

Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2124

Your Ref SSD-10416

Our Ref NCA/2/2020

Contact Paul Sartor

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14 September 2023

ATTN: Thomas Piovesan,

**COUNCIL SUBMISSION
NOTICE OF EXHIBITION OF MODIFICATION REPORT NO. 2 FOR THE PARRAMATTA
POWERHOUSE (30B PHILLIP ST, PARRAMATTA)**

Council refers to the above application and the request to provide advice on the proponent's modification report to the rooftop design and extension of working hours. Council staff have reviewed the supplied report and do not consider these design changes to be appropriate as detailed below:

Western Building

The approved rooftop canopy on the western building was discretely set back from the building parapet, creating a solid visual termination of the building. The solid frame of the approved rooftop canopy, made prominent by its shadow lines, provides design resolution to the building (see figure below). It is considered an integral part of the original design and contributes significantly to the building character. The revised design does not include this solid frame, but rather has open sides with varied plant behind, which is considered a design compromise, not a design improvement. As such it is recommended that a more solid frame be retained.



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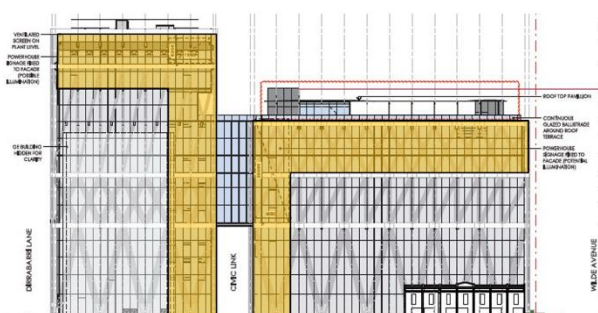
Eastern Building

The approved rooftop canopy offered a visual design resolution and a sense of enclosure. As such it is considered that such a framing element should be retained.

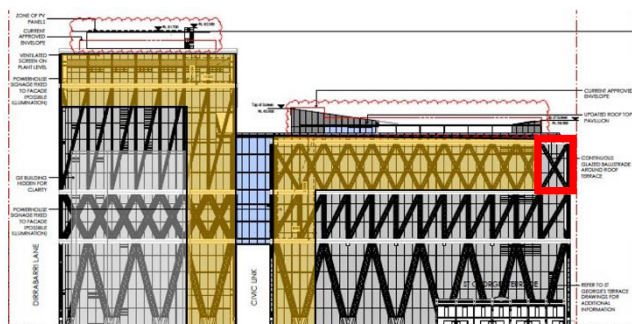
The proposed greenhouse design features an inclined roof form. This is inconsistent with the design language of the building, which is characterised by strong orthogonal vertical walls and horizontal roofs. This design language is integral to the iconic nature of the building and should not be amended. As such it is recommended a flat roof be retained.

GRC panelling

The amendment to the level 3 building façade is not supported; whilst it is noted that the GRC panelling is consistently used throughout the rest of the building, the proposed change results in a poorer façade composition. The diagram below, highlighted in yellow, delineates a consistent glazed ribbon in a logical pattern across the facades, that is interrupted by the proposed modification (see below in red). It is recommended that the glazing is not replaced by GRC panelling. Hiding of servicing and plant could occur behind the glazed element.



Original façade design



Amended façade design

Extension of working hours

Council staff have no concern on the proposed extension of working hours as they are consistent with City of Parramatta's standard working hours of 7am to 5pm on Saturdays.

Conclusion

It is noted that this is a Council officer submission.

Council appreciates the opportunity to comment on the above application and we look forward to continued collaboration on this project.

Should you wish to discuss the above matters, please contact Paul Sartor on the details listed above.

Yours sincerely

For Bill

Alex McDougall

A/ MANAGER, CITY SIGNIFICANT DEVELOPMENT