

# DESIGN EXCELLENCE //

## DA JURY REVIEW #2

### 14-20 Parkes Street, Harris Park (DA/179/2020)

Date of Issue:	6 November, 2020
Architects:	Aland in association with SJB Architects
Design Competition Reference Number:	DC/5/2016
Jury members:	Kim Crestani, City Architect, City of Parramatta Council Olivia Hyde, Director Design Excellence, Government Architect NSW Aleksandar Jelicic, Director, Aleksandar Projects (Proponent's Representative)

#### Project History

Design Competition Held:	13 April, 2016
Jury Report Issued:	20 February, 2017
DA Jury Review: (Video Presentation)	17 June, 2020
DA Jury Review #1	6 July, 2020
<b>DA Jury Review #2</b>	<b>22 October, 2020</b>

#### Jury Comments

- This memo is to confirm that the Design Excellence Jury have completed their assessment of the Development Application for the **14 – 20 Parkes Street, Harris Park**.
- On 17 June 2020, the Design Excellence Jury was reconvened to review the Development Application (DA/179/2020). Due to Covid-19 pandemic, the Jury presentation was facilitated via videoconference. The project architects from Aland and SJB presented to the Jury.
- The Jury requested that their recommendations are addressed, and resubmitted for the Jurys review and comment prior to the determination of this application. This memo contains the Jury's final comments and recommendations based on the amended DA submission (dated 29 September, 2020)

<b>Original Jury Comments</b> 6 July, 2020	<b>Jury Comments</b> Based on amended DA submission 29 September, 2020
<b>SJB</b> The Jury would like both the proponent and Council to ensure that SJB is maintained at CC, OC and any future S4.55 stages to ensure that the highest standard of Design Excellence is maintained.	<b>Item Partially Satisfied.</b>  The proponent and SJB have both confirmed their current and future involvement in this project.

<p>The Jury request that SJB, and their nominated registered architect, is labelled clearly on all Architectural Drawings.</p> <p>The Jury request that the original Project Architects, SJB, are engaged by the proponent to assist in addressing the recommendations of the Jury listed below.</p>	<p>SJB have confirmed, “they are of the view that the DA documentation is consistent with the design intent shown in the design competition winning scheme...”.</p> <p><b>The Jury recommends that SJB, and their nominated registered architect, is labelled clearly on all Architectural Drawings to be stamped for approval.</b></p>
<p><b>Ground Floor</b></p> <p>The Jury has identified a number of items on the Ground Floor plan that require further design development. These include:</p> <ul style="list-style-type: none"> <li>Increasing the size, presence and amenity of the residential lobby located along Parkes Street. The original Design Excellence winning scheme was more generous, and for a tower with nearly 300 apartments this should be reinstated into the design.</li> <li>Explore options to reduce the size of the vehicular driveways (4 lanes) along Parkes Street elevation. The current design is considered excessive at approximately 15m wide including 2 entries and 4 traffic lanes. It is recommended that the project team work closely with councils traffic and waste experts to develop a more efficient solution.</li> </ul> <p>Revised Ground Floor Plans + sections are required to be represented to the Jury prior to the award of Design Excellence being granted.</p>	<p><b>Item Satisfied.</b></p> <ul style="list-style-type: none"> <li>The Jury supports the following changes to the Ground Floor: <ul style="list-style-type: none"> <li>The driveway has been reduced from 4 lanes to 2, and</li> <li>Residential lobby has been increased.</li> </ul> </li> </ul>
<p><b>Apartment Layouts</b></p> <p>The Jury recommend that the layout of the most northern apartment is reconsidered so that a blank wall is not facing north. The revised layout should consider opportunities to reorientate the living space to capture a northern elevation.</p>	<p><b>Item Satisfied.</b></p> <ul style="list-style-type: none"> <li>The layouts of these apartments have been amended to reflect the Jury recommendation.</li> <li>This change has further improved the articulation of the northern elevation.</li> </ul>
<p><b>Apartment Sizes</b></p> <p>Council have advised the Jury that a number of apartments fail to achieve the minimum apartment size requirements of the Apartment Design Guidelines.</p> <p>The Jury consider this item a non-negotiable Design Excellence requirement that must complied with.</p>	<p><b>Item Satisfied.</b></p> <ul style="list-style-type: none"> <li>All apartments appear to have been updated to reflect the minimum apartment size requirements of the ADG.</li> <li>The Jury deferred the detailed assessment to Council’s Executive Planner. Council’s planner has confirmed that all apartments comply.</li> </ul>

<p><b>Ceiling Heights</b></p> <p>The Jury does not consider that the proposed ceiling heights of 3000mm floor to floor to exhibit a Design Excellence outcome. Council has advised the Jury that minimum 3100mm floor to floor heights have been delivered for comparable projects in the Parramatta City Centre.</p> <ul style="list-style-type: none"> <li>• The Jury recommend that the applicant increases residential floor to ceiling heights to 3100mm, noting that the maximum building height cannot be breached.</li> <li>• This issue should be resolved to the satisfaction of Council. Council must consider the precedent of a reduced ceiling height which would establish for future comparable developments.</li> </ul>	<p><b>Item Satisfied.</b></p> <ul style="list-style-type: none"> <li>• The applicant has advised that floor to floor heights have been increased to 3100mm, as per the Jury recommendation.</li> </ul>
<p><b>Clay Cliff Creek Interface</b></p> <p>The proposed setback to Clay Cliff Creek is considered an improvement, and the Jury feel it provides an appropriate interface to the creek edge.</p> <p>The Jury request that a set of typical cross sections are submitted that illustrate the podiums interface to the walkway and creek corridor. The proposed materiality and articulation of the northern podium wall should be carefully detailed so that it does not detract from the amenity of the creek corridor.</p> <p>The Jury request that Council confirm the intended access arrangements to the public walkway. There are elements of this space that could be potentially dangerous due to a lack of passive surveillance and public lighting.</p> <p>The Jury recommend that the findings of a CPTED analysis be addressed in the developed design of the public space. Noting it is likely that design changes may be required to increase the passive surveillance of this public space.</p>	<p><b>Item appears to be satisfied. The Jury defer the detailed assessment to Council's Executive Planner.</b></p> <ul style="list-style-type: none"> <li>• A CPTED report has been prepared and informed the following improved passive surveillance measures: <ul style="list-style-type: none"> <li>○ Additional commercial balcony overlooking the entry to the walkway,</li> <li>○ CCTV, public lighting and glass boxes overlooking the carpark to the creek, and</li> <li>○ Consistent palette of CoPC streetscape materials.</li> </ul> </li> <li>• The Jury note the above improvements, but defer the detailed assessment of this item to Council's Executive Planner.</li> <li>• Council's Executive Planner has advised that additional measures may be required – e.g. – gates closing access to the canal at night.</li> </ul>
<p><b>Podium Façade</b></p> <p>The Jury note that the appearance of the brick podium, particularly the curved balconies on the southwestern corner appear quite different when compared to the design competition winning scheme's photomontages (SJB).</p> <p>The "elegance of form" of SJB's brick podium, particularly the treatment of the south-eastern corner should be reinstated. Revised photomontages should be updated to reflect the amended podium.</p>	<p><b>Item Satisfied.</b></p> <ul style="list-style-type: none"> <li>• SJB have confirmed that "Entry details and podium arrangement have remained consistent with the competition submission."</li> <li>• Revised photomontages have been submitted to the satisfaction of the Jury.</li> </ul>

<p><b>Tower Façade</b></p> <p>During the Jury Presentations, the project team spoke about how one of the intents of the design is to ensure that there are curved glass balconies on all corners. This is a strong element that has been retained since the original design should be maintained at DA, CC and OC stages. It should be noted any future modification application to change curved glass elements to faceted glass will not be supported by the Jury.</p>	<p><b>Item Satisfied. Jury will review at CC and OC stages.</b></p> <ul style="list-style-type: none"> <li>SJB have confirmed the developers “Commitment to use of curved glass on balconies, curved aluminium detailing to handrails and curved detailing to slab edges”.</li> </ul>
<p><b>Condenser Units</b></p> <p>The proposed condenser units are located at the end of the lobby corridors of each tower floor. The Jury recommend that alternate options are explored that consolidate condenser units and reduce their visual presence at the end of glazed corridors.</p>	<p><b>Item Satisfied.</b></p> <ul style="list-style-type: none"> <li>SJB confirm that they were involved in design workshops in which the condenser units were relocated adjoining the northern lift core.</li> </ul>

**Design Excellence Conditions of consent –** The Jury recommend that Council apply the following standard conditions of consent to the approval of this development:

Condition 1	<p>Prior to the issue of any Construction Certificate evidence must be provided to the satisfaction of Council's Group Manager, Development and Traffic Services that the architectural firm(s) responsible for the design competition winning scheme have been commissioned, and will have direct and ongoing involvement in the design documentation and construction stages of the project, including signing off any required certifications for the Development Application, Modification Applications, Construction Certificate and Occupation Certificate stages.</p> <p>REASON: To ensure the development exhibits design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011</p>
Condition 2	<p>Prior to the issue of the relevant Construction Certificate(s), evidence must be provided to the satisfaction of Council's Group Manager, Development and Traffic Services that Council's Design Competition Panel (Design Excellence Jury) has confirmed that the architectural drawings, landscape drawings and samples of all external materials, in particular the external glazing and façade detailing, are consistent with the design competition winning scheme.</p> <p>REASON: To ensure the development exhibits design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011</p>
Condition 3	<p>The architectural firm(s) responsible for the design competition winning scheme is not to be changed without prior notice and approval of Council's Group Manager, Development and Traffic Services.</p> <p>REASON: To ensure the development maintains the approved design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011</p>
Condition 4	<p>There are to be no design changes to the design competition winning scheme unless they have been endorsed by Council's Design Competition Panel (Design Excellence Jury).</p> <p>REASON: To ensure the development maintains the approved design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011</p>
Condition 5	<p>Prior to the issue of the first Occupation Certificate and any subsequent relevant Occupations Certificates, evidence must be provided completed to the satisfaction of Council's Group Manager, Development and Traffic Services that Council's Design Competition Panel (Design Excellence Jury) has confirmed that the architectural drawings, landscape drawings and samples of all external materials, in particular the external glazing and façade detailing, are</p>

	<p>consistent with the design competition winning scheme and that the development has been completed in accordance with approved plans.</p> <p>REASON: To ensure the development exhibits design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011</p>
Condition 6	<p>Prior to the issue of the relevant Construction Certificate, documented details (photos, videos) and an accompanying report of the 1:1 manufactured visual mock-up (VMU) of key junctions of the external glazed facade (minimum 3m x 3m dimensions) must be submitted to, and approved by, Council's City Architect, Design Excellence Jury and Environmentally Sustainable Development consultant.</p> <p>REASON: To ensure the development exhibits design excellence as required by clause 7.10 of Parramatta Local Environmental Plan 2011</p>
Condition 7	<p>Prior to the release of the relevant construction certificate the applicant shall submit for the approval of the City Architect, key cross sections, partial plans and partial elevations through external walls, balconies, pergolas and other key external details. Drawings are to be fully annotated at a scale of 1:50 (or if necessary 1:20) showing details, materials, finishes and colours, so that the details and materiality of the external facades are clearly documented. Revised 3D photomontages should also be submitted. The development shall be completed in accordance with the plans approved to satisfy this condition.</p> <p>REASON: To ensure the design excellence quality of the development is retained.</p>

### Jury Recommendation

- The Jury consider that the current design is consistent with the original Design Excellence Competition winning scheme, prepared SJB Architects.
- The Jury unanimously agree that the design exhibits Design Excellence, and meets Design Excellence objectives of the Parramatta LEP 2011.
- The Jury recommend that Council's standard Design Excellence conditions of consent are incorporated into this development approval. These conditions will require the Design Excellence Jury to review the development as part of any future S4.55, CC and OC.

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