

DA-2013-1419

10-18 Regent Street, Wollongong

Response to letter and DRP meeting notes from 28 May 2015

Context

- The context study has been revised to indicate dimensions to the setbacks in relation to the existing streetscape, currently approved DA's for 9 Crown Lane & 3 Rawson Street, and the possible future context within height limits set by the LEP. The setbacks that indicate the proposal complies with the RFDC.
- The context also indicated that the tower has been designed so that the form doesn't hamper the primary views from either 3 Rawson Street to either the coast or the escarpment, and future developments will not overly impede the views or sun penetration to the proposed development.
- PRD Architects believe, as noted in the context study, that the podium provides a complimentary street scape with similar heights to the surrounding buildings and responds to both Regent and Rawson Street and by continuing the street edge which follows the slope of both streets
- The width of the vehicle lay back has been retained at 4.5m to allow for patrons and staff to safely alight and unpack vehicles from both sides at what will be a very busy drop off point. The extra width will also cater to small/medium ridged vehicles including buses to make use of the lay back
- The planter bed at the western end of the layback has been cut back in order to not impede foot traffic
- This planter to the corner has been retained to create a distinct pedestrian/patron flow around the corner while in conjunction with the blade columns providing some measure of screening for the café and lounge from the southerly winds which are frequent at the top of Regent Street, this was previously recommended by Windtech as part of their studies. It has been pulled back from the corner so as not to obstruct traffic views but with the walkways both sides more than 3.5m wide should not provide any obstruction to pedestrians and also allows the hotel to activate the outdoor area, provide a degree of shelter to patrons and provide a clear means for pedestrians to circulate past.
- The columns have been moved back to the façade line so as not to obstruct the concourse.
- Several designs have been provided for the podium to Regent Street which attempt to 'calm' the podium expression.

Scale and Density

- Several design options have been provided which PRD Architects believes address the concern of the towers proportions. All proposed forms not indicate that 3 distinct forms are visible at a distance, breaking the visual proportions of the tower from the 4 key points illustrated in the context study.
- The proposed façade alternatives all simplify the North façade element, while carrying the design language to the podium in varying degrees. By carrying the language of this element into the podium and extending the spine of the tower to touch the ground the language of the building has been clarified and the primary point of entry denoted very clearly even from a distance.

- The roof top over the Northern half of the tower has been made non trafficable and the façade now terminates at the roof plate, visually minimising it and distinguishing the element from the southern façade which sails past the roof line.

Built Form

- See above comments on the aesthetic relationship between the tower and podium

Amenity

- Levels 3 and 4 have been redesigned so that the primary facing of the hotel rooms no longer look into the void, but out to the south. Several of the hotel rooms have been relocated to the Western side of Level 3 with circulation around the central atrium overlooking level 1 ensuring all hotel rooms now have access to natural ventilation and light.
- The skylight has been retained over the atrium and is only intended to provide ambient lighting through frosted glazing.
- The end of the Corridor to the Southwest, while still a dead end, has been denoted by an alcove and shouldn't result in any loss of amenity for the patrons

Aesthetics

- The development of the spine to carry right through the building to the ground and the relationship now created between treatment of the tower and podium to North have enhanced visual junction between the podium and tower particularly when viewed from street level.
- While the podium 'public' terraces are distributed over level 7 & 8 they are deliberately designated to allow a function and dining level for event hire and conferences which is separate from the recreation and activities available on level 8. In the proposed alternative H the Northern glazing to levels 7 & 8 has been adjusted to sail fully from the top of the tower to touch the podium, with louvres to level 8 to allow weather control while maintaining the glazed treatment. This treatment is transferable to the other alternatives.
- In regards to the lightweight veil the previous submission of DA-46 indicates that the detail treatment of the glazing will have aluminium cover plates matched the window framing to mitigate the façade connection between slabs and create a clean finish and overall cohesiveness. This will also allow the window bays to be manufactured off site and dropped into place during construction.

Changes following DRP Meeting – 9th of June 2015

- The Southern Elevation, Glazing Detail on DA-46 are provided
- The GFA, FSR, and setbacks have been revised
- There are no changes to the number of hotel rooms or number of Beds/Size of residential apartments that would require any change to the parking required.
- Wrap around images of the Western side of the proposal have been provided for the proffered Alternative H and I
- In accordance with the email from 10th June 2015, a variant colour scheme of Alternative H has been provided to illustrate the colour change to the slab edges