

Our Reference: DC/2/2020
Contact: Guy Pinkerton
Telephone: (02) 9806-5262

Larissa Brennan
LJB Urban Planning

For the attention of Larissa Brennan

22 February, 2021

Dear Larissa,

Architectural Design Excellence Competition – 12 Hassall Street, Parramatta

Congratulations on the completion of the Design Excellence Competition for **12 Hassall Street, Parramatta**. The competing architects were selected by the proponent, Toplace Pty Ltd, and the Jury Presentations were held on 18 January, 2021. The Competition Jury has determined that the winning scheme by **PTW Architects** demonstrates the best potential to achieve Design Excellence, subject to further design work as set out in the attached Design Competition Jury Report. The decision of the Jury was unanimous.

The competition process has been outlined in the Jury Report which is being forwarded to you with this letter. The report includes the Jury comments on each of the submitted schemes, and outlines design development requirements, and suggested hold points, to further improve the design quality of the winning scheme.

I draw your attention to the provisions in the Guidelines providing for post competition requirements, including the requirement that the winning architect is engaged as the design architect for the remainder of the project and is responsible for certifying that the integrity of the winning design is retained through to project completion.

The Design Excellence Competition process encourages and extends the highest standard of architecture and urban design for the City of Parramatta. On behalf of the Department of Planning Industry and Environment, Government Architect NSW and City of Parramatta Council, the Jury commends the proponent, the competitors and the winners of the Design Competition.

Yours sincerely,



David Birds
A/Executive Director
City Planning & Design

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DESIGN EXCELLENCE COMPETITION JURY REPORT

12 HASSALL STREET, PARRAMATTA

16 February, 2021

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Issue	Date	Type
01	27.1.21	Draft Brief submitted to Council for review/comment
02	2.02.21	City Architect comments
03	4.02.21	Draft brief for Jury review, comment and approval
04	16.02.21	Final for Council approval

1. Design Competition Summary

Site Address	12 Hassall Street, Parramatta
Site Legal Description	Lot 156 DP 1240854
Project Name	12 Hassall Street, Parramatta
Competition Type	Invited Architectural Design Competition
Proponent	Toplace Pty Ltd
Design Competition Manager (proponent)	Larissa Brennan – LJB Planning Ph: 0414 730 842, Email: Larissa@ljbplanning.com.au
CoPC Design Competition Co-ordinator	Guy Pinkerton, City of Parramatta Council Work: (02) 9806 5262, Email: gpinkerton@cityofparramatta.nsw.gov.au Mobile: 0412 863 239
Architectural Design Competition Competitors	• CDArchitects • Krikis Tayler Architects • PTW Architects
Design Competition Winner	PTW Architects
Design Competition Fee	\$50,000 plus GST per competitor
Technical Advisors	• Town Planner – Larissa Brennan – LJB Urban Planning – Ph: 0414 730 842 • Urban Design – McGregor Coxall – Ph: (02) 9977 3853 • Structural Engineering – Joe Basha – Australian Consulting Engineers – Ph: 0414 263 233 • Mechanical and Electrical Engineering – Zelko Perik - Xandell – Ph: (02) 8203 8811 • Quantity Surveying – Sam Francis – RICQS – Ph: 0417 679 974 • Hydraulic and Fire Services – Gary Chan – C & M Consulting Engineers – Ph: (02) 9496 7700 • Wind Engineering – Windtech Pty Ltd – Ph: (02) 9503 0300 • Traffic – Dean Brodie - Positive Traffic – Ph 0414 462 247
Jury Members	Kim Crestani – City Architect, City of Parramatta Council (CoPC) Rory Toomey – Principal Design Excellence - Government Architect NSW (GANSW) Greg Holman – Architect, Harry Seidler & Associates - (Proponents Representative)

Key Competition Dates	- October 2020 – List of Competitors endorsed by City Architect, CoPC - Friday 6 November 2020 - Design Competition Brief endorsed by CoPC - Monday 9 November 2020 - Commencement of Design Competition - Wednesday 18 November 2020 - Mid-Point Review 4pm Friday 11 December 2020 - Lodgement of Submissions to Competition Manager - Monday 14 December 2020 - Issue of Submissions to CoPC Competition Co-ordinator, technical advisors and Jury. (Note: to be minimum 2 weeks before Jury Presentations) - Monday 18 January 2021 - Jury Presentations
Site Area	2055m ²
Zoning	B4 Mixed Uses
Maximum PLEP 2011 FSR with bonus	Maximum total of 16:1 FSR inclusive of all bonuses as follows: A. That the mapped FSR of 14.5:1 is inclusive of the Design Excellence bonus under Clause 7.10 of PLEP 2011. B. Requirement for a minimum 1:1 Commercial FSR to be provided within the mapped 14.5:1 FSR. C. Provision of a 0.5:1 FSR bonus provided high-performing buildings standards are met (including clarification prior to submitting for finalisation that the bonus only applies in the case of a mixed-use residential development, and that the standards for other land uses are mandatory). D. Provision outlining an additional 1:1 FSR for non-residential floorspace
Maximum GFA	32,880m² in total with the following allocated for each land use: - Residential = maximum 28,770m² (87.5%); - Commercial = minimum 2,055m² (6.25%); and - Non-residential floor space bonus 1:1 = maximum of 2,055m² (6.25%).
Maximum PLEP 2011 Building Height	192 metres (approx. 61 storeys) The above maximum height is inclusive of any Design Excellence Incentive height under Clause 7.10 of the Parramatta LEP 2011.
Voluntary Planning Agreement	Yes
Construction Budget	\$150,000,000
Winning Scheme Summary of Development Statistics (PTW Architects)	- GFA - 32,880m² - GFA Residential – 28,774m² - GFA Commercial – 2055m²

	○ GFA non-residential bonus – 2051m2 • FSR – 16:1 • Height - 195m (including ARF) • Preliminary Construction Cost - \$137,190,663 • Number of Apartments - 325 • Dwelling Mix ○ 48 x One bed (15%) ○ 244 x two bed (75%) ○ 33 x three bed (10%)
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2. Introduction

2.1. Overview

This Jury Report provides a summary of the Architectural Design Competition undertaken by the Proponent, Toplace, in relation to the site at **12 Hassall Street, Parramatta**.

The purpose of this Jury Report is to inform the City of Parramatta Council on the competitive design process undertaken and the outcomes of the Architectural Design Competition for the site.

The Architectural Design Competition was conducted in accordance with a Competitive Design Process Brief (dated 12 June 2020 (the "Brief"). This Brief was endorsed by the City of Parramatta Council ("Council") and issued to all competition entrants on 9 November 2020. A copy of the Brief is at **Appendix 1**.

By way of background, the Proponent sought expressions of interest from three selected architectural practices, regarding their interest in competing in the design competition. The competitive design process was undertaken in the form of an invited Architectural Design Competition. Three responses were received confirming their acceptance to the invitation to participate in the competition. They are listed below (in no particular order):

- CDArchitects
- Krikis Tayler Architects
- PTW Architects

The competition entrants had 5 weeks to prepare their submission for the competition. The submissions were lodged with the Competition Manager on Friday 11 December 2020 and each of the entrants presented their schemes to the Competition Jury on Monday 18 January 2021.

Following deliberation, the Jury agreed unanimously on 18 January 2021 that one competitor was awarded design excellence. The winner of the competition is **PTW Architects**.

As the winner of this Design Competition, **PTW Architects** will be commissioned by the Proponent as the Project Architect for the Development Application for the redevelopment of the site.

As required by the Director General's Design Excellence Guidelines, this Jury Report will:

- Summarise the competition process incorporating a copy of the competition brief;
- Outline the assessment of the design merits of each of the entries;
- Present the jury's decision, including the rationale for the choice of a nominated design and how this exhibits design excellence; and
- Outline any recommended design amendments or propose conditions of development consent that are relevant to the achievement of design excellence.

This Jury Report has been endorsed by all Jury members (refer Part E) and will be submitted to the Proponent and the Consent Authority (City of Parramatta Council).

3. Design Competition Overview

3.1. Overview

The competitive design process was undertaken as an invited Architectural Design Competition, with three (3) competitors.

The following has been undertaken as a part of the competitive design process.

- A Competition Brief was prepared by Larissa Brennan of LJB Urban Planning and approved by Councils Executive Director, City Planning and Design on 6 November 2020;
- Three (3) architectural firms were invited to participate in the competitive process,
- The Architectural Design Competition formally commenced on Monday 9 November 2020;
- A "mid-point review" progress session was held with each architectural firm midway through the competitive design process period on Wednesday 18 November 2020;
- Each of the three (3) competitors lodged an "Architectural Design Report" which addressed the Competition Brief objectives and was accompanied by a set of architectural plans/elevations/sections, photomontages and a planning compliance assessment;
- Each architectural firm presented their scheme to the Jury on Monday 18 January, 2021 and answered questions from the Jury, and
- PTW Architects was selected by the Design Excellence Jury as the unanimous winner.
- The competitive design process was undertaken in an open and transparent manner.

3.2. Participating Architectural Firms

The following architectural firms participated in the competitive design process:

- CDArchitects
- Krikis Tayler Architects
- PTW Architects

3.3. Design Excellence Jury

The three (3) Jury members were as follows

- Kim Crestani – City Architect, City of Parramatta Council (CoPC)
- Rory Toomey – Principal Design Excellence - Government Architect NSW (GANSW)
- Greg Holman – Architect, Harry Seidler & Associates - (Proponents Representative)

3.4. Technical Advisors

Technical advisers were appointed to provide technical assistance and advice to the Jury and competition entrants.

Below is a list of the technical advisors.

Discipline	Technical Advisors
Technical Advisors	• Town Planner – Larissa Brennan – LJB Urban Planning – Ph: 0414 730 842 • Urban Design – McGregor Coxall – Ph: (02) 9977 3853 • Structural Engineering – Joe Basha – Australian Consulting Engineers – Ph: 0414 263 233 • Mechanical and Electrical Engineering – Zelko Perik - Xandell – Ph: (02) 8203 8811 • Quantity Surveying – Sam Francis – RICQS – Ph: 0417 679 974 • Hydraulic and Fire Services – Gary Chan – C & M Consulting Engineers – Ph: (02) 9496 7700 • Wind Engineering – Windtech Pty Ltd – Ph: (02) 9503 0300 • Traffic – Dean Brodie - Positive Traffic – Ph 0414 462 247

3.5. Design Competition Timeline

The key dates and processes for the competitive process are outlined in the below table:

Friday 6 November 2020	City of Parramatta Council endorsed the Competition Brief
Monday 9 November 2020	Commencement Date of Design Competition, brief issued to Competitors
Wednesday 18 November 2020	Mid-Point Review
4pm Friday 11 December 2020	Final Submissions Due to Design Competition Manager
Monday 18 January 2021	Jury Presentations
Monday 18 January 2021	Jury decision of winning design
By Friday 19 February, 2021	Signed Jury Report issued to Proponent

3.6. Requests for Information

A protocol for the provision of technical assistance to competitors and for the timely response to questions and queries was established, as indicated in the Competition Brief.

Competitors were invited to forward any questions regarding the Architectural Design Competition to the Competition Manager, with responses then provided to all Competitors to ensure transparency and fairness.

A register of the questions and answers was collated and maintained throughout the competitive design process. A copy of the correspondence register is included in **Appendix 2**.

4. Review of Competition Entries

Please note that the following entries, numbered 1 to 3 are in alphabetical order.

4.1. Entry 1 – CDArchitects

Overview

The scheme by CDArchitects presented a modern scheme that featured a concept with a strong visual identity. The design moved away from the traditional tower and podium arrangement with the tower terminating at the ground.

The scheme incorporates an open podium framed by a sculptural tree design that was inspired by a play on light and shadows. CDArchitects sought to feature public art within the 'branches' while still allowing for large amounts of light penetration into the commercial levels. The tower form was broken into two wings allowing for natural light and ventilation into the lobbies. The tower was modulated into a curvilinear form driven by the desire to maximise solar access and views.

The overall building comprised a height of 60 storeys including the 4 levels of commercial. The building resulted in a total of 332 units with a unit mix as follows:

- 63 x one bed (19%)
- 223 x two bed (67%)
- 46 x three bed (14%)

The scheme resulted in an overall GFA of 32,242m² which is 638m² less than permitted under the Planning Proposal. The design featured communal open space on the roof featuring BBQ area, kids playground, seating areas and a combination of soft and hard landscaping.

Vehicular access is located at the eastern end of the site, ramping to 6 levels of basement parking comprising 252 parking spaces, loading/unloading and waste collection area.

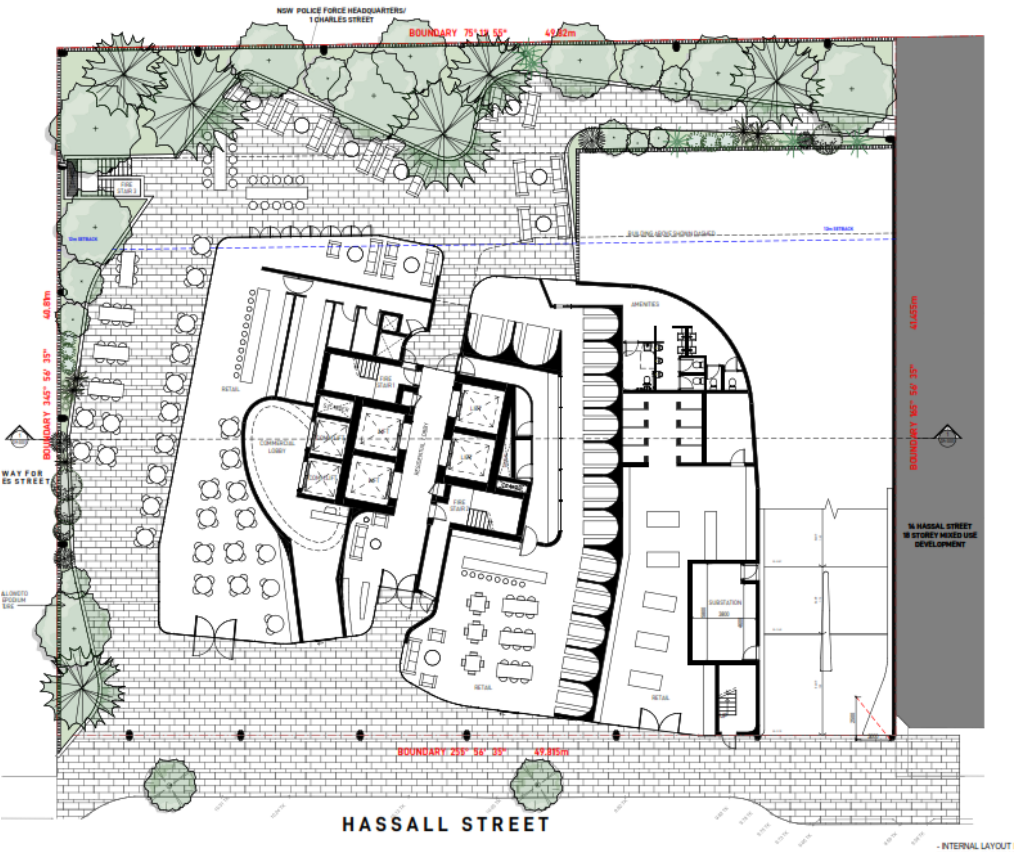
The materials and finishes included primarily glazed curtain walls and aluminium composite cladding. The glass was proposed to be low-e glazing with a combination of clear, translucent and opaque finishes. The aluminium framing and all metalwork proposed a chrome finish.

Photomontage

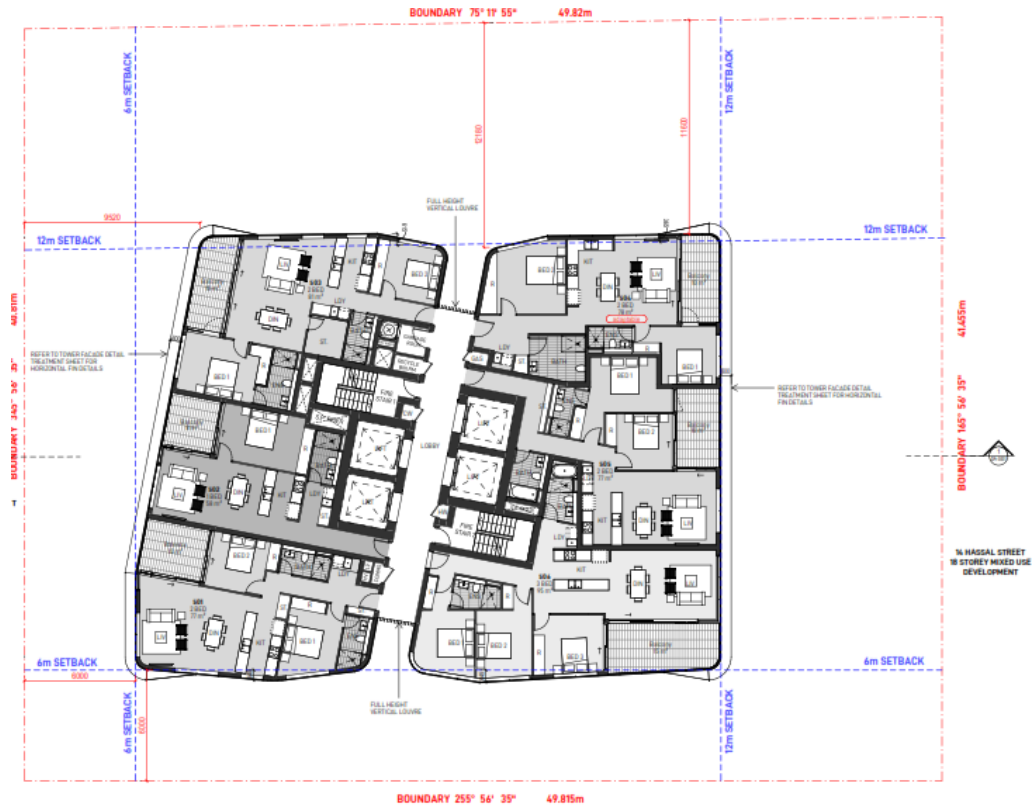
STREET VIEW FROM WEST HASSALL STREET TOWARDS THE PROPOSED DEVELOPMENT



Ground Floor Plan



Typical Floor Plan – Level 5-57



Jury Evaluation

Below is an evaluation of the entry with regard to the objectives of the Competition Brief as deliberated by the Jury.

Brief Objectives	Jury Evaluation
Building Form	The scheme featured a modern design that moved away from the traditional tower and podium approach with the tower terminating at the ground. The Jury liked the innovative design approach however questioned whether this was the right approach on this site. The Jury commends CDArchtiects for the strong visual identity created by the sculptural framing which was inspired by trees. The concept and vision was clearly explained, and the Jury recognise the opportunity to incorporate public art and landscaping as part of the further refinement of the concept. The Jury considered that the relationship with the Police Driveway needed to be further explored. The setbacks of the tower generally complied with the site specific DCP.
Height and Street Frontage Heights	The overall height complies with the maximum permitted height under the site specific planning proposal. The height of the framing which formed the open podium structure was generally consistent with the podium to 14 Hassall St.

Commercial Objectives	The brief sought to maximise the available floor space. The continuation of the tower to the ground resulted in a shortfall of 638m² of permitted floor space. The tower design is efficient with the typical floor plans repeating across 51 levels of the building. The brief sought to maximise the proportion of two bedroom units, the CDA scheme proposed 67%. The scheme by CDArchitects was assessed by an independent Quantity Surveyor who determined the construction cost of \$117,416,514 which is within the proponents nominated construction budget.
Materials and Finishes	The use of glass and aluminium composite cladding resulted in a sleek modern design. The Jury were concerned with the reliance on high performance glass and the potential reflectivity and glare of the tower.
Pedestrian Amenity and Movement	The termination of the tower at the ground level enables the public to gain access to more of the site. The Jury were concerned with the amenity of the seating areas adjacent to the Police Building driveway. However, this could be resolved with the introduction of landscaping or a solid element to the western boundary.
Vehicular Access	Vehicular access is located at the eastern end of the site which is acceptable.
Environmentally Sustainable Design	The scheme needed to further explore sun shading especially on the western façade. The jury were concerned that the resolution of this may result in a different façade treatment. The scheme was subject of an independent ESD assessment. The assessment raised concerns with the use of unshaded curtain glass which was shared by the Jury. The scheme appeared to comply with the ADG requirements for natural cross ventilation and solar access.
Wind	The scheme was subject of an independent Wind assessment. The scheme was considered to perform well in response to the wind conditions.
Public Art and Connection to Country	CDA outlined their starting point for the podium 'tree' design being inspired by the river, landscaping and history of Parramatta. They also stated their intentions to meet with the local Darug elders to further develop their concept. The sculptural tree elements presented an opportunity to incorporate public art between the branches and the jury felt consideration should be given to landscaping of the structure.

The Jury felt this was a very well prepared scheme, to a high standard. The Jury appreciated the use of the free hand sketches and clear explanation of the vision and concept.

4.2. Entry 2 – Krikis Tayler Architects

Overview

The scheme by Krikis Tayler Architects proposes a masonry podium with slender tower designed to maximise distant views.

The scheme incorporates a four storey podium that reinforces the street edge and responds to the streetscape character of the adjacent sites. The podium incorporates a modulation of the façade plane and parapet heights to create a unified streetscape. A large retail space flanks the western side of the site with outdoor dining occupying the western side setback and north-western corner of the site. A second retail space bookends the residential and commercial lobbies.

The tower was designed to give a dramatic effect, with the form broken into three distinct vertical elements which lock around the central core. The tower terminates with a rooftop feature which is a composition of stepped height elements, creating a dynamic silhouette on the skyline.

The overall building comprised a height of 60 storeys including the 4 storey podium. The building resulted in a total of 332 units with a unit mix as follows:

- 65 x one bed (19%)
- 240 x two bed (70%)
- 36 x three bed (11%)

The scheme resulted in an overall GFA of 32,759m² which is generally consistent with the brief. The design featured communal open space on the roof of the podium featuring BBQ area, kids playground, gymnasium, internal communal room, external seating areas, community garden and a combination of soft and hard landscaping.

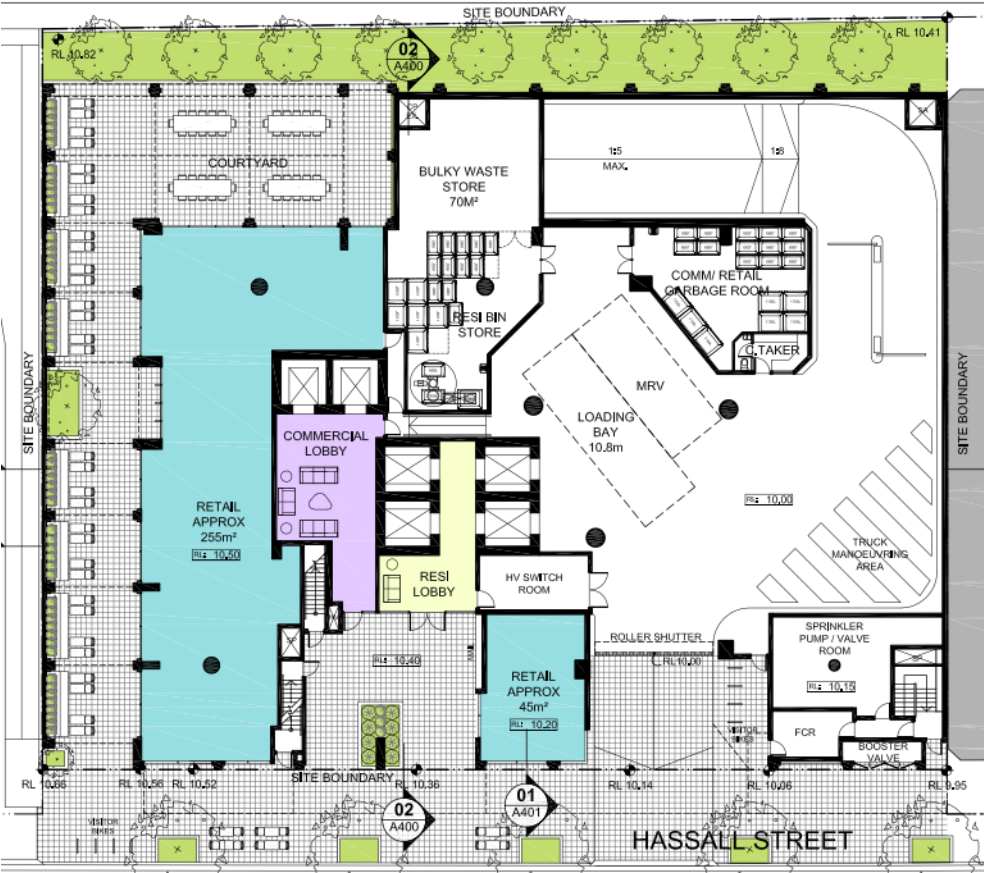
Vehicular access is located at the eastern end of the site, ramping to 6 levels of basement parking comprising 229 parking spaces. Loading/unloading and waste collection is located on the ground level minimising the need to manoeuvre large trucks to the basement levels.

The materials and finishes included primarily prefinished colour integrated compressed fibre cement panels. With the lighter components of the tower clad with sheer glass. The central zone of the towers on the north and south facades features bronze metal cladding.

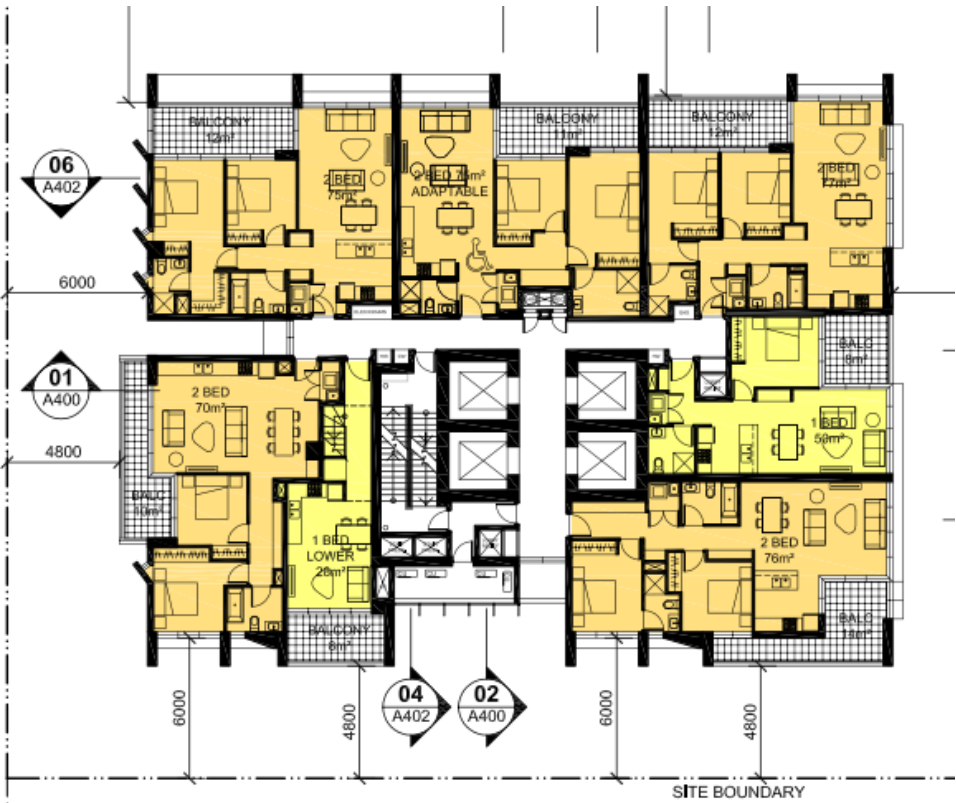
Photomontage



Ground Floor Plan



Typical Floor Plan – levels 6, 8, 10, 12, 14, 16, 18, 20, 22, 24



Jury Evaluation

Below is an evaluation of the entry with regard to the objectives of the Competition Brief as deliberated by the Jury.

Brief Objectives	Jury Evaluation
Building Form	The scheme featured a functional and practical layout that was well resolved resulting in logical tower form. The Jury congratulates KTA Architects for the thoroughly resolved unit layouts which would produce a high standard of amenity for its occupants. The scheme performs well in regard to cross ventilation, solar access and sun protection. The podium resulted in a clear and well considered relationship with the adjacent massing. The podium was setback from the western boundary to create the opportunity for outdoor dining. The Jury considered that the relationship with the Police Driveway needed to be further explored. The setbacks of the tower and podium were predominantly compliant with the site specific DCP. The Jury were concerned with the functionality of the narrow balconies on the northern elevation.
Height and Street Frontage Heights	The overall height complies with the maximum permitted height under the site specific planning proposal. The podium created a strong street edge which was encouraged by the brief and created a positive relationship with the adjacent building at 14 Hassall. The Jury noted that a large proportion of the frontage was occupied by servicing and the driveway entrance. The Jury felt that the scheme could be improved by increasing activation along Hassall Street and increasing the size of the residential lobby.
Commercial Objectives	The brief sought to maximise the available floor space, which was achieved. The tower design is efficient and produced saleable apartments. The brief sought to maximise the proportion of two bedroom units, the CDA scheme proposed 70%. The scheme by KTA Architects was assessed by an independent Quantity Surveyor who determined the construction cost of \$120,587,387 which is within the proponents nominated construction budget.
Materials and Finishes	The facades incorporate a mix of fibre cement panels and metal cladding. The Jury felt that the elevations could be further explored to produce a stronger point of difference to punctuate the skyline. There is also an opportunity for the façade of the podium to tell more of the storey of the commercial space behind it.
Pedestrian Amenity and Movement	As noted above, the Jury were concerned with the extent of activation along the Hassall Street frontage and the amenity of the seating areas adjacent to the Police Building driveway. However, this could be resolved with the introduction of landscaping or a solid element to the western boundary.
Vehicular Access	Vehicular access is located towards the eastern end of the site. Loading and garbage collection is located on the ground level which reduces the available commercial space. The Jury acknowledges the difficulties with trucks accessing basements on small sites. However, the location of the driveway and services impacts on the activation

	of the public domain.
Environmentally Sustainable Design	The scheme was subject of an independent ESD assessment. The assessment found that the scheme by KTA performed well. The facades incorporated solar shading and use of low reflectivity glass. The assessment raised concern which was shared by the Jury with the amenity of private open space that was less than 2m wide. The scheme appeared to comply with the ADG requirements for natural cross ventilation and solar access.
Wind	The scheme was subject of an independent Wind assessment. The scheme was considered to perform well in response to the wind conditions. The report recommended that wind conditions in the north west corner would exceed limits for comfort of the outdoor dining area. This could easily be mitigated by gazing in the horizontal surfaces of the open frames along the west and north-western boundary.
Public Art and Connection to Country	KTA proposed the introduction of a hanging public art installation along the western area of public domain. The public art was intended to interpret the geophysical and cultural history of the precinct. The inspiration and concept for the public art would need to be further explored to provide a connection to country.

The Jury felt this was a very well resolved scheme that produced functional and logical unit layouts, The Jury commends KTA for the quality of their presentation, in particular the use of the 3D model fly around which gave the Jury a real sense of the scheme and the spaces it creates.

4.3. Entry 3 – PTW Architects

Overview

The scheme designed by PTW Architects was inspired by the history of Parramatta. The concept developed by PTW evolved from specific elements of Parramatta Indigenous history including kangaroo grass, eel traps and 'scar trees'.

The scheme incorporates a generous Hassall Street forecourt which is partly open to the sky and a publicly accessible link that connects from the Hassall Street frontage through the site to an active urban courtyard along the northern boundary. The tower form is articulated into four quadrants with deep central indentations on all four facades. The northern and southern facades have a different architectural expression. The north expression features the 'scar tree' articulation and the southern façade presents a textured urban expression.

The overall building comprised a height of 60 storeys including the 4 levels of commercial. The building resulted in a total of 325 units with a unit mix as follows:

- 48 x one bed (15%)
- 244 x two bed (75%)
- 33 x three bed (10%)

The scheme resulted in an overall GFA of 32,880m² which complies with the FSR permitted under the Planning Proposal. The design featured communal open space on the roof featuring BBQ area, seating areas and a combination of soft and hard landscaping.

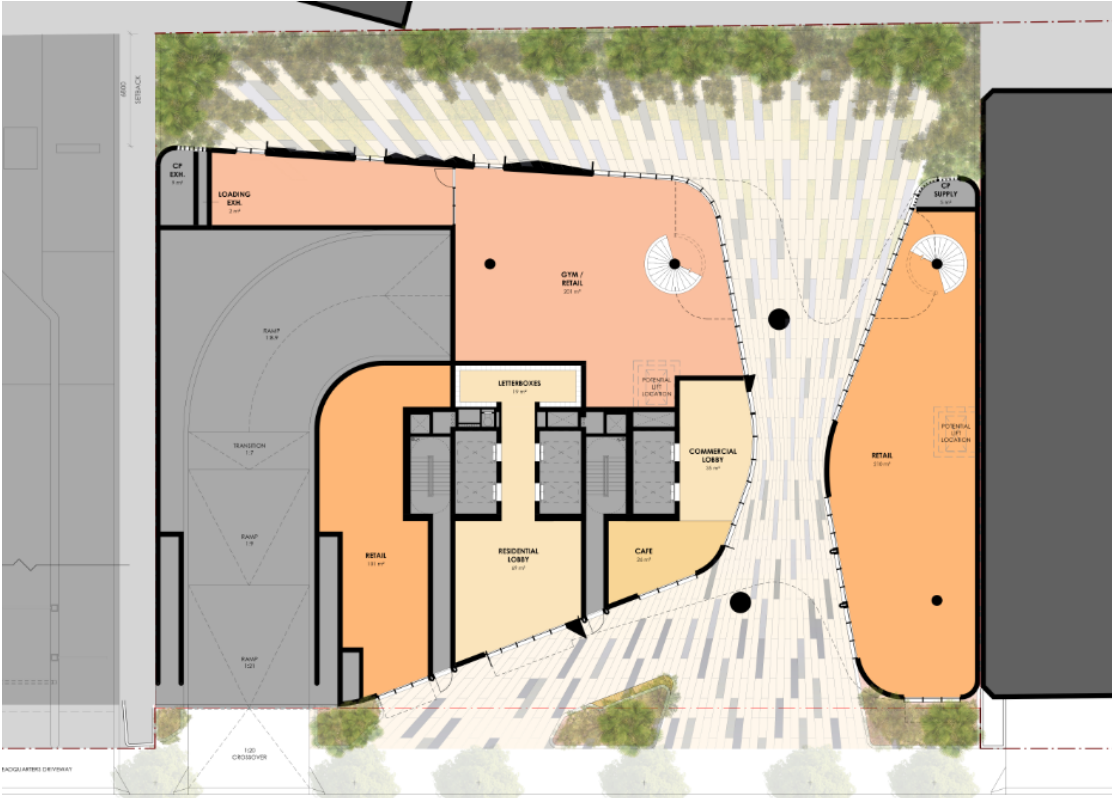
Vehicular access is located at the western end of the site, ramping to 6 levels of basement parking comprising 258 parking spaces, loading/unloading and waste collection area.

The materials and finishes are broken into two key elements within the tower, reflecting the design strategy to the north and south facades. The northern façade features a combination of slab extensions, glazing and colour back glass on solid walls. The southern façade presents a masonry weave approach with less expanse of glazing.

Photomontage



Ground Floor Plan



Typical Floor Plan – levels 5-24



Jury Evaluation

Below is an evaluation of the entry with regard to the objectives of the Competition Brief as deliberated by the Jury.

Brief Objectives	Jury Evaluation
Building Form	The scheme had a very clear vision from the outset, the Jury appreciated the First Nations story and the very distinct relationship with the design outcome. The key elements of the indigenous history of Parramatta were elegantly woven into the scheme. The floor plans featured not only a functional and practical layout, but also units with high levels of residential amenity. The Jury felt that the podium design resulted in a strong base to the tower above, and the hourglass aperture design had the opportunity to draw people into the site and maximise the use of the northern setback. The scheme had a well-considered use for this setback, which provides a range of opportunities to maximise its proximity to the WSU Innovation Hub. Key elements that were strongly supported by the jury included the curvatures of the glass and the design of spaces within the site that are open to the sky. The Jury felt there was an opportunity to include a feature tree held by the southern form of the podium within the Hassall St setback. The tower design and form was strongly led by the indigenous concept which was clearly outlined to the Jury. The Jury noted that the northern and southern facades had two different design solutions, which worked harmoniously through the use of a complimentary finishes. The setbacks of the tower and podium were predominantly compliant with the site specific DCP with the exception of the rear setback. The Jury noted that both a compliant and non-complaint option were provided, and the jury supported the non-complying scheme.
Height and Street Frontage Heights	The overall height of the tower exceeds the height control, however the Jury felt this could be addressed at the DA stage by the detailed design of the Architectural Roof Feature in accordance with the definition in the LEP. The podium has a good scale with clear expression of the different levels. The Jury supports the setback of the podium to the Hassall Street and seeks to retain the curvature of the glass and opportunity for publicly accessible spaces to be open to the sky.
Commercial Objectives	The brief sought to maximise the available floor space, which was achieved. The tower design is efficient and produced high quality saleable apartments. The brief sought to maximise the proportion of two bedroom units, the PTW scheme proposed 75%. The scheme by PTW Architects was assessed by an independent Quantity Surveyor who determined the construction cost of \$137,190,663 which is within the proponents nominated construction budget.
Materials and Finishes	The main northern and southern facades were inspired by different architectural treatments with the northern aspect a designed as a curvilinear form and the southern aspect proposing sharper edges.

	The jury felt that the different architectural treatments were complimentary, tied together by the consistent palette of materials and finishes.
Pedestrian Amenity and Movement	The scheme by PTW Architects had a clear and strong approach to pedestrian amenity and movement. The hourglass aperture was likely to lead pedestrians into the site to activate the rear courtyard. The jury questioned whether the inclusion of climbing walls was the right use of the space, but given the proximity to the Western Sydney Uni Hub, they felt this could be successful and is worth being further explored.
Vehicular Access	Vehicular access is located at the western end of the site, adjacent to the Police Headquarters driveway. The Jury considered this to be a superior location as it enables the publicly accessible space to be well removed from the Police driveway.
Environmentally Sustainable Design	The scheme was subject of an independent ESD assessment. The assessment found that the scheme by PTW Architects performed well. The approach to shading responds well to the orientation and the extent of glazing reduced on the southern façade is positive. The scheme appeared to comply with the ADG requirements for natural cross ventilation and solar access.
Wind	The scheme was subject of an independent Wind assessment. The scheme was considered to perform well in response to the wind conditions. The report noted that the wind conditions in the publicly accessible link to the rear courtyard may result in a significant venturi effect. The Wind Assessment recommends that the awnings on either side be extended. The Jury considers that the opening to the sky is a key element of the scheme to be retained. PTW will need to liaise with the wind consultant to find a solution that retains this key element.
Public Art and Connection to Country	The Jury commends PTW for the well-considered public art proposal. The architects had a clear design concept celebrating the indigenous history of Parramatta which was part of the public art concept but also carried through in the architecture of the building. The inspiration and concept which celebrates the indigenous history of Parramatta is a key element of the scheme that must be carried through to DA. The Jury felt there was an opportunity to include additional public art to the exposed wall to the western boundary. Given the location of the Police driveway, the western wall would be highly exposed and including public art in this location would benefit the public domain.

The Jury commends PTW Architects for the quality of their presentation, the functional and logical unit layouts and the clear architectural vision that was carried through in the scheme. The scheme had a strong indigenous concept that was well executed. The Jury considered the scheme had a standout aspirational design.

At the conclusion of the Jury deliberations, the Jury felt that the scheme presented by PTW Architects demonstrated design excellence subject to the retention of fundamental elements of the winning scheme.

5. Jury Recommendation

Based on the evaluation of all the submitted schemes in accordance with the Competition Brief, PTW Architects, is formally announced by the Competition Jury as the winning scheme.

The Competition Jury has determined that the winning scheme by PTW Architects demonstrates the most potential to achieve Design Excellence, subject to a series of design development conditions listed below. The decision by the Jury was unanimous.

To ensure Design Excellence is maintained, the Jury has established a set of requirements for design development at the suggested hold points. These items are recommended by the Jury to further improve the design quality of the submitted scheme.

5.1. Design Development and Conditions

The Jury considers that the following items were particularly valued and should be retained throughout the design and delivery phases of the development:

- Connecting with Country – The Jury are strongly supportive the First Nations story reflecting the history of Parramatta that was the inspiration behind the design concept. This is a clear and strong concept that should be further explored with the DA.
- Hassall Street Forecourt – The Jury are supportive of the generosity given to the southern forecourt addressing Hassall Street. The level of activation should be maintained and the forecourt is to remain open to the sky.
- Podium Design – The alignment of the podium and the hourglass shaped aperture to the rear courtyard are to be retained.
- Internal Floor Plans – The layout and configuration of the floor plans and generous sized and well-proportioned balconies are to be maintained and developed at DA stage. The proposition to offer units with the option of a separate study is commended.
- Tower Façade – The different architectural treatments to the northern and southern faces of the tower are supported, with a curvilinear approach to the north and sharper edges to the south. The Jury would like to ensure that all facades work well when viewed “in the round” and use a complimentary colour and material palette.
- Curved Facades + Balustrades – The Jury would like to ensure that all proposed curvilinear finishes of the podium and tower are retained.
- Non-Complying Scheme – The Jury are supportive of the submitted non-complying scheme that proposes a well-designed podium that is considered an acceptable departure from the site specific DCP.

Whilst the **PTW Architects** scheme is accepted as the winning design, the Jury recommends that the following aspects be further explored as design development occurs prior to DA lodgement with Council:

- Building Height – The height of the building is to comply with the maximum permitted height under the Draft LEP. Any architectural roof feature must strictly comply with the definition in the Parramatta LEP.
- Wind Impacts – PTW Architects are to liaise with the Wind Consultant to address the potential venturi effect of the ground level link to the rear courtyard. Any design solution must ensure the southern forecourt remains open to the sky.

- Driveway treatment – PTW Architects shall ensure particular attention is given to the materials and finishes of the driveway entrance to ensure it is of a high quality finish that integrates with the materials of the building. The adjacent WSU Innovation Hub provides a high quality precedent that illustrates the standard that is expected.
- Landscaping – PTW Architects are to explore the opportunity for a ‘feature tree’ within the Hassall Street setback held by the curvilinear form of the building.
- Public Art – In addition to the Public Art concept proposed by PTW, the architects should explore additional public art on the wall to the western boundary as this will be highly visible from the public domain.
- A/C Heat Rejection – The Jury recommend that all heat rejection is contained is not located on private balconies. Heat rejection units should be consolidated in centralised ‘condenser farms’ that are integrated into the external façade of the tower.
- Environmentally Sustainable Design – The Jury recommend that the design team addresses the comments and improvement opportunities identified by Council’s Independent ESD advisor (See Appendix 3).

The Competition Jury will review the developed scheme prior to the lodgement of a Development Application to assess whether the above changes/amendments have been made to the satisfaction of the Jury. This review should occur as part of a formal pre-lodgement application with Council.

The Competition Jury considers that the above matters are required to be resolved in order for the Development Application scheme to exhibit “design excellence”.

5.2. Supervision of Design Development

To ensure that the quality of the winning design is maintained through all development approval stages and construction the Design Competition Jury will review the design at the following stages:

- During the pre-lodgement stage
- During the Development Application stage, when the following information will be required:
 - 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; and
 - revised 3D photomontages.
- Prior to issue of the Construction Certificate
- Prior to the issue of the Occupation certificate
- Prior to lodgement of any Section 4.55 which modifies the design

The Jury will provide written certification that the design at the above stages is substantially the same and retains the design excellence exhibited in the winning submission, subject to the amendments required as set out in Section 5.1 above.

The Architectural Competition winning architects shall be retained during the construction process to ensure the retention of the design intent, regardless of whether the site is on sold.

All members of the jury or a majority of jurors must be reconvened to discuss the findings and/or direction of the jury.

The venue for these reviews is negotiable.

6. Endorsement by Design Excellence Jury

This Jury Report for the Architectural Design Competition at 12 Hassall Street Parramatta has been endorsed by the Design Excellence Jury as set out below.

Design Excellence Jury Member	Signature	Date
Kim Crestani, City Architect City of Parramatta Council		4 February, 2021
Rory Toomey, Principal of Design Excellence Government Architect NSW		15 February, 2021
Greg Holman, Architect Harry Seidler & Associates (Proponents Representative)		8 February, 2021

Appendix 1 – Architectural Design Competition Brief

Appendix 2 – Addendums to Design Competition Brief

Appendix 3a – Technical Study – ESD (CoPC advisor)

Appendix 3b – Technical Study – Wind Report (Proponent)

Appendix 3c – Technical Study – Cost Report (Proponent)

Appendix 3d – Technical Study – CoPC Planning Summary

Appendix 4 – Architectural Plans – Winning Design – PTW Architects