

# DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATIONS

City of Parramatta



**Address** 178-188 Pennant St NORTH PARRAMATTA  
**Date** 25<sup>th</sup> July, 2019

## Application Summary

Application Number	DA/351/2019
Assessing Officer	Denise Fernandez
Applicant/Proponent	NSW Land & Housing Corporation
Architect and Registration Number	Connie Argyrou – Reg No: 5064 Mark Aran – Reg No: 9291
Urban Designer	
Landscape Architect	
Planner	Brad Delapierre (Think Planners)
Others in attendance	Joshua Webb

DEAP Members	Russell Olsson, Rohan Dickson, Bob Myer
Chair	Russell Olsson
Other Persons in attendance	Jay Ahmed – Project Officer, Urban Design Denise Fernandez – Senior Development Assessment Officer
Apologies	
Item No	2 of 2
DEAP Meeting Number	1 <sup>st</sup> Referral

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

## Proposal

Demolition and construction of a multi dwelling housing development containing 29 townhouses over basement parking pursuant to the Affordable Rental Housing SEPP 2009. The application will be determined by the Sydney Central City Planning Panel. Pre-lodgement application PL/177/2018 was not referred to the panel for consideration.

## 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:

01. The project contains 11 Social, 20 Private residences, as noted by proponents.
02. The panel noted the effort to create an articulated form of development but queried the mansard roof – difficult and awkward form to work with;
03. The panel requested more to be done to improve facades at end of row facing the road – Unit 1 south-west wall would benefit from a projecting bay or other form;
04. The panel queries whether the scheme passes the “character test”, Cl 30 of the ARH SEPP. It is important to ensure the future character is defined as this is the first multi dwelling development in the block and as such will set a precedent;
05. The panel requested confirmation of the solar access to each townhouse in the development;
06. The panel requested confirmation as to the building separation proposed;

07. The panel expressed concern as to the length of development. They noted that there was:
- a re-entrant section in the rear block that would assist in breaking up the overall apparent bulk rows of building as an architectural issue
  - The end units with one storey which also assist in reducing the apparent bulk
  - The row of town houses fronting Pennant Street is divided into three elements
08. The panel discussed the importance of maintaining the quality of the approved design from DA stage through to construction.
09. The panel expressed concerns as to the weathering of materials, particularly
- The light coloured render of the fence
  - The durability of the walls. The quality of render is an issue to consider.
  - The selection of steel roofing and cladding instead of aluminium
  - The correct detailing and construction of parapet and roof junctions, eaves and gutters and the like.
10. The panel requests the applicant to provide justification as to the style, quality and feel of the type of fencing proposed

## 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 the City Architect, 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>