

# DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATIONS

City of Parramatta



**Address** 5 Uhrig Road, Lidcombe

**Date** 27<sup>th</sup> February, 2020

## Application Summary

Application Number	DA/739/2019
Assessing Officer	Brad Roeleven
Applicant/Proponent	JQZ Ten Pty Limited
Architect and Registration Number	Phillip Rossington – BVN – Reg No: 7151 Adrian Mignot – BVN
Urban Designer	
Landscape Architect	Mike Barnett – Arcadia
Planner	
Others in attendance	Jeremy Hung – JQZ

DEAP Members	Jon Johannsen, David Logan, Garth Paterson
Chair	Jon Johannsen
Other Persons in attendance	Jay Ahmed – Urban Design Thomas Fernandez – Development Assessment
Item No	3 of 3
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 and 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

The development proposes a mixed use development comprising the following key features:

- Construction of 579 residential apartments comprising of the following elements:
  - Tower 1 (south-east) – 29 storey shop top housing development with podium base and ground floor retail;
  - Tower 2 (north-east) – 22 storey residential tower with podium base;
  - Tower 3 (south-west) – 19 storey shop top housing tower with podium base and ground floor retail;
  - Thirty (30) townhouses (north-west) each three (3) storeys in height with rooftop terraces;
- Construction of a seven (7) storey commercial building with ground floor retail;
- Four (4) levels of basement parking comprising a total of 798 car parking spaces;
- Associated landscape and public domain works including construction of new roads;
- Subdivision for road dedication

## Panel Comments

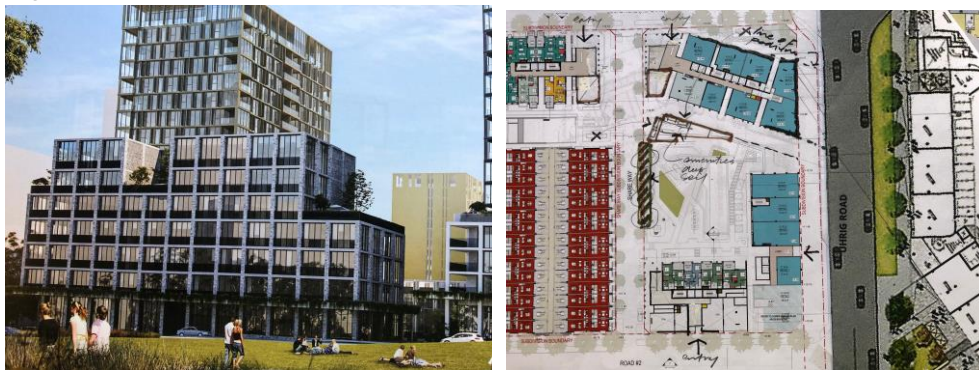
The nine SEPP65 design principles were considered by the Panel in discussion of the development application. These are: **Context and Neighbourhood Character, Scale and Built Form, Density, Sustainability, Landscape, Amenity, Safety, Housing Diversity and Social Interaction, and Aesthetics.**

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

1. The Panel understood the basis of the latest built form envelopes was from the non-statutory Draft Revised Masterplan for the CSDCP, and the proposal to maintain the low level townhouse element along the central shared-way to create spatial relief from the more predominant tower block forms around the perimeter. This allows more sky views and solar access, and an increased degree of residential street

activity. However it was of concern that the case for this approach was not supported by modelling of alternative built form outcomes showing the relative benefits.

2. It was noted by the Panel that the pedestrian link shown in the initial Stage 2 DA had been relocated to align with the cranked form of Tower 1. As the through-site connection from CS DCP 18 no longer appears to be consistent with any such opening for the site on the other side of Uhrig Rd, the Panel requested further information on the latest DA proposal there.
3. From review of the amended Meriton DA material it appears this is the case, and it is also apparent that a significant variation to the built form on that site is intended. The Panel is concerned how both these DA's relate both at ground level and above with departures from both the CS DCP 18 and CSP Draft Revised Masterplan.
4. The frontage to Uhrig Rd that both the JQZ and Meriton sites share is a highly important public domain space, so getting a quality place-based relationship is critical. The Panel is supposed to review each DA submission on its merits and with consideration of the planning controls and context, and so believes there should be more appreciation of the relationship between developments on both the JQZ and Meriton sites.
5. There will be built form and public domain spatial impacts and discontinuity of movement connections both across Uhrig Rd and along the road on the eastern edge of the site adjacent SOPA land – further exacerbated by whatever outcomes result from the proposed light-rail route. The Applicant has provided good 3D CGI views but the view from the Meriton site across Uhrig Rd is very misleading (see below). It would be really helpful to see such views in relation to each other – eg. along Uhrig Rd in both directions and also along the new Local Road on the east that does a dog leg at the intersection.






6. Further to the cross-site spatial connections, the Panel also appreciated that the variance from an orthogonal built form perimeter through the cranked angle of Tower 1 had been maintained from the initial Stage 2 DA. However, this did offer some benefits that the Panel considered worthwhile, with the potential to open up the urban space created at the Uhrig Rd intersection and create an east facing pocket park that would establish a visual link with the deep soil landscape at the end of the Meriton site. Subject to the development of the future SOPA site to the east, this area should receive good morning sun and help activate the public domain frontage for the retail on the ground level of Tower 1. However, this would only be the case if the sub-stations are relocated as there would otherwise not be a quality landscape outcome and space that would be usable (refer note below).

7. For the residential Tower 1 and 2 foyer entries, the Panel recommends reconfiguration of the undercroft and colonnade spaces to ensure that a more direct street address is possible from Road #10 and not off the Share Way. Internal areas thereby created could provide good internal communal spaces for a range of social activities to be expected with increased residential density of this scale of development. For Tower 3 the foyer entry should be reconfigured between retail spaces off Road #2.
8. The Panel noted that the pedestrian through site link between the Share Way and Uhrig Rd had been moved closer to the location intended in the CSP Draft Master Plan. However, this is now a minor internal site link and not the strong public domain element envisaged through both Stages 1 and 2 across Uhrig Rd and the Meriton site. Consequently there should be a clear rationale that underpins this public domain link across Uhrig Rd to the triangular 'village plaza' proposed on the Meriton site opposite. As noted (#6) above there is potential to locate the sub-stations from in front of Tower 1 along a raised edge of this pedestrian link, and also those shown adjacent the vehicle ramp 'dive down'.
9. With the reconfiguration of the communal open space and pool area in the central courtyard, the Panel noted the need for amenities to be co-located in this area and that there is scope for these to be included within a raised platform on the eastern end that could include the sub-stations. This would also allow a more generous communal outdoor space to be created adjacent to the 'dive down' ramp, and scope for improved landscape treatment there is recommended eg. amphitheatre or terracing.
10. The entry to the basement ramp will present as a 'black hole' off Local Road #9 and create a major interruption to pedestrian movement. The Panel recommends the Applicant provide a pergola with landscaped treatment over, and paving that reflects pedestrian interaction.
11. While there are significant planter areas shown around the pool and communal terrace, the Panel was still concerned about the lack of deep soil planting for mature trees in the middle of the site and along the Share Way in particular. Potential to rearrange basement bicycle parking (eg. stacking) and vehicle spaces could create deep soil pockets along the northern side of the communal terrace, or alternatively 1m deep structural soil trenches along the Share Way would enable suitable planting to achieve decent mature tree canopy.
12. It was noted that the private pedestrian link along the western edge of Tower 2 adjacent the ramp 'dive down' is quite restricted, and the Panel considered this was an inferior outcome with potential CPTED issues. The basement also protrudes out of the ground both along the junction with the ramp and on the frontage to Road #10, and this needs to be avoided by adjusting slab levels.
13. Solar gain impacts on the extensive glass facades was raised as an ESD concern, and the Panel requested further shading strategies be considered to mitigate this. It was also noted there were adjustable balcony louvres on Stage 1 that could provide solar benefits, and it was understood these were also intended to cover the a/c condensers on the balconies, which the Applicant confirmed would be the case.



## 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 until its DA submission</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 these changes in the scheme's DA stage.</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 seriously consider the Panel's comments and recommends the applicant/proponent attend another Pre-DEAP meeting.</p>

# DESIGN EXCELLENCE ADVISORY PANEL RECOMMENDATIONS

City of Parramatta



**Address** 5 Uhrig Road, Lidcombe

**Date** 1 September, 2020

## Application Summary

Application Number	DA/739/2019
Assessing Officer	Brad Roeleven
Applicant/Proponent	JQZ Ten Pty Limited
Architect and Registration Number	Phillip Rossington – BVN – Reg No: 7151 Adrian Mignot – BVN
Urban Designer	
Landscape Architect	Mike Barnett – Arcadia
Planner	
Others in attendance	Jeremy Hung – JQZ

DEAP Members	Jon Johannsen, David Logan, Garth Paterson
Chair	Jon Johannsen
Other Persons in attendance	Jay Ahmed – Urban Design Thomas Fernandez – Development Assessment
Item No	
DEAP Meeting Number	2 <sup>nd</sup> Referral – virtual review

## 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 and 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

This Proposal has been amended in response to issues raised in the DEAP meeting of 27 February 2020, and the Panel has considered the revised DA submission online.

The amended DA package proposes a mixed-use development comprising the following key features:

- Construction of 583 residential apartments comprising of the following elements:
  - Tower 1 (south-east) – 29 storey shop top housing development with 4 storey podium base and ground floor retail;
  - Tower 2 (north-east) – 22 storey residential tower with 5 storey podium base;
  - Tower 3 (south-west) – 19 storey shop top housing tower with 6 podium base and ground floor retail;
  - Tower 4 (north-west) – 5 storey low-rise residential building;
  - Tower 5 (west) – 4 storey low-rise residential building;
- Construction of a seven (7) storey commercial building with 36 strata offices, and 18 ground floor retail tenancies;
- Four (4) levels of basement parking comprising a total of 760 resident and visitor car parking spaces, 58 commercial spaces, and 659 bicycle spaces.
- Associated landscape and public domain works including construction of new roads;
- Subdivision for road dedication

## 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 issues raised on the previous project review:



1. The Panel understood the basis of the latest built form envelopes was from the non-statutory Draft Revised Masterplan for the CSDCP, and the proposal to maintain the low level townhouse element along the central shared-way to create spatial relief from the more predominant tower block forms around the perimeter. This allows more sky views and solar access, and an increased degree of residential street activity. However, it was of concern that the case for this approach was not supported by modelling of alternative built form outcomes showing the relative benefits.
  - The revision to built form incorporating lower rise residential towers is supported, together with associated benefits in terms of environmental amenity, communal open space and quality of the public domain around the site perimeter including clear through-site linkages.
2. It was noted by the Panel that the pedestrian link shown in the initial Stage 2 DA had been relocated to align with the cranked form of Tower 1. As the through-site connection from CS DCP 18 no longer appears to be consistent with any such opening for the site on the other side of Uhrig Rd, the Panel requested further information on the latest DA proposal there.
  - With the further analysis of relationships between this site and 4-8 Uhrig Rd opposite, the Applicant has adequately demonstrated there is a more resolved and cohesive interaction between built form and open space connections through the site, and the departures from CS DCP 18 and CSP Draft Revised Masterplan are supported by the Panel.
3. From review of the amended Meriton DA material it appears this is the case, and it is also apparent that a significant variation to the built form on that site is intended. The Panel is concerned how both these DA's relate both at ground level and above with departures from both the CS DCP 18 and CSP Draft Revised Masterplan.
  - While the Panel can appreciate the efforts to improve the public domain outcomes, it is of concern that CGI imagery submitted gives a misleading impression of the spatial qualities of the civic place created between developments either side of Uhrig Road. The image below suggests a space with pedestrian links, landscape and generous public open space but that view would only be possible from the centre of the carpark of the 5 Uhrig Rd site opposite, over 20m back from the footpath along the street.



4. The frontage to Uhrig Rd that both the JQZ and Meriton sites share is a highly important public domain space, so getting a quality place-based relationship is critical. The Panel is supposed to review each DA submission on its merits and with consideration of the planning controls and context, and so believes there should be more appreciation of the relationship between developments on both the JQZ and Meriton sites.

- As noted above the opportunity to provide more accurate depiction of the Uhrig Rd civic realm has not been taken by the Applicant. The suggestion of a good streetscape outcome that can be complementary to both sites either side of Uhrig Rd will only be recognised if such views can be substantiated as realistic. Furthermore, this image does not depict the significant tree canopy implied by the landscape plans, and this should also be accurately coordinated. It is suggested that further views be generated at eye level at the junctions of the public through-site link with Uhrig Road and Ibis Street.
- 5. There will be built form and public domain spatial impacts and discontinuity of movement connections both across Uhrig Rd and along the road on the eastern edge of the site adjacent SOPA land – further exacerbated by whatever outcomes result from the proposed light-rail route. The Applicant has provided good 3D CGI views but the view from the Meriton site across Uhrig Rd is very misleading (see below). It would be really helpful to see such views in relation to each other – eg. along Uhrig Rd in both directions and also along the new Local Road on the east that does a dog leg at the intersection.
  - See above – corrected views along Uhrig Rd and Ibis Street are deemed necessary.
- 6. Further to the cross-site spatial connections, the Panel also appreciated that the variance from an orthogonal built form perimeter through the cranked angle of Tower 1 had been maintained from the initial Stage 2 DA. However, this did offer some benefits that the Panel considered worthwhile, with the potential to open up the urban space created at the Uhrig Rd intersection and create an east facing pocket park that would establish a visual link with the deep soil landscape at the end of the Meriton site. Subject to the development of the future SOPA site to the east, this area should receive good morning sun and help activate the public domain frontage for the retail on the ground level of Tower 1. However, this would only be the case if the sub-stations are relocated as there would otherwise not be a quality landscape outcome and space that would be usable (refer note below).
  - The Panel acknowledges that relocation of the substations to the position within the site and associated landscape treatment to the pocket park on the corner of Uhrig Rd will achieve a more useable and amenable end result.
- 7. For the residential Tower 1 and 2 foyer entries, the Panel recommends reconfiguration of the undercroft and colonnade spaces to ensure that a more direct street address is possible from Road #10 and not off the Share Way. Internal areas thereby created could provide good internal communal spaces for a range of social activities to be expected with increased residential density of this scale of development. For Tower 3 the foyer entry should be reconfigured between retail spaces off Road #2.
  - Revised ground floor plans for Towers 1,2,3 showing lobby entry points oriented to the primary streets is an acceptable change.
- 8. The Panel noted that the pedestrian through site link between the Share Way and Uhrig Rd had been moved closer to the location intended in the CSP Draft Master Plan. However, this is now a minor internal site link and not the strong public domain element envisaged through both Stages 1 and 2 across Uhrig Rd and the Meriton site. Consequently, there should be a clear rationale that underpins this public domain link across Uhrig Rd to the triangular ‘village plaza’ proposed on the Meriton site opposite. As noted (#6) above there is potential to locate the sub-stations from in

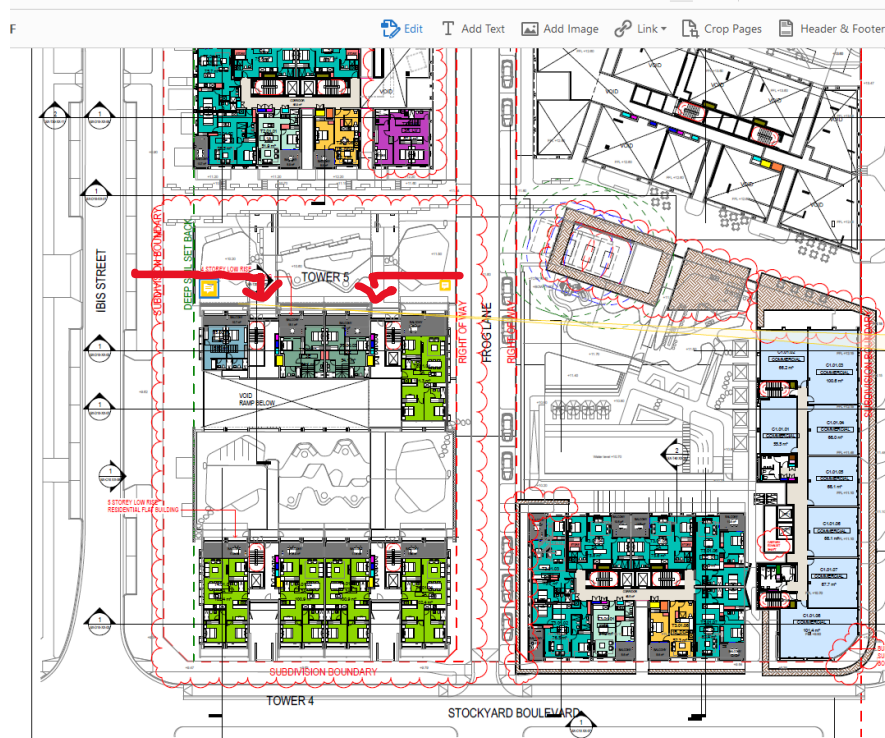
front of Tower 1 along a raised edge of this pedestrian link, and also those shown adjacent the vehicle ramp 'dive down'.

- The Panel notes the substantial change to the public through-site link and considers this to be a much better public domain outcome with clear pedestrian linkages from Uhrig Road and Ibis Street, and associated benefits for relocation and coordinated consolidation of the substations. The panel recommends that this public through-site link be open 24 hrs and the detailed design resolution be tested based on robust CPTED principles. Public amenity lighting will be an important element in the success of this important public realm connection.
9. With the reconfiguration of the communal open space and pool area in the central courtyard, the Panel noted the need for amenities to be co-located in this area and that there is scope for these to be included within a raised platform on the eastern end that could include the sub-stations. This would also allow a more generous communal outdoor space to be created adjacent to the 'dive down' ramp, and scope for improved landscape treatment there is recommended eg. amphitheatre or terracing.
- The proposed changes are agreeable to the Panel.
10. The entry to the basement ramp will present as a 'black hole' off Local Road #9 and create a major interruption to pedestrian movement. The Panel recommends the Applicant provide a pergola with landscaped treatment over, and paving that reflects pedestrian interaction.
- The proposed changes are agreeable to the Panel.
11. While there are significant planter areas shown around the pool and communal terrace, the Panel was still concerned about the lack of deep soil planting for mature trees in the middle of the site and along the Share Way in particular. Potential to rearrange basement bicycle parking (eg. stacking) and vehicle spaces could create deep soil pockets along the northern side of the communal terrace, or alternatively 1m deep structural soil trenches along the Share Way would enable suitable planting to achieve decent mature tree canopy.
- The proposed changes are agreeable to the Panel.
12. It was noted that the private pedestrian link along the western edge of Tower 2 adjacent the ramp 'dive down' is quite restricted, and the Panel considered this was an inferior outcome with potential CPTED issues. The basement also protrudes out of the ground both along the junction with the ramp and on the frontage to Road #10, and this needs to be avoided by adjusting slab levels.
- The proposed changes are agreeable to the Panel.
13. Solar gain impacts on the extensive glass facades was raised as an ESD concern, and the Panel requested further shading strategies be considered to mitigate this. It was also noted there were adjustable balcony louvres on Stage 1 that could provide solar benefits, and it was understood these were also intended to cover the a/c condensers on the balconies, which the Applicant confirmed would be the case.
- The proposed changes are agreeable to the Panel.
14. The Panel supports the reconfigured public plaza space on the corner of Uhrig Road and Paddock Street and the clear and highly visible interface between the ground


floor retail on T1. The extent of deep soil and the relocation of the electrical substation is commended.



15. The Panel supports the reworking of the public realm and building interface associated with the proposed Frog Lane. The panel commends the proponent's efforts in creating larger more contiguous soil volume's over structure in order to provide suitable street root growth conditions.

16. With the revised unit configuration to include T4 and T5 oriented to the north east- there is less activation along Ibis Street, and this is unfortunate. However, this layout does help minimise the impact of vehicular access, and benefits from the length of ramp required down to the basement being within the T5 building envelope. A suitable compromise might see there being access from Ibis St and Frog Lane to the T5 foyers, and while involving a dog-leg path this could be resolved with landscape treatment and improve the quantum and layout of communal open space.



## 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>

		until its DA submission
<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 these changes in the scheme's DA stage.</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 seriously consider the Panel's comments and recommends the applicant/proponent attend another Pre-DEAP meeting.</p>