

27 April 2020

Sohini Sen

City of Parramatta Council

DA/655/2019 | 134-142 PARRAMATTA ROAD, 26-38 GOOD STREET, 59-61 COWPER STREET GRANVILLE

Dear Sohini

The table below provides a summary of all matters raised in your letters of 22 January 2020, 28 February 2020 as well as the comments provided by the Design Jury on 30 March 2020.

Item/issue	Particulars	Reply
Planning issues		
Floor space ratio	Additional details required to determine how GFA has been calculated and areas included in calculation.	Please refer to the revised architectural plans with further clarification relating to the calculation of gross floor area. The calculation of GFA is based on the principles set down in the Landmark Group Australia Pty Ltd v Sutherland Shire Council [2016]. The areas excluded from GFA calculation are areas that are open to the elements by having one full side or two full sides, enclosed by a standard balustrade and topped only by a roof that is sufficient to cover the floor area.
Parking	Clarification.	Additional clarification is provided in the attached updated plans and development summary table.
Communal open space	Insufficient area provided.	Revised architectural plans demonstrate compliance with the ADG. Noting there are spaces located on Level 1, 2 and 3 which were initially not included in the calculation for communal space. These areas are now included. Also the mechanical services areas have also now been excluded. Please refer to amended architectural and landscape plans.
Apartment size and layout	Compliance with the ADG.	The bedrooms have been amended to meet the ADG requirements.
Private open space and balconies	Compliance with the ADG.	The private open spaces are revised to meet the 15m ² requirement.

Overlooking	Compliance with the ADG.	The various privacy issues have been addressed in the revised architectural plans provided with this submission. Noting that blade walls are extended to provide additional privacy and privacy screens are used where required.
Urban Design		
Pavement detail within the public domain.	To consider an option for shore lining or clear path of travel to avoid bumping into furniture.	Please refer to amended architectural plans.
Road widening	Road widening setbacks required to Parramatta Road and Good Street.	The proposal ensures full compliance with the setback as nominated in the site specific DCP which shows that 6m setback is needed to Parramatta Road and 2.8m setback is needed to Good Street. Noting the DCP specifically states that "The land will form part of the public domain until it is confirmed that it is needed for road infrastructure". As such the proposal is fully compliant and additional details are provided to highlight the fully compliant setbacks on the revised architectural plans.
Public domain should be clear of obstructions	The diagonal access path from the corner of Parramatta Road and Good Street intersection should avoid acute angles in planting areas.	Please refer to revised architectural plans.
Awnings	Provide additional details	Additional details are provided in the architectural plans provided with this submission.
Wind	Landscaping as mitigation is not supported.	Please refer to attached revised architectural plans and revised Wind Assessment Report.
Landscape details	To address Council's public domain details.	Revised landscape plans provided.
Public domain alignment	Additional details required.	Provided in this revised submission.
Traffic and Transport		
Commercial and retail parking	Clarification required.	The revised plans demonstrate that retail is provided at the ground floor.
Motorcycle parking	Clarification required.	The plans have been updated and 14 motorcycle parking spaces are provided.
Turn paths	Two cars cannot pass each other at the curved area and at the northern end of the ramps between the basement and podium levels.	Amended plans and an amended traffic report are provided to address these concerns.

Laneway	Details of how the laneway will be regulated to ensure only visitors can access from this location.	Assessed in the amended traffic report.
Bold Street	The impact of additional traffic on Bold Street has not been assessed.	Assessed in the amended traffic report.
Acoustic		
Acoustic report	Required to address construction phase impacts.	An amended acoustic report is provided with this submission.
Contamination		
Stage 1 ESI	The Stage 1 investigation recommends a detailed site investigation be prepared.	A waste classification and Stage 2 Geotechnical Report are provided with this submission.
Accessibility		
Accessibility	The report submitted identifies several issues that need to be addressed.	All matters raised are addressed in the revised architectural plans provided with this submission.
Ground floor		
Stair lift platform	A platform stair lift access to amenities is not supported.	This has been removed and we have connected the service lobby as shown in the amended architectural plans.
Access to entrance doors	All access to be 870mm clear door opening.	Please refer to the amended architectural plans provided with this submission.
Accessible path of travel.	Accessible path of travel from the street to visitor parking and through to the entrance door of affected dwellings.	Please refer to the amended architectural plans provided with this submission.
Access doors to outdoor spaces.	Require low level sills.	Please refer to the amended architectural plans provided with this submission.
Transition from decked areas to landscaped areas	Required to be seamless.	Please refer to the amended architectural plans provided with this submission.
Wind report		
Further details required.		A revised wind report is provided with this submission.
ESD		
Air conditioning	Currently shown on balconies.	Further details and advice provided from the engineers as attached.

condenser units		
BASIX	Various issues raised.	Please refer to both amended architectural plans and amended BASIX Certificate and NatHERS summary provided with this submission.
Solar reflectivity	Further details required.	Additional solar reflectivity clarification is provided with this submission addressing the matters raised by Council.
Design Jury		
Public domain and ground floor plans	Annotated plans with setbacks to be provided. Large and established street trees to improve the Parramatta Road and Good Street frontages.	Please refer to the revised architectural plans and landscape plans provided with this submission.
Above ground parking	Planter boxes – reference back to the design competition winning scheme and reconsideration required.	Planter boxes around the parking area are reinstated see revised landscape plans.
Tower form	Additional variation in colour selection needed to	Added material tags to the elevations and updated colour to the recessive components in the tower to suit recommendation.
Various ADG related matters	Matters raised in relation to privacy issues, layout, private open space, privacy and overlooking.	All matters are addressed in the revised architectural plans provided with this submission.
Vertical transport	Concern about the effectiveness of 2 passenger lifts.	Northrop has provided an assessment of the service provided by the proposed lifts. The report confirms the average waiting time is within 6% handling capacity which results within the recommended range for lift serviceability.



ENCLOSURES

1. Revised Architectural Plans
2. Revised Traffic Assessment
3. Revised Acoustic Report.
4. Waste Classification and Stage 2 Geotechnical Report.
5. Revised Wind Assessment.
6. Mechanical engineering advice provided.
7. Revised BASIX Certificate, BASIX Stamped Plans and NatHERS Summary Certificate.
8. Revised Solar Reflectivity Report.
9. Revised Landscape Plans.
10. Vertical Transport Memo.

Kind regards

Schandel Fortu
Think Planners Pty Ltd

1 June 2020

Sohini Sen

City of Parramatta Council

DA/655/2019 | 134-142 PARRAMATTA ROAD, 26-38 GOOD STREET, 59-61 COWPER STREET GRANVILLE | SYDNEY CENTRAL CITY PLANNING PANEL BRIEFING REPLY

Dear Sohini

The table below provides a summary of the matters raised by the Sydney Central City Planning Panel Briefing on 14 May 2020 and provides further detailed information to address each item.

Item/issue	Reply
Demolition of heritage item	The subject site is presently occupied by a heritage listed office furniture store, known as the Barn. The Barn is identified on Schedule 5 of the Parramatta Local Environmental Plan 2011 as item I157. The site specific development control plan provided for the relocation or reconstruction of the façade in the new street frontage location. Through the Architectural Design Competition process, it was established the Barn is located where RMS has planned future road widening. However, during the competition the Design Jury noted that as the demolition of the Barn is necessary for the future widening of Parramatta Road and the interpretation of the façade through a modern interpretation and narrative approach to the significance of the heritage building heritage is preferred to the reconstruction of the brick wall as an attachment to the modern building. The proposal ensures full compliance with the setback as nominated in the site specific DCP which shows that 6m setback is needed to Parramatta Road. Noting the DCP specifically states that "The land will form part of the public domain until it is confirmed that it is needed for road infrastructure". As such the proposal is fully compliant and additional details are provided to highlight the fully compliant setbacks on the revised architectural plans. The proposed public art strategy has been developed cognisant of the heritage interpretation strategy resulting in a comprehensive approach to both delivering public art within a heritage context. The public art strategy submitted with this development application outlines there are various opportunities to incorporate heritage interpretation into the future public artwork at the site. This includes the treatment of the public domain area along Parramatta Road which is to incorporate an interpretation of the Barn and John Colquhoun's historical significance for

the site. There are also opportunities for public art and heritage interpretation at the public domain at the corner of Cowper and Good Streets as well as within the wind blades at this same corner.

Interface with neighbouring building

The apartment design and layout has been carefully conceived based on optimising solar access. Revising the scheme and providing more south facing apartments would affect solar amenity. The view to the direct west is not a blank wall rather, it looks on to a piece of public art which is shown in the photograph below.

An additional, secondary window could be added to the southern wall of bedroom 1 however this may impact on BASIX and create undesirable energy efficiency impacts.



Traffic congestion and parking

A traffic assessment report has been provided by Traffix with this development application submission. The traffic assessment identifies the impacts of the proposal on the local street network as requested by Council. Parking is provided in accordance with the Parramatta DCP 2011, RMS Guidelines and AS 2890.

Additional commentary can be provided once the next stage of traffic comments are provided by Council.

Façade treatments along Parramatta Road

The planter boxes have now been reinstated along the façade along Parramatta Road on levels 1-3 where the car parking was previously exposed. In the initial concept plans there were apartments fronting Parramatta Road which were then removed due to poor acoustic amenity as part of the original design competition process and jury comments. See the extract below from the jury comments:

Above ground parking – The revised proposal accommodates 4 x levels of above ground parking in a consolidated podium, which is an appropriate use along a busy arterial road. The approach to materiality and screening of the Parramatta Road frontage should be retained (e.g. - stacked bond brickwork and horizontal concrete banding). The Jury request that the floor to floor levels of Level 01 parking is increased to “future proof” a later conversion to commercial uses.

Through site link

When the design jury initially reviewed the proposal as part of the design competition, the requested that as part of an additional phase within the design competition, that the through-site link was flawed in design and that it does not align with any pedestrian desire lines and moves people away from the public streets into an arbitrary semi-public space. The through site link was deemed excessive as it resulted in double sided retail which the jury were of the view would be difficult to lease. There were also additional issues created by the through site link including residential apartments contained within the podium which overlooked the through site line and lacked amenity due to compromised acoustic and visual privacy issues.

The jury said the through site link was “disingenuous construct” and that an alternative solution was to be considered. As a result, the through site link was shifted to align with Good Street where the design follows the natural movement of public streets and pedestrian movements rather than arbitrary semi-public spaces. The linear forecourt has also been widened with significant landscaping opportunities for community interaction and retail activation. The introduction of the south eastern corner plaza also adds a new element to the public domain to introduce a sense of arrival and contribution of the public domain space.

Kind regards

Schandel Fortu
Think Planners Pty Ltd

22 September 2020

Sohini Sen

City of Parramatta Council

DA/655/2019 | 134-142 PARRAMATTA ROAD, 26-38 GOOD STREET, 59-61 COWPER STREET GRANVILLE

Dear Sohini

The table below provides a summary of the matters responded to in July, August and September 2020 and provides further detailed information to address each item.

Item/issue	Reply
Air conditioning condensers and visual impacts	A visual impact assessment provided of the proposed air conditioning condensers provided demonstrating that where condensers are visible they will be screened as per the screening shown in the plans submitted.
BASIX	Revised BASIX information provided to respond to matters raised by Che. Please refer to BSIX RFI folder which provides all detailed response relating to BASIX information.
ESD various issues	Detailed advice notes provided by Northrop dated 4.8.20. Revised Ground Floor Plan provided to Council.
Landscape issues	Revised landscape plan provided to ensure the 2.8m setback to Good Street is provided.
Public domain plans	Revised public domain plans provided to ensure the 2.8m setback to Good Street is provided.
LPG tank	Email dated 18.8.20 confirming the LPG tank is removed from the scheme. Current plans have deleted details of the LPG tank.
RAP	RAP provided as requested and required by Preliminary Site Investigation.
Wind and reflectivity	Updated plans and reflectivity memo provided by Windtech. The reflectivity recommendations include proposed façade treatment, additional landscaping, maximum specular values to building facades and reflectance value on the main building. All recommendations have been accommodated in the revised plans.
QS	Revised CIV and QS report provided to Council. Noting the revision are:

	A. Total estimated cost of works (including GST) – original form stated \$151,796,307 REVISED TO \$144,850,177 B. Cost of works to determine Section 7.12 Contributions – originally left blank on DA form REVISED TO \$143,576,307.
Wind	Detailed response provided on 15 September 2020 including wind comparison criteria provided.
Air conditioning units	Additional details provided from the developer and engineer demonstrating the proposed air conditioning configuration is the only solution that logistically works for the site given the height of the towers. The architect has also provided additional details to demonstrate there is no visual impacts resulting from the air conditioning condensers being located on balconies. The architect has also provided a letter confirming there are no impacts on the amenity of the balcony spaces resulting from the condensers located within this space and that compliance with the ADG is still achieved.

Kind regards

Schandel Fortu
Think Planners Pty Ltd