

# DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATIONS

City of Parramatta



**Address** 43 - 53 Oxford St, EPPING

**Date** 28<sup>th</sup> July, 2022

## Application Summary

Application Number	DA/646/2019/B
Assessing Officer	Paul Sartor
Applicant/Proponent	Uniting Church In Australia
Architect and Registration Number	Brian Fong, Reg. No. 11624 (Turner)
Landscape Architect	Andrew Mason (Arcadia)
Planner	Daniel West (Ethos Urban)
Others in attendance	Adrian Ciano (Uniting) Graeme Fielden (Uniting) Julia Moiso (Ethos Urban) Anya Woodward (Root Partnerships) David Edbrooke (Root Partnerships)

DEAP Members	Jon Johannsen, Brendan Randles, Oi Choong
Chair	Jon Johannsen
Other Persons in attendance	Jay Ahmed – Snr Project Officer, City Design
Apologies	-
Item No.	1 of 2
DEAP Meeting Number	1 <sup>st</sup> referral for Mod B

## 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 prescribed principles does not necessarily imply that the Panel considers the particular matter has been satisfactorily resolved.

## Proposal

This 4.55(2) modification proposes the following changes to the seniors living tower:

- Increasing the total building height from RL149.05 to RL150.75 (1.7m). This increase is due to the following two design changes:
  - Relocation of air conditioning condensers from apartment balconies to the rooftop which contributes 0.7m of the overall building height increase and
  - Increase of floor-to-floor ceiling heights from 3.1m to 3.2m on levels 1, 7, 9-14 and a reduction in heights on levels 2 (-0.8m) and 6 (-0.5m) to comply with the reformed design parameters set out in the Design and Building Practitioners Act 2021. This change contributes 1m to the overall building height increase.
- Alter the accommodation type offerings on different floors by:
  - Moving the approved Residential Care Facility from levels 3, 4 and 5 to levels 1 and 2.
  - Removing the Assisted Living Apartment (ALA) and Care Apartments as accommodation models offered at the site and replacing them with Independent Living Units (ILU).
  - These changes lead to an overall reduction of apartments proposed from 130 to 116, or 14 apartments. • Revision of unit mix by increasing the offering of 3-bedroom units on the development's upper levels.
- Overall gross floor area reduction of 289m<sup>2</sup> across the development due to a reduced building footprint between levels 3 and 5 to comply with ADG controls.
- Alter each elevation's façade design as a result of amended floor plates to respond to the modified accommodation typologies and their requirements, including:
  - Amendment to non-trafficable areas to either be deleted or converted into usable balconies (with privacy measures) on level 3 and between levels 6 and 14.
- Replacement of the rooftop level function room with a 'cinema / multi-purpose room'.
- Amending the two approved signage zones located on the northern and eastern elevations to measure 7.4m(W) x 1.8m(H) and inserting a business identification sign displaying the 'Uniting' name and logo at the ground floor signage zone.

- There are only minor changes to the landscape plans, with the ground floor common open space and landscape treatment remaining intact,




## 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. Although it will increase building height, the Panel supports the relocation of air conditioning plant to the rooftop. While the analysis provided by the Applicant demonstrates that visual and physical impacts will be minimal, care should be given to ensure that impacts to adjoining higher level units are minimised. As the relocated plant will enhance balcony amenity throughout the building – the Panel would commend this change as a major improvement to the building.
2. Retention of the rooftop p/v solar panels was noted, and subject to the required scale of the system, scope to incorporate panels in a pergola structure over the roof terrace could be considered as part of sun shading.
3. To reduce dependence on air conditioning, the Panel recommends that ceiling fans be provided to all bedrooms and living spaces.
4. The Panel also supports the increase of floor-to-floor heights – required by the Building Commission – especially as these increases are intended to lift construction standards and optimise space for services.
5. The Panel understands that the reallocation of formerly care based units to ILU's is in response to new client requirements; the new RAC layouts also address the revised household size requirements based on 14-15 rooms. The Panel therefore supports the amended layouts as proposed.
6. The Panel commends the massing proposed and the integration of sky gardens to its eastern elevation; the proposed amendments will have negligible impacts on the overall massing and landscape of the building. The planting selections however, will have to be able to thrive in the predominantly shaded conditions throughout the day.
7. The Panel also commends the built form's proposed relationship with the existing large tree in the southwest of the site, especially the interaction with internal living spaces at RACF and ILU levels.
8. Bedrooms with direct access off living spaces are supported in this instance, given the specific requirements of seniors housing.
9. There is concern that approved signage at upper levels could degrade the fine materials and compositions proposed, as well as unnecessarily impose visual impacts on adjoining residential dwellings. The Panel therefore queries why corporate branding is required in such locations.

## 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>