

# Rozelle Laneways

[Redevelopment of the Tigers Leagues Club Site]

Council Letter and AEP Report Design Response

[December 2019]



[Submission]

**Council Letter and AEP Report Design Response**

[Document Number]

**20170127-AR-DA010**

[Prepared for]

**Heworth Grand Developments Pty Ltd**

[Prepared by]

**Scott Carver Pty Ltd**  
**Level One Chifley Square**  
**Sydney NSW 2000 Australia**  
**T +61 2 9957 3988**  
**www.scottcarver.com.au**

**Doug Southwell**  
**Director | Nominated Architect 7362**

© Scott Carver Pty Ltd

This document remains the property of Scott Carver, unless otherwise agreed under contract.

Reproduction of any part is not permitted without prior written permission.

This document has been prepared in accordance with the agreement between Scott Carver and the client. The document relies upon information supplied within the scope of the agreement. Any conclusions or recommendations only apply within the scope of the agreement and no greater reliance should be assumed or drawn by the Client. This document has been prepared solely for use by the client, and Scott Carver accepts no responsibility for its use by other parties.

This document includes a range of photographs sourced online and of other developments for the purposes of indicating the design intent and character of the proposed development.

The final design presented at DA application phase will be visualized through a range of CGI's and imagery bespoke to the development. Details of photographic sources can be provided on request.

# Contents

---

## AEP Report Response

1. Public Realm and Interface	4
2. Connectivity and Publicness of the Propose Plaza	6
3. Interface with Neighbours	8
4. Landscape Design	18
5. Architectural Expression & Aesthetics	21

## Council Letter Response

### **3. Heritage and Urban Design**

3.1. Built Form, Massing & Building Height	26
3.2. Scale	27
3.3. Site Boundaries	29
3.4. Materials & Colours	31
3.5. Sustainability	34
3.6. Ground Floor Plan	36
3.7. Victoria Road Frontage	38
3.8. Waterloo Street	39
3.9. Amenity	40
3.10. Pedestrian Lanes	41
3.11. External Finishes	42
3.12. Perspectives	43



# 1. Public Realm and Interface



### AEP Report:

- a. The Victoria Road frontage presents a challenging urban environment, with multiple lanes of heavy vehicular traffic, likely to intensify into the future. The Panel appreciates that vehicular access arrangements require the introduction of a slip lane, which serves to further challenge the amenity of this address. Consequently, the proposal is only partly able to activate the Victoria Road frontage with a relatively small retail unit located in the northeastern corner adjacent to both Little Darling Lane and Tigers Lane. On balance, this strategy is supported by the Panel.
- b. The Victoria Road address and entry to Building C is heavily constrained and isolated by a large vehicular access point servicing the site, including the slip lane mentioned previously. Safe, amenable pedestrian access and movement for Building C residents and visitors is in conflict with the movement of cars and trucks entering and exiting the basement.
- c. **Recommendation 1:** The proposal needs to create a stronger, safer and more amenable pedestrian address for Building C in addition to that currently provided on Victoria Road. The additional alternate pedestrian access to Building C could be provided from Waterloo Street via the lift located in Building D (and through the communal open space above the podium), or alternatively an augmentation of the secondary address co-located with the lobby to Building B. The Panel would support a minor building height non-compliance associated with a potential lift overrun at Building D for the sole purpose of improving the sense of address for Building C.



### Scott Carver Response:

Following the review above, the Design team received referral advice from Council and RMS regarding the vehicle entry off Victoria Road. RMS has specifically requested only trucks (service vehicles) utilise Victoria Road.

As a result of this, the lower end of Victoria Road interface has been redesigned, which now allows for a larger glazed lobby to Building C; both fronting Victoria Road and a landscaped setback to the adjoining property. We recognise this Lobby remains separated from Buildings A and B lobbies by way of the loading driveway crossing. However, this is not dissimilar to many other developments of a commensurate scale. The lobby is now forward and aligned to the footpath, as a result of the deletion of the slip lane (now that Victoria Road is not providing car parking access).

Therefore, Building C lobby remains on Victoria Road but with an improved address and amenity.

In addition to this, we explored alternate access off Waterloo Street and due to the numerous changes in level between the Waterloo dwellings and the podium (over the Club), this arrival point would sit as a raised and unsightly element to the low scale nature of the Waterloo Street built form. We have therefore retained the access from the Plaza, via Building B Lobby; and via the landscaped podium above the Club. This provides the residents to Building C with an alternate access to their core, off the Plaza, either through Building B lifts from Ground to Level 1; or via the adjoining stair.

This revised arrangement provides:

- Clear and legible street address to Victoria Road with an enhanced lobby off the Victoria Road, with entrance doors approx. 12 m from the vehicle crossing. The lobby looks to a landscaped courtyard and will provide the formal address for mail, deliveries and the like.
- Secondary access off the ground floor plaza for convenience of the residents to connect directly to the precinct.





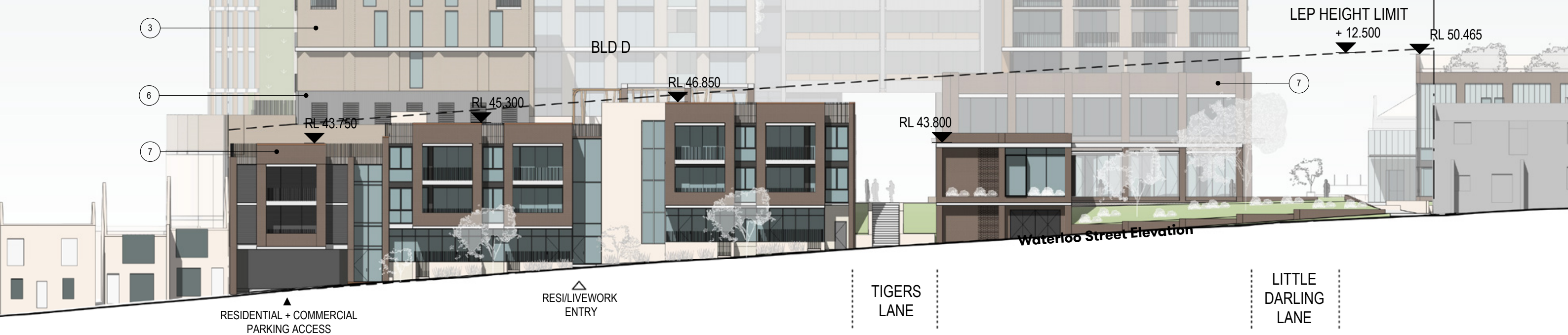
## 2. Connectivity and Publicness



### AEP Report:

- a. The proposed plaza is visually and physically disconnected from Waterloo Street due to the difference between the proposed plaza level and the existing footpath level, and also exacerbated as a result of the introduction of the proposed arbour.
- b. The current configuration of the plaza tends to make it less public and the Panel is concerned to achieve the best balance between enclosure (to preserve amenity for neighbouring residents), and a more open and welcoming gesture to the community. The Panel is keen to counter the potential for the club to unreasonably appropriate what should otherwise be a flexible and publicly accessible space
- c. The Panel considers that an accessible on-grade through-site pedestrian connection has a greater prospect of success along Little Darling Lane, as this part of Victoria Road more closely matches the plaza level. Adjustments to the proposed plaza levels across this location may enable a better visual and physical integration of the plaza with both Waterloo Street and Victoria Road.
- d. **Recommendation 2:** The plaza levels should be amended to more closely correspond with the existing footpath levels along Victoria Road and Waterloo Street, to enable barrier free pedestrian movement with clear lines of sight.
- e. **Recommendation 3:** The amenity of the existing neighbours across Waterloo Street could be improved by providing a green landscaped edge and by reduction in the masonry structure overlooking Waterloo Street.





### Scott Carver Response:

We recognise that the proposed design solution results in changes in level between the Plaza, Victoria Road and Waterloo Street. In the main, this is a result of the existing topography around the site that includes:

- Darling Street interface of RL 40.540
- Waterloo Street interface falling from RL 38.450 to RL 36.127 where the proposed stairs connect up to the plaza at the lower access point.
- And Victoria Road interface falling from RL 39.300 to RL 32.750 at northern boundary

The design solution needs to reconcile and balance these varying levels; whilst ensuring a simple Plaza that is flexible and resilient over time.

We note the panels concerns over the concept of the Club appropriating the plaza. However, both the Club and the F&B retails uses of the plaza area is considered an important part of activation; with the Club after all being a community asset and benefit.

Following the recent panel presentation, we explored whether the plaza itself could change in level. This was assessed and subsequently not pursued for the following reasons:

- The flexibility and long-term functionality of the plaza was jeopardised in our view by splitting the 1400m<sup>2</sup> plaza over 2 or more levels. One contiguous level affords the opportunity for the plaza to be utilised as more than just a landscape area. Potential markets, pop ups, food trucks and community events could occur in the most efficient manner.

- Changes in level and or stepping to the plaza results in additional clutter through stairs and ramping from a DDA perspective. We felt it safer and more intuitive to retain any changes in level to the edge conditions rather than within.

The plaza level as it stands seeks to connect Victoria Road (at Little Darling Lane) and Darling Street to the new Plaza at a level that allows for ease of on grade connection. It is important from an overarching retail perspective that the rear of the Darling Street (existing) shops can in future activate and operate to the rear; whilst level connection to Darling Street (via Heritage Lane) will provide in our view the greatest opportunity for those utilising the supermarket and speciality F&B Retail to connect out to the Darling Street shops with ease. We see these connections as a priority over the concept of level connections to Waterloo Street.

Notwithstanding that though, we have explored the edge of the Plaza interface with Waterloo Street and have made some design adjustments as outlined below:

- The kiosk and stair- built form has been moved to the west towards the Club. This allows a 1:14 ramp to connect from the Plaza to the east (or high side) of Waterloo Street. This ramp connects RL 39.300 of the Plaza down to RL 38.450 of Waterloo Street. This change of 850mm provides improved visual connection between Waterloo Street and the Plaza; allowing pedestrians on Waterloo Street to see into the Plaza.
- Between this ramp and the kiosk, a battered deep soil zone has been provided that rolls the landscape down from

the plaza to Waterloo street.

- The prior large harbour has been removed over the deep soil zone. We have retain a screen element between the Plaza and the battered landscape that both allows greenery to grow up the screen and retractable awning for sunshade in an area that can be utilised for outdoor seating for the kiosk and a shady place for the public to rest. Retaining a sense of edge (whilst semitransparent) is considered important to both define the plaza.

The result whilst subtle in planning changes, provides a better visual link from Waterloo Street to the Plaza and hence a greater sense of connection. In addition to this, whilst the stairs from the plaza down to Waterloo Street (adjoining the Club) are across a reasonable change in level, the built form these stairs sit within, retains a level of protection (both visual and acoustic) for the Waterloo Street residents on the southern side of the street.



# 3. Interface with Neighbours



## AEP Report:

- a. The majority of apartments on residential levels 1-4 primarily address Victoria Road. The layout wraps around and derives amenity and outlook across the north western and the south eastern side boundaries, where habitable areas of these apartments tend to borrow amenity from neighbouring properties.
- b. **Recommendation 4:** The urban design study should include testing of future development scenarios for the neighbouring sites along the north western and south eastern boundaries. Testing should ensure that future development on the neighbouring properties is not compromised in terms of residential amenity, visual impact and solar access. Similarly, these tests should demonstrate that the amenity enjoyed by dwellings within the subject site can be maintained in scenarios where the neighbouring properties are redeveloped.
- c. The building base creates an approximately 15m high blank wall along the north eastern site boundary, which will create visual amenity impact on the neighbouring properties in the existing development scenario. The Panel recommends the incorporation of a range of mitigation strategies to lessen the impact of this interface.



# Neighbouring Sites

## [Site Context Plan]

### Scott Carver Response [b] :

#### Northwestern Sites

Scott Carver has prepared an indicative scheme to the adjoining properties, stretching between the subject site of this DA and Moodie Street. In effect this will rely on the consolidation of numerous parcels of land.

The study is based on:

- Adopting the current LEP Planning Controls, noting the site specific controls of the subject DA are a consequence of the retention of the Club.
- The key planning control relates to an FSR of 1.5: 1 or approximately 5430m2 of development.
- The scheme provides retail on Victoria Road, turning into Moodie Street; with residential above.
- Low scale residential is provided along Waterloo Street.
- The result is a development of 4 levels that can provide a built form that abuts the north western bounding wall of the subject site. This bounding wall is the external boundary wall to the Club
- In the indicative scheme we have proposed a communal facility for the residents is provided abutting this boundary wall, which in turn reduced the perceived scale of the wall.

#### Northwestern Site Planning Summary

Total Site Area	3620 m <sup>2</sup> [APPROX.]
FSR:	1.5:1
Allowable GFA	5435 m <sup>2</sup>

#### Southeastern Sites

The southeastern sites are in the HCA area and therefore significant redevelopment will not be expected here. We have addressed future dual frontage to the southern sites in landscapes set

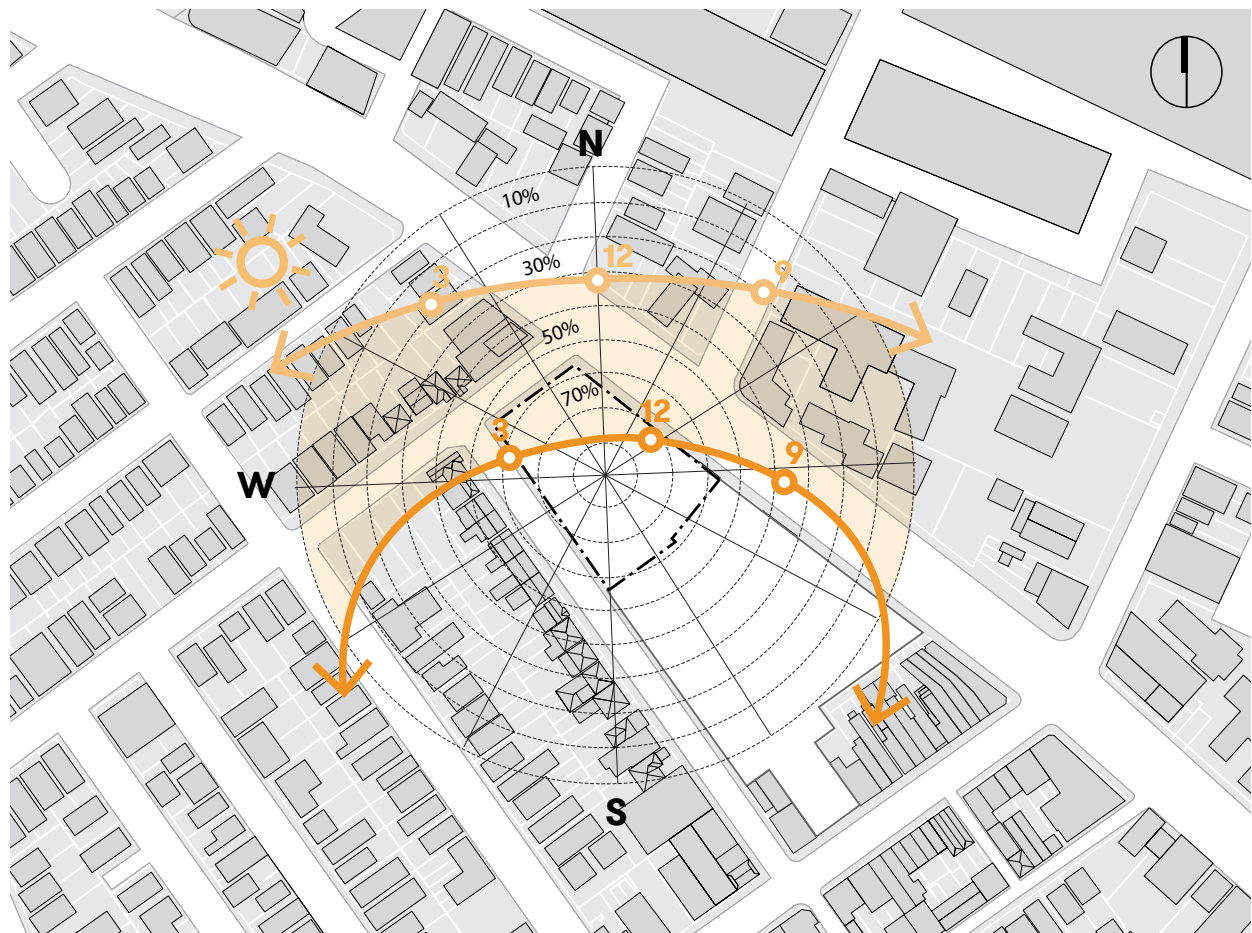
#### No.701-703 Darling street

No.701-703 now backs onto plaza due to revised deep soil and kiosk location to Waterloo street.



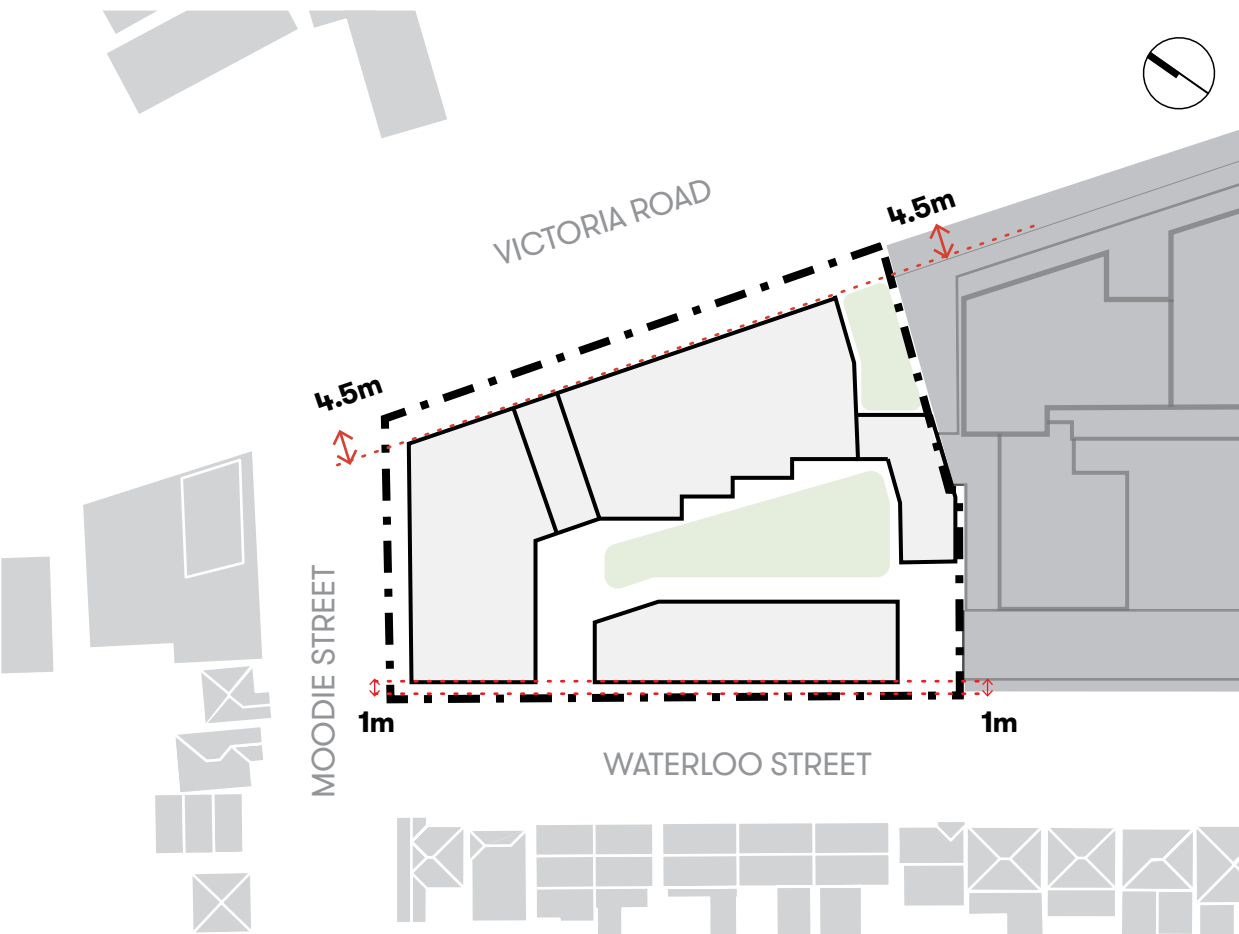
# Site Analysis

## [Northwestern Site - Context]



Site sun path overlay

- SUMMER SOLSTICE [21 DECEMBER]
- WINTER SOLSTICE [21 JUNE]
- ANNUAL VARIATION



Setbacks

VICTORIA STREET	4.5M	[DCP COMPLIANT]
WATERLOO STREET	1M	[DCP COMPLIANT]



# Proposed Plans

## [Northwestern Site Amalgamation - Indicative Scheme]



1:500 @ A3

# Proposed Plans

[Northwestern Site]



1:500 @ A3



# Compliance Summary

[Northwestern Site]



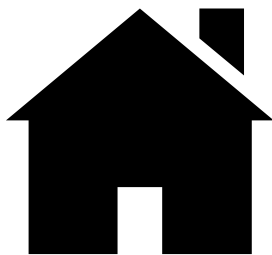
**3620** m<sup>2</sup>



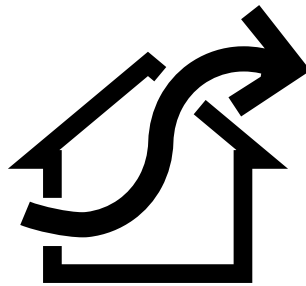
**1.5:1**  
permissible FSR



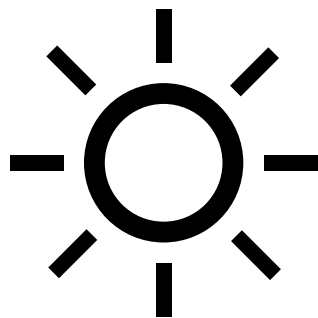
**5435** m<sup>2</sup>  
permissible GFA



**42**



**61%**



**71%**

[1.5:1 Achieved FSR]

[5400 Total GFA]

Dwelling Number

Cross Ventilation

Solar Access

Retail	730
Community	175
Residential	4530

[ ADG minimum **60%** of dwellings ]

[ ADG minimum **70%** of dwellings ]

# Solar Access Views

[June 21 Winter Solstice - Northwestern Site]

9 AM



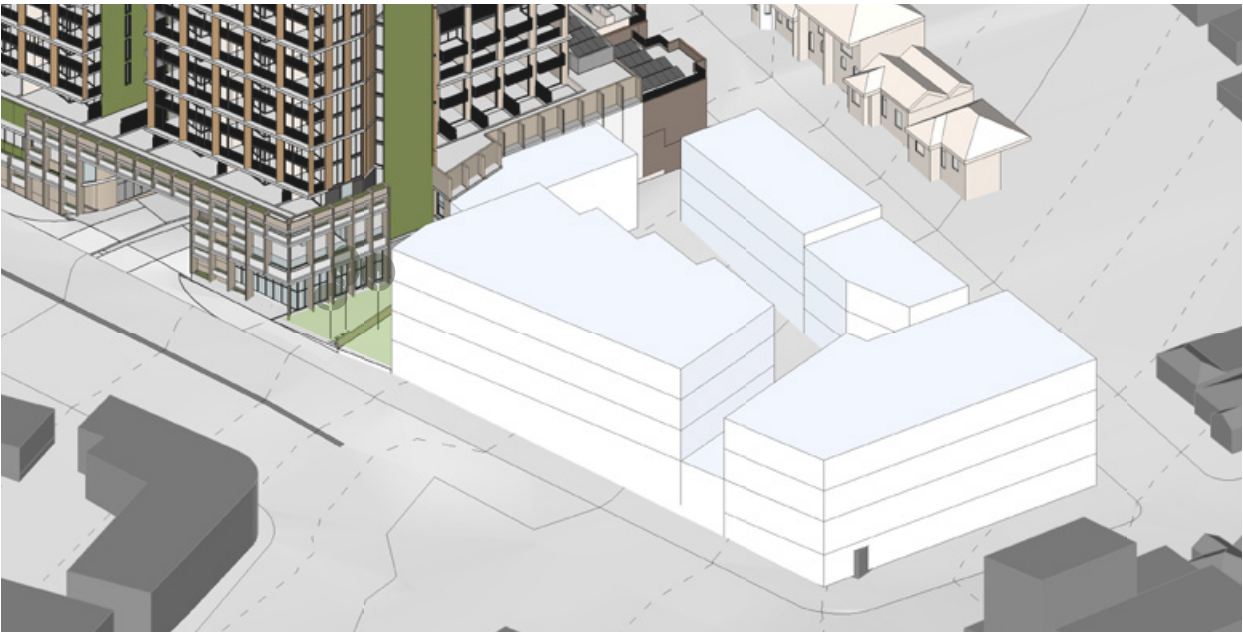
10 AM



11 AM



12 NOON

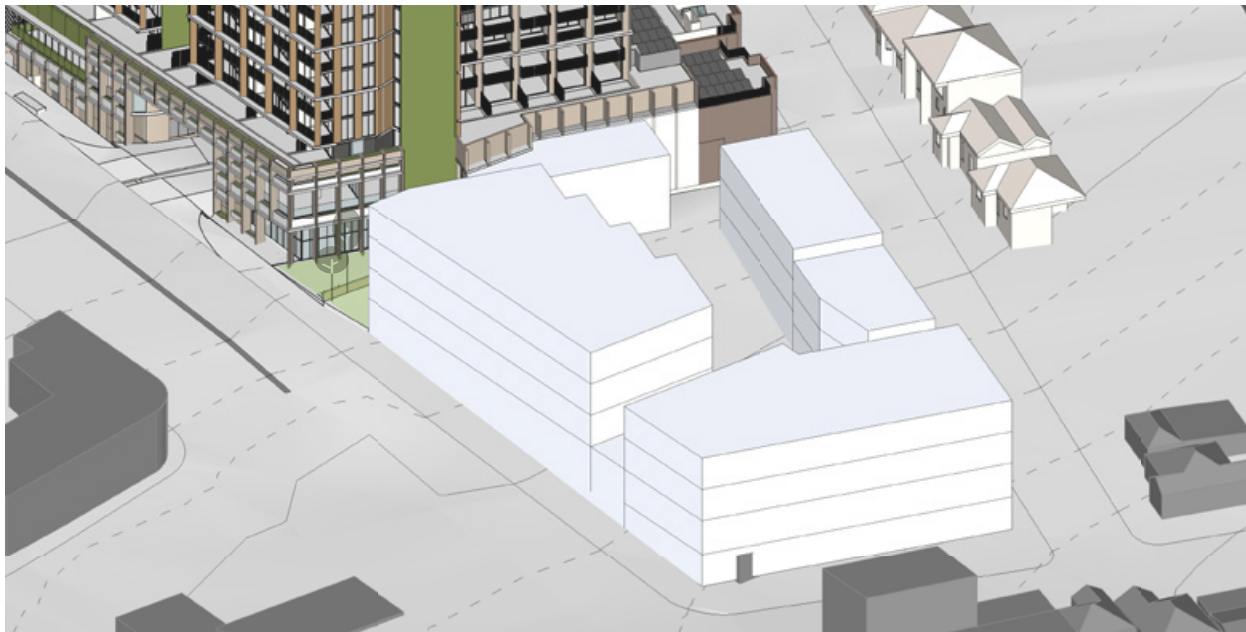




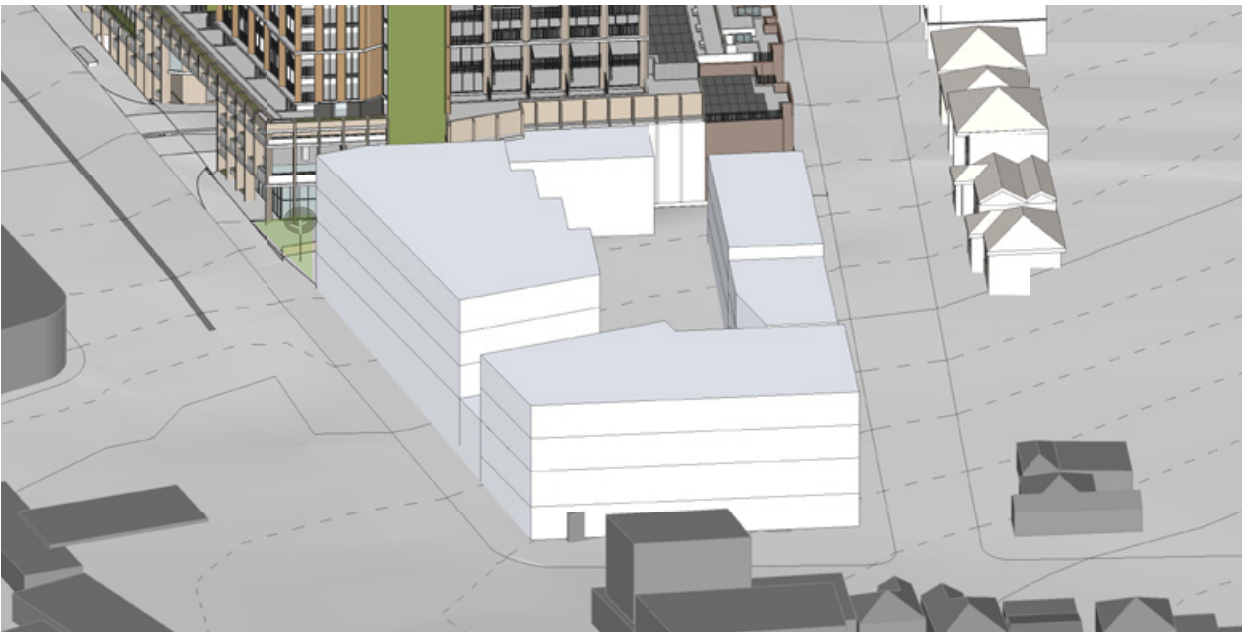
# Solar Access Views

[June 21 Winter Solstice - Northwestern Site]

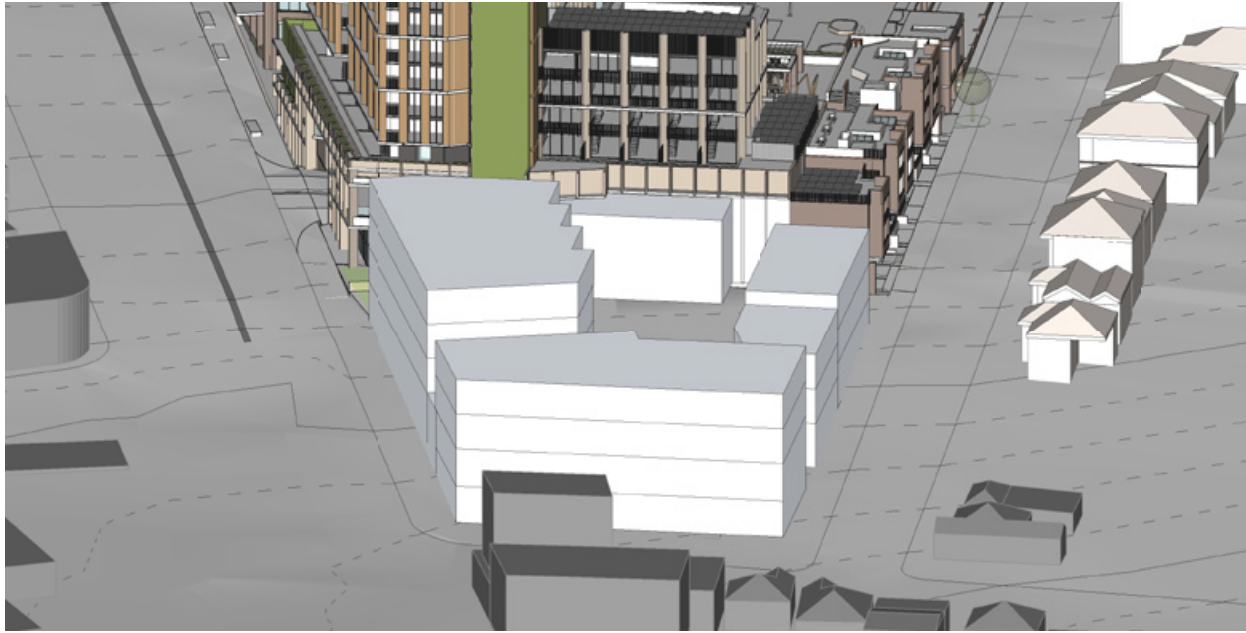
1 PM

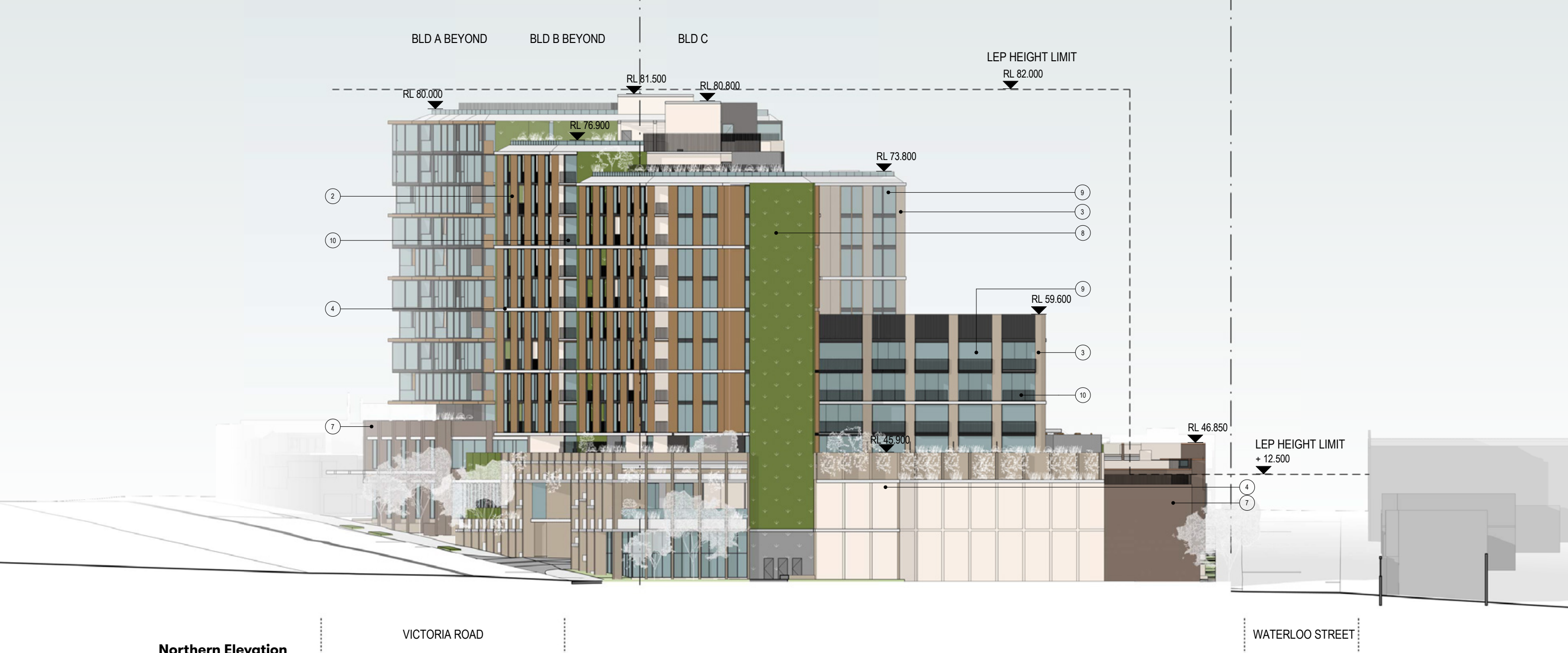


2 PM



3 PM





**Northern Elevation**

**Scott Carver Response:**

3c. Response:

Notwithstanding that, the wall along the boundary to the adjoining property has been reduced in height. Whilst the comments from AEP note the bounding wall as being some 15m high, we note that the boundary wall varied from 9.2m high at the western end (Waterloo Street) and 12.5m at the corner of the Club.

In redesigning this interface the revised scheme:

- Sets the podium in on the north west portion, adjoining Victoria Road. This is the new setback zone adjoining the Building C lobby.
- A result this allows the club brick façade to extend around the corner and for the green wall from Building C to drop down into this setback,

- The wall height bounding the Club has then been reduced by setting down the façade edge, and reintroducing the brick grid from the club façade. Landscaping has also been introduced above this edge in front of the terrace homes above (This provides a landscape zone that can provide a privacy screen to the terrace homes and in turn break down the scale of the bounding wall.
- Below the reintroduced brick grid the lower 2 levels is an articulated precast wall that aligns with the brick grid above.



View to building c entry





## 4. Landscape Design



### AEP Report:

- a. The Panel appreciates that the site configuration and basements make the provision of deep soil challenging. The deep soil that has been provided along Waterloo Street appears to be compromised by a number of ramps, services and the proposed harbour. Cumulatively these factors are diminishing the opportunities presented by the introduction of deep soil - specifically, large canopy trees.
- b. **Recommendation 5:** The proposed extent of deep soil should be located (in conjunction with other recommended design amendments) to permit the introduction of large canopy trees.
- c. **Recommendation 6:** The proposed plaza includes extensive planting over basement structures, which needs to be explained further with cross sections.



Scott Carver Response:

Deep Soil Area

Due to the changes to the Waterloo Street interface with the Plaza, and the Building C lobby to Victoria Road, the deep soil zones have been amended. The scheme now includes three primary deep soil zones (with areas noted in the table below):

- 1. Along the length of Heritage Lane adjoining No 697 Darling Street.
- 2. Along the interface of the Plaza with Waterloo Street. The arbour and ramping within the deep soil zone has been removed. The deep soil and landscape zone batters down from the Plaza level to Waterloo Street level; with the root zone of the deep soil being extended under the footpath to the verge planning along the kerb line.
- 3. Victoria Road courtyard adjoining Building C lobby. he plans highlight in green the extent of deep soil within a minimum of 6m width. However, in addition to this, the deep soil zone extends further, for additional area of roof growth.

Plaza Trees

As illustrated in the additional sections, the proposed plaza utilises a structural cell system to provide a contiguous soil volume of **226m3, or 37.6m3** for each of the 6 medium trees located over slab in this zone. The ADG recommends 35m3 per medium tree located on slab.

DEEP SOIL LOCATION	M²	LARGE CANOPY TREES	MEDIUM CANOPY TREES	MIN. WIDTH DIMENSIONS
HERITAGE LANE	300 m²	2	1	9.5
WATERLOO ST INTERFACE	150 m²	3	0	6.3
VICTORIA RD (BLD C ENTRY)	100 m² (+ additional 40m²)	1	3	6
TOTAL	550	or 7.5% of the site		



Deep Soil

SITE AREA: 7330m²

DEEP SOIL AREA PROPOSED: 550M²  
[7.5% OF SITE AREA + 3% SUPPLEMENTED BY 226M² OF CONTINUOUS SOIL VAULT] = [10% OF SITE AREA]













[ADG/DCP requirement]

- DEEP SOIL
- SOIL DEPTH
- ADDITIONAL DEEP SOIL, WIDTH LESS THAN 6M

1:1000 @ A3



Landscape Compliance Summary

Landscape Compliance Summary		DA m²	DA %	Compliance Requires	
	COMMUNAL OPEN SPACE		*1623	*22.1% (of site area)	ADG 25%
	TOTAL GREEN ROOF		3178	70.7% (of roof area)	DCP 75%
	ROOF AREA		4495		
	PLAZA		1420		DCP 1400m²
 	PLAZA SOLAR ACCESS 21st OF JUNE	12:30 pm	500	35.2% (of Plaza)	DCP 35%
		1:00 pm	808	56.9% (of Plaza)	DCP 50%
		2:00 pm	1018	71.6% (of Plaza)	DCP 65%
	PRINCIPLE COMMUNAL OPEN SPACE AREA		*1425	*19.4% (of site area)	
	DAYLIGHT TO C.O.S			*50%	ADG 50% for 2hrs
	PUBLIC DOMAIN	OPEN SPACE	2100	83% (of public domain)	
		COVERED	440	17% (of public domain)	
		TOTAL	2540	35% (of site area)	
	LANDSCAPED AREA (PUBLIC/PRIVATE SOFTSCAPE)		1529	20.90%	
	CANOPY COVER		*1202.1	*16.4%	DCP 15%
	GREEN WALL			*15%	DCP 15%

\* DENOTES HASN'T CHANGED SINCE PREVIOUS SUBMISSION





# 5. Architectural Expression and Aesthetics



## AEP Report:

- a. The Panel appreciates the developing architectural expression proposed for the 2 storey building base at the site's south eastern corner, which a regular rhythm of vertical masonry elements in combination with a continuous awning - evocative of the traditional pattern of shopfronts in the local area.
- b. The south eastern tower (above the 2 storey base) emphasises the vertical elements over the horizontal. This is coupled with an extensive use of planar glass balcony enclosures with similar strongly vertical proportions. Together, this exaggerates the architectural character and it appears monumental, given the prominence of the corner location and the scale of the building generally.
- c. **Recommendation 7:** The façade of the south eastern tower, Building A, would benefit from further design refinement aiming to break up the existing composition to introduce a stronger sense of the horizontal, and with an increased sense of depth to protect otherwise large extents of shear glass.
- d. **Recommendation 8:** The northern balconies covered by curtain walls should be further detailed to ensure they are well-ventilated and minimise heat loading - ideally through self-shading.

**Scott Carver Response:**

Reduced the glass area to the lower levels to improve privacy

Amended the configuration of solid panel and glass area in order to break down the extent of glass and reduce the sense of verticality and increase the sense of depth to the façade.





**Scott Carver Response:**

Provided sliding glass windows to northern balconies in order to improve natural ventilation

Added horizontal solar-shading in order to provide extra protection from unwanted heat gain in summer

Also, the horizontal solar-shading break up the composition of external glass screen and strengthen the zig-zag façade rhythm

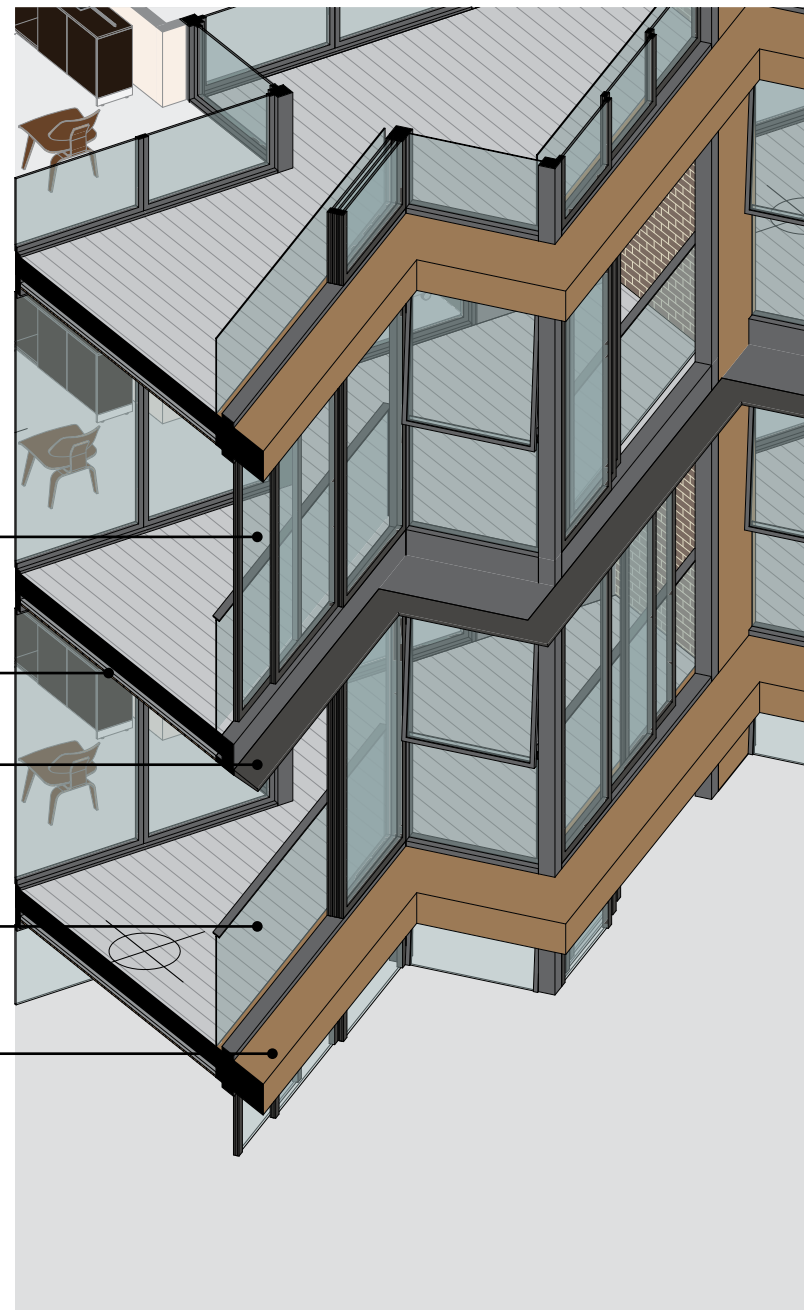
SLIDING GLAZED SCREEN

TIMBER SOFFIT

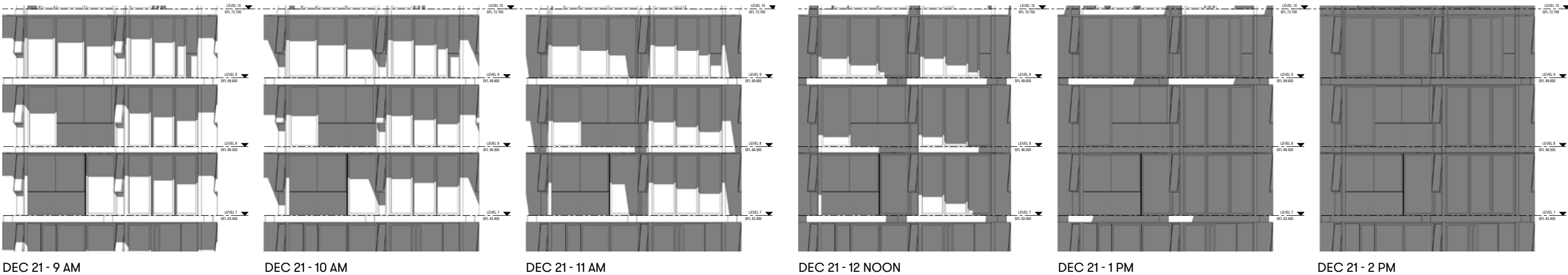
METAL SUNSHADE IN CHARCOAL

GLASS BALUSTRADE

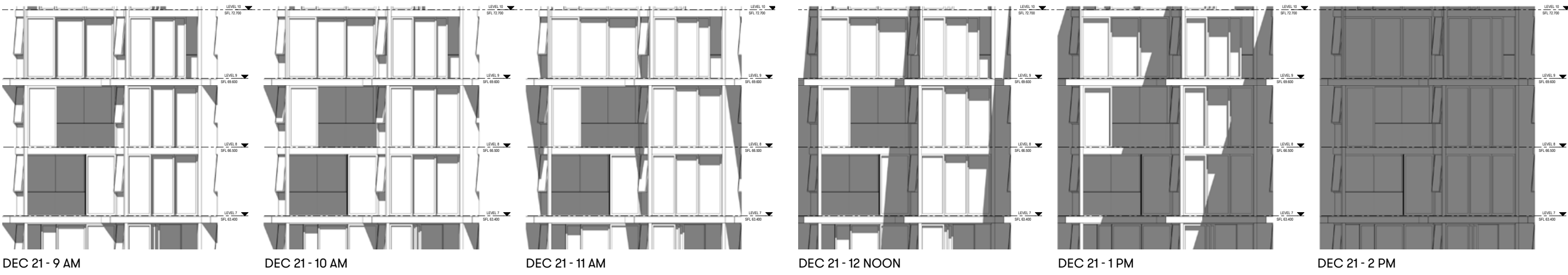
BRONZE LOOK CLADDING TO EXPRESSED SLAB



With Sunshading



Without Sunshading





# 3. Heritage and Urban Design



**Council Letter:**

The subject property at 138-156 Victoria Road, Rozelle, is not identified as a heritage item, nor is it located within a heritage conservation area. The site is adjacent to The Valley Heritage Conservation Area (C7 in Schedule 5 of the Leichhardt Local Environmental Plan 2013) and is in the vicinity of several heritage items.

Part 3: Heritage Conservation from the Leichhardt LEP 2000 and Part D1: Site Specific Controls – Balmain Leagues Club Precinct from the Leichhardt DCP 2000 applies to the proposal. Control 2 of Section D.8: Visual Impact to HCA and Heritage Items requires the consideration of “The Design Context: Guidelines for Infill Development in the Historic Environment” (prepared by the NSW Heritage Office and Royal Australian Institute of Architects NSW Chapter) with regard to scale, form, materials, colours and responding to local character.

The architectural drawings prepared by Scott Carver, dated 9 August 2019, the addendum Impact Assessment for the Balmain Leagues Club Precinct, dated 12 August 2019, and the Heritage Impact Statement, dated April 2018, both prepared by Heritage 21, have been reviewed by Council.

The site has a dual frontage with its primary address to Victoria Road along north east and Waterloo Street along south west. The proposal has a different response to both streets with different scales and characters. A 3 storey height to Waterloo Street with home office units is acceptable.

The proposal does not properly address the possible site isolation of No. 703 Darling Street (Planning Principle Karavellas v Sutherland Shire).

In general, the proposal lacks understanding of the existing and future likely development context on the properties adjacent to the north western and south eastern boundaries. The revised DA is scheduled to be considered by Council’s Architectural Excellence Panel on Tuesday 12 November 2019. Notwithstanding, Council provides the following comments concerning Heritage and Urban Design.

# 3.1. Built Form, Massing and Building Height



## Council Letter:

A continuous 12 storey high x 79m long slab building fronting Victoria Road is questionable. The preferred massing should be in form of vertical towers above a building base. Adequate separation between the towers should also be incorporated, with consideration to environmental aspects such as wind, overshadowing and visual impact. The building base should integrate with the Victoria Road streetscape provided with a continuous street wall height and also correspond to the fall of land.

## Scott Carver Response:

The form of the proposed scheme responds to the DCP which nominated building heights and articulation zones. Whilst we recognise the three tower forms are joined in plan, the articulation zones are quite deep in nature and are strengthened through:

- Recessive built form with a change in material that seeks to reinforce the recessive nature.
- Introduction of vertical green walls in these locations to visually break the form.
- Changes in material and form between Buildings A and B/C create a sense of diversity and break street wall. It is noted in the assessment that the built form is continuous. This term is defined as uninterrupted or constant. We do not believe this is the case in the design scheme.

In addition to this:

- The comment notes the entire length of Victoria Road is continuous at 12 storeys. This is not the case. The DCP envelope as provided by Council rakes down from a 12 storey height plane. Our proposal sits within this but steps in response.
- The street wall below is broken down into two components. The first sits under Building A and defines the retail and commercial work space. The second is more lined in nature and sits under Building B and C, and defines the Club; stepping down along Victoria Road. Both are treated quite differently in materiality and form.

It should be noted that the quantum of overall GFA on the site is within the site specific controls and in the case of the buildings to Victoria Road, they accommodate the bulk of the residential floor area in order to ensure the built form to Waterloo Street sits down at 3 storeys.



## 3.2. Scale



### Council Letter:

The typical height of buildings within the vicinity is 2 to 3 storey. The proposal will present with a 2 to 3 storey podium level to Victoria Road and Waterloo Street with the tower set behind. The tower is set behind the existing 2 storey development to Darling Street. The proposal needs to be more consistent with the scale of development within Waterloo Street and provide a more cohesive streetscape.

Objective O11 of Section D1.5 of the DCP states “To minimise the visual impact of development when viewed from the surrounding HCA and heritage items”. The towers should be set back further from Victoria Road to reduce the visual impact on the views from the adjacent HCA and heritage items in the vicinity and to allow for a more sympathetic street frontage. Existing development relates to the topography of the area by stepping down with the slope. The Upper Ground floor and Level 1 to Victoria Road do not respond to the sloping topography. The proposal should step down with the topography of the site and respond to the street level adjacent.

The established grain of the streetscape is fine grained, relating to the narrow lot widths. This is illustrated in the fenestration of the facades of the buildings and their detailing. The development presents as a podium to Victoria Road and steps down following the topography of the site. The proposed podium level to the north west along Darling Street should be further detailed and broken into bays, similar to the podium level at the intersection of Victoria Road and Darling Street.

Window and door openings are generally grouped together on the ground floor and separated on the upper levels with more masonry than glazing. Large expanses of glass should not be used in areas visible from the public domain. Openings should be vertically proportioned, employing traditional design. Dominancy should be given to masonry/solid elements rather than glazed areas.

The heights of the building have responded to the DCP, which through its' envelope controls (including height) were reviewed and discussed at length with both Council and Council's independent Urban Design Consultant, CM+. It is considered the scheme is considered commensurate with the DCP controls.

The wall however that defines the Club is intentionally different in form and material, that includes stone, landscape elements and openings. This is to:

- The comments note that the Darling Street podium should be further detailed and broken down. The scheme does not have a podium to Darling Street and we have assumed this comment relates to the Victoria Road podium under Buildings B and C. This podium, as described above, is made up of a series of bays and elements to create a series of ‘punched’ or

In terms of openings and the comment about additional masonry: We consider the based of the buildings, in particular at the lower levels, where viewed with the 2 storey Darling Street built form has quite a dominance of masonry through expressed brickwork and exposed concrete hoods or elements. Being retail including a focus on F&B offers, a reasonable degree of visual permeability it important for both the long term resilience and flexibility of retailing, the daylight quality within the F&B offers and the capacity to connect indoors and outdoors in multiple locations – critical to the viability of successful retail.





## 3.3. Side Boundaries



### **Council Letter:**

The residential floor levels are unnecessarily elongated. The layout further wraps around the north western and south eastern side boundaries. The approach is questionable since the habitable areas of several apartments primarily borrow amenity from the adjacent sites.

It is noted that the southern wing of residential building C creates a primary address to the north western boundary for Levels 1-4 provided with a 6m setback. The balconies of Level 1 entirely encroach the 6m building separation required by the ADG. An additional 3m setback should also be considered along both side boundaries as part of the ADG zone transition requirement (ADG 3F-1 and 3F-5) to improve residential amenity.

Building A has a 6m separation from the south eastern boundary. Apartments located within Levels 2-11 have habitable areas with primary address to the side boundary. It is noted that a greater setback (12m + 3m) is required under the ADG (ADG 3F-1 and 3F-5).

### Scott Carver Response:

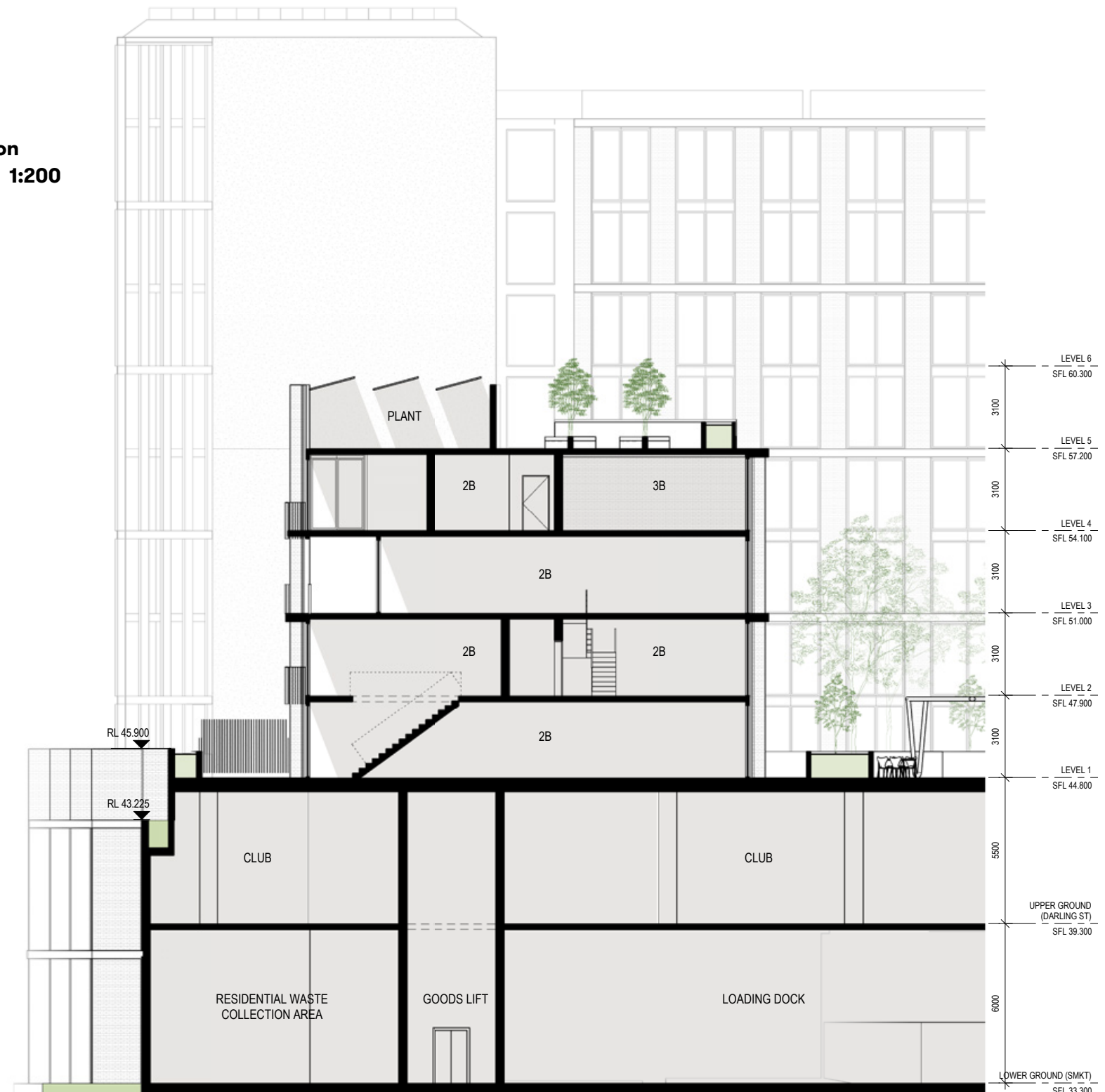
The side setbacks to the north west and south eastern boundaries are we consider, a result of prioritising the gross floor area towards the Victoria Road side of the site, in order to ensure the Waterloo Street side of the site is low scale in nature. This improves the relationship with the low scale residential of Waterloo Street. They also reflect the setbacks from the current DCP.

To the south east boundary, the lane condition in effect creates a street separation and with Darling Street belonging to a conservation zone it is considered unlikely for additional height and scale along Darling Street.

To the north west boundary, it is correct that the low (2 storey) terrace dwellings to the rear of Building C have terraces/private open space within the 6m setback zone. We have redesigned these terraces to:

- Lowered and setback the façade edge, between the reintroduced brick grid
- Introduced a landscaped zone;
- both of which creates a buffer between the terraces and the adjoining properties; that in turn prevents occupants of the dwellings stepping out to the edge

### Section Scale 1:200





# 3.4. Materials and Colours



**Council Letter:**

Buildings within the area are constructed in masonry with face brick or rendered, painted masonry. Windows to the upper floors are timber framed double hung sash windows. Clear glass is used in doors and windows.

The drawings indicate the tower will be bronze in appearance, with bronze tinted glass and a “bronze look” in between with exposed concrete floors on the lower towers. Charcoal tint glass is proposed to the centre of the tower, on the Little Darling Lane elevation. This is inconsistent with Objective O2 of Section D1.16: Finishes and Materials of the DCP which states “To mitigate impacts to the surrounding HCA and heritage items, using appropriate materials and finishes”.

Materials, finishes, textures and colours should be similar and characteristic of the heritage items in the vicinity and within the HCA. The “bronze look” should be replaced with more sympathetic, muted, tones. The bronze and charcoal tinted glass should be replaced with clear glazing to complement glazing within the area.

Metal standing seam panels are proposed to the recessed components of the towers from Victoria Road. This material is not characteristic of the adjacent HCA and should be replaced with a more solid material. Cold brown masonry is proposed to the pediment level of the development to Victoria Road and Little Darling Lane. Clarification is required for this colour and where it is proposed to be applied. A beige colour would be more appropriate to complement the colours within the HCA.

A green wall is proposed on the Victoria Road façade, adjacent to Tigers Lane, above the club entry on Little Darling Lane and on a portion of the north western elevation of the tower. The drawings indicate “timber look alike cladding” though do not illustrate its proposed location not shown on any of the elevations. It is not clear from the drawings where this is proposed. Its proposed location is to be shown in the revised colours and materials schedule.

A detailed colours and materials schedule is to be submitted for consideration and in accordance with the above.



Victoria Road Elevation

### Scott Carver Response:

The design solution proposed by Scott Carver has involved deep consideration to the local character of the area, in both form and materiality. We do not consider from an overarching urban design perspective that the materiality of development of this nature should meticulously replicate the beige and muted tones of the existing buildings to the surrounding streets. Integration from a contextual perspective can also be achieved through referencing form, including brick arches and fine grain elements.

Notwithstanding that though, we believe we have referenced local materiality through:

- A range of face brick elements, reflecting the variety within the adjoining streetscape, that includes both face brick and masonry buildings; but also rendered and painted forms, in a variety of tones.

- Metal standing seams in the recessed sections of Victoria Road, seek to create a dark break between the forms; and reference the common iron roofs and more recent residential extensions of the area. This materiality is referenced in “The Valley C7” HCA Document by GML.

- The deep bronze toned panelling on the upper portions of a number of the buildings is considered commensurate with the area. Whilst bronze does not exist in existing buildings, it is a deep and muted tone albeit intended to change in tone as the light and sun passes across it.

The material is selected as a pre finished solution, not reliant on long term maintenance; and sits as a secondary material to the lower levels of face brick and stone. These elements are intended to provide a calm and simple form. In a manner not dissimilar to the spot of colour around arched windows and tiled inlays (to the Darling Street retail), the material will

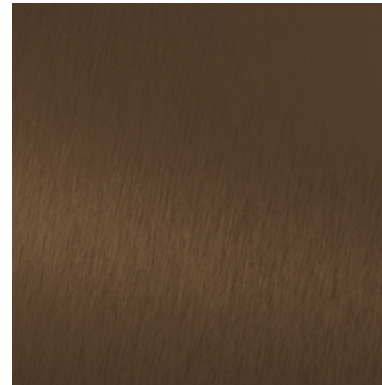
change across the day as the sun passes from light to shade.

- Glazing: We recognise the glazing is general a darker tone. However, this is a product of BASIX and core sustainability needs (and design commitments) around solar transmission. Clearer glass will either result in increased energy consumption or require a reduction of glass area; that we consider to be counter intuitive to what residents expect with regard to daylight within apartments.
- The ‘timber look’ material exists on balcony soffits, and has been clarified on the elevations, and shown in the CGI’s. The DA included a digital submission of the materials board in the design report, this has been revised on following page and included in the DA architecture set/
- We have however replaced the cold brown brick with a brown brick and removed the bronze tinted glass.





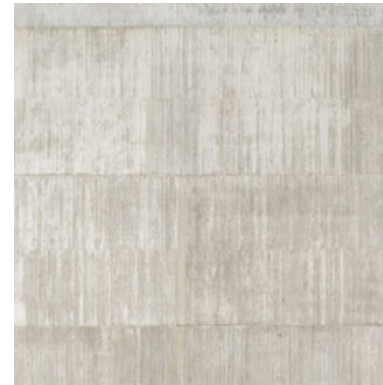
**1 - BRONZE TINT GLASS**  
BUILDING [A] GLAZED FACADE  
SCREEN



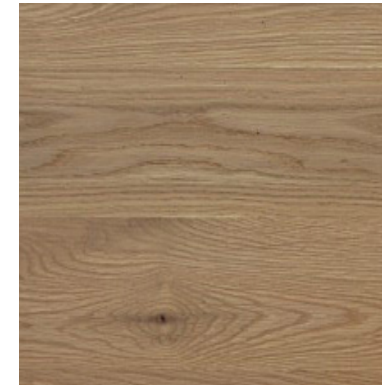
**2 - BRONZE LOOK**  
VICTORIA ROAD VERTICAL  
METAL BLADES



**3 - BEIGE MASONRY**  
BUILDING RETURNS TO [A]  
AND [C] VERTICAL BLADES /  
TIGER CLUB BLADE WALLS



**4 - CONCRETE [OFF FORM]**  
EXPOSED SLAB EDGES +  
PLANTERS BETWEEN CLUB  
BRICK BLADES



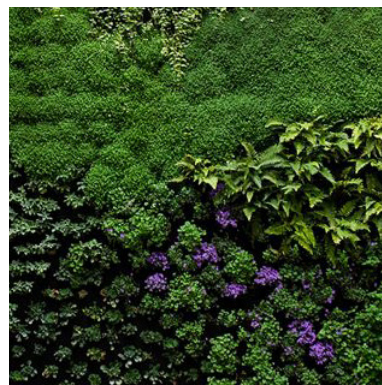
**5 - TIMBER LOOK CLADDING**  
TERRACE AND BALCONY SOFFIT  
/ AWNING SOFFIT



**6 - METAL STANDING SEAM  
PANEL [MATT]**  
RECESSED BALUSTRADES  
BETWEEN TOWERS / PLANT  
ROOM FACADE WALLS



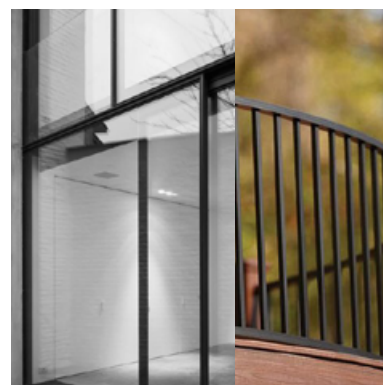
**7 - BROWN MASONRY** RETAIL  
/ COMMERCIAL PODIUMS /  
WATERLOO STREET BUILDING



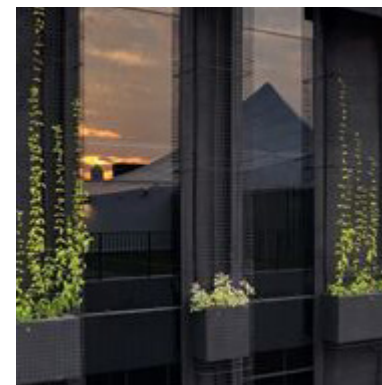
**8 - GREEN WALL**  
BETWEEN TOWERS IN FACADE  
RECESSES



**9 - CLEAR GLASS**  
WINDOW GLAZING /  
BALUSTRADES



**10 - CHARCOAL METAL WORK**  
BALUSTRADES / WINDOW  
FRAMING



**11 - CHARCOAL TINT GLASS**  
WINDOW GLAZING



## 3.5. Sustainability



### Council Letter:

Solar access

**Solar access and passive thermal design:** Solar access is questionable in terms of the following:

- A minimum of 2 hours direct sunlight to both living rooms and private open spaces at mid-winter, as per the ADG Criteria 4A-1.
- Solar access within both living rooms and private open spaces is to be as a minimum of 1m<sup>2</sup> of direct sunlight, measured 1m above the floor level.
- A maximum of 15% of apartments to have no direct sunlight at mid-winter (ADG 4A-1).
- The communal space above the podium will be overshadowed for majority of the year.

**Deep soil:** The proposal lacks provision of an appropriate deep soil area free from basements, services, impervious surfaces, driveways, roof areas and the like. Ideally, the deep soil area should be part of the communal open space. A larger deep soil area (10 to 15% as per ADG 3E-1) should be considered for environmental benefits.



### Scott Carver Response:

We confirm a minimum of 2 hours of sunlight is achieved to the required 70% of living spaces and private open spaces in accordance with the ADG.

Sun eye diagrams, shadow plans and solar access schedules have been updated in the architecture set.

In regards to the communal podium (above the Club), we confirm that this does have a reasonable amount of shade, due to the orientation. However, the scheme has provided a variety of communal open spaces, including a number of rooftops to the higher buildings and above the Waterloo Street built form. This provides residents with a variety of choice in location. In winter they can seek the sunny roof gardens. In summer however they can utilise and enjoy the respite from shade in this location. Variety and shade is considered important for Sydney's climate and importantly the extent of

communal open space with sun is compliant with the ADG. Overall we are meeting the 50% daylight for 2hrs to the total communal open space. We have added these diagrams to the landscape set sheet LD-DA501, which were previously in the design report.

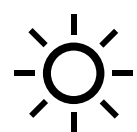
Additionally, the communal space in question contains the children play area, where shade is considered a positive.

In regards to Deep Soil, the development complies with the 7% requirement under the ADG. We note that the ADG states that "it may be possible to provide larger deep soil zones depending on the site area and context". However in this instance, the site includes underground retail, a significant service and dock zone and residential/retail parking. Increasing the deep soil will result in a reduction of area in the above. We note parking is already significantly reduced from the permissible and a further reduction will reduce the viability

of the Club and underground Supermarket.

Notwithstanding that, the ADG also states the achieving the design criteria may not be possible on some sites, including where "the location and building typology have limited or no ground level (eg constrained sites, high density areas or in centres". This development is in effect in the centre of Rozelle, and whilst complying with the design criteria of 3E-1, the additional design guidance in area is not possible due to the site constraints.

It should be noted that in addition to the deep soil areas, the development includes a significant amount of landscaped roofs, podiums and green walls. This commitment to landscaping is a major design component of the project and provides reduce heat sink effects, promotes local bio diversity, reduces stormwater run off; and provides amenity for the residents; all key elements of the ADG's deep soil rationale.



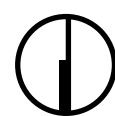
### Solar Access

[2+Hours - minimum 70% of dwellings]

## 70.7%

Solar Access	Percentage	Count
-	17.68%	29
Yes	70.73%	116
		<b>164</b>

[ADG Part 4a Solar and Daylight Access]



### South Facing

[maximum 15% of dwellings]

## 11.59%

South Facing	Percentage	Count
-	88.41%	145
South Facing	<b>11.59%</b>	19
		<b>164</b>

[ADG Part 4a Solar and Daylight Access]



### Communal Open Space

[25% communal open space of site area]

## 22%

### Daylight to C.O.S

[ADG 50% daylight for 2h to principal usable communal open space]

[ADG Part 3d Communal and public open space]

## 3.6. Ground Floor Plan



### Council Letter:

Through-site connection: The pedestrian environment of a high intensity residential proposal is expected to be of a high quality, particularly in an inner city area such as Rozelle. The following urban design aspects should be incorporated:

- Access to All – The public plaza and the pedestrian links should have a barrier free access to all including those in wheelchairs and the elderly. The public plaza is visually and physically isolated from Waterloo Street because of the change in the proposed levels (approximately 1.8m). A set of stairs (approximately 1.9m high) from Victoria Road create a barrier for accessibility.
- Through-site Connection – Through-site connections with clear line of sight should be established to promote walkability. A barrier free connection across Waterloo Street to Victoria Road and from Darling Road to Waterloo should be incorporated.
- Amenity of the Public Plaza – The plaza does not achieve good solar amenity throughout the year, particularly in mid-winter. The plaza lacks a high quality landscape design that combines soft and hard landscaped areas and integrates of deep soil areas for environmental benefits.



### Scott Carver Response:

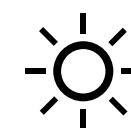
Barrier free access around the perimeter of the site is challenged by the significant change in level and topography along Waterloo Street and Victoria Road.

The design solution provides barrier free connections from Victoria Road, Darling Street and the upper level (South end) of Waterloo Street. The later is a produce of a redesign to remove the stairs and replace them with a DDA ramp. These provide a barrier free and clear line of site from Victoria Road to Waterloo Street and from Darling Street to Waterloo street in the primary circulation zones that relate to connections to the Darling Street retail.

The connection along “Tigers Lane” does need to transition from the Plaza down to Victoria Road. Level access is not possible due to the existing levels and the desire to ensure a level and contiguous Plaza environment. An external platform lift, publicly available is provided here in addition to the stairs. However, the primary pedestrian route is along Little Darling Lane, closest to the primary pedestrian routes for those approaching the site from the Victoria Road and Darling Street intersection.

In regards to the amenity to the Plaza (refer sheet AD-DA629):

- The plaza is over the 1400m<sup>2</sup> required under the DCP, at 1420m<sup>2</sup>. Refer to upper ground plan for dimensions (AD-DA104)
- The design exceeds the quantum of sun to the plaza in winter required under the DCP. Refer to the table below, which compares the proposed solution against the DCP requirements, only recently developed by Council and Council’s Urban Design peer reviewer CM+.
- The plaza landscaping seeks to balance the extent of soft vs hard landscaping. Soft landscaping has been prioritised to Heritage Lane and along the interface with Waterloo Street, where deep soil is available. In the redesign, the Waterloo deep soil zone has been improved, through removal of the arbour and the ramping within.
- The quantum of hardscape supports a flexible and resilient plaza that can be utilised for outdoor dining (to the edges), community markets and events, pop ups or even food vans.



## Plaza Solar Access

[June 21 - Winter Solstice]

		DCP	Proposed
1230		35%	35.2%
100		50%	56.9%
200		60%	71.6%

## 3.7. Victoria Road Frontage



### Council Letter:

- Victoria Road frontage is only partially activated by a small retail area in the north eastern corner. The ground floor is predominantly used for vehicular access, a slip lane and building services. The street interface is undesirable for pedestrians.
- The building base does not correspond to the fall of land. The third storey of the building base at the north western corner seems in excess. This segment of the podium appears isolated from the Victoria Road streetscape.
- The club is located behind a large terrace area and results in lack of street activation with no passive surveillance of Victoria Road.

### Scott Carver Response:

The Victoria Road frontage has been redesigned in response to RMS requiring all cars to enter off Waterloo Street with service vehicles off Victoria Road. This redesign improved the Victoria Road, noting the prior arrangement of driveway and slip lane locations was driven by RMS requirements.

This redesign means there is less cross over of vehicles and driveway width. To the lower end of the site, Building C lobby has been increased in dominance with a landscaping setback to the side boundary.

The fall of the land does result in a series of wall elements as one descends down Victoria Road. However retail has not been provided along here due to:

- The lack of pedestrian movement along this busy section of Victoria Road. The economic viability and trading along Victoria Road is not feasible
- And Council's own economic retail study, presented at the original DA noted that significant retail should not occur down Victoria Road in order to avoid dragging activity away from the existing retail on Darling Street.

The Club is located on the terrace that sits above Victoria Road. This provides the capacity for Club patrons to look over Victoria Road footpath through a landscaped screen element; providing passive surveillance whilst ensuring the patrons have a sense of relief from the busy nature of traffic along Victoria Road. Club outdoor areas down on Victoria Road would result in poor amenity for the Club. Ensuring quality amenity is important for the long term patronage and success of the Club.

Additionally, the floor level of the Club has been established through the Plaza Level, that comes in from Darling Street. Retaining a single level Club is important for long term flexibility and resilience; and hence there is a natural change in level to Victoria Road due to its topography.



## 3.8. Waterloo Street



### Council Letter:

- The ground floor units are provided with direct entries to activate the street.
- It is noted that the ground floor apartments are elevated above the footpath due to the fall of land. A front setback of 3m should be provided to improve the interface with the existing single and double storey dwelling houses across Waterloo Street. Landscaping should be considered within the front setback to soften the building edge and to enhance the quality of the public domain.

### Scott Carver Response:

The dwellings along Waterloo Street are setback 1m as per the DCP. When comparing to the setbacks further down Waterloo Street, we consider this setback to be similar in context.

Due to the change in level along the street and the need to strike a point of access into the equitable connected lobby, adjoining dwellings will be naturally above the street level. This change in level provides those residents within the live/work with increased privacy. Here each live/work has their own path leading up their terrace (and their stairs,) which are bounded by brown brick and metal work fences to mitigate the level changes. This presents a clean design to the street, which aligns with the fine scale-built form above.

Between the fine scale brick modules there are small trees to accentuate the slots between the live/work built forms. To soften the street edge, in front of this there is a 1.75m planting zone to (an increase on the 1m DCP setback) and the footpath remains at approx. 2.5m.

The footpath does increase by 1m (as per DCP 1m setback) in front of the kiosk and parallel to the Plaza for footpath widening from 2.5 to 3.5m.

## 3.9. Amenity



### Council Letter:

- Work units shown along Waterloo Street lack amenities such as toilets and kitchenettes.
- A light well is used as a primary source of light and ventilation for bedrooms in apartments C101, C201, C301 and C401. Use of a light well seems inadequate for amenity.
- The living rooms of apartments C101, B103, C201, B203, C301, B303, C401, B403, A405, C501, B503, A505, C601, B603, A605, C701, B703, A705, C801, B803, A805, A905 and B1005 have a limited outlook.
- The residential waste area seems inadequate with regards to the scale of the proposal.
- The proposal lacks provision of external storage areas for apartments.

### Scott Carver Response:

“Work Units along Waterloo lack amenities”: These dwellings are 2 storey live – work homes, with kitchen and bathroom facilities upstairs. The ground floor offer is for use as a work from home space and is provided as a single open flexible space. This allows the owners or residents to use the room in a number of ways, rather than crowding the floor plate with an additional bathroom and kitchen.

In regards to the light well noted to C101, C201, C301 and C401: This condition is a rebate in the façade, 5m long x 7m deep . The glazing is broad in this location, providing full width and height to the bedroom. They will receive excellent daylight.

In regards to the living rooms noted with “limited outlook”. We recognise these apartments are recessed to create a break in the built form; which forms part of the required articulation zone under the DCP. Many of these however have dual aspect and hence additional light and amenity. These units also have green walls book ending their outlook above Victoria Rd These setbacks are required to achieve cross ventilation compliance under the ADG for adjacent units.

Refer to updated OWMP. Corridors at cores to building A, B and C have communal waste cupboards, with a garbage chute and recycling bin per apartment level. Cores to building B and C are provided with accessible circulation to these waste cpds (10% of units accessible achieved at cores B and C), refer access report.

As per the ADG 4G-1, more that 50% of the required storage for each unit type is within the apartment and accessible from living areas or circulation. The other portion is in the basement as storage cages of circulation or their own parking spot as per 4G-2 of the ADG. This residential storage has been clarified by labelling on the basement plans.



## 3.10. Pedestrian Lanes



### Council Letter:

- Preserve and restore the existing period building at 699 Darling Street, OR provide a new carefully-designed infill building, rather than providing a Heritage Lane.
- Preserve the building at 697 Darling Street but retrofit to provide a pedestrian arcade – Heritage Arcade.
- Consider possibility of a shared street instead of Little Darling Lane. It could be based on a VPA and sharing half laneway width with the properties to the south-east, to improve long-term vehicle access, amenity and access.

### Scott Carver Response:

These comments imply the need to provide an arcade rather than the Heritage Lane, connecting the Plaza to Darling Street. We disagree with this recommendation on a number of grounds:

Firstly, the design solution responds positively to the DCP, which was developed by Councils own Urban Design peer reviewer CM+.

Introducing an arcade instead of a 24/7 publically accessible lane will result in a poor urban design outcome in our view. It will visually and physically disconnect the Plaza from Darling Street, which is an important component around ensuring the Plaza remains public. This seamless connection is also important in encouraging patrons from the Plaza F&B Retail and the underground supermarket to connect out to Darling Street and utilise the existing retail offers along Darling Street. An arcade will provide a sense of a barrier and disconnection. It will result in the opposite core urban design principle of ensuring the Plaza and the Club have a connection to Darling Street.

Arcades also create unnecessary safety considerations and reduce visual connection.

Additionally, it should be noted that the former legal ruling on a prior DA on the site included expert witnesses with commentary on the poor nature of the arcade connection in that scheme.

In terms of Little Darling Lane, a shared way is not possible at this stage due to the variety of ownerships to the Darling Street properties. As a result 50% of the 'shared way' is outside the ownership of the proponent of the DA.

Our submission includes however, a diagram of how this can be achieved in the future, should the owners of these properties come together.

## 3.11. External Finishes



### Council Letter:

- Include a schedule of proposed external finishes and construction systems along with a coding system that relates to all elevations.
- Self-finished external materials should be provided, with painted finishes limited to highlighted accents and areas easily accessible without scaffolding for long term ease of maintenance.
- Typical elevations and wall sections of balcony, window, screen, balustrades and wall junctions to key elevations should be provided at 1:50 or 1:20 on A3 in order to establish in greater detail the specific design intent for critical façade types.

### Scott Carver Response:

The DA includes an external finishes digital board (as included in set and this letter). Construction systems are a matter for a Construction Certificate as until a DA is realised, the detailed construction methodology has not been developed. However we note that the commitment to face brickwork, and metalwork imply common and consistent detailing.

The material palette includes predominantly pre finished materials in face brick, and pre finished metal panelling. These ensure long term access and maintenance is not required.

In terms of the request for 1:50 and 1:20 typical details of balconies, screens, balustrades and wall junctions: We consider this is over and above what is considered reasonable for a DA lodgement. The base materiality implies common construction methods and until a DA is achieved the proponent has naturally not committed to the finite detail of construction. Should this remain a concern for Council, such a matter can be a Condition of Consent where key façade details are submitted prior to a Construction Certificate for the external facades of the buildings.



## 3.12. Perspectives



### **Council Letter:**

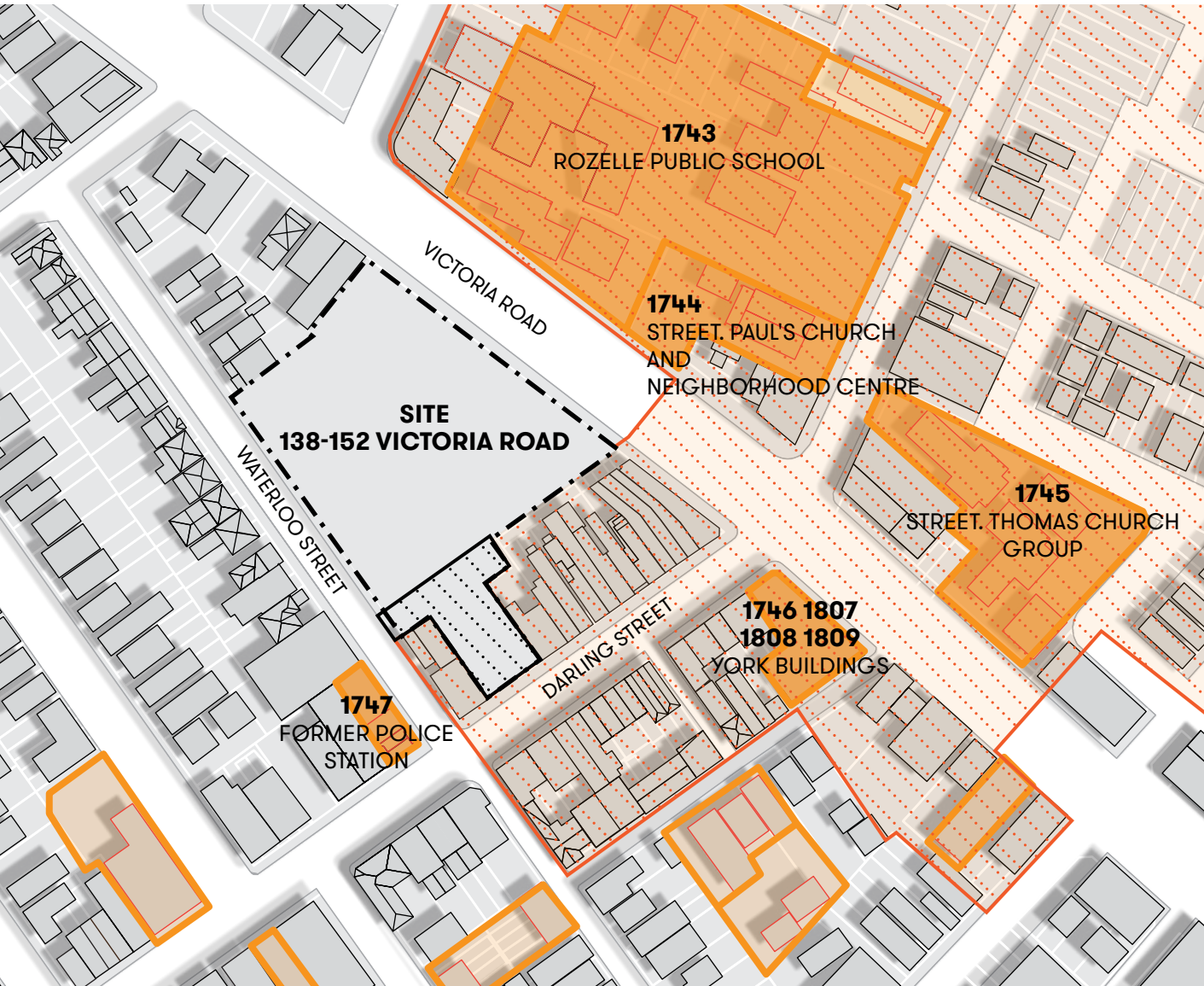
Control 3 in Section D.8: Visual Impact to HCA and Heritage Items requires that “before” and “after” perspective views from the heritage items, from Darling Street and from Waterloo Street are provided to assess the potential impact on heritage items and the HCA.

The “before” and “after” perspective views include Heritage View 2: Perspective view from York Buildings and Heritage View 3: Perspective view from Former Police Station. The accuracy of View 2 is questioned as the 2 storey podium level to Victoria Road is not shown in the photomontage. View 3 is not acceptable as it does not show the former Police Station building in its entirety. This does not enable a proper assessment of the visual analysis of the proposal in respect to the former Police Station. Revised perspectives for Views 2 and 3 must be provided that accurately depict the proposed development and include all of the former Police Station building in the photomontage



# Heritage

## [Heritage Items in the vicinity]



1743



1744



1745



1746 1807 1808 1809

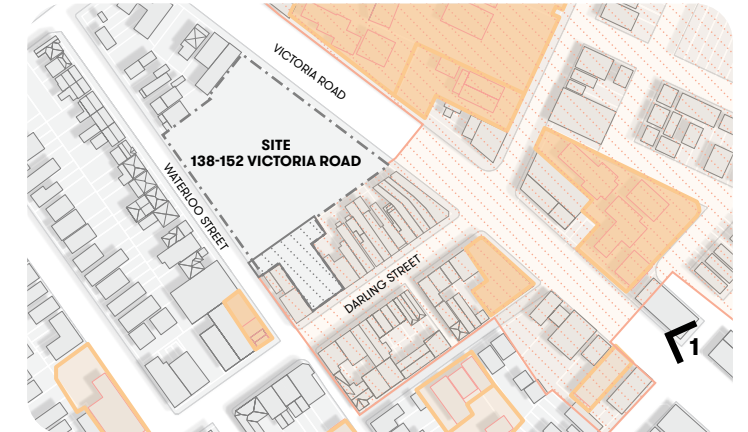


1747



# Heritage View 1

[Perspective view from Former Mechanics Institute]



BEFORE PERSPECTIVE VIEW



AFTER PERSPECTIVE VIEW



# Heritage View 2

[Perspective view from York Buildings]



BEFORE PERSPECTIVE VIEW



AFTER PERSPECTIVE VIEW



# Heritage View 3

[Perspective view from Former Police Station]



BEFORE PERSPECTIVE VIEW

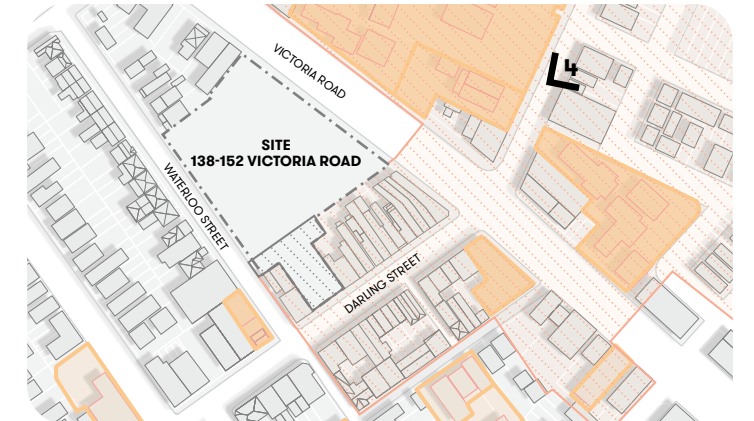


AFTER PERSPECTIVE VIEW



# Heritage View 4

[Perspective view from Street. Paul's Church and Rozelle Public School ]



BEFORE PERSPECTIVE VIEW



AFTER PERSPECTIVE VIEW