

To: Rennie Rounds – Assessment Planner

Application No: DA2021/0092

Property: 4-12 Railway Street, Lidcombe

Proposal: Construction of four (4) mixed-use buildings ranging in height from 2 to 18 storeys, comprising commercial/retail uses and 306 residential apartments over four (4) basement car park levels accommodating 456 car spaces, site remediation, landscaping works and associated subdivision.

Meeting Date: 19 May 2021

Panel Members: Jon Johannsen (Chair)
David Appleby
Aldo Raadik

Attendance: Council: Jai Shankar, Esra Calim, Michael Lawani, Olivia Yana

Applicant: Adam Liw (Pheonix Builders P/L)

GENERAL INFORMATION

Cumberland Design Excellence Panel (the Panel) comments are provided to assist both the applicant in improving the design quality of the proposal and Cumberland City Council (CCC) in its consideration of the Development Application (DA).

The nine design quality principles provided in SEPP 65 Apartment Design Guidelines (ADG) are generally used as a datum to guide the Panel's assessment, notwithstanding that SEPP 65 may not directly apply to the application.

The Panel's focus is on design excellence and, primarily, reviews the amenity of the proposal on behalf of the occupants, as well as the quality of the proposal in the context of its setting and potential visual and urban impacts on the place in which it is located. Absence of a comment related directly to any of the ADG principles does not, necessarily, imply that the Panel considers the particular matter has been satisfactorily addressed.

All members of the DEP inspected the site prior to the meeting and have reviewed the documentation supplied by the Applicant via Cumberland City Council (CCC). Two of the three Panel members were part of the original Pre-lodgement panel.

Background

A design concept for the development was first referred to the CDEP at the pre-lodgement stage for comment on 5 Aug 2020. The Applicant has responded to the recommendations in the design proposal described in the DA documentation, the subject of this design excellence review. The comments provided by the CDEP included 12 Recommendations and a table of Considerations and CDEP Comments.

The tabulated Recommendations, the Applicant's response and the Panel's response to the developed DA design proposal are provided below. Following this table, some additional comments are also provided. It is noted that there are no statutory requirements for design excellence in the Auburn LEP 2010.

Recommendation

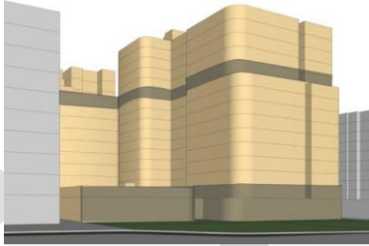
The Panel appreciates the effort, including detailed built form, architectural and other technical studies undertaken by the Applicant in addressing many of the issues raised at Pre-lodgement stage. The comments broadly fall into the category of design refinements and design issues that have emerged in developing the design from Design Concept to DA stage. The Panel recommends that the Applicant review and amend the proposal to address the following issues:

Issue Raised by Panel	Applicant Response in SEE
<p>1. A 6m Deep Soil setback zone - along the south edge of the development is proposed allowing the retention of an existing row of large canopy shade trees. It will be important during the construction phase that these trees and their root zones are protected. New mature trees should be established to complete the row of trees through to Raphael Street. This will assist in providing a green and soft edge to the new park and a transition in scale from the new buildings to the park spaces.</p>	<p>A 6m deep soil setback zone has been provided from the boundary of Friends Park, which will allow for the preservation of existing mature trees and the provision of new mature trees. Refer to the Architectural Plans (Appendix 2) and Landscape Plans (Appendix 7) for further detail.</p>
<p>Panel Response The 6m deep soil zone is clearly indicated. The location of the new footpath linking the proposed arcade across Friends Park (potentially replanned) to Davey Street needs to be coordinated with Council/Council's Landscape Consultant. A new pathway on the same axis as the new arcade (or on a dynamic angle) may be more visually legible. A 4-6m wide path would be ideal. The clarity of access may warrant the removal of 1 or 2 existing trees, replaced elsewhere in the park with new planting of advanced trees.</p>	
<p>2. All deep soil zones must be clearly indicated in all future iterations of the design. Likewise, it must be demonstrated that they meet the ADG's guidelines with regards to minimum quantity, minimum width and that no DSZ has any structures over. The current design assumptions, to construct a deck or paving over DSZs, do not meet these guidelines and must be addressed.</p>	<p>The deep soil zone is clearly indicated on the architectural plans (Appendix 2) and Landscape Plans (Appendix 7). The deep soil zone is 6m deep which meets the minimum dimensions. Refer to Section 4.5.2 for further discussion.</p>
<p>Panel Response The deep soil zone parameters appear to satisfy ADG requirements.</p>	
<p>3. The landscape design of the south edge - of the development should be fully coordinated with Council's park master plan, design concepts and planting palette. In particular the north-south midblock pedestrian footpath linking the internal street of the development to Davey Street should be integrated with the overall park design.</p>	<p>The future connection to Davey Street is subject to future negotiations with Council. The proposed landscaping and arcade has been designed so that it will fully integrate with Council's future park master plan.</p>

<p>Panel Response</p> <p>It is noted that Council's plans for the new combined Dedicated Park and Friends Park have not advanced since the Pre-lodgement concept design. Nonetheless a clear generous pedestrian pathway through the park aligning with the new arcade should be provided, and comments for Issue 1 above addressed.</p>	
<p>4. A 2.5m setback is required for the road widening - along the east edge of the development of Raphael Street (currently a narrow laneway - 6m boundary-to-boundary). Given the scale of this development and other recent developments along Raphael Street it is recommended that this widening coincides with the construction of the development. In this case the street trees shown in this zone would not be possible. Further, the second row of street trees adjacent to the building are above the basement and sufficient soil depth and mass would therefore be required to address ADG requirements.</p>	<p>A 2.5m setback has been provided for future road widening as indicated on the Architectural Plans (Appendix 2). No street trees are proposed within this 2.5m setback. Raised Planters have been provided on the Raphael Street setback behind the 2.5m road widening setback, which achieve the ADG planter depth standards. Refer to the Landscape Plan (Appendix 7) for further detail.</p>
<p>Panel Response</p> <p>Once Raphael Street is widened to its final two-way configuration a 4m setback to the building will remain to provide a footpath and landscaping. In the proposal the footpath is blocked by a substation and a series of raised planter boxes. Sometimes only 1m, or less, of footpath remains. It is recommended that the obstacles (substation and raised planters) are setback a continuous minimum 2m, to allow for a wider footpath along this street frontage.</p>	
<p>5. The proposed Child Care Centre - the Panel raised concerns about the child drop-off/pick-up arrangements. Clarification should be provided as to whether the drop-off/pick-up is proposed along the Raphael Street frontage (with dedicated short term parking spaces) or at basement level and a lift is to be provided to the Centre. A further concern is in regard to the outdoor play area which as indicated on the shadow diagrams is overshadowed at winter solstice for most of the day. Solar access to at least half of the play area during the winter months should be considered for a minimum of 2 hours similar to the ADG's COS requirements.</p>	<p>Not applicable. A Child Care Centre is no longer proposed.</p>
<p>Panel Response</p> <p>Noted – the removal of the Child Care Centre improves the planning of the ground floor level.</p>	
<p>6. Supermarket deliveries - the Panel raised concerns in regard to the proposed delivery of goods, palettes, etc. to the supermarket from the Loading Dock off Raphael Street. The proposed regular crossings of the internal pedestrian street to restock the supermarket would seem a less than optimum solution. Either relocating the supermarket within the plan footprint in direct proximity to the Loading Dock on the same level, or providing a supermarket at basement level and a goods lift to a back of house area should be investigated.</p>	<p>A supermarket is no longer proposed. The fit-out of the commercial / retail units is to be the subject of future development applications. Nonetheless, the largest commercial / retail tenancy, has direct access to the Loading Bay accessed from Raphael Street.</p>

<p>Panel Response</p> <p>Noted – the removal of the supermarket improves the circulation of the ground floor level.</p>	
<p>7. North-south pedestrian 'street' - the Panel requests clarification as to whether the pedestrian street is open to access 24-7. Further, the catenary lighting suggests a pedestrian street open to the sky, whilst the Level 1 Plan indicates a building above. The Panel raised concerns in regard to the Residential Lobbies opening onto the internal pedestrian street, and recommends they open onto an external street wherever possible. The pedestrian street at its southern extent does not flow very well to link up with the Retail 15-18 food shops. It is questioned as to whether the steps between the shops and the outdoor deck are the best outcome in regard to providing universal access.</p>	<p>Due to security concerns, it is not possible to access the internal arcade 24-7. The location of security doors (after hours shutter) is indicated on the Architectural Plans (Appendix 2). The option of opening the pedestrian street to the sky was explored, as detailed in the Urban Design Report (Appendix 19). However, this option compromised the area of the community open space on Level 2 that could receive sunlight. To provide natural light and ventilation into the commercial / retail level, a large skylight is proposed to provide light in the centre.</p>
<p>Panel Response</p> <p>The security concerns are noted, and the new arcade access proposal is supported. The Panel recommends the following further refinements to the design:</p> <ul style="list-style-type: none"> • The tree and raised planter box at the Railway Street Main Entry is not supported. These elements add unnecessary clutter and obstacles at the main pedestrian entry. An open uncluttered design approach is recommended. • The central skylight is supported however the horizontal glass roof is a lost opportunity. It is recommended to explore a glazed roof that is domed or conical that would create a sense of space beneath it when experienced from the arcade. This would also make it a more interesting feature from units above, better for maintenance and less accessible. • The proposed mall height appears inconsistent with allowing the landscape strategy inside the malls to succeed at the scale indicated. The concept design shows a continuous landscaped laneway intending to draw the green outside into the mall in a laneway character. However, given the skylight is on mostly shaded and enclosed to the elements above further details should be provided to demonstrate how the proposed mall tree strategy is sustainable. • The security shutters to the Mall ends are unacceptable as a design element. There are numerous alternatives to gating the mall out of hours in an elegant and design integrated way that can define the defensible space both by implication and as physical structure when not in operation. It is recommended that further investigation is undertaken and additional details are provided. • The colonnade that runs along the south of the building at the interface with Dedicated Park, at Retail Tenancies 8, 9 and 10, is narrow – perhaps 1.5m clear width. It is recommended to widen this to a minimum clear width of 2.5-3.0m to provide a better pedestrian connection from Raphael Street through to the arcade. 	
<p>8. Railway Street frontage – The Panel recommends that an awning is provided along this main street frontage. The public domain along this frontage needs to be designed to concept level, integrated with the ground level building design and shown on the plans. Street trees, paving, lighting and street furniture need to be provided to the relevant Council standard or streetscape master plan. Consideration of the retention of some of the large existing trees along this boundary is strongly advised as it would help break up the mass of the building and provide</p>	<p>An awning is provided along the Railway Street frontage and integrated into the building design. The awning also extends around the corner to Raphael street to provide covered access. Given the highly urban environment, the retention of the trees along Railway Street is not possible. However, the provision of mature trees along this boundary is proposed to assist in breaking the mass of the building and providing a canopy cover to the Railway Street frontage. Refer to the Architectural Plans (Appendix 2) and Landscape Plans (Appendix 7) for further detail.</p>

<p>much needed canopy cover to this streetscape. How this could be incorporated into a public plaza signalling the start of the pedestrian street, and the link to the park beyond, should be considered.</p>	
<p>Panel Response</p> <p>The amended awning extent and the inability to retain the existing trees along Railway Street is noted. The Panel is concerned by the narrow clear width of the Railway Street footpath at approx. 2.5m. It is recommended that the building is setback at ground level a further 0.5m to allow for a 3.0m continuous minimum clear width footpath to be provided.</p>	
<p>9. Level 1 Communal Open Space (COS) and building massing – the Panel raises concerns that the COS as configured will be overshadowed throughout the day at Winter Solstice and throughout the year. This brings into question the usefulness of the green space for residents in the winter months given the significant overshadowing from the built form. The Applicant should investigate the reconfiguring of the building mass within the set height limits, to two parallel north south blocks along the west and east boundaries. This arrangement would allow a COS green space to be located between the two tower blocks which would have access to northern sunlight throughout the year. Skylights could be introduced to the internal pedestrian street. The overshadowing impact upon the expanded Friends Park/Dedicated Park/Jewish Reserve and the COS should both be considered in developing the optimum building massing. The landscape sections indicate a shallow layer of soil is available to planting on both the L1 podium and roof gardens. While this was explained to be a minimum depth of 600mm in the meeting minimum depths must be indicated on all drawings. Localised mounding for larger trees is proposed and while this is an acceptable strategy it must be demonstrated that at least the minimum ADG requirements are met with regards to soil depths, areas and volumes for all trees to ensure the long-term viability of tree and other plantings.</p>	<p>The DEP expressed concerns that the Communal Open Space on Level 1 would be in shade for much of the year. A detailed urban design review was undertaken to review the most appropriate built form to maximise solar access to the proposed communal open space. As discussed in the Urban Design Report (Appendix 19), parallel building forms were considered in the design stage. While a logical arrangement, a parallel building form would overshadow the park for the majority of the day and provide little amenity for surrounding buildings. Instead, the architectural plans have been amended to provide a gap between the buildings to increase solar access. Two (2) large communal open spaces are provided, one (1) on Level 1 accessible through all vertical cores (A to C), designed as a shaded retreat for residents use during the warmer months and a rooftop communal space in Building B with unobstructed sunlight access for use during colder months. The communal open space on Level 1 visually connects to Friends Park to the south and the heritage items located across Railway Street to the north, offering opportunities for contemplation and a generous provision of greenery, while the rooftop communal open space offers residents expansive views of the surrounding areas, unobstructed solar access as well as a variety of amenities. As detailed above on the Landscape Plans (Appendix 7), the Level 1 planters comply with the ADG.</p>
<p>Panel Response</p> <p>The revised tower design with an 8m gap between Building A and B, has several advantages including to break down the overall building massing to the Railway Street frontage and providing a slither of sunlight to the podium level garden at 11am and 12 noon at winter solstice. The detailed urban design investigations and testing of built form layout options documented in the Urban Design Response report are appreciated. It is reassuring that solar shadow studies (drawing A-4100B) indicate that at winter solstice the new combined ground level parks (Friends Park and Dedicated Park) receive sunshine to 32%, 50% and 51% for 12noon, 1pm and 2pm respectively at winter solstice. Whilst the Building B rooftop garden will provide an important and quality COS which will receive sunshine year-round, it appears to the Panel to be a lost opportunity to not consider providing accessible gardens for the rooftops of Buildings A and C.</p>	

<p>10. Street Wall scale - the Panel notes that along Railway Street the average proposed building height indicated in the Streetscape Elevation A0032 for adjoining buildings is nine-to-ten storeys. It is suggested that this height datum should be reflected in the façade design. Further to this, the south elevation of Building C, whilst set back 6m from the boundary, is a sheer wall of 14 storey height. It is recommended that a transition in height is provided to the park green spaces with a four storey frontage and then an upper level building setback of minimum 3m depth to provide an appropriate scale transition to the park spaces.</p>	<p>The emerging streetscape character along Railway Street is of a ten-to-eleven storey building with a two-storey street wall with upper levels setback from the street. The DCP envisions buildings built to the street boundary with a two-storey street wall with upper levels set back from the street. The proposed built form responds to the emerging streetscape character of Railway Street, and the DCP controls. A strong two-storey base is proposed which links all buildings and provides a continuous 10 storey height datum along Railway Street, Friends Park and Raphael Street, as shown in the Figure below.</p> 
<p>Panel Response</p> <p>The two-storey building podium of textured face brick and the sophisticated and refined detailing, as indicated in the perspectives, is supported. The south (park) 2m upper level setback for Building C at Level 10, and above, will visually ease the apparent bulk of the building when viewed from the southern park vantage points.</p>	
<p>11. Building B rooftop landscape design – the Panel encourages the use of rooftops with unimpeded solar access for COS gardens and recreational areas, but these should not be in lieu of the successful installation of a primary COS at the L1 podium. It is questioned whether placing the outdoor movie theatre on the north side of the rooftop would provide the best acoustic outcome. The forming/defining of usable rooftop spaces with groups of planters could be better achieved to create more variety of use and size for private and larger social gatherings.</p>	<p>Two (2) communal open space areas are proposed to provide areas for recreation. This comprises of two areas, one (1) at the L1 Podium and one (1) at the Building B rooftop. Refer to the Landscape Plans (Appendix 7) and for further detail.</p>
<p>Panel Response</p> <p>The revised landscape plans for the COS podium roof and the rooftop of Building B are much improved from the original design concepts. As indicated in Issue 9 above, it appears to the Panel to be a lost opportunity to not consider providing accessible gardens for the rooftops of Buildings A and C. The Panel raises concerns about the L1 podium roof garden, regarding the proximity of the pedestrian pathways and the circular gathering places, to the bedrooms and living areas of the L1 apartments including path to C1.07 Living Rm, Comm.6 to BBQ Pavilion, and path to B1.01 and B1.08 unit's bedrooms.</p>	
<p>12. The provision of rooftop PV or hot water heater installations (Building A) could be considered to maximise a sustainable outcome for the development. The use of artificial lawn and pebbles as a patterning device was questioned in relation to the UHI and heat absorption on these non-accessible rooves.</p>	<p>Synthetic turf has been removed from the scheme due to heat absorption. Instead, gravel patterning is proposed to break up the mass and the view of the apartments from above. Light tones of gravel are to be used to avoid and deflect heat absorption and reduce energy costs. The gravel will also help protect the underlying roof layers and slow down rainwater runoff. Refer to Landscape Plans (Appendix 7) for further detail.</p>

Panel Response	

Whilst light toned gravel patterning to roofs is an improvement upon the previous concept design, the optimum design outcome would be a planted rooftop for Buildings A and C, or at least a similar approach to the planted roof of the two storey Commercial Building D.

The Panel makes the following additional urban, landscape and architectural design comments on the DA submission to Council:

- In the view of the Panel the expression of Level 10 on the Railway Street (north) building elevation (Buildings A and B) is not entirely successful. An actual setback at this level would be more effective than only painting the soffit of the balcony a dark colour. Further studies would test the optimum architectural resolution.
- The expression of the lower portion of the Davey Street/Friend Park (south) elevation (Building C) in the photomontage Pn-17005 is not seen as a successful resolution by the Panel. The random ad-hoc colour scheme of brown and white panels lacks integrity or a strong unifying idea, and contrasts with the more developed and resolved north elevation. Perhaps large blocks of colour emphasizing the architectural forms might improve the building expression.
- The ground floor lobby entry to Building C is understated to the point of being lost in the Raphael Street context; framed by Loading Docks and Hydrant Booster cupboards. Providing a more attractive entry screened from the service area is recommended.
- The Panel questions whether the large ground floor level Comm/Retail 1 tenancy would require a second fire exit under BCA requirements.
- The Panel questions the ability to maintain and access the small curved terrace at the southwest corner of the Building B tower.
- The future widening of Raphael Street and change to a two-way configuration should be indicated on the plans.
- The substation on the Raphael Street frontage appears to be exposed to view. Consideration should be given to integrating the two substation boxes into the building proper, improving the CPTED by removing a potential place of concealment.

RECOMMENDATION

The Panel supports this development in principle, the design quality and on the whole the design development undertaken to date to refine the various design components and address the issues raised at the Pre-lodgement stage. The Panel is satisfied that this DA proposal has the potential to meet the criteria for design excellence, and requests that the Applicant address the above design recommendations in the next design development and detail design phase.



Jon Johannsen (Chairperson)

David Appleby

Aldo Raadik

Design Excellence Panel Minutes

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Recommendation

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broadly fall into the category of design refinements and design issues that have emerged in developing the design from Design Concept to DA stage. The Panel recommends that the Applicant review and amend the proposal to address the following issues:

In response to the issues raised by the Panel at the CDEP meeting of 19 May 2021, the Applicant submitted a revised DA and review of this latest submission has been undertaken with the following comments recommended for action via changes or conditions of approval in the final DA.

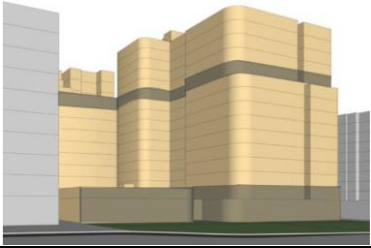
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<p>This issue has not been addressed in the revised documents. The building Architect is required to coordinate the site building and landscape design with the landscape design by Council for this important interface with the adjoining park. This should be a Condition of the final DA approval.</p>	
<p>2. All deep soil zones must be clearly indicated in all future iterations of the design. Likewise, it must be demonstrated that they meet the ADG's guidelines with regards to minimum quantity, minimum width and that no DSZ has any structures over. The current design assumptions, to construct a deck or paving over DSZs, do not meet these guidelines and must be addressed.</p>	<p>The deep soil zone is clearly indicated on the architectural plans (Appendix 2) and Landscape Plans (Appendix 7). The deep soil zone is 6m deep which meets the minimum dimensions. Refer to Section 4.5.2 for further discussion.</p>
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<p>Panel Response</p> <p>It is noted that Council's plans for the new combined Dedicated Park and Friends Park have not advanced since the Pre-lodgement concept design. Nonetheless a clear generous pedestrian pathway through the park aligning with the new arcade should be provided, and comments for Issue 1 above addressed.</p>	
<p>Unfortunately, there has been no progress on this issue. It is recommended that a Condition be placed on the Applicant that the coordination with the adjoining park design by Council is addressed prior to final approval.</p>	
<p>4. A 2.5m setback is required for the road widening - along the east edge of the development of Raphael Street (currently a narrow laneway - 6m boundary-to-boundary). Given the scale of this development and other recent developments along Raphael Street it is recommended that this widening coincides with the construction of the development. In this case the street trees shown in this zone would not be possible. Further, the second row of street trees adjacent to the building are above the basement and sufficient soil depth and mass would therefore be required to address ADG requirements.</p>	<p>A 2.5m setback has been provided for future road widening as indicated on the Architectural Plans (Appendix 2). No street trees are proposed within this 2.5m setback. Raised Planters have been provided on the Raphael Street setback behind the 2.5m road widening setback, which achieve the ADG planter depth standards. Refer to the Landscape Plan (Appendix 7) for further detail.</p>
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<p>It is still not clear on the plans whether Raphael Street will be one way or two way, and whether the 2.5m dedication will include the footpath and nature strip or will become asphalt road surface. In the latter case the pedestrian pathway width is unsatisfactory – impacted by obstacles including the raised planter boxes, trees and seats and by the two substations.</p>	
<p>5. The proposed Child Care Centre - the Panel raised concerns about the child drop-off/pick-up arrangements. Clarification should be provided as to whether the drop-off/pick-up is proposed along the Raphael Street frontage (with dedicated short term parking spaces) or at basement level and a lift is to be provided to the Centre. A further concern is in regard to the outdoor play area which as indicated on the shadow diagrams is overshadowed at winter solstice for most of the day. Solar access to at least half of the play area during the winter months should be considered for a minimum of 2 hours similar to the ADG's COS requirements.</p>	<p>Not applicable. A Child Care Centre is no longer proposed.</p>
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<p>Panel Response</p> <p>Noted – the removal of the supermarket improves the circulation of the ground floor level.</p>	
7. North-south pedestrian 'street' - the Panel requests clarification as to whether the pedestrian street is open to access 24-7. Further, the catenary lighting suggests a pedestrian street open to the sky, whilst the Level 1 Plan indicates a building above. The Panel raised concerns in regard to the Residential Lobbies opening onto the internal pedestrian street, and recommends they open onto an external street wherever possible. The pedestrian street at its southern extent does not flow very well to link up with the Retail 15-18 food shops. It is questioned as to whether the steps between the shops and the outdoor deck are the best outcome in regard to providing universal access.	<p>Due to security concerns, it is not possible to access the internal arcade 24-7. The location of security doors (after hours shutter) is indicated on the Architectural Plans (Appendix 2).</p> <p>The option of opening the pedestrian street to the sky was explored, as detailed in the Urban Design Report (Appendix 19).</p> <p>However, this option compromised the area of the community open space on Level 2 that could receive sunlight.</p> <p>To provide natural light and ventilation into the commercial / retail level, a large skylight is proposed to provide light in the centre.</p>
<p>Panel Response</p> <p>The security concerns are noted, and the new arcade access proposal is supported. The Panel recommends the following further refinements to the design:</p> <ul style="list-style-type: none"> The tree and raised planter box at the Railway Street Main Entry is not supported. These elements add unnecessary clutter and obstacles at the main pedestrian entry. An open uncluttered design approach is recommended. Actioned satisfactorily. Note that the Appendix 3 Landscape drawings need to be updated to match the Architectural drawing set. The central skylight is supported however the horizontal glass roof is a lost opportunity. It is recommended to explore a glazed roof that is domed or conical that would create a sense of space beneath it when experienced from the arcade. This would also make it a more interesting feature from units above, better for maintenance and less accessible. Actioned as dome with minimal detail provided. The proposed mall height appears inconsistent with allowing the landscape strategy inside the malls to succeed at the scale indicated. The concept design shows a continuous landscaped laneway intending to draw the green outside into the mall in a laneway character. However, given 	

<p>the skylight is on mostly shaded and enclosed to the elements above further details should be provided to demonstrate how the proposed mall tree strategy is sustainable.</p> <p>The opportunity to develop a landscape strategy through the mall has not been actioned. The trees shown on the Architectural plans are not reflected in Section A-A and the Landscape Architectural plans have not been updated to reflect the new Architectural design.</p> <ul style="list-style-type: none"> • The security shutters to the Mall ends are unacceptable as a design element. There are numerous alternatives to gating the mall out of hours in an elegant and design integrated way that can define the defensible space both by implication and as physical structure when not in operation. It is recommended that further investigation is undertaken and additional details are provided. The new panelised retail mall gate design is seen as a good design solution. • The colonnade that runs along the south of the building at the interface with Dedicated Park, at Retail Tenancies 8, 9 and 10, is narrow – perhaps 1.5m clear width. It is recommended to widen this to a minimum clear width of 2.5-3.0m to provide a better pedestrian connection from Raphael Street through to the arcade. Actioned and acceptable. 	
<p>8. Railway Street frontage – The Panel recommends that an awning is provided along this main street frontage. The public domain along this frontage needs to be designed to concept level, integrated with the ground level building design and shown on the plans. Street trees, paving, lighting and street furniture need to be provided to the relevant Council standard or streetscape master plan. Consideration of the retention of some of the large existing trees along this boundary is strongly advised as it would help break up the mass of the building and provide much needed canopy cover to this streetscape. How this could be incorporated into a public plaza signalling the start of the pedestrian street, and the link to the park beyond, should be considered.</p>	<p>An awning is provided along the Railway Street frontage and integrated into the building design. The awning also extends around the corner to Raphael street to provide covered access. Given the highly urban environment, the retention of the trees along Railway Street is not possible. However, the provision of mature trees along this boundary is proposed to assist in breaking the mass of the building and providing a canopy cover to the Railway Street frontage. Refer to the Architectural Plans (Appendix 2) and Landscape Plans (Appendix 7) for further detail.</p>
<p>Panel Response</p> <p>The amended awning extent and the inability to retain the existing trees along Railway Street is noted. The Panel is concerned by the narrow clear width of the Railway Street footpath at approx. 2.5m. It is recommended that the building is setback at ground level a further 0.5m to allow for a 3.0m continuous minimum clear width footpath to be provided.</p>	
<p>Not adequately actioned. The conflict of the awning with the Railway Street tree canopies suggests the trees are not feasible and is not acceptable. Modify awning and setback strategy to allow for street tree growth.</p>	
<p>9. Level 1 Communal Open Space (COS) and building massing – the Panel raises concerns that the COS as configured will be overshadowed throughout the day at Winter Solstice and throughout the year. This brings into question the usefulness of the green space for residents in the winter months given the significant overshadowing</p>	<p>The DEP expressed concerns that the Communal Open Space on Level 1 would be in shade for much of the year. A detailed urban design review was undertaken to</p>

<p>from the built form. The Applicant should investigate the reconfiguring of the building mass within the set height limits, to two parallel north south blocks along the west and east boundaries. This arrangement would allow a COS green space to be located between the two tower blocks which would have access to northern sunlight throughout the year. Skylights could be introduced to the internal pedestrian street. The overshadowing impact upon the expanded Friends Park/Dedicated Park/Jewish Reserve and the COS should both be considered in developing the optimum building massing. The landscape sections indicate a shallow layer of soil is available to planting on both the L1 podium and roof gardens. While this was explained to be a minimum depth of 600mm in the meeting minimum depths must be indicated on all drawings. Localised mounding for larger trees is proposed and while this is an acceptable strategy it must be demonstrated that at least the minimum ADG requirements are met with regards to soil depths, areas and volumes for all trees to ensure the long-term viability of tree and other plantings.</p>	<p>review the most appropriate built form to maximise solar access to the proposed communal open space. As discussed in the Urban Design Report (Appendix 19), parallel building forms were considered in the design stage. While a logical arrangement, a parallel building form would overshadow the park for the majority of the day and provide little amenity for surrounding buildings. Instead, the architectural plans have been amended to provide a gap between the buildings to increase solar access. Two (2) large communal open spaces are provided, one (1) on Level 1 accessible through all vertical cores (A to C), designed as a shaded retreat for residents use during the warmer months and a rooftop communal space in Building B with unobstructed sunlight access for use during colder months. The communal open space on Level 1 visually connects to Friends Park to the south and the heritage items located across Railway Street to the north, offering opportunities for contemplation and a generous provision of greenery, while the rooftop communal open space offers residents expansive views of the surrounding areas, unobstructed solar access as well as a variety of amenities. As detailed above on the Landscape Plans (Appendix 7), the Level 1 planters comply with the ADG.</p>
<p>Panel Response The revised tower design with an 8m gap between Building A and B, has several advantages including to break down the overall building massing to the Railway Street frontage and providing a slither of sunlight to the podium level garden at 11am and 12 noon at winter solstice. The detailed urban design investigations and testing of built form layout options documented in the Urban Design Response report are appreciated. It is reassuring that solar shadow studies (drawing A-4100B) indicate that at winter solstice the new combined ground level parks (Friends Park and Dedicated Park) receive sunshine to 32%, 50% and 51% for 12noon, 1pm and 2pm respectively at winter solstice. Whilst the Building B rooftop garden will provide an important and quality COS which will receive sunshine year-round, it appears to the Panel to be a lost opportunity to not consider providing accessible gardens for the rooftops of Buildings A and C.</p>	

<p>No design changes evident. It is disappointing that this opportunity has not been actioned. It is noted that the non-accessible roofs are a “Future Solar Panels Location”. The provision of solar panels should form part of the DA submission – due to the need for them to be visually integrated with the building design. Maintenance access should be provided to these roofs – it is unclear in the current plans how this is achieved.</p>	
<p>10. Street Wall scale - the Panel notes that along Railway Street the average proposed building height indicated in the Streetscape Elevation A0032 for adjoining buildings is nine-to-ten storeys. It is suggested that this height datum should be reflected in the façade design. Further to this, the south elevation of Building C, whilst set back 6m from the boundary, is a shear wall of 14 storey height. It is recommended that a transition in height is provided to the park green spaces with a four storey frontage and then an upper level building setback of minimum 3m depth to provide an appropriate scale transition to the park spaces.</p>	<p>The emerging streetscape character along Railway Street is of a ten-to-eleven storey building with a two-storey street wall with upper levels setback from the street. The DCP envisions buildings built to the street boundary with a two-storey street wall with upper levels set back from the street. The proposed built form responds to the emerging streetscape character of Railway Street, and the DCP controls.</p> <p>A strong two-storey base is proposed which links all buildings and provides a continuous 10 storey height datum along Railway Street, Friends Park and Raphael Street, as shown in the Figure below.</p> 
<p>Panel Response The two-storey building podium of textured face brick and the sophisticated and refined detailing, as indicated in the perspectives, is supported. The south (park) 2m upper level setback for Building C at Level 10, and above, will visually ease the apparent bulk of the building when viewed from the southern park vantage points.</p>	
<p>11. Building B rooftop landscape design – the Panel encourages the use of rooftops with unimpeded solar access for COS gardens and recreational areas, but these should not be in lieu of the successful installation of a primary COS at the L1 podium. It is questioned whether placing the outdoor movie theatre on the north side of the rooftop would provide the best acoustic outcome. The forming/defining of usable rooftop spaces with groups of planters could be better achieved to create more variety of use and size for private and larger social gatherings.</p>	<p>Two (2) communal open space areas are proposed to provide areas for recreation. This comprises of two areas, one (1) at the L1 Podium and one (1) at the Building B rooftop. Refer to the Landscape Plans (Appendix 7) and for further detail.</p>
<p>Panel Response</p>	

The revised landscape plans for the COS podium roof and the rooftop of Building B are much improved from the original design concepts. As indicated in Issue 9 above, it appears to the Panel to be a lost opportunity to not consider providing accessible gardens for the rooftops of Buildings A and C.	
The Panel raises concerns about the L1 podium roof garden, regarding the proximity of the pedestrian pathways and the circular gathering places, to the bedrooms and living areas of the L1 apartments including B1.01 (Bedroom 3) and B1.08 (Bedroom 2), and proximity of seating nook to A1.05 bedroom.	
12. The provision of rooftop PV or hot water heater installations (Building A) could be considered to maximise a sustainable outcome for the development. The use of artificial lawn and pebbles as a patterning device was questioned in relation to the UHI and heat absorption on these non-accessible rooves.	Synthetic turf has been removed from the scheme due to heat absorption. Instead, gravel patterning is proposed to break up the mass and the view of the apartments from above. Light tones of gravel are to be used to avoid and deflect heat absorption and reduce energy costs. The gravel will also help protect the underlying roof layers and slow down rainwater runoff. Refer to Landscape Plans (Appendix 7) for further detail.
<p>Panel Response</p> <p>Whilst light toned gravel patterning to roofs is an improvement upon the previous concept design, the optimum design outcome would be a planted rooftop for Buildings A and C, or at least a similar approach to the planted roof of the two storey Commercial Building D.</p>	
Unactioned. The Landscape drawings show a planted roof to the Commercial units. However, as the drawing set has not been updated to the Architectural set confirm that the roof will be planted as indicated in the Landscape drawings.	

The Panel makes the following additional urban, landscape and architectural design comments on the DA submission to Council:

- In the view of the Panel the expression of Level 10 on the Railway Street (north) building elevation (Buildings A and B) is not entirely successful. An actual setback at this level would be more effective than only painting the soffit of the balcony a dark colour. Further studies would test the optimum architectural resolution.

Balustrade change to palisade and wall finish and colour change instigated.

- The expression of the lower portion of the Davey Street/Friend Park (south) elevation (Building C) in the photomontage Pn-17005 is not seen as a successful resolution by the Panel. The random ad-hoc colour scheme of brown and white panels lacks integrity or a strong unifying idea, and contrasts with the more developed and resolved north elevation. Perhaps large blocks of colour emphasizing the architectural forms might improve the building expression.

The cladding panel design/layout of the South Elevation and Photomontage 03, A-0120 has not been developed further – a disappointing outcome. The vertical slot green wall landscaping on this elevation is supported but is the only gesture of this nature on the building – could a similar approach be replicated elsewhere on the towers? The Building B, Level 13 'skygarden', as configured, is questioned as to the viability of the plantings in the recessed area.

- The ground floor lobby entry to Building C is understated to the point of being lost in the Raphael Street context; framed by Loading Docks and Hydrant Booster cupboards. Providing a more attractive entry screened from the service area is recommended.

Perspective drawing A-2550 illustrates a somewhat improved resolution of the building entry, although the canopy detail could be better.

- The Panel questions whether the large ground floor level Comm/Retail 1 tenancy would require a second fire exit under BCA requirements.

Access is provided via the Bedroom 1 window. Also Building B, Level 15, Unit B 15.08 – access from the living room to the 37m2 terrace is missing from the plan (A-1690).

- The Panel questions the ability to maintain and access the small garden terrace at the south end of the Tower Lobby corridor.

Access is provided via the Bedroom 1 window. Also Building B, Level 15, Unit B 15.08 – access from the living room to the 37m2 terrace is missing from the plan (A-1690).

- **The Panel questions the ability to maintain and access the small curved terrace at the southwest corner of the Building B tower.**
- The future widening of Raphael Street and change to a two-way configuration should be indicated on the plans.

It is still not clear on the plans whether Raphael Street will be one way or two way, and whether the 2.5m dedication will include the footpath and nature strip, or will become asphalt road surface. If the latter, then the pedestrian pathway width is unsatisfactory – impacted by obstacles including the raised planter boxes, trees and seats and by the two substations.

- The substation on the Raphael Street frontage appears to be exposed to view. Consideration should be given to integrating the two substation boxes into the building proper, improving the CPTED by removing a potential place of concealment.

This has not been actioned. A light weight visual screen wall and extra pedestrian safety lighting are recommended to mitigate the potential CPTED risk, the exposed substation boxes present in this location.

- **The Level 2 edge planter detail (A3300D) appears to be too narrow, with insufficient soil mass to support effective growth of the terrace edge planting.**
- **The 'Amended' Landscape Architect's drawings (Appendix 3) need to be updated to match the Architectural drawing set. Inconsistencies include the Railway Street, tree planting, the Commercial building courtyard and roof top planting, etc.**

RECOMMENDATION

While the Panel still supports this development in principle, the design quality and on the whole the further design development undertaken, it is disappointed that a number of the design issues raised have not been fully addressed. None-the-less the Panel is satisfied that this DA proposal has the potential to meet the criteria for design excellence, and requests that the Applicant address the above design recommendations (applied as Conditions to the satisfaction and approval of Council's Assessment Planner) in the finalisation of the DA documentation.

A handwritten signature in black ink, appearing to read 'Jon Johannsen', with a stylized, looped initial 'J'.

Jon Johannsen (Chairperson)

David Appleby

Aldo Raadik