

## Melrose Park Design Review Panel

<b>Date:</b>	<b>Monday 16 December 2024: 11.30am – 4.30pm</b>
Project:	J000166: Melrose Park South – Public Landscape, Building B1, Building B5, and Building B6.
Meeting:	Design Review Panel No. 1
Location:	Holdmark Offices Level 42, 2 Chifley Square, Sydney NSW 2000

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<b>Attendees</b>	
Panel:	Rory Toomey (Chair), Esther Dickins, Chris Johnson, Bob Nation and Brendan Randles
Holdmark:	Fred Samaha
Parramatta Council:	Jan McCredie
Architects:	Arcadia Landscape Architecture, Fender Katsalidis (FK), fjcstudio, SJB, and Fuse Architects
Planning:	Adrian Melo, Harjeet Spence and Jacqui Bartlett (TPS)

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This statement summarises the Design Review Panel’s (DRP) commentary on the material presented by Arcadia Landscape Architecture, Fender Katsalidis (FK), and fjcstudio at the first DRP session held on Monday 16 December 2024. The focus of the meeting was on the overall landscape design concept, B1, B5, and B6 sites at the Melrose Park South.

The DRP session was held in person at Holdmark’s office and was attended by the DRP, the design team of Arcadia Landscape Architecture, Fender Katsalidis (FK) and fjcstudio, as well as the Proponent, and a City of Parramatta Council representative. The design teams from SJB and Fuse Architects also attended as the recently appointed winning firms of the architectural design competitions for sites B2-B3 and B4. Representatives from GANSW and DPHI were unable to attend.

While the comments below provide feedback from the Panel on the individual designs, there were a few broader comments that apply to the entirety of the Melrose Park South design approach. Primarily, the Panel agreed that there needs to be a greater understanding of the common challenges each architectural firm is facing in terms of height, FSR, overshadowing of the mangroves and resolving issues with high-density living.

Key comments relating to the whole of precinct are as follows:

- At the next DRP a plan, sections and 3D views must be presented showing the open spaces, buildings and street network within Melrose Park and surrounds. Photorealistic renders are not required, the drawings are to demonstrate the scale, levels and context of the open spaces.
- The landscape and public domain design must be developed to demonstrate how it responds to the site’s broader context. This should include further consultation

with Council considering a range of matters including the integration of the infrastructure works (water management, WSUD, street trees and streetscape treatments) and what council expects for playgrounds, park inclusions and public amenities.

- The public domain and landscape spaces for all the developments will be critical in achieving design excellence with a high level of amenity for the significant future population. While a consistent overarching character across Melrose Park is desirable, every space must be considered with significant rigor and care to define the individual functional and design solution. There is an inherent challenge achieving this with a single design studio across the development, particularly with time pressure, risking generic outcomes. It is recommended that distinct teams within Arcadia be allocated to work on the public domain and with each architect to ensure the focus and differentiation of each site can be provided. This should be evident at the next DIP session.
- There is an opportunity to develop the public open space and its development context through an integrated approach. The open space design must consider the relationships to the surrounding developments as the building forms are being developed, connections defined and adjoining uses emerging. This should be developed collaboratively with the architects to enhance both the open spaces and the development solutions.
- A site wide consideration of the materials and finishes needs to be provided, noting that multiple buildings are being delivered across the precinct and how these read holistically must be considered. There needs to be a balance between homogenous and differential design.
- Sub-precinct wide approach to allocation of GFA is to be further progressed and developed to provide guidance across the precinct on target GFAs per block.

### Arcadia Landscape Architecture – Landscape Design

#### General

- The Panel acknowledged the challenges Arcadia are facing in designing the landscape approach across multiple sites from multiple architects as well as the public open space. While design concepts are emerging, the Panel felt the proposed strategy appears not to fully consider the precinct's broader context, especially in terms of street network, built form structure and significantly high emergent scale that will define Melrose Park's urban character. In this regard especially, the landscape considerations were incomplete and uninformed; further work must consider the entire Melrose Park master plan in its broader context, including its northern portion, the town centre, public domain network and interface with adjacent landscaped spaces and suburban precincts.
- Each proposition needs to be considered in context to the wider site and buildings, movement networks what happens beyond the edges of the open spaces. The landscape approach should include strategies to reduce

	<p>temperatures, recycle water and ensure appropriate shade. As Council will be responsible for the landscape maintenance and the overall approach to Water Sensitive Design and Heat Island minimisation Arcadia should work with Council's landscape team to ensure a precinct wide approach. It is also suggested that Council and Arcadia consult with Western Sydney University (Prof Sebastian Pfautsch and others) who are researching ways to manage heat in Western Sydney through the use of landscape. It is insufficient to leave the WSUD strategy to be managed under the infrastructure DA, led by engineering, and not provide an integrated solution with the landscape design.</p> <ul style="list-style-type: none"> <li>• The OS1-4 spaces need to be tethered and embedded to place at the scale of the locality, precinct and individual block.</li> <li>• The design should incorporate CPTED principles, WSUD, sense of place, connection to Country, increased understanding of the site, appreciation of the ancient mangroves and riverfront unique to Melrose Park.</li> </ul>
Brief	<ul style="list-style-type: none"> <li>• The Panel suggested greater consideration of the brief, looking at the local area, site, context and incorporating the infrastructure DA and public domain as a totality and how it relates to its various adjacencies and interrelationships.</li> <li>• Whilst the Panel notes that there is a Voluntary Planning Agreement in place to capture Council's requirements, this is a preliminary guide only. Without a more nuanced analysis of the likely needs of the future community risks an outcome where similar open spaces of little interest or value are achieved - rather than a rich network of distinctive urban spaces. Ideally, each open space should respond to their own contextual qualities, constraints and opportunities, in order to create their own character (and provision of services).</li> <li>• Arcadia should define a functional return brief, based on sound analysis and consultation with Council. This should clearly articulate the appropriate inclusions within each of the open space areas, based on the wider context and needs of the immediate community. This can retain alignment with the VPA while ensuring the needs of the future community are met.</li> </ul>
Streets	<ul style="list-style-type: none"> <li>• It is understood that the street network is being assessed as part of the infrastructure DA, it was strongly recommended that for high quality outcomes, this process must be design led.</li> <li>• The landscape strategy has not incorporated the street network - including their emerging scale, character and interface with open spaces - into the overall precinct</li> </ul>

	<p>design. It is crucial that the street network better informs the design of the individual open spaces and the interface with each of the buildings.</p> <ul style="list-style-type: none"> <li>• The urban nature of the relationship of built form and public domain need consideration. Meandering pathways are not necessarily the most appropriate approach. consider more urban spatial and sequential outcomes.</li> </ul>
Open Space	<ul style="list-style-type: none"> <li>• The open spaces lack diversity in offerings, with each park consisting mainly of multiple picnic areas. A program needs to be developed with Council and other key stakeholders to service the future needs of the community.</li> <li>• The open spaces also lack a diversity of character, even though they are adjacent to and even framed by quite different built form arrangements (high scale towers, long slab buildings, retail settings, light rail etc).</li> <li>• The landscape strategy should elevate and tie into existing running and walking tracks and fitness trails or seek to generate them if they do not exist.</li> <li>• The Panel noted the importance of allowing for un-programmed open space in the park designs, especially given the number of residents anticipated.</li> <li>• Council’s desire for a consistent treatment of the public domain including OS1 and OS2 is noted. This does not preclude the considered design appropriate to the specific conditions of each area while retaining a consistent materiality and character.</li> </ul>
Amenity Buildings	<ul style="list-style-type: none"> <li>• A clear brief for the amenities buildings in collaboration with Council is required. Consistency with Melrose Park North and consideration of how amenities are delivered across the precinct within future buildings and open spaces must be demonstrated.</li> <li>• The panel noted that the architect for the amenities buildings is yet to be appointed. This is important as the building form and placement will be critical in defining the overall design of OS3 and OS4.</li> </ul>
Recreational Areas	<ul style="list-style-type: none"> <li>• The Panel noted the importance of balancing uses between OS3 and OS4, but there needs to be greater diversity in the types and range of recreational activities and facilities proposed. These should be located based on adjacencies of connections and uses now that these are being defined in the adjacent development blocks.</li> </ul>
WSUD	<ul style="list-style-type: none"> <li>• The Panel noted that the civil engineers have prepared a water management plan as part of the infrastructure DA. However, the Panel stressed the importance for the landscape architect to guide the design and delivery of WSUD infrastructure to ensure it adds to, rather than</li> </ul>

detracts from the quality of the landscape and public domain. This could include water recycling and retention for watering landscape areas.

- The grassed sunken detention basin at the southern end of OS2 is a poor resolution of this prominent public space.

**Fender Katsalidis (FK) – B1 Site**

<p>Urban Design</p>	<ul style="list-style-type: none"> <li>• While the C-shaped arrangement of the built form appears to follow the master plan, it includes extra levels, which may exacerbate impacts on the courtyard, adjacent streets and the small scale residential precinct to the west. To avoid unnecessary impacts, it is essential that the layout is efficient and able to demonstrate a compact and rational response to the context.</li> <li>• Despite being on a significant slope, a symmetrical layout is proposed, comprising two L shaped buildings linked by a lower bridged section with driveway at grade. Investigate further the spatial and formal outcomes of this strategy, including the possible elevation of the driveway to become a more prominent feature of the design.</li> <li>• While the corner cores are rationally located, the re-entrant corners are of concern, with living rooms buried and fan rooms clashing with habitable spaces. Consider the separation of built forms to introduce access to views to sky, airflow and apartment amenity.</li> <li>• The driveway leads directly to a loading dock that raises a major portion of the courtyard with spatial implications at grade. The layout however, has the opportunity to respond better to the SJB building opposite, which creates a gap between the north south wing and the east west wing along Mary Steet. While a longer building along Mary Street may be a better response to topography, a longer building along the north south street may better house the car park entry, (which is currently too dominant). Could three built forms broken by gaps - rather than two L shaped forms - be an improved outcome?</li> </ul>
<p>Materiality</p>	<ul style="list-style-type: none"> <li>• The materiality should be refined to complement the overall composition and present a calm overall architectural language.</li> <li>• Refined buildings and a range of colours across the whole precinct offers diversity for residents and assists in breaking up the forms.</li> <li>• The Panel acknowledged that commentary on consistency and difference will need to be discussed more broadly as an overall site to ensure collective difference and separation.</li> <li>• While the entry statements are understood, they are not yet sufficiently integrated into the composition, leading to clashes with structure, issues with privacy and equitable access etc.</li> </ul>
<p>Communal Open Space / Courtyard</p>	<ul style="list-style-type: none"> <li>• The Panel noted that the central courtyard receives very little sunlight in winter and suggested that FK</li> </ul>

	<p>explore the option of a rooftop communal open space to create a greater diversity in offerings for residents.</p> <ul style="list-style-type: none"> <li>• Cross ventilation to the courtyard needs further consideration. This may be achieved by introducing openings between wings of the buildings.</li> <li>• The stepping of the courtyard is not resolved; it is recommended that more formal visual links are incorporated across the site to improve legibility and spatial definition.</li> <li>• The interface, extent and access of the private open space of the units opening onto the communal open space needs further development. Generous private open space for these units could be beneficial in providing housing choice.</li> <li>• The functionality, scale and character of the communal open space are not yet clear. While conceptual ideas were presented these are not yet evident in the plan which appears generic.</li> <li>• The interface with the street to the west including the skilful definition of the public and private domains needs to be carefully considered.</li> <li>• The Panel requests perspective views within the communal open space and demonstrating the interface of the street and COS for the next DRP meeting.</li> </ul>
Solar	<ul style="list-style-type: none"> <li>• Greater consideration of the solar response along the northern Façade is required.</li> </ul>
Massing	<ul style="list-style-type: none"> <li>• Adjustments to massing including the refinement and separation of built form elements should be considered to increase solar access into the north-east corner.</li> </ul>
Lobbies	<ul style="list-style-type: none"> <li>• The location of lobbies should be reviewed to optimise accessibility, wayfinding and reduce level changes across street lengths. A more refined alignment with topography – especially at entries – is therefore required.</li> </ul>
Ramps	<ul style="list-style-type: none"> <li>• Ramps within the setback zone are to be reduced where possible. Further clarification is required on whether ramps are permissible in the setback zone.</li> </ul>
Deep Soil	<ul style="list-style-type: none"> <li>• Impacts on tree protection zones must be considered for the existing trees on the northern link.</li> <li>• The design of the basement and integration of the landscape above should maximise the opportunity for soil depth on slab to support the planting of significant trees.</li> </ul>
FSR	<ul style="list-style-type: none"> <li>• The Panel noted that the proposed design is in excess of the allowable FSR. Further clarification is required on FSR across the precinct.</li> </ul>

#### Interface with B2

- As noted above, concerns were raised over the position of the driveway, noting that the building massing along this façade emphasises its visual prominence. The Panel questioned whether it was possible to reconsider this approach, noting that the location of the driveway will need to consider the ongoing design development of the Building on Block B2.
- This may result in a further redesign to allow for a continuation or appropriate termination, of the through site link identified in the competition scheme for B2 as noted above.

**Fender Katsalidis (FK) – B5**

<p>General</p>	<ul style="list-style-type: none"> <li>• Similar to B1, the arrangement and layout of built form needs to be reviewed to achieve an improved relationship with topography.</li> <li>• Like Block 1, the proposal includes extra levels, which will further exacerbate impacts on the courtyard, adjacent streets and the residential precinct to the east. In this case, the ten storey L shaped SW corner is very challenging – it would be better broken into two built form and separated by breezeways as recommended for Block 1.</li> <li>• To avoid unnecessary impacts, it is essential that the layout is efficient as possible and able to demonstrate a compact and rational response to the context. The stepping away from the corner is therefore questioned, especially as it weakens the proposal’s relationship with public domain.</li> <li>• Like Block B1, the re-entrant corners are of great concern, with buried living rooms facing blank walls and tiny slots providing inadequate light and air to lobbies. It maybe better to consider opening up the corners to introduce breeze into the courtyard and boost cross ventilation potential while alleviating the confused planning of individual units in each corner.</li> <li>• Like Block B1, the courtyard is split but in this case, the southern portion is subterranean which is a questionable outcome. If there is to be a change in level on the southern side of the courtyard careful resolution to ensure a high level of amenity will need to be demonstrated, including any breaks in the east west and north south buildings (as recommended for B1).</li> <li>• Again, it may better to rethink the arrangement of built form elements, which results in poor corners and a lack of cross ventilation to the courtyard.</li> <li>• FK need to further explore possibilities for the design to more richly relate to neighbouring sites, specifically the evolving proposals for B4 and OS1.</li> <li>• The current proposal does not provide a strong interface with OS1, which needs to be achieved.</li> </ul>
<p>Communal Open Space / Courtyard / Landscaping</p>	<ul style="list-style-type: none"> <li>• The Panel noted that the central courtyard receives very little sunlight in winter and suggested that FK explore the option of a rooftop communal open space to create a greater diversity in offerings for residents.</li> <li>• It was noted that the internal courtyard is below street level, which may result in a poor amenity outcome for future residents and may cause issues with flooding.</li> </ul>




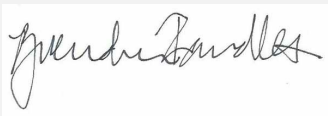

	<ul style="list-style-type: none"> <li>• Whilst flooding potential must be addressed the north aspect and thus amenity is positive for this depressed zone.</li> <li>• Central Communal open space is quite large, but the level changes could enrich the space if sensitively handled, creating smaller open rooms.</li> <li>• The interface, extent and access of the private open space of the units opening onto the communal open space needs further development. Generous private open space for these units could be beneficial in providing housing choice.</li> <li>• The long interface between the courtyard and adjacent OS1 has not been resolved at this stage. The Panel suggested that FK work with Arcadia to explore how this broad open space could be utilised.</li> <li>• The functionality, scale and character of the communal open space are not yet clear. While conceptual ideas were presented these are not yet evident in the plan which appears generic.</li> <li>• The interface with the street to the east including the skilful definition of the public and private domains needs to be carefully considered.</li> <li>• The relationship between the buildings and OS1 corridor needs further refinement. Specifically, there will likely be limited passive surveillance of OS1 along the building frontage due to the depth. This could result in CPTED issues. The orientation of the units providing passive surveillance of OS1 should be considered.</li> <li>• The Panel requests perspective views within the communal open space and showing the interface with OS1 for the next DRP meeting.</li> </ul>
Building form	<ul style="list-style-type: none"> <li>• Alternate configurations of the buildings including location of the additional height should be considered to determine if the current proposal is the best possible outcome for the site, for B6 and adjoining open space.</li> <li>• The current configuration of the stairs and elevators could be improved to provide cross ventilation to the courtyards and units. This could be achieved by providing breezeways, breaking up the building forms.</li> </ul>
Height	<ul style="list-style-type: none"> <li>• The decision to adjust the heights of sections of the building towers is a departure from the reference scheme. While FK stated that this was done to reduce overshadowing on the courtyard and provide an improved presentation to the school, the visual and physical impacts of these changes are of concern.</li> </ul>

Structural	<ul style="list-style-type: none"> <li>The structural column elements on the western façade need to be incorporated into the apartment design and overall building planning. The excessive size of these elements will reduce solar access and should be reconsidered and reduced.</li> </ul>
Ramps	<ul style="list-style-type: none"> <li>The entry ramps should be further considered to reduce the overall extent, issues with privacy, equitable access and impact on the setback areas.</li> </ul>
FSR	<ul style="list-style-type: none"> <li>The Panel noted that the proposed design is in excess of the allowable FSR. Further clarification is required on FSR across the precinct.</li> </ul>
Driveway	<ul style="list-style-type: none"> <li>The driveway dominates the façade and appears to drive the design and site layout. The Panel questioned whether an alternative approach could be explored which diminishes the driveway in the overall composition. Rethinking building massing – including clear breaks NOT aligned with the driveway – may help in this regard.</li> </ul>

**fjcstudio – B6 Site**

<p>General</p>	<ul style="list-style-type: none"> <li>• The Panel acknowledged that the angled orientation of the site block creates significant challenges to site planning of this particular block and sees merit in an alternative approach to layout and massing. However, this approach appears preliminary and in need of considerable refinement.</li> <li>• It was noted that not having a building to the north is a positive thing for the courtyard, increasing solar access and definition to OS2.</li> <li>• The central space lacks clear visual links and sufficient permeability to relieve its high scaled internal quality.</li> <li>• Unlike its external presentation, which is ordered into smaller built form and separated by gaps, each junction between built form is filled with services, thereby constraining air movement and visual links. fjcstudio should therefore work with engineers to resolve these corners more positively or consider relocating these services.</li> <li>• The courtyard is compromised by its bent shape and lack of views out, exacerbated by the limited views to the north due to the southern block of B5.</li> <li>• As proposed, the built form (and its courtyard) appears an over development of the site and warrants further consideration to better rationalise all built forms with regard to height, openness and yield.</li> <li>• The Panel was concerned that the detailed elevations seemed to be preliminary and required further work.</li> </ul>
<p>Materiality</p>	<ul style="list-style-type: none"> <li>• Materiality needs further refinement to align with a wider strategy for the precinct, which is still being developed.</li> </ul>
<p>Communal Open Space / Courtyard</p>	<ul style="list-style-type: none"> <li>• The provision of both the 'ground' level communal open space and rooftop space is considered a positive, noting that the pool is available to all residents of the eastern precinct.</li> <li>• Further consideration of how the building design interacts with the OS2 open space is required. The potential of the building fronting the open space is considered positive, ensuring good casual surveillance.</li> <li>• The buildings defining the courtyard appear ordered and modular externally, however as noted above, this approach is not carried through to the internal courtyard design. Further consideration on how the building elements interact with one another is required.</li> <li>• The Panel suggested further consideration of the shape and proportions of the courtyard space and the connection through to OS2, .</li> </ul>

	<ul style="list-style-type: none"> <li>The Panel requested perspective views from within the courtyard for the next DRP meeting.</li> </ul>
Retail	<ul style="list-style-type: none"> <li>Fjc studio were open to exploring retail opportunities on the ground floor plain that could interact with the B4 site. This could drive a different public domain outcome for the triangular traffic island between the one way roads. This space should be greatly enhanced as 'public domain' and should consider the interfaces between B4 and B6.</li> </ul>
Services	<ul style="list-style-type: none"> <li>The Panel noted that the junctions in the south-west corner result in a large undefined space, which fjc studio confirmed as plant space.</li> <li>Noise concerns were raised as a possible issue with having plant floor space on every level and may require further exploration.</li> <li>The proposed service spaces were not considered a good design outcome and should either be reconsidered or relocated.</li> </ul>
Lift Lobbies	<ul style="list-style-type: none"> <li>Privacy issues for units adjoining lobbies need to be addressed.</li> <li>It was noted that lobby entrances are restricted on the eastern side due to the neighbouring public open space and significant level changes.</li> <li>The separate pool lobby needs further refinement as it currently is not clearly noticeable or defined from the public domain. The extent of the precinct wide access to the pool and recreation area needs to be agreed with the proponent.</li> <li>The order and legibility of discrete lobbies requires refinement; it is noted that they do not appear to follow the typical lobby slots in the building, which would otherwise serve as clear markers.</li> </ul>
FSR	<ul style="list-style-type: none"> <li>The Panel noted that further clarification is required on FSR across the precinct.</li> </ul>

Table 1 – Panel Endorsement			
Juror	Position	Signature	Date
Esther Dickins	DPHI Representative		29.01.2025
Chris Johnson	Proponent Representative		29.01.2025
Bob Nation	Proponent Representative		29.01.2025
Brendan Randles	City of Parramatta Council Representative		29.01.2025
Rory Toomey	Chair & GANSW Representative		15.01.2025

## Melrose Park Design Review Panel

<b>Date:</b>	<b>Thursday 23 January 2025: 9.00am – 5.00pm</b>
<b>Project:</b>	J000166: Melrose Park South – Public Landscape, Building B1, Building B2, Building B3, Building B4, Building B5, and Building B6.
<b>Meeting:</b>	Design Review Panel No. 2
<b>Location:</b>	Holdmark Offices Level 42, 2 Chifley Square, Sydney NSW 2000

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<b>Attendees</b>	
<b>Panel:</b>	Rory Toomey (Chair), Esther Dickins, Chris Johnson, Bob Nation and Brendan Randles
<b>Holdmark:</b>	Fred Samaha
<b>Parramatta Council:</b>	Marco Marin
<b>DPHI</b>	Andy Nixey (online)
<b>Architects:</b>	Arcadia Landscape Architecture, Fender Katsalidis (FK), fjcstudio, SJB, and Fuse Architects
<b>Planning:</b>	Adrian Melo and Gabriella Taylor-Helme (TPS)

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This statement summarises the Design Review Panel’s (DRP) commentary on the material presented by Arcadia Landscape Architecture, Fender Katsalidis (FK), fjcstudio, SJB and Fuse Architects at the second DRP session held Thursday 23 January 2025. The focus of the meeting was on the overall landscape design concept, B1, B2, B3, B4, B5, and B6 sites at Melrose Park South.

The DRP session was held in person at Holdmark's office and was attended by the DRP, the design team of Arcadia Landscape Architecture, Fender Katsalidis (FK), fjcstudio, SJB and Fuse Architects as well as the Proponent, and a City of Parramatta Council representative. Representatives from GANSW were unable to attend and the DPHI representative attended online.

While the comments below provide feedback from the Panel on the individual designs, there were a few broader comments that apply to the entirety of the Melrose Park South design approach.

Key comments relating to the whole of precinct are as follows:

- The panel acknowledges there has been limited time between DRP1 and 2 and appreciates the progress of the architectural and landscape design since the last DRP however, further refinement is required. The DRP will need to review the proposals at a third session, prior to lodgement of the State Significant Development Application.
- At the next DRP a plan/s detailing overall allocation of gross floor area and resulting Floor Space Ratios are to be presented to the DRP, including clearly highlighting any shifts made between blocks since DRP2.
- The landscape and public domain design must be further developed to demonstrate how it responds to the site’s broader context. This must demonstrate consultation with Council considering a range of matters including the integration of the infrastructure works (water

management, WSUD, street trees and streetscape treatments) and what council expects for playgrounds, park inclusions and public amenities.

- The landscape must respond to the large scale of adjacent built form, which gives the precinct a decidedly urban character. A greater engagement with the precinct's future scale and character would most likely result in bolder landscape strategies that respond at a commensurate scale to the urban character anticipated. Plans and sections must include adjacent streets and built form edges showing the relationship to active uses, residential interfaces and proposed new public links. The levels of the open spaces and their relationship of the adjoining public domain with contours, must be detailed and presented at the next DRP Session.
- It is imperative that each block demonstrate a design rationale that wholistically delivers a level of diversity in the offer across the precinct catering to differing resident preferences and needs. Consider how to balance the proposed use and functions of each space, the spaces within each block and the block within the precinct, providing a general high level of amenity while limiting duplication of amenities across public and private communal spaces. The design of the communal spaces must cater for uses and functions that are ancillary and complementary to the private open spaces provided for all residents. The communal open spaces should provide for uses which cannot and should not occur in apartments.
- There is a need to co-ordinate the conceptual development of the precinct as a whole. Now that all the designs are developing, each block needs to demonstrate how its design is informed adjoining buildings. This should include questioning and reconfirming, the rational for through site connections, location of open space, orientation of units, and other critical elements.
- The prevailing stylistic approach to all public and private areas across the precinct risks the open spaces (both public and private) presenting as a monotonous continuation of spaces. Richness can be brought through balancing consistency in the public domain with diversity and specificity within the private domains.
- A consistent approach to the public domain in the southern precinct, in keeping with Melrose Park North is appropriate. The public domain is a key element in generating the overall character of the place. This should include use of the public domain materiality to provide intuitive understanding and definition of public access areas within private lots. The detailed design of the public domain must, however, respond and adapt to its immediate context without a slavish approach in applying the design of the northern public domain areas. It is noted that the design of the northern open spaces show consistency of materiality and character but also varied responses to immediate context, levels, uses etc across the different spaces.
- The Panel questions the level of consistency in the landscape form and character proposed across quite unlike private and public spaces and between each block with their varied architectural designs. The radically different requirements of private communal courtyards compared to public parks and links, should be reflected in varied landscape outcomes. The design for each block needs to demonstrate a specific respond to the architecture of each building (in keeping or in contrast) and the application of detailed analysis of each space (sun/shade, views, privacy, noise, access, adjacencies, functions etc).

**Arcadia Landscape Architecture – Landscape Design**

<p><b>General</b></p>	<ul style="list-style-type: none"> <li>• The Panel acknowledged that meetings are to be held with Council and that the design of the open spaces will be further progressed to ensure a consistent and holistic approach to the provision of facilities and amenities within the public open spaces will be achieved.</li> <li>• The landscape spaces within each block need to be developed to demonstrate a specific language and function unique to the micro context and surrounding architecture.</li> <li>• The materiality and character of publicly accessible spaces within private blocks, should be distinct from resident only areas, this access is intuitively understood.</li> <li>• The number of communal open spaces incorporating purpose built playgrounds is questioned given there are public parks close by including significant play areas. This does not preclude the inclusion of playful elements and opportunities for free and flexible play should be included. Opportunities for residents of all ages to engage in activity is encouraged. The extent should consider the anticipated demographics, noting that this will evolve over time. City of Parramatta Council may assist.</li> <li>• The communal open spaces should be designed to be flexible, permitting a wide range of functions and uses. These spaces should not be over designed, limiting the evolution and adaption of use over time. The scale of each use/space should be carefully considered.</li> <li>• The integration of the broader open space to be delivered under the State Significant Development Applications with the Infrastructure DA under considered by Council, needs to occur. This should include aligning location of entries and exits (pedestrian and vehicular) with the overall design of the streets. This should consider location of trees, services, stormwater pits, kerb crossings and drop offs. The design of the public landscape must lead the engineering response.</li> </ul>
<p>East West Link (north of B1 and B2)</p>	<ul style="list-style-type: none"> <li>• Building design and basement locations must prioritise the retention of trees along the northern link. Tree retention was the reason for the removal of vehicles from this link, and the removal of trees determined by an arborist to have a good Safe Useful Life Expectancy (SULE) is not supported.</li> <li>• The link requires careful consideration of how dwellings interfacing to its south enhance the link and improve safety through casual surveillance while achieving privacy, solar access and internal amenity.</li> <li>• The next DRP session needs to include sections through the link at various locations, detailing how the East West Link functions across its entire length. As noted these can be sketches.</li> </ul>

	<ul style="list-style-type: none"> <li>• Details of the landscape design of this space are to be presented. It is recommended that the public domain character and materiality be clearly incorporated to define its public nature.</li> </ul>
Public Open Spaces (OS3 and OS4)	<ul style="list-style-type: none"> <li>• The design should be informed by a detailed site analysis and the next round of drawings must clearly develop the infrastructure elements including channels and basins within the landscape design as noted in the infrastructure DA.</li> <li>• The parks will require reconsideration, once the community/council requirements for use and inclusions have been clarified.</li> <li>• The design of the public parks should take into consideration the highly urban nature of the broader precinct. They will be framed by large buildings which should be considered and reflected in the design.</li> <li>• The proposed open spaces do not exist in isolation, but form part of a network of connected by walking and cycling paths. The design needs to demonstrate how they are responding to the broader network of open spaces both within and surrounding the sites.</li> <li>• Western Sydney sites need significant shade from landscape to help lower the heat island effect. The shadows from the adjoining buildings must influence the design of the open space including location of active and passive spaces, along with the provision of new canopy trees which take time to mature. This must be presented at the next DRP Session.</li> <li>• The design of the open spaces should think about the function and use of the spaces encourage use throughout the day/week/year including demonstrating how all age groups (infants, young children, teenagers, adults and older people) and various cultural needs (use by large groups, small groups and individuals) are accommodated.</li> <li>• The retention of existing trees wherever possible should be prioritised. The unnecessary removal of safe/healthy trees is not supported.</li> </ul>
Wharf Road Gardens (OS1 and OS2)	<ul style="list-style-type: none"> <li>• The design intent is understood to be a continuation of the northern portion of this linear park. The interpretation of this should be checked as the current design is not as responsive to the micro context as the design of the northern portion and some key elements that define the character eg the form of the seating nooks, is not being applied consistently.</li> <li>• Clarity and intention of the accessibility, form and location of paths, locations for crossing points, seating nooks, shelters/picnic settings (if any), areas of planting and grass, retention of existing trees and integration of the swale needs to be demonstrated.</li> <li>• The landscape architects and architects should engage collectively to ensure a positive relationship between the public open space and the resolution of the adjacent development blocks.</li> </ul>

	<ul style="list-style-type: none"> <li>• It is noted that the swale shown in the infrastructure DA says it is to be refined with the landscape design of the space. This is an opportunity.</li> <li>• The Panel notes that the footpath along Wharf Road is also to be upgraded and its form should be clarified.</li> </ul>
Rooftop Open Spaces	<ul style="list-style-type: none"> <li>• The inclusion of rooftop open spaces in many of the buildings is supported by the Panel. However, the extent/number of these spaces should be considered further. It must be clarified which rooftops are for the residents of the block and which contain shared amenities. The equity and accessibility for the defined user group must be strongly considered.</li> <li>• The design must ensure that the spaces are flexible and versatile. Communal open spaces that incorporate a range of different facilities are more likely to be used by residents. Therefore, inclusion of toilets, BBQ facilities, storage etc. is required.</li> </ul>
Links and connections	<ul style="list-style-type: none"> <li>• A whole of precinct consideration of links and desire lines needs to be undertaken. This must consider existing and future pathways and desire lines to inform links and connections within buildings and will help define which of the through site links should be public or private.</li> <li>• The panel strongly recommends that the proponent and Council reconsider the need for the provision of vehicles alongside the future Parramatta Light Rail alignment. The provision of cars results in an isolated traffic island between B4 and B6 which is poorly resolved. The proponent's alternate scheme for the large traffic island in the eastern precinct has potential merit that should be further considered. It is noted that this would ensure the retention of a significant number of trees which is strongly supported.</li> </ul>
WSUD	<ul style="list-style-type: none"> <li>• The Panel noted that the civil engineers have prepared a water management plan as part of the infrastructure DA and that this includes the delivery of the streets in accordance with Council's requirements. However, given the size of the precinct, this does not adequately capitalise on the potential for implementation of best practice and the inclusion of WSUD within the streetscape. The Panel urges the applicant and Council to further progress the design of the public domain to ensure that WSUD and Urban Heat effects are appropriately considered and responded to.</li> </ul>

Fender Katsalidis (FK) – B1 Site

	<ul style="list-style-type: none"> <li>• The introduction of an east west private link, the refinement of building language and the relocation of corner a/c rooms, partially address comments made at the previous panel meeting. However, there is still further design development required which needs to be presented to a third panel session.</li> <li>• Although flooding requirements determine the level of the north east lobby, floor levels along NSR5 and Mary Street are raised excessively above the natural ground line. Further design development is required to improve the levels resolution of the ground floor of the building with the surrounding streets. Of particular concern is the relationship of the building with the new Mary Street and location of the driveway / loading dock which results in a courtyard that is divided by a full level, with reduced open space amenity and unresolved accessibility issues.</li> <li>• Given the impacts of unresolved levels on building entries, streetscape and the communal courtyard, a review of levels, circulation and massing (including the driveway location) is highly recommended.</li> <li>• Sections need to be provided through the building and at key interfaces of the building with both public and private landscaped areas. As noted, these can be sketches.</li> <li>• While the southern East West through site link may assist in the structuring of the site, the 3m height difference to the upper communal open space, remains of concern. The accessibility between the link and the raised portion of the courtyard needs resolution. Equitable accessible routes will need to be demonstrate between all communal areas and amenities.</li> </ul>
Urban Design	<ul style="list-style-type: none"> <li>• The Panel continues to encourage the design team to better integrate architecture and landscape as a whole, including the courtyard's form and use, the interface with the northern East/West Link, the relationship to the street, resolution of entries and accessibility generally and the influence of the built form on adjacent spaces.</li> <li>• It is not clear how Level 07's north facing lowered portion is used or finished.</li> <li>• The Panel strongly encourages the design team to think about the location of the building (both horizontally and vertically) and what the best outcome for the site as a whole.</li> </ul>
Materiality	<ul style="list-style-type: none"> <li>• While the amendments to the building's expression and materiality is supported, more alignment between the building expression and structure is encouraged.</li> </ul>
Communal Rooftop	<ul style="list-style-type: none"> <li>• The provision of rooftop communal open space is supported by the Panel. Equitable access and clear routes for all building residents needs to be demonstrated.</li> </ul>

	<ul style="list-style-type: none"> <li>• The roof feature proposed above the roof terrace on the south east corner exceeds the DCP 10 storey height, which is already exacerbated by levels raised above the natural ground line. A redistribution of roof terraces as recommended above may address this apparent height exceedance.</li> <li>• The Panel notes that the PLEP 2023 (see cl5.6) allows for roof features to exceed the maximum building height, however this is only where the roof feature is a decorative element on the upper portion and will cause minimal overshadowing.</li> <li>• Plant at roof levels requires resolution to minimise impacts on the visual amenity to adjacent functional areas and overlooking units including the provision of PV.</li> </ul>
<p>Communal Open Space / Courtyard</p>	<ul style="list-style-type: none"> <li>• The significant changes in level results in a poor relationship between the courtyard and Aitkins Rd. This may present challenges for accessibility, which is further compromised by the splitting of the courtyard into two separate levels.</li> <li>• The design of the open spaces can incorporate straight lines, grids, curves and a range of different elements. A balanced approach to the design of the open space areas consisting of a range of elements will result in a stronger outcome.</li> <li>• The interface of the long, open western edge to the adjoining street requires careful consideration.</li> <li>• The uses and form of the communal space and the resolution of the form and character requires development in collaboration with the architect as noted in the overall landscape comments.</li> </ul>
<p><b>Lobbies, Ramps and Street Interface</b></p>	<ul style="list-style-type: none"> <li>• The design and location of the lobby and ramp entries are to be further progressed. This must include a more refined alignment with topography, including a reduction in the overall extent of ramps, privacy to adjoining units and the integration with the landscape to improve the entry experience.</li> <li>• The internal amenity of all lobbies appears compromised. The south east open lobby contains a fold back ramp and egress stair, greatly reducing physical and visual access; the southeast lobby is not legible from the public domain at all. The south west and north west lobbies are excessively raised, awkwardly shaped and require long corridor access to reach the lifts. Protruding porches do not align with building structure and appear to clash with adjacent gardens.</li> <li>• It was not clear to the panel how the lowest level of the building and communal open space area connects to the street. The delineation between the private and public open spaces and how it is achieved must be presented to the next panel session. This is to include careful consideration of the security lines and CPTED.</li> <li>• This should be demonstrated through sections that show how the building appropriately achieves a level of street interface whilst preserving privacy of ground floor units.</li> </ul>

**SJB – B2 and B3 Site**

<p><b>General</b></p>	<ul style="list-style-type: none"> <li>• The amendments to the competition winning scheme have been well considered, however there are still some matters which require further design resolution. As such, the Panel recommends that the design is presented at a third DRP meeting prior to lodgement of the DA.</li> <li>• The design of the building and basement must ensure the retention of the existing significant trees in the east west through site link north of B2.</li> <li>• The relationship between Open Space 4 and the adjacent buildings needs to be considered holistically. The panel recommends that SJB and Arcadia work collaboratively to ensure that the design of the buildings and the design of the open spaces are further developed and inform one another.</li> <li>• As the design progresses, sections detailing how the communal open spaces relate to adjacent buildings and the buildings relationship to the public domain must be provided. These may be sketches as discussed.</li> <li>• The landscape design needs to respond to the unique proposition of B2 / B3 and should demonstrate how it has been influenced by the architecture of the buildings. There was a strong character in the competition which should not be lost.</li> <li>• The Panel commends the Applicants for achieving accessible and legible street addresses to all buildings.</li> </ul>
<p>Materiality</p>	<ul style="list-style-type: none"> <li>• Privately owned communal open spaces which will be publicly accessible should ensure a continuation of the public domain materials palette to encourage use by the broader public. These spaces must be designed to be inviting to through site access.</li> <li>• The panel generally supports the proposed materials and finishes.</li> </ul>
<p>Communal Open Space / Courtyard</p>	<ul style="list-style-type: none"> <li>• The preliminary landscape design response included in the competition scheme was generally simpler, included direct sight lines and more direct landscape responses to adjacent built form to clearly define courtyard spaces.</li> <li>• The current landscape proposals have lost this clarity, do not provide clear lines of site and appear not to reinforce the form of the courtyard spaces. In addition, the courtyard spaces do not appear to respond to appropriate communal uses; it is difficult to discern where public space stops or how the public and private domains operate and are defined. The Panel therefore recommends that SJB and Arcadia work collaboratively to further refine and development the landscape designed based on that original design provided at the Design Competition phase.</li> <li>• The provision of rooftop terraces is supported by the Panel, however the next iteration of the scheme needs to clearly identify where the rooftop open spaces will be located and their relationship across both buildings. This will need to consider how</li> </ul>

	<p>access to the rooftops will be achieved through careful consideration of location of lobbies and entries to respond to desire lines and likely paths of travel across the buildings.</p> <ul style="list-style-type: none"> <li>• This should also ensure there is equity in the distribution and access of these spaces across the buildings.</li> <li>• The amenities provided within the communal open spaces (courtyard and rooftop) need to be considered holistically. If access is to be shared across buildings, blocks and/or the broader precinct, the types of facilities provided need to be balanced and not duplicated. The design of the communal spaces must cater for uses and functions that are ancillary and complementary to the private open spaces provided for all residents. The communal open spaces should provide for uses which cannot and should not occur in apartments.</li> <li>• The proposed amenities proposed at roof top level appear excessive and more aligned with a commercial proposal. A more defined and restrained programme of uses – with client commitment – is therefore required.</li> <li>• Plant at roof levels require resolution to minimise impacts on the visual amenity to adjacent functional areas and overlooking units including the provision of PV.</li> <li>• Further design of the open spaces should consider a potential simplification of the courtyard areas, removing obstacles and clutter and removing duplicate movement paths within courtyards, that appear excessive as proposed. This might provide additional usable open space to the benefit of future residents.</li> </ul>
<p>Internal Through Site Links (B2)</p>	<ul style="list-style-type: none"> <li>• Public access is not required through the courtyard space within Block B2; this would only reduce the provision of outdoor amenity for future residents.</li> <li>• While the southern east west link provides clear spatial structure, it is not necessary to provide public access. It is therefore less crucial to provide accessibility from the street, which can be facilitated with elevators within private lobbies.</li> <li>• As far as possible, the courtyard should maintain its clear 24m width, which is a DCP requirement.</li> </ul>
<p>Internal Through Site Links (B3)</p>	<ul style="list-style-type: none"> <li>• The Panel questions public access through the northern courtyard space, especially given its impacts on communal open space and the provision of an active north south street less than 30m to the east.</li> <li>• The mid site, east west through site link should be publicly accessible, however the northern and southern extensions should be private so as to optimise the provision of communal open space.</li> </ul>
<p>Retail</p>	<ul style="list-style-type: none"> <li>• Active frontages should be concentrated along the street frontages. The inclusion of retail / commercial uses within the internal courtyards may limit the viability of these tenancies.</li> </ul>

Building Height	<ul style="list-style-type: none"><li>• The scheme should consider increasing the difference in height of the tower buildings to ensure that a varied and interesting skyline is achieved across the precinct. It is noted that this may be a challenge given the limitations under the planning controls, but this should be tested and presented at the next DRP Session as part of the overall site GFA distribution exercise.</li></ul>
Façade Treatment	<ul style="list-style-type: none"><li>• The options for sun shading and balcony provision are noted. While the panel is generally more supportive of Option 2, greater refinement is required of the fins' integration within the overall composition. Further refinement is also required to consider the overall design of external spaces to avoid resultant 'dead space'.</li><li>• The further development of Option 2 must also consider how thermal heat gain in the east-west apartments are managed.</li></ul>

Fuse Architects – B4

General

- The Panel acknowledges that the competition winning scheme is continuing to evolve and benefiting from ongoing discussions with the technical consultants. The design will need however, to be reviewed by the Panel at the third DRP Session.
- The panel acknowledges clear improvements to the scheme in response to previous comments, including the inclusion of a 3.2m floor to floor height; the reduction of public access and refinement of communal open space at ground level; rationalisation of commercial spaces; refined storm water movement across the site; detailed sections of street interfaces to demonstrate DCP compliance; refined screening options; and the retention of diverse open spaces.
- The Panel supports the amendments to the north western corner in response to the Jury's comments on the winning scheme. However, the Panel recommends that the design of this space be further refined in order best to respond to its key location within the scheme and adjacent streetscape.
- In particular, a significant under croft space appears scaled only by space available rather than need and not well connected to the lobby or adjacent internal spaces. As such it could appear a little lifeless and even result in CPTED issues.
- There might also be potential for the relocation of the services and inclusion of an additional unit.

Communal Open Space /  
Courtyard / Landscaping

- The central courtyard includes a significant amount of pathways, which have been proposed in response to level changes and accessibility. However, the paths also increase hard surface and appear to compromise the quantity and quality of usable open space. This is further exacerbated by the range and extent of planters proposed, which clutter the courtyard and block clear sight lines.
- The east west public link also features planter beds and water features, which may block physical and visual access and appear at odds with its quite civic role.
- Similarly, the communal plaza proposed at the southern end of the north south street – an alternative proposal that may work in principle – does not respond to or extend the street's civic character. Instead of extending the street's tree alignment and civic character, organic shaped raised planters and other elements are proposed which do not reinforce its spatial qualities or address its functional requirements. It is unclear what, if any, traffic movements are accommodated in the design.
- It is recommended that a holistic plan detailing the range and type of open spaces and their associated uses be presented to the panel. The proposal must ensure that a range of spaces are provided that meet the needs of future residents. Equity in the

	<p>distribution of these spaces across the proposal must be achieved. This may result in a simplification and consolidation of the type of facilities and uses provided within the courtyard, rooftop spaces, and other communal spaces provided across the building.</p> <ul style="list-style-type: none"> <li>• The progression of the design of the internal waterway is strongly supported by the Panel, however it is acknowledged that the design is undergoing further refinement and will be presented to the Panel at the next session. The design should respond to its constructed nature.</li> </ul>
<p>Relationship with adjoining buildings</p>	<ul style="list-style-type: none"> <li>• It is not clear from the presented information how the proposal has responded to the adjoining buildings. In particular, the design of B4, B5 and B6 needs to be co-ordinated across these buildings.</li> </ul>
<p>Ground floor interface</p>	<ul style="list-style-type: none"> <li>• The Panel supports the overall design of the 'stoop' apartments at ground floor, however it is noted that these are not compliant with the DCP and result in encroachments into the front setback. Further explanation and possible justifications for this are required. This approach could be supported by the Panel but it is noted that this would be subject to merit assessment by the Department of Planning, Housing and Infrastructure.</li> <li>• Additional detail regarding the extent and compliance of deep soil are to be presented at the next Panel meeting for further consideration.</li> <li>• Additional sections are to be provided detailing the buildings relationship with the ground level of the adjoining public domain. This is to demonstrate appropriate privacy levels for future residents and acceptable levels of deep soil being achieved. As discussed, sketches are suitable.</li> </ul>

**Fender Katsalidis (FK) – B5**

- The formerly proposed courtyard was compliant with the DCP, but its excessive width lead to increased building heights (to accommodate yield in restricted built form) and exacerbated the courtyard's poor eastern interface with natural ground. The reconfigured massing is therefore supported in principle, especially as it reduces building height, improves the courtyard interface with Wharf Road and increases solar access to Site B6. It is also acknowledged that the amendments to the building form establishes a clear rhythm for both B5 and B6 along Wharf Road.
- However, the revised massing greatly reduces courtyard width - especially at its southern end, reduces street continuity along EWR9 and results in southern entries that appear unresolved with the street or adjacent courtyard. Additional design development is required to address the proposal's response to interfaces with streets, neighbours and open spaces at all boundaries.
- Additionally, the design and dimensions of the courtyard need to be further refined. Landscape appears not to help define the discrete courtyards and the ground plane fails to establish clear connectivity between courtyards and to all lobbies.
- While the Panel is generally supportive of the massing and materiality illustrated in the renders; these will need to be updated to address the issues identified elsewhere in these notes.
- The proposed reconfiguration will result in additional units orientated towards one another over the north south courtyard. This must be further refined and considered as the design progresses, recognising that this may result in significant amenity issues for future residents.
- The relationship of the proposed buildings to the public domain and internal courtyard needs to be further refined and presented to the DRP.
- It is acknowledged that the proposal has staggered the western façade to achieve greater amounts of sunlight. This results in north facing windows looking into balconies of adjacent units. Aside from fire separation issues, this measure will introduce acoustic and visual privacy issues, which is a poor outcome. Considering the minimal solar access gained and the significant amount of GFA lost through stepping, it is recommended that the north west corner be rationalised and simplified.
- The panel notes that the DCP allows for some flexibility with the application of the Apartment Design Guide, especially regarding solar access which in most cases, requires an extension of hours to achieve compliance. It is also acknowledged that the DPHI will ultimately need to determine whether ADG departures are acceptable based on a merit based argument.
- The proposal will need to be reviewed by the DRP at the next session prior to lodgement.

	<ul style="list-style-type: none"> <li>Request that detailed proposals for the connectivity between the upper and lower courtyards together with the relationship between the street and adjacent courtyard levels must be provided at the next DRP Session.</li> </ul>
Communal Open Space / Courtyard / Landscaping	<ul style="list-style-type: none"> <li>The Panel notes that the reconfiguration of the courtyard space has potential to support the delivery of two separate courtyards, each with their own discrete function. The design of these spaces needs to be further refined and presented to the Panel at the next session.</li> <li>While the provision of a rooftop terrace is supported, access to it for all residents requires greater consideration.</li> <li>The amenities and functions provided within the communal open spaces (courtyard and rooftop) needs to be considered holistically. If access is to be shared across buildings, and the broader precinct, the types of facilities provided need to be balanced and not duplicated. The design of the communal spaces must cater for uses and functions that are ancillary and complementary to the private open spaces provided for all residents. The communal open spaces should provide for uses, which are specific to residents' needs but cannot occur in apartments.</li> </ul>
Building Entries	<ul style="list-style-type: none"> <li>Acknowledging the time constraints between DRP 1 and 2 and the major changes to built form, the amenity of entry lobbies still requires significant improvement. The south east lobby's relationship with the street is indirect and is accessed from a the courtyard with limited connection to the lift lobby. The north east lobby is compromised in proportions and connects to the lift lobby via a narrow doorway.</li> <li>Design refinements should aim for improved connection and relationship of these lobbies (visual and physical access is currently blocked by a large planter bed). Both lobbies, the courtyard and its interface with the adjacent street need to be redesigned.</li> <li>Explore opportunities to provide access from the south eastern building to the large courtyard at Level 1.</li> <li>It is not clear why a combined lobby with corridors to discrete lift cores, rather than two directly accessed lobbies are proposed for the building entries along the northern frontage.</li> <li>The north facing lobby requires review - an apartment door on its main wall, corridor access to the eastern lobby, and narrow access to the courtyard and western lobby are all compromising the clarity of this space. While it may be large, it is misaligned with building expression - review the design to improve its legibility and create a coherent relationship with discrete lift lobbies, providing views through to the courtyard where possible.</li> </ul>
Interface with Ground	<ul style="list-style-type: none"> <li>The proposal's interface with the surrounding public domain requires further refinement. As proposed, west facing units are raised excessively above adjacent street levels, which is</li> </ul>

unacceptable. To allow for a better interface with site and adjacent topography, a number of design strategies are recommended including the breaking down of built form into smaller elements (which can step independent of each other) and the stepping of ground levels of individual units while maintaining consistent levels above. Both these strategies have been more successfully employed on proposals for sites B2, B3 and B4 while these also have room for further improvement.

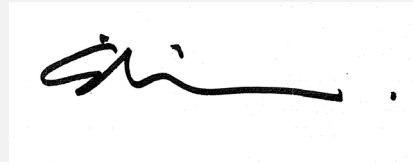




- Lobby access should minimise ramping within the front setback.
- The DCP recommends that ground levels of individual apartments should not exceed a maximum 800mm height above natural ground level.

## fjcstudio – B6 Site

## General

- The proposal presented at DRP 2 was largely unchanged from DRP 1, with the exception of additional detailed ideas on façade articulation, fenestration, sunshading, privacy fins and possible location of balconies.
- Massing, building separation, entries and street interfaces and overall arrangement of built form on the B6 site were undeveloped since the last presentation to the DRP.
- Concerns raised in DRP 01, therefore still apply, with the key change under consideration at DRP 2 being the introduction of a north south courtyard to Block B5 to the north and the resulting opportunities for B6 to respond.
- The major issue identified by the DRP is the capacity of the B6 site (smaller than B4 and B5 and irregular in shape) to achieve the desired density while achieving design excellence. It is the understanding of the DRP that investigations into sharing and redistributing GFA with other blocks in the eastern precinct may relieve pressure on B6.
- The design team are required to focus on these broader concerns before the panel can provide meaningful and substantive comments on detail.
- In the current DRP 2 configuration, departures from the Reference Design and DCP envelopes are not clearly seen to be achieving improved amenity and spatial quality. The proposed massing and building separation needs to be interrogated in terms of how it improves on the reference design and the outcomes clearly illustrated and argued, with particular regard to the updated massing of B5.
- The proposed B6 courtyard dimensions and orientation are currently requiring significant mitigation strategies at a detailed level to afford basic privacy, outlook and solar access to dwellings. These simple amenity and performance considerations are fundamental to design excellence and a high standard must be met.
- A more developed ground plane drawing, fundamental to understanding the proposal, and was not available at DRP 2. Relationships to streets, neighbours and key public domain areas including the light rail corridor and OS2 had to be discerned from views of a 3D model. More and clearer drawings are needed at DRP 3.
- Significant work is still needed to demonstrate how the courtyard will function as a central communal space, providing light, outlook, views and connections from within and outside the development.
- The possibility of an additional break in the built form and a resultant southern link between OS2 and the courtyard should be explored and clearly presented at DRP 3.

	<p>The panel has confidence in the design team’s ability to deliver a highly refined and well resolved proposal but the fundamental aspects of the proposal, illustrated with plans, sections, elevations, sketches, diagrams etc is required in the first instance.</p>
Communal Open Space	<ul style="list-style-type: none"><li>• The landscape design is to be further progressed noting the above comments regarding building form. Please refer to the general landscape comments above to inform the development of the landscape and communal open spaces.</li></ul>

Table 1 – Panel Endorsement			
Juror	Position	Signature	Date
Esther Dickins	DPHI Representative		31.01.2025
Chris Johnson	Proponent Representative		31.01.2025
Bob Nation	Proponent Representative		31.01.2025
Brendan Randles	City of Parramatta Council Representative		31.01.2025
Rory Toomey	Chair & GANSW Representative		31.01.2025

## Melrose Park Design Review Panel

<b>Date:</b>	<b>Friday 21 February 2025: 8.30am – 1.30pm</b>
Project:	J000166: Melrose Park South – Public Landscape, Building B4, Building B5, Building B6
Meeting:	Design Review Panel No. 3
Location:	Holdmark Offices Level 42, 2 Chifley Square, Sydney NSW 2000

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<b>Attendees</b>	
Panel:	Rory Toomey (Chair), Esther Dickins, Chris Johnson, Bob Nation and Brendan Randles
Holdmark:	Fred Samaha
Parramatta Council:	Jan McCredie
DPHI	Andy Nixey (online), Charbel Touma (online)
Architects:	Arcadia Landscape Architecture, Fender Katsalidis (FK), fjcstudio and Fuse Architects
Planning:	Adrian Melo and Gabriella Taylor Helme (TPS)

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This statement summarises the Design Review Panel’s (DRP) commentary on the material presented by Arcadia Landscape Architecture, Fender Katsalidis (FK), Fuse Architects and fjcstudio at the third DRP session held Friday 21 February 2025. The focus of the meeting was on the overall landscape design concept, B4, B5, and B6 sites at Melrose Park South (East).

The DRP session was held in person at Holdmark’s office and was attended by the DRP, the design team of Arcadia Landscape Architecture, Fender Katsalidis (FK), Fuse Architects and fjcstudio as well as the Proponent, and a City of Parramatta Council representative. Representatives from DPHI representatives attended online.

### **Statement of Design Excellence**

The consideration of whether the designs of Melrose Park South (East) are capable of achieving design excellence was discussed at the conclusion of the Design Review. Matters for resolution and concluding statements are provided below. Subject to the following matters being resolved, it was determined that some buildings and the landscape proposals are capable of achieving design excellence.

Further commentary in the tables provide detailed feedback from the Panel on each individual design.

### **Overall**

- The conceptual block layout and massing, inclusive of landscape is capable of achieving design excellence subject to further refinement.
- Across all sites, the Panel wishes to see further integration of the architectural design with the landscape.

- The Panel notes that following the lodgement of the SSDAs with DPHI, there will likely be additional DRP sessions to further confirm that the proposal as submitted is capable of achieving design excellence, through the appropriate resolution of the matters detailed within this report.
- The Panel request greater consideration of the relationship between the design teams for both B5 and B6, in particular along EWR9 (located between the two blocks).
- The Panel understands that there is a separate Infrastructure DA that includes NO vehicular access onto Waratah Street south of Mary Street; given the anticipated population and requirements of drop off, collection and servicing, this is of great concern. This would also isolate a section of Waratah Street as it would become inaccessible; this section of Waratah Street is flanked by well established canopy trees. The Panel strongly opposes the unnecessary removal of established canopy trees along the extension of Waratah Rd (NSR3), immediately south of Block B4 and B6.
- The joint issues of adequacy of vehicular movement; impacts on pedestrian and residential amenity (drop off and collection), provision of access for servicing and the fate of well established trees along this crucial interface appear unresolved. It is therefore recommended that a meeting between TfNSW, City of Parramatta Council and Holdmark be organised as soon as possible to ensure that a high quality public domain outcome is achieved to support the level of density and quality of development proposed.

#### **Landscape (OS1, OS2, and OS3) (Arcadia)**

- The updated design of the public spaces has addressed the Panel's previous advice generally, however there remain aspects of the design which require further refinement, particularly OS3. The design requires more development to demonstrate it is capable of achieving design excellence. The Panel requests that further revised plans are prepared for review prior to the lodgement of the State Significant Development Application with DPHI.

#### **Building 4 (Fuse Architects)**

- The proposal has continued to evolve, with the integration of the landscape and building strongly achieved by the design teams.
- The Panel supports the proposal and confirms that the design is capable of achieving design excellence and is supported to progress to lodgement of the SSDA subject to detailed commentary below.

#### **Building 5 (FK)**

- The Panel supports the separation of the L-shaped buildings, noting the considerable improvements that are possible in the amended layout. However, the proposal requires further design refinement to address the following key elements:
  - Greater consideration of the lobbies locations ensuring that they are legible, generous and sensibly connected to the lift cores, ensuring that they are intuitive and comply with CPTED.
  - The relationship with the southern buildings and EWR9 needs to be greatly improved; the current proposal fails to facilitate high quality access to both

- lobbies, achieve a legible and well resolved courtyard and appropriately relate to and activate street EW09.
  - Greater co-ordination between B5 and B6 and the respective approaches of these buildings to the dividing street must be developed.
  - The co-ordination between built form and landscaping must be improved. The current central courtyard spaces lack legibility and identity as proposed and would benefit from greater spatial definition and purpose.
- The current scheme is not considered by the Panel as capable of achieving design excellence, however the reconsideration and resolution of the address and resolution of the cores / lobbies would reverse this position, along with refinements to the interface with EW09. The Panel requests that further revised plans are prepared for review prior to the lodgement of the State Significant Development Application with DPHI.

### **Building 6 (fjcstudio)**

- The Panel commends the introduction of breaks between built form elements and revised massing of the design. The panel also supports the legibility of entries throughout the scheme and is broadly supportive of the eastern entry access across public space OS2; this needs to be carefully managed and detailed to ensure that it contributes to - rather than detracts from - public amenity.
- The proposal requires further design refinement to address the following key elements:
  - The base of the buildings includes apartments raised significantly above natural ground in the north west and south east corners of the site; this reduces activation to EWR9 and public domain to the south.
  - Greater clarity should be achieved in the courtyard central space, where all four entry points meet. The co-ordination between the buildings and landscaping must be improved.
  - Greater co-ordination between B5 and B6 and the respective approaches of these buildings to the dividing street must be improved.
- The Panel supports the proposal generally, confirms that the design is capable of achieving design excellence and is supported to progress to lodgement of the SSSA subject to detailed commentary below.

### **Arcadia Landscape Architecture – (OS1, OS2 + OS3) Landscape Design**

#### General

- The approach to landscape has improved since the last review of the proposal by the Panel.
- The Panel asks that all open space design packages include at least one overarching plan that show all open spaces in their totality. Sections showing the adjacent building heights, forms and relationships to the open space must be provided. Views at eye level from adjoining public spaces and within the parks must be provided.
- The design and resolution of OS3 needs to holistically consider the areas adjacent to Parramatta River. The future open spaces will not exist in isolation but will form part of a

	<p>network of green spaces adjacent to Parramatta River. The higher level pedestrian route should be connected and not severed by basin maintenance paths.</p> <ul style="list-style-type: none"> <li>• Consider numbers of people using the space and size of paths particularly at street and entries and desire lines.</li> </ul>
OS2	<ul style="list-style-type: none"> <li>• The large, paved space at the end of OS2 which is utilised as access to the blocks and a staying point for light rail users whilst waiting needs to be further resolved. It is not clear what the purpose of this space is, what the scale of the space should be.</li> <li>• Consideration should be given to the detention basin, specifically as to whether it is better for people to walk across it or around it (as proposed in Melrose Park North).</li> </ul>
OS3	<ul style="list-style-type: none"> <li>• More clarity should be provided regarding the role of OS3 in the precinct and its specific uses. There is a relationship to the northern precinct, riverfront, school, light rail and retail in B4. This Consideration of inclusion of play or similar amenities could be part of this.</li> <li>• The 6m wide north-south connecting pathway is a significant connection through and to the open space from the north and should be responded to appropriately as an important nodal point.</li> <li>• How the space works with the desire line to the retail space in B4 and the light rail needs further consideration.</li> <li>• It is noted that confirmation is still being sought regarding whether an amenities block will be provided within the open space.</li> <li>• Vehicle maintenance access should be combined with the pedestrian pathways to reduce unnecessary hard surface, to contain undue impacts of servicing on landscape and to ensure that visual and physical quality of the termination of the adjoining North-south street is prioritised.</li> </ul>
First Nations	<ul style="list-style-type: none"> <li>• Conversations and engagement with the First Nations advisor should be ongoing and result in a direct influence into the design of the open spaces.</li> </ul>

### Fuse Architects – B4 Site

General	<ul style="list-style-type: none"> <li>• The Panel is comfortable with the design development and resolution of the proposal generally. The Panel is impressed by the level of detail consideration being given to the project's key aspects and notes the successful integration of architecture and landscaping.</li> <li>• The panel is confident that good neighbourhood scale with well considered lively spaces is being achieved.</li> </ul>
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	<ul style="list-style-type: none"> <li>• The clear entries and step backs from the street are good from a CPTED point of view.</li> <li>• The choice to separate the elevators for pool and building specific access is supported.</li> </ul>
Access	<ul style="list-style-type: none"> <li>• The accessible travel path into the foyer on the NW corner could be more direct to the lobby while enhancing the privacy of the adjoining unit. Refinement would be positive.</li> </ul>
Retail	<ul style="list-style-type: none"> <li>• The split level, stepping retail tenancies are of concern, as they may impact on flexibility and feasibility of these spaces to accommodate a variety of uses.</li> <li>• Massaging of ground levels at both the upper and lower interfaces could reduce the extent level difference allowing for a better resolution of levels within retail spaces and the surrounding public domain.</li> </ul>
Gym location	<ul style="list-style-type: none"> <li>• Currently, the gym location takes a big part of the façade and at a key location in the tower, although the interface with the rooftop is positive. The gym could be relocated where residential units are more compromised, leaving this prime space for units.</li> </ul>
Corridors / circulation	<ul style="list-style-type: none"> <li>• The current length of the corridors is excessive. The Panel recommends that further design refinement reduce their length where possible and the ends of all long corridors be opened up for light, air and outlook.</li> </ul>
Rooftop open spaces	<ul style="list-style-type: none"> <li>• The rooftops are improving, though there is a lot of perimeter landscape. This should be varied for where it is good to have a view out versus where the space is better setback from the edge.</li> <li>• Spaces need further development and refinement generally.</li> </ul>

### FK – B5 Site

General	<ul style="list-style-type: none"> <li>• The separation of the built form into three separate buildings is supported by the panel. This is a positive step forward for the design.</li> </ul>
Relationship to street level	<ul style="list-style-type: none"> <li>• There are still many instances (such as on the south east corner) where ground levels are raised high above natural ground levels. The separation of built form should allow greater flexibility to respond to ground levels in specific places.</li> <li>• The relationship with street EWR9 is poorly resolved as proposed. Reconsider the relationship of entries to the street and resolve the secure line in a civic and thoughtful way. To resolve the southern interface, the role of any open space in this location should be clarified, entries</li> </ul>






	<p>better situated and streetscape given greater consideration.</p> <ul style="list-style-type: none"> <li>• There is currently little activation of the corners. More activation via apartments would make these areas safer.</li> <li>• Street EWR9 needs further consideration, creating a spatial outcome that provides a meaningful entry and address and that enters into a relationship with the space across the road to the south. This resolution should involve coordination between the architects of B5 and B6.</li> <li>• The relationship of B5 and B6 to the street and one another needs significant further resolution and co-ordination between the design teams including both architecture and landscaping.</li> </ul>
Lobby entry, Access	<ul style="list-style-type: none"> <li>• The arrival points into the buildings should be thought of as an important experience, one to be celebrated in the architecture. While clarity and legibility are crucial, it is also important that they are comfortable, accessible, logically located and where possible afford views through to landscape.</li> <li>• The two southernmost buildings are struggling to resolve the relationship between entries, lobbies, lift cores and circulation. Their current configuration raises CPTED issues. In a high-quality development with the amount of density proposed, the lobbies need to be high performing, generous, legible from the street with a strong sense of arrival. These lobbies should have a strong sense of identity, be fully accessible and appropriately scaled.</li> <li>• The panel strongly recommends that the design team reconsider the configuration of south facing spaces, especially relating to use, role, character and where secure lines should be located.</li> <li>• Mary Street could have direct access, which may allow people to look through to the courtyard.</li> <li>• The proximity of the lift to the lobbies is important as a poor relationship disorients residents and visitors.</li> </ul>
Cross Ventilation	<ul style="list-style-type: none"> <li>• Further evidence is required to demonstrate that the proposal can achieve compliance with the ADG's cross ventilation requirements.</li> </ul>
Landscape and courtyards	<ul style="list-style-type: none"> <li>• The Panel notes that the landscape design is developing and that there is a need for ongoing co-ordination between the landscape and architecture.</li> <li>• While an L-shaped garden is proposed, further articulation is required to better relate the landscape to the built form surrounding it; this could result in two or three spaces at different levels with clearer spatial definition and a more distinctive character of each space.</li> </ul>

- The secure lines for the communal spaces and private spaces need to be carefully considered to ensure that spatial generosity is maintained and the fences are not excessively visually or physically intrusive .
- In particular, it is noted that there appear to be several stairs with prominent gates at the top. Interfaces should be carefully designed and integrated to intuitively define public and private and positively enhance CPTED.
- The stairs to and from the courtyards should consider reducing the number of long flights and the riser/run proportions as more gentle level changes within the landscape as opposed to architectural stair proportions.

### **fjcstudio – B6 Site**

General	<ul style="list-style-type: none"> <li>• The amendments to the scheme have improved the proposal significantly. The Panel is supportive of the building breaks and increased separation.</li> <li>• Ongoing integration of landscape and architecture is required, noting that the courtyard area is still developing.</li> <li>• The integration of the overland flow elements into the open spaces are not clearly understood by the panel and at this stage, these need to be explained in order to establish the panels support or otherwise.</li> <li>• The development of the internal language is intriguing and positive. The expression of the difference between the internal and external architectural conditions is supported.</li> <li>• The northern frontage and relationship between B5 and B6 warrants careful resolution and thoughtful co-ordination between the design teams including both architecture and landscaping.</li> </ul>
Activation	<ul style="list-style-type: none"> <li>• The northern street interface along EWR9 must prioritise activation. However, corners along EWR9 are both inactive - the proposal includes a ground level 1.8m above street level on the north east corner and a north east corner ground level below grade. Greater refinement is therefore required.</li> <li>• While a stepped garden may result in good amenity, a similar response is proposed opposite on site B5, which may be a poor outcome for the street. More coordination is therefore required to ensure that street activation and definition is provided.</li> </ul>
Access / entries	<ul style="list-style-type: none"> <li>• The legibility of entries is good generally.</li> </ul>

	<ul style="list-style-type: none"> <li>• Building entries across OS2 need a different treatment to the COS entry on block B5 in terms of scale, prominence and clarity of street address.</li> </ul>
Building Separation	<ul style="list-style-type: none"> <li>• The narrow gaps between buildings need further thought, with greater consideration given to the extent of level changes within these spaces, the materiality of the adjoining walls and the approach to landscape.</li> <li>• The spatial quality of the 'canyons' between the different building blocks is something that needs to be made to feel important, intended and consequential</li> <li>• These narrow spaces can still be appealing and inviting with appropriate design resolution.</li> <li>• The narrow nature of the stairs risk them not being inviting for use and the Panel notes that FJC are currently testing solutions, celebrating the proportions of the spaces and the vertical journeys.</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>• The belvedere between Blocks B and C and out to OS2 to the east needs to be better explained / resolved with the function and form of this space not clearly understood by the panel.</li> <li>• Greater attention is required for the passive versus active activities in the open spaces,</li> <li>• The Panel questions what the requirement of the overland flow is. Thought and reasoning should be put to the ephemeral or not nature of this gesture, and how it is experienced and also maintained.</li> <li>• The joint arrival and meeting point of the 4 entrances should respond with more celebration. This needn't be the biggest gesture, but it should be friendly and allow for opportunities to perch and seek sunlight.</li> <li>• The stepped terraces to the north of the block need to demonstrate a relationship with EWR9 (street to the north) and allow public understanding of this north facing green space.</li> </ul>

Table 1 – Panel Endorsement			
Juror	Position	Signature	Date
Esther Dickins	DPHI Representative		28.02.2025
Chris Johnson	Proponent Representative		28.02.2025
Bob Nation	Proponent Representative		28.02.2025
Brendan Randles	City of Parramatta Council Representative		28.02.2025
Rory Toomey	Chair & GANSW Representative		28.02.2025

## Melrose Park Design Review Panel

<b>Date:</b>	<b>Friday 14 March 2025</b>
Project:	J000166: Melrose Park South – Public Landscape, Building B4, Building B5, Building B6
Meeting:	Design Review Panel No. 3 – Post Meeting Advice

This statement summarises the Design Review Panel’s (DRP) commentary on the amendments proposed to B5 and B6 by Arcadia Landscape Architecture, Fender Katsalidis (FK), and fjstudio following the third DRP session held Friday 21 February 2025.

At the third DRP Session, the Panel advice provided:

- *Overall - The Panel request greater consideration of the relationship between the design teams for both B5 and B6, in particular along EWR9 (located between the two blocks).*
- *Building 4 (FK) - The current scheme is not considered by the Panel as capable of achieving design excellence, however the reconsideration and resolution of the address and resolution of the cores / lobbies would reverse this position, along with refinements to the interface with EW09. The Panel requests that further revised plans are prepared for review prior to the lodgement of the State Significant Development Application with DPHI.*

The Panel has reviewed the additional information comprising:

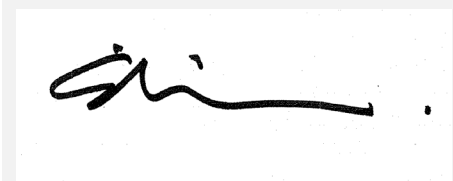


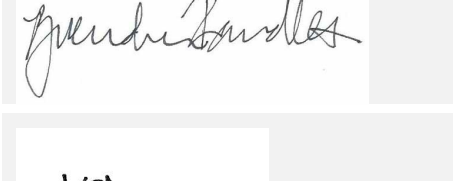

- ‘B5 & B6 Interfaces to EWR9’, issued to the Panel on 11 March 2025;
- The revised floor plans for B5 dated 25 February 2025 including drawings DA-E-B5-AR-099, DA-E-B5-AR-100, and DA-E-B5-AR-103, issued to the Panel on 26 February 25.

The Panel confirms that the amendments are an improvement, noting that:

- The proposal achieves an improved interface with EWR9 (street between B5 and B6), through a shared landscape response and the creation of both private and public moments for rest and respite.
- Street facing apartments in both B5 and B6 should be maximised east and west of the courtyards where possible.

The Panel notes that the broader design for the precinct continues to evolve to address the matters raised by Panel. The Panel also notes that the designs will be further progressed to address the matters detailed within this report. Following the lodgement of the SSDAs with DPHI, there will be additional DRP sessions for the Panel to further confirm that the proposal is capable of achieving design excellence.

As such, the Panel supports the amendments submitted by the design teams and acknowledges that the designs for B5 and B6 are capable of achieving design excellence and are supported to progress to lodgement of the SSDA.

Table 1 – Panel Endorsement			
Juror	Position	Signature	Date
Esther Dickins	DPHI Representative		17.03.2025
Chris Johnson	Proponent Representative		17.03.2025
Bob Nation	Proponent Representative		14.03.2025
Brendan Randles	City of Parramatta Council Representative		14.03.2025
Rory Toomey	Chair & GANSW Representative		14.03.2025

## Melrose Park Design Review Panel

<b>Date:</b>	<b>Thursday 27 March 2025</b>
Project:	J000166: Melrose Park South – Public Landscape – OS1, OS2 and OS3
Meeting:	Design Review Panel No. 3 – Post Meeting Advice

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This statement summarises the Design Review Panel’s (DRP) commentary on the amendments proposed to OS1, OS2 and OS3 by Arcadia Landscape Architecture following the third DRP session held Friday 21 February 2025.

At the third DRP Session, the Panel advice provided:

- *The updated design of the public spaces has addressed the Panel’s previous advice generally, however there remain aspects of the design which require further refinement, particularly OS3. The design requires more development to demonstrate it is capable of achieving design excellence. The Panel requests that further revised plans are prepared for review prior to the lodgement of the State Significant Development Application with DPHI.*
- OS1 – No specific advice provided
- OS2:
  - *The large, paved space at the end of OS2 which is utilised as access to the blocks and a staying point for light rail users whilst waiting needs to be further resolved. It is not clear what the purpose of this space is, what the scale of the space should be.*
  - *Consideration should be given to the detention basin, specifically as to whether it is better for people to walk across it or around it (as proposed in Melrose Park North).*
- OS3:
  - *More clarity should be provided regarding the role of OS3 in the precinct and its specific uses. There is a relationship to the northern precinct, riverfront, school, light rail and retail in B4. This Consideration of inclusion of play or similar amenities could be part of this.*
  - *The 6m wide north-south connecting pathway is a significant connection through and to the open space from the north and should be responded to appropriately as an important nodal point.*
  - *How the space works with the desire line to the retail space in B4 and the light rail needs further consideration.*
  - *It is noted that confirmation is still being sought regarding whether an amenities block will be provided within the open space.*
  - *Vehicle maintenance access should be combined with the pedestrian pathways to reduce unnecessary hard surface, to contain undue impacts of servicing on landscape and to ensure that visual and physical quality of the termination of the adjoining North-south street is prioritised.*

The Panel has reviewed the additional information comprising:

- 'OS1, OS2 and OS3 – Melrose Park South' landscape package issued to the panel on 25 March 2025; and
- Melrose Park South Open Space Comments Register Rev D dated 20/3/25, issued to 25 March 2025.

The Panel confirms that the amendments are an improvement, noting that:

- OS1 & 2 are developing in a positive direction and should continue to be developed with ongoing consideration of the DRP and Council comments provided.
- The Panel encourages the proponent to continue to consider the recommendations of City of Parramatta Council in the development of the designs for each area, where there are not technical constraints such as stormwater management requirements that preclude the changes.
- The Council request to change NSR3B to be aligned to Andrew St is unexpected and interesting and could warrant high level testing to properly assess as it has potential pros and cons. The Panel notes the proponents commentary on the proposed realignment and acknowledges that it is largely valid but requests further testing to validate on balance the positives and negatives. In particular, the panel notes that this should include consideration of:
  - how many trees would have to be removed on Wharf Road vs how many could be saved along the existing NSR3B alignment and what is their relative significance?
  - What difference the realignment might make to the building access and frontage to the south of B6 which is currently compromised with the relationship to the southern tip of OS2.

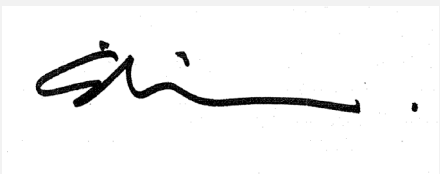




If the road location remains unchanged, the resolution of OS2 will need to further consider the visual connection along Andrew Street across OS2 (currently appears densely landscaped), along with how convenient access is provided on the desire line for pedestrians from Andrew Street to the light rail.

- The continued resolution of the North South Link through OS3 is important and has been raised by the panel and Council. The design could consider the arrival at OS3 as the 'termination' of the 6m N/S link, rather than the actual junction location with the mangrove walk. This allow a treatment at the southern end of the link in the outer riparian zone, that is less constrained and before the final level transition down to the riverfront. The path link to the mangrove walk should remain, but the focus should be on creating a place at the end of the link that can be more urban, before the transition to the natural river edge zone. This could be a done without increasing the hard landscape, but rather through adjusting the location/form of the main usable area.
- If the amenities building is confirmed in OS3, this could be visually prominent from Block B4. The design of OS3 must consider how the level changes could assist in reducing the visual prominence of the amenities building. An example of this is Beare Park Amenities by Sam Crawford Architects.
- The extent of the same, repeated picnic shelters in OS3 appears excessive without a significant attractor to spend time in the park (beyond lawn). The settings are inflexible to various group sizes and gathering types. Consider how to diversify the opportunities for seating, picnicking, working, relaxing in various size groups within

different settings. The panel notes that people often do not like to picnic sitting directly beside another group.

The Panel notes that the broader design for the precinct continues to evolve to address the matters raised by Panel. The Panel also notes that the designs will be further progressed to address the matters detailed within this report. Following the lodgement of the SSDAs with DPHI, there will be additional DRP sessions for the Panel to further confirm that the proposal is capable of achieving design excellence.

As such, the Panel supports the amendments submitted by the design teams and acknowledges that subject to further design resolution addressing the above matters, the designs for OS1, OS2 and OS3 are capable of achieving design excellence and are supported to progress to lodgement of the SSDA.

Table 1 – Panel Endorsement			
Juror	Position	Signature	Date
Esther Dickins	DPHI Representative		27.03.2025
Chris Johnson	Proponent Representative		28.03.2025
Bob Nation	Proponent Representative		28.03.2025
Brendan Randles	City of Parramatta Council Representative		27.03.2025
Rory Toomey	Chair & GANSW Representative		26.03.2025