

Wollongong Design Review Panel 19 February 2019
Meeting minutes and recommendations DA-2018/1638

Date	19 February 2019
Meeting location	Wollongong City Council Administration Offices
Panel members	Brendan Randles Tony Quinn David Jarvis
Apologies	Theresa Whittaker - Senior Development Project Officer
Council staff	Mark Riordan – Director Planning & Environment (Acting) Pier Panozzo – City Centre & Major Development Manager Felicity Skoberne – Landscape Architect
Guests/ representatives of the applicant	Angelo Di Martino – ADM Architects Michael Ilias
Declarations of Interest	Nil
Reasons for consideration by DRP	SEPP 65 & Design excellence under Clause 7.18
Item number	2
DA number	DA-2018/1638
Determination pathway	Southern Regional Planning Panel
Property address	71-77 Kembla Street Wollongong
Proposal	Mixed use development - fourteen (14) storey building comprising of one hundred and two (102) residential units and eight (8) commercial tenancies over two (2) levels of basement parking - Re-notified with correct development description
Applicant or applicant's representative address to the design review panel	
Background	DE-2017/161 (pre-DA DRP) on 6 December 2017 PL-2017/228 held on 17 January 2018 The site was Inspected by the Panel on 19 February 2019
Design quality principals SEPP65	
Context and Neighbourhood Character	The Panel has seen this proposal before at a voluntary pre-DA meeting (which in itself is commendable). Since then the corner building (by the same architect) has substantially commenced construction. While the context at the pre-DA stage was reasonably well described, it was noted that there was limited information presented regarding adjacent sites - especially on elevations and sections – making assessment of detail very difficult. It was advised at that time, that context must be shown all plan, section and elevation drawings. This has not been done. Hence, the public domain interface requires substantial design resolution and the Stewart Street frontage needs to demonstrate that its proposed built form will work in its current and future context.
Built Form and Scale	As stated at the last meeting, the massing and scale of the proposal generally responds well to its context. Given its alignment with the building further south, the Panel support the alternative setback proposed and with the screening proposed, can support the non-compliance the site's northern boundary. However, levels 8 and below (though compliant with ADG setback controls) are in close proximity to the open plan office spaces of the future office building to the north. Consideration must be given to

	<p>the detail treatment of the northern elevation to limit potential privacy issues whilst providing controlled solar access.</p> <p>The layout rationally distributes and circulates amenable and complying units in a skillful manner. In response to the Panel's comments, the ends of the corridors have been opened up, which improves their amenity significantly.</p> <p>The footpath however is not well resolved. Instead of creating a single flexible expanse of tree lined paved space, it is bisected by steps and planters, severely constraining its physical and visual amenity. This is exacerbated by the location of the basement car park, which lifts the paved surface and necessitates the removal of all street trees.</p> <p>While required flood levels will lift the ground floor above footpath level, the Panel believe that the change in level between the kerb and the tenancies along this street frontage can be resolved through footpath slope and the introduction of 1 : 20 ramps (Max. 1 : 14) within foyers, tenancies and to the north of commercial space 1. This will require setting back the basement western edge to the glass line – which could also save the street trees – and a more precise calibration of levels.</p> <p>The Panel accepts that a different solution will be required on the Stewart Street frontage - with steps and a platform lift to allow accessibility from the south west of the site. If well resolved, this treatment could create a distinctive character for the Stewart Street frontage – which as noted above, requires better description (of current and likely future contexts) and demonstrated coordination with the proposal.</p> <p>As discussed at the meeting, while the Panel generally support the massing and scale of the building, its double height expression at lower levels appears excessive in the Stewart Street context – especially east of the proposed entry slot, where the height of the building steps down. It would be preferable if the height of the commercial space too stepped down to a single storey. This would create a better proportioned façade and allow for a more appropriate response to the streetscape to the south.</p> <p>As proposed, the penthouse is not successfully resolved within the form of the building; its footprint is too big to be expressed as a “pavilion” and its distinction is blurred by the building’s flush façade screening which currently extends full height. Either the penthouse should be incorporated into the general form of the building – set back perhaps from the northern edge to create a large north facing terrace - or its footprint should be significantly reduced to express itself as a lightweight pavilion setback from a consistent terrace parapet.</p> <p>Notably, the entire western façade is contingent on the detail and quality of the louvres proposed, the detail of how it is incorporated into the building facade, its modules, proportions and operation. Therefore, the product and its detail must be clearly explained and shown to be consistent with the perspectives prepared. In addition, the Panel advise that this product and its detail be clearly specified on the DA drawings.</p>
Density	Complies
Sustainability	High degree of compliance with solar access and natural ventilation

	<p>is commendable. The Panel recommends the setting back of the basement levels to retain the street trees along Kembla Street.</p>
Landscape	<p>The landscape treatment of the streetscape needs to be substantially modified to achieve a more flexible, expansive and consistent footpath space to Kembla Street with retained street trees, as described above.</p> <p>The basement car park should be setback to provide deep soil and the planters and steps removed.</p> <p>A platform lift should be integrated into the Stewart Street frontage at its eastern end.</p>
Amenity	<p>Unit A701 needs to be modified to provide access to the Level 7 communal terrace from the Kembla Street building,</p> <p>As advised at the previous panel meeting, access to the Level 7 communal terrace should not be via the communal room.</p> <p>Bedroom 2 of Unit A206 (and above) does not have a wardrobe; these units need minor reorganization to provide wardrobes to all bedrooms and a serviceable laundry.</p> <p>Further development of screening to northern elevation is required to limit potential privacy issues whilst providing controlled solar access</p> <p>Adaptable units should show living room furniture layouts and wheel chair turning circles.</p>
Safety	Acceptable
Housing Diversity and Social Interaction	Acceptable
Aesthetics	<p>As noted at the last Panel meeting, the three dimensional views provided illustrate that the building should make an interesting contribution to the street's expression and character.</p> <p>The penthouse level however appears unresolved; its footprint is too big to be expressed as a "pavilion" and its distinction is blurred by the building's flush façade screening which extends full height. Either the penthouse should be incorporated into the general form of the building – set back perhaps from the northern edge to create a large north facing terrace; or its footprint should be significantly reduced to express itself as a lightweight pavilion setback from a consistent terrace parapet.</p> <p>The applicant's departure from council's controls (street setback and street wall heights) is an appropriate response to the immediate context of this site – especially along Kembla Street where its retail character is acknowledged. However, the Stewart Street frontage should respond to its quite different existing and likely future character and the fact that it will be more detached from the street, by its proposed change of level and steps, In the light of these differences, the Panel believe that the Stewart Street façade would be better suited to commercial rather than retail uses.</p> <p>The Panel therefore believe that the expression of the base of the building as a continuous two storey element is not justified on Stewart Street, east of the entry slot. It would be better expressed a single storey, not only creating a more dynamic expression of the building base in its entirety, but also more appropriately addressing</p>

	the change of scale and character after it turns the corner.
Design Excellence WLEP2009	
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	Y – provided Kembla Street streetscape is fully resolved as described above
Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	Y – provided the penthouse level, the ground level public domain interface and the Stewart Street façade can be resolved as described above
Whether the proposed development detrimentally impacts on view corridors,	OK
Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,	OK
How the development addresses the following:	
the suitability of the land for development,	Y
existing and proposed uses and use mix	Y
heritage issues and streetscape constraints,	Y
the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	Y
bulk, massing and modulation of buildings	Y
street frontage heights	Y
environmental impacts such as sustainable design, overshadowing, wind and reflectivity	Y
the achievement of the principles of ecologically sustainable development	Y
pedestrian, cycle, vehicular and service access, circulation and requirements	Y – provided basement levels are setback from Kembla Street as described above

impact on, and any proposed improvements to, the public domain	See notes above regarding resolving Kembla Street and Stewart Street streetscapes
Recommendations	<p>Incorporate the recommended design changes in DA drawings and proceed. More consideration of the building base is encouraged to better address its quire distinctive streetscapes.</p> <p>The Panel does not need to see the proposal again.</p>