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GMU Reference: 12027

16 November 2012

**Re:** Summary of issues and urban design review  
**Application No.:** DA 12/28389  
**Property:** 7 Deane & 1-3 Marmaduke Street  
Burwood  
**Proposal:** Proposed Mixed Use Development

GMU has been engaged by Burwood Council to review the DA submission for the property located at 7 Deane & 1-3 Marmaduke Street. GMU previously completed a preliminary review of the Pre-DA drawings submitted to Council on 21 February 2012, and comments regarding the drawings submitted to Council on 13 June 2012. It is GMU's understanding that the current DA submission was made by the Applicant taking into consideration the comments made by Council officers and GMU.

Following a review of the proposal based on the DA drawings (DA136/2012) received by Council on 23 October 2012, it is GMU's opinion that some of the issues raised in our comments regarding the June 2012 scheme have been appropriately addressed, however others remain or have arisen due to recent changes to the scheme.

### Storage

The current DA drawings indicate storage areas where the previous plans did not, however we are concerned regarding the provision of storage areas as shown. We would encourage the provision of a schedule of storage areas as part of the SEPP 65 statement, which at present it does not. We believe that most of the apartments across all floors of the proposal do not meet the RFDC recommendations for storage areas, in particular for 50% of the requirement to be located within each apartment and to be accessible from the hall, entry foyer or living areas excluding wardrobes. Many of the apartments provide only a single storage area accessible from a hall or living area of approximately 1 x 0.5m (approx. volume 1.5m<sup>3</sup>), which is considerably less than the sizes required by the RFDC.

We are also concerned that many of the residential units do not provide any wardrobe space within master bedrooms (for instance unit 2 and unit 4 on the Level 12-19). This is a poor outcome.

The RFDC requirements for accessible storage spaces excluding kitchen cupboards and bedroom wardrobes are 6m<sup>3</sup> for 1-bedroom units, 8m<sup>3</sup> for 2-bedroom units and 10m<sup>3</sup> for 3-bedroom units, where at least 50% of the required storage is within each apartment and accessible from either the hall or living area.

### Massing and communal open space

The proposal has responded positively to our suggestion to set back levels 4-6 in order to reduce the perception of a stepping form. Unfortunately, this has led to a detrimental change in the provision to communal open spaces within the design. We are concerned that the present design of communal open spaces (for residential uses on Level 4 and commercial spaces on Level 1) does not present spaces which are large enough to incorporate a variety of uses (including gathering spaces for groups of residents) and also are likely to cause amenity concerns with regard to the adjacent serviced apartments which they are not well screened from.

The diagram below shows our suggested approach to the communal open space located on Level 4, which recommends removing one commercial suite at this floor (Suite 3). Although the adjacent commercial suites and overshadowing of much of the communal open space by the tower above are not ideal, we believe this approach has many advantages such as allowing for larger gatherings and reducing the amenity impact on neighbouring commercial suites. Ideally the communal open space should have a higher floor to ceiling height above the suggested area instead of Unit 3 for better solar penetration and overall amenity, unless sufficient solar access is demonstrated under the current height. We would also like to ensure that access from lift lobbies to the main area of communal open space is direct and does not require circuitous routes (as in the existing scheme). We suggest rearranging the present serviced apartment communal open space on Level 1, as it does not provide a suitable space for communal uses and would be better used as private open space for the adjacent serviced apartment suites.

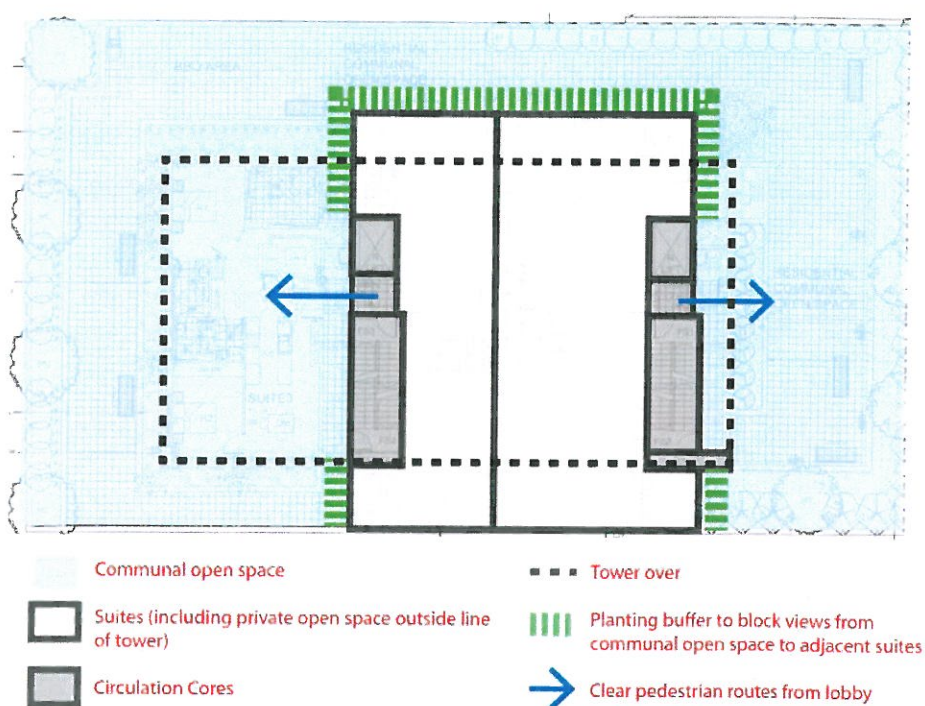


Diagram showing the proposed alternative residential communal space at level 4 (adapted from landscape plan 12-2582-L02)

### Building facades and articulation

With regards to the treatment of the facades, GMU has a minor concern at the Ground Level with regards to the provision of weather protection at the pedestrian level, while the rest of the concerns are with regard to the aesthetics and articulation levels of the tower above podium level.

The concern at Ground Level is with regards to provision of an awning for weather protection. GMU acknowledges that the circumstances for awnings within the street front setbacks is not clear in the current controls at the moment, but this will be made clearer in the consolidated Burwood DCP that is currently on exhibition. In the spirit of the upcoming changes, GMU will recommend that some weather protection be provided along the Deane Street frontage. However, no awning would be required along the Marmaduke Street frontage. This can be addressed by condition of consent.



With regards to the tower's façade articulation, the proposal has provided some changes from the previous drawing set, however it is GMU's opinion that it has not changed significantly enough to alleviate our previous concerns (see comments for the June 2012 scheme). We remain concerned with the visual impact of numerous and repetitive openings (same size and configuration of window), lack of negative space and an excessive ratio of openings to solid.

Some approaches which we would advocate to address this issue include:

- reducing the number of openings by combining windows servicing the same space;
- introduction of screening, fenestrations or materials over selected vertical segments to create the illusion of negative space;
- redesign of window groupings to relate more closely to the uses behind them (e.g. windows to bathrooms, laundries and bedrooms may not need to be full height);
- a greater variety of window shapes could be used (e.g. through the use of 'strip' windows which are long but narrow in height);
- windows and other articulation elements could be redesigned to create a horizontal or vertical emphasis;
- introduction of further recesses along the façade; and
- exterior shading devices could be carefully introduced.

Examples of alternative design approaches to both the northern and eastern facades of the tower form are shown below. These are based on diagrams shown in our comments for the June 2012 scheme and are intended to show how small changes to the current design (including changes in window size, arrangement and articulation) could create a visually stronger façade and also improve the amenity of occupants.

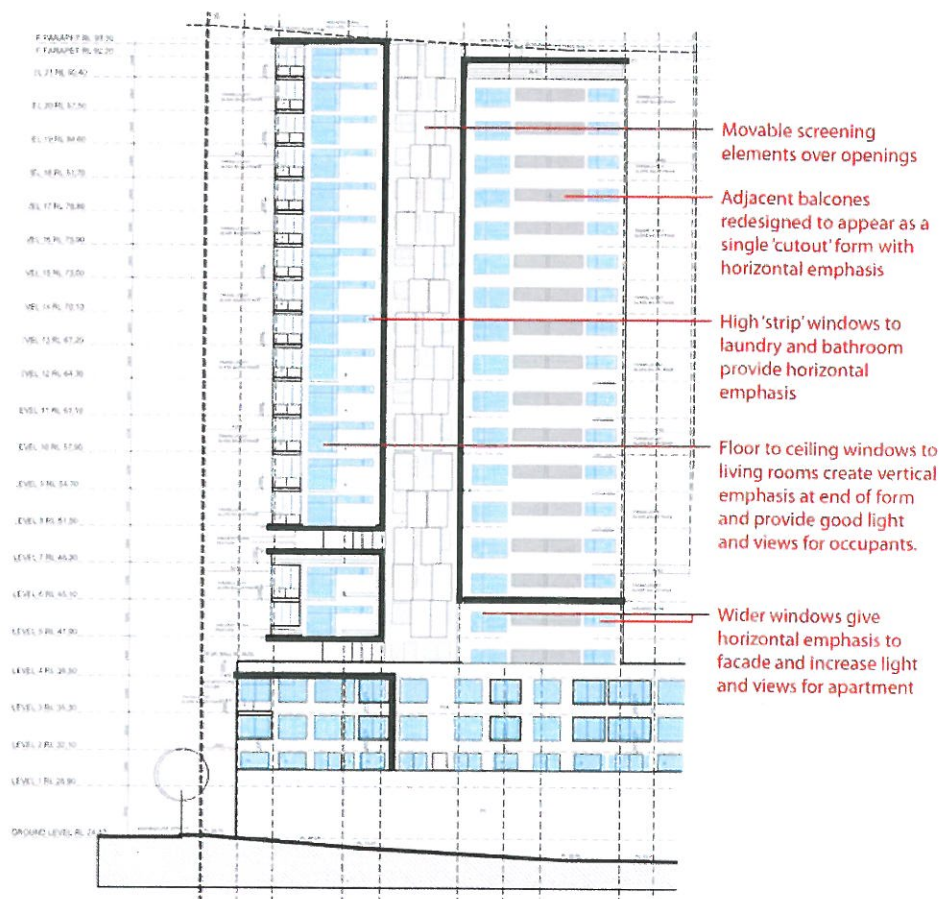
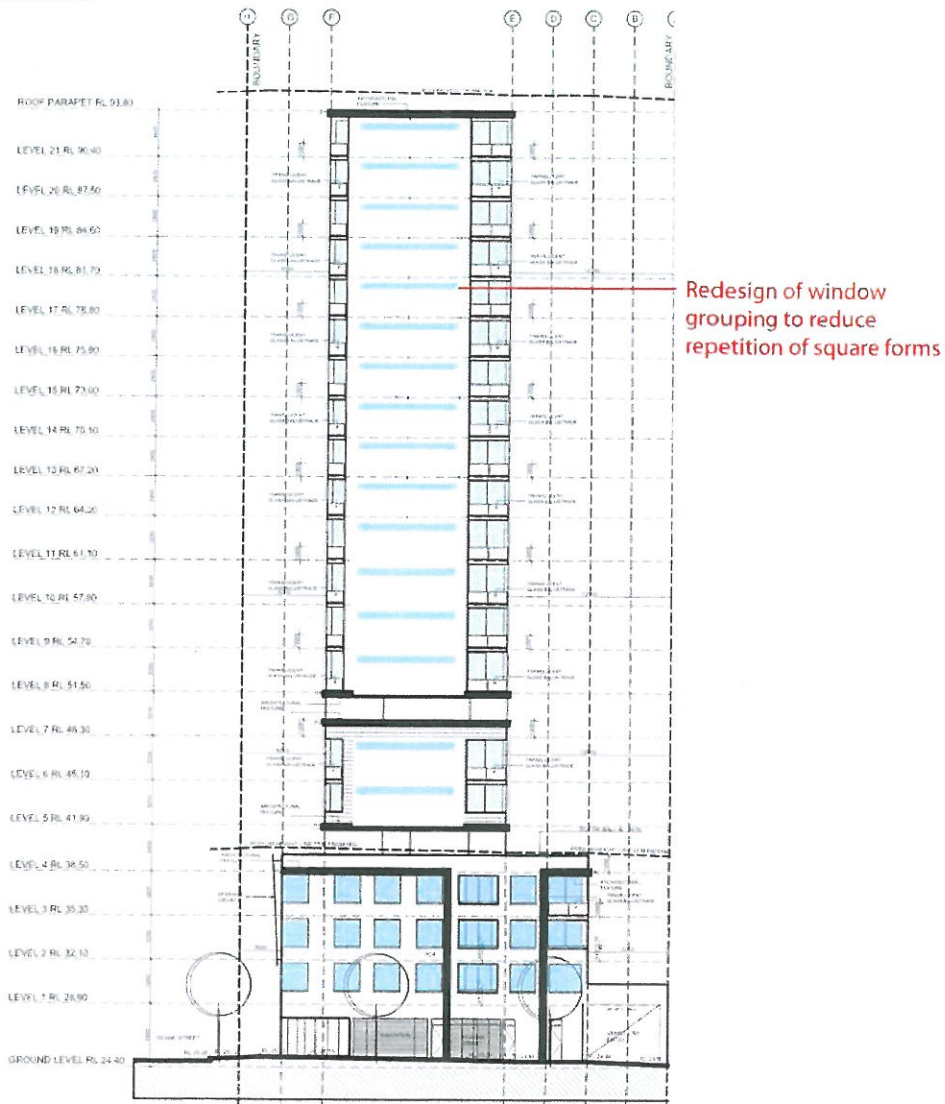


Diagram showing an alternative treatment to the northern façade (adapted from DA-1017)

While some changes have been provided to the eastern elevation, the following is another alternative for the Applicant's consideration.



*Diagram showing an alternative treatment to the eastern façade (adapted from DA-1018)*

## Final Recommendations

GMU considers that this proposal has successfully resolved most of the SEPP 65 issues outlined in the Pre-DA review and comments regarding the June 2012 drawings. It is GMU's opinion that the issues relating to storage and the provision of an awning or canopy along Dean Street can be addressed by conditions of consent.

It is GMU's opinion that with some changes to the communal open space and the facade treatment, the proposal has the potential to achieve design excellence and therefore further amendments should be made to resolve these issues prior to approval. It is GMU's opinion that this proposal should be recommended for Council's approval pending the satisfactory resolution of the communal open space provision and the facade treatment.



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8 February 2013

**Re:** Summary of issues and urban design review  
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**Proposal:** Proposed Mixed Use Development

GMU has been engaged by Burwood Council to review the DA submission for the property located at 7 Deane & 1-3 Marmaduke Street. GMU previously completed:

- a preliminary review of the Pre-DA drawings submitted to Council on 21 February 2012;
- comments regarding the drawings submitted to Council on 13 June 2012; and
- comments regarding the DA-drawings (DA136/2012) received by Council on 23 October 2012.

It is GMU's understanding that the current DA submission was made by the Applicant taking into consideration the comments made by Council officers and GMU.

Following a review of the proposal based on the DA drawings (DA136/2012) received by Council on 4 January 2013, it is GMU's opinion that some of the issues raised in our previous comments regarding the October 2012 DA scheme have been appropriately addressed, however a few issues still require further resolution.

### Storage

The current drawings include a schedule of storage areas, which represents an improvement from the previous scheme. The schedule includes bedroom wardrobes (within the "passive storage"). These are not acceptable under the RFDC 'rules of thumb' which clearly states that required storage areas are "in addition to the kitchen cupboards and bedroom wardrobes". We are therefore concerned that the majority of apartments fail the RFDC recommendations for 50% of storage areas to be located within each apartment and accessible from either the hall or living area. Of those apartments and serviced apartments shown in the schedule only three (unit 8 level 2, unit 8 level 3, unit 1 level 21) would comply with the RFDC in this regard.

### Communal open space

The proposal has responded positively to our suggestions for the communal open spaces within the design. The current proposal provides an acceptable area for communal open space. We have a minor concern regarding its arrangement, and would like to see the accessible-area to the west enlarged significantly further, to allow a larger single gathering space with better solar access, and ensure the seated areas are not under the 'drip-line' of the building above. This could be addressed by condition of consent.

### Awning

We retain our previous view that a good urban design outcome would be provided through the provision of an awning for weather protection along the Deane Street frontage, although this may not comply with the DCP and Draft DCP. This could be addressed by condition of consent.

## **Façade articulation**

With regard to the tower's façade articulation, the proposal has made some changes to the northern and eastern facades. Whilst an improvement over earlier schemes, we are concerned that these changes do not fully address our broader comments (provided in our responses to the June 2012 and October 2012 schemes) and instead have included only selected elements from the example diagrams provided. Our broader remaining concerns include the lack of negative space, excessive ratio of openings to solid, and the overall visual impact of the shown number of repetitive openings. We believe that a better solution could be reached, particularly for the northern and southern facades.

As stated in our previous comments, approaches which we would advocate to address this issue include:

- reducing the number of openings by combining windows servicing the same space;
- introduction of screening, fenestrations or materials over selected vertical segments to create the illusion of negative space;
- redesign of window groupings to relate more closely to the uses behind them (e.g. windows to bathrooms, laundries and bedrooms may not need to be full height);
- a greater variety of window shapes could be used (e.g. through the use of 'strip' windows which are long but narrow in height);
- windows and other articulation elements could be redesigned to create a horizontal or vertical emphasis;
- introduction of further recesses along the façade; and
- exterior shading devices could be carefully introduced.

## **Final Recommendations**

GMU considers that this proposal has successfully resolved most of the SEPP 65 issues outlined in the Pre-DA review and comments regarding the June 2012 drawings. It is GMU's opinion that the issues relating to storage; the provision of an awning or canopy along Dean Street; minor amendments to the communal open space; and facade treatment can be addressed by conditions of consent. It is GMU's opinion that the proposal should be recommended for Council's approval, with the above issues to be addressed prior to release of the certificate of construction.