

DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATIONS

City of Parramatta



Address 43 - 53 Oxford St, EPPING

Date 9th July, 2020

Application Summary

Application Number	DA/646/2019
Assessing Officer	Alex McDougall
Applicant/Proponent	Uniting Church In Australia
Architect and Registration Number	Daniel Szwaj - Reg No: 6529 (Turner) Brian Fong (Turner)
Urban Designer	-
Landscape Architect	Andrew Mason (Arcadia)
Planner	Jennie Buchanan (Ethos Urban)
Others in attendance	Adrian Ciano (Uniting) Graeme Fielden (Uniting) Anya Woodward (Currie & Brown) Huy Huynh (Currie & Brown)

DEAP Members	Russell Olsson, David Epstein, Oi Choong
Chair	David Epstein
Other Persons in attendance	Jay Ahmed – Project Officer Urban Design
Apologies	-
Item No	2 of 2
DEAP Meeting Number	1 st Referral (Previously seen under DA/625/2018)

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

16 storey mixed use seniors living tower comprising 14 assisted living apartments, 20 care apartments, 60-bed residential aged care facility, 96 independent seniors living units and ancillary offices/retail; 155 car parking spaces in 4 basement levels; signage zones; landscaping; site amalgamation; public domain works; demolition of existing buildings and tree removal. This seniors living development is proposed pursuant to State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004. This application will be determined by the Sydney Central City Planning Panel.

Panel Comments

The nine SEPP65 design principles were considered by the Panel in discussion of the development application. These are: **Context and Neighbourhood Character, Scale and Built Form, Density, Sustainability, Landscape, Amenity, Safety, Housing Diversity and Social Interaction, and Aesthetics.**

The Design Excellence Advisory Panel makes the following comments in relation to the scheme:

The Panel commends the applicant and the design team for thoroughly responding to all the matters raised at the previous panel meeting.

The design has been refined to a high level, providing improved amenity to the residents and streetscape.

The panel was impressed with the attention to detail regarding ESD and thermal analysis to inform the design of the building facades, material selection and colour palette approach as well as for the use of a range of ESD initiatives such as solar PV panels and waste and water recycling.

The addition of the awning to the car park entry is an improvement and the proposal to incorporate artwork to the loading dock screening is fully supported.

Panel Recommendation

Selected Recommendation	Description	Action
Green 	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.	Only minor changes are required as noted and provided these changes are incorporated, and presented to the City Architect, the Panel Does not need to review this application again
Amber 	The Parramatta Design Excellence Advisory Panel (The Panel) generally supports the proposal in its current form with caveats that require further consideration. 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.	Once the applicant and design team have addressed the issues outlined, the panel looks forward to reviewing the next iteration
Red 	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.	The Panel recommends that the applicant/proponent contact the Council to discuss.