

# DESIGN EXCELLENCE / DA JURY COMMENTS

## 85-97 Macquarie Street, Parramatta (DA/638/2019)

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| Date of Issue:                       | 15 July, 2020  |
| Architects:                          | Turner Studio  |
| Design Competition Reference Number: | DC/11/2018   |
| Jury members:                        | Kim Crestani, City Architect, City of Parramatta Council<br>Dillon Kombumerri, Principal Architect, Government Architect NSW<br>Chris Johnson – Former CEO, Urban Taskforce Australia (Proponent's Representative) |

### Project History

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| Design Competition Held:                      | 28 February, 2019 |
| Turner Studio Resubmission Presentation Held: | 8 April, 2019     |
| Jury Report Issued                            | 12 June, 2019     |
| Pre -DA Jury Presentation                     | 21 August, 2019   |
| DA Jury Review (desktop)                      | 7 July, 2020      |

### Background

- In July 2020, The Design Excellence Jury was reconvened to review the Development Application for **85-97 Macquarie Street, Parramatta**. Due to Covid-19, Council requested the Jury to undertake an independent desktop review of the architectural drawings and technical reports.
- The Jury previously commented on the design at the pre-lodgement stage in August, 2019, in which they were generally supportive of the design. One of the key outstanding issues was the resolution of the vehicular access to Macquarie Street, and its impacts to Parramatta Light Rail.
- This review has been structured to specifically comment on how the submitted design has addressed the Jurys previous comments at both the Design Competition and Pre-lodgement stages.

### Jury Recommendations

- Based on a detailed review of the submitted architectural drawings and technical reports, the Jury provide the following comments – shown in grey.

| Jury's Recommendations<br>12 June, 2019   | Jury's Pre-DA Comments<br>29 August, 2019 | Jury's DA Comments<br>9 July, 2020   |
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| <b>Items to be retained</b>   |   |  |
| <u>Public Arcade</u> – The Jury is supportive of the proposed arcade linking Macquarie Street and Parramatta Town Hall's northern laneway. A thru-site link in this | The public arcade has been retained.      | <b>Satisfied.</b><br><br>Councils Public Domain team have worked closely with the project team |

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| location is not identified in the DCP, the Jury consider that the link will contribute to Parramatta Square's movement networks.  | The Jury encourage the applicant to consider Council's public domain teams comments relating to the detailed design of the arcade.                                | to ensure the detailed design of the Public Arcade is consistent with the objectives of Parramatta's Public Domain Guidelines.<br><br>Council has proposed a number of conditions of consent that will ensure the high-quality delivery of public domain surrounding the site.  |
| <u>Ground Floor</u> - The amended ground floor plane (in resubmission no. 2) enhances activation to all frontages and to the proposed internal pedestrian arcade and promotes passive surveillance to the proposed vehicle laneway and is to be retained.   | The Jury encourage the applicant to consider Council's public domain teams comments relating to the ground floor layout.  | Satisfied.<br><br>Council officers are supportive of both the interim and final scenario ground floor plans.  |
| <u>Roof Terraces + Balconies</u> - The roof garden/terraces and the balconies with greenery in the western facade are supported as they provide amenity for occupants but also, visual interest and variety and are to be retained. Incorporation of the Dharwal 6 Seasons Calendar for the proposed plant selection is to also be retained.  | The roof terraces and balconies have been retained. These items will be assessed in detail at DA stage.   | Satisfied.<br><br>The Jury are supportive of the design development of the rooftop terraces and commercial balconies. The landscaping includes both raised planters and climbing planters on the rooftop.<br><br>Additionally, Council's landscape officer is of the opinion that the proposal satisfied the requirements of Council's controls and can be supported, subject to special conditions of consent. |
| <u>Indigenous Strategy</u> - The Jury considers the proposed indigenous strategy appropriately responds to the Jury's original recommendation by interpreting the "Native Feasts" events within a preliminary public art strategy for the proposed new arcade/laneway. This strategy is to be retained and as noted above, consultation with the local Aboriginal community and an Indigenous artist should assist in further developing this strategy. | This item will be assessed in detail at DA stage.   | Satisfied.<br><br>Council has notified the Jury that the relevant Council officer for 'Cultural Projects & Public Art' is supportive of the amended arts plan.  |
| <u>Substation</u> - The proposed location of the substation along the southern elevation, accessible via the 5PS Northern Laneway is supported and should be retained.  | Satisfied. No further comment required.   | Satisfied.<br><br>The substation location has been retained.  |
| <b>Items for design development</b>   |   |   |
| <u>Façade (General)</u> - The approach to facade design needs to be considered holistically, as this building is viewed "in the round" and is visually prominent from both Centenary Square and Parramatta  | The Jury are supportive of the proposed approach to facades, particularly the lyrical terracotta vertical blades wrapping around the buildings 3 visible facades. | Satisfied.<br><br>The Jury are supportive of the proportions and layouts and colours of the terra cotta "baguettes" and   |

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| <p>Square. The Jury recommend that there is improved resolution of the different facade profiles, and how they meet at key junctions (i.e. – corner details).</p> <p><u>Facade (Western)</u> – The Jury recommends that further consideration should be given to refining the design and placement of the vertical terracotta fins on the western facade and consider wrapping the fins around to the northern and southern facades in a rhythmic/lyrical manner.</p> <p><u>Facade (Northern)</u> – The Jury question the suitability of the proposed “terracotta baguette” crown wrapping around the upper levels of the northern and western facades. To be refined alongside ongoing facade development.</p> |   | <p>their detailing will require Visual Mock Up (VMU) at full scale to ensure the proposed fine detailing is realised.</p> <p>It should be noted that two of the Jury members (KC and DK) have also been on another Jury where Turner Studio have proposed a similar terra cotta baguette system, and prepared VMU for that building and they are satisfied that this system is appropriate for the proposed building and will exhibit design excellence.</p> <p>The balance of terra cotta (masonry) with glazed facades is considered an appropriate relationship to the glazed buildings of Parramatta Square and the heritage of the Town Hall Building.</p> <p>It will be an excellent addition to Parramatta and a good case study of how to blend with glass towers and masonry heritage buildings.</p> |
| <p><u>Materiality</u> – The refined materials (in resubmission no.2) are supported in principle, but the Jury believe that further design development is required until a ‘Design Excellence’ palette is achieved.</p>  | <p>The Jury are supportive of the refined materials palette, and look forward to seeing this remain unchanged through DA, CC and construction.</p>  | <p>Satisfied.</p> <p>The submitted building elevations clearly annotate the selected materials and finishes.</p> <p>The Jury recommend that Council’s standard Design Excellence conditions of consent are applied to this approval.</p> <p>The conditions will provide the Jury with the opportunity to review and comment on the final selected materials and finishes prior to the approval of the relevant Construction Certificate.</p>  |
| <p><u>Murray’s Building Interface</u> – The key NW and SW junctions of the building with the Murray’s building require further design development and input from a heritage consultant.</p>   | <p>The Jury are supportive of the proposed design response to the heritage listed Murrays Building.</p> <p>The approach to give “breathing space” to the Murrays Building and reveal its hidden western elevation as a silhouette is supported.</p> | <p>Satisfied.</p> <p>The submitted design and interface to the Murrays Building is consistent with the pre-lodgement design that the Jury previously supported.</p> <p>The developed approach to materiality and detailing is supported.</p>  |
| <p><u>Aboriginal Culture and Heritage interpretation</u> – Turner Studio is to engage with an Indigenous artist and the local Aboriginal community to further explore and develop the</p>   | <p>This item will be assessed in detail at DA stage.</p>  | <p>Satisfied.</p> <p>Council has notified the Jury that the relevant Council officer for ‘Cultural Projects &amp; Public Art’ is supportive of the amended arts plan.</p>   |

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| interpretation strategy set out in the submission.  |   |   |
| <p><u>Shared Laneway / Vehicle Entry –</u><br/>In consultation with a suitably qualified traffic engineer, vehicular ingress/egress is to be further resolved, taking into consideration the need for arrangements to be able to accommodate the constraints of the future light rail operations and to provide a workable “interim” solution prior to the redevelopment of the site directly to the east. (Noting – Councils traffic engineer does not support the proposed interim arrangement)</p> | <p>This item has not been resolved to the satisfaction of Council and the Design Excellence Jury. This item should be addressed as a priority to ensure that the design intent of the proposal is retained.</p> <p>The award of Design Excellence will be granted by the Jury upon an acceptable interim access arrangement being agreed upon by Council and the applicant.</p> <p>The Jury do not support any potential increase to the width of the driveway, for a long term solution . The intention of co-locating driveways was to maximise street activation and minimise driveways.</p> <p>The City Architect requests to be kept updated on this item and is available to attend workshops with council and the proponent.</p> | <p>Satisfied.</p> <p>Council has advised the City Architect that the proposed “interim layout” (drawing number DA-010-004) has the approval of both Transport for New South Wales and Parramatta Light Rail.</p> <p>The Jury are supportive of both the interim and final ground floor layouts.</p>   |
| <p><u>Environmentally Sustainable Design</u></p>  | <p>Councils Independent ESD advisor has reviewed the application and has provided comments through Council to the Jury.</p> <p>The Jury request that Council provide the ESD comments to the applicant.</p>   | <p>Satisfied.</p> <p>Council’s Independent ESD advisor (Flux) has reviewed the Development Application and has advised the Jury that the development satisfies all the original Jury requirements and the Parramatta. Specifically,</p> <ul style="list-style-type: none"> <li>- The western façade is shown to be adequately shaded and meets the requirements of the Design Excellence Brief.</li> <li>- The southern façade now includes some vertical elements and considers the Jury’s requirements have been met.</li> <li>- The Wind report shows compliance with comfort and safety criteria and no requirements for additional mitigation are identified.</li> </ul> <p>Council and Flux have prepared a set of ESD conditions of consent to ensure the ESD objectives of Design Excellence are delivered.</p> |

### Jury Recommendations

- The Design Excellence Jury is supportive of the design as submitted, and consider it to exhibit Design Excellence.
- The Jury recommend that Council's standard Design Excellence conditions of consent are applied to the development approval.

For any questions or clarifications regarding the above comments please contact Kim Crestani (City Architect) or Guy Pinkerton (CoP Design Competition Coordinator).



Kim Crestani  
City Architect  
City of Parramatta Council



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Principal Architect  
Government Architect NSW



Chris Johnson  
Former CEO, Urban Taskforce Australia  
(Proponents Representative)