

## Attachment 3

**Wollongong Design Review Panel**  
**Meeting minutes and recommendations DE-2018/221**

<b>Date</b>	29 January 2019
<b>Meeting location</b>	Wollongong City Council Administration Offices
<b>Panel members</b>	David Jarvis
	Tony Quinn
	Sue Hobley
<b>Apologies</b>	
<b>Council staff</b>	John Wood - City Wide Development Manager Rodney Thew – Senior Development Project Officer
<b>Guests/ representatives of the applicant</b>	Vince De Santis - ISLHD Alison Tham – TSA Project Management Brett Sherson – NBRs Architecture Alison Huynh - NBRs Architecture Terry Wetherall – TW Planning
<b>Declarations of Interest</b>	Nil
<b>Item number</b>	2
<b>DE number</b>	DE-2018/221
<b>Determination pathway</b>	Voluntary referral
<b>Property address</b>	4 Marshall Street Dapto NSW 2530
<b>Proposal</b>	Primary & Community Health Centre
<b>Applicant or applicant's representative address to the design review panel</b>	
<b>Background</b>	The site was Inspected by the Panel on 29 January 2019
<b>Design quality principals SEPP65</b>	
<b>Context and Neighbourhood Character</b>	<p>Documents provided to the panel prior to the meeting were very poor. These documents demonstrated no meaningful analysis of the site and its context. However, documents provided by the applicant at the meeting demonstrated a far more considered analysis of the site and its immediate context.</p> <p>The subject site contains an existing community health care facility. The proposal is to demolish the existing centre and replace it with a more up to date facility with better capacity to service the needs of the local community.</p> <p>The proposal is located on the edge of Dapto Local Centre.</p> <p>The site's northern boundary adjoins Dapto Local Centre whilst the site's southern and rear (western) boundaries adjoin a light industrial zone. As such the proposal will provide a transition between two very different land uses. In response to this context the proposal has been set back from the street (approximately 9m) providing a transition between the nil street setbacks of Dapto Local Centre and the more generous landscaped set backs required by the light industrial zone. Though the proposed street set back does not comply with council requirements (nil set back) for this zone, the panel endorses this strategy as it will provide an appropriate transition between the two land uses.</p>
<b>Built Form and Scale</b>	The proposal abuts its southern boundary with a blank wall approximately 9m in height. Providing a nil set back to southern boundary is an appropriate response to the adjoining light industrial building, however, the scale of the 9m high wall, as viewed in its current context, appears excessive. The panel suggests that the

	<p>roof height be lowered (by approximately 2m) over the southern edge of the building. This will temper the scale of the building and create the opportunity to provide clerestory windows to service the southern corridor.</p> <p>The north-eastern edge of the building is set back approximately 4m from the northern boundary, exposing the blank wall (both existing and future built forms) of the neighbouring building to the north. It is suggested that the proposal be developed to provide a more positive connection to the northern neighbour and the Local Centre beyond, by allowing the north east portion of the building to adjoin the northern boundary. This will create additional space at level 1, allowing the floor plan to be developed by providing increased setbacks from the west / northern boundaries or developing light wells within the building to improve amenity and environmental performance.</p>
<b>Density</b>	<p>The proposal appears compliant with council's FSR control. Pending refinement of the building's relationship with its neighbours and appropriate landscaping the proposal will not read as an over development of the site.</p>
<b>Sustainability</b>	<p>Level 1 southern consulting rooms are dependent upon artificial lighting. It is recommended that these rooms be provided with a sky light / solar tube.</p> <p>Opportunities to harvest rainwater for use in maintaining any plantings established on the building or the site should be explored. Other water minimization measures (reuse of rainwater for toilet flushing) should also be considered. The use of photovoltaic cells and solar panels is also encouraged.</p> <p>Species selection for any plantings should aim to support council's commitment to maintaining local biodiversity and natural landscapes, water sensitive design and preventing future weed problems.</p>
<b>Landscape</b>	<p>The panel generally supports the proposed approach to landscaping that includes new street tree plantings, maintains a front garden similar in character to the existing situation and establishes screening of the large expanse of blank brick wall adjoining the western boundary. The following points of concern are raised:</p> <ul style="list-style-type: none"> <li>- proposed street trees are exotic and therefore a concern in terms of supporting a local sense of place and local ecology</li> <li>- the front garden plantings appear to be shown partially on council's nature strip</li> <li>- the screen plantings in the south-western portion of the site will require careful species selection and on-going management to support and maintain their establishment</li> <li>- no outdoor space with amenity plantings is proposed for staff</li> </ul> <p>The proposed drop off and delivery zone in the front garden is</p>

	considered undesirable but the panel accepts that the nature of the development and the site constraints require this solution.
<b>Amenity</b>	<p>The layout of the building appears to be well considered and functional. However, further development is recommended to provide natural lighting to all rooms.</p> <ul style="list-style-type: none"> <li>- It is recommended that Skylights / solar tubes are provided to the level 1 southern consulting rooms (consulting room 1 to 5 inclusive).</li> <li>- It is recommended that Skylights / solar tubes are provided to the level 1 meeting rooms and toilets.</li> <li>- High level windows could also be provided to the ground floor dental rooms (dental rm 1 to 4 inclusive).</li> </ul> <p>Staff toilets located on level 1 could be relocated to allow one of the adjacent meeting rooms to have a window with a northern outlook.</p> <p>It would be beneficial to provide a modest outdoor space for staff to relax during their breaks. This may be achieved by providing a balcony connected to the level 1 staff room. If the developments recommended for the upper level foot print (see above, Built Form) are adopted, space to accommodate the balcony could be created.</p>
<b>Safety</b>	<p>The panel questioned the location of the needle exchange, within the main entry foyer of the building, at the foot of the stairs leading up to level 1, as this is a space that will be shared by all building users. The panel acknowledges the applicant's insights in relation to the operational nature of this facility and accepts that it is very low-key but nevertheless questions:</p> <ul style="list-style-type: none"> <li>- Would a location that is isolated from other building users but observed by staff be a more appropriate location?</li> <li>- Is there a way to reconfigure the ground floor to achieve this goal?</li> </ul> <p>Detailed consideration of the car park layout is required to ensure a safe path of travel from the carpark into the building. Clearly marked pedestrian paths, appropriate lighting and some form of surveillance will all play an important role in creating a safe environment.</p>
<b>Housing Diversity and Social Interaction</b>	This is an important community facility that is appropriately located within Dapto.
<b>Aesthetics</b>	<p>Documents provided to the panel prior to the meeting did not demonstrate a considered approach to the building's aesthetics. However, further developments made to the proposal, that were tabled at the meeting demonstrated a far more competent approach to the expression of the building. A competent modern aesthetic is being developed that will provide a positive contribution to this area. It is anticipated that further refinement will be accommodated to the building form in response to the to the comments above (Built Form).</p>

	<p>Servicing of the building should be considered at this stage of the design process. The location of service risers, AC condensers, down pipes and fire hydrant boosters should be accommodated.</p>
<p><b>Key issues, further Comments &amp; Recommendations</b></p>	<p>The basic site planning and built form strategy is endorsed by the panel. However further refinement is recommended to respond to the existing / future context of the site and provide better amenity for the building's occupants. Consideration should be given to the following issues:</p> <ul style="list-style-type: none"> <li>- The roof height is lowered over the southern edge of the building to mitigate building scale.</li> <li>- Consideration be given to continuing the north eastern edge of the building (level 1) further north, to adjoin the neighbouring building. and provide a more positive connection to the local centre.</li> <li>- Further detail development to provide natural light to more rooms.</li> <li>- Implementation of environmental initiatives.</li> <li>- Details of landscaping needing to be checked</li> <li>- Consideration be given to developing improved amenity for staff by incorporating a balcony.</li> <li>- Detail development of the car park to create a safe environment.</li> </ul>