

To: Hume Developments Pty Ltd
From: Jan McCredie – A/Manager Strategic Planning
Date: 27/02/2015 10:00am – 10:45am
Subject: Meeting – Architectural response and discussion of DRP review
Reference: 046531.2015

The discussion focussed on the architectural response, following the DRP meeting. A summary of discussion is as follows:

Massing:

- The general massing of the buildings and site organisation is supported.

Overall Design

- The building should:
 - Be of good (high quality) design, yet kept simple and well proportioned;
 - Not draw attention away from the Collingwood Hotel;
 - Be designed as an edge of the vast amorphous space of the intersection and a neighbour to the Lateral development

Proportions

- The transverse elements that divide the building façade of the tower into legible sections work effectively as scaling elements. On the southern side of the tower they should be retained; but consideration should be given to proportioning the northern half of the tower in a complementary but different way. The architect is asked to investigate this
- The diagonal steel girder building elements on the corner are not considered to assist in the scaling of the building and should be removed

Materials

- The materials and colour selection should consist of more neutral tones, reflective of the Lateral development and sympathetic to the Collingwood Hotel. The architect could investigate the use of some brick at the lower level; this could include detailed design elements, such as plinths, planter beds, balustrades etc.;
- The blue tones should be avoided, and highlight LED lighting would not be supported.

Interface Street and Ground Floor

- Consideration should be given to a split-mezzanine level, whereby the pedestrian footpath does not line up with the entrance/ground floor of the tower. This could

provide visual separation between ground level residential uses and the highly trafficked highway. This would need to be tested to ensure it results in a positive design outcome and retains accessibility for mobility impaired persons;

- The ground floor protruding elements on the Hume Highway do not appear to relate to the Collingwood Hotel as was the original intention; it appears 'tacked onto' the building façade. The ground floor / street interface requires a different design approach. This may include the split-level mezzanine (referred above) / consideration should be given to an awning element / a raised ground floor. If an awning is introduced it should still allow for generous landscaping beside it.

Balconies

- Balconies on lower levels (fronting the Hume Highway AND Hoxton Park Road) should incorporate a design which allows them to be enclosed, to shield against dust, grit, noise and odour emanating from the busy roads. It is noted that this may contribute to FSR, but should be achievable under the proposed controls.

Roof Line

- The definition of the two storeys at the top of the building as a separate element is supported.
- The vertical design elements however on the uppermost levels should be designed to ensure that they do not unreasonably impact on views from the interior.
- A roof element should be introduced to define the 'top' of the building with a horizontal line. This will provide a shadow line and create a clear finish to the top of the building when viewed from the street or from a distance.

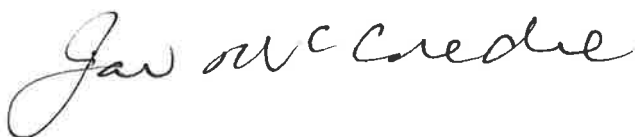
Please Note that these comments are made as matters for consideration. It is acknowledged that good design is an iterative process and requires the skill of the architect to test ideas so that the best solution can be developed.

Zoning

- Whilst the proposed change of zone from B6 to R4 was raised, including a brief discussion on the B4 zone, a more detailed correspondence will be sent soon.

Should you require further information please contact me on 9821 9139.

Yours sincerely,



Jan McCredie
A/Manager Strategic Planning