Street that needed refinement include:

- *Vehicular Access – The Jury acknowledges that the vehicular access requirements to this site are complex and constrained due to the Light Rail interface. The Jury are generally supportive of the arrangement where vehicles enter from Macquarie Street and exit onto Marsden Street, however it is recommended that the project team engage with Council and TfNSW to come to an agreed position on vehicular access.*

On 6 June 2022, the Design Competition Jury discussed the above point, along with other issues. At this time, the Jury made the following comment:

“The jury requests further work on this aspect of the proposal. The design competition scheme comprised a smaller driveway penetration through to Macquarie Street. The jury would like to know if a single driveway could serve the number of parking spaces proposed. The entry experience from Macquarie Street needs further work as it appears to be focussed more on an engineering response and needs to have an improved public domain outcome.”

6 FEBRUARY 2022 MEETING

1. Scott Carver provided a comprehensive presentation to the Design Jury, including rational for the reallocation of the ground plane to meet Sydney Metro and TfNSW requirements, particularly with regard to push the design outside of the tunnel zone.
2. Scott Carver advised that in 2022, Sydney Metro agreed on the design response proposed by Scott Carver, which has influenced other decisions within the basement levels and also the ground plane.
3. The jury complemented Scott Carver on the patience dealing with numerous different bodies, all with an interest in the ground plane, making it one of the most contested areas / sites in Parramatta CBD.
4. The table below provides a summary of the key discussion points from the Jury and answers from Scott Carver and when asked, Think Planners.

Question	Reply	Jury comment
Does Parramatta Council have an issue with uses like the ballroom within basement	Council has a basement in the Phive building with a range of different uses. It is understood that there is no	The Jury does not object to the ballroom being located within the basement.

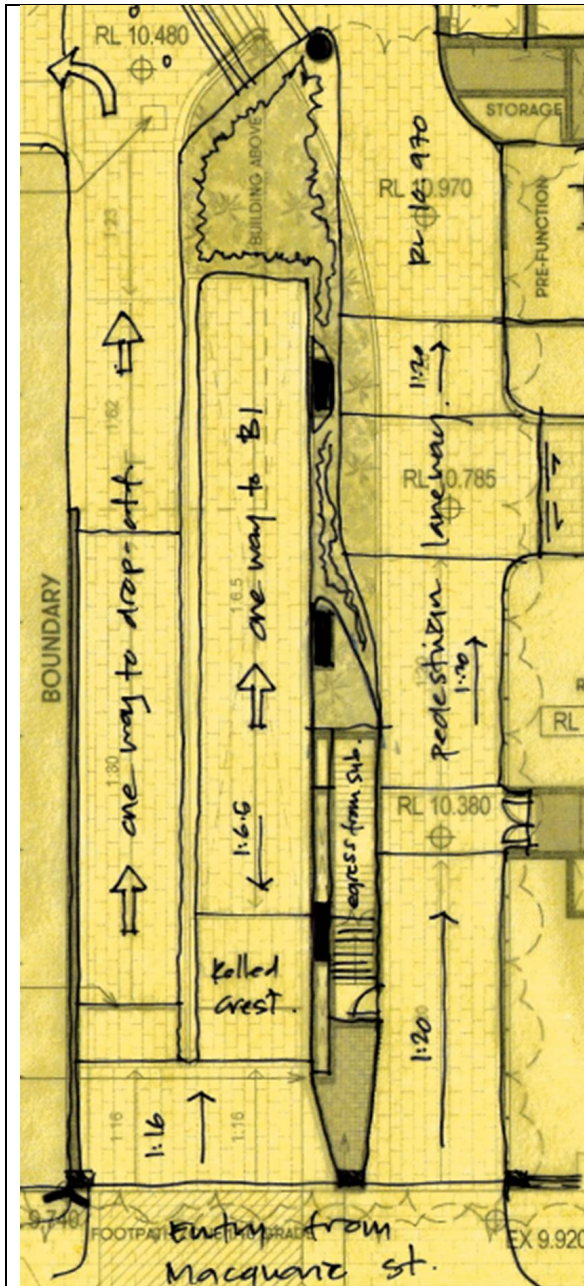
	in principle objection to such proposals, but that the Council will undertake a thorough merit based assessment, particularly having regard to flooding and safety.	Jury also noted that they have no objection to retail below the ground floor. No issue was raised about having a functional basement.
What is the status of the public art package? Notes that the Ngara Nurra Way was an important part of the schemes Design Excellence.	The development proposal retains the elements of the art package as discussed in the Design Competition. Nothing has been altered within Ngara Nurra Way and the Public art strategy. Archaeological finds during excavation will be preserved and likely implemented as part of public art within the precinct.	Jury satisfied
What is the reason for the difference in canopy design to the frontage to Macquarie Street?	One is a restored canopy which required a slimmer profile to ensure there was adequate head clearances. The place at which the canopy transitions is intentional and corresponds with the column location.	Noted
Relationship with Hilton hotel development (Adjoining Corner site) Has the competition brief been signed off?	The site at 20 Macquarie Street is independent to this application and will be separately assessed once a DA is lodged. No reference designs have been determined and the design competition brief is yet to be endorsed.	Noted.
Vehicle access and ground plane <ul style="list-style-type: none"> - The shared way and ground plane is not contiguous. - The hotel drop-off vehicular access is a tight corner. Please confirm turning paths. - Noted that the ground plane is a highly 	The architects confirmed the way in which the location of the Metro line, structural layout, basement drive structure and circulation, all had a relationship with the location and movement spaces for both the carpark entry and at grade vehicle movement zones. It was confirmed that the through site link was a critical element of the	The Jury notes that the design continues to evolve and is a better outcome than previously viewed. The jury noted the complexities in this area. The jury requested the architects to prepare some sketches to further analyse

<p>contested area and therefore a detailed and difficult architectural matter to resolve. Sketches are to be prepared and sent to the Jury to consider what improvements may be able to made in the “knuckle” that contains landscaping, at grade movement, pedestrian movement, through site link, dive structure, access ramp, etc.</p>	<p>design and also drove the ground floor layout to preserve Ngara Nurra Way.</p> <p>It was noted that the design of the ramps and access entries was to address previous comments of the panel regarding having an at grade interface.</p>	<p>whether any additional improvements could be made to the ground floor plain. It was requested that the Jury receive the meeting notes and sketches to review.</p>
<p>Staircase on Marsden Street</p> <ul style="list-style-type: none"> - Concern was expressed that the stairs to Marsden Street need to be grander and have a greater presence. - The Jury notes that the steps were an idea they presented, similar to the NYC stoop step 	<p>It was agreed that the steps can be further refined to create a more seamless resolution with the broader public domain</p>	<p>Request that sketches be presented on this also.</p>
<p>What has happened to the bike paths?</p>	<p>The bike path has been removed to align with broader cycle network plans of Parramatta Council to the western side of Marsden Street.</p>	<p>Noted</p>
<p>Church Street View</p> <p>Discussion was held around the importance of the visual connection from Church Street to Marsden Street along Ngara Nurra Way.</p>	<p>The architects accepted the Jury commentary and discussed:</p> <ul style="list-style-type: none"> - The design is about discovery which is important. - The design incorporates visual connection through the high glass windows within the lobby/ restaurant area, which gives transparency. 	<p>The jury notes that it isn't a bad outcome, however requested sketches to consider improvements.</p>
<p>Next steps</p> <p>Scott Carver to work up sketches on the matters identified for further investigation.</p>	<p>Scott Carver to action</p>	<p>Sketches are to be initially reviewed by the applicants Jury appointee – Robert Nation – and then electronically forward to the Jury for review.</p> <p>The Jury will determine whether additional work or presentations is necessary.</p>

SKETCH REVIEW

Scott Carver reviewed the ground floor design seeking to identify improvements and efficiencies in the design. The Attached Sketch was circulated to the Design Jury on 13 February 2023. The following notes were made by Scott Carver to assist in an understanding of the sketch and the improvements identified in the review.

	<p>A widened / grander stair arrival to the hotel entry from Marsden Street</p> <p>Increased width of shared drop-off / pedestrian zone</p>
	<p>Glazed hotel façade line cut back to improve external sight lines (noting that the glass façade to the hotel will provide visual permeability across the ground plane)</p> <p>Accessible ramp and new planter box setout parallel to the revised hotel façade line to complement the sight lines and improve the sweepth path clearances for the shared drop-off zone corner.</p> <p>Larger terraced staircase to traverse between through-site link RL's</p>



Revised planter and column cladding zones along the vehicle entry ramps to increase the width of the north-south link and improve the pedestrian throughfare width along these shopfronts (with ability to introduce seating elements if desirable by landscape architect)

The architects note:

In principle we have created a grander Marsden Street hotel entry stair gesture, and revised the DDA ramp, staircase and planter set out in the centre of the site to improve external site lines, create a more natural movement pathway along the through-site link and increase the clearances of the shared drop-off zone.

FURTHER REVIEW

On 17 February 2023 the Design Jury responded in relation to the above sketch noted the improvements set out in the sketch and sought that more space still be given to the public domain. The Jury noted that the confluence of cars, drop off and pedestrian movements remained too compressed and that some consideration could be given to impacting on the ground level of hotel by reducing GFA.

On 27 February 2023 a revised sketch was sent to the Design Jury that –

- Allocated more space to the ground plane movement of pedestrians and vehicles;
- Reduced the GFA in the Hotel lobby; and
- Had been considered against traffic and structural requirements.

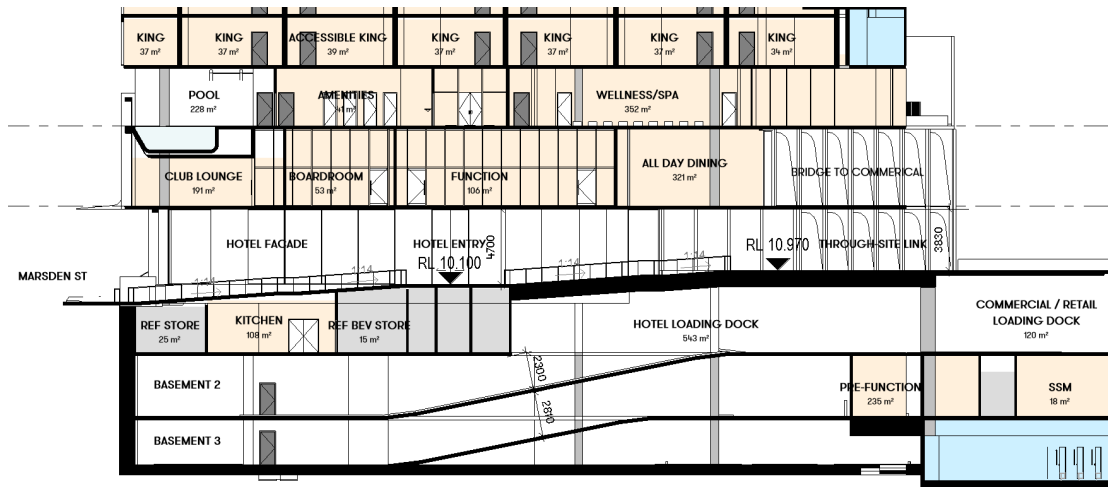
On 28 February 2023 the Jury noted that they supported the proposal and that amended plans should be prepared for submission to the Council. The Jury noted that in the preparation of amended plans that –

- The Hotel colonnade planter was not necessary;
- A section would assist; and
- Turning diagrams and a review of the ramp grades should be undertaken.

AMENDED PLANS

On 15th March 2023 the amended plan set was forward to the Design Excellence Jury comprising Ground Floor, West Elevation and GFA Schedule (Attachment 2a, 2b, & 2c).




To assist the Jury the below section had been prepared. The Section is taken through the new DDA / Pedestrian through site link ramp that connects Marsden St to Ngara Nura Way.



CONCLUSION

The Panel met with Scott Carver and Think Planners on 6 February 2023 and then individually undertook a series of desk top reviews of sketch designs and architectural plans prepared by Scott Carver. In relation to the Plans that comprise Attachments 2a, 2b & 2c of this report, the Design Jury Panel notes that it:

- Recognises the complexities of this site and the significant volume of work in responding to the requirements of Sydney Metro and TfNSW, all of which have a significant influence upon the design of the ground floor plane in particular.
- Supports the architectural amendments prepared by Scott Carver that propose a refinement to the plans and lead to improvements to spaces and movement on the ground floor.
- Confirms that design integrity has been retained in the scheme.
- Recommends the submission of the architectural plans as amendments to the Development Application currently being undertaken, along with any relevant supporting documentation such as updated landscape plan.

Design Excellence Jury Member	Signature	Date
Kim Crestani, nominee City of Parramatta Council		15 March 2023
Adam Haddow, representing GANSW		15 March 2023
Bob Nation Representing the proponent.		15 March 2023