

MARRICKVILLE COMMUNITY HUB PROJECT

DA201600434
DESIGN RESPONSE MAY 2017

RESPONSE TO COUNCIL LETTER 7 MARCH 2017



ARTIST'S IMPRESSION

TABLE OF CONTENTS

- INTRODUCTION 3

1 PERMISSIBILITY6

2 SUNLIGHT TO RESIDENTIAL SPACES 7

3 CROSS VENTILATION8

4 PRIVATE OPEN SPACE9

5 STORAGE10

6 UNIT SIZE.....11

7 BUILDING SEPARATION BETWEEN BUILDINGS A & B.....12

8 BUILDING SEPARATION CONTEXT TO THE NORTH13

9 RESIDENTIAL SETTING TO LIVINGSTONE ROAD17

10 NATURAL LIGHT AND VENTILATION TO CORRIDORS21

11 ACCESS TO RESIDENTIAL COMMUNAL SPACE22

12 ACCESS BETWEEN BUILDING A1 & BUILDING A2.....27

13 HERITAGE CONSERVATION.....28

14 LANDSCAPING AND TREE MANAGEMENT30

15 WASTE RESOURCE MANAGEMENT31

16 GROSS FLOOR AREA (GFA).....32

17 AFFORDABLE HOUSING UNITS33

18 OTHER ADDITIONAL DETAILS AND DRAWINGS34

- CONCLUSION.....35

APPENDICES

1A JBA ADVICE LETTER - 6 APRIL 2017

2A WOOD & GRIEVE ENGINEERS DAYLIGHT ACCESS REPORT

2B MIRVAC DESIGN SK630-SK639 DAYLIGHT ACCESS PLANS

3A WINDTECH CROSS VENTILATION ADVICE

3B MIRVAC DESIGN SK620-629 CROSS VENTILATION PLANS

7A MIRVAC DESIGN A1880 BUILDING B SCREEN DETAILS

10A ARUP VERTICAL TRANSPORTATION DESIGN STATEMENT

12A MCKENZIE GROUP ADVICE

13A BVN RESPONSE TO HERITAGE COMMENTS

14A URBAN FORESTRY AUSTRALIA TREE CANOPY ADVICE

14B SITE IMAGE LANDSCAPE DA DRAWINGS (RESIDENTIAL)

15A ASTER SERVICES WASTE MANAGEMENT ADVICE

16A LINKER SURVEYING GFA DRAWINGS & CERTIFICATE

18A MIRVAC DESIGN + TZG RESIDENTIAL DA-R SERIES

18B MIRVAC DESIGN + TZG 1:100 APARTMENT PLANS

18C MIRVAC DESIGN SK0025 COURTYARD FENCE HEIGHTS



INTRODUCTION

The following design response report is submitted to address comments raised in Council's letter of 7 March 2017. The format of the report follows Council's numbering format and includes a detailed response including appended documentation to address each item raised.

Many of Council's comments relate to adherence to SEPP 65. SEPP 65 was introduced to improve the design quality of residential apartment development in NSW. SEPP 65 sets a number of design quality principles which are to be taken into consideration when determining an application. The proposed development meets the design quality principles set out in SEPP 65. SEPP 65 gives effect to the Apartment Design Guide (ADG). The Guide supports SEPP 65 by providing detail on how residential apartment development can meet the SEPP's design quality principles through good design and planning practice. It is noted therefore that the ADG is intended to be used as a guide, and guide only, to seek to achieve the objectives set out within it.

Notwithstanding this, the ADG has been fully considered by the design team in preparing the application and in responding to Council comments. The amenity being provided to residential apartments within the development is exceptional. In respect of the individual topics contained in the ADG there is a very high degree of meeting and exceeding the design criteria and design guidance, as demonstrated in this report.

The overall design strategy, or optimised design proposal, as supported by the Client (Council) side PCG, is fundamental to many of the issues addressed in Council's letter. We have reiterated that approach to provide context for subsequent sections, as the optimised outcome we have shown is contingent on achieving the strategy in totality.

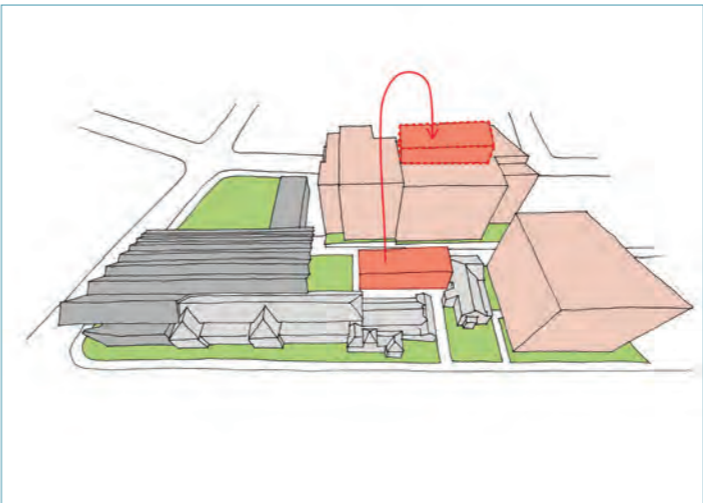


constraints

The original scheme, which was permissible under the planning controls, proposed 4 residential buildings, which adjoined the competition-winning community hub designed from 2011-2015 by a team led by BVN & Marrickville Council. Significantly, as anticipated by the DCP Masterplan Principles, this involved a residential use at the very centre of the site, adjoining the northern end of Building 1 (the Lease Area). This residential building was called Building D in the original scheme.

The downsides of this approach were:

- crowding of heritage buildings to the detriment of appreciation of their importance
- overshadowing of children's playground
- tunnel effect to Hospital lane
- unrelenting scale to Lilydale Street
- limited articulation and setbacks



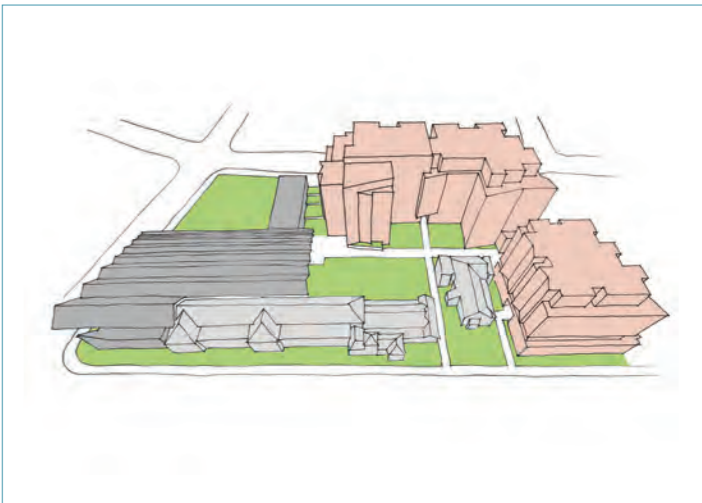
opportunities

On Mirvac being selected as the preferred tenderer, Mirvac Design in collaboration with TZG Architects reviewed the project design, and with 'fresh eyes' and a thorough consideration of urban design principles, arrived at an optimised solution which:

- deleted Building D from a big-impact area in the middle of the site and transferred that GFA to a smaller impact area on Building A2
- reversed Building A, to open up Hospital Lane
- created a new public open space and paid greater respect to the retained heritage buildings
- introduced a shared driveway for the library and residential uses, rather than a separate driveway ramp which would be a bad urban outcome for Livingstone Road and the residents to the north
- provided extra pedestrian links through site
- took into account neighbouring Lilydale Street resident concerns received during community consultation.

Design considerations:

- Increased height and reduced setback to Livingstone Road has minimal impact given context of busy arterial road and commercial buildings opposite
- proposed bulk to NW corner impacts existing residential neighbours less than existing Building 7 Nurses Quarters. The NW corner of Building 7 is 25.7 metres above the adjacent Livingstone Road footpath, and is only 1.9m from the front boundary and 2.6m from the side boundary. The NW corner of the proposed building is 27.1 metres above the footpath, or 1.4 metres higher than the existing building, but is set back 3m from the front boundary and 9m from the side boundary.
- negligible additional overshadowing as a result of the extra GFA on Building A.



optimised design

The positive outcomes of the optimised design include:

- new public open space, called 'The Common'
- extra setbacks to Lilydale Street Building to mitigate building scale
- greater curtilage to heritage items
- more sunlight to children's playground
- driveway moved away from neighbouring houses and better urban outcome
- better response to the objectives of the DCP site-specific masterplan.

Relevant attached appendices:

- Appendix IA - JBA Advice Letter 6 April 2017

INTRODUCTION (CONTINUED)

URBAN DESIGN PRINCIPLES

The design team engaged in extensive site analysis, as set out in the SEPP 65 Design Verification Statement prepared by TZG & Mirvac Design. The site analysis provided these key urban principles:

- A. Preserve and enhance the heritage items being retained on the site, and allow them to be appreciated as part of the area’s social history.
- B. Consolidate the residential GFA to the north-western portion of the site, to allow the south-western corner for the ‘Green Gateway’. The new Community Hub forms part of the Marrickville Town centre Civic Precinct.



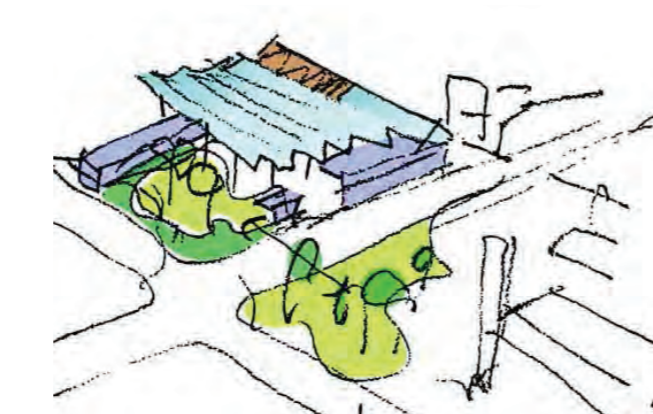
A SITE PLAN IDENTIFYING HERITAGE ITEMS AND SHOWING MAIN INTERNAL VANTAGE POINT



EXISTING BUILDINGS CONNECTED WITH SOCIAL HISTORY

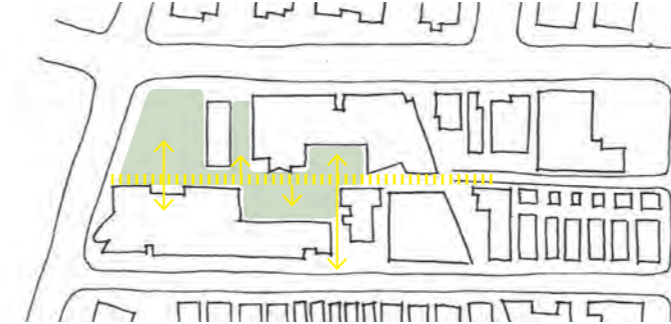


COMMUNITY HUB AQUA, NEW RESIDENTIAL BUILDINGS RED. HEIGHT TO THE NORTH WEST TO MINIMISE IMPACT TO SURROUNDING RESIDENTS.



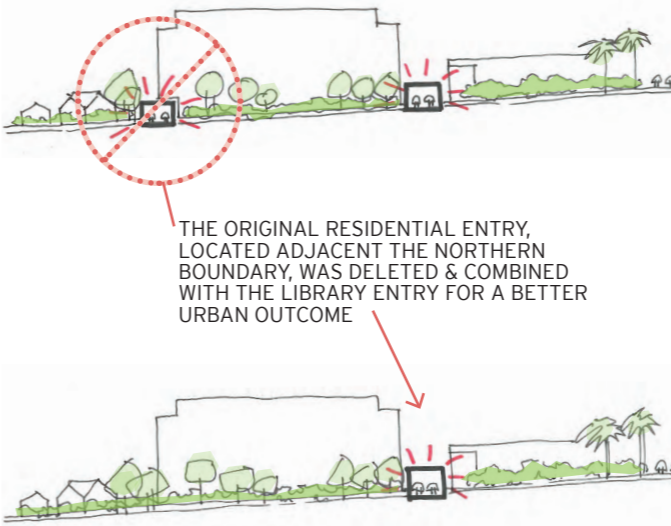
A GREEN SPACE ON EACH CORNER - MAKING A 'GREEN GATEWAY'

- C. Through site planning, create a place which is enmeshed in the community, by making the site permeable, and with pedestrian networks connecting to the surrounding streets.



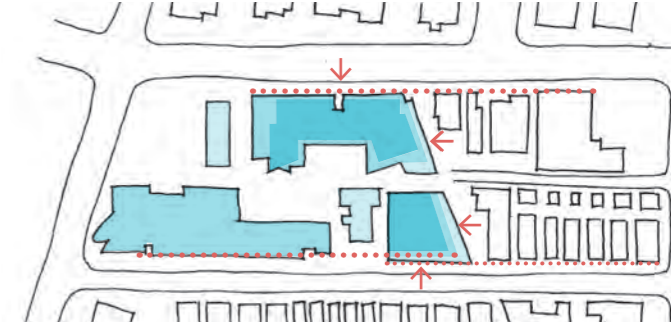
With the deletion of the residential building in the middle of the site (Building D), it was possible to consider new pedestrian pathways through the site, and create an optimised outcome for the whole precinct. The connections built on the Hospital Lane public pathway stipulated in the Masterplan.

- D. Have a single point of vehicular access to reduce the impact on neighbouring residents and achieve a better urban outcome.

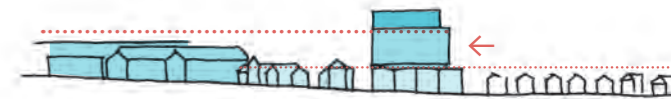


THE ORIGINAL RESIDENTIAL ENTRY, LOCATED ADJACENT THE NORTHERN BOUNDARY, WAS DELETED & COMBINED WITH THE LIBRARY ENTRY FOR A BETTER URBAN OUTCOME

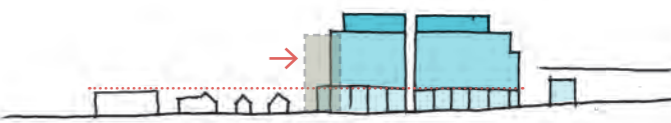
- E. Design residential buildings which respond to their context, with a base, middle and roof elements and appropriate setbacks and massing.



RESPONSE TO CONTEXT
BUILDINGS ARTICULATED THROUGH SETBACKS ON THE NORTH, EAST & WEST



LILYDALE STREET ELEVATION
TERRACES AT GROUND AND FIRST FLOOR RELATE TO RESIDENTIAL DWELLINGS + HERITAGE BUILDINGS. THE MIDDLE PORTION IS SET BACK IN RESPONSE TO RESIDENTIAL DWELLINGS TO THE EAST & NORTH. THE TOP TWO FLOORS FORM A 'ROOF' ELEMENT WHICH IS FURTHER RECESSED.



LIVINGSTONE ROAD ELEVATION
THE LIVINGSTONE ROAD BUILDINGS ARE HIGHER THAN THE LILYDALE STREET BUILDING, RELATING TO THE MORE COMMERCIAL NATURE OF THE STRIP, AND THE EXISTING BUILDING 7 NURSE'S QUARTERS (DOTTED ABOVE). IT IS SPLIT INTO TWO DISTINCT FORMS BY A COMMON LOBBY WHICH AFFORDS A THROUGH-SITE VISUAL LINK FROM LIVINGSTONE ROAD TO LILYDALE STREET. THE 2 STOREY BASE IS CONTINUED TO THIS ELEVATION TO MITIGATE SCALE.

1 PERMISSIBILITY

The initial assessment raised a potential issue relating to the permissibility of a component of the development. Specifically, the proposed residential apartment use is permissible with development consent in the R4 High Density Residential zone. Part of the residential flat building is located within the B2 Local Centre zone. In accordance with the provisions of Clause 2.5 (Additional permitted uses for particular land) and Clause 9 of Schedule 1 of the Marrickville Local Environmental Plan (MLEP) 2011 - Development for the purpose of a residential flat building is permissible with consent within the B2 zoned portion of Lot 2 DP 872693 and Lot 2 DP 103507, but only as part of a mixed use development that contains a non-residential use permitted in the zone.

The proposal, however, appears to include a portion of Building A1 (being a residential apartment building) over Lots 36 and 37 in DP 3164 which are not referenced by the provisions of Clause 9 in Schedule 1 of MLEP 2011.

It is understood that an application to the Department of Planning and Environment has been made to amend the LEP in accordance with the provisions of Section 73A (Expedited amendments of environmental planning instruments) of the EP&A Act 1979.

We advise that at the time of writing this letter, the LEP has not been amended and a component of the proposal as it is currently proposed appears to remain prohibited.

We note the Marrickville LEP identifies the properties addressed as 313-319 Marrickville Road and 182-186 Livingstone Road as having a R4 High Density Residential Zoning. In our view the intent of the LEP is clear that this use is permitted to apply to these addresses.

Notwithstanding this, there does appear to be an omission in Council's LEP, which does not correspondingly note the Lot and DP particulars of 2 of the 4 properties noted above.

In order to align the Lot and DP particulars with the property addresses, we understand Council has made a S73A application to the Department of Planning and this application is in the final stages of being processed.

We understand the tidying up of Council's LEP for this item will not stop development assessment of our application and we are hopeful the amendments to Council's LEP will be made shortly.

2 SUNLIGHT TO RESIDENTIAL SPACES

The submission of additional Solar Access Drawings, a Compliance Summary Table and Sun Eye View Drawings are acknowledged.

The additional information does not appear to demonstrate the level of penetration of solar access into living rooms.

It is requested that the Sun Eye View Drawings be amended to clearly identify in red each living room opening which is claimed to achieve the minimum solar access requirement. The same is required for the private open space areas of apartments.

Additionally, floor plans are required which demonstrate the area of living rooms within eastern and western facing apartments in Building B which are claimed to receive a compliant level of solar access. The drawings should identify the floor area which receives solar access during each period that it is claimed that the apartments receive solar access. Drawings should also demonstrate the area of private open space which receives solar access for the same apartments.

Further, the same type of floor plan drawings are required for the east and west facing apartments in Buildings A1 and A2 (e.g. apartments 10205 to 10209, 10202 and 10611 in Building A1 and apartments 20203 to 20206 and 20210 in Building A2).

The drawings can be of typical floor layouts, but should address the different apartment types and should be prepared in a manner that clearly demonstrates the amount of sunlight received by the internal living rooms and private open space in a manner consistent with the Apartment Design Guide (ADG) 'design guidance' at Objective 4A-1. The drawings should be dimensioned and at a scale that can be used to check the application.

The following assessment of solar access is comprehensive and demonstrates that the design team have had more than adequate regard to the ADG objectives for daylight access. The ADG is a guide and is to be applied as such. There is no statutory requirement for compliance with an objective, design criteria or design guidelines.

A Daylight Access Report has been completed by ESD engineers, Wood and Grieve Engineers (W&GE).

The W&GE report, outlines the engineer's finding that 61% of apartments, or 137 apartments, achieve a minimum of 2 hours of sunlight between 9am and 3pm in midwinter (June 21). A further 31 apartments achieve a minimum of 1m² of direct sunlight, measured at 1 metre above floor level, for at least 15 minutes, in line with ADG Design Guidance. This brings total apartments achieving solar access in line with ADG design guidance, with 168 apartments out of 225, or 74.7%, receiving solar access.

With the long sides of the buildable area of the site oriented to the east and west, the site constraints limit the number of apartments that can take advantage of a northern aspect, but the design maximises exposure to this orientation within these constraints. The number of south facing, single aspect apartments is minimised. Where there are south-facing apartments, expansive glazing (treated to minimise heat loss) ensures maximum daylight access.

Internal planning is responsive to solar access, with service areas such as bathrooms and storage zones located to the inside of the apartment, and living areas positioned to maximise solar access. This is clearly evident in the varying design of 1 bed apartments: on the western elevation, fronting Livingstone Road, the living area is to the front of the apartment, whereas on the internal corner of Building A where solar access is more prohibitive, the living area is recessed to better relate to the private open space.

As part of the W&GE Daylight Access Report, Sun Eye Drawings have been updated to identify living room windows and private open space which has been counted in the totals. Also provided are shadow plans which show the extent of sun penetration into the apartments.



SUN EYE VIEWS - EXTRACT EXAMPLE

SUN EYE VIEWS HAVE BEEN UPDATED TO SHOW WHICH WINDOWS PROVIDE LIGHT TO LIVING AREAS, AS OPPOSED TO BEDROOMS (APPENDIX B OF WG&E REPORT)



INTERNAL SHADOW DIAGRAMS - EXTRACT EXAMPLE

LEVEL BY LEVEL SHADOW DIAGRAMS SHOW SUNLIGHT PENETRATION INTO APARTMENTS ON 21 JUNE (APPENDIX C OF WG&E REPORT)

Relevant attached appendices:

- Appendix 1A - JBA Advice Letter 6 April 2017
- Appendix 2A - Wood & Grieve Engineers' Daylight Access Report
- Appendix 2B - Mirvac Design SK630-639 Daylight Access Plans

3 CROSS VENTILATION

It is stated in the Response to Council Letter document submitted with the amended documentation that “at least 60% (135 apartments) of the total number of apartments achieve adequate cross ventilation as required”.

It is also outlined that Cermak Peterka Peterson (CPP) have reviewed the plans and confirm that “those apartments coloured blue on the plans have the ability to meet the design intent of the ADG in terms of natural ventilation”.

It appears, however, that a number of the apartments claimed to have the ability to meet the design intent of the ADG do not currently satisfy the Design Criteria or the Design Guidance at Objective 4B-3 of the ADG.

The following apartments (which are indicated as achieving natural cross ventilation) do not appear to accord with the design guidance under Objective 4B-3 or the accompanying Figures in that Part of the ADG:

- Apartment 20407 (and those of the same type)
- Apartment 30301
- Apartment 10302
- Apartment 10303
- Apartment 20307
- Apartment 20308
- Apartment 20001
- Apartment 20002
- Apartment 20003

Additional information is required to demonstrate how the above apartments (and other apartments of the same type) will achieve natural cross ventilation in accordance with design guidance under Objective 4B-3; and not just the ability to achieve compliance. Any changes required to ensure the apartments achieve natural cross ventilation are to be detailed in full, including addition of any openings, increase in size of any openings and or reconfiguration of apartment layouts.

Additional information may be required from a suitably qualified consultant to assist in demonstrating consistency with the ADG.

The following assessment of natural cross ventilation is comprehensive and demonstrates that the design team have had more than adequate regard to the ADG objectives for natural cross ventilation. The ADG is a guide and is to be applied as such; there is no statutory requirement for compliance with an objective, design criteria or design guidelines.

Windtech Consultants has undertaken an assessment of the project and provided a cross ventilation report. As a result of their assessment, a number of design modifications have been made to improve the performance of certain apartments and to take advantage of aspect to encourage improved cross ventilation. The improvements are shown opposite for reference.

Of the apartments noted above, only 20002 and 20003 do not achieve cross ventilation. In place of these, we have modified a stack of six apartments in the centre of Building A by adding a vent with a cross-sectional area of 0.4 m² to the bulkhead of each apartment. This vent connects through to the break in the building from the west, allowing natural cross flow through from east-facing glazing in the apartment. Details of this solution are shown on the following page.

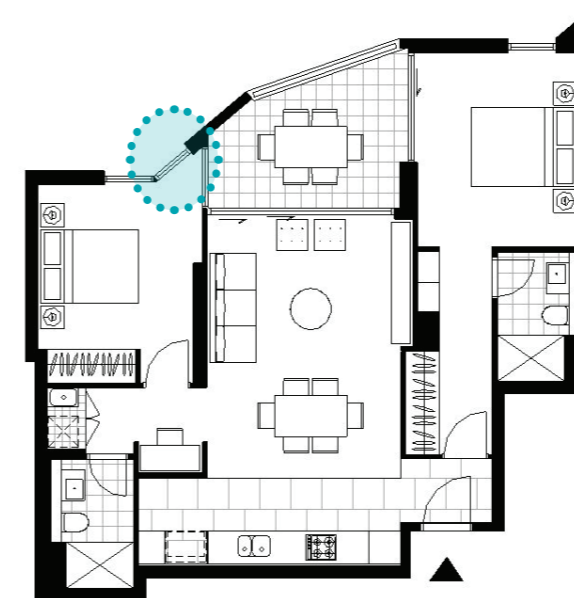
Taking these changes into account, 60% of the 225 apartments in the proposed residential development achieve cross ventilation.

Accordingly, the project meets the design guidelines.



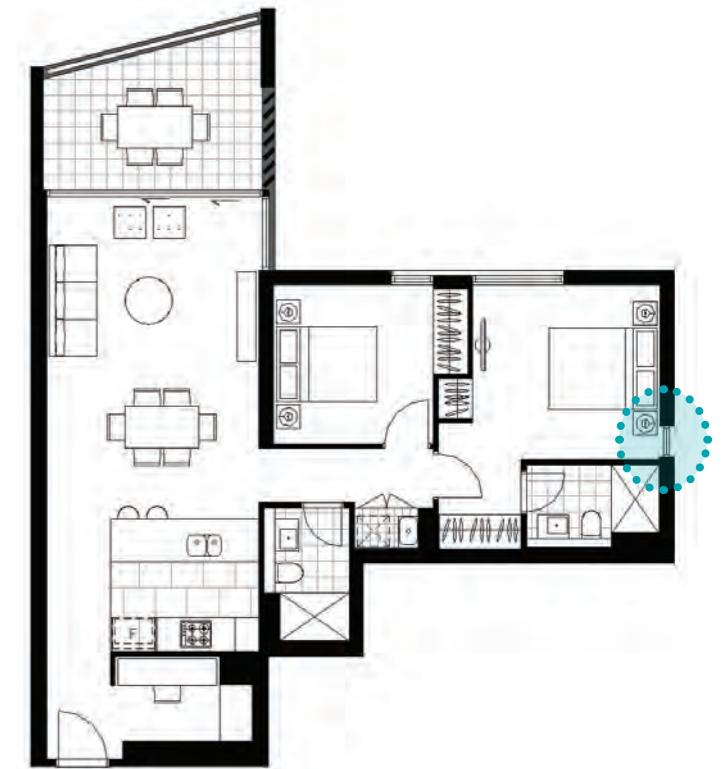
APT 20307 AND 20407 (TYPICAL FOR STACK)

OPERABLE WINDOW FACING WEST (OPERABLE PANEL 0.9 SQM), WORKS WITH MAIN LIVING GLAZING (INCL. AWNING) FACING NORTH



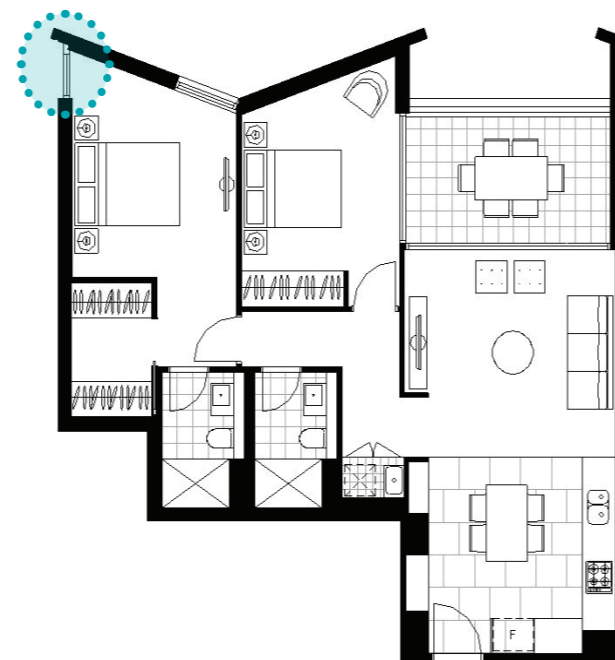
APT 30301 (TYPICAL FOR STACK)

ADDITIONAL OPERABLE WINDOW FACING NORTH-WEST (LIVING ROOM & BED 1 HAVE OPENINGS FACING NORTH)



APT 10302 (TYPICAL FOR STACK)

OPERABLE WINDOW FACING SOUTH (AVERAGE SIZE OF OPERABLE PANEL IS 0.9SQM), WORKS WITH LIVING GLAZING FACING EAST.



APT 10303 (TYPICAL FOR STACK)

ADDITIONAL OPERABLE WINDOW FACING EAST (WORKING WITH OPERABLE WINDOWS TO BALCONY, WHICH FACES SOUTH)



APT 20308 (TYPICAL FOR STACK)

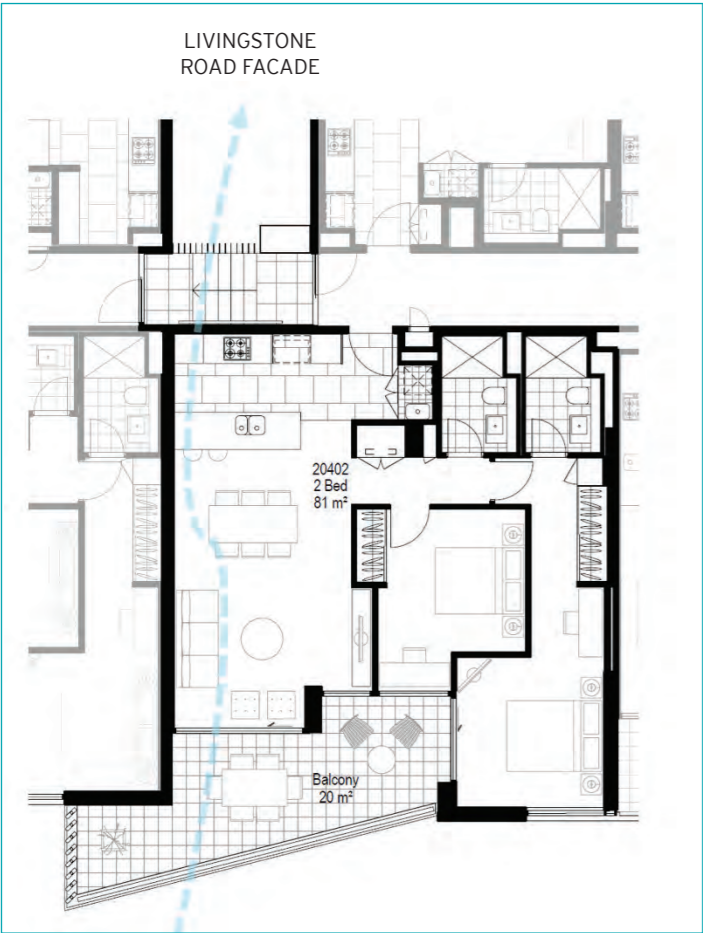
OPERABLE WINDOW FACING NORTH-WEST IN BED 2 WORKS WITH MAIN LIVING GLAZING (INCLUDING AWNING) FACING NORTH



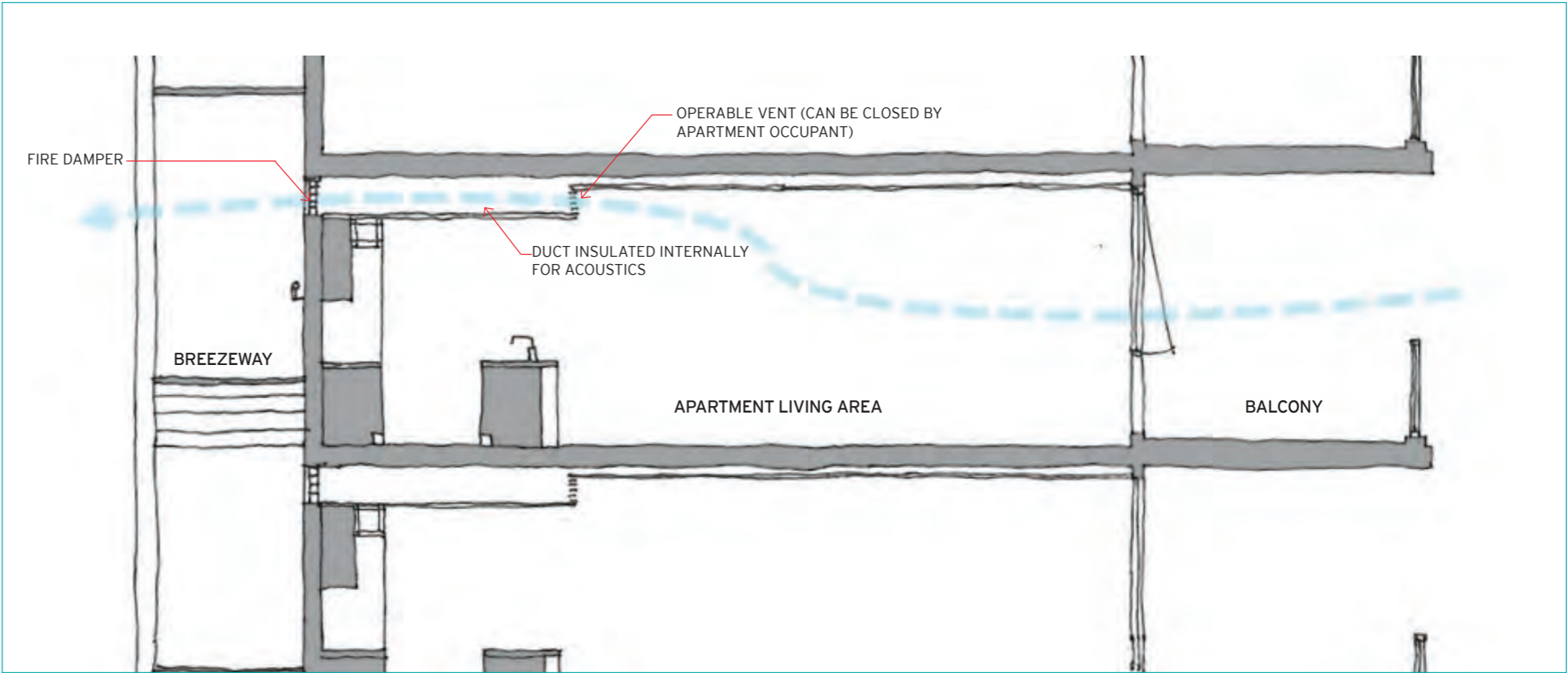
APT 20001 (UPPER LEVEL ONLY SHOWN)

OPERABLE WINDOW FACING WEST (OPERABLE PANEL 0.9 SQM) WORKS WITH GROUND FLOOR GLAZING (L00) FACING NORTH

3 CROSS VENTILATION (CONTINUED)



APT 20402 PLAN (TYPICAL FOR STACK)
VENTILATION DUCT PROVIDED THROUGH KITCHEN BULKHEAD TO BREEZEWAY



APT 20402 CROSS SECTION
DUCT PROVIDES VENTILATION THROUGH BULKHEAD TO PROVIDE OUTLET ON THE LEEWARD SIDE, TO THE WEST FACADE, TO BALANCE WINDWARD GLAZING FACING EAST

- Relevant attached appendices:
- Appendix 3A - Windtech Consulting Engineers' Cross Ventilation Advice
 - Appendix 3B - Mirvac Design SK620-629 Cross Ventilation Plans

4 PRIVATE OPEN SPACE

Flexibility may be possible in some circumstances when considering support or otherwise for apartments with non-compliant private open space areas. Notwithstanding, the proposal as amended includes 11 apartments with a non-compliant area of private open space. Several of the apartments should be amended to comply, particularly where the internal apartment size is greater than the minimum apartment size required (e.g. apartments 10505, 10605, 30305, 30605 and 30802).

As previously requested, the floor plans are to include dimensions and should be at a scale that can be used to check the application.

All private open spaces in the proposal comply with the requirements of Clause 2.18.11.5.C21 of Marrickville DCP 2011, namely a balcony with a minimum area of 8m² and a minimum width of 2m, accessible from the principal living area of the dwelling.

In light of the fact that the ADG is a guide document, there is no requirement for an objective, design criteria or design guidelines to be complied with. The following assessment of private open space is comprehensive and demonstrates that the design team have had more than adequate regard to the ADG objectives for private open space.

Generally each 1-bedroom apartment is provided with a balcony of 8m² minimum with a minimum depth of 2m, each 2-bedroom apartment at a minimum of 10m² with a depth of 2m, and each 3-bedroom apartment at a minimum of 12m² and 2.4m deep, as recommended by the ADG.

Out of 225 apartments, there are only ten 2-bedroom apartments that have private open space complying with the DCP, but under the minimum size recommended in ADG Design Criteria 4E-1.

However, the objective of 4E-1, i.e. that ‘apartments provide appropriately sized private open space and balconies to enhance residential amenity,’ is achieved for these 10 apartments. Generally the balcony area is only 1m² or 2m² less than the ADG guide, and in each case, we can demonstrate that the balconies are useable and furnishable, that they will easily accommodate a table with 2-4 chairs and open from the primary living space as per the ADG recommendation, and therefore provide the necessary amenity.

Each of the ten apartment types with balconies less than 10m² is shown opposite. We have indicated why we believe each of the balconies should not be enlarged as suggested by Council, generally because of negative impact on apartment and occupant amenity or on the external appearance of the building. We were, however, able to increase the balcony of Apartment 30802 by 1m² as shown opposite, by reducing the width of living/dining room and both bedrooms and not compromising that particular apartment’s amenity.

Importantly, while the total of the difference of these 10 balconies to the area recommended by the ADG is 15m², the total of balcony and courtyard areas provided in excess of the ADG recommendations in the other 215 apartments in the development is over 1,250sqm. When considered in it’s totality, the project has an excellent provision of private open space, much greater than recommended in the ADG.

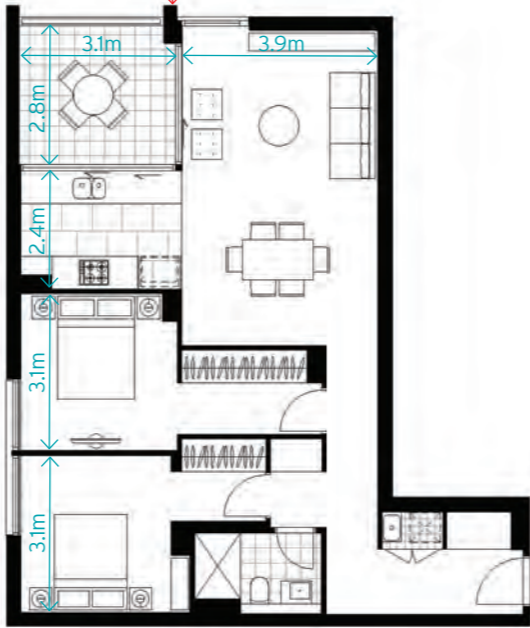
In addition to the private open space provided for each apartment, the communal open spaces provided offer a variety of different experiences:

- Level 10 rooftop BBQ area;
- Level 9 reading terrace (newly added following Council’s 7 March letter);
- Kitchen garden adjacent to Lilydale House; and
- The Common lawn area at ground level;

in addition to the amenity of the Community Hub’s library, cafe, children’s playground and park right next door.

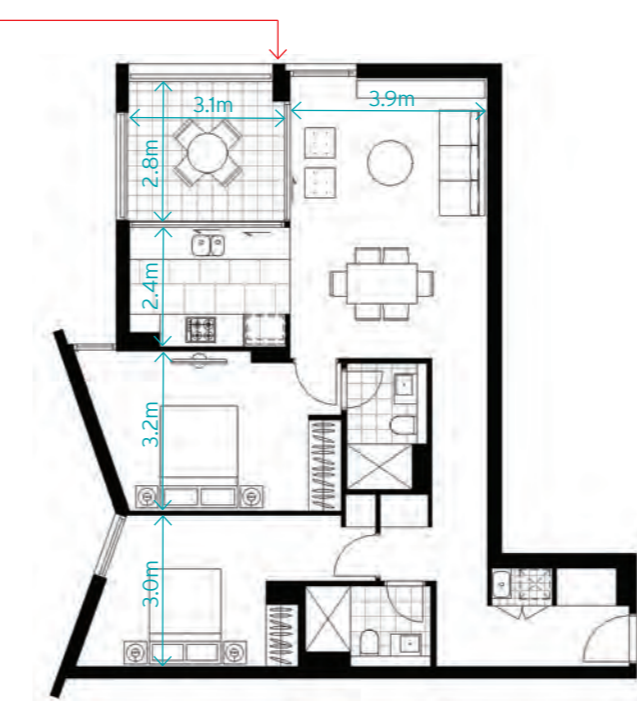
There could not be a better site to offset such a minor departure from the ADG guideline. The ten apartments with 1m² or 2m² less than recommended are offset against the significant number of apartments that offer greater than recommended private open space. Although there is a slight numeric shortfall in balcony size for these ten apartments, all balconies are appropriately sized to accommodate furniture recommended by the ADG, and provide suitable amenity to the associated apartment.

columns align with Level 07 setback for solar access to public open space



APT 10205 - BALCONY 9 SQM (-1 SQM) (1 OF 10)

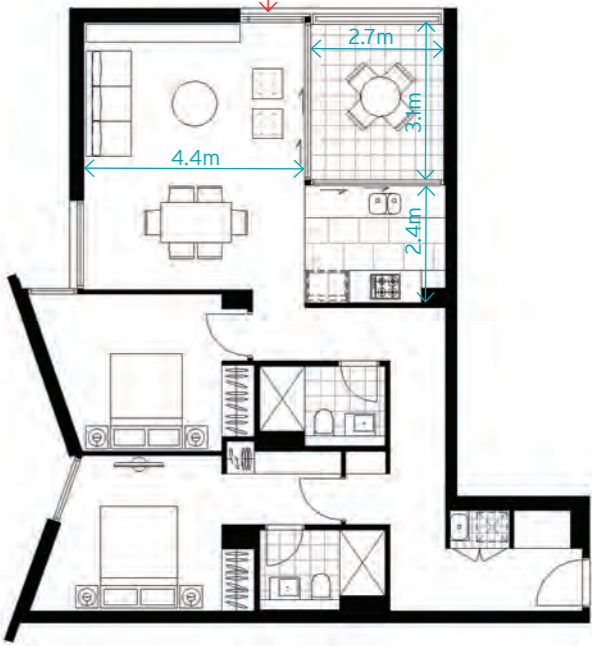
BALCONY WIDTH IS DETERMINED BY RELATIONSHIP TO FACADE ELEMENTS, AND CANNOT BE INCREASED WITHOUT COMPROMISING LIVING ROOM WIDTH. TO ACHIEVE 10SQM, AN EXTRA 0.4M DEPTH WOULD NEED TO BE ADDED TO THE BALCONY, AND THIS IS NOT POSSIBLE OR APPROPRIATE WITH MINIMUM BEDROOM AND KITCHEN DIMENSIONS. BALCONY ACCOMMODATES 4 SEAT TABLE AS PER ADG.



APT 10305 (SAME PLAN AS 10405) - BALCONY 9 SQM (-1 SQM) (2 OF 10)

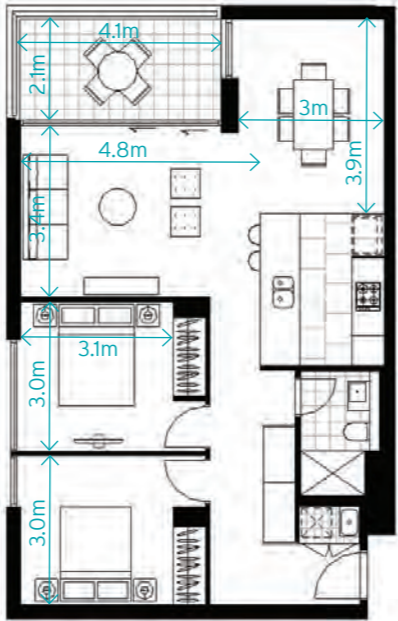
SIMILAR CONSTRAINTS TO APT 10205. EXTRA 0.4M IN DEPTH NOT POSSIBLE OR APPROPRIATE WITHOUT MAKING BEDROOMS BELOW MIN. RECOMMENDED. BALCONY IS CONSIDERED APPROPRIATE FOR 4 SEAT TABLE AS PER ADG.

window aligns with windows below



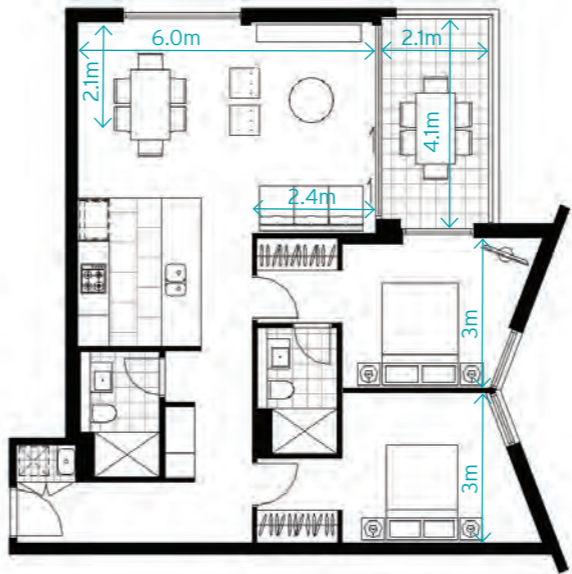
APT 10505 (SAME PLAN AS 10605) - BALCONY 8SQM (-2 SQM) (2 OF 10)

THE WIDTH OF THESE BALCONIES ARE SET BY THE POSITION OF THE FACADE ELEMENTS - AND TAKING THE BALCONY WIDER TO THE SOLID ELEMENT WOULD MAKE THE LIVING/DINING TOO SMALL. MAKING THE BALCONY DEEPER THAN 3.1M WAS NOT CONSIDERED APPROPRIATE.



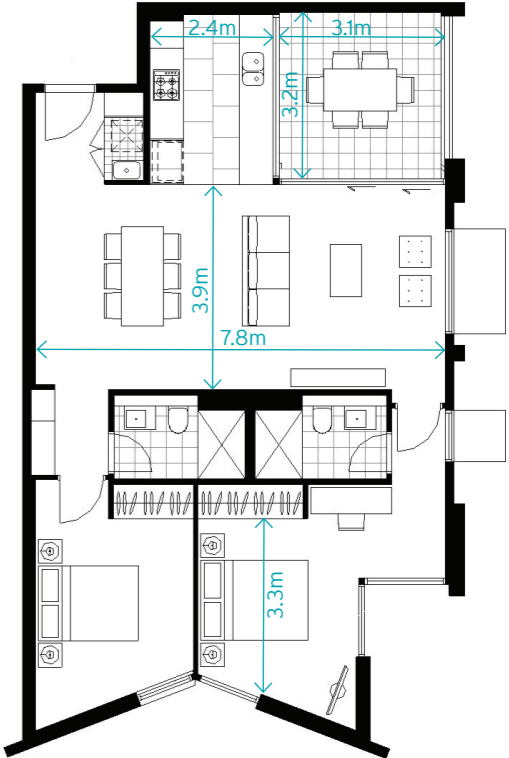
APT 10805 - BALCONY 8 SQM (-2 SQM) (1 OF 10)

BALCONY SIZE IS AS LARGE AS POSSIBLE WITHOUT COMPROMISING AMENITY OF APARTMENT & PRACTICAL ROOM WIDTHS FOR LIVING AND BEDROOMS. BALCONY ACHIEVES MINIMUM DEPTH (2.1M PROVIDED VS 2.0M MINIMUM) AND EASILY ACCOMMODATES 4 SEAT TABLE.



APT 30405 (SAME PLAN AS 30305, 30505, 30605) - BALCONY 9 SQM (-1 SQM) (4 OF 10)

THE SOUTHERN EDGE OF THIS BALCONY ALIGNS WITH MAIN BUILDING LINE, A MINIMUM OF 6M FROM THE EXISTING HERITAGE BUILDING. THE DEPTH OF THE BALCONY CANNOT BE INCREASED WITHOUT COMPROMISING THE INTERNAL PLANNING OF THE APARTMENT. THIS BALCONY EASILY ACCOMMODATES A 6 SEATER TABLE.



APT 30802 - BALCONY 10 SQM (WAS 9 SQM) (AMENDED PLAN)

THE BALCONY WIDTH HAS BEEN INCREASED TO ACHIEVE AN AREA OF 10 SQM, BY DECREASING THE WIDTH OF THE DINING/LIVING ROOM BY 100MM, AND DECREASING THE WIDTH OF THE BEDROOMS BY 200MM. THIS BALCONY EASILY ACCOMMODATES A 6 SEATER TABLE.

Relevant attached appendices:

- Appendix 1A - JBA Advice Letter 6 April 2017
- Appendix 18B - Mirvac Design + TZG 1:100 apartment plans

5 STORAGE

The submission of additional area drawings and an Apartment Compliance Summary Table is acknowledged.

The plans should be updated so that the actual storage volume is identified (notated) for each storage area identified on the plans.

All apartments in the proposed development have been provided with the requisite storage outlined in Objective 4G-1 of the ADG, i.e. 6 m³ for 1-bedroom apartments, 8 m³ for 2-bedroom apartments and 10 m³ for 3-bedroom apartments.

A minimum of 50% of this storage is provided within apartments, with the remainder (if applicable), provided in the basement. Within apartments, storage in bedrooms, bathrooms and as part of the kitchen is not counted within the storage total.

In addition to the storage schedule provided in our response of 13 January 2017, we have now shown the location of all counted storage within apartments on the 1:100 individual apartment plans, and we have noted the amount of storage which will be allocated to the apartment in the basement.

Basement storage has not currently been allocated to individual apartments, as the final coordination of services & equipment needs to occur post DA. However, based on the schedule, we are able to calculate the total volume of storage required in the basement, as a balance to the storage provided within apartments, as 540 m³. The approximate location of storage in the basement is indicated in orange on the amended DA plans for the basement levels (refer DA-R07-R09); the volume shown in these levels equates to 665 m³. Taking into account access and circulation, we believe the available space will be more than sufficient to provide the required basement storage.

Relevant attached appendices:

- Appendix 18A - Mirvac Design + TZG Residential DA-R series [4]
- Appendix 18B - Mirvac Design + TZG 1:100 apartment plans

6 UNIT SIZE

The submission of additional area drawings and an Apartment Compliance Summary Table is acknowledged and the amended application indicates that the proposed apartments are compliant with the requirements of Part 4D of the ADG with respect to minimum apartment size.

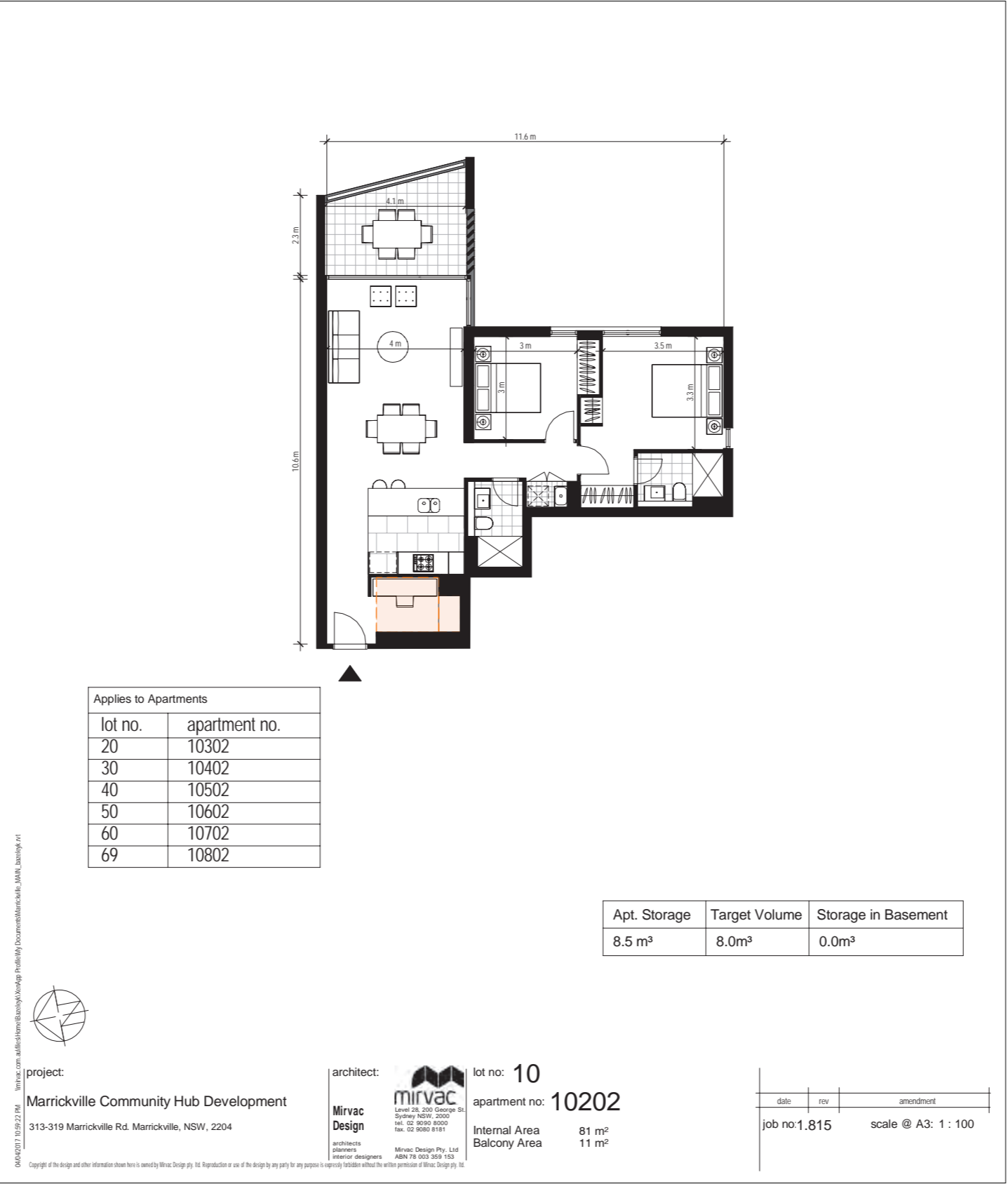
As previously requested, the provision of additional dimensions on drawings is required in order to allow apartment sizes and room dimensions to be checked. Dimensions are required to be shown on internal layouts of apartments. Typical floor layouts can be used where applicable.

Dimensioned 1:100 plans have been provided for each unit, with furniture shown in each case to demonstrate liveability. In keeping with objective 4D-1 of the ADG, the layout of rooms within each apartment is functional, well-organised and provides a high standard of amenity.

As suggested by the ADG, the internal planning of apartments in the proposed development features:

- living spaces directly access the private open space and are oriented toward the primary outlook
- master bedrooms have a minimum area of 10sqm and secondary bedrooms an area of 9 sqm minimum
- all bedrooms have a minimum width of 3m
- wherever possible, access to bedrooms, bathrooms and laundries is separated from living areas, minimising direct openings between living and service areas
- typically room proportions are rectangular rather than square
- there is a great variety of plan types within the development to cater for different furnishing preferences
- robes are generally in excess of minimum requirements of 1.8m long for master bedrooms and 1.5m long for secondary bedrooms.

All apartments are shown with realistically scaled furniture layouts to allow assessment of the design, as recommended by the ADG.



- Relevant attached appendices:
- Appendix 18B - Mirvac Design + TZG 1:100 apartment plans

UNIT SIZE - EXAMPLE EXTRACT APARTMENT 10202
1:100 PLAN DIMENSIONED & FURNISHED AND WITH STORAGE IDENTIFIED

7 BUILDING SEPARATION BETWEEN BUILDINGS A & B

The application does not fully comply with the recommendations of the ADG with respect to the building separation between Buildings A & B, with a separation of 12m, 18m and 24m applying to the development in this location.

The proposed separation may be able to be supported where the objectives for adequate building separation distances are met.

The submission of additional information regarding this matter is acknowledged, including drawings SK0021, SK0022 and DA-R21 [3].

Nonetheless, the justification for the proposed building separation relies, in part, on various forms of screening devices being positioned over openings and on balconies to mitigate potential visual privacy impacts.

Given the importance of the privacy screening in addressing the potential privacy impacts, a 'Detail' drawing of each proposed form of privacy screen is required to be provided. The drawing should be at a scale of 1:50 and include dimensions and material details.

Additionally, amended plans are required that identify (notate) the separation distance between the two (2) buildings at every level (including balcony alignments and building walls).

The following assessment of building separation is comprehensive and demonstrates that the design team have had more than adequate regard to the ADG objectives for building separation. The ADG is a guide: there is no requirement to strictly comply with either objectives, design criteria or design guidelines.

The building separation design criteria of the ADG suggests a separation distance of 18m between 5 and 8 storeys. This distance increases to 24m above 9 storeys. Buildings A2 and B have a minimum separation distance of between 12m and 14m at these levels, however this represents a minor deviation from the guide relating to only a minor number of apartments. There are only two apartments on each level involved in the interface across Hospital Lane, and the objectives of the design criteria are met through privacy mitigation methods including:

- the use of privacy screening as detailed in Appendix 7A;
- the orientation of the primary living areas of apartments within Building B to the north and south to face away from Building A2, as shown on the plans on the following page;
- the offsetting of windows between living areas; and
- the positioning of bedrooms behind small balconies at Building B to afford additional privacy.

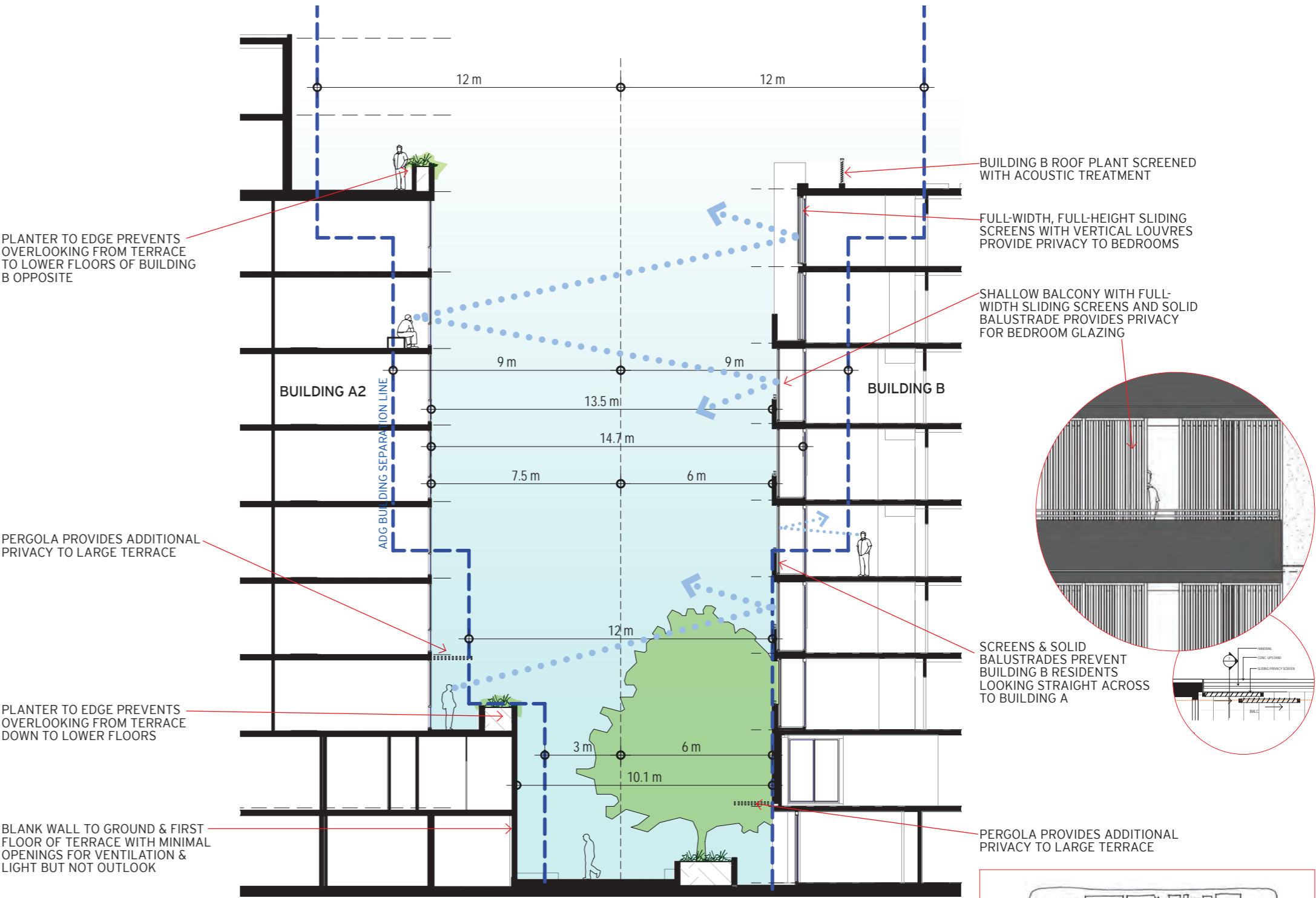
The above privacy measures ensure all apartments at this interface achieve a good level of amenity despite the minor deviation. Therefore, we believe the proposal is consistent with the objective of Part 3F-1: "Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy".

Detailed drawings of proposed screening to the east elevation of Building A and the west elevation of Building B have been prepared and are included in this design submission (refer Appendix 7A).

The amended DA drawings (Appendix 18A), also provided with this submission, include all floor plans at 1:200 scale. The distance between building elements in Buildings A & B is dimensioned at each level.

Relevant attached appendices:

- Appendix 1A - JBA Advice Letter 6 April 2017
- Appendix 7A - Mirvac Design A1880 Building B Screen Details
- Appendix 18A - Mirvac Design + TZG Residential DA-R series [4]



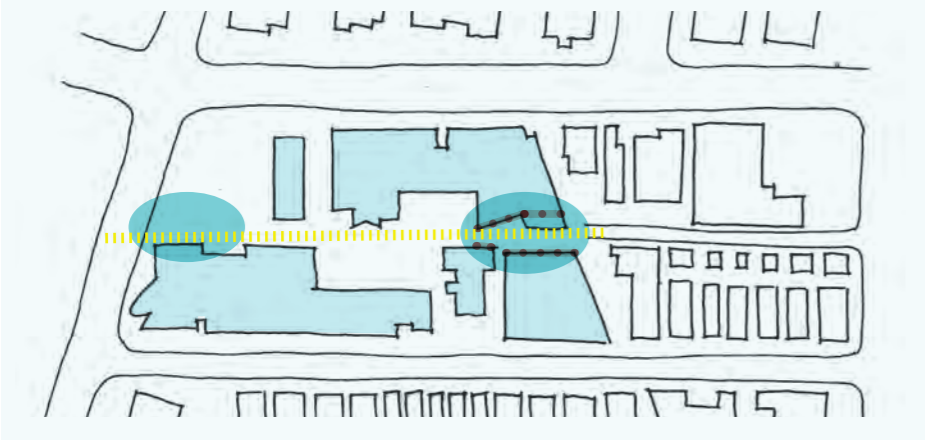
7 BUILDING SEPARATION BETWEEN BUILDINGS A & B (CONTINUED)

THE NORTHERN GATEWAY

The relationship between Building A2 and Building B at the northern boundary is the outcome of two strong urban design objectives:

1. Maximising the setbacks on Lilydale Street whilst maintaining a workable floor plate for Building B
2. Maintaining the alignment of Hospital Lane and creating a northern gateway for the site.

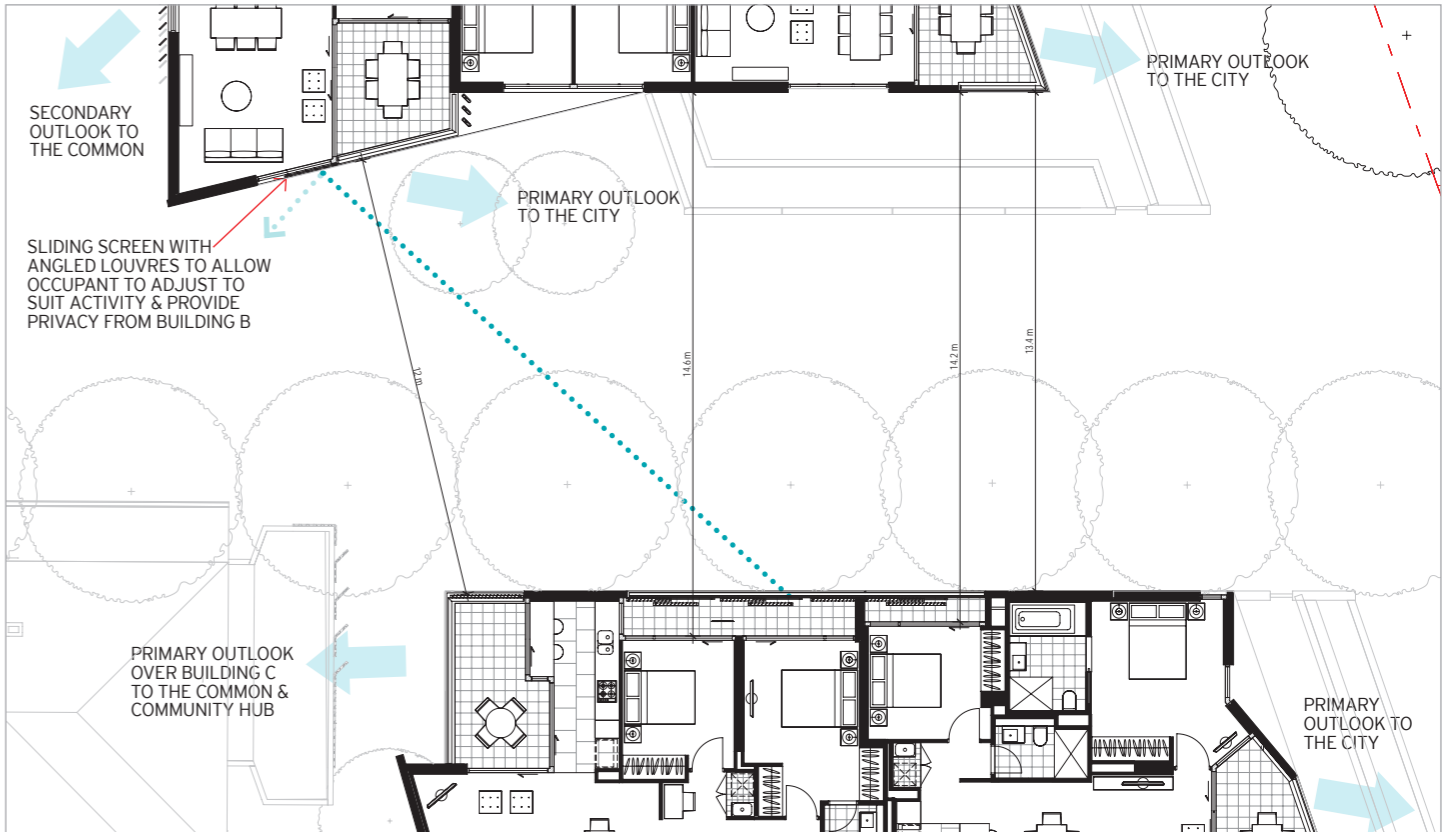
The overlap between the buildings on each side of Hospital Lane is only 16 metres, and only impacts 2 apartments on each level of each building. Therefore, as shown on the plans on this page, it is possible to arrange the internal planning to create divergent outlooks and orientations for each of the apartments, so the impact on privacy is minimised. Further, the living areas for each of the four apartments has been, as much as possible, separated on each side of Hospital Lane.



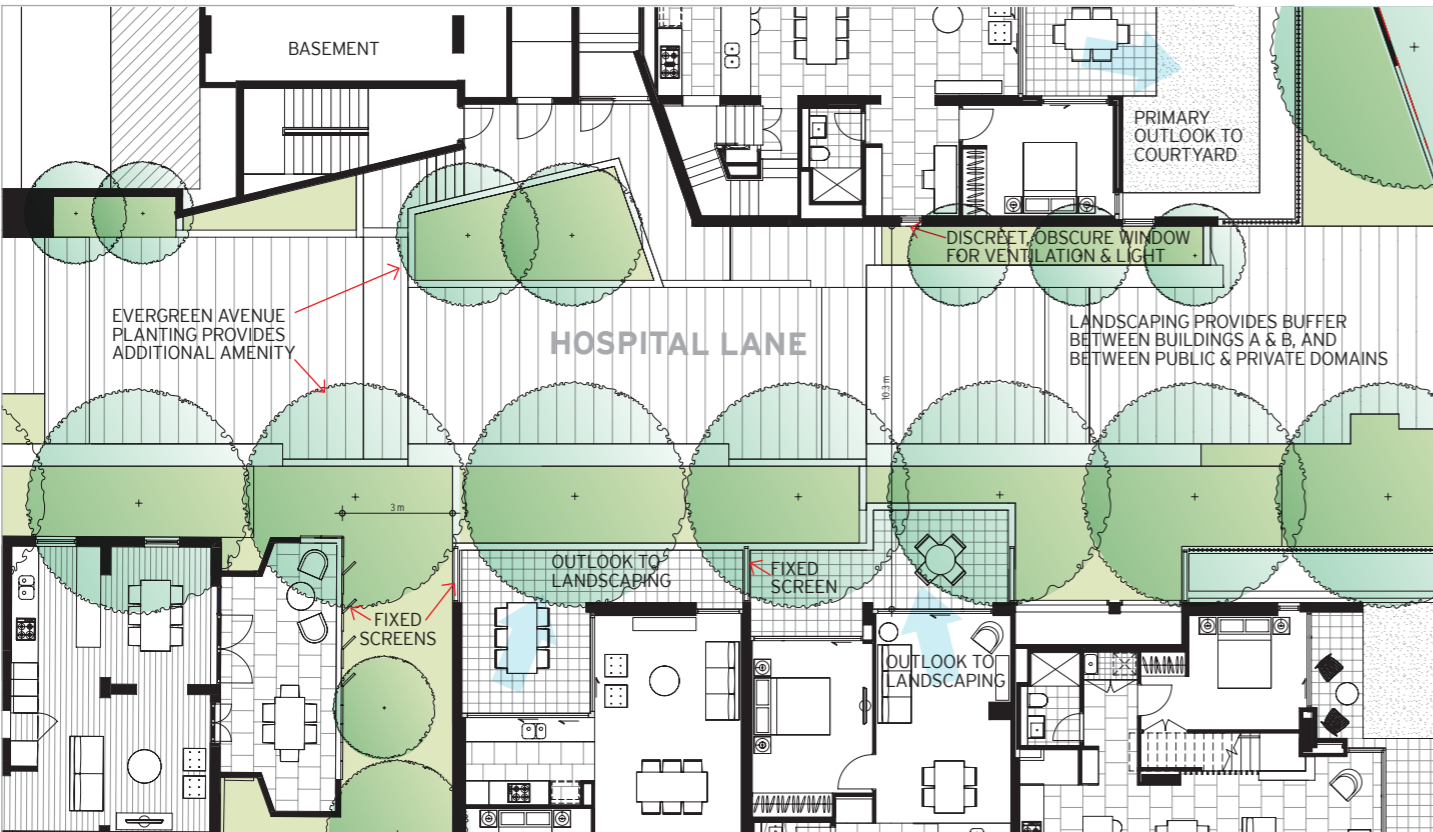
KEY PLAN SHOWING NORTH & SOUTH GATEWAYS



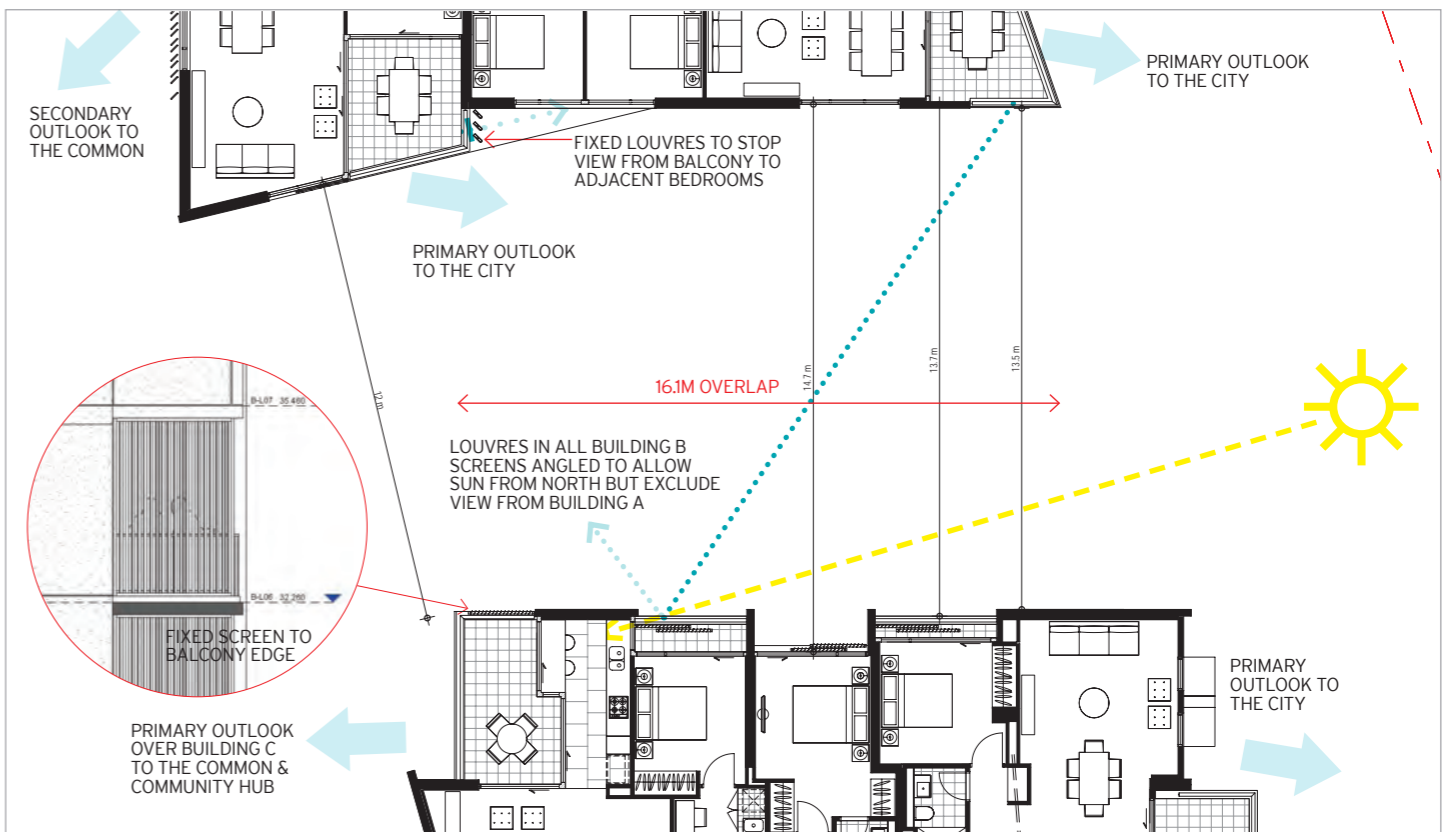
SCREENING PRECEDENT IMAGE



PLAN DRAWING AT MID LEVEL (LEVEL 03-06)



PLAN DRAWING AT LOW LEVEL (GROUND & FIRST)



PLAN DRAWING AT UPPER LEVEL (LEVEL 07-08)

8 BUILDING SEPARATION CONTEXT TO THE NORTH

The proposal includes an 11 storey structure and a 9 storey structure adjacent to existing residential properties to the north with considerably lower forms of development. The Masterplan for the site as presented in Figure 40.8c "Planning Principles for Masterplan Area MA 40.8" envisage buildings of significant scale at the northern end of the site. The Masterplan also envisages an 'articulation zone' along the northern side of the northern buildings.

The ADG recommends minimum separation distances for buildings as follows:

- 12m between habitable rooms/balconies for buildings up to four (4) storeys;
- 18m between habitable rooms/balconies for buildings from five (5) storeys to eight (8) storeys; and
- 24m between habitable rooms/balconies for buildings from nine (9) storeys and above.

The building separation distances are recommended to achieve various outcomes including adequate solar access, adequate open space, adequate privacy and also a desirable urban form.

Additionally, under Part 2F Building Separation the ADG outlines that at the boundary, between a change in zone from apartment buildings to a lower density area, the recommended building setback distances from the boundary should be increased by 3m.

In this instance the transition in urban form achieved between the proposed northern buildings and the significantly lower existing buildings to the north is a prime consideration for the development.

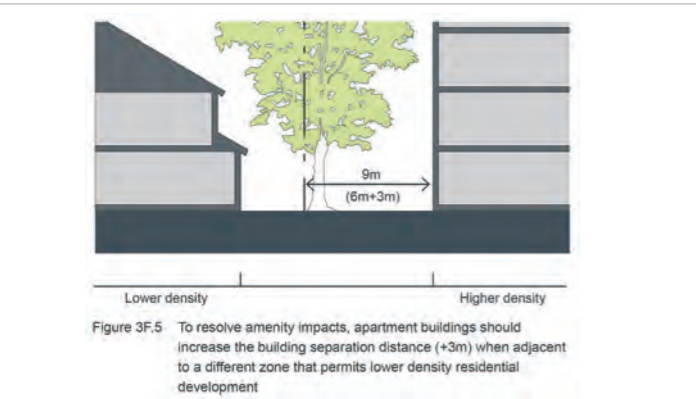
It is acknowledged that considerable articulation has been provided to the northern elevations of both Building A2 and Building B. Additionally the design amendments to the landscaped area along the northern boundary are also acknowledged.

Nonetheless there remains a significant step down in the scale and change in the urban form between the proposed buildings and the one (1) and two (2) story scale buildings to the north.

It is also noted that the Masterplan controls for the site envisage a distinct change in scale along this boundary, however it is considered that the ADG building separation distances mentioned above should be complied with at a minimum along this important transition zone. Separation above the minimum should also be considered. In this respect the additional 3m setback should be considered.

To that extent, Building A2 and Building B should be amended at all levels to demonstrate consistency along the northern boundary with the minimum building separation distances.

Amended drawings are to identify (by notating dimensions) the setback to the northern boundary at all levels from proposed balconies and the proposed northern building walls.



Relevant attached appendices:

- Appendix 1A - JBA Advice Letter 6 April 2017
 - Appendix 18A - Mirvac Design + TZG Residential DA-R series [4]
- MARRICKVILLE COMMUNITY HUB - RESPONSE TO PLANNING COMMENTS MAY 2017

The DCP does not include a detailed masterplan for the site. The DCP outlines masterplan planning principles for Masterplan Area 40.8, but does not include specific numeric controls to guide a detailed building envelope.

Relevant commentary provided by JBA in their letter of 6 April 2017 on this item as follows:

The proposal meets the Design Criteria of Objective 3F1 of the ADG, relating to minimum building separation distances. Where provided, Design Criteria are a way in which an objective can be satisfied. Essentially, if a proposal complies with a numerical criterion, it is taken to have met the objective.

The Design Guidance section of Objective 3F1 recommends that apartment buildings should provide an additional 3m separation distance, on top of the distances established by the Design Criteria, for development adjacent to a different zone that permits lower density residential development. It is noted that the sites to the north of Building A2 and Building B currently contain detached residential dwellings which is a lower density residential use than the residential flat building proposed at the site. However, the objective does not require consideration of the existing built form, rather, it requires consideration be given to the type of land uses permitted within the adjacent zones.

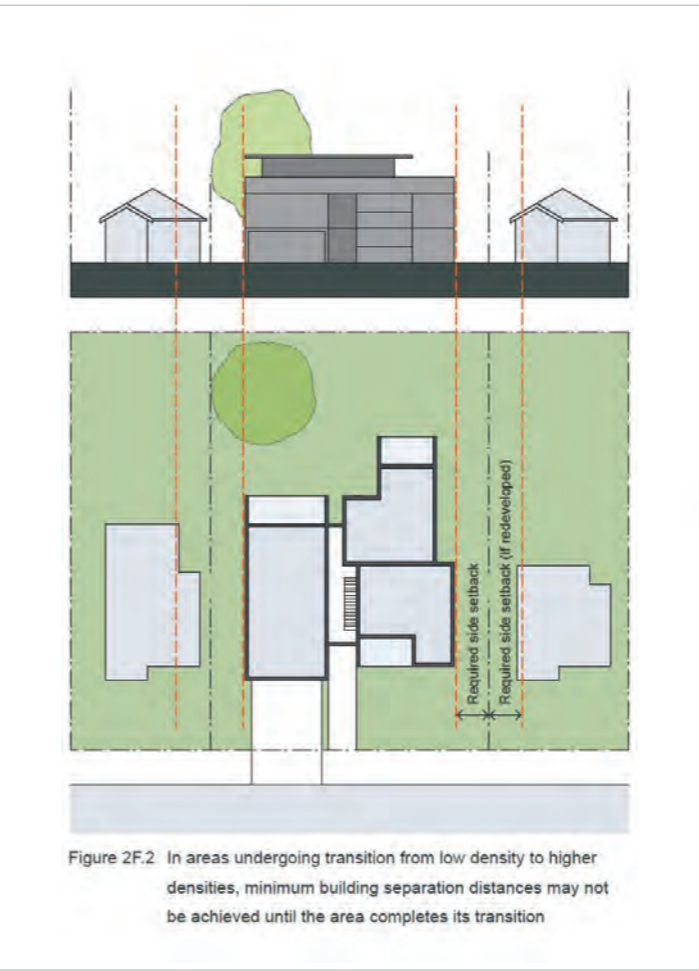
Building A2 and Building B are located on land within a R4 High Density Residential zone and the sites to the north are zoned R2 General Residential. Both of these land use zones permit residential flat buildings and therefore we believe the suggested additional setback of 3m should not be applicable in this scenario. Marrickville is an area in transition which is accelerated by the Sydney Metro and the draft Sydney to Bankstown Urban Renewal Corridor Strategy. As such the area is moving towards a higher density character. The dwellings to the north of the site are not constrained by a heritage listing and, whilst we are not aware of any proposed development, it could reasonably be expected that, over time, this land could be developed for higher density uses in accordance with the changing context of the area and the permissible land uses of the existing zone. This is particularly relevant to the neighbouring dwellings on Livingstone Road which have a single owner.

We note that other Councils in Sydney, including the City of Sydney which usually takes a conservative approach to such matters, are known to only require the additional 3m setback where residential flat buildings are not permissible within the adjacent land use zone.

The proposed setback of 6m to the boundary at Ground Floor and Level 1 of Buildings A2 and B meet the setback obligations for the Mirvac site. At Level 2, the building is setback to the north by a minimum of 9m. This ensures that, should the sites to the north be redeveloped for residential flat buildings in the future, that the total 12m building separation distance of the ADG Design Criteria is achieved at a minimum (noting that at Level 2 an additional 3m is provided regardless). Requiring an additional 3m setback at Ground Floor and Level 1 would therefore represent an unnecessary burden on the development and would in fact result in a poorer outcome for the site. A greater setback at the northern boundary would require the buildings to be shifted further south, resulting in additional shadowing of the proposed public park and restricting the amount of communal open space.

The diagram explaining the recommendation for an additional 3 metres building separation where there is a change of scale is contained in Section 3-F of the ADG, i.e. relating to visual privacy. This, in combination with the note, 'to resolve amenity conflicts', suggests that the chief purpose of the additional 3 metres is to assist with improving amenity - i.e. privacy and solar access. Neither of these are improved with increasing the distance of the northern boundary setback in the case of this project, as acknowledged by the Council in our meeting. Significant boundary landscaping, as well as an easement for stormwater on the northern side of the boundary, ensure a deep soil landscape buffer, complete with existing 14m and 18m high trees which are to be retained.

Considering the above, the proposed development is entirely consistent with Objective 2F & 3F1 of the ADG and it would be inappropriate to require an additional 3m setback to the northern boundary of the site.

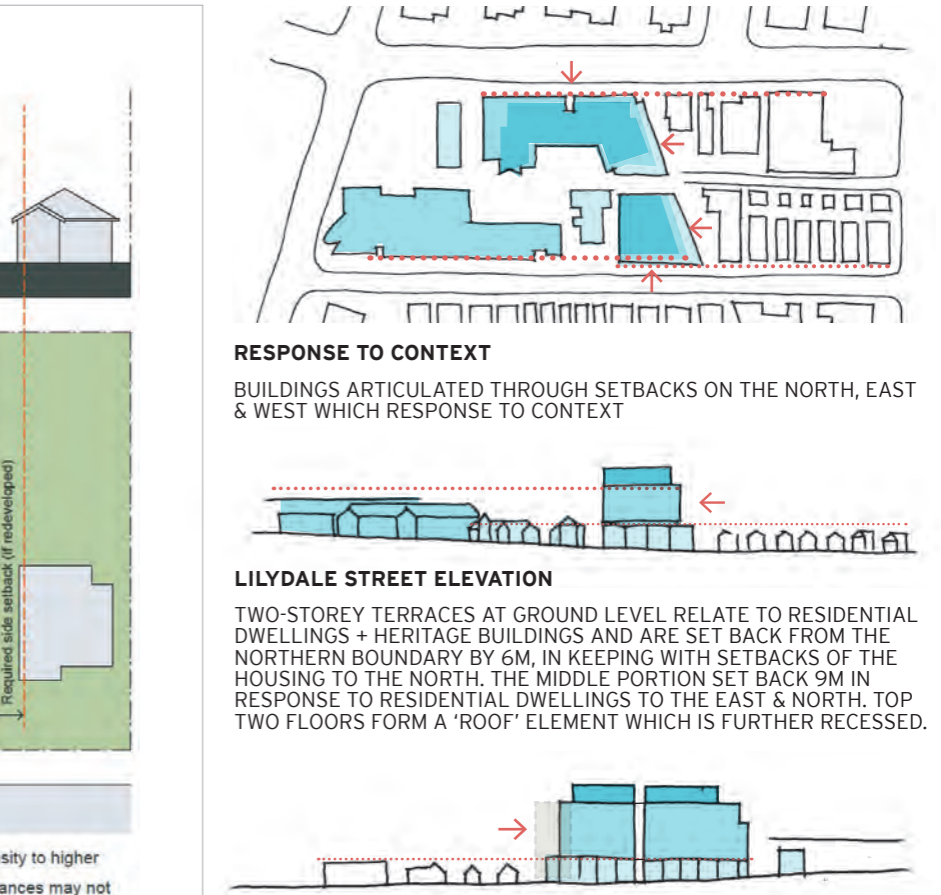


EXCERPT FROM ADG - MARRICKVILLE AN AREA UNDER TRANSITION



RESIDENTIAL SCALE

TERRACES AT HAROLD PARK: 2 STOREY ELEMENT AT BASE PROVIDES DOMESTIC SCALE



RESPONSE TO CONTEXT

BUILDINGS ARTICULATED THROUGH SETBACKS ON THE NORTH, EAST & WEST WHICH RESPONSE TO CONTEXT

LILYDALE STREET ELEVATION

TWO-STOREY TERRACES AT GROUND LEVEL RELATE TO RESIDENTIAL DWELLINGS + HERITAGE BUILDINGS AND ARE SET BACK FROM THE NORTHERN BOUNDARY BY 6M, IN KEEPING WITH SETBACKS OF THE HOUSING TO THE NORTH. THE MIDDLE PORTION SET BACK 9M IN RESPONSE TO RESIDENTIAL DWELLINGS TO THE EAST & NORTH. TOP TWO FLOORS FORM A 'ROOF' ELEMENT WHICH IS FURTHER RECESSED.

LIVINGSTONE ROAD ELEVATION

HIGHER THAN LILYDALE STREET, RELATING TO THE MORE COMMERCIAL NATURE OF THE STRIP, AND THE EXISTING NURSE'S QUARTERS (DOTTED). TWO-STOREY BASE IS CONTINUED FOR SCALE.



TWO STOREY TERRACES

TWO-STOREY STREET ARTICULATION ZONE RELATING TO HERITAGE BUILDINGS & RESIDENTIAL NEIGHBOURS

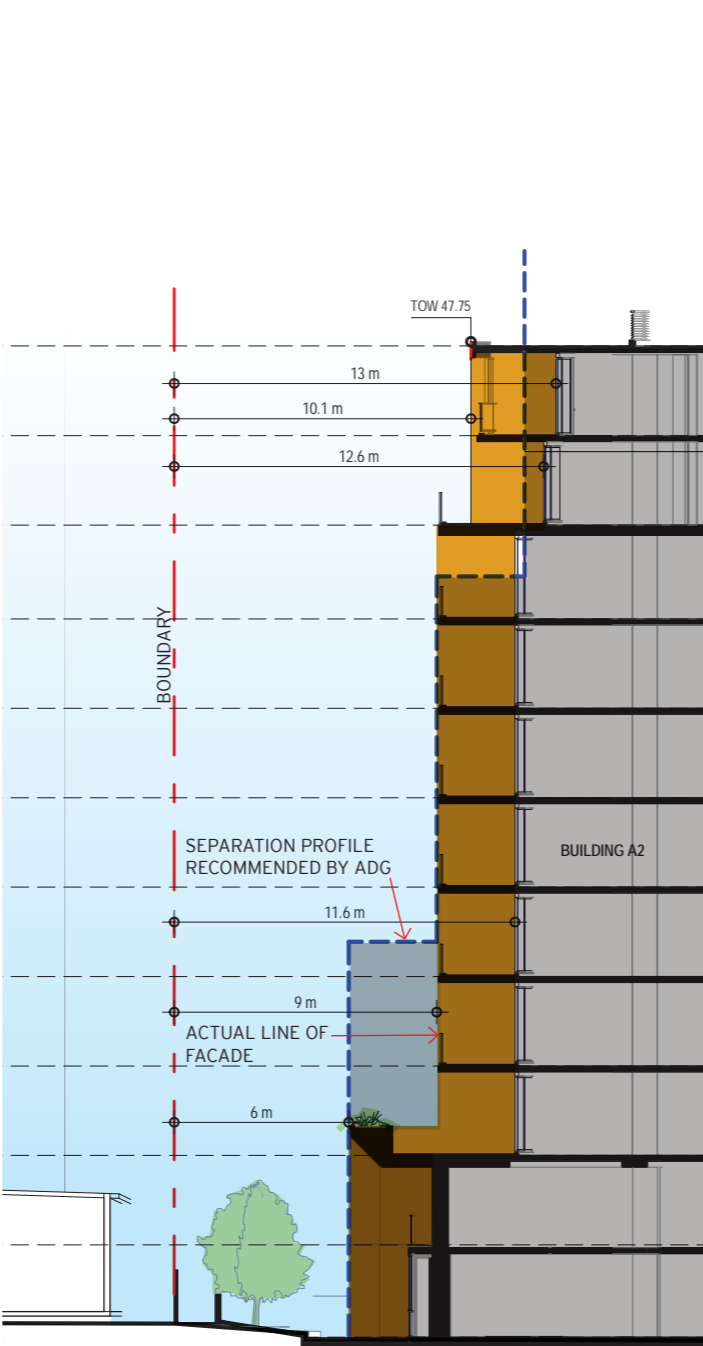
8 BUILDING SEPARATION CONTEXT TO THE NORTH (CONTINUED)



BUILDING A NORTH BOUNDARY PLAN AT GROUND LEVEL
ARTICULATION ZONE SHOWING EFFECTIVE SETBACK OF GLAZING

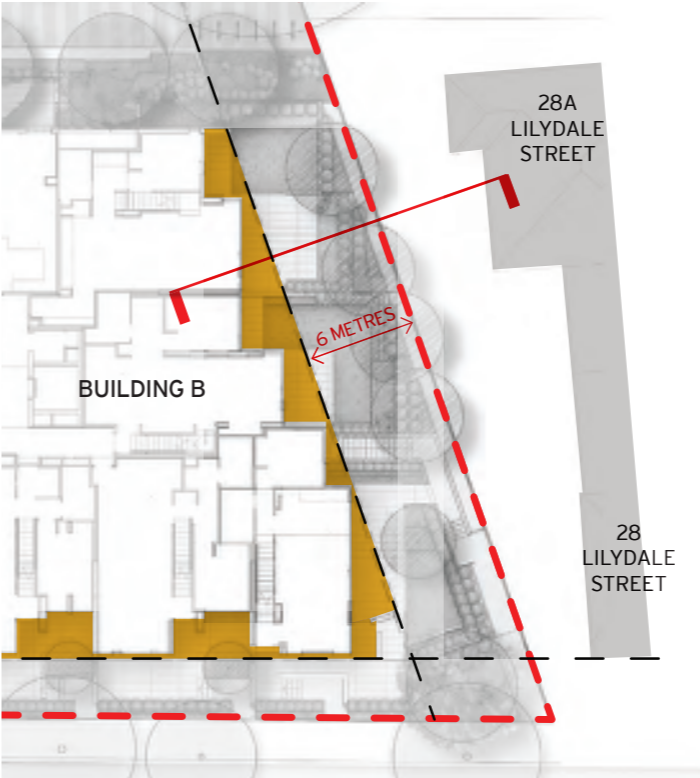


BUILDING A NORTH BOUNDARY PLAN AT TYPICAL LEVEL (L04)
ARTICULATION ZONE SHOWING EFFECTIVE SETBACK OF GLAZING & DEEP BALCONIES, WHICH PROVIDES GREATER AMENITY FOR BOTH PROPOSED RESIDENTS AND EXISTING NEIGHBOURS

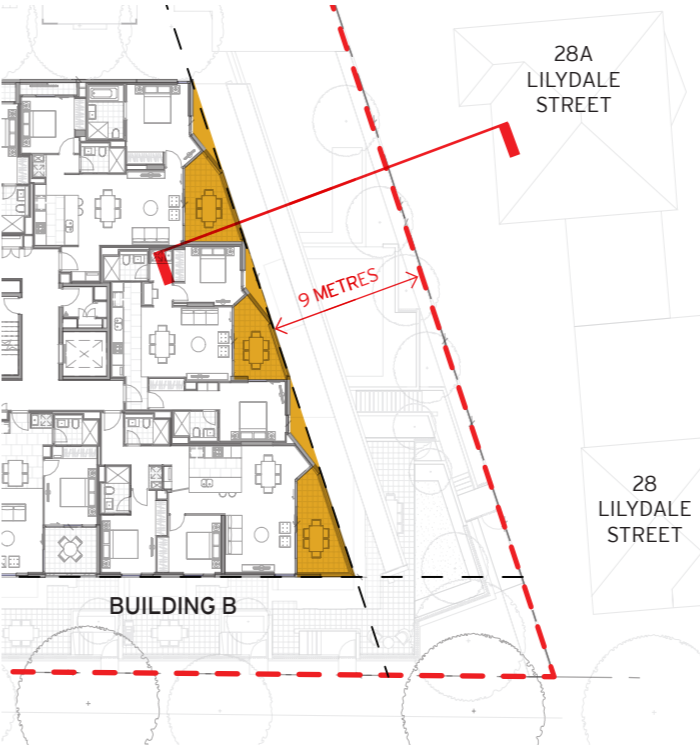


ARTICULATION ZONE AVERAGE 3M
ADG RECOMMENDED MASSING AT BOUNDARY

PROPOSED BUILDING A SECTION WITH ADG OVERLAY
CURRENT MASSING SHOWS RESPONSE TO CONTEXT + ARTICULATION



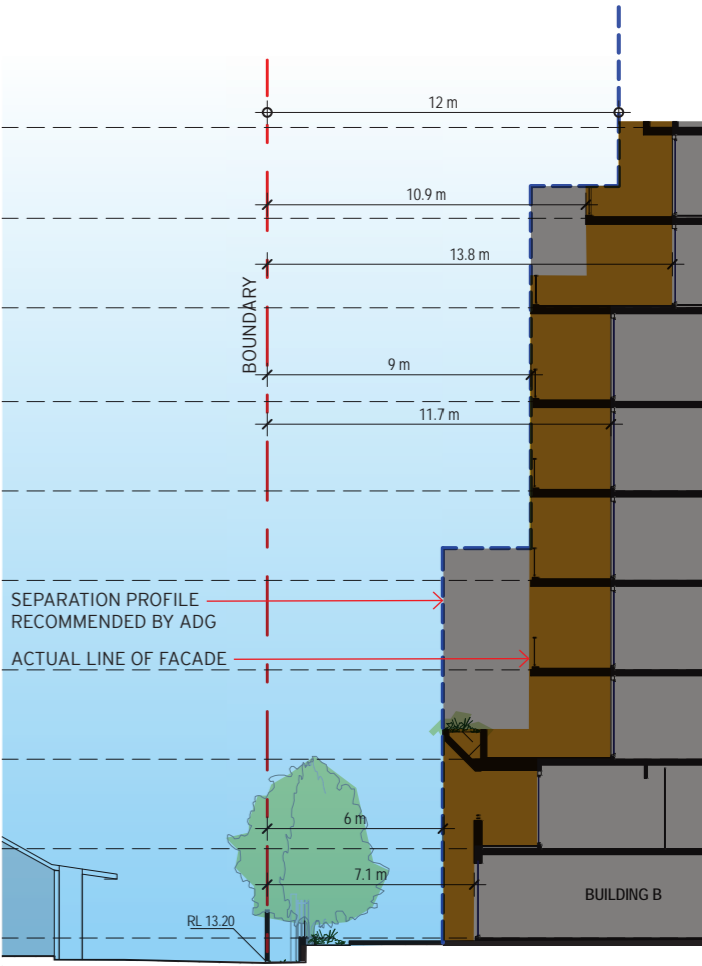
BUILDING B NORTH BOUNDARY PLAN AT GROUND LEVEL
ALTHOUGH LEADING EDGE OF 2 STOREY 'FRAME' IS SETBACK 6M FROM THE NORTHERN BOUNDARY, DEEP ARTICULATION WITHIN THIS VOLUME PROVIDES FURTHER AMENITY.



BUILDING B NORTH BOUNDARY PLAN AT TYPICAL LEVEL (L04)
SLAB EDGE SITS 9M FROM NORTHERN BOUNDARY, BUT AGAIN, THE FACADE LINE IS EXTENSIVELY ARTICULATED, AND THE MAIN 'LIVING' GLAZING IS SET BACK BEHIND THE PRIVATE OPEN SPACE, PROVIDING ADDITIONAL DISTANCE FROM THE BOUNDARY.

'Generally one step in the built form as the height increases due to building separations is desirable. Additional steps should be careful not to cause a 'ziggurat' appearance.'

Design guidance provided in Section 3F of the ADG.



PROPOSED BUILDING B SECTION WITH ADG OVERLAY
CURRENT MASSING SHOWS RESPONSE TO CONTEXT + ARTICULATION

8 BUILDING SEPARATION CONTEXT TO THE NORTH (CONTINUED)

The comments received from Council have suggested considering a greater setback to the northern boundary. The Apartment Design Guide’s objectives under Part 2F Building Separation focus primarily on providing residential amenity including adequate solar access and visual privacy, suitable areas for deep soil zones and landscaping, as well as being scaled to support desired future character. While desirable urban form – and by this we understand articulated urban form – is mentioned under items to consider, this appears to be of secondary importance and more open to design interpretation.

The design team believes the current proposal to be appropriate for the following reasons:

SOLAR ACCESS

As the proposed development is located immediately to the south of the residential dwellings along Livingstone and Lilydale, there is no impact from the development on the solar access of these properties.

VISUAL PRIVACY THROUGH SEPARATION

The visual privacy between the development and adjacent residential dwellings has been carefully considered through facade articulation, which was acknowledged in Council’s review.

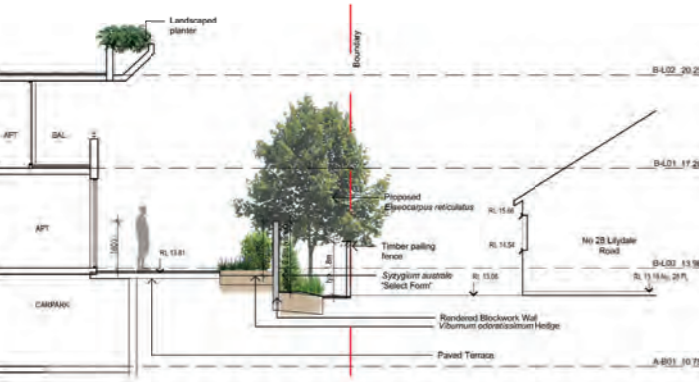
In early design consideration of the northern facade of both buildings, the design team were focused on creating a degree of depth and shadow to these facades. Taking the ADG setbacks as a minimum guide, the team focused on creating additional articulation in these facades by recessing and folding elements of the building. The extent of articulation at base, middle and top can be clearly seen in the plan and section diagrams provided, and in the image to the right of this text.

We can take the 2 storey terraces along the base of both buildings as an example. These are designed to read as “frame” and “infill”, which allows for a deep articulation zone, with the concrete “frame” having the minimum 6m setback from the boundary and the glazing and masonry “infill” set further back from the boundary again. While this ground and level one setback varies, in most areas it is 8m or greater from boundary to glazing.

DEEP SOIL ZONES AND LANDSCAPING

The deep soil landscaping zone along the northern boundary of the site contains 12 new mature trees, as well as associated mid-level planting. These in combination with the 3 established existing trees along the boundary north of Building A2, which range in height from 14-18m, provide significant privacy screening through planting between the development and adjacent dwellings and add considerably to the outlook of the adjacent dwellings.

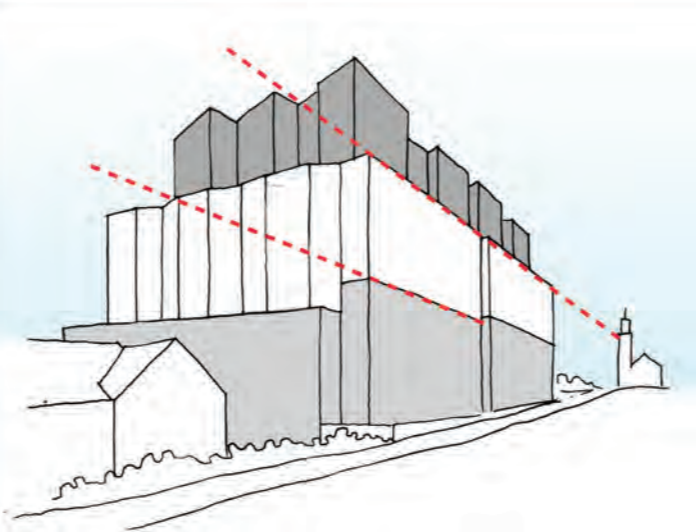
To further increase amenity for neighbouring properties and ground level properties within the development, 2 additional trees have been added to the boundary setback, as per the amended landscape DA drawings in the appendix and Section 14 of this report.



MARRICKVILLE COMMUNITY HUB - RESPONSE TO PLANNING COMMENTS MAY 2017

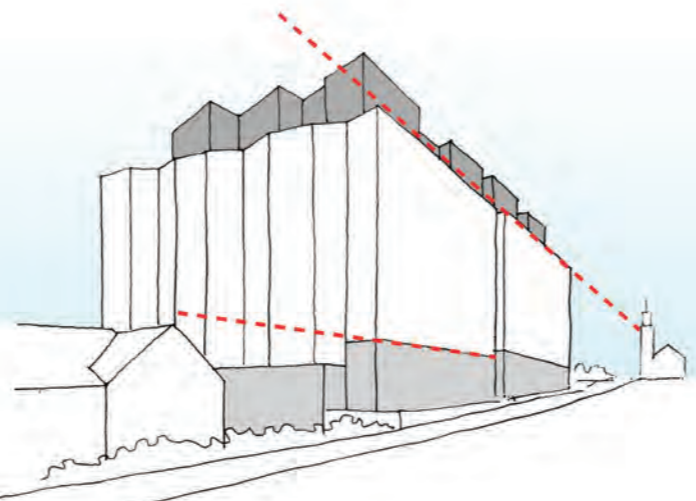
DESIRED URBAN FORM

The overall composition of both buildings is tripartite - comprising of a base, middle levels and roof elements. A 2 storey concrete framed podium with highly modelled masonry and tile infill forms the base, which responds to the scale and detail of the adjacent single residential dwellings. The bulk of the buildings responds to the scale of the adjacent public buildings, including St Brigid’s Church and the Town Hall, and are articulated through a series of folded and angled planes and balconies that create a broken and lively parapet line. Both buildings are finished with dark, articulated roof forms. Along the northern boundary, the buildings are set back at each transition and careful consideration was given to the scale and height of these elements as well as their detail and character so that they would best reflect the surrounding context. While the Design Criteria in Part 3F of the ADG encourages a stepped approach to building separation and nominates heights at which these steps should occur, the Design Guidance of Part 3F warns of the pitfalls of making a stepped form too like a “ziggurat” or “wedding cake”. The 3D diagrams below, and the sections on the previous page, provide a comparison between the proposed massing and building separation envelopes and those suggested by the ADG. The design team feels strongly that the proposed design is a more desirable urban form.



ADG MASSING

4 + 4 + 3 PROFILE, RESULTING IN EVEN STEPPING (ZIGGURAT)



PROPOSED MASSING - RESPONSIVE TO CONTEXT

2+7+2 PROFILE CREATES A MORE SYMPATHETIC ‘BASE’ WHICH RELATES TO THE ADJACENT EXISTING RESIDENTIAL DEVELOPMENT

DESIRED FUTURE CHARACTER

Livingstone Road is a significant suburban road and, between Marrickville Road and Stanley Street, has a mix of development types include single residential dwellings, apartment buildings, healthcare facilities and an ethnic community club. It is likely that the character of this stretch of the road will continue to transition away from single residential dwellings towards more high density uses. This is particularly the case for the 3 single residential buildings and community building immediately north of the site between Building A2 and Stanley Street, as these are all owned by the Greek Macedonian Club and, while we are not aware of any specific proposals, it is possible these sites could be consolidated and redeveloped in the future.



NORTH ELEVATION AT BOUNDARY

SHOWING DIFFERENTIATION BETWEEN UPPER, MIDDLE AND LOWER LEVELS, AND ARTICULATED AND MODULATED FAÇADE TREATMENT

9 RESIDENTIAL SETTING TO LIVINGSTONE ROAD

The proposal includes an 11 storey structure addressing Livingstone Road. The Masterplan for the site as presented in Figure 40.8c “Planning Principles for Masterplan Area MA 40.8” envisages a 3m setback with a further articulation zone, beyond the 3m setback.

The majority of proposed Building A1 and Building A2 have a western building wall which is setback 3m from the boundary for a height of nine (9) storeys (more than 25m).

The proposed residential buildings in Livingstone Road are also higher than that which is envisaged in the Masterplan.

Livingstone Road, particularly to the north of the site, has a predominantly residential context, characterised in part by landscaped front setbacks and one (1) and two (2) scale development. The DCP envisages a transition between the character of the town centre and that of the residential precincts north of the site along Livingstone Road.

It is considered that amendments to Building A1 and Building A2 should be considered in order to create a more residential context to the Livingstone Road side of the residential precinct of the development and to reduce visual massing of the western elevation in particular.

Design changes should consider amendments to the buildings within the articulation zone (as identified in the DCP Masterplan). Amendments may include increased setbacks, inclusion of a wider landscaping zone and or increased landscaping within the current proposed setback along the western boundary.

Additionally, a greater separation between the buildings could be considered and the deletion (or reconfiguration) of the apartments on the eastern side of the ‘central bridge’ to create a more pronounced break when viewing the building mass from the western and eastern sides. This is also likely to allow for sunlight to better permeate the buildings.

Additional photomontages are also requested for the western side of the proposal. The photomontages should depict the proposed development looking in a south eastern direction (from the western side of Livingstone Road in front of 321 Marrickville Road) and a north eastern direction (from the western side of Livingstone Road in front of 2 Hastings Street at the corner of Hastings Street and Livingstone Road). The photomontages should include realistic depictions of the proposed landscaping treatments for this elevation.



LIVINGSTONE ROAD IS A MAJOR ARTERIAL ROAD AND HAS AN URBAN CHARACTER WITH COMMERCIAL USES AND LARGE-FOOTPRINT BUILDINGS
MARRICKVILLE COMMUNITY HUB - RESPONSE TO PLANNING COMMENTS MAY 2017

The comments received seek to ensure the proposed development along Livingstone Road is appropriate for its’ context, and that the facade is responsive to the residential context of Livingstone Road.

RESIDENTIAL DESIGN

The design evolution of the entire project was driven by a deep understanding of the context of the site, with Buildings A1 and A2 no exception. The design team’s initial urban design analysis, which was presented to Council in early 2016, identified Livingstone Road as having an urban character. This is supported by the busy nature of the road, the larger lot sizes, bigger buildings, and mix of uses (healthcare, community, multi-unit residential) to be found along Livingstone Road in the immediate vicinity off the site (taken as between Marrickville Road and Stanley Street). The plan diagram below explains the rationale relating to the scale and rhythm of the existing street. A “perimeter block” type of building with a finely modelled and articulated facade was thought more appropriate for the context than a low scale residential street wall and multiple setbacks. Refer to Item 8 for further discussion of urban form.

It should be noted that the existing 8 storey New Nurse’s Quarters building, which occupies the NW corner of the site (and is in context to Livingstone Road), has a 1.9m setback from the western boundary and a 2.5m setback from the northern boundary and is devoid of any articulation on either facade. The proposed building provides a minimum 3m setback for 8 storeys along Livingstone Road, with the top 2 floors being set back a further 2 metres.

The design of the north facade is discussed in some detail in Item 8. A comparison of the impact of the current site condition versus proposed is provided as part of the photomontages on the following pages.



CONTEXT PLAN SHOWING NEIGHBOURHOOD CHARACTER
NON-RESIDENTIAL USES HIGHLIGHTED IN BLUE



LIVINGSTONE ROAD (WEST ELEVATION) FACADE DETAIL
VISUALISATION ILLUSTRATING PROPOSED LAYERING OF FACADE AND ATTENTION TO DETAIL

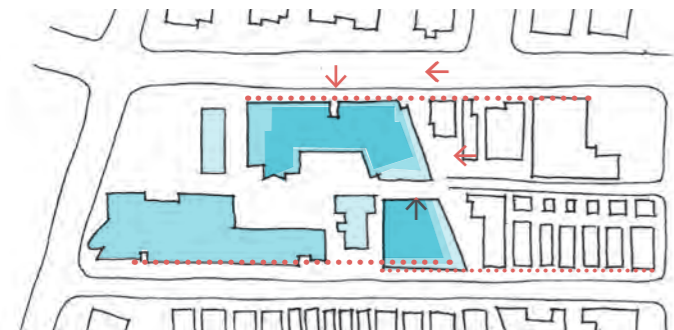
9 RESIDENTIAL SETTING TO LIVINGSTONE ROAD (CONTINUED)

VISUAL MASSING

Central to the design of all the buildings is an articulated tripartite composition comprising of a base, middle and top. Buildings A1 and A2 have a pronounced 2 storey base or “street articulation zone” which provides a domestic scale interface to Livingstone Road. This base features tactile materials and finishes to present an architectural language consistent with the scale and character of the surrounding area and heritage buildings on site. Windows and openings in the lower two levels are smaller and more discrete than those in the levels above to emphasise the local architectural character and to deliver a level of privacy to the dwellings which most closely interface with the public domain. Above this rises a 6 storey highly articulated facade with recessive balconies and glazing. While this middle portion of the facade sits directly above the base, the deep facade articulation of the balconies creates an effective articulation zone ranging in depth between 3m to 7m. The extent of articulation along this facade can be clearly seen in the plan diagram provided. The top 2 level so Buildings A1 and A2 are set back and create a playful, crenellated parapet line against the sky. To further explain the detail and articulation of this facade a sketch is provided of a portion of the facade.

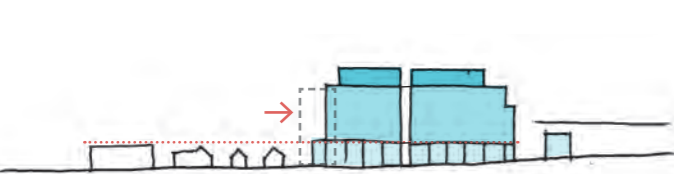
Council's suggestion to increase the landscaping within the current Livingstone Road setback has been welcomed and additional planting incorporated in the amended design. Updated landscape DA drawings for the residential portion are provided in Appendix 14B.

Requested additional photomontages of the Livingstone Road facade are provided opposite and on the following page, showing the proposed increase in front setback landscaping and the detail of the proposed facade and its articulation.



RESPONSE TO CONTEXT

BUILDINGS ARE ARTICULATED THROUGH SETBACKS ON THE NORTH, EAST & WEST. THE DESIGN CONSIDERS STREET SCALE AND THE RHYTHM OF EXISTING STREET PATTERN TO DEVELOP AN ARCHITECTURAL LANGUAGE.



LIVINGSTONE ROAD ELEVATION

THE LIVINGSTONE ROAD BUILDING IS HIGHER THAN LILYDALE, RELATING TO THE MORE COMMERCIAL NATURE OF THE STRIP, AND THE EXISTING NURSE'S QUARTERS (DOTTED ABOVE). IT IS SPLIT INTO TWO DISTINCT FORMS BY A COMMON LOBBY WHICH AFFORDS A THROUGH-SITE VISUAL LINK FROM LIVINGSTONE TO LILYDALE. THE 2 STOREY BASE IS CONTINUED TO THIS ELEVATION TO MITIGATE SCALE AND REFERENCE THE ADJOINING RESIDENTIAL DEVELOPMENT



PHOTOMONTAGE OF LIVINGSTONE ROAD FACADE
EXISTING RESIDENTIAL CONTEXT SHOWN TO THE LEFT - OBSCURED BY EXISTING TREES



LIVINGSTONE ROAD ELEVATION SHOWING CONTEXT TO NORTH & SOUTH OF DEVELOPMENT

9 RESIDENTIAL SETTING TO LIVINGSTONE ROAD (CONTINUED)



PHOTOMONTAGE OF LIVINGSTONE ROAD FACADE FROM OUTSIDE 2 HASTINGS STREET
ILLUSTRATING CONTEXT TO NORTH & SOUTH



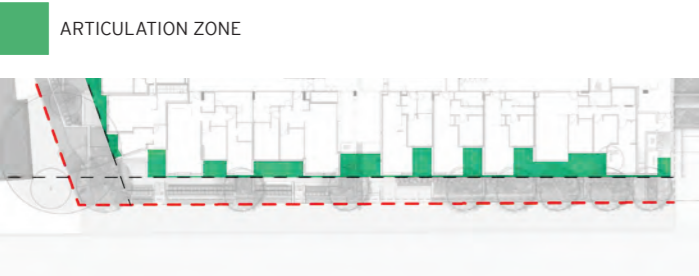
PHOTOMONTAGE OF LIVINGSTONE ROAD FACADE FROM OUTSIDE 2 HASTINGS STREET
WITH EXISTING BUILDING 7 SHOWN

9 RESIDENTIAL SETTING TO LIVINGSTONE ROAD (CONTINUED)

FACADE ARTICULATION

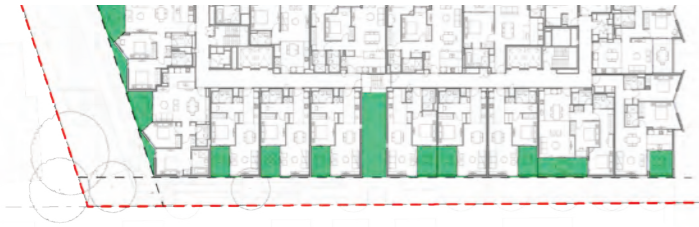
The façade to Livingstone Road is highly articulated through the juxtaposition of deeply recessed balconies, operable louvre strips, glass balustrades and white painted precast panels. The arrangement of these elements playfully alternates at each level of the building. The top and bottom levels of the building are further articulated through the use of richly textured horizontal wall tiles, vertical textured cladding panels and landscaping.

The Livingstone Road lobby entry is located between buildings A1 and A2 and is expressed as a 12 metre deep recess, providing a pronounced break that visually separates the two building masses and provides landscape relief with planter boxes at each level up the building. This recess is 3 metres wide, in keeping with the building grid, and provides an appropriate pedestrian scale to the entry while providing natural light and ventilation to the common area lift lobby corridors at each level of the building. The design team believe that any greater separation at this point would not be in keeping with the rhythm of the façade articulation and would create ‘dead space’ at the ground floor entry lobby. Given the orientation of this recess, additional width or deletion of the eastern apartments behind the recess would have a negligible impact on sunlight access to the apartments or the common areas.



GROUND FLOOR PLAN ‘FIGURE GROUND’

THE LEADING EDGE OF 2 STOREY ‘FRAME’ IS SETBACK 3M FROM THE LIVINGSTONE ROAD BOUNDARY BUT THE GLAZING LINE IS DEEPLY RECESSED TO PROVIDE STREET LEVEL PRIVACY & ARTICULATION. A ‘BIRDSMOUTH’ RECESS AT THE NORTH-WEST CORNER PROVIDES A GREATER SETBACK FROM THE NORTHERN BOUNDARY AT GROUND LEVEL, UP TO 9M. GENERALLY THE TWO-STOREY TERRACES PROVIDE AN ARTICULATED BASE 6M FROM THE NORTHERN BOUNDARY.

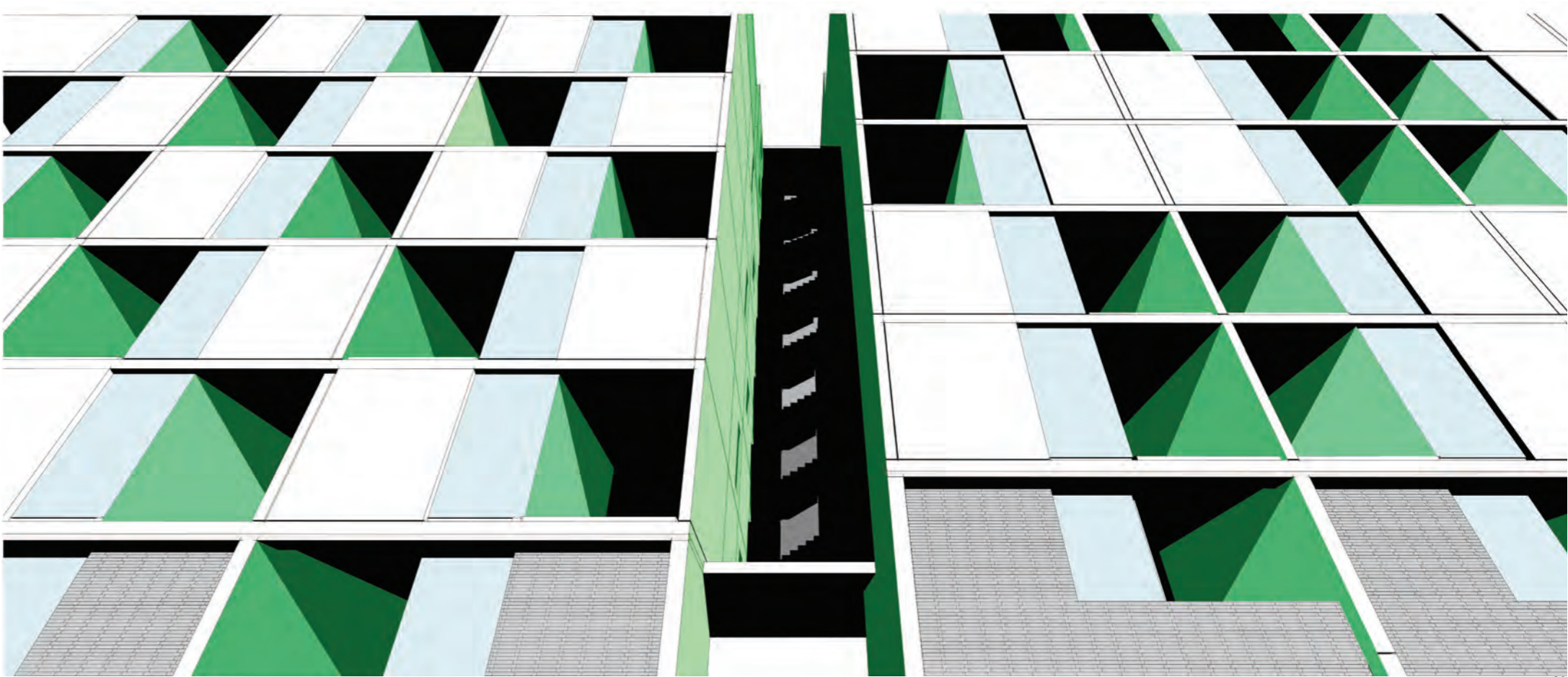


TYPICAL FLOOR PLAN ‘FIGURE GROUND’

SLAB EDGE SITS 9M FROM NORTHERN BOUNDARY, BUT AGAIN, THE FACADE LINE IS EXTENSIVELY ARTICULATED, AND THE MAIN ‘LIVING’ GLAZING IS SET BACK BEHIND THE PRIVATE OPEN SPACE, PROVIDING ADDITIONAL DISTANCE FROM THE BOUNDARY.

SIGNIFICANT EXISTING TREES ON THE NORTHERN BOUNDARY BETWEEN THE SUBJECT SITE AND 172 LIVINGSTONE ROAD PROVIDES FURTHER BUFFER BETWEEN NEW AND EXISTING BUILDINGS.

LIVINGSTONE ROAD FACADE STUDIES
SHADOW MODELLING OF FACADE TO EXPLAIN DEPTH



10 NATURAL LIGHT AND VENTILATION TO CORRIDORS

The submission of additional Typical Residential Corridor Plan is acknowledged. The plans, including the general layout floor plans, should be amended to demonstrate (notate) the width of corridors on each level.

Additionally, it is unclear how light from the 'central bridge' will permeate the length of the corridors and into the dog leg sections, particularly as it appears that the void created by the 'central bridge' at most levels will be shaded until at least noon, or later, in midwinter.

Additional information should be prepared by a suitably qualified consultant to assist in demonstrating how the residential corridors will receive adequate natural light and ventilation.

Circulation spaces proposed achieve good amenity and properly service the number of apartments proposed. As such, Objective 4F-1 of the ADG has been satisfied.

Natural light and ventilation has been provided on each typical lobby. It is acknowledged that light from the central bridge will not extend into the end return sections of the corridor; however, this is not specifically drawn-out in the ADG.

The ADG Design Guidance suggests that:

- Daylight and natural ventilation should be provided to all common circulation spaces that are above ground
- Windows should be provided in common circulation spaces and should be adjacent to the stair or lift core or at the ends of corridors.

The proposed glazing provided at the end of each of the typical lobbies provides natural light and ventilation. The ADG does not seek to impose a minimum level of daylight or cross-sectional area for the ventilation.

Each typical lobby is appropriately scaled in width, with lobbies increasing in size at the lift locations. Council may recall in the previous feedback provided by Mirvac, an additional lift was installed in both buildings A1 & A2. This is relevant to consider as the buildings are now overlifted and serviced and the quantum of time residents will be waiting or transversing in lobbies is extremely negligible.

Ample amenity for residents, as well as opportunities for casual social interaction among residents, is provided with facilities such as the community garden for residents in front of Lilydale House, and the roof deck, which includes BBQs and a community 'garden shed'. The highly integrated landscape design incorporates a number of opportunities for both residents and the community to gather and interact, quite apart from being adjacent to the Marrickville Community Hub. Entry lobbies are also provided with integrated seating to encourage interaction.

With respect to the amenity of the typical lobbies:

- The high performance of the lifting strategy, as outlined above and confirmed by Arup in the appended Vertical Transportation Design Statement, will mean minimal waiting times in the lobbies. On average during peak times, the wait will be 60 seconds or less, with proportionate decrease in waiting in off peak demand times.
- The experience of completed Mirvac projects provides proof that lobbies with distinctly asymmetrical natural light sources, as seen far right, offer sufficient amenity, particularly when balanced with thoughtful interior design and carefully placed artificial lighting.
- Lift cores are at the centre of each lobby corridor, reducing the distance to each apartment entry.
- Lobby amenity is seen as something that needs to be balanced against the amenity of individual apartments, since this is where residents spend the majority of their time. In the case of Marrickville, individual apartments are highly amenable and benefit from extensive glazing and outlook.

In conclusion, the typical lobbies provide appropriate amenity with light and natural ventilation as recommended by the ADG, without compromise to the amenity of the internal planning of the apartments, which is where residents will spend the majority of their time.



TYPICAL LOBBY PLAN
BUILDINGS A1 & A2



TYPICAL LOBBY CONCEPT
A1 LOOKING NORTH



TYPICAL LOBBY CONCEPT
A1 LOOKING SOUTH



PRECEDENT IMAGE
MIRVAC PROJECT LOBBY

Relevant attached appendices:

- Appendix 10A - ARUP Vertical Transportation Design Statement
- Appendix 18A - Mirvac Design + TZG Residential DA-R series [4]

11 ACCESS TO RESIDENTIAL COMMUNAL SPACE

The amended plans indicate a total of 1,595 m² of communal open space within the residential precinct of the proposed development.

Much of the communal open space claimed is effectively public space, such that it will be publicly accessible on a daily basis (e.g. Hospital Lane and the access pathway from Lilydale Street which connects with Hospital Lane).

Additionally, the communal open space at the foot (east) of Buildings A1 and A2 is primarily a series of access paths with retaining walls and planters and it is not considered 'useable' for recreation and social interaction purposes.

Consequently much of the communal open space does not appear to fulfil the design guidance for communal open space as set out in the ADG under Objective 3D-1.

It is considered that a review of the design should be undertaken to identify opportunities for more communal open space to be provided. Any such new communal open space should be easily identifiable as residential communal open space (as opposed to public space) and should be of a size and dimensions that are useable for social interaction and recreation for residents.

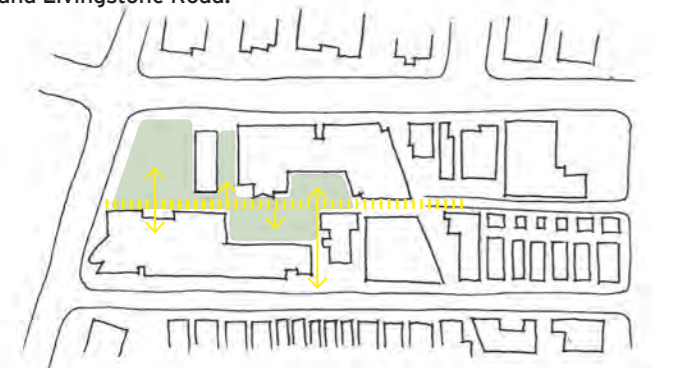
Opportunities for additional communal open space may exist on roof tops and or through reconfiguration of private open space and apartment layouts.

In the absence of additional external communal open space, opportunities for the provision of internal communal facilities could also be explored.

Clarification is required with respect to the amount and location of communal open space that will be available for use by residents of proposed Building B.

Any operational and management arrangements that will be required to be implemented on any future strata subdivision title/s to ensure that residents have access to communal open space are to be provided.

The urban strategy for the Marrickville residential project was focused on the creation of an integrated ground plane and continuous public domain. We have deliberately sought to fuse the public domain with the 'semi-public' domain of communal residential space, to ensure that the future residential community based on this site is integrated with the residential community surrounding the site. It is not our intention to create a 'gated' or segregated community – rather, our design focuses on ensuring a good balance of private and community spaces that can be enjoyed by not only residents but also the wider community. This project contributes to the broader community of Lilydale Street and Livingstone Road.



DESIGN INTENT: CONTINUOUS PUBLIC DOMAIN & INCLUSIONARY COMMUNITY ACHIEVED THROUGH SITE PLANNING

- Relevant attached appendices:
- Appendix IA - JBA Advice Letter 6 April 2017

PLACES FOR EVERYONE

The landscape by Aspect and Site Image consists of a series of plazas, lawns, lanes and gardens connected with through site links. The range of spaces is intended to accommodate various events, gatherings and provide passive recreation for both local residents and the wider community.

As shown on the key plan adjacent, there are a number of recreation spaces available to residents, ranging from public to semi-public to semi-private to completely private. The ability to make choices about how to enjoy spaces, with a range of options in terms of noise, outlook, privacy, sunlight access, facilities and interaction, is a key factor in building successful residential communities and in reimagining urban life. It would be difficult to find a similar development project with the multitude of options the proposed project offers.

These options include:

1. PUBLIC: 1,250 m² public open space on the corner of Marrickville and Livingstone Roads, associated with the new Marrickville Library and Community Hub;
2. PUBLIC: The Common, a 600 m² green space for passive recreation;
3. PUBLIC: Hospital Lane, a restored heritage lane with local and site significance, providing opportunities for bike parking, community interaction, meandering and passive recreation;
4. PUBLIC: The Library, & Pavilion - a place for meetings, quiet respite, and multi-use spaces both for residents and the wider community to congregate.
5. SEMI-PUBLIC: Eastern terraces, 250 m² hard and soft landscaping which acts as a foil for the adjoining development, plus provides DDA access from Livingstone Road to Hospital Lane for residents, and incorporates opportunities for passive recreation;
6. SEMI PRIVATE: Lilydale House Kitchen Garden, a 150 m² community garden for residents of the development;
7. SEMI-PRIVATE: Level 10 Roof Terrace, 150 m² residents-only facility which includes BBQs, community garden, a shared tool and garden shed managed by the residents, with views of the city and uninterrupted midday solar access.
8. SEMI-PRIVATE: Southern reading terrace L09, a 50 m² residents only retreat area with integrated furniture and landscaping and sweeping district views. Note: this is a new area we have introduced to the scheme following Council's letter of 7 March, 2017.
9. PRIVATE: generous private open space (balconies, terraces, courtyards) is provided for each apartment, generally at much higher rates than recommended by the DCP & ADG.

DESIGN

The project represents the culmination of extensive investment in design by both the local community, as represented by Council, and by Mirvac. Following winning a competitive design competition process, BVN & Aspect Studios have been working with Council since 2012 on the design of the Community Hub and associated public park and landscaping. TZG, Mirvac Design and Site Image have collaborated on the design of the residential component for the past 18 months.

Mirvac has a reputation for building quality, both in terms of finish and longevity, and for standing by its product to maintain that reputation.

ACCESS

All the spaces identified on the key plan above are DDA accessible in compliance with AS1428.1 and the BCA. In addition, appropriate levels of lighting will be provided for safety and security, and where not otherwise passively surveilled by passing foot traffic, monitored by CCTV.

All residential communal spaces will be available to the residents of Buildings A, B & C, via secure passes and keypad entry.



KEY PLAN

A NUMBER OF OPPORTUNITIES FOR RECREATION AND RELAXATION ARE PROVIDED FOR RESIDENTS, FROM THE PUBLIC TO THE PRIVATE

Public right of way over Hospital Lane and The Common will be defined on property title for the residential portion of the site (as per separate subdivision consent).

ADG

Section 3D of the ADG outlines the importance of communal open space for outdoor recreation opportunities for residents, connection to the natural environment and valuable 'breathing space' between apartment buildings, and notes "some communal open space is accessible and usable by the general public." Indeed, where developments are unable to achieve the design criteria in terms of provision of communal open space, the ADG provides that an alternative is to demonstrate good proximity to public open space and facilities - something this development has in excess, with its co-location with the library and the associated public park, children's playground and other community facilities.

There is no hint in the ADG that the provision of communal space which is publicly accessible in any way detracts from the quality of that space for servicing the needs of the residents, or that publicly-accessible communal space cannot be counted in the calculation of the minimum communal space allocation as a percentage of site area.

The publicly-accessible communal open space provided in the residential portion of the development (spaces 2,3 & 4 above) actually fulfils the functions outlined in Section 3D of the ADG, in that it provides:

- amenity in the form of landscape character and design
- opportunities for group and individual recreation and activities
- opportunities for social interaction
- environmental and water cycle management, with significant deep soil zones and mature planting
- opportunities to modify microclimate and reduce the heat island effect
- amenity and outlook for residents.



As such, we believe the project is an outstanding example of how to achieve a high level of amenity for residents and the community. Notwithstanding this, we have added an additional residents-only roof terrace (No. 8 above). We note that any additional communal facilities, in particular internal communal facilities, are not desirable because they add to the cost burden for owners and the body corporate. On a development of the quality proposed it is considered completely unnecessary and unjustified.

The following pages summarise the key features of each of the spaces identified on the key plan. Please note all plans are specific to the this project, photographs are generally stock photos provided to indicate design intent, and visualisations (marked as 'Artist's Impression') are marketing images specific to the project.

11 ACCESS TO RESIDENTIAL COMMUNAL SPACE (CONTINUED)

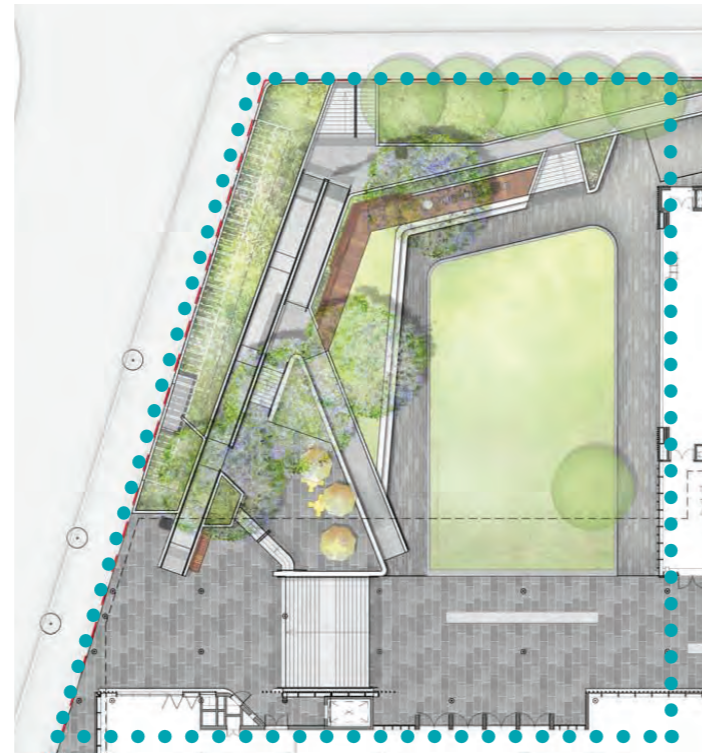
1. Public Open Space (Community Hub)

ACCESS: PUBLIC

SIZE: 1,250 M²

FEATURES: OPEN LAWN, PAVING AND TERRACES, SOFT LANDSCAPING INCLUDING ANGOPHORAS AND JACARANDAS, GREEN ARBOUR AS BUFFER TO MARRICKVILLE ROAD, COMMUNITY ARTWALL & INTERPRETIVE PAVING INLAY

POSSIBLE USES: COMMUNITY EVENTS (CINEMA, MARKETS, FESTIVALS, ETC.), OPEN SPACE SPILLOVER FROM COMMUNITY FACILITIES (PAVILION COMMUNITY ROOMS), PASSIVE RECREATION



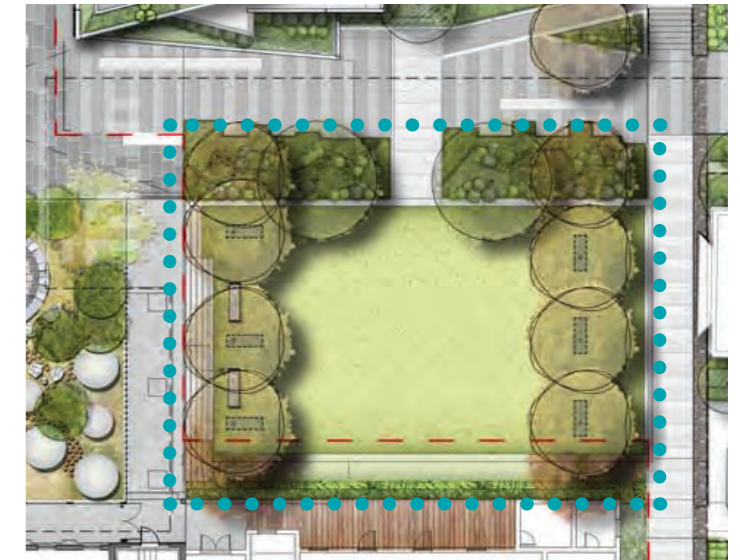
2. The Common (Residential)

ACCESS: PUBLIC

SIZE: 600 M²

FEATURES: OPEN LAWN, STEP SEATING, DEEP SOIL LANDSCAPING & RAINGARDENS ASSISTING WSUD, EVERGREEN AVENUE PLANTING NORTH-SOUTH, DECIDUOUS PLANTING EAST-WEST

POSSIBLE USES: GROUP OR INDIVIDUAL PASSIVE RECREATION (PICNICS, LYING IN THE SUN, PLAYING CHASIES, BOCCE GAMES), PROVIDING CURTILAGE TO HERITAGE ITEMS (BUILDINGS 1 & 4)



11 ACCESS TO RESIDENTIAL COMMUNAL SPACE (CONTINUED)

3. Hospital Lane (Residential+Community Hub)

ACCESS: PUBLIC

SIZE: APPROX 700 M² (RESIDENTIAL) + 600 M² (COMMUNITY HUB)

FEATURES: SELECT STONE PAVING, SIGNIFICANT EVERGREEN AVENUE PLANTING, RAINGARDENS, DEEP SOIL, INTERPRETIVE PAVING INLAY, INTEGRATED SEATING WALLS, BICYCLE PARKING

POSSIBLE USES: PEDESTRIAN & BICYCLE ACCESS, COMMUNITY CONDUIT, PASSIVE RECREATION, STORMWATER MANAGEMENT



ARTIST'S IMPRESSION



MARRICKVILLE COMMUNITY HUB - RESPONSE TO PLANNING COMMENTS MAY 2017

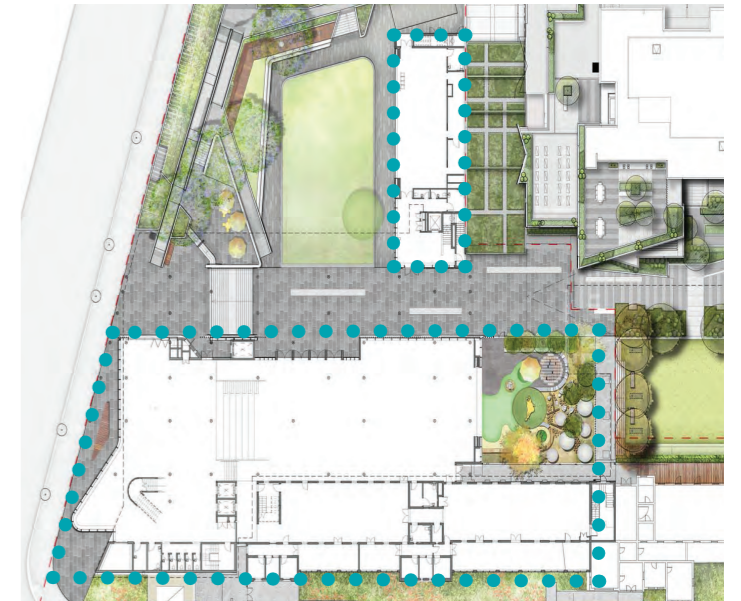


4. Library & Pavilion (Residential+Community Hub)

ACCESS: PUBLIC

SIZE: APPROX 3200 M²

FEATURES: PUBLIC LIBRARY OVER 3 LEVELS WITH ADAPTIVE REUSE OF HERITAGE BUILDINGS, 2 LEVEL PAVILION WITH COMMUNITY ROOMS & FOR-HIRE FUNCTION SPACES, CHILDREN'S PLAYGROUND, ARTWORK



11 ACCESS TO RESIDENTIAL COMMUNAL SPACE (CONTINUED)

5. Eastern Terraces (Residential)

ACCESS: SEMI-PUBLIC (PUBLIC ACCESS BUT ELEVATION FROM HOSPITAL LANE CREATES SENSE OF SEPARATION)

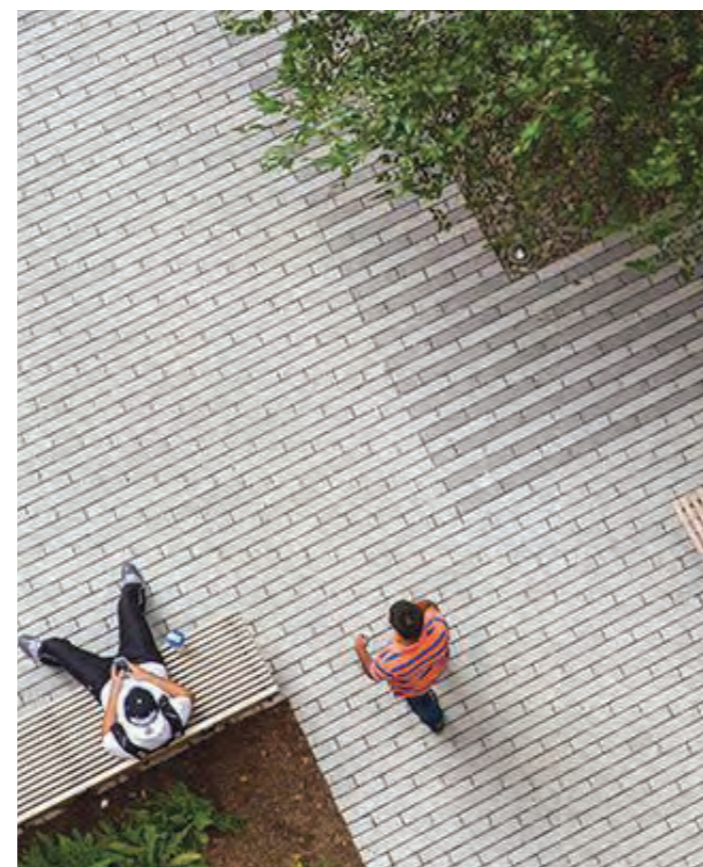
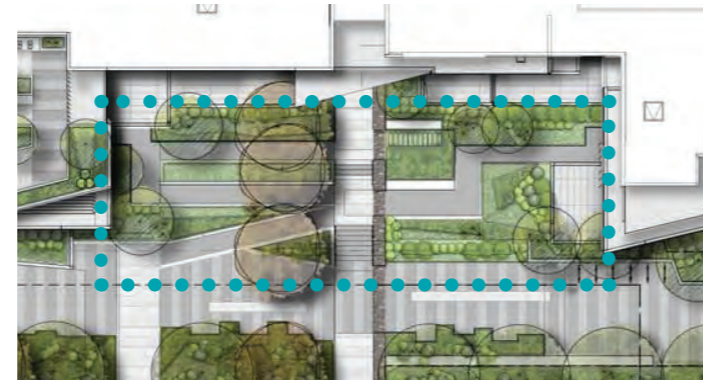
SIZE: APPROX 250 M²

FEATURES: LANDSCAPED TERRACES, INTEGRATED SEATING, RAMPS & WALKWAYS FOR DDA ACCESS BETWEEN HOSPITAL LANE AND BUILDING A, CONTINUATION OF LILYDALE WALK & HERITAGE WALL

POSSIBLE USES: PEDESTRIAN ACCESS, PASSIVE RECREATION, RESIDENTIAL OUTLOOK & AMENITY



MARRICKVILLE COMMUNITY HUB - RESPONSE TO PLANNING COMMENTS MAY 2017



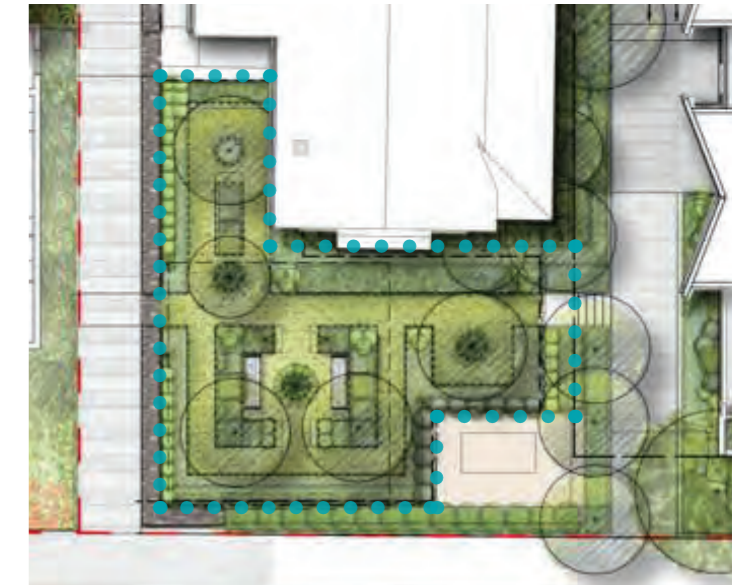
6. Lilydale House Garden (Residential)

ACCESS: SEMI-PRIVATE (RESIDENTS ONLY)

SIZE: 150 M²

FEATURES: COMMUNITY GARDEN WITH HERBS & TABLE VEGETABLES INTERSPERSED WITH PERMANENT PLANTING, SPECIMEN FRUIT TREES, GARDEN BENCHES, GRASS PATHWAYS, PALISADE FENCE WITH SECURITY ACCESS

PROPOSED USE: RESIDENTS COMMUNITY GARDENING, PASSIVE RECREATION, LANDSCAPE SETTING FOR LILYDALE HOUSE (HERITAGE)



ARTIST'S IMPRESSION

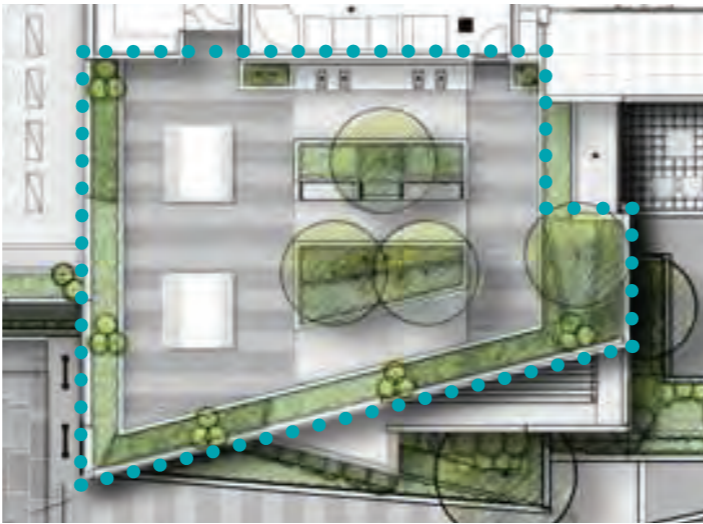
11 ACCESS TO RESIDENTIAL COMMUNAL SPACE (CONTINUED)

7. Level 10 Roof Terrace (Residential)

ACCESS: SEMI-PRIVATE (RESIDENTS ONLY)
SIZE: 150 M²
FEATURES: BBQS, BUILT IN COMMUNAL TABLES, PLANTERS & COMMUNITY GARDEN, SHARED GARDEN/TOOL SHED, OUTLOOK TO CITY AND THROUGH TO SOUTH, SOLAR ACCESS FROM EARLY MORNING UNTIL MID AFTERNOON EVEN IN MIDWINTER
POSSIBLE USES: COMMUNITY GARDENING, OUTDOOR DINING, RECREATION, RESIDENTIAL COMMUNITY INTERACTION

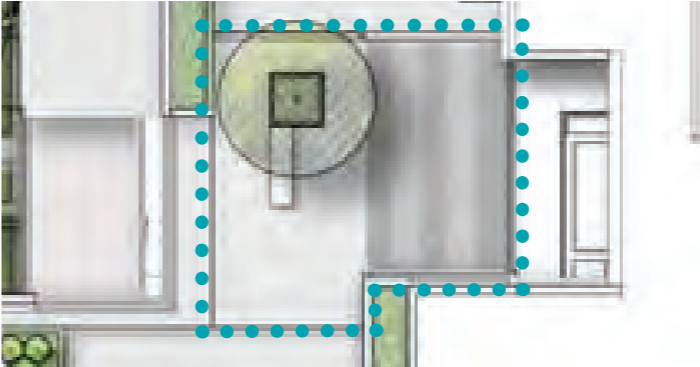


MARRICKVILLE COMMUNITY HUB - RESPONSE TO PLANNING COMMENTS MAY 2017



8. Level 9 Reading Terrace (Residential)

ACCESS: SEMI-PRIVATE (RESIDENTS ONLY)
SIZE: 50 M²
FEATURES: POTTED PLANTING, GENEROUS BENCHES, STREET LIBRARY, SWEEPING DISTRICT VIEWS, LATE AFTERNOON SUNSETS
POSSIBLE USES: PASSIVE RECREATION FOR RESIDENTS, ACCESSED FROM L09 COMMON LOBBY



9. Private open space (Residential)

ACCESS: PRIVATE (INDIVIDUAL RESIDENTS ONLY)
SIZE: 8 M² - 130 M²
FEATURES: VARIES
POSSIBLE USES: PRIVATE RECREATION



12 ACCESS BETWEEN BUILDING A1 & BUILDING A2

It is recognised that the effect of the 'off-setting' of floor levels between Building A1 and Building A2 is beneficial in providing interest and articulation to the western and eastern elevations.

The off-setting of the two (2) buildings raises concern however with respect to accessibility for mobility impaired people between the two (2) buildings. In particular it would appear that a person with a mobility impairment on Level 10 of Building A2 would be required to travel to Level 1 by lift, then move to the lift core in Building A1 via the connecting ramped access and travel by lift back to Level 10 of Building A1.

Consideration should be given for amendments to address this situation. Solutions may involve the inclusion of a stair climber/ platform lift on every level or redesign to allow for equitable access between the buildings.

Buildings A1 & A2 have been designed in accordance with the BCA and other relevant Codes and requirements. Notwithstanding this we provide a letter from McKenzie Group to confirm that the existing design, particularly at the subject location meets the relevant requirements.


Council's feedback in the 7 March letter did highlight, however, that unless there is security on the door separating buildings A1 & A2, residents and visitors of each building can easily access the other side of the lobby and get access to apartments off that core. This was not the intent of the design.

Accordingly, adjustments have been made to the planning and future security settings to ensure emergency access only (if required) is provided between the two buildings, meaning if a resident or visitor wishes to access A1 from A2 or A2 from A1, they must utilise the relevant security permissions and ground floor lobby accordingly. This arrangement quashes any potential belief that the prior arrangement was somehow discriminatory (which it was not).

In relation to emergency access, as per the McKenzie letter, the building complies with relevant codes and legislation and no amendments are required to the design.

13 April 2017

Ref: 072271-23L



McKenzie Group Consulting (NSW) Pty Ltd
ACN: 093 211 995
Level 6, 189 Kent St. Sydney NSW 2000
Tel: 02 8298 6800 Fax: 02 8298 6899
email@mckenzie-group.com.au

Mirvac
Level 28, 200 George Street,
Sydney,
NSW 2000

Attention: Amanda Blake

Dear Amanda,

Re: Marrickville Residential Building – Accessibility

As the Accredited Certified for the subject development, we confirm that buildings A1, A2 and B, will meet the achieve compliance with the Performance Requirements of the Building Code of Australia 2016.

Furthermore we note that compliance with Part D3, inclusive of AS1428.1-2009 of the BCA can be achieved via the current design.

We also note that the number of and current locations of the fire isolated exits within the buildings achieve compliance with both Part D1 and D2 of the BCA 2016.

In accordance with the requirements of the Building Code of Australia, we note that the fire safety measures to be provided within the development will enable safe evacuation for all occupants, as per the provisions of the Performance Requirements.

Accordingly, the proposed design complies with relevant codes legislation for occupants of the development and we acknowledge that there is a slight change in level between each floor; however compliance with the BCA 2016 is still readily achieved

This review is based upon the latest architectural drawings provided by Mirvac.


Architectural Plans

Plan, revision & Issue No.	Plan Name	Date Issued	Prepared By
DA-R07 REV 4	BASEMENT 02	07.04.17	MIRVAC DESIGN, TZG
DA-R08 REV 4	BASEMENT 01	07.04.17	MIRVAC DESIGN, TZG
DA-R09 REV 4	LEVEL 00 PLAN	07.04.17	MIRVAC DESIGN, TZG
DA-R10 REV 4	LEVEL 01 PLAN	07.04.17	MIRVAC DESIGN, TZG
DA-R11 REV 4	LEVEL 02 PLAN	07.04.17	MIRVAC DESIGN, TZG

Melbourne | Sydney | Brisbane | Gold Coast | www.mckenzie-group.com.au

DA-R12 REV 4	LEVEL 03 PLAN	07.04.17	MIRVAC DESIGN, TZG
DA-R13 REV 4	LEVEL 04 PLAN	07.04.17	MIRVAC DESIGN, TZG
DA-R14 REV 4	LEVEL 05 PLAN	07.04.17	MIRVAC DESIGN, TZG
DA-R15 REV 4	LEVEL 06 PLAN	07.04.17	MIRVAC DESIGN, TZG
DA-R16 REV 4	LEVEL 07 PLAN	07.04.17	MIRVAC DESIGN, TZG
DA-R17 REV 4	LEVEL 08 PLAN	07.04.17	MIRVAC DESIGN, TZG
DA-R18 REV 4	LEVEL 09 PLAN	07.04.17	MIRVAC DESIGN, TZG
DA-R19 REV 4	LEVEL 10 PLAN	07.04.17	MIRVAC DESIGN, TZG
DA-R20 REV 4	ROOF PLAN	07.04.17	MIRVAC DESIGN, TZG
DA-R21 REV 4	SECTIONS 1	11.04.17	MIRVAC DESIGN, TZG
DA-R22 REV 4	SECTIONS 2	11.04.17	MIRVAC DESIGN, TZG
DA-R23 REV 4	SECTIONS 3	11.04.17	MIRVAC DESIGN, TZG
DA-R24 REV 4	SECTIONS 4	11.04.17	MIRVAC DESIGN, TZG
DA-R25 REV 4	NORTH & SOUTH ELEVATIONS	11.04.17	MIRVAC DESIGN, TZG
DA-R26 REV 4	EAST & WEST ELEVATIONS	11.04.17	MIRVAC DESIGN, TZG


Yours faithfully,



Mark Painter
Building Surveyor
McKenzie Group Consulting (NSW) Pty Ltd
ACN 093 211 995

Melbourne | Sydney | Brisbane | Gold Coast | www.mckenzie-group.com.au | Incorporating The Group Ltd

Page 2 of 2



LETTER FROM MCKENZIE GROUP BCA CONSULTANTS
CONFIRMING COMPLIANCE OF PROPOSAL

- Relevant attached appendices:
- Appendix 12A - McKenzie Group advice

13 HERITAGE CONSERVATION

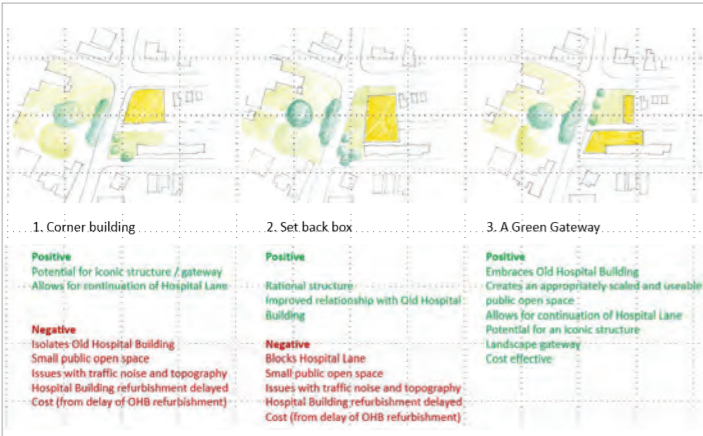
It is noted that the additional information submitted with the amended development did not include any significant changes to the proposed design in order to address the issues raised by Council's Heritage Officer other than a revised construction detail for junction between new and old roof elements at the existing southern gable of the Main Ward Block.

Notwithstanding the Peer Review of the Council Heritage Comments submitted with the amended DA, the applicant is invited to revisit the design to address the issues previously raised, which are repeated below.

- The proposal is problematic in terms of its impact on the Main Ward Block and the HCA.
- The proponent should be invited to revise the scheme, in particular the part of the library which wraps round and connects to the Main Ward Block on the south and east, to better reveal the form of the heritage building; connect to it more simply; and better resolve the formal relationships at the south-east corner of the site.
- The CMP (Policy 6.7.4), written in anticipation of the actual design, includes the following statement: "The manner in which the new building could be physically connected to Building 1 and the interventions required to the western sections as a result need to be subjected to further detailed analysis".
- The SOHI for the Main Ward Block by GML Heritage states on p. 36 that the proposal "partly complies" with the policy. "The interface...has the potential to disturb original slate roof fabric...and have an adverse impact on the heritage values of the building." It goes on to detail some construction issues. The construction issues are indeed valid concerns if the link is to be located where shown. However in my professional opinion the major adverse impact here is on the incomplete view of the original roof form from the western side. The arrangement needs to be refined.
- The easternmost roof has a higher ridge than the Main Ward Block and extends over the latter's roof, obscuring the southern gable end. It is not clear how the roofs connect: presumably there is a glass wall between the eaves of the new gable and the roof below, part of which is hipped. The SOHI for the Main Ward Block (p. 42) describes it as an "interesting juxtaposition". At the very least, the junction of new and old on both the south and west needs to be redesigned.

BVN is the architect for the competition-winning design for the Community Hub. They have worked with Marrickville Council and subsequently Inner West Council for over 4 years on the current proposal.

One of the key design initiatives for BVN was to embrace the heritage buildings, rather than isolate them. This allowed the continuation of Hospital Lane and the creation of an appropriately-scaled and useable public open space.



This initiative necessitates a physical connection between the existing heritage building and the new library building at roof level. What the observer needs to appreciate is that the premise of the relationship is to create the sense of a floating new roof which reveals the form of the heritage building. In essence the view of the existing roof is to be observed not just from Lilydale or Marrickville Roads but in the round. This requires a transparent connection between the existing heritage roof and the new library roof. This formal relationship between old and new was underpinned by the exposure of the eaves line of the existing heritage building roof so that it could be viewed as occupants move through the new building and observe the existing building throughout. The image below demonstrates the clear articulation of the existing roof by floating the new roof over it with a glazed connection.



NEW GLASS LINK ROOF ABOVE EXISTING ROOF GUTTER
ACCENTUATES SENSE OF NEW ROOF 'FLOATING' AND ALLOWS CLEAR APPRECIATION OF ORIGINAL HERITAGE STRUCTURE INTERNALLY

The glazed connection between the higher ridge of the new roof and the existing roof accentuates the idea of the floating roof and ensures the south gable end of the heritage building is clearly visible to occupants inside the building. Its form is clearly legible with the proposed detail internally.

The final detail minimises the disturbance of the existing slate roof by pushing the junction with the glazed connecting strip up towards the ridge line. This detail results in a continuous slot being cut into the slates to capture the glazing with the appropriate flashing over. As people move around and through the new building, they are always aware of the heritage form which includes the existing roof, especially along the western side when viewing it from inside the library. As a result the proposed detail does not have an adverse impact on the heritage values of the building.

The extent of public realm associated with the community hub and the adjacent residential development ensures the building is approached from all points of the compass. The BVN connection detail recognizes these multiple site approaches and allows the strong eaves line on the western side of the Main Ward Block to remain visible as it transitions from outside to inside. The suggestion of a connection running under this eaves would interrupt this strong linear feature, obscure the roof form and diminish the overall sense of the heritage building. In addition, it would compromise the head height available on Level Two of the library internally.

BVN have been guided by the CMP to demonstrate an evolved historic hospital complex in retaining visibility of the ridge line and the annex hip roof while creating adequate head heights on level two.



ARTIST'S IMPRESSION

INTERIOR VIEW OF THE LIBRARY
SHOWCASING THE FOLDED ROOF AND THE RELATIONSHIP TO THE HERITAGE BUILDING 1 (ON THE LEFT)

13 HERITAGE CONSERVATION (CONTINUED)

- On the west, perhaps the linking glass roof should connect under the eaves of the Main Ward Block, or span across to the ridge. Possibly a lower scale linking element, more readily apparent at ground level, could be considered.

The western façade, unlike the Lilydale Street frontage, is not the primary street frontage and historically, it has been concealed by additional structures such as the early operating theatre and ward block (proposed for removal).

The removal of the redundant lift shaft and early operating theatre to the west will enhance views of the Main Ward Block and the construction of a new modern structure will provide much needed activation of the site. Heritage impacts will be mitigated by the extensive use of glazing which would provide a high degree of visual permeability through the new structure, enhancing views of the Main Ward Block from within the new library and community hub.

BVN have refined the skylight connection detail on the Western side. In BVN's professional opinion the detail provides the required waterproofing while showcasing the Heritage building details internally where it will be most visible.

Enhancing the views of the Main Ward block by use of extensive glazing simultaneously enhances and activates Hospital Lane in line with point 5 in the CMP "The spatial retention of the remaining section of Hospital Lane is desirable in recognition of its role as an influential part of the early and continuing urban pattern of the overall block and as a useful and practical circulation spine within an overall development framework."

- The Marrickville Road frontage of the library is, appropriately, a building of its time. It makes a strong statement in the conservation area, complementing landmark elements like St. Brigid's Church and the Marrickville Town Hall. However, further to the comments above about the relationship to the main Ward Block, the south-eastern corner of the site which is considered to be problematic. The simple sculptural brick element complements the more complex brick Main Ward Block. But the relationship between this element, the projecting folded plate roof and the tall, curved glass wall of the exhibition space is disconcerting. The scale of the elements here is very large compared to the human body, as the perspective demonstrates.
- Possibly the form of the easterly bay of the folded plate roof (which aligns with the Main Ward Block) could be modified. It is appreciated that such approaches could trigger major changes in the form of the new building which the applicant may not desire, but primacy should be given to the heritage significance of the item and the Conservation Area.

As per the competition winning design, BVN's opinion is that the scale of the glazed façade, the brick element and the folded roof are appropriate and necessary given the context of the surrounding building heights and the client's aspiration to create a gateway building on Marrickville Road.



GATEWAY BUILDING : SECTION THROUGH MARRICKVILLE ROAD
LOOKING WEST SHOWING RELATIONSHIP TO ST BRIGID'S
MARRICKVILLE COMMUNITY HUB - RESPONSE TO PLANNING COMMENTS MAY 2017



VIEW OF THE LIBRARY FROM MARRICKVILLE ROAD
A NEW GATEWAY BUILDING

Conceptually the new library roof is an extension and 'unfolding' of the existing pitched roof of the Old Hospital Building. This idea can be seen most prominently along the Marrickville Road elevation of the site, where it results in a distinctive and memorable formal identity for the library. It should be noted that the scale of the folding roof is a direct response to the scale of the Main Ward Building roof. This scale allows visitors and passers-by to have visibility of an interior-scape, bound by dynamic platforms and the old heritage hospital connected by a naturally lit undulating roof form.

The Western section of the 1920's building is enclosed by a transparent linear glass skylight which creates a clear distinction between the internal Eastern edge of the new folding roof and the Western edge of the 1920's building. The linear skylight is designed to be located above

the 1920's building's eave which is necessary for waterproofing but also to showcase the Western elevation of heritage building internally. Community hub patrons can walk through and along the heritage building's Western façade while the linear skylight above affords internal views between the two building's roofs back out to the sky.

Guided by the Point 1 of the CMP "Retention of the main two story 1920s building, with the Arts and Crafts style entry tower and single story northern wing, supported by the retention of the free standing Nurses Home, protects the primary ability of the site to demonstrate and interpret its heritage significance as an evolved historic hospital complex." The larger scale building on the South East corner is justified in order to give precedence to those buildings with High Heritage significance at the Northern end of the site.

We thank Council for their reiterated commentary. Given the extensive design development that has been undertaken by Council as a client, following the design competition process, including input from two heritage architect's and the Council's own staff, and given that both the architects and heritage architects have subsequently reviewed the design a further two times, we believe the design proposed is appropriate and supportable, and demonstrates high regard for the heritage significance of the site and the existing buildings.

Relevant attached appendices:

- Appendix 13A - BVN response to heritage comments

14 LANDSCAPING AND TREE MANAGEMENT

It is noted that the additional information provided to date has addressed some of the issues raised by Council's Tree Management Officer, however the amended DA package did not include amendments which address the concern raised with respect to an overall loss of urban forest canopy at the site as a result of the proposed development.

That concern is again summarised below:

- The proposed development is not supported in its current form.
- The proposed removal of all existing trees on the subject property is considered acceptable with the provision of adequate and appropriate tree planting to compensate for the loss of existing trees and to achieve an increase in urban forest canopy in line with the Marrickville Urban Forest Strategy.
- The proposed tree planting will not adequately compensate for the trees that are removed and the resulting loss of urban forest canopy. It is estimated that only about 15-20% canopy cover would be achieved by the proposed landscape plans. This will not achieve the same level of urban forest canopy as currently exists on the site (22%), and will not result in increased urban forest canopy as sought in the Marrickville Urban Forest Strategy.
- It should be demonstrated that adequate space and sufficient soil volume for tree planting is provided to ensure that the trees can achieve their full potential.
- The applicant is requested to review the landscape plans with a view to:
 - a) Increasing urban forest canopy so that it will adequately and appropriately compensate for the loss of existing trees and reflect the objective of the Marrickville Urban Forest Strategy to increase urban forest canopy;
 - b) Ensuring that adequate space and adequate soil volume are provided for all proposed trees.

The applicant is again requested to address this issue by way of amended plans which increases the urban forest canopy at the site.

The site is presently an existing dilapidated former hospital with overgrown, uncared for trees and landscaping which have had the benefit of dormant conditions for over 20 years. The site was also rezoned for urban development, including a very particular community hub layout and design, and these two factors must not be forgotten when considering this item.

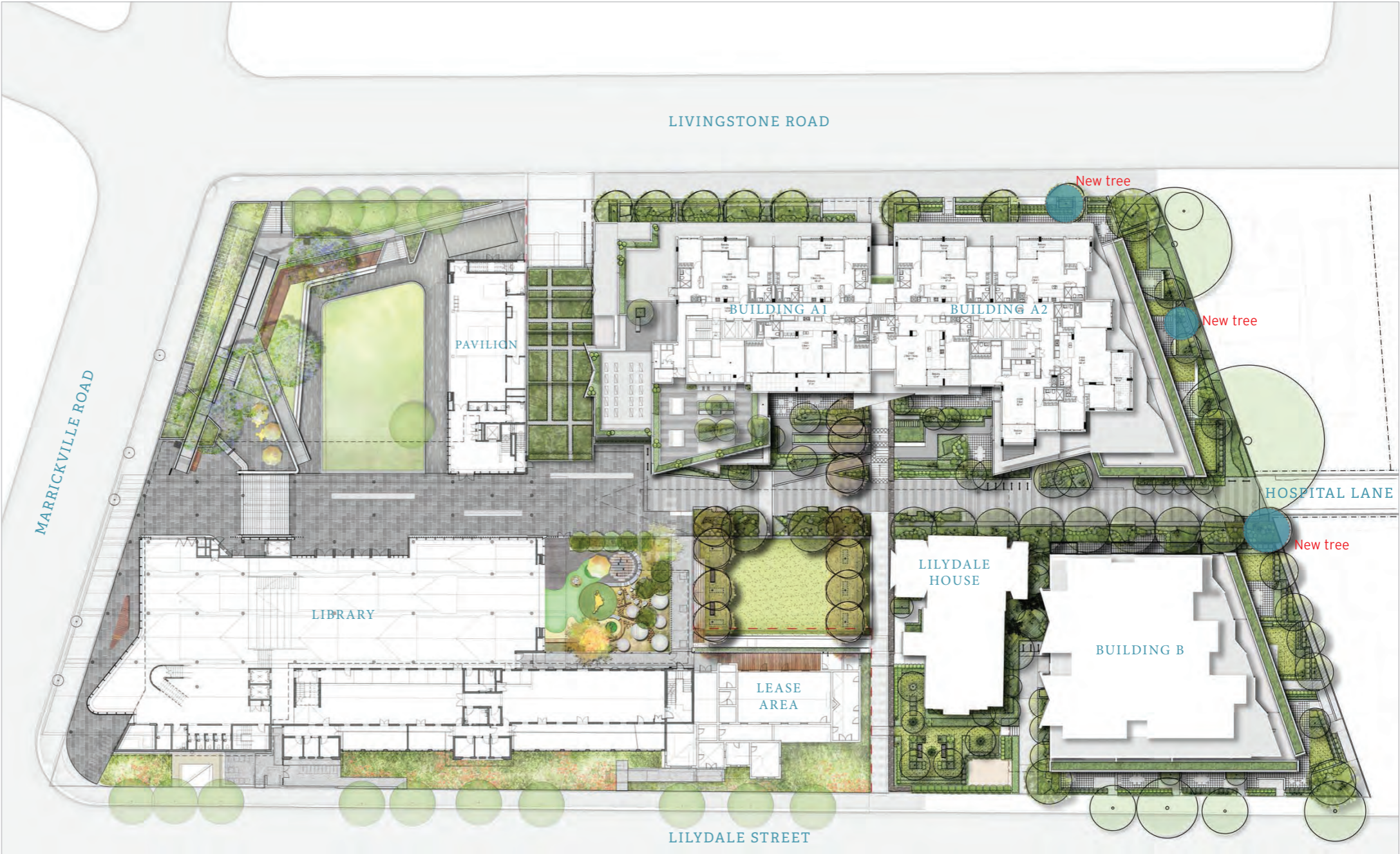
Notwithstanding this, the landscape plans have again been reviewed by Aspect, Site Image and Urban Forestry Australia for any additional opportunities to increase urban forest canopy. No further opportunities were available on the community hub portion of the site without reducing the amount of usable public open space with winter sunlight.

Three additional canopy trees have been added to the residential portion of the site in locations which have adequate space and adequate soil volume appropriate for the species, including in the front setback to Livingstone Road. These are shown in blue in the plan opposite and are noted with "new tree" on the image adjoining this text.

These three additional trees as well as a review by Urban Forestry Australia of previous canopy estimates have resulted in an increased urban forest canopy cover of 27% or 3,107 sqm of area, which is greater than the 22% canopy cover on site before commencement of works.

Relevant attached appendices:

- Appendix 14A_UFA Letter Tree Canopy 01.05.2017
- Appendix 14B_Site Image Landscape DA drawings



LANDSCAPE MASTERPLAN
3 ADDITIONAL TREES HAVE BEEN INCLUDED ON RESIDENTIAL PORTION OF SITE, INCREASING CANOPY COVER, NOW AT 27%

Urban Forestry Australia has confirmed their advice in the letter at Appendix 14A. As per our previous response in January, Aspect and Site Image have confirmed that all landscaping has been designed with adequate depth and soil volume. Revised landscape DA plans for the residential portion have also been provided at Appendix 14B, which capture the changes to the roof decks and the additional trees.

In summary, considering the extraordinary circumstance of a site which has been neglected for over 20 years, a competition-winning design for a very specific public building and new public open space, and balancing approved urban regeneration planning, with the further increase of the three trees proposed by Mirvac, the landscaping outcome is considered both completely appropriate and highly exemplary. A mature tree canopy cover of 27%, as an increase from the 22% on site previously, in a design that also delivers significant open lawn spaces for recreation, represents design excellence that couldn't be expected to be improved upon.

15 WASTE RESOURCE MANAGEMENT

The submission of additional information relating to waste management at Annexure 5a of the amended DA is acknowledged.

The applicant is requested to detail the number and storage location of 'bin movers' required to service the residential component of the proposed development.

Additionally, further detail is to be provided regarding the bin removal arrangements for Building C.

We have sought further advice from industry professionals Aster Cleaning Services, who manage waste in completed development projects. Aster Services' advice is provided at Appendix 15A.

BIN MOVERS

As recommended by Aster Services, two compact bin tugs will be provided to service all residential apartments (see sample image, right). Adequate space has been provided for storage of the two bin tugs in the Level 1 residential waste holding room and Building A1 basement garbage room.

BUILDING C WASTE

Further to the outline provided in the Waste Management Plan prepared by Elephant's Foot and submitted with the DA, Aster Services have provided further detail on the proposed bin removal arrangements for 'Lilydale House' (Building C), as follows:

1) Bins required:

120 Litre Sulo bins are required as their size will allow them to fit in the small Building C Garbage Room and their weight allows for transfer via manual handling.

- 2 x 120 Litre Sulo Wheelie bins for general waste
- 2 x 120 Litre Sulo Wheelie bins for recycled waste

2) Bin service frequency:

Daily - Full bins to be replaced and transferred to Level 1 Residential Waste Holding Room and Building A1 Basement Garbage Room.

3) Bin transfer route:

The Service Operator (as appointed and supervised by the building manager) to manually transfer wheelie bins from the Building C garbage room to the level 1 Residential Waste Holding Room and Building A1 Garbage Room via the Building B lobby and elevator.

Ongoing management of waste transfer and collection will be the responsibility of the appointed building manager, as is typical in multi dwelling apartment buildings.

Aster Services conclude that there is absolutely no concern that should be raised with respect to future waste management.



BIN MOVER - EXAMPLE

THIS IS AN EXAMPLE OF A BIN MOVER SELECTED TO BE USED FOR PROJECTS SUCH AS MARRICKVILLE - CAPABLE OF MOVING 660L BINS UP RAMPS WITH A GRADE OF 11-14 DEGREES (THE STEEPEST AT MARRICKVILLE IS 11.8 DEGREES).

Relevant attached appendices:

- Appendix 15A - Aster Services_waste management advice
- Appendix 18A - Mirvac Design + TZG Residential DA-R series [4]

16 GROSS FLOOR AREA (GFA)

The submission of Area Plans is acknowledged. Nonetheless, it is not possible to accurately confirm GFA calculations in the absence of dimensioned floor plans. It is therefore requested that all floor plans are provided with sufficient dimensions to allow area calculation and confirmation of the size of rooms.

Additionally it is noted that the proposed residential waste holding room and Building A1 Garbage Room on Level 1 of Building A1 is above basement level and therefore should be included within the GFA of the proposal in accordance with the LEP definition for GFA.

The GFA calculations should be amended to address the above.

As agreed with Council at our meeting on 15 March 2017, we have commissioned a registered surveyor to undertake GFA measurement of the DA proposal, using the Marrickville LEP 2011 definition of GFA.

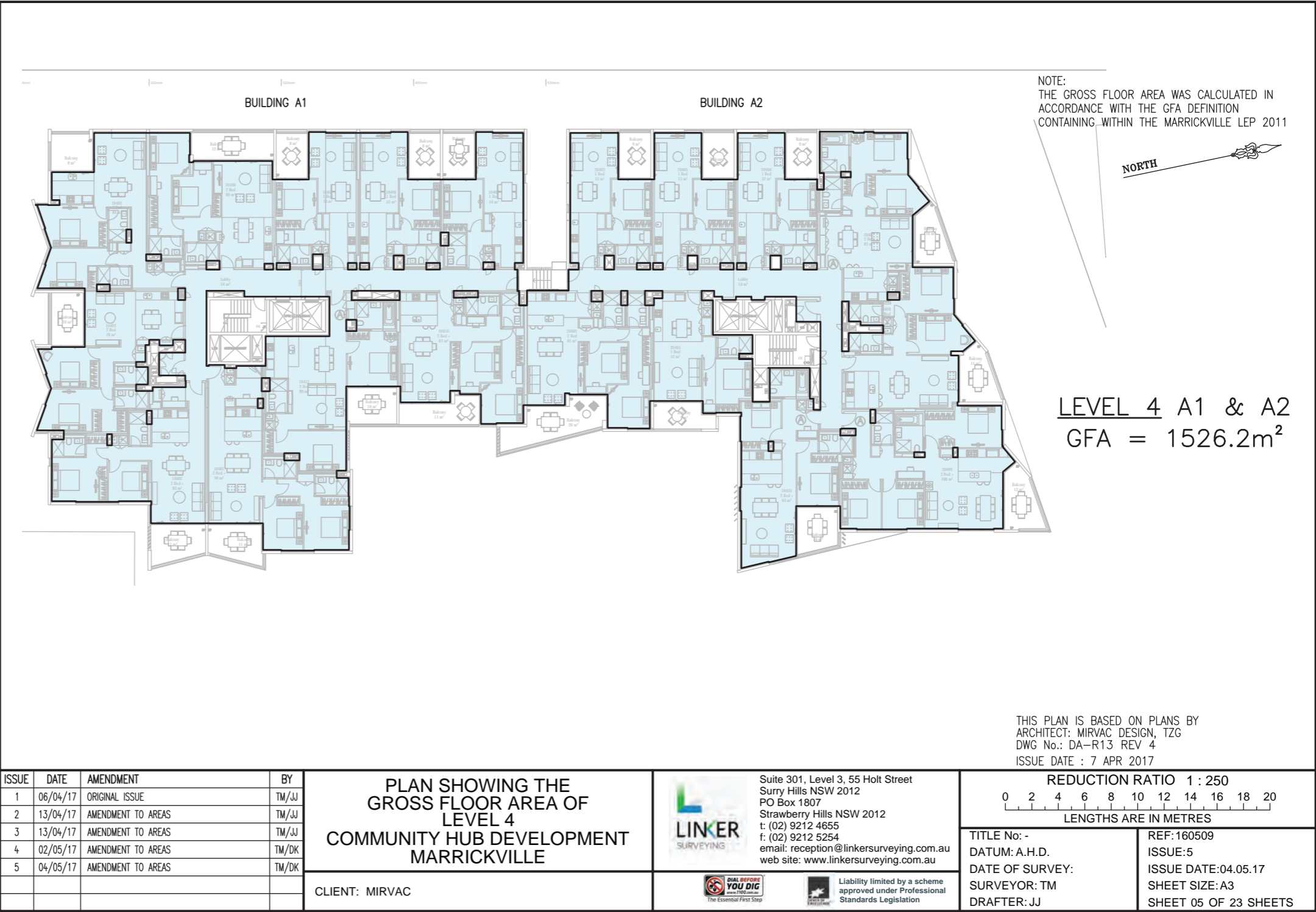
The Level 01 Garbage Room has been included in the revised calculation.

The final GFA areas represented in the amended DA set submitted with this Design Report, and as summarised in the Linker Surveying drawings are as follows:

Building	GFA
Community Hub	3,204 m ²
Commercial (Lease Area)	257 m ²
Residential Building A	14,455 m ²
Residential Building B & C	5,175 m ²
Carpark (for extra parking)	217 m ²
TOTAL REVISED GFA	23,308 m ²

REVISED FSR BASED ON SITE AREA OF 11,482 m² = 2.03:1
(ALLOWABLE FSR 2.05:1)

As demonstrated, the proposal is well within the allowable FSR for the site.



SAMPLE OF GFA CALCULATION PLANS

PREPARED BY REGISTERED SURVEYOR IN ACCORDANCE WITH THE MARRICKVILLE LEP 2011 DEFINITION

Relevant attached appendices:

- Appendix 16A - Linker Surveying GFA Drawings & Letter

17 AFFORDABLE HOUSING UNITS

The amended floor plans should identify the location of each of the nine (9) proposed affordable housing apartments. Additionally, a separate table should be provided which confirms the particulars of the nine (9) affordable housing apartments (including building, floor level, size, solar access compliance, private open space area and natural ventilation compliance at a minimum).

It is considered that the affordable housing apartments should represent an equitable sample of the overall residential component of the proposed development.

As noted at our recent meeting of 15 March 2017, we do not believe the allocation of Affordable Housing Units (AHUs) is a planning matter, as there is no VPA applying to the site. The contractual arrangements between Council and Mirvac entail very specific provisions for the allocation of AHUs within the development. The relevant excerpt, the “Developer Lands Specifications” is provided here.

The AHUs allocated in Mirvac’s Development Application fulfil the contractual requirements of the agreement. Notwithstanding the above, in light of Council’s comments we have revised the AHU’s as follows:

NO.	DA LODGEMENT	CURRENT	TYPE	COMMENT
1	10103	10103	3B	ORIGINAL
2	20101	20101	2B	ORIGINAL
3	10311	20310	2B	CHANGED
4	10511	20510	2B	CHANGED
5	10710	20710	2B	CHANGED
6	20202	20202	1B	ORIGINAL
7	20306	10507	1B	CHANGED
8	30008	30008	1B	ORIGINAL
9	30206	30206	1B	ORIGINAL

The changes, even though not required, provide an equitable sample of the overall residential component of the proposed development, and the attributes of all AHUs are summarised in the schedule to the far right.

PROJECT:Marickville Hospital Site Redevelopment Project

DATE:June 2015
PAGE:Page 5 of 8
ISSUE:B

DEVELOPER LANDS SPECIFICATIONS

PART 1 - AFFORDABLE HOUSING UNIT SPECIFICATION

The Developer shall provide Affordable Housing Units (AHU) as part of the development at the minimum rate of 4% of the total number of units on the Site. Where the 4% results in a part of a unit, round up to the nearest whole unit (ie if 4% equals say 9.6 units, then round up to the nearest whole being 10 units).

AHUs are to be integrated into the residential development.

No two AHUs are to be located adjacent to each other or directly across a corridor from another AHU.

AHUs shall be limited to a maximum of two per level across the whole development which shall for the purpose of this clause include all separate residential buildings as if they were one combined building. Where more than one AHU is to be provided on a level, the second AHUs shall be provided in a separate building.

No two AHU's are to be located directly above another AHU.

AHUs shall be no smaller than the lower 30th percentile of all other similar category units (ie 1 bed, 2 bed, 3 bed).

A mix of AHUs are to be provided in accordance with the following table;

Total number of units to be provided	1 bed	2 bed	3 bed
8	3	4	1
9	4	4	1
10	4	5	1
11	4	5	2
12	4	6	2
13	4	7	2
14	4	8	3

Where more than 14 AHUs will be provided, the mix above those specified for 14 units will be subject to agreement with Council.

The quality of AHUs shall be equal to all other similar category units including but not limited to; finishes throughout including surfaces, kitchen, bathrooms, services, fitments, fixtures, hardware etc.

50% of AHUs provided are to be fully accessible and compliant in all respects with AS1428 suite of standards.

As a minimum, comply with Council's DCP for the number of car spaces to be provided or at least 50% of all AHUs are to be provided with car parking spaces equal to all other car parking spaces provided to all other residential units whichever is the greater

TECHNICAL DOCUMENTS - PROJECT DELIVERY AGREEMENT

CONTRACTUAL DOCUMENT BETWEEN INNER WEST COUNCIL AND MIRVAC GOVERNING THE ALLOCATION OF AFFORDABLE HOUSING

AHU SCHEDULE

APT. NUMBER	BLDG + LEVEL	APT. TYPE	ACCESSIBLE	INTERNAL SIZE M²	PRIVATE OPEN SPACE M²	DAYLIGHT ACCESS	CROSS VENTILATED	ADG STORAGE			
								ADG STORAGE TARGET FOR APARTMENT TYPE	STORAGE PROVIDED WITHIN APARTMENT	STORAGE PROVIDED WITHIN BASEMENT	TOTAL STORAGE PROVIDED
10103	A1-L01	3B	YES	107	19	YES	YES	10	5.1	4.9	10
20101	A2-L01	2B	NO	80	23	YES	NO	8	4.8	3.2	8
20310	A1-L03	2B	YES	80	10	YES	YES	8	5.9	2.1	8
20510	A1-L05	2B	YES	80	10	YES	YES	8	5	3	8
20710	A1-L07	2B	YES	80	10	YES	YES	8	5	3	8
20202	A2-L02	1B	NO	51	8	NO	YES	6	3	3	6
10507	A1-L05	1B	NO	51	8	YES	NO	6	6	0	6
30008	B-L00	1B	YES	57	17	YES	NO	6	3.6	2.4	6
30206	B-L02	1B	NO	52	8	NO	NO	6	3.8	2.2	6
TOTAL	9 AHUS 4 x 1 Bed 4 x 2 Bed 1 x 3 Bed		5/9			78%	56%				

- Relevant attached appendices:
- Appendix 18A - Mirvac Design + TZG Residential DA-R series

18 OTHER ADDITIONAL DETAILS AND DRAWINGS

- The provision of dimensions on floor plans is required. Apartments should be clearly dimensioned to allow areas and room sizes to be checked.

Dimensioned floor plans for each apartment at scale 1:100 have been provided as part of this response and can be found at Appendix 18B.

- Dimensions are required to be shown on all internal corridors.

Refer Appendix 18A for amended DA plans which include dimensions for all corridor widths.

- All floor plans (including basement levels and roof plans) for each building should include RLs of finished levels.

Refer Appendix 18A for amended DA plans which include RLs of finished levels on each floor plan, including basements and roof plans.

- RLs are to be provided on all elevations and section drawings for the top most structures including lift overruns, parapet walls, plant and the like.

Refer Appendix 18A for amended DA drawings which include elevations showing RLs and TOWs (Top of Wall Levels) on top-most structures & parapets.

- Set back dimensions are to be shown on all floor plans (for all levels) for the following elements (including building walls and balconies):
 - Separation between Building A2 and Building B;
 - Separation between Building B and Building C;
 - Set back of Building B and the northern boundary;
 - Set back of Building B and Lilydale Street;
 - Set back of Building A2 and the northern boundary;
 - Set back of Building A1 and Building A2 and the western boundary;
 - Set back dimensions are required for basement walls and boundaries;

Refer Appendix 18A for amended DA drawings which include updated floor plans with the above dimensions noted.

- Set back dimensions and building separation distances (as requested above) are required to be shown on elevation and section drawings.

Setback dimensions and building separation distances have been shown on the updated DA drawings in Appendix 18A. Because some sections and elevations are not cut perpendicular to the northern boundary, but rather they are cut orthogonal to the building, which is architectural convention (particularly where the boundaries are not parallel or orthogonal to one another), it is not always possible for sections and elevations to be dimensioned accurately (i.e. 'true' dimensions).

To resolve this issue, additional sections have been provided perpendicular to the northern boundary, with true dimensions to the north boundary. These sections are included in Section 7 of this design report (refer page 15), and also included on DA-R29 in Appendix 18A Updated Residential DA-R series.

Relevant attached appendices:

- Appendix 18A - Mirvac Design + TZG Residential DA-R series
- Appendix 18B - Mirvac Design + TZG 1:100 apartment plans
- Appendix 18C - Mirvac design SK0025_courtyard fence heights

- Dimension of the 'central bridge' and associated void between Buildings A1 and A2 to be shown;

Refer Appendix 18A for amended DA drawings which include updated floor plans with the above dimensions noted.

- A further section drawing is required to demonstrate the relationship of the north east corner of Building B and Lilydale Street. The section drawing should be taken in an east - west direction (looking south) through the courtyard of apartment 30002.

An additional section drawing DA-R29 has been provided through the courtyard of Apartment 30002 as requested and is appended to this report, refer Appendix 18A.

- The height of the block walls in Section 3 of SK0025 and Section 02 of SS15-3200 are to be clarified

SK0025 has been updated with additional dimensions to indicate wall heights, these sections being duplications of the sections on the site image drawings SS15-3200. This drawing is attached in Appendix 18C.

- All units do not appear to have been labelled on the amended plans. This should be addressed with updated plans

Refer Appendix 18A for amended DA drawings which include updated floor plans with the above labels included.

- The height of fencing behind proposed hedging in Sections 03 and 04 of SS15-3200 and Section 4 and 5 of SK0025 is to be nominated

SK0025 has been updated with additional dimensions to indicate wall heights, these sections being duplications of the sections on the site image drawings SS15-3200. This drawing is attached in Appendix 18C.

- Concern is raised over the long term maintenance of the proposed rendered block wall within the northern landscaped strip. Alternative materials and or finishes should be explored or alternatively details of the maintenance regime is to be provided

A response to the issue of landscaping walls is provided to the right.

- The use or purpose of all rooms within the basement levels is to be notated on the floor plans (i.e. plant room, storage, bicycle storage, etc.)

Refer Appendix 18A for amended DA drawings which include updated floor plans with all room uses nominated.

- The Section through Building B on drawing DA-R24 appears to indicate that components of the building are above the maximum building height line. The top RLs for Building B are to be identified of the Section and Elevation drawings and confirmation of compliance with the maximum building height development standard is required.

Refer Appendix 18A for amended DA drawings which include updated sections with height limit lines clarified.

We confirm that no point on Building B is greater than 29m than the natural ground level immediately below it. We have tested this by creating a topography in our model which is lifted exactly 29m above the surveyed topography, and checking that there are no elements which breach this height topography.

In some cases a section drawing can be deceptive because the height line included is at the section cut, meaning elements in elevation beyond can sometimes appear to be breaching that line whereas in the case of Building B, they are not breaching that height line.

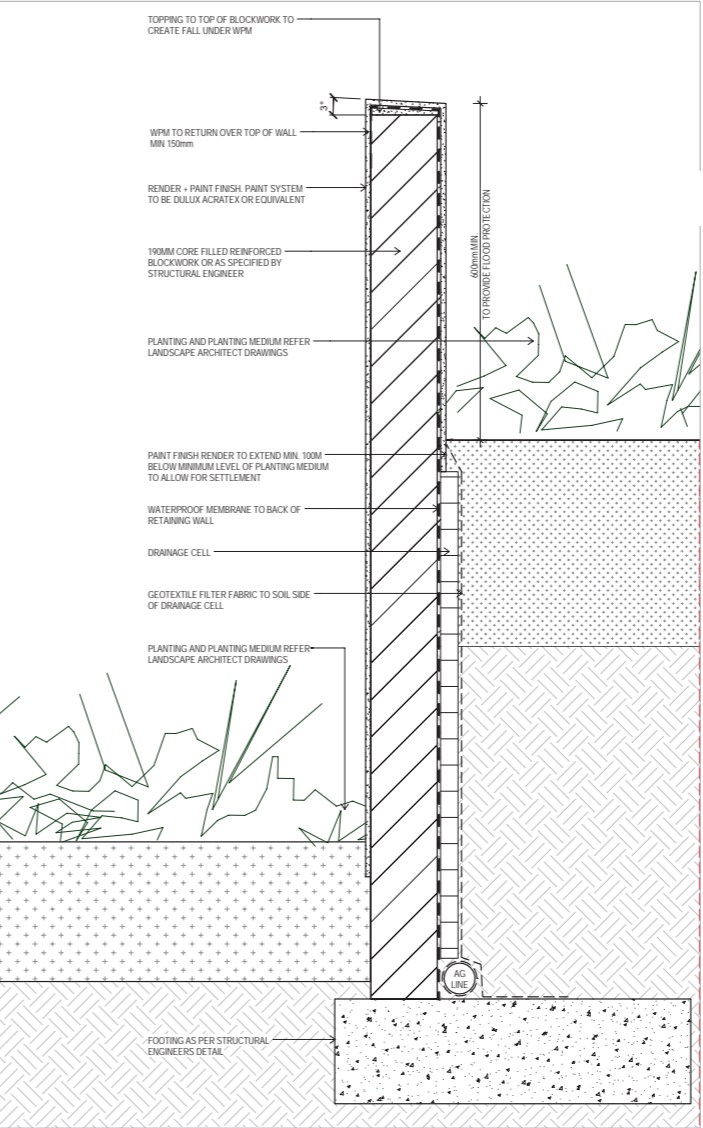
Many of the items listed here have been captured in the amended DA drawings which are appended to this report, including heights (RLs), setbacks, tops of walls, room and apartment labelling etc.

Individual apartment plans have been provided with dimensions on each room, and furniture included, so that an accurate assessment of internal planning can be carried out.

LANDSCAPING WALLS

Mirvac has been delivering high-quality residential product for over 40 years, and rendered blockwork walls have frequently been included in these developments. Although there are cases in Sydney where rendered blockwork walls are left with significant efflorescing and cracking of render and not repaired, and we therefore understand the Council's concern, we suggest that these projects are not built to the same standards expected by Mirvac of its in-house construction team. Our success depends on the maintenance of our quality brand, and we are committed to ensuring the continuance of that reputation for quality.

Adjacent are some examples of rendered masonry landscape walls in our projects, which are appropriately maintained. Below is a typical detail.



TYPICAL CONSTRUCTION DETAIL
FOR RENDERED MASONRY RETAINING WALLS



EXAMPLES OF RENDERED MASONRY WALLS
MIRVAC PROJECT AT GREEN SQUARE

CONCLUSION

Mirvac is a leading Australian property developer with more than 40 years of experience in the property industry and a proven track record in delivery of outstanding apartments and community assets.

We believe the information presented in this report provides a thorough response to the items raised by Council and further emphasises the foundation of our masterplan which is the high quality, connected public spaces which provide a variety of experiences for the community and appropriate curtilage and exposure for the heritage buildings.

We believe the amenity being provided to residential apartments within the development is exceptional. The development is integrated with significant community facilities and open space on site, engages with the broader residential neighbourhood, is close to services and facilities, and is well serviced by public transport. In respect of the individual topics contained in the ADG there is a very high degree of meeting and exceeding the design criteria and design guidance, with only a small number of exceptions in specific circumstances which have been outlined and justified as being appropriate in this report.

We reiterate that there is no requirement for an objective, design criteria or design guidelines to be complied with. The ADG is a guide and is to be applied as such. The documentation supplied with the application and in response to Council request is comprehensive and would establish that the design team have had more than adequate regard to the objectives of the relevant design criteria.

Overall, this development will

- meet the planning objectives set at the rezoning of this site;
- activate a site that has remained neglected and dormant for close to 30 years;
- achieve design excellence;
- meet the very specific and discerning requirements of Council (Client side) for the Community Hub, following a thorough design competition process;
- allow the retained heritage buildings to continue to be enjoyed by the broader community into the future;
- via the Community Hub, provide a range of much needed community facilities such as a library and public spaces to the Marrickville Centre; and
- deliver new Mirvac quality housing to Marrickville, including a number of affordable dwellings to be dedicated to Council.

We believe the Marrickville Community Hub Development will make a positive contribution to the locality and the community and in compliance with the controls on merit, should be supported as per our current submission.



WALSH BAY, SYDNEY



TRAMSHEDS, HAROLD PARK

PRECEDENT MIRVAC QUALITY PRODUCTS



CHEVALIER HAROLD PARK