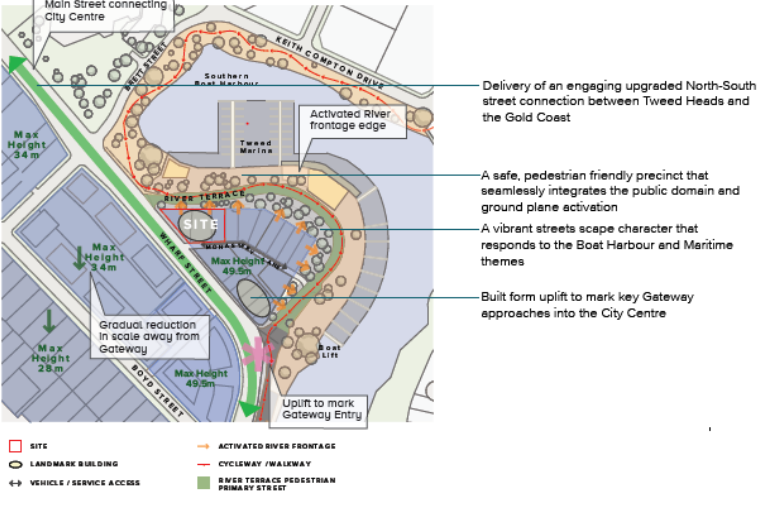




3-7 River Terrace – Design Review Panel Integration (DA24/0196)

Panel 01

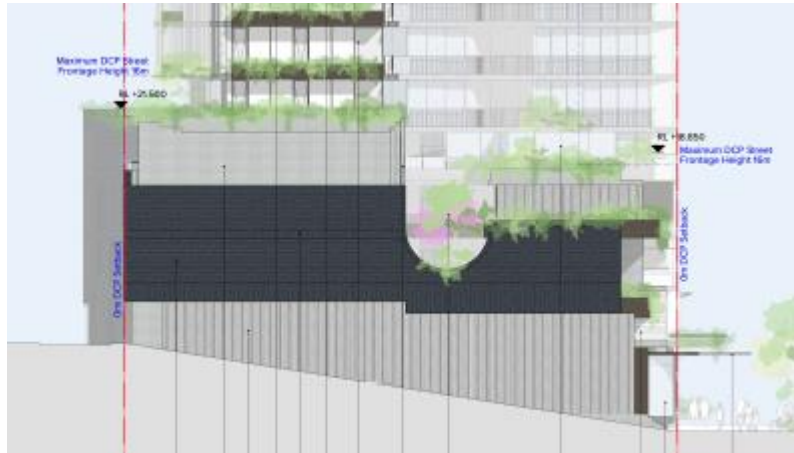
	Design Review Panel 01 Advice	SPUD Comment Post DA Exhibition
	Site and surrounding context	
1	<p>The proposal demonstrated a sound understanding of the contextual relationship to the Tweed City Centre, the site's unique characteristics and climatic and view line opportunities within the Boat Harbour Precinct. As the first proposed substantial redevelopment within the precinct, the subject site has the opportunity to initiate new connections, public domain and land use dialogue with the boat harbour precinct.</p>	<p>Generally satisfied</p> <p>The development application was accompanied by a comprehensive design report landscape and architectural drawing packages which clearly articulates the sites strategic, local and design context. This includes a demonstrated understanding of the design excellence criteria, prevailing legislative framework and design guidelines, understanding of the desired future character of the Boat Harbour precinct, broader connection opportunities particular north to the Tweed CBD, recognition of landscape visual character and aboriginal cultural heritage which has directly informed the overall project vision and design principles (key drivers).</p> <p>Section 2.13 of the design report specifically addresses the DCP vision for the Boat Harbour and includes a diagrammatic response to facilitating these outcomes. While the submitted development application drawings stops short of designing public domain areas outside of the site boundary, the design does generously address each of the boundary street edge interfaces and seeks to actively engage with the street level on its two frontages (the third laneway frontage for service uses).</p> 


2	<p>As the project further develops there is opportunity to further understand the existing and future character and uses within the Boat Harbour Precinct. This could include opportunities for future light rail along Wharf Street, improved public domain outcomes along the Boat Harbour waterfront as well as future event opportunities which highlight the local seafood offer.</p>	<p>Generally satisfied in the context of the proposed DA.</p> <p>The proposed site planning is considered to have due regard for the two main street frontages being Wharf Street and River Terrace. Both site frontages provide site entrances and through site access, activate ground floor land use, landscaping and edges conditions that enable ease of pedestrian movement from the street and surrounding footpaths into the site. A bus stop seating area has been integrated on the Wharf Street frontage which is protected by an awning over the footpath.</p> <p>While future events and uses along River Terrace are beyond the scope of the subject site and proposed DA, the site design with ground level retail units, through connection between Wharf and River Terrace and ‘blurring’ of the edges of private and public realms, the site is well positioned to contribute to overall street activation.</p>
3	<p>Understand opportunities for improved public domain and landscape across the broader precinct and how the proposed development site might set up and leverage off those opportunities. While it is acknowledged that the detail design of civic spaces beyond the development sites curtilage is unlikely to form part of a future development application, design consideration of broader public domain improvements (footpath design, parking, street trees, crossing points, pavement materials, lighting, street furniture, shade structures) will be key to setting the public domain and landscape character of the precinct into the future.</p>	<p>Generally satisfied in the context of the proposed DA.</p> <p>Designing the surrounding public domain is beyond the scope of the subject site and proposed development application. However as described above, the combination of through block connection, ground floor land use and edge treatment to the two street frontages provides good opportunity for the proposal to activate and engage with the street.</p> <p>The landscape drawing package provides detail of the ground level setout, landscape areas and material palette which is considered to draw on local character elements and is appropriately robust for the envisaged use and climatic and marine context.</p> <p>Of note the landscape ground floor plan does allude to the extension of the material palette off site into the surrounding footpath, road reserve and public domain areas. These are however appropriately noted that off site works would be the subject of a future s138 application with materials and setout to be undertaken in coordination with Council.</p>

		 <p>Proposed ground plane landscape and material treatment.</p>
4	<p>Notwithstanding the planning intent to realise future higher order development across the precinct, there will be a requirement to investigate more fully the potential interface and amenity impacts on surrounding existing developments. As identified within SEPP 65 and the Apartment Design Guidelines this includes understanding impacts of overshadowing, building separation, privacy and existing views and view lines.</p>	<p>Requires further merit assessment.</p> <p>The development application submission (both SEE and Design report) has included an appraisal against the provisions of SEPP Housing 2021 (Chapter 4 Residential Apartment Development). An assessment against the Apartment Design Guidelines (ADG) objectives has been included within the design report.</p> <p>While a detailed appraisal of each provision of the ADG has not yet been undertaken, based on a review of the submitted design report and architectural package, applicable objectives are mostly satisfied. This includes:</p> <ul style="list-style-type: none"> - Strong design response to character and context (Part 1). - Consistent with the prevailing planning controls and development standards with the exception of the height of building variation to accommodate a lift overrun (Part 2). - Strong design approach to siting the development in terms of orientation, responding to different elevation orientation, edge conditions and public domain interface, provisions of communal open space, achieving visual privacy. While DSZ does not meet the minimum requirements, the design

		<p>review panel considered this variation and reported that it was acceptable given the City Centre location, relatively confined site area and geometry, need for basement carparking to support the proposed density, shop top development type and preference for ground level tenancy, areas of landscape and communal open space across the site and proximity to public open space.</p> <ul style="list-style-type: none"> - 71% of apartments receiving more than 3hrs of natural sunlight during winter months. - 100% of apartments ability to achieve natural cross ventilation. - All apartments meet the minimum balcony size. - All apartments meet the minimum storage size. - Building design considerations including façade and roof design is considered to satisfy relevant objectives and achieve design excellence.
5	<p>Monastery Lane currently services thirteen properties including the subject site each which have significant uplift in development potential. Given the spatial limitations of the laneway there is opportunity to investigate in a broad sense the likely development yield of those surrounding sites in the context of the laneway's functionality and design. This will likely inform future traffic generation reporting, intersection design, CPTED considerations and may also spatially inform the design of the vehicular and service entry and egress points to achieve adequate sightlines, service vehicle manoeuvrability and passing opportunities.</p>	<p>Generally satisfied in the context of the proposed DA.</p> <p>Whilst outside of the scope of the development application, the design report has provided information that anticipates the development yield that could potentially be realised across the balance of Monastery Hill. The concept structure plan identifies principles including the consolidation of allotments, podium tower approach to sites and distribution of height across the precinct. The cumulative impact of traffic on the laneway has not been considered.</p>  <ul style="list-style-type: none"> • Adopts a consolidated approach to land ownerships • Maintains the objectives for a lower and layered built form outcome to River Terrace • Taller landmark buildings at each end of Wharf Street • Adopts numerical DCP controls for setbacks • Acknowledges the intent to increase building footprints beyond the existing site boundaries to River Terrace, to create a positive relationship with the public domain along the river frontage • Encourages permeability through the City blocks to Wharf Street

Ground plane, site levels and circulation		
6	Undertake a series of street interface section studies (including multiple cross sections and longitudinal sections to the sites boundary interfaces) to better understand the interrelationship of those levels with proposed public domain, built form, landscape and adjoining development. Demonstrate an engaging interface with the public realm of River Terrace and drawing on the cultural character of the harbour.	<p>Generally satisfied in the context of the proposed DA.</p> <p>The submitted architectural package has provided information a series of site sections across the site. Throughout the design review process, the design actively sought to mediate level differences across the site. Achieving an at grade and ramped transition from Wharf St to River Terrace without the need for stairs is deemed to be a successful accessibility outcome.</p> <p>The edge conditions of the ground plane include a long open elevation fronting River Terrace balancing retail tenancy with points of access, landscape and outdoor dining opportunities. The busier Wharf St elevation at ground level is more of a closed elevation overall, however the is a legible point of site entry that provides access to the landscape areas in the middle of the site and circulation across to River Terrace.</p>
7	Through that sectional study understand the levels changes in terms of transition from the street edges into the site and resultant circulation path grades across the site. This may result in the need to introduce steps / lift arrangement at the sites interface with Monastery Lane. There may also be opportunity to lower the level of the outdoor dining balcony fronting River Terrace to create a great sense of engagement with the street.	<p>Generally satisfied in the context of the proposed DA.</p> <p>As above.</p>
8	Further exploration of the site's points of pedestrian access and clearer delineation and expression of the primary point of arrival. In this regard, think about the front doors (access points) to all uses and make them obvious, logical and legible, with a clear hierarchy between residential lobby and commercial uses.	<p>Generally satisfied in the context of the proposed DA.</p> <p>As above.</p>
Landscape, Deep soil zones and Public Domain		
9	Review the overall site plan and basement plan to identify opportunities for genuine deep soil zone which will complement the network of landscape planters. Deep soil zone should be connected to larger deep soil zone areas located at the surrounding street interfaces. This will require a review of car parking requirements based off yield to determine deep soil zone opportunities. Potential locations could include the area nominated as 'plaza' off	<p>Variation required for DSZ shortfall.</p> <p>As per ADG Objective 3E, 7% of the site area or 129sqm is typically required for DSZ. The proposal only achieves 4% or 73sqm.</p> <p>This issue was specifically considered as part of DRP 03 where advice indicated that this shortfall was acceptable for the following reasons:</p> <ul style="list-style-type: none"> • The non-uniform lot shape which has three street frontages.

	River Terrace.	<ul style="list-style-type: none"> The sites highly urbanised context and land use preference to achieving active ground floor uses. Significant other non-deep soil zone landscaping opportunities across the site including the landscaped 'gully', above awning and podium level landscape planting opportunities which strives for 100% site landscape reallocation.
10	Alternatively, if a setback to the south-eastern boundary was contemplated, this would have a combined benefit of achieving a strip of DSZ extending from Monastery Lane to River Terrace, cross site circulation incorporating the open fire stair exit from podium level to River Terrace as well as introducing landscaping opportunities between the subject site and No.9 River Terrace (current zero setback to basement and podium levels).	<p>Advice not pursued.</p> <p>The site planning suggestion to offset the building envelope from the south-eastern boundary was not pursued. However, building separation has been somewhat achieve through the siting of the fire stairwell and area of landscaping against that boundary interface. The south-western corner is built to the boundary with basement access on the ground level and apartments directly above that building line to Level 5. Above level 5, the building envelope is set in over 4.5m and above level 10 this is increased to 6m.</p> <p>Further where this zero-setback interface wall along the southern boundary edge is at some points are quite large / high, the scale is somewhat broken down with the introduction of different material finishes and form. This includes an up-side down arch which frames feature tree as illustrated on Drawing DA-210-201 South-eastern Elevation.</p> <p>It is also noted that any future development on the site to the immediate south will also likely have a zero-setback structural wall to this edge.</p> 
11	There is generally good opportunity to further integration	Generally satisfied.

	and refinement of landscaping in plan, section, and elevation with species that have an endemic seasonal and cultural association. Some of the upper-level landscape fingers may be rationalised into larger more accessible landscape zones which have better sunlight access.	The submitted landscape drawing set provides a detailed analysis of landscape context drawn from the Tweed region including references to cultural seasons and endemic species.
12	Develop planting strategy for south facing landscape recesses in tower.	<p>Generally satisfied.</p> <p>The submitted architectural and landscape drawing identifies landscape opportunities on the southern elevation. Of note this includes landscape fingers between units fronting Monastery Lane and on the roof top areas of those same podium apartments.</p> 
Apartment Design and Elevation Exploration		
13	Further explore the 'push and pull' configuration of the apartment and void space in plan, section, and elevation. In plan there is opportunity for some units to appropriate the garden space and splay walls to gain oblique views and sunlight angles improving natural sunlight access into interior living room spaces. There may also be opportunity to explore different sizes and scales of open gallery spaces between grouped units. The location of the 'void' spaces could vary in plan location moving vertically through the building which would translate to a more permeable and varied elevation particularly to the south. Larger open gallery areas could also accommodate	<p>Generally satisfied in the context of the proposed DA.</p> <p>The three design review panel sessions enabled the iterative development of the buildings form, configuration and façade design.</p> <p>The resultant design scheme as submitted has taken on board the advice of the design panel particularly in the sense that each elevation now has a stronger consideration of both the climatic context (morning, midday and afternoon solar position and need for shading), opening elevations up to view lines and natural ventilation as well as presenting as a highly articulated design response with a series of separate interconnected forms addressing the three street frontages.</p>

additional landscape opportunities.

One of the key design outcomes achieved is the central landscape courtyard area. This space functions as circulation connecting the ground floor with the podium level, an area of landscape but also as void space to draw through natural light and ventilation.

The varied articulation across each elevation is also achieved in part by the circulation arrangements with semi-open corridors some of which terminate at the edge of the building thereby providing a sense of depth when viewed externally but points of view, light and ventilation on each of the upper levels. Many of these spaces are also lined with smaller opportunities for landscape which also softens the elevations.




The proposal has a varied series of interconnecting forms of different scales addressing different street edge context. The curving splay of the north pointing balconies on the corner of Wharf St and River Terrace is a defining architectural feature.

14

Through a series of solar studies, including interior solar

Generally satisfied in the context of the proposed DA.

	studies further understand sunlight access into apartments and common outdoor landscape spaces. This primarily relates to the lower-level apartments of the 'tower' building.	The submitted architectural drawing set and design report include a series of solar studies related to each floor and apartment. These studies demonstrate that out of the 72 units, 51 units achieve 3 hours of solar access during mod winter and 53 units receive at least 2 hours. There are no units that receive no direct sunlight.
15	Consider the privacy implications of a reduced building separation between the tower building and podium building apartments noting the preference to retain the single apartment corridor relationship which may necessitate the inclusion of privacy measures to interface windows.	<p>Generally satisfied in the context of the proposed DA.</p> <p>Initial concern was raised in relation to inter apartment privacy across the void between the podium level apartments and tower apartments. While a clear separation dimension has not been provided, this separation has been extended by including an open gallery access corridor lining that part of the central atrium/void and including a raise planter balustrade enabling landscape opportunities to in part conceal view lines across this space.</p> 
16	Consider privacy implications for units directly addressing Monastery Lane should the opposite side of the lane be developed in a similar fashion.	<p>Generally satisfied.</p> <p>Given the sites geometry and context with three street fronts, only the south-eastern elevation directly adjoins a neighbouring dwelling to the southeast and a single dwelling on the opposite side of Monastery Lane. As a single detached dwelling, there is no doubt these properties will be significantly impacted by the proposal by way of zero setback and height of interface wall (to southeast), overshadowing and some overlooking. This is somewhat mitigated the separation across the Monastery Lane</p>

		<p>Road reserve and the stepping building form at the south-eastern edge. While the proposal includes a zero setback to the south-east property boundary from the ground to the podium level on both the River Terrace and Monastery Lane frontages, the tower steps in by 4.5m to level 5 and by 6m to level 10.</p> <p>As an area in transition where there has been significant uplift in development standards and commensurate upscaling of anticipated building types, amenity impacts on existing lower scale adjoining properties is inevitable. Despite the scale of the development proposal, the design approach of interfacing those adjoining properties with a lower scale podium level building form has achieved a degree of transition and will still allow a degree of natural sunlight sharing across those properties. It is likely that a future development proposal on the property to the southeast of the subject site is likely to also include a zero setback to that boundary interface.</p>
17	<p>Investigate larger foyers within units where storage for bikes surfboards and the like could be accommodated. Acknowledging that a number of the units have these already. These also provide an ability to hold open front doors for cross ventilation, whilst maintaining apartment security – a wonderful design feature.</p>	<p>Generally satisfied.</p> <p>The submitted architectural drawing set indicates that each apartment would have an entry lobby and includes an area of storage.</p>
18	<p>Whilst the focus at this stage of the project is on achieving a greater level of site and floor plan resolution, the design team are encouraged to develop in loose concept some ideas around how the buildings plan and section presents in elevation. Building a large-scale working model could be one means to test out a series of options which particularly investigate the interplay of solid and void, porosity and permeability.</p>	<p>Generally satisfied.</p> <p>The submitted design report provides evidence that the design team pursued form and elevation exploration through the use of hand drawings, physical models and 3d imagery to good effect. Each design review panel represented an advancement of design thinking and iterative improvement.</p>

Design Review Panel 02

	Design Review Panel 02 Advice	SPUD Comment Post DA Exhibition
No.	Integration of DRP Advice	
	Site and surrounding context	
18	There is opportunity to zoom out a scale beyond the site boundaries to further understand the public domain and landscape opportunities within the Boat Harbour Precinct context. Whilst it is recognised that a broader public domain plan won't necessarily form part of a future development application, there is opportunity to anticipate outcomes for further public domain improvements along River Terrace, Wharf Street and Monastery Lane This includes a potential connection to a bus stop / light rail stop along Wharf Street.	<p>Generally satisfied.</p> <p>Refer to line-item comments 1,2 and 3 above.</p>
19	To further explore the scheme's building mass, form and architectural presentation in context, the design team is encouraged to progress some contextual massing studies in both a northern and southern directional approach along Wharf Street and looking west across the Boat Harbour towards the site.	<p>Generally satisfied.</p> <p>Within the context of the design review panel sessions, the design team shared various work in progress building mass and form investigations. Each design review panel represented an advancement of design thinking and iterative improvement. As noted within the DRP Design Advice letter, the design panel were impressed by the resultant form:</p> <p><i>"Conceptualisation of the building as a series of interconnected but varied building forms (River terrace podium, Tower form, Monastery Lane) with each elevation addressing different street edges conditions, solar orientations and view opportunities articulated through differing façade systems, detailing, landscape treatment and material palettes which come together as a cohesive whole. "</i></p>
20	Given all vehicle movements and servicing requirements are all focussed on the relatively narrow Monastery Lane, traffic planning inputs at this design juncture would assist the design team in determining any design implications around vehicular and service entry and egress points, intersection design and sightlines, service vehicle manoeuvrability and passing opportunities.	<p>Deferred to Council's Parks and Active Communities Unit commentary.</p> <p>While traffic planning and design comments are deferred to Council's traffic engineer, the submitted design report contemplates a broader precinct structure plan and potential development yield derived from amalgamated sites. Traffic engineering inputs in relation to both the subject development site and broader development potential of the precinct centred around Monastery Lane were not considered in the context of the design review panel sessions.</p>

Ground plane, public domain and landscape		
21	To further investigate the balance between landscape and usable public domain undertake a test fit (doorways, furniture etc) of the proposed retail and outdoor dining areas to ensure appropriate spatial dimension to support those active uses. This may lead to a reconfiguration of landscape bays and sizing of level/stair cut aways.	<p>Generally satisfied.</p> <p>As part of the iterative design review process the design team was encouraged to review the retail tenancy and dine out areas in more detail to better understand the balance of commercial spaces, access and landscape. After several different iterations, the panel provided design advice on a preferred outcome (as part of DRP 03) which is represented in the architectural and landscape drawing packages. The design panel was impressed that a at grade / ramped transition could be achieved from Wharf St through to River Terrace.</p>
22	Opportunity to further explore and refine the interplay of site levels, circulation, shopfronts, volume and landscape through a series of site sections. This includes	<p>Generally satisfied.</p> <p>As part of the iterative design review process the design team presented various detail plans and site sections to test different configurations. DRP 02 in particular sought to refine the options related to the ground plane, site levels and landscape design preferences. The panel considered Option 02 and 03 as presented as being the preference.</p>
23	This may include a rationalisation of some landscaping areas such as narrow planter areas along circulation pathways and shop frontages into larger planter locations. There is also opportunity to further explore the balance between raised planters and landscaping on the ground plane which makes for a more seamless landscape and visual connection.	<p>Generally satisfied.</p> <p>The design team set a target to achieve 100% of the site area in different landscape pockets in combination across the ground plane, podium roof, each level and roof top landscape opportunities. Of particular interest was maximising the landscape opportunities at the ground level to achieve a better built form and landscape proportion at the streetscape level.</p> <p>Based on the submitted landscape drawing set, this objective has been achieved. Of note is the consolidated landscape areas on the ground plane and retention of the graded landscape courtyard central to the building that provides both a unique landscape opportunity but also access between the ground level and podium level.</p>
24	Preference to include awnings over the street and public domain areas for shade and weather protection but support opportunities for the awning form to reflect the intent of the public domain.	<p>Generally satisfied.</p> <p>Street awnings have been provided to the Wharf Street and River Terrace Street frontages. The form of the awning to River Terrace draws influence from the curved 'bays' of the Tweed River.</p>

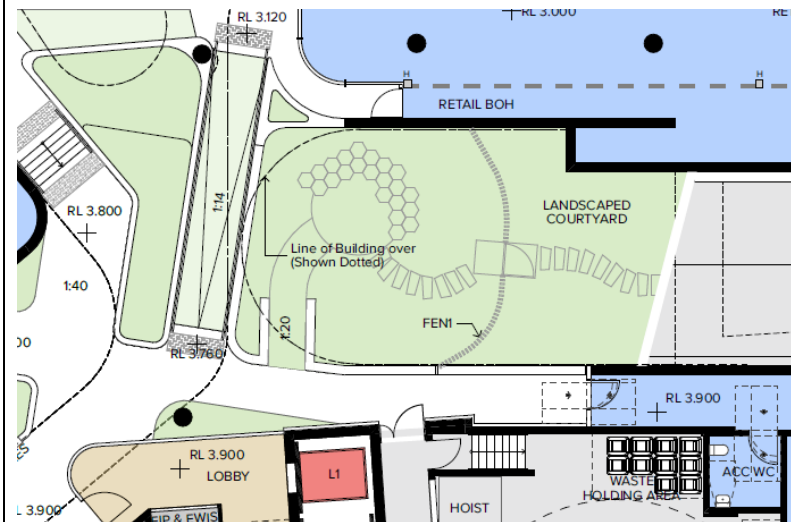



Proposed street awning to River Terrace.

- 25 While the 'gully' green heart is a supported concept, further consideration will be required around the public / private delineation of that space as well as security and achieving CPTED principles. The gully area will also result in two return walls that will present good design and landscape opportunity.

Generally satisfied.

The landscape 'gully' courtyard has been retained in the submitted proposal and adds to the landscape diversity of the project. While a specific CPTED assessment hasn't been provided, it is noted that on the submitted ground floor plane a bounding fence and gateway is included which presumably controls public / private access through this space.



26	The presentation provided an overview of the varied landscape and vegetation communities located within the region. As the landscape design progresses, the design team is encouraged to be selective and distil ways in which to reflect those landscape communities rather than seeking to replicate them. For reference Tweed Byron Local native planting guide can be found here: https://info.tweed.nsw.gov.au/native-species-planting-guide/tweed	<p>Generally satisfied.</p> <p>The submitted landscape drawing set provides a detailed analysis of landscape context drawn from the Tweed region including references to cultural seasons and endemic species.</p>
27	Further explore landscaping of building edges (especially podium and upper levels) to get a balance of landscape opportunity and occupant access to enjoy the views.	<p>Generally satisfied.</p> <p>The landscape design progression sought to rationalise landscape areas, raised planter areas and roof top planting across the building. The initial panel concern was some landscape planters on elevated areas such as the podium rooftop may obscure views. The proposed scheme is now considered to provide a good mix of landscape opportunities which contribute to the overall design strengthen from surrounding streetscapes. The upper-level landscape opportunities have the effect of balancing and softening the elevations.</p> 
No. Apartment Design and Elevation Exploration		
28	As the design is further developed, the generation off a series of sections will assist in exploring and better understanding the interrelationship between site levels, (including adjoining levels and buildings), circulation, landscape, void spaces and	<p>Generally satisfied.</p> <p>Refer to commentary at line-item 6 related to site sections and line-item 10 discussing the interface with the south-eastern boundary.</p>

	structural, façade and material systems. This includes opportunity for more design consideration along the sites south interface in terms of short- and long-term adjoining interface and building considerations.	The submitted architectural package has provided information a series of site sections across the site which visually describe the interrelationship between the ground plane and site levels, spaces central to the site, structure and material systems to the upper levels.
29	In reference to the planter / void areas on the Monastery Lane elevation, there is a sense that some of these planter areas may be too deep and not receive adequate natural light. One approach could be to 50/50 split those spaces between a mix of planter areas (out on the edge of the building) / void light wells (against the face of the building).	<p>Generally satisfied.</p> <p>Refer to commentary at line-item 12 above. The planter / void areas now include more void and less landscape area to preference receiving natural (southern) light.</p>
30	<p>Continue with the building orientation and character driven investigations to inform decisions about structural systems, façade systems, and material palettes around the buildings varied forms and elevations. As part of that process, it will be important to also consider scale, material longevity as well as internal amenity for future residents.</p> <p>For example, perforated screens may assist with layering and shading elevations but may also inhibit outward views. Similarly operable screens provide a good level of occupant control and may provide a means to breakdown a long elevation with detail but may result in longer term maintenance issues.</p>	<p>Generally satisfied.</p> <p>Refer to commentary at line-item 13 above. In summary each elevation has been designed to the specific orientation and context opportunities and constraints. For example, the north facing elevations have been designed to take advantage of the northern sunlight aspect and view lines over the Boat Harbour and towards Tweed City. Whereas the south-western elevation is more of a closed design taking into account the heat load from the setting summer sun while retaining view lines towards Tweed River and long distant views to the border ranges beyond. Similarly, the varied material palette draws tonal and textual influence from the local natural environment however would be robust enough (off form concrete, brickwork, metal cladding, aluminium louvres, perforated aluminium screens) to withstand the marine environment.</p>
31	The subtle introduction of colour that reflects the local ecology (flora and fauna) is encouraged as a means of further contextualising the buildings architecture.	<p>Advice not pursued.</p> <p>The design advice to introduce some ‘pops’ of colour reflective of the local ecology has not been taken up. The material palette is largely unfinished by paint which reduces ongoing maintenance. The generally subdued or muted coloration of the material palette will however be offset and contrast to the myriad of landscape opportunities both at the ground level and across the upper floor plates.</p>

Design Review Panel 03

	Design Review Panel 03 Advice	SPUD Comment Post DA Exhibition
No.	Integration of DRP Advice	
32	<p>In discussing the likely shortfall of AGD guidelines for deep soil zones across the site, the panel concede that the typical metric requirements of the deep soil zone will be difficult to achieve and thereby a variation would be justified based on the following:</p> <ul style="list-style-type: none"> • The non-uniform lot shape which has three street frontages. • The sites highly urbanised context and land use preference to achieving active ground floor uses in alignment with the TCCLEP 2012 MU1 Mixed Use zoning. If the required deep soil metrics were achieved, this would undermine the ability to deliver these land uses and design integrity of what is currently proposed on the ground level. • Significant other non-deep soil zone landscaping opportunities across the site including the landscaped 'gully', above awning and podium level landscape planting opportunities which strives for 100% site landscape reallocation. 	<p>Variation required for DSZ shortfall.</p> <p>Refer to commentary at line-item 9 above. Generally, the design review panel accepted the shortfall of the typically required DSZ quantity based on the points of justification contained within the design advice 03 letter (23/06/23).</p>
	Site and surrounding context	
33	<p>Earlier presentations within DRP 01 and 02 sought to integrate the locality's rich ecological values and cultural history within the landscape and built form. This was less evident within the DRP 03 presentation and submitted documentation. There is opportunity to reappraise opportunities to integrate and celebrate ideas around local ecology and cultural heritage particularly articulated through detail considerations of the public domain and landscape outcomes more visibly including plant selection and ideas around connected and continuous landscape.</p>	<p>Generally satisfied.</p> <p>The submitted landscape drawing set provides a detailed analysis of landscape context drawn from the Tweed region including references to cultural seasons and endemic species. This includes selection of vegetation species based off the local vegetation communities including heathland, sclerophyll open forest, rainforest, lowland rainforest and sedge rushland. Given the sites range of different spaces, and orientations, some in full sun, others in full shade, there will be opportunity to reflect the essence of these vegetation communities across the site.</p>
34	<p>As previously advised, there is opportunity to step beyond the site boundaries to further understand the public domain and landscape opportunities within the broader Boat Harbour Precinct. This includes pedestrian pathway connectivity along</p>	<p>Generally satisfied.</p> <p>Refer to commentary at line-items 1,2 and 3 above. While detailed design of surrounding public domain areas is beyond the scope of the subject development</p>

the site's street interfaces and desire line connections to the water's edge, potential for future event activation along River Terrace, connection to a bus stop / light rail stop along Wharf Street, on street parking, street trees and landscape opportunities within the road reserve. As the first major development site within this precinct, there is opportunity to establish a public domain material palette which would set the character for future embellishments. Council's Parks and Active Communities Team is willing to discuss these broader public domain and landscape opportunities.


application, submitted site plans, landscape plans and photomontages do provide context and visualise some opportunities within the road reserve.

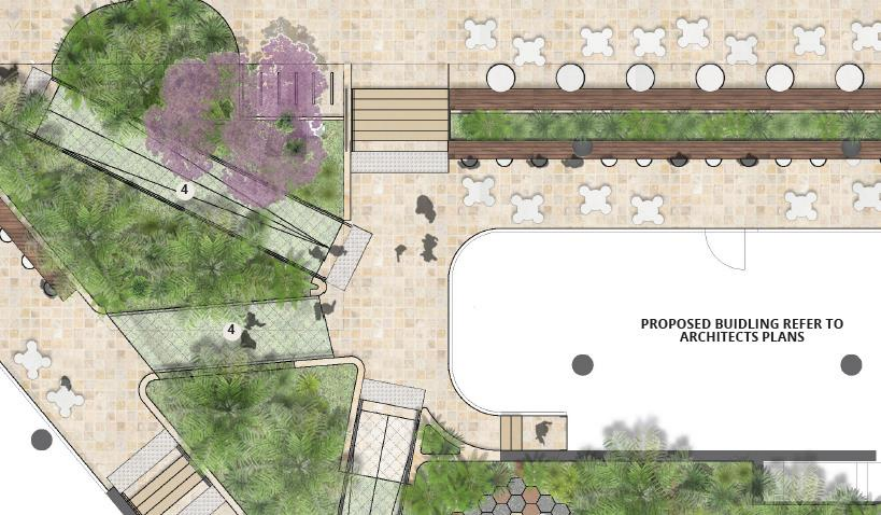



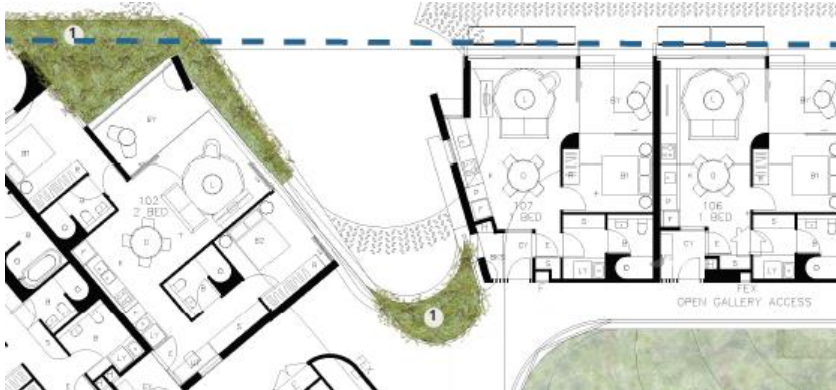
35 It is noted that the proposal includes in part a zero setback and a large inter-allotment wall that will run the length of the southern boundary. Whilst it is recognised that the precinct is in transition and that future development will also likely adopt a podium / tower configuration, this boundary wall will impact the amenity of the neighbouring property. Prior to lodging a development application, it is recommended to consult with this neighbour to introduce the project prior to lodging a development application and ascertain mitigation measures to reduce the amenity impacts. This could include additional material articulation to the wall material and or further integration of landscape opportunities to reduce the overall scale and bulk of the wall.



Generally satisfied.
Refer to commentary at line-item 10 above. Whilst there is no evidence of discussions with the neighbouring property owner, the submitted design has sought to reduce the visual bulk and scale of this interface wall through proposing a mix of materials and providing a break in the wall which reveals landscape beyond.




36	<p>Given Monastery Lane is geometrically constrained and narrows to less than 5m in part, detailed traffic planning and design consideration will be essential to test and demonstrate compliance prior to the development application being lodged. This includes demonstrating adequate laneway capacity based on vehicle movements, ingress, and egress compliance with AS2890.2, vehicle / truck turning paths and sightlines from Monastery Lane onto Wharf Street. Inability to adequately address traffic and car parking-based issues would have significant implications on overall site planning. Council's Traffic Engineering Team is willing to discuss and review technical car parking, traffic modelling and design details as this information becomes available.</p>	<p>Deferred to Council's Traffic Unit commentary.</p>
No.	Ground plane and landscape	
37	<p>The intent for ground level circulation to mediate the site's grade between Wharf Street and River Terrace is highly supported. However, there is opportunity improve on the permeability and legibility of the circulation zone by rationalising the shape and size of the landscape planters and strengthening the landscape 'connectivity' between the 'gully' and deep soil zone on River Terrace. Rationalising landscape areas at the Wharf Street site entry would have the benefit of increasing circulation space and legibility at this address.</p>	<p>Generally satisfied.</p> <p>Refer to commentary at line-item 23 above. Landscape areas at the Wharf Street interface have now been rationalised in favour of increasing overall circulation dimensions.</p> 

38	<p>It is also recommended to reintroduce sufficient space for a large feature tree within the deep soil zone fronting River Terrace. The opportunity for a feature tree within this location is currently disrupted by the graded access bridge(s).</p>	<p>Generally satisfied.</p> <p>Following a rationalisation of landscape areas, a larger area of deep soil zone on the sites boundary with River Terrace has now been provided and able to support a larger feature tree.</p>  <p>The landscape plan shows a large green area with a feature tree, a paved walkway, and a proposed building footprint. The tree is labeled with the number 4. The paved area is labeled with the number 4. The proposed building footprint is labeled 'PROPOSED BUILDING REFER TO ARCHITECTS PLANS'.</p>
39	<p>While it is noted that some landscape and public domain ideas along River Terrace have been indicated, there is opportunity to further interrogate how landscape and public domain wraps around all the site's street interface including Wharf St and Monastery Lane Street edges. Recognising however that due to the more limited dimensions of these other two road reserves, there may be less opportunity for landscape within the road reserve than along River Terrace.</p>	<p>Generally satisfied.</p> <p>While landscaping wrapping around the building corner into Wharf St has not been pursued at the ground plane, the proposal includes a landscape awning roof which does wrap around the building corner.</p>  <p>The architectural rendering shows a modern building with a landscape awning roof. The awning is a green, leafy structure that wraps around the building corner. People are walking on the sidewalk in front of the building.</p>

40	<p>The substation occupies a highly visible corner on Wharf Street / Monastery Lane. As a key point of site pedestrian entry and view lines into the site, the form and material finish will be important to further articulate and define this edge. The introduction of a curve at this street level corner may achieve a greater level of cohesion with other ground level street edge forms and provide a better reading of the site's entry from this approach. Recognising that while Monastery Lane is a secondary frontage to this development it is the principal address for a number of other sites that gain access from it.</p>	<p>Advice not pursued.</p> <p>The design advice to introduce a curving edge to the substation has not been taken up. The substation would however be obscured from Wharf Street in part by a landscape planter area to the immediate west.</p>
41	<p>Opportunity for further landscape refinement, and potentially vertically, within the 'knuckle' intersection space between two the River Terrace buildings (refer page 36 Additional Information).</p>	<p>Generally satisfied.</p> <p>The submitted architectural and landscape drawing set indicate some landscaping at the upper level of the recessed join between the two River Terrace buildings.</p> 
42	<p>As previously advised the 'gully' green heart is a supported concept, however further consideration will be required around the public / private delineation of that space as well as security and achieving CPTED principles. The gully area will also result in two return walls that will present good design and landscape opportunity.</p>	<p>Generally satisfied.</p> <p>Refer commentary at line item 25 above.</p>

No.	Apartment Design and Elevation Exploration	
43	<p>The panel highly supports the interconnected varied building forms and conceptual thinking applied to each of elevations in terms of orientation, street interface, scale, layering and materiality. There is opportunity to keep pursuing this line of conceptual thinking to further refine the building across elevations which are currently a little flatter, such as Monastery Lane; where for example pushing brickwork set out and detail may further lift and provide additional material and textual interest.</p>	<p>Generally satisfied in the context of the proposed DA.</p> <p>Refer commentary at line item 25 above. The three design review panel sessions enabled the iterative development of the buildings form, configuration and façade design. In specific reference to the Monastery Lane elevation, additional articulation has been achieved through definition of solid and void areas in combination with the ‘hit and miss’ set out which creates a dappled screen.</p> 
44	<p>This also includes further refinement of materials and detailing at the street level and awning to compliment the basalt base, curved glass corner, shadow line between the shop front and awning and potential element of reflectivity to underside of the awning are concepts supported by the panel. There was a general preference for a thinner stepping tapering edge to the corner awning. Structurally this needs to be balanced with sufficient depth given it doubles as a landscape planter.</p>	<p>Generally satisfied in the context of the proposed DA.</p> <p>The design of the buildings corner is a key design feature of the proposal and is considered well resolved. The submitted design incorporates the stepped tapering awning soffit and landscaped awning roof which wraps around the corner.</p> 

45	<p>In further refinement of material systems and selections, the often-hostile marine environment should be a key design consideration. For example, while the idea of ‘open’ upper-level circulation corridors is supported, this needs to be tempered with potential amenity impacts from high wind velocity and driven rain (e.g., when traversing corridors and coming directly out of the lift). Similar weather protection should also be considered for balcony areas to ensure a good level of user amenity through additional opportunities to control sun and wind within those spaces. The Panel understands this will require detail design investigation to retain the purity of the forms and ideas, whilst solving these amenity issues.</p>	<p>Generally satisfied.</p> <p>Refer to commentary at line-item 30 above in reference to elevation orientation and material selections.</p> <p>With regard to commentary related to the open corridors the submitted architectural drawing set indicates those open corridors will be lined with a perforated folded mesh screen façade system. This will provide a degree of weather protection as well as filtered view out. Open uninterrupted view opportunities would however be afforded via glazed panels at various points along the corridor length. This is a preferred arrangement than previous concepts which included operable façade systems that would potentially be an ongoing maintenance concern.</p>
46	<p>The narrow upper-level floorplates and apartment planning is highly supported and will result in good future occupant opportunities for light, airflow, and view from multiple aspects. There is opportunity to introduce a greater level of privacy to lower balcony areas which could be in the form of a change of balustrade material to introduce some solid to the predominantly glass/transparent edge. This could be coupled with an integrated screening system to control sun and wind; further layering and articulating those elevations.</p>	<p>Generally satisfied.</p> <p>The balustrade configuration for the lower levels of the Wharf Street facing apartments of the tower building include a concrete upstand for the first six floors. This mitigates some line of sight onto the balcony and internal areas from a street vantage. The balustrades to the terrace apartments fronting River Terrace similarly have an upstand limiting that line of site.</p> 
47	<p>Explore the opportunity for units which directly adjoin podiums to occupy that space as additional private outdoor space, which may add a ‘garden apartment’ quality to these units further improving their amenity.</p>	<p>Advice not pursued.</p> <p>The design advice to provide access from units that interface with the landscape podium areas (eg 5 05) has not been pursued. Windows do however provide a visual connection from internal spaces to these landscaped areas.</p>

48	The subtle introduction of colour that reflects the local ecology (flora and fauna) is encouraged as a means of further contextualising the buildings architecture.	Advice not pursued. Refer commentary at line item 31 above.
49	Bearing in mind building height limitations, there is opportunity for additional area of embellished communal open space on the tower building's roof top which would offer all residents exceptional panoramic views.	Additional clarification required. It is currently unclear whether a component of the roof area would be available for resident's access. The roof plan does however illustrate a raised planter and feature tree.
No.	Additional Information: Planning Integration	
	Note: The following matters were raised after an internal review of the scheme at the DRP 03 stage. These line items do not represent matters that were considered by the design review panel. Rather Council staff wanted to take the opportunity to identify potential matters for further consideration to assist in the preparation of the proponent's development application.	
	The design team is encouraged to concurrently review the scheme against the planning framework including provisions of SEPP 65 and the Apartment Design Guidelines and advice previously provided within the Planning Report and minutes provided as part of the DAP Meeting held on the 29 October 2021.	Requires further merit assessment. Refer to commentary at line-item 4 above.
	<p>Water and Wastewater</p> <p>The development is to be serviced from the existing 150mm water main located within the western verge of Wharf Street, this is still applicable, and I make reference to the plan below where the only water meter notation is on the southern side of the driveway accessing Monastery Lane which is not in a serviceable location of the 150mm water main in Wharf Street.</p> <p>Water servicing Demonstrate a compliant bulk water meter location, that will accommodate two bulk meters (one for each of the residential and non-residential components of the proposal), that can compliantly extend from the existing 150mm Council water main located within Wharf Street, as previously expressed within the DAP comments dated 29th October 2021. All existing water services servicing the subject sites are to be permanently removed and meters returned to TSC.</p>	Deferred to Council's Water and Wastewater Unit commentary.

	<p>Sewer</p> <p>Without further capacity information currently unable to confirm whether availability is present for this development, this could potentially be a significant red flag. Further information to be advised. A new sewer junction, servicing the entire development, is to be made into the existing 150mm Council sewer main located within Monastery Lane and is to be able to service 90% of the amalgamated site. All existing sewer junctions currently connected to the subject sites are to be made redundant and permanently removed.</p>	
	<p>Stormwater</p> <p>On Site Detention (OSD) of stormwater would be required for the proposal. OSD has the potential to affect the building footprint as stormwater detention is usually in the form of large underground or above ground concrete tanks designed for the slow release of stormwater.</p>	<p>Deferred to Council's Stormwater Unit commentary.</p>
	<p>Excavation /Sheet Piling</p> <p>Below is our standard wording (pre-NSW Portal Conditions) for basement excavation / sheet piling which would likely apply to the subject site noting that any excavation needs to be a min 200mm off the boundary, unless neighbouring owners' consent is given (which includes TSC if road reserve):</p> <ul style="list-style-type: none"> • Council will not permit ground anchors (to retain sacrificial sheet piling for basement excavations) within Council or neighbouring private property or within 200mm of the subject site's property boundary, without prior consent from Council or the applicable neighbouring property owner being obtained. If the land is owned by Council, approval is required from the General Manager or his delegate. • Prior to the issue of a Construction Certificate for the basement, the Proponent must enter into a contract regarding liability for the ground anchors and lodge an application under Section 138 of the Roads Act (with 	<p>Deferred to Council's Building Unit and Roads Unit commentary.</p>

	applicable fee) plus a bond for each road frontage (as per Council's current fees and charges). This bond will be refunded upon the removal of the ground anchors to the satisfaction of Council. If the ground anchors are not removed prior to the occupation/use of the development, the bond shall be forfeited to Council.	
Waste	<p>Council's Waste Co-ordinator has contacted James Cosgrove from MRA and advised the following:</p> <ul style="list-style-type: none">• DCP15 is relevant to all developments which states a preference indicated for kerbside pickup, although the adequacy of service roads or access was not specifically discussed.• A waste collection alternative to enter private land for pickup service would require access and egress in a forward direction and a signed indemnity agreement to drive on private property.• Advised that there are currently no garbage trucks operating within the locality which use a rear lift that service domestic bins.• Advised that 240ltr bins on a carousel under the chute would unlikely be adequate for a 13-storey building as they would likely fill very quickly.• Advised that the extended height of the front lift garbage truck was in excess of 6m which would need to be accommodated within the designated waste service area.	Deferred to Council's Waste Unit commentary.
Landscape / Deep soil Zones	<p>Notwithstanding comments made within the design advice regarding potential variations for under provisioned deep soil zones, based on the constraints of the site, urban context and mixed-use proposal limiting DSZ opportunities, this variation will need to be adequately justified for the purposes of the development application.</p> <p>In the context of calculating deep soil zones the ADG's (pg.60) states that:</p>	Variation required for DSZ shortfall. Refer comment at line-item 9 above. As per ADG Objective 3E, 7% of the site area or 129sqm is typically required for DSZ. The proposal only achieves 4% or 73sqm. Overall, however the proposal will include: <ul style="list-style-type: none">- 73sqm DSZ- 435sqm planters on structure- 1022sqm rooftop / cascading soft landscape.

	<p><i>'Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.'</i></p> <p>If the nominated area is not factored into a DSZ yet forms part of the % landscape, the ADG component 'Planting on structures' (pg.116) provides guidance of planting specifications for different size landscape trees. The depth may be sufficient however the landscape areas as indicated is likely undersized to accommodate tree species.</p> <p>From review of aerial imagery there appears to be significantly more trees on site than that shown on Dwg. No. DA-100-005 Rev. A. The proposal should be accompanied by a detailed trees survey plan identifying all prescribed vegetation (consistent with DCP A16) across the site and associated Arboricultural Impact Assessment Report prepared in accordance with Australian Standard AS4970-2009 Protection of trees on development sites. Any trees identified as being of high ecological or landscape significance should be retained. Adequate landscape zones should be provided onsite to compensate for the loss of any other prescribed trees proposed to be removed.</p>	<p>Given the Tweed City Centre location and preference for ground level retail/commercial tenancies the design panel determined the DSZ variation is appropriate.</p> <p>Deferred to Council's Sustainability and Environment Unit commentary on requirements for Arborist Reports and vegetation removal.</p>
	<p>Parks and Active Communities</p> <p>Comments specific to the proposal are to be advised. Referencing recommendation 2, Council Officers are willing to discuss with you and review options for broader landscape and public domain opportunities within the immediate area including surrounding road reserves.</p>	<p>Deferred to Council's Parks and Active Communities Unit commentary.</p>
	<p>Building Services</p> <p>As part of any future development application the following would be required:</p>	<p>Deferred to Council's Building Unit commentary.</p>

	<ul style="list-style-type: none"> • A comprehensive Building Code of Australia Compliance Report and Hydraulic Plans and Specification for the development. • Basix certificate to be provided for the application. • Demolition to be undertaken in accordance with AS 2601: The demolition of structures. • Compliance with the Disability Discrimination Act 1992 (Cth) would be required. Access for disabled would need to comply with AS1428. An accessibility report prepared by an Access Consultant is to be submitted with the Development Application. • Development and Construction Certificate required for construction of the building. • Local government approval required for sewer, water, stormwater and sediment control. 	
	<p>Environmental Health</p> <p>Dewatering</p> <p>There is potential for the site to be likely constrained by space/area of land available for pre-treatment installations or location of reserve areas required as part of contingencies. In similar development dewatering circumstances, further information has been requested to satisfy that each stage during basement construction dewatering can be carried out successfully on the property. Where required the typical additional information request states:</p> <ul style="list-style-type: none"> • <i>The applicant is requested to provide preliminary dewatering/ASS management plan demonstrating how dewatering can be successfully carried out for the proposed works in relation to property size constraints. The preliminary plan must demonstrate each stage how and where the site can adequately provide for treatment for dewatering and ASS. The preliminary plan must also demonstrate adequate management of noise from potential noise impacts of dewatering operations.</i> 	<p>Deferred to Council's Environmental Health Unit commentary.</p>

- While there are no EH concerns are raised with the excavation depth or location to site boundaries from a dewatering perspective, proposed site boundary works should be cross referenced with Council's engineering unit. Location of waste (Odour)
- In review of the current proposal, it appears that the waste storage area is enclosed and exhausts of the area are discharged above roof at top level. The impact to adjoining bedroom units should not occur if this is the case. Odour only likely to occur if openings/discharge points from any exhaust are located within vicinity of window/doors or any air intake areas for living areas.

Acoustic Impacts Plant/exhausts

No restrictions on locations. Internal acoustic treatment of areas addressed through acoustic assessments. All within enclosed areas.

Traffic

- It will be important to address the key traffic-based concerns outlined in recommendation 4 above, particularly related to the ability for the relatively narrow Monastery Lane to adequately handle all traffic and service vehicle movements.
- Based on the current scheme, 95 car spaces would be required for the residential component (15 x 1b = 15; 41 x 2b = 41; 16 x 3 = 24; Visitors 72/5 = 15; Total 95). It is noted that 22 tandem parking spaces are proposed (2 x 11). These tandem spaces will need to be allocated to individual units' accommodation 11 out of the 16 three-bedroom units which will result in parking deficiency. Note that the site is not within the area defined under s7.11 Plan no. 23, therefore parking shortages cannot request a contribution levy.
- It is also noted with 103 car spaces indicated; this leaves only 8 spaces for the retail / commercial tenancies.

	Commercial parking depends on approved use, which is not specified, nor is the GFA. It is also noted that no proposed commercial parking has been allocated within close proximity (access from Monastery Lane).	
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