

GYDE

Design Integrity Panel Report

Post Design Excellence Competition

34 Hassall Street, Parramatta

submitted to City of Parramatta Council on behalf of the Competition Jury
on behalf of Deicorp

This report was prepared by:

Executive Director: Stephen Kerr

Associate: Olivia Page

Report Version: Final

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1. PURPOSE OF THIS REPORT

The purpose of this report is to ensure the standards of design excellence are upheld through the further development of the design by considering whether the proposal at 34 Hassall Street, Parramatta is equivalent to, or through design development, an improvement upon the design excellence qualities of the winning competition scheme.

2. DESIGN EXCELLENCE COMPETITION BACKGROUND

A design excellence competition was undertaken by the proponent, Deicorp, in relation to the site at 34 Hassall Street, Parramatta. The competition was conducted in accordance with the design excellence competition brief (brief) endorsed by City of Parramatta Council (Council) on 15 September 2022.

The Jury unanimously agreed that the submission prepared by Turner Studio best demonstrated the ability to achieve design excellence as per clause 7.11 of the *Parramatta Local Environment Plan (Amendment 56) 2011* (LEP) and the brief.

The Jury Report nominated the design integrity panel (DIP) be reconvened as the competition jury only.

3. JURY RECOMMENDATIONS AND DIP RESPONSE

The Jury, as documented in the Jury Report dated 5 December 2022, made a series of recommendations that require Turner Studio to further develop certain elements of the submitted competition scheme. The Jury also recommended Council update the Parramatta animated model for the future development and in particular public domain interfaces on adjoining site with this area described herein as the “eastern fringe of the Parramatta Central Business District (CBD)”.

Items (a) to (e) below in bold are the recommendations made by the Jury in the Jury report. The DIP was reconvened on 9 June 2023 and reviewed the amended Turner Studio DA design. The DIP’s consideration of each matter is discussed below.

a) Proceed with “Option 2” tower plan, comprising a 6 metre tower setback to Macquarie Street, with an aim to de-risk the planning process. The Jury (and Council) during the presentation and deliberation process nonetheless recognised there is minor flexibility with the adoption of this tower setback noting the retention of the Jacaranda trees and the fact the site is a corner site, playing a critical role as an urban marker on the eastern edge of the CBD.

DIP consideration

- The DIP notes that Transport for NSW require substantial additional pruning of the Jacaranda trees meaning their viability is significantly compromised
- Alternate trees species are proposed to replace the Jacaranda trees, being 7 x *fraxinus pennsylvanica* cimmarron ash at 400L in size in accordance with public domain guidelines City of Parramatta (July 2017)

- These are compatible with the light rail infrastructure, the public domain works on Macquarie Street, and complement the proposed ground plane landscape design on the site
- The proposed tower setback is appropriate given the additional 6 metre podium setback from Macquarie Street. This said, the tower will be setback further than other towers in Macquarie Street, given the additional ground floor setback.

b) Engage a suitably qualified landscape architect to prepare a detailed landscape plan which seeks to ensure the survival and longevity of all proposed planting, including on-podium landscaping, and develop an urban street planting plan.

DIP consideration

The DIP has reviewed the detailed landscape plans prepared by Land & Form Studios, which have addressed the landscape requirements. The DIP considers this recommendation has been met.

c) Prepare public domain elevations and 1:20 detailed sections which depicts the flood response to the site and arrival experience to the public domain, residential lobbies, and the servicing/carpark.

DIP consideration

The DIP has reviewed the public domain elevations and detailed sections prepared by Turner Studio. The DIP considers this recommendation has been met.

d) The proponent is to prepare a 3D fly-through model at eye level illustrating the through-site links (north-south and east-west) and the podium design. This seeks to better understand the human scale of these spaces and ensure a high-quality public domain outcome. In addition, prepare solar access modelling (including sun-eye diagrams at hourly intervals from 8.00am to 5.00pm, for June 22, September 22, and December 22) to understand the light for the pedestrians and gardens.

DIP consideration

The DIP has reviewed the 3D fly-through model prepared by Ivolve Studios. As noted, the Jury (now the DIP) sought to understand the complex spatial arrangement of the pedestrian link, in a setting of high-quality public domain with activated street and the pedestrian link frontage, at a human scale. It is the DIP's opinion that the 3D fly-through demonstrates the qualities we saw and acknowledged throughout the competition process and has improved through the design development. Our view remains that this is a design excellence response and provides an interesting and exciting variation on the pedestrian link with its spatial complexity, dissolved plan, and stepping gardens; continues to embrace the good urban design response of the development of the line of Hassall Street; and has been developed with the complexity of a ground plane that takes into consideration the Disability Discrimination Act (DDA) access standards and flood levels. The DIP considers this recommendation has been met.

e) At a time to be agreed, the developer/builder is to prepare detailed façade design documentation for the Jury’s review and approval. This is to be developed responding to the development and public domain context of the future development on the eastern fringe of the CBD.

DIP consideration

The DIP understands this will be resolved at a later stage.

In addition, the Jury strongly recommended Council prepare a 3D model of the future development of the eastern fringe of the Parramatta CBD to better understand the interrelationship between these proposals and ensure a considered design outcome is delivered in this part of the CBD for all buildings and public domain. The site subject of this additional piece of work for Council is to capture:

- 142- 154 Macquarie Street, Parramatta (winning competition scheme by PTW, Collins and Turner Studio)
- 118 Harris Street and 135 George Street, Parramatta (DC/7/2021)
- 39- 43 Hassall Street, Parramatta (Jury understands the winner of the competition of the site was Rothlowman)
- 114- 118 Harris Street, Parramatta (winning competition scheme by MHMDU)

We note that at the time of writing this report, the Council 3D model has not yet been realised. The DIP continues to advocate for this model as a tool for better understanding the interrelationship between these proposals and ensure a considered design outcome is delivered in this part of the CBD for all buildings and public domain. It is our understanding that Turner Studio’s 3D could be incorporated into Parramatta’s 3D urban model for future use.

4. COUNCIL RECOMMENDATIONS IN REQUEST FOR ADDITIONAL INFORMATION

Council issued the applicant (Deicorp) a request for additional information (RFI) dated 9 March 2023. The RFI identified various design and technical matters requiring clarification by the applicant. These design considerations are listed in below as (aa)-(dd) below. The DIP's consideration and comment on each matter is detailed below.

aa) The proposed removal of the Jacaranda trees fronting Macquarie Street (north boundary)

Whilst it is unfortunate that the Jacaranda Trees along the north boundary will be heavily compromised by the light rail (losing up to half their TPZ) to the point they will not be viable, the DIP believes the new street tree planting, starting with 400L pot sizes and at the time when the major works are completed, will provide the best possible outcome for this new section of Macquarie Street. The DIP considers this a good outcome considering the constraints.

Also refer to the response in section 3 of this report above.

bb) Locate street walls of the podium (being the ground, first, second, third and fourth levels) at the respective street boundaries

DIP consideration

- Turner's podium design was commended by the Jury during the competition. The introduction of the east-west through-site link was a site-specific urban design response introduced Turner to enhance the permeability of the ground plane that the Jury supported. The DIP commented on 9 June 2023 that the dissolved plan with hanging gardens, atrium style, within the north-south through-site link is of a high-quality and a desirable outcome as shown in the detailed landscape plans and 3D fly-throughs.
- The podium interface is appropriate to its context and responds to the adjoining public open space to the east
- The DIP does not support Council's request of Turner Studios to change the language of the podium from a predominantly horizontally justified design to a vertical one, as suggested by Council, but rather prefer the design considered at the Competition stage of a horizontal language, with its spatial complexity and interest, with the stepping plan and hanging gardens that dissolves at the through-site link as a gesture of entry. The Jury considers moving away from the design that was a particular part of the winning considerations would be undesirable, and would begin to undermine the competition process, and start to impose design aspects not considered by the Jury. The DIP believes applied design language after the fact, and in a piece-meal way, begins to impose a design language that is not consistent with the DNA of the original author (Turner Studios), and heavily risks moving away from the winning design competition scheme and design excellence.
- The DIP commends Turner Studio's bay, or grain, approach to the shop fronts at street level. The high-quality materials (glazed bricks, bronze metal detailing, bespoke bay lighting etc.) and spatial interplay will make for a quality public domain environment that offers the best opportunity for activation.
- The DIP commends Turner's rationalisation of the Harris and Hassall Street podiums.
- The DIP supports no inflections marking the entry to the north-south connection.
- Turner refined the panelised look of the soffit following feedback from the DIP on 9 June 2023.

cc) Setback towers a minimum of 6 metres from the street wall.*DIP consideration*

The DIP considers the tower setbacks to be consistent with the endorsed design competition scheme and maintains its support of the tower form.

dd) Proposed through links are not open to sky and should be designed in accordance with the objectives and controls of Section 6.3.5.3 Arcades of the Parramatta Development Control Plan (DCP) 2011. North-south arcade does not present a clear line of sight, from one public end to the other, failing to provide a clearly accessible connection between Hassall and Macquarie Streets.*DIP consideration*

- Refer to the notes above.
- The DIP considers the design development of the through-site link has improved upon the winning scheme and note Turner's planters have been rationalised.
- The DIP re-emphasised that the unique and interesting take on the north-south pedestrian link is not to be lost or changed. This was a particular consideration, in a suite of considerations of the design excellence winning scheme and should be retained as is.
- The more organic, curvaceous-line that makes a flowing, welcoming gesture into the north-south pedestrian link, and also plays with the oblique line of the east-west pedestrian link that picks up on the urban cues of Hassall Street. The DIP notes these flows, angles and gesturing lines work well, and exist because of the horizontal nature of the podium design and would not be as compatible if a vertical grid of lines (columns/engaged columns) were applied to this design.

ee) Views in the arcades are also interrupted by structural columns coming to ground. Location of the palm trees and raised beds also create visual and physical barriers. The proposed east-west diagonal connection also contains obstructions which prevents a direct line of sight. The purpose of this diagonal arcade is questioned given the short walking distance to the crossing lights at the T-Intersection of Hassall Street and Harris Street.*DIP consideration*

- The DIP does not support this view.
- The DIP believes the 3D-fly through demonstrates the legibility of the through-site link for pedestrians – which the DIP believes will be a high-quality spatial experience and offers the best chance for shop-front activation.
- The DIP believes a highly desirable aspect of the winning scheme (Turner Studios) to be its understanding of the context of urban condition surrounding the site and incorporating the line of Hassall Street through the site and as part of the pedestrian link experience, and a notable part of the considerations of the Jury/DIP in awarding this design the winning scheme.

5. CONCLUSION

The DIP concludes:

- Turner's scheme is consistent with the winning design competition scheme
- Turner's modifications to bring the building back into the setbacks is a supportable approach and allows no overhang/encroach or constraint to tree growth.
- Turner's podium design has improved with design development is commended and supported; it understands the scale at which a pedestrian reads the city being a good design approach, reflects the Macquarie Street streetscape and corner site qualities, and is broadly in-line with aspects of the podium DCP
- The horizontal nature of the meta-language of the podium is clearly delineated and reads as a podium, as opposed to the towers. The podium gestures the entries with 2 and 3 storey spatial complexity (providing desirable visual interest for pedestrians), meets the oblique angle of the east-west through-site link and complements the dissolved floor plates and hanging gardens within the atrium of the north-south through-site link.
- The DIP commends Turner Studio's for embracing the Jury/DIP's feedback and responding positively and promptly.
- In summary, the DIP acknowledges the development of the Turner Studio's competition winning scheme as being entirely consistent with the design excellence competition winning scheme, whilst improving on the aspects of the design the Jury/ DIP sought further resolution on.
- The DIP commends the Turner Studios proposal to Council.

Appendix 1- Endorsed Jury Report

GYDE




Architectural Design Competition Jury Report

34 Hassall Street, Parramatta

Submitted to City of Parramatta Council
on behalf of Deicorp

This report was prepared on behalf of the Architectural Design Competition Jury by:

Executive Director: Stephen Kerr
Associate: Olivia Page
Project: 22-066
Report Version: Draft for client review

| NAME | REPRESENTING | SIGNATURE | DATE |
|---------------|------------------------------------|--|-----------------|
| Shaun Charter | Government Architect's Office NSW |  | 2 December 2022 |
| Kim Crestani | City of Parramatta Council nominee |  | 2 December 2022 |
| Robert Nation | Proponent representative |  | 2 December 2022 |

Disclaimer

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1. INTRODUCTION

1.1. Overview

This Architectural Design Excellence Competition Jury Report (report) provides a summary of the Design Excellence Competition (competition) undertaken by the Proponent, Deicorp, in relation to the site at 34 Hassall Street, Parramatta.

The report outlines the competition process, a summary of each of the schemes as considered by the Jury on the presentation days and the competition Jury's recommendation.

The purpose of this report is to inform the City of Parramatta Council (Council) of the competition process undertaken for the site, the outcomes, and the rationale for the selection of the preferred architectural design for the site.

The competition was conducted in accordance with the Design Excellence Competition Brief (brief) (attached in Appendix 1). The brief was developed in consultation with Council where feedback and detailed comments were incorporated into the final brief issued to competition participants. The brief, including addendums, was endorsed by Council on 15 September 2022 and issued to all competition participants at the commencement of the competition on 16 September 2022. A copy of the brief is provided at Appendix 1.

By way of background, the competition was undertaken in the form of an invited single-stage design competition. Three (3) architectural firms participated in the competition and are listed below (in alphabetical order):

- Fender Katsalidis
- Furtado Sullivan
- Turner Studio

All competition participants had four weeks to prepare their submission from the date of commencement. The submissions were lodged to the Competition Manager (Gyde Consulting) on 14 October 2022. Each of the competition participants presented their schemes to the Jury on 7 November 2022. Following the presentations, the Jury did not consider any of the schemes, as submitted, achieved design excellence in accordance with Clause 7.11 of the *Parramatta Local Environmental Plan (Amendment 56) 2011* (Parramatta LEP (Amendment 56) 2011)) and the brief.

Hence, two competitors, Fender Katsalidis and Turner Studio, were shortlisted and given an additional week to respond to a request for additional information drafted by the Jury (attached in Appendix 3). The two shortlisted competitors submitted their revised schemes on 16 November 2022 and presented to the Jury on 18 November 2022. Following these secondary deliberations, the Jury unanimously agreed that the submission prepared by Turner Studio best demonstrated the ability to achieve design excellence as per Clause 7.11 of the Parramatta LEP (Amendment 56) 2011 and the brief. The Jury made a series of recommendations that require Turner Studio to further develop certain elements of the submitted scheme. The Jury has also recommended that Council update the Parramatta animated model of the future development and in particular public domain interfaces on the adjoining sites with this area described herein as the “eastern fringe of the Parramatta Central Business District (CBD)”.

The Design Integrity Panel (DIP), which is to comprise the reconvened Competition Jury only, will review the developed scheme, prior to submission of any DA, to ensure the relevant pre-DA submissions recommendations have been adopted and to formally award design excellence to Turner Studio. The Jury will continue to review the scheme post DA, any Section 4.55 Modifications (s4.55), at Construction Certificate (CC) and Occupation Certificate (OC) Stages.

This Jury Report seeks to:

- Summarise the competition process,
- Outline the assessment of the design merits of each of the entries,
- Present the Jury's decision, including the rationale for the choice of a nominated design and the design excellence qualities that it exhibits,
- Outline any recommended design amendments that are relevant to the achievement of design excellence through subsequent design development, and
- Identify the design excellence qualities exhibited in the competition winning/preferred scheme that are to be retained in any future design development.

This report has been prepared in accordance with Council's Design Excellence Competition Process requirements. All Jury members have reviewed and endorsed the content contained within this report.

1.2. Site Description

This Competition relates to the site located at 34 Hassall Street, Parramatta. The site is legally described as Lots 1, 2 and 3 in Section 88 and DP758829. As illustrated in the below figure, the site is located in the Parramatta CBD/City Centre, on the eastern fringe, and is bordered by Macquarie Street to the north, Harris Street to the east and Hassall Street to the south, see Figure 1.



Figure 1: Aerial image of the site, site outlined in red (Source: Nearmaps)

1.3. The Proponent

The Proponent of the competition is Deicorp.

1.4. The Consent Authority

The site is located within the City of Parramatta local government area (LGA). The Sydney Central City Planning Panel is the consent authority for development given it is anticipated to have a capital investment value greater than \$30 million. Representatives from Council acted as impartial observers to the competition, including Kelly Van Der Zanden (Group Manager City Design) and Jay Ahmed (Senior Project Officer City Design).

1.5. The Regulatory Framework for Design Excellence

The key environmental planning instrument that applies to the site is the Parramatta LEP (Amendment 56) 2011. Clause 7.11 of the Parramatta LEP (Amendment 56) 2011 relates to design excellence. The competition has been undertaken in accordance with this clause.

2. COMPETITION PROCESS

2.1. Overview

The competition was undertaken as an invited single stage competition, with three (3) architectural firms taking part, as outlined in Section 2.2 below.

2.2. Participating Architectural Firms

The following architectural firms participated in the competition (in alphabetical order):

- Fender Katsalidis
- Furtado Sullivan
- Turner Studio

2.3. Competition Manager

Stephen Kerr (Executive Director) and Olivia Page (Associate) from Gyde Consulting, were appointed as the competition managers. As the competition manager, Gyde managed the organisational and administrative functions of the competition on behalf of the Proponent.

2.4. City of Parramatta Council Observers

The competition was overseen by two (2) key observers from Council, including Kelly Van Der Zanden (Group Manager City Design) and Jay Ahmed (Senior Project Officer City Design). The role of an observer is to verify that the competition has been followed appropriately and fairly. Council's observers were copied into all correspondence between the competition managers (Gyde) and the participating architectural firms and competition Jury and attended meetings with the Competitors and Technical Advisors. Jay Ahmed (Senior Project Officer City Design) attended the competition presentations on 7 November 2022 and Kelly Van Der Zanden (Group Manager City Design) attended part of the supplementary presentations on 18 November 2022. Myfanwy McNally (City Significant Development Manager) prepared and presented Council's Town Planning Technical Review to the Jury on 7 November 2022.

2.5. Jury

The Jury comprised three members:

- Shaun Carter - Government Architect NSW representative (GANSW) (nominated Chair)
- Bob Nation - Proponent's representative
- Kim Crestani - Council nominee

The Jury members have extensive experience in architecture, urban design, planning and development.

Shaun Carter was nominated by the Jury as the Chair on 7 November 2022 and maintained this role during the supplementary presentations on 18 November 2022.

2.6. Technical Advisors

Technical advisors were appointed to provide technical assistance and clarification to competition participants and the Jury. The technical advisors involved in the competition include:

Table 1 List of technical advisors for the competition

| DISCIPLINE | TECHNICAL ADVISORS | CONTACT DETAILS |
|---|--------------------------|--|
| Town Planning | Sutherland & Associates | Aaron Sutherland (Director) PO Box 814, Bowral, NSW, 2576 0410 452 371 aaron@sutherlandplanning.com.au |
| Flooding | Mott MacDonald | Daniel Fettell (Principal Civil Engineer) 383 Kent Street, Sydney, NSW, 2000 0433 326 543 daniel.fettell@mottmac.com |
| Quantity Surveyor | Construction Consultants | Bruce Boes (Director) Suite 802, Level 8, 14 Martin Place, Sydney NSW 2000 bruce@constructionconsultants.net.au |
| Wind | RWDI | Level 6, 80 William Street, Woolloomooloo, NSW, 2011 Joseph Gallace (Project Manager) 02 8000 9859 Joe.gallace@rwdi.com |
| Built Heritage and Aboriginal Archaeology | Urbis | Keira Kucharska (Senior Consultant – Heritage) Level 8, 123 Pitt Street, Sydney, NSW, 2000 kkucharska@urbis.com.au +61 2 8424 5137 |
| Traffic and Parking | JMT Consulting | Josh Milston (Director) Sydney, NSW, 2000 josh.milston@jmtconsulting.com.au 0415 563 177 |
| Arborist | Rain Tree Consulting | Mark Kokot (AQF Level 5 consulting arborist) 0419 250 248 PO Box 326 AVALON NSW 2107 mark@raintreeconsulting.com.au |

It is noted that some competitors made use of the technical advisors (notably Town Planning, QS, Wind, Arborist and Traffic) in accordance with Section 5.15 of the brief. All Competitors met with the Town Planner, Wind and QS Technical Advisors at the mid-point reviews held on 4 October 2022 and these technical advisors prepared briefing notes for the Jury and presented these on 7 November 2022. The Proponent's Town Planning technical advisor provided a verbal review/briefing of the shortlisted schemes ahead of the supplementary presentations on 18 November 2022.

In addition, Council prepared a Town Planning, Solar, Wind and Ecological Sustainable Development technical advisor reports. As mentioned in Section 2.4 above, these were presented by Myfanwy McNally (City Significant Development Manager) prior to commencement of presentations on Monday 7 November 2022.

These are attached in Appendix 2.

2.7. Key Dates of the Competition

The competition timeline is below.

Table 2 Competition timeline

| DATE | MILESTONES |
|--|--|
| Friday 16 September 2022 | Commencement and Issue of Competition Brief. Competitors Briefing Session in person at Deicorp. |
| Monday 26 September 2022 | Issue of Addendum 01 to the Brief (addressing queries by competitors) regarding minor clarifications around competition dates, wind assessment requirements and QS review. |
| Tuesday 27 September 2022 | Issue of Addendum 02 to the Brief (addressing queries by competitors) adjusting the Jury presentation date. |
| Thursday 29 September 2022 | Issue of Addendum 03 to the Brief (addressing queries by competitors) clarifying the permissible gross floor area under the applicable base FSR of 10:1. |
| Friday 30 September 2022 | Issue of Addendum 04 to the Brief (addressing queries by competitors) clarifying nature of communal open space desired by the Proponent. |
| Tuesday 4 October 2022 | Mid-Point Review held with all competitors at Gyde offices. |
| Wednesday 4 October 2022 | Issue of Addendum 05 to the Brief (addressing queries by competitors) clarifying lodgement hard of electronic and hard copy submissions by competitors. |
| Wednesday 12 October 2022 | Issue of Addendum 05 to the Brief (addressing queries by competitors) clarifying maximum number of pages for concise competition report. |
| Friday 14 October 2022 | Final Submission Lodgement Date |
| Monday 17 October to Friday 21 August 2022 | Review of Final Submissions by Proponent Technical Advisors |
| Wednesday 19 October 2022 | Jury Briefing Session |
| Monday 24 October to Wednesday 2 November 2022 | Council Technical Advisor Review |
| Monday 24 October to Friday 4 November 2022 | Review of Final Submissions by Jury |
| Wednesday 2 November 2022 | Lodgement of Presentation Date Material |
| Monday 7 November 2022 | Presentation Day (at Deicorp offices). Presentations were given |

| DATE | MILESTONES |
|----------------------------|--|
| | <p>in the following order, as determined by competitor preference:</p> <ul style="list-style-type: none"> • Fender Katsalidis* • Furtado Sullivan • Turner Studio* <p>Jury shortlisted two competitors, marked with an asterisk above.</p> |
| Tuesday 8 November 2022 | <p>Issuance of request for additional information letter to two shortlisted competitions:</p> <ul style="list-style-type: none"> • Fender Katsalidis • Turner Studio |
| Wednesday 16 November 2022 | Submission of revised schemes by two shortlisted competitors. |
| Thursday 17 November 2022 | Review of revised schemes by Jury. |
| Friday 18 November 2022 | <p>Supplementary Presentation Day (at Deicorp offices) and Decision Date. Presentations were given in the following order, as determined by competitor preference:</p> <ul style="list-style-type: none"> • Turner Studio • Fender Katsalidis <p>The Jury anonymously agreed that the Turner Studio scheme demonstrated the ability to achieve design excellence.</p> <p>The Competition Manager, Gyde, advised all competitors verbally over the phone of the outcome of the competition.</p> |
| Friday 18 November 2022 | Notification to competitors (must be within 21 days of the presentations). Gyde called all Competitors on the phone. |
| Monday 5 December 2022 | Completion of Jury Report (must be within 21 days of the presentations) |

2.8. Mid-Point Review

Mid-point reviews were held in-person with each Competitor on Tuesday 4 October 2022. The following attendees were present for all three mid-point reviews:

- Olivia Page (Gyde- Competition Manager)
- Aaron Sutherland (Sutherland & Associates – Town planning technical advisor)
- Joe Gallace (RWDI – Wind technical advisor)
- Various representatives from Construction Consultants (QS technical advisor)
- Jay Ahmed (Senior Project officer – City Design)

Each of the Competitors were given an hour session. General feedback and clarifications were provided on the day. General questions raised that applied to each scheme were clarified in Addendum 01.

2.9. Selection Process by Jury

The selection process was based on the written material supplied by the competition participants, including the supplementary material from the shortlisted competitors, the technical planning (in writing and verbal), QS and wind

briefing notes on each scheme, and presentations, including supplementary presentations, given to the Jury.

The request for additional information issued to the two shortlisted competitors on Tuesday 8 November 2022, requested the following (also refer to the letters attached Appendix 3):

- *Up to 10 x A3 pages comprising free hand, hand sketches or updated CAD drawings addressing the below items only.*
- *Digital submission (via email) of the A3 package to Competition Manager no later than 5.00pm on Wednesday 16 November 2022.*
- *Schemes are to maximise the allowable floor space on the site. This is to be calculated in accordance with the gross floor area (GFA) definition in the Parramatta Local Environmental Plan 2011 (Amendment 56) (PLEP 2011). Any proposed wintergardens are to be designed as to not contribute to GFA, noting wintergardens designed as open balconies so as to not attract GFA.*
- *In maximising the allowable floor space and meeting the relevant apartment size and layout planning controls detailed in the Endorsed Competition Brief, maximise the realisable apartment yield.*
- *The mix of apartments is to be provided in accordance with Section 4.7 of the Endorsed Competition Brief as follows:*
 - *1-bed: 10- 20%*
 - *2-bed: 55- 70%*
 - *3-bed: 10- 20%*
- *In accordance with Clause 7.24 of the PLEP 2011 (Amendment 56), 1:1 commercial floor space is to be provided, equating to a maximum 5,805m² of commercial GFA. It is noted that the Draft City Centre DCP does not preclude residential floor space from being provided within the podium.*
- *Schemes are to fully comply with the Experiment Farm sun access plane.*
- *In accordance with Section 3.3.2 of the Draft City Centre DCP, control C.03, schemes are to provide a minimum building separation for towers above street wall height of 18 metres.*
- *The Jury is supportive of minor encroachments into the 6 metre tower setback to the north and south boundaries given the site's role as a unique urban marker, with three street frontages and in the context of the retention of the Jacaranda trees fronting Macquarie Street.*
- *Schemes are to fully comply with 6 metre setback from Harris Street, which is taken from the adjusted east site boundary line following accounting of the 4.2 metre road widening.*
- *Schemes are to demonstrate how the entry experience to the residential lobbies from an uber/taxi drop-off/pick-up location, on an appropriate street frontage surrounding the site, can be achieved, thereby enhancing the arrival experience for residents whilst providing maximum street and through-site-link activation for passive surveillance and good urban design outcomes.*
- *Included within the up to 10 x A3 pages, prepare a simple structural grid plan from podium to basement level, to demonstrate structural adequacy and efficiency.*

Following a thorough assessment of each submission, the Jury concluded that one submission had the greatest potential to achieve design excellence and was recommended as the preferred design most capable of achieving design excellence. Detailed in Section 4 of this report are those features that the Jury consider to be fundamental to the design integrity and excellence of the scheme and those issues that need to be resolved in detailed design development, prior to the submission of any DA.

3. SUMMARY OF FINAL SUBMISSIONS

3.1. Overview

Following submission of the final competition schemes, a technical assessment was undertaken by the Proponent's town planning, QS and wind technical advisors and a briefing note relevant to each discipline was prepared and provided to the Jury two weeks prior to the presentation date. Council undertook their own technical review providing town planning, ESD, wind and solar access briefing notes. A copy of the Council briefing notes is appended to this brief (Appendix 2). However, it should be noted that this briefing note assesses each of the original competition schemes, and that the schemes by Fender Katsalidis and Turner Studio were further developed to address, among other matters, town planning compliance. The Proponent's technical advisors and Council's town planning technical advisor verbally summarised these briefing notes to the Jury on 7 November 2022. The Proponent's town planning technical advisor provided a verbal briefing of the revised shortlisted schemes to the Jury ahead of the supplementary presentations on Friday 18 November 2022.

Each competition participant presented their scheme to the Jury, face-to-face, explaining their design response to the site and its context, design concept, compliance with the planning controls and response to the brief's design, planning and commercial objectives and the manner in which design excellence is considered to best potentially be demonstrated. Each presentation was followed by questions and clarifications from the Jury. This format was utilised for the initial presentations and the supplementary presentations. Albeit the presentation length was shortened from the initial 30 minutes of presenting and 20 minutes of Jury question and answer (Q&A) to 15 minutes of presenting and 10 minutes of Jury Q&A.

In accordance with the brief, the schemes were analysed and assessed by the Jury with a focus on the overall design quality of each submission as informed by the Competition brief's design, planning and commercial objectives, as well as high level cost advice and buildability.

An assessment of the design merits of each scheme and areas for further development was undertaken during the deliberation process at the conclusion of both presentation days. The Jury commended the responses to the brief and general standard of submissions. Each submission demonstrated an understanding of the brief, site context, brief objectives, and statutory and non-statutory controls. Sections 3.2- 3.4 below summarises the Jury's views following the presentations on 7 November 2022 and 18 November 2022.

Based on this assessment, the Jury reached a unanimous decision and identified a preferred scheme, subject to addressing the outlined recommendations, as set out in Section 4 of this report.

In accordance with the brief, the Jury provides this report which outlines the design merits of each scheme and a recommendation that the architect for the preferred design is retained by the Proponent to prepare DA design documentation, CC documentation and for the construction phase of the project. Refer to Section 4 for further detail.

An overview of each competition scheme is provided below.

3.2. Entry 1 – Fender Katsalidis

The Fender Katsalidis scheme saw the design of the podium as an opportunity to create a village. The revised scheme (in response to the request for additional information from the Jury) was positive in that it clearly defined between private and public spaces, noting the scheme introduced apartments into levels 1 and 2. The apartments hugged the outer edges of the podium, with the floor space adjoining the through site link being retail, commercial and public in nature. This was a positive outcome and ensured no conflict between private, semi-public, and public uses within the development.

The adjacency of the proposed residential lobbies within the centre of the through site link was commended by the Jury and better considered pedestrian access from the various street frontages. The design and separation of the western facing apartments in the podium raised privacy and amenity questions for the Jury. The Jury felt the scheme needed to consider in further detail the relationship to a future development on the residue school land to the west.

The tower design was simple in its planning approach and embraced the concept of “twin towers”. The scheme sought to create a calmness with the super grid. The Jury noted the mass of the glazing in the façade and impact of heat loads in the context of the Western Sydney climate. In reviewing the structural grid plan, the Jury noted that it would require further resolution. The Jury supported the shifting of the towers to enhance outlook and solar for apartments in the western tower particularly. While this resulted in a minor encroachment into the north and south setback zones, the Jury understood and agreed this was a good outcome in the context of the site opportunities and constraints. The Jury noted a desire to have the towers on the site create their own individual character.

The Jury commented that the ground plane of the Fender Katsalidis scheme was well resolved and achieved a high level of activation, understanding the role of the site as a key urban marker on the eastern fringe of the CBD and being a corner site. In doing so, the Jury agreed this design approach would deliver a good sense of community and places to gather within and on the edges of the site.

The below figure provides an extract of the Fender Katsalidis photomontage.



*Figure 2: Extract Fender Katsalidis photomontage looking south on Macquarie Street depicting the podium and lower tower levels
(Source: FK)*

3.3. Entry 2 – Furtado Sullivan

The Furtado Sullivan scheme explored the notion of taking a tower to ground for both the western and eastern tower. The western tower was designed with a 0 metre setback to Macquarie Street and the eastern tower a 0 metre setback to Hassall Street. In doing so, this freed up the north-east corner of the site, where a public plaza was introduced and became central design element of this scheme. The Jury identified that the downwash wind impacts to be experienced at the ground plane given the absence of a podium structure would require further detailed consideration and the non-compliance with the Draft Parramatta City Centre DCP controls, which require the creation of a podium with tower(s) setback above, would carry planning approval risk. While the Jury recognised that small deviations in the 6 metre tower setback control could be acceptable in certain circumstances, the Jury felt this scheme created significant planning risk which led to the Furtado Sullivan scheme not being two of the shortlisted schemes.

The Jury commended the choice of materiality being terracotta in colour and outlined this created a positive Connecting with Country response, taking cues from the sandstone in Sydney/the locality.

The Jury commended the provision of a unique terracing offering for the upper levels of the towers and noted it would be appealing to buyers of the subject apartments (levels 29 to 36 in the east tower and 36 to 40 in the west tower). This treatment of these spaces from a wind perspective nonetheless required more work.

The Jury raised that the 12 metre separation between the towers was not only a deviation of the newly created planning controls, being minimum 18 metre separation in the Draft Parramatta City Centre DCP, but did not adequately deal with privacy. The Jury questioned the level of apartment amenity with the absence of communal open space, 48% solar access between 9.00am and 3.00pm mid-winter (noting this increased to 71% between 9.00am and 4.00pm mid-winter) and 50% cross ventilation.

The below figure provides an extract of the Furtado Sullivan photomontage.

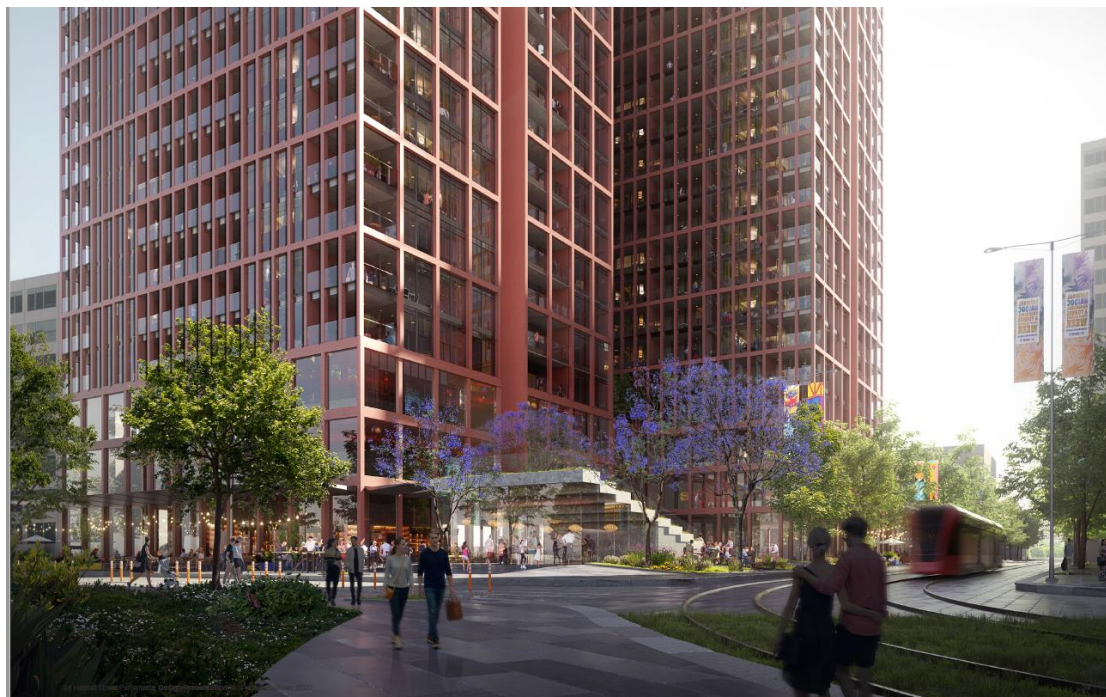


Figure 3: Extract of Furtado Sullivan photomontage looking south-west on Macquarie Street (Source: FS)

3.4. Entry 3 – Turner Studio

The Jury was complementary of the treatment of the north-south through site link and the relationship this created with the development on the northern side of Macquarie Street. The introduction of the east-west link was commended for its unique offering and elevated the permeability of the ground plane. The Jury felt the podium design was lyrical in nature providing a high level of spatial complexity and geometry within the site. The Jury observed that the viability of the substantial landscaping within the podium and its durability in the Western Sydney climatic conditions overtime would require careful design and consideration. The aspiration of the podium landscaping was documented in the submission as high-quality and the Jury commented this be maintained and documented in detail by a suitably qualified landscape architect prior to DA submission (and reviewed again by the Jury, see Section 4 below).

The Jury felt the originally proposed “sky residential lobby” was hotel like and supported the subsequent relocation of the residential pedestrian access to the ground level, providing several distinct street addresses for the development and legible entry points. The Jury identified that the scheme responded to the nature of each of three street frontages, designing the north, east and south elevations with this in mind. The provision of apartments within the podium was intrinsic to the Turner Studio scheme and the Jury noted that the separation from the western boundary and treatment of this setback zone appropriately considered the relationship with a future development on the residue school land.

The Jury commended the design of the towers and how they appropriately dealt with privacy mitigation and provision of solar access. The flexibility in the residential floor plates and consideration of how these could be amended to maintain privacy but achieve the numeric setback control on Macquarie Street was commented as a positive by the Jury. As identified earlier in this report, the Jury is supportive of minor non-compliances with the north (Macquarie Street) tower setback in certain circumstances given the retention of the Jacaranda trees and the role of the site as an urban marker.

The Jury identified that the proposed materials, including that within the two through site links, should be developed further having regard to the future developments on site's to the north and south, which together form the eastern fringe of the Parramatta CBD. The Jury was supportive of the solid elements of the façade and how it considered all solar orientations while maintaining nuisances in design.

The Jury unanimously agreed that the Turner Studio scheme was the preferred scheme for the competition. Refer to Section 4 below for the elements of the design that are to be maintained and those requiring refinement prior to DA submission.

The below figure provides an extract of the Turner Studio photomontage.



Figure 4: Extract Turner Studio photomontage looking south-west (Source: TS)

4. JURY RECOMMENDATION

Of the three schemes presented, the Turner Studio scheme was determined by the Jury to be the most convincing response to the contextual fit, planning, design, and commercial objectives of the brief. In the opinion of the Jury, the Turner Studio scheme has the best potential to achieve design excellence. The Jury has selected the Turner Studio scheme as the preferred scheme to progress to the detailed DA design stage.

Understanding that the scheme will be refined and improve as it is developed, the Jury identified the following elements that contributed to its success, and which **must be retained** throughout the design development process:

- The unique and interesting character of the north-south through site link, which not only responds to the brief requirements of providing a through site link which responds to that at 142- 154 Macquarie Street to the north, but is atrium like in its design and brings the landscape experience to the forefront of this space.
- The provision of an additional east-west through site link as a straight-line development of Hassall Street, which is a good urban design outcome, in providing additional public domain space and enhancing activation at the ground plane and for Hassall Street.
- The design approach of the western façade of the western building and how it duly considers interface with the adjoining site (residue school land).
- The modelling and figuring of the towers which respond to all solar orientations.
- The refined tower design which is solid in its form and material, and appropriately deals with privacy and solar access.
- The climatic response to the locality, placemaking opportunities embedded within and a positive Connecting with Country response, noting these will continue to be developed further during design development.
- Capability of achieving 5-Star Green Star.

1. The Jury recommends that the following matters **be resolved prior to DA submission** and reviewed by the Jury (DIP) prior to DA submission:

- Proceed with “Option 2” tower plan, comprising a 6 metre tower setback to Macquarie Street, with an aim to de-risk the planning process. The Jury (and Council) during the presentation and deliberation process nonetheless recognised there is minor flexibility with the adoption of this tower setback noting the retention of the Jacaranda trees and the fact the site is a corner site, playing a critical role as an urban marker on the eastern edge of the CBD.
- Engage a suitably qualified landscape architect to prepare a detailed landscape plan which seeks to ensure the survival and longevity of all proposed planting, including on-podium landscaping, and develop an urban street planting plan.
- Prepare public domain elevations and 1:20 detailed sections which depicts the flood response to the site and arrival experience to the public domain, residential lobbies, and the servicing/carpark.

2. The Jury further recommends that pre and post DA submission including during ongoing design development, any s4.55s, the CC and OC the following matters be addressed and reviewed by the Jury:

- The Proponent is to prepare a 3D fly-through model at eye level illustrating the through site links (north-south and east-west) and the podium design. This seeks to better understand the human scale of these spaces and ensure a high-quality public domain outcome. In addition, prepare solar access modelling (including sun-eye diagrams at hourly intervals from 8.00am to 5.00pm, for June 22, September 22, and December 22) to understand the light for the pedestrians and gardens.

- At a time to be agreed, the developer/builder is to prepare detailed façade design documentation for the Jury's review and approval. This is to be developed responding to the development and public domain context of the future development on the eastern fringe of the CBD.

In addition, the Jury has strongly recommended Council prepare a 3D model of the future development of the eastern fringe of the Parramatta CBD to better understand the interrelationship between these proposals and ensure a considered design outcome is delivered in this part of the CBD for all buildings and public domain. The site subject of this additional piece of work for Council is to capture:

1. 142- 154 Macquarie Street, Parramatta (winning competition scheme by PTW, Collins and Turner Studio)
2. 118 Harris Street and 135 George Street, Parramatta (DC/7/2021)
3. 39- 43 Hassall Street, Parramatta (Jury understands the winner of the competition of the site was Rothlowman)
4. 114- 118 Harris Street, Parramatta (winning competition scheme by MHMDU)

5. CONCLUSION

This report summarises the outcome of the competition for 34 Hassall Street, Parramatta. The competition was undertaken in accordance with the brief prepared by Gyde Consulting and endorsed by the Council on 15 September 2022.

This report documents the competition and the Jury's final recommendations for the preferred design. In summary:

- A competition has been undertaken for the design of the future development of 34 Hassall Street, Parramatta. The relevant aspects of the brief, the Parramatta LEP (Amendment 56) 2011 and the Draft Parramatta City Centre DCP.
- The competition has been undertaken in accordance with Clause 7.11 of the Parramatta LEP (Amendment 56) 2011. The submission of this report to Council satisfies the reporting requirements of Section 4.3 of the Draft GA NSW Design Excellence Competition Guidelines 2018.
- The Turner Studio scheme was recommended as the preferred scheme of this competition and accordingly this architectural practice is to progress the scheme to be lodged as a detailed DA to Council. This decision is unanimous as the Jury believes that this scheme best satisfies the brief and is capable of achieving design excellence.
- Subject to further refinement as outlined in Section 4 of this report, the preferred scheme by Turner Studio fulfils the design, planning and commercial objectives of the brief.

The Jury is to be maintained as the DIP during the detailed design, DA, (any s4.55's) and post DA given their history with the project subject of this competition and to maintain continuity in feedback in the design development process.

The Jury confirms that this report is an accurate record of the competition and endorses the assessment and recommendations.

The decision of the Jury will not fetter the discretion of the consent authority in its determination of any subsequent DA associated with the development site that is the subject of the competition.

Appendix 1 - Competition Brief and Addendums

Appendix 2 – Technical Advisor Reviews

Appendix 3 – Jury RFI to Shortlisted Competitors