



Friday, 16 August 2024

Homes NSW  
Level 4, 4 Parramatta Square, 12 Darcy Street,  
Parramatta NSW 2150

**Attention: Mano T Manoharan, Senior Development Manager**

**Project: PROPOSED RESIDENTIAL FLAT BUILDING AT 171 WESTON STREET & 2-6 HINEMOA STREET, PANANIA**

**Re: Pre- DA 20-2024 - DRP session 1: 11 July 2024. Morson Group Response.**

Hello Mano,

We refer to the letter from Canterbury-Bankstown Design review Panel dated 11/7/2024. We provide our response below to each recommendation item raised in the letter.

### **1. Form and external appearance in context and Impacts to public domain**

#### Morson Group Response:

1.1: We conform that through design development already carried out with coordination of the stormwater and sewer services, the integrity and principles of the landscaped edge to the public domain is maintained as submitted in the DA drawings.

### **2. Designing with Country and Heritage**

#### Morson Group Response:

2.1& 2.2: We confirm that the design brief has been enriched through careful listening and analysis of the landscape, ecology, built environment, drainage, geology, and plant communities. This has been implemented through the landscape design and the assessment of the site and its context. The landscape design is cognizant of the local context by way of providing a selection of native planting species mixed throughout that are appropriate to the local area. The landscape design also retains the native cabbage palm in its current position on the north eastern corner of the lot. The assessment and review of other site and contextual characteristics is shown on the site analysis included in the architectural drawings.

### **3. Bulk, massing and modulation**

#### Morson Group Response:

3.1: We have taken into consideration the recommendation to remove of the glass curtain wall to the stair however it is the owners preference to enclose the stair for reasons of occupants safety and building security. The proposed design will provide architectural finishes inside the fire stair so that theses finishes are visible and seen through the clear glass of the fire stair.

### **4. Relationship with neighbouring sites**

#### Morson Group Response:

4.1: The balustrade and screen detail has been amended to include flat bars and unequal angles organised in a way which screens the balcony space from the public domain. Gaps between flat plate metal are restricted to 20mm which provides the degree of privacy desired.. Refer to Architectural detail provided in the DA architectural plans.

4.2: Angled Screens have been provided to the western facing windows and are shown on the architectural elevations and plans. The screens match those provided on the balconies to maintain the regularity and coherence across the façade. To mitigate the concern relating to the negative perception around covering windows with screens, the windows are partially covered to provide protection from the elements and privacy whilst providing outlook to the external environment.

4.3: We confirm that the plans have been amended to include west and south facing windows to units 06, 10, 17, 37, 39 and 42.

### **5. Architectural design and materiality**

#### Morson Group Response:

5.1: The recommendation to apply the dark brick colour to the ground level external walls has been adopted. The additional recommendation to test different brick colours was tested thoroughly by this office. However the test outcomes did not yield favourable results as the alternate brick colours to the building middle/Top presented an incoherent outcome. We tested numerous earthy and complimentary tones however the resultant outcomes made the southern wing look out of place and detached from the development. Given the short length of the façade, each wing is separated by a strong break(fire stair element) and the north and south wings are set at distinctly different levels, these features inherently provide a strong level of articulation and visual interest. Therefore applying the same colour brick to both building wings is warranted and through testing various options we have determined this is the superior outcome.

### **6. Site layout and circulation**

#### Morson Group Response:

6.1 An entry door to Stair A is provided at ground level to provide activation to the stair well. Unfortunately, it is not possible to add an entrance door to Stair B at ground due to the configuration of this stair at ground level forming part of the building entry. As stair A has access at ground level we consider this amendment satisfies the recommendation.

6.2: The owners have opted to retain the enclosure of the east-west corridor for safety and security reasons. Therefore the opening up of the corridor and possible additional floor area gained is not being pursued.

6.3: The basement storage areas have been redesigned and are shown in the updated architectural plans as recommended. Access to Storage Cage areas have been designed with aisles which are visible from the carpark area and therefore passive surveillance of the storage areas is achieved.

### **7. Site infrastructure**

#### Morson Group Response:

In response to the unit 08 requirement to access the bin store through using the lift, we note that this is a similar scenario to any of the other Gold/adaptable units located on the floor levels above. When assessing the building wholistically the future occupant of unit 08 is treated equally and without discrimination as the other residents on the other levels and ground level of southern part of the building all need to use the lift to access the bin store. Lifts are provided in this building to assist with movement and access and is considered a compliant solution for all occupants required to move between levels and through the building.

### **8. Sustainability**

#### Morson Group Response:

8.1 The panel recommendations for sustainability have been addressed accordingly:

- Greening the Roof top: Given much of the roof top area has been allocated for Photovoltaic cells to satisfy other parts of sustainability there is little room remaining on the roof for greening once other provisions are allocated to the roof such as plant and equipment. Roof top planters also raise concern for maintenance which will impact on the operational costs for the owners and further there is added risk of roof leaks through planter boxes which are typically more costly and difficult to resolve when compared with a conventional membrane on concrete roof slab.

- As recommended PV panels have been provided and are shown on the roof plan. A 42KW system is shown on the plans and committed to in the Basix Report.

- Provision for EV charges will be allowed for in the basement carpark. We note that this is now an NCC requirement and this detail will be shown on the CC drawings.

- Cumberland Plain ecological context: The landscape design provides for a mixture of native and exotic planting species which support and contribute to this context.

## 9. Landscape design

### Morson Group Response:

-Greening the Street frontages: the proposal maintains where possible a continuous strip of planting along the street frontages between the property boundary and the Ground level courtyards.

-Green Screening the project and the mid-block: The landscape plan shows extensive planting and substantial trees to the southwest corner as recommended.

-Green Screening between the proposal and the neighbours: The side and rear setbacks have been designed with landscape zones suitable in width and soil depths to permit screen planting between the proposal and the neighbouring properties.

- Existing Cabbage palm on the northeast corner of the site: The landscape plans have been updated to show the cabbage palm retained in place without any relocation. The cabbage palm is a native species and is a valuable contribution to the landscape design and streetscape.

- The landscape design has been amended to include additional planters along the western edge of units 07 and 08 adjoining the common areas. Additionally, the common open space floor level is between 1.5 and 0.9m below the floor level of units 07 and 08 which significantly improves the privacy between the COS and these units. Furthermore, the Private Open space enclosing terrace walls of units 07 and 08 are designed at 1.2m high above the internal finished floor levels of these units which further increases privacy.

If you have any queries with the above, please do not hesitate to contact me.

Yours faithfully



**Morson Group**  
Peter Morson  
Director