

Appendix 2

Expert opinion peer review of urban design report

11 August 2014

EXPERT OPINION/PEER REVIEW EAST QUARTER STAGE 3

93 Forest Road Hurstville

URBAN DESIGN REPORT



Project no. 4282-04

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1.0 PRELIMINARIES

1.1 I provide this expert opinion as a **summary peer review** of the urban design report by DEM, submitted as part of the Design Submission concepts for Stage 3 of the mixed use development known as East Quarter, 1 Jack Brabham Dr. Hurstville.

1.2 I have prepared SEPP65 amenity compliance reports on all previous stages of the development, and on this occasion I was commissioned to provide advice relating to:

- potential amendments of the design of Building F, and
- a methodology to establish the variation of the previously submitted building envelope such that overshadowing impact on residential properties to the south of the site would be assured.

1.3 I have reviewed the proposed concept plans primarily from the point of view of maintaining and improving the amenity of individual apartments, and of the common open space within the development, and in particular addressing the comments from the DRP and Council's JRPP submission .

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2.0 DISCUSSION

2.1 Building F

The new design by DEM for Building F responds to the concerns related to **bulk and overshadowing impacts** by selectively reducing the height of the proposed building, particularly by stepping down as the building approaches Building E.

The upper storeys are also separated into two parts, with further advantages for amenity of some apartments, and for additional sun to properties to the south of the railway line.

More generally, the particular building form arrived at in this concept plan resolves the issue of the previously submitted design, which would have been perceived as an excessively scaled 'slab' diminishing the landmark quality of the Building E tower, while the lower storeys maintain the original master plan intention of serving as a perimeter 'barrier' block enclosing the rest of the site from the impacts of the railway like to the south.

2.2 Podium redesign

The redesign of Building F has also afforded the opportunity to address the conflicts between vehicular and pedestrian movements in the zone between Building F and the proposed Building X.

In this concept plan, a new podium level is proposed to grade separate the pedestrian environment and vehicular movements, especially the delivery arrangements for the supermarket.

This space is on the north side of Building F, but partly overshadowed by Building X. By elevating the pedestrian space, other significant benefits are also realized, not least better solar access.

As set out in various diagrams in DEM's urban design report, the new podium level pedestrian environment also works much better to connect the main north-south axial public space within the site to the eastern edge fronting the present active green space of Kemp Field.

2.3 Summary

I have had the opportunity to review the proposed new urban design setting within which the detailed design changes to Building F are set. I confirm that in my opinion the new design successfully addresses the following issues:

- The bulk of Building F is substantially reduced;
- The form of Building F has been determined by compliance with a set of 'control planes' derived from a 3D model study, to ensure that overshadowing impact on properties to the south fully complies with the local controls;
- The podium design between Building F and Building X emphatically improves the pedestrian environment by eliminating previous vehicle conflicts, improving connectivity between key parts of the site and its surrounds, and incidentally improving the solar access amenity for winter;
- The stepped building form maintains the distinct tower status of Building E; and
- Provides the potential to maintain or improve previous levels of SEPP65/RFDC compliance for amenity.

To my mind, the present proposal is a significant improvement in realizing the potential for uses and benefits of the unique island site serving as the gateway development for the precinct, and worthy of support on that basis.



Steve King

