

## DESIGN EXCELLENCE PANEL MEETING

**PROPERTY:** 106 Parraween Street, Cremorne (Parraween St Carpark)

**DATE:** 2 September 2014 @ 3pm

**ATTENDANCE:** Panel Members: Peter Webber; Jan McCredie; David Chesterman; Philip Graus and Russell Olsson; apology from Jon Johannsen  
Council staff: Geoff Mossemeneer (chair); John Butterworth  
Proponents: Andrew Leuchars; Andrew Tripet

### Background

The subject site is located on the corner of Parraween Street and Langley Avenue, Cremorne, and some 2,600m<sup>2</sup> in area. The site currently supports an at-grade Council-owned car park and a one storey early childhood health centre. It is surrounded by 2-3 storey residential flat buildings and dwellings and fronts 2-5 storey commercial and mixed use developments across Parraween Street to the south. The site is well serviced by public transport.

Council engaged NBRS & Partners to prepare a design proposal for the redevelopment of the car park into a mixed use building that incorporates a new early childhood health centre, Council run 'one stop shop', hub space, café, 2 levels of key worker accommodation, two levels of basement parking and public open space. The Panel considered the proposal at its meeting of 4 February 2014 and supported the scheme in principle but had major concerns about the design. Additional options needed to be developed that better suit the local context, provide a safe and useable public space, require limited maintenance, and are able to be adapted over time. The scenarios should consider the best location for open space as well as the form of the building itself, and its relation to the street. Concerns were raised with the siting of the café and privatising the open space; articulation; residential entry and lift and stair access to the carpark.

### The Proposal

A development application has now been lodged and will be determined by the Joint Regional Planning Panel.

The proposal involves the demolition of all structures on site; removal of all improvements on land; erection of a three level building comprising shop top housing, community facilities and business premises development; new public park and landscaping and three levels of basement car parking

The accommodation proposed includes:-

#### *Lowest basement level*

- Internal ramps, 61 car spaces (including eight residential spaces), lifts, stairs

#### *Mid basement level*

- Internal ramps, 58 car spaces (including eight residential spaces), lifts, stairs

#### *Upper basement level*

- Internal ramps, 46 car spaces (including 4 access spaces), lifts, stairs, access to street

#### *Ground level*

- Public open space, community meeting room, early childhood health centre, stairs, business premises, residential lobby, lift, cafe, outdoor seating, stairs, lift, ingress/egress to parking

#### *Level 1*

- Lifts, stairs, two lobbies, six x 1 bed apartments, two x 2 bed apartments, one x 3 bed apartment

#### *Level 2*

- Lifts, stairs, lobbies, six x 1 bed apartments, two x 2 bed apartments, one x 3 bed apartment

#### *Level 3*

- Lifts, stairs, communal meeting room, roof terrace, green roof landscaping

The Panel and Council staff inspected the site prior to the February meeting. The project team gave a brief outline of the proposal and was available for questions from the Panel.

#### **Panel Comments:**

Some of the major changes made to the scheme following on from the Panel's previous comments are:-

- Reconfiguration of the Ground floor to incorporate the café (no longer a separate building) and increase the footprint of park area. It was noted however that the Café is not located in the best position to enjoy solar access and that consideration could be given to locating it to have a northern aspect.
- Simplification of Ground floor entry now shared with residential lobbies and an amalgamation of the ground floor uses to enhance available space and increasing flexibility and future adaptability.
- Compression of apartment footprint, with reduced setbacks to Parraween Street and Langley Avenue to increase definition of the Parraween Street/Langley Avenue corner and address building scale on southern side of Parraween Street

The Panel supports the overall intent of the scheme to co-locate complementary uses that support the needs of the community, and further activate this precinct. The project has the potential to attract multiple user groups, and successfully activate the area. The Panel commends the inclusion of key worker housing in the project

Further comments are provided with regard to the primary design principles under SEPP 65.

#### ***Principle 1: Context***

The site is located in a prominent position at the intersection of Parraween Street and Langley Avenue. There is a variety of building types within the immediate site context. To the immediate west and northern boundaries of the site are 3 storey apartment blocks. Diagonally to the north west boundary is an 8 storey apartment tower which is notably taller than the other buildings within the surrounding context.

Further to the west along Parraween Street there are a number of detached single storey Federation era workers cottages, whilst the Military Road side of Parraween Street comprises predominantly 3-5 storey mixed use and commercial buildings. There are no land uses in the immediate vicinity of the site that would be incompatible with the proposed medium density residential use.

Buildings on the northern side of Parraween Street are typically set back from their site boundaries, whereas those along the south of Parraween Street are built to the boundary alignment.

A small pedestrian mall directly to the south of the site connects through to Military Road and is closed to traffic. The site is also located diagonally opposite the Hayden Orpheum Cinema complex to the south west which is a significant attraction.

An upgrade to Parraween Street is proposed through uniform street tree plantings, catenary lighting and improved footpath and road finishes. These upgrades will assist in making Parraween Street as a more pedestrian orientated environment assisting in traffic calming, and strengthening linkages to the Theatre and the adjoining cafes.

### ***Principle 2: Scale***

The Panel considered that there may be significant benefit to a 4-5 storey building that complements the mixed use development on the opposite side of Parraween Street to pursue a more efficient use of the site. The Panel notes that the proposal has gone through extensive community consultation as well as a planning proposal limiting the height to 12m and that the design is in keeping with the consultation and controls.

The proposed residential development adopts a predominantly three storey scale, with a setback fourth storey for communal residential facilities. The scale is appropriate for the location given that it is a stepped connection between the 4-5 storey buildings to the south and the 3 storey buildings to the north. By concentrating the density of the development in the south east corner of the site along with the cafe more space is available for the public park which will greatly benefit both the residents and the surrounding community.

### ***Principle 3: Built Form***

The Panel supports the changes from the previous design. The street and boundary setbacks and heights are reasonable given the site constraints, adjoining uses and the need to provide public open space and facilities. The proposed communal meeting roof is setback from the main street frontage parapet and angled in form to reduce the bulk

### ***Principle 4: Density***

As discussed above, the scheme has the potential for additional 1-2 storeys, subject to there being no unacceptable overshadowing or view-loss issues in relation to nearby residential properties. This would be consistent with the height of the properties immediately opposite. The proposed density is less than could be possible on site

### ***Principle 5: Resource, Energy and Water Efficiency***

The Panel noted the proposed landscaped rooftop supports Councils green roof initiative. The addition of a green wall may add significantly to the maintenance costs for Council. Skylights to the upper level bathrooms should be considered where practical. The Panel supports the use of PV cells, and suggests that enquiries be made regarding possible Commonwealth or State government funding for this initiative.

### ***Principle 6: Landscape.***

The landscape design creates a public outdoor space for passive recreation above the basement car park. The upgrade of Parraween streetscape has also been considered in order to integrate the park with its surround, offer enhanced amenity, improved pedestrian linkages and opportunity for specific uses such as market days.

The design provides for the inclusive use of the public open space. Green roofs featured in the design with areas dedicated to herb and vegetable gardens for use by the building's residents.

### ***Principle 7: Amenity***

The Panel felt that it would be desirable -to get natural light into the residential lift lobbies but noted that there were only four units serviced by the lobbies. However, with minor replanning natural light and ventilation could be provided to the eastern group and this should be done, -as well as providing sky\_-lighting to the top lobby in the western group. Living areas and bedrooms have been placed on the Northern elevation to allow excellent solar access. 6 of the 18 apartments do not achieve full cross ventilation, but will be north facing, so that overall the level of residential amenity should be very good.

### ***Principle 8: Safety and Security***

As detailed above, the safety of the park can be improved by increasing passive surveillance through various design changes.

### ***Principle 9: Social Dimensions***

The scheme represents a valuable community asset for Cremorne. The Panel supports the provision of a communal area for the apartments on the rooftop.

### ***Principle 10: Aesthetics***

#### Materials

The Panel felt that the concrete finish should have a honed finish

#### Green wall

Whilst contributing to the aesthetics of the building, the Panel notes a green wall is expensive to install and requires high maintenance.

### **Conclusion:**

The Panel supports the application and the concept of creating such a valuable amenity for the local community.

*Meeting concluded at 3.45pm*