



CUMBERLAND DESIGN EXCELLENCE PANEL

MEETING MINUTES

DATE OF MEETING	12 November 2020
MEETING LOCATION	Via teleconference (Zoom)

PROPERTY ADDRESS	51 Rawson Street, Auburn
Application No.	PL 2020/0074
FILE No.	
PANEL MEMBERS	Mr Jon Johanson – Architect (Chair) Mr Aldo Raadik – Architect Mr Ian Armstrong – Architect
APOLOGIES	nil
ATTENDEES	
COUNCIL STAFF	
APPLICANTS	
DECLARATION OF INTEREST	Nil
REASONS FOR CONSIDERATION BY CDEP	Pre-Lodgement review by DEP and presentation of proposal by Architect
BACKGROUND/PREVIOUS MEETINGS/SITE MEETINGS	Nil

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 Council in its consideration of the development application when it is submitted.

The nine design quality principles provided in SEPP65 Apartment Design Guidelines (ADG) are generally used as a datum to guide the Panel's assessment, notwithstanding that SEPP65 may not directly apply to the application.

The Panel's focus is on design excellence and, primarily, reviews the amenity of the proposal for occupants as well as the quality of the proposal in the context and setting of its location as well as its visual and impact 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.

PROPOSAL

Description

The description for the proposed development at 51 Rawson Street, Auburn includes:-

Alterations to the "Keighery Hotel" and construction of a 14 to 15 storey mixed use building comprising 96 residential units and ground floor retail tenancies over basement car parking.

The Keighery Hotel is a heritage item of local significance in accordance with Schedule 5 of the Auburn LEP 2010 (l16). The site is not in the vicinity of any other heritage item and is not within a heritage conservation area.

PANEL COMMENTS

Panel discussion and post presentation comments

The proposal seeks to locate a new Apartment building in close proximity to the existing Keighery Hotel. The comments are based on the Panel's opinion that a high level of design is required and achievable with development of the relationship of the 2 structures to minimise the effects of the concerns listed below.

Laneway Amenity

- There is concern over the sustainability of the retail tenancies anchoring or supporting the active open spaces between the hotel and new buildings. Size and location of the retail tenancies suggests they may not be full day operations and very destination due to their hidden location relative to the street.
- The Laneway is in constant shadow and is not well activated with inviting uses that would generate pedestrian activity. This is further exacerbated by the inability to complete the intended cross block connection (acknowledged but needing further consideration) at this time.
- Activation and sustainability of the Lane space is further compromised by the walled-off nature of the outdoor gaming area, hence making the existing hotel very isolated from what is suggested as an active space.
- The Laneway space is devoid of landscaping and close to being a covered mall given the overhanging apartments. The Applicant needs to demonstrate how the quality of space and its amenity can be sustainable and successful in short and long term.
- The panel has CPTED concerns over the laneway space and its scope for activity, passive surveillance and management of through site accessibility.

Apartment Entry

- The apartment entry size and access sequence appears tight and compromised for its intended function and contribution to the development. It further appears in conflict with the adjacent retail space.
- The Panel recommends further exploration of an entry / retail reversal to benefit both the lane access / passive observation and retail spaces with better exposure to potential passing trade.

Visual Character

- The Applicant's presentation demonstrated design principles that created a negative backdrop to the roofline of the heritage Hotel, particularly when viewed from the south. This issue needs further consideration and refinement in the final proposal to successfully provide a calm, respectful backdrop relationship to the heritage building.
- The concept of the podium height and tower division into vertical components is appreciated, but the facade articulation should be "less busy" to achieve a balance with appropriate separation, individuality and respect between the structures.
- A design approach could be considered that lifted the framed elements to align with the bottom of the expressed corner at L5, and then had L14 as a recessed plane above the top of the three framed sections with a roof connection above.
- More detail is required for quality of finishes to north and west boundary facade given these inaccessible faces could realistically remain exposed and visible across Auburn town centre for a considerable time.

Visual Separation

- Concern is expressed that the overshadowing / stepping over of the the Laneway space by the apartments occurs too low down and overwhelms the space below.
- A respectful and clear spatial curtilage is required to separate the buildings and complement the laneway character (Refer presentation sketch principles). The Panel recommends removal of apartment 3.04 to provide a more recessive visual separation between the tower and the form of the Keighery Hotel.

Landscape

- The Applicant needs to show how deep soil compliance is provisioned and more substantial landscape in the proposal.
- Consider and confirm sustainable landscape maintenance strategy particularly with regard to facade planters to apartment types .02 and 0.03 master bedrooms.
- Detail rooftop landscape and amenity commitment through design. Demonstrate multi-use abilities and quality of amenity through commitment to detailed features.

General

- Consider the effects of the dominant corner column at the entry to the lane in context with structure required for the apartments above.
- Clarify the visual privacy strategies to / from the lower level apartments at the street front.
- Consider relocating the Garbage chute in the design of the upper level planning and the benefits to reduced over hanging of the Laneway design and Tenancy planning benefits to the ground floor Laneway.
- Clarify how acoustic separation and smoke environment separation is achieved between Outdoor Gaming area and Apartments, particularly for apt 1.01 etc.

The Panel is not satisfied that a DA proposal can meet the criteria for 'design excellence' without consideration of the above recommendations, and reasons outlined in the following commentary.

Considerations	Comments
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.	The proposal has the potential to achieve design excellence if the recommendations above are addressed in the architectural and landscape design of the proposal.
Whether the form and external appearance of the development will improve the quality and amenity of the public domain.	Refer to the Panel recommendations above in regard to building separation and street frontage design. If these recommendations are addressed in the design, then the development should contribute positively to the public domain.
Whether the development detrimentally impacts on view corridors.	No negative impacts were identified with adjacent properties, but the public realm view along Station Road would improve with recommended changes.
How the development addresses the following matters:	
The suitability of the land for development;	Land is suitable.
Existing and proposed uses and use mix;	Appropriate, but subject to consideration of retail with ground level environment being improved.
Heritage issues and streetscape constraints;	The heritage can be respectfully accommodated within the development provided the façade backdrop and Laneway character issues are dealt with as per the recommendations above.
The location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form;	The proposed development is adequately planned from the surrounding built form. Scope for enhancement of the communal open spaces and public domain needs to be further refined and developed in detail.

Bulk, massing and modulation of buildings;	The building form, height and podium level articulation requires further refinement as per the Panel recommendations listed above.
Street frontage heights;	See above recommendations.
Environmental impacts such as sustainable design, overshadowing, wind and reflectivity;	See above recommendations.
The achievement of the principles of ecologically sustainable development;	See above recommendations.
Pedestrian, cycle, vehicular and service access and circulation requirements; and	No comment
The impact on, and any proposed improvements to, the public domain.	See above recommendations regarding sustainability concerns over the future Laneway.


RECOMMENDATION

The Panel supports this development in principle but in order for the current approach to be supported as a DA the Applicant must address the Panel's recommendations with amendments made accordingly for further review.

SUMMARY

The panel is not satisfied that the proposal would meet the criteria to award 'design excellence' for the reasons outlined in the foregoing commentary .

Jon Johannsen Architect/Panel Chair



Aldo Raadik

Ian Armstrong



CUMBERLAND DESIGN EXCELLENCE PANEL

MEETING MINUTES

DATE OF MEETING	21.07. 2021
MEETING LOCATION	Via teleconference (Teams)

PROPERTY ADDRESS	51 Rawson Street, Auburn
Application No.	DA2021/0132
FILE No.	
PANEL MEMBERS	Mr Jon Johannsen – Architect (Chair) Mr Aldo Raadik – Architect Mr Ian Armstrong – Architect
APOLOGIES	nil
ATTENDEES	
COUNCIL STAFF	
APPLICANTS	
DECLARATION OF INTEREST	Nil
REASONS FOR CONSIDERATION BY CDEP	re - presentation of DA submission by Architect to DEP
BACKGROUND/PREVIOUS MEETINGS/SITE MEETINGS	refer Minutes of Prelodgement meeting PL 2020/0074

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 Council in its consideration of the development application when it is submitted.

The nine design quality principles provided in SEPP65 Apartment Design Guidelines (ADG) are generally used as a datum to guide the Panel's assessment, notwithstanding that SEPP65 may not directly apply to the application.

The Panel's focus is on design excellence and, primarily, reviews the amenity of the proposal for occupants as well as the quality of the proposal in the context and setting of its location as well as its visual and impact 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.

PROPOSAL

Description

The description for the proposed development at 51 Rawson Street, Auburn includes:-

Alterations to the "Keighery Hotel" and construction of a 15 storey mixed use building comprising 96 residential units and ground floor retail tenancies, and basement car parking.

The Keighery Hotel is a heritage item of local significance in accordance with Schedule 5 of the Auburn LEP 2010 (I16). The site is not in the vicinity of any other heritage item and is not within a heritage conservation area.

PANEL COMMENTS

Panel discussion and post presentation comments

The proposal seeks to locate a new Apartment building in close proximity to the existing Keighery Hotel. The comments are based on the Panel's opinion that a high level of design is required and achievable with development of the relationship of the 2 structures to minimise the effects of the concerns listed below.

This DA submission is in response to the previous CDEP review on 12 November 2020 that recommended a number of changes and comments below are further refined and focused on the issues persisting or subsequent to the design development undertaken since then.

The comments are based on the scheme presented and exclude detailed consideration of any shared zone access requirements for the laneway related to the laneway required under Council's DCP.

Laneway Amenity

- There is concern over the viability of the retail tenancies anchoring or supporting the active open spaces between the hotel and new buildings. The size and location of the retail tenancies suggests they may not be full day operations and very destination due to their hidden location relative to the street.
- As the Laneway is in constant shadow and further compromised by the walled-off nature of the outdoor gaming area, the Panel is concerned about the potential for sustainable activation until completion of the intended cross block pedestrian connection. The Panel recommends a review of the demarcation of the Hotel

outdoor seating area and the design of the ground floor retail units to ensure a more generous activated laneway for the public.

- The existing hotel is very isolated from what is suggested as an active shared space, and the hotel managed outdoor area has a strong bias to their operations hence implying privatisation of the Laneway space. It will be necessary for the Applicant to clarify how this whole space can evolve as a public thoroughfare in the future and how the planning / licencing requirements are to be dealt with.
- The Laneway space is devoid of landscaping and close to being an enclosed mall due to apartments above. The Applicant must demonstrate how the quality of the whole space and its amenity can be sustainable and successful in short and long term.
- The Panel has CPTED concerns over the laneway space and its scope for activity, passive surveillance and management of through site accessibility that is proposed to have controls in place outside of trading hours.

Apartment Entry

- The ground floor apartment entry size and functionality appears tight and compromised for its intended uses. The ability for resident groups and /or removalist / delivery functions to coexist appears undersized for 96 apartments.
- The Panel recommends the rearrangement of the retail tenancy A to improve the apartment foyer entry relationship to Station street.

Visual Character

- The Applicant's re presentation demonstrated design principles that improved the negative backdrop to the roofline of the heritage hotel, particularly when viewed from the south. This issue needs further consideration in deletion of the south bedroom massing to apartments 1.01 and 2.01 and removal of apartment 3.04 to leave a consistent negative space above the laneway and to the heritage item.
- The façade simplification and less busy façade composition behind and above the hotel was appreciated as an improved outcome for the overall expression in an urban context.
- More detail is required for quality of finishes to north and west boundary façade given these inaccessible faces could realistically remain exposed and visible across Auburn town centre for a considerable time.

Built Form

- Concern is expressed with units overshadowing and stepping over the the Laneway too low down this overwhelms the space below. (Refer note above and remove the mass of the bedrooms to apartments 1.01 and 2.01). There are possible alternative planning options for the accommodation to the north that should still be considered and allow for improvement to the colonnade volume. (refer Elevation DA2005)
- The Panel is concerned about the visual impact of the podium top "hole" over the loading dock and its exposure to the majority of residents and a significant number of adjoining residents. Given the minimal deep soil planting on the site already the Panel recommends significant landscaping to balance this issue and inclusion of a pergola structure to improve visual and acoustic impacts for units above.
- A respectful and clear spatial curtilage is required to separate the buildings and complement the laneway character (Refer presentation sketch principles). The Panel recommends removal of apartment 3.04 to provide a more recessive visual separation between the tower and the form of the Keighery Hotel.
- The addition of a pergola canopy roof to the outdoor club seating area reduces the visual separation of the two building forms and is not supported.

- Sun control and weather protection must be provided for bedroom windows to north facing units.

Landscape

- The Applicant needs to show how deep soil compliance is provisioned and more substantial landscape contribution made in the overall proposal.
- A sustainable landscape maintenance strategy is required, particularly with regard to façade planters to apartment types .02 and 0.03 master bedrooms, but also for the roof terraces and laneway planters.
- Fixed landscape planter separation of the laneway from the outdoor seating is not supported due to constrained laneway activity space.

General - retail

- The Laneway appears minimal in useable width and does not appear to cater for customer dwelling or casual consumption of food services.
- Provide details of Laneway retail operation and functionality. The tenancy plans suggest 'hole in the wall' / kiosk type- food retailing directly into the future link. In the short/ medium term this retail relies significantly on the hotel patronage for custom or the ability to pickup and go as no public dining / consumable spaces are provided. Provide functional methodology for the viability of these spaces including toilet amenities separate from the Hotel premises.

General – Unit design

- The virtually blind internal bedrooms in apartment type 1.04 (typical) are not supported, and windows must satisfy ADG principles.
- The sight lines from the lift lobby directly into the living spaces of apartment type 1.05 (typical) are not supported.
- Apartment types 1.02 1nd 1.03 (typical) have angled walls that severely restrict the visual outlook from living spaces, and a revised design should consider filtered light ingress to remove the visual block whilst balancing privacy issues to /from typical unit 1.05.
- Clarify how acoustic separation and smoke environment separation is achieved between Outdoor Gaming area and Apartments, particularly for apt 1.01 2.01 etc. This has not been addressed from the pre lodgement meeting.
- Provide detail of level 14 communal terrace layout and spatial functions. The blank layout does not convey how this space is useable nor comfortable for residents to occupy, particularly if from another level. The glazed wall creates a fishbowl effect that does not consider privacy.
- The angled bedroom windows to unit type .02 and .03 do not demonstrate sunshading for sun control.

General – materials and finishes

- Boundary walls of paint finish are not supported as these walls are not easily accessible for easy / cost effective maintenance or repainting.
- Provide design methodology/ narrative for boundary wall patterns and general composition that may include urban art options. A level of design excellence is expected due to likelihood of west wall remaining exposed.
- Detail finishes and designs to depth of open driveway are also required, avoiding exposed or unfinished random building services visible from street.

The Panel is not satisfied that a DA proposal can meet the criteria for 'design excellence' without consideration of the above recommendations, and reasons outlined in the following commentary.

Considerations	Comments
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.	The proposal has the potential to achieve design excellence if the recommendations above are addressed in the architectural and landscape design of the proposal.
Whether the form and external appearance of the development will improve the quality and amenity of the public domain.	Refer to the Panel recommendations above in regard to building separation and street frontage design. If these recommendations are addressed in the design, then the development should contribute positively to the public domain.
Whether the development detrimentally impacts on view corridors.	View corridor along the proposed laneway needs attention as per the above comments to create a legible laneway and provide the required building separation
How the development addresses the following matters:	
The suitability of the land for development;	Land is suitable.
Existing and proposed uses and use mix;	Appropriate, but subject to consideration of retail with ground level environment being improved.
Heritage issues and streetscape constraints;	The heritage can be respectfully accommodated within the development provided the façade backdrop and Laneway character issues are dealt with as per the recommendations above.
The location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form;	The proposed development is adequately planned from the surrounding built form. Scope for enhancement of the communal open spaces and public domain needs to be further refined and developed in detail.
Bulk, massing and modulation of buildings;	See above recommendations.

Street frontage heights;	See above recommendations.
Environmental impacts such as sustainable design, overshadowing, wind and reflectivity;	See above recommendations.
The achievement of the principles of ecologically sustainable development;	See above recommendations.
Pedestrian, cycle, vehicular and service access and circulation requirements; and	See above recommendations.
The impact on, and any proposed improvements to, the public domain.	See above recommendations regarding sustainability concerns over the future Laneway.

RECOMMENDATION

The Panel supports this development in principle but in order for the current DA to be supported the Applicant must address the Panel's recommendations with amendments made accordingly for further review.

SUMMARY

The panel is not satisfied that the proposal would meet the criteria to award 'design excellence' for the reasons outlined in the foregoing commentary .

Jon Johannsen Architect/Panel Chair



Aldo Raadik

Ian Armstrong



CUMBERLAND DESIGN EXCELLENCE PANEL

MEETING MINUTES

DATE OF MEETING	6-13.09. 2020
MEETING LOCATION	Via online review

PROPERTY ADDRESS	51 Rawson Street, Auburn
Application No.	DA2021/0132
FILE No.	
PANEL MEMBERS	Mr Jon Johannsen – Architect (Chair) Mr Aldo Raadik – Architect Mr Ian Armstrong – Architect
APOLOGIES	nil
ATTENDEES	
COUNCIL STAFF	
APPLICANTS	
DECLARATION OF INTEREST	Nil
REASONS FOR CONSIDERATION BY CDEP	re - amended DA proposal by Architect to DEP
BACKGROUND/PREVIOUS MEETINGS/SITE MEETINGS	refer Minutes of Prelodgement meeting PL 2020/0074 and Report dated 28/07/2021

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 Council in its consideration of the development application when it is submitted.

The nine design quality principles provided in SEPP65 Apartment Design Guidelines (ADG) are generally used as a datum to guide the Panel's assessment, notwithstanding that SEPP65 may not directly apply to the application.

The Panel's focus is on design excellence and, primarily, reviews the amenity of the proposal for occupants as well as the quality of the proposal in the context and setting of its location as well as its visual and impact 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.

PROPOSAL

The description for the proposed development at 51 Rawson Street, Auburn includes:-

Alterations to the "Keighery Hotel" and construction of a 15 storey mixed use building comprising 96 residential units and ground floor retail tenancies , and basement car parking.

The Keighery Hotel is a heritage item of local significance in accordance with Schedule 5 of the Auburn LEP 2010 (I16). The site is not in the vicinity of any other heritage item and is not within a heritage conservation area.

An amended DA submission was submitted in response to the previous CDEP review on 12 November 2020 and subsequent consideration of the revised scheme that recommended a number of changes. A further series of revisions were made in DA2021/0132 and below are comments focused on the issues raised in the last CDEP response of 30 July 2021.

PANEL COMMENTS

The proposal still seeks to locate a new Apartment building in close proximity to the existing Keighery Hotel. The comments below are based on the Panel's further review of the DA and attempt to address concerns listed previously:

1. The rationale for removal of the through site link is understood, along with the response to related issues on access, privacy and amenity outlined below.
2. Revised vehicular access to basement looks contorted and would need traffic engineer to check swept paths particularly around corner of switch room, and conflict with service loading dock where the louvres over the driveway must demonstrate how they prevent overlooking.
3. Ground level residential foyer is still a bit tight, and some social interaction element (eg. bench along wall) and could be introduced with reduction in retail tenancy.
4. The 'outdoor bar' space is now enclosed on all sides except at the east entry where a CPTED response is required to address deep corridor, and egress to Station St may require a gate closer to the street after hours.
5. Perhaps addressed in detail documentation, but the vertical louvre blades over the street awning may need to be acceptable as projection other than cover to footpath (Council issue?)

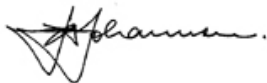
6. Need to have detail of 'urban art' input to blank external walls, and 'pre finished panel' details on the material, fixings, panel sizes etc. to assess the impact of this approach.
7. Based on Council's advice regarding the laneway connection and future connectivity, use of the outdoor area as a beer garden makes sense, but with the roof over may mean this area is it now counted as FSR.
8. The 'glass roof' may be a successful acoustic barrier for 'outdoor bar' space, but more detail required on the roof design, ventilation, an acoustic report and a management plan for the space to limit evening use to say 10.00pm.
9. Changes to apartments 1.01, 2.01 layouts are noted, but in addition to possible noise and smoke impacts the Panel requested these apartments be reduced in size to create a consistent negative space above the heritage item.
10. The low canopy over the 'outdoor bar' space makes little sense with regards to the separation from the heritage form, and the apartment tower form above that may still overshadow and overwhelm the space below.
11. Cleaning of the glazed roof could be problematic and if so become solid, and with the Tank and store forming a wall at the west end this would further reinforce the enclosure of the 'outdoor bar'.
12. If the canopy should float over at a high level to reduce the enclosed feeling, this would be at up to 3 levels to the under croft of the residential floor over and require clarification of any potential impacts that are unacceptable.

We trust this assists the Applicant in finalising the DA and would again be able to provide further online review if necessary.

SUMMARY

The Panel is satisfied that the proposal could meet the criteria to award 'design excellence' and subsequent benefits subject to the above issues being adequately addressed, either in further amendments to the DA or as Conditions of Approval.

Jon Johannsen Architect/Panel Chair



Aldo Raadik

Ian Armstrong

Table 1 DEP Responses

Comment	Response
1. The rationale for removal of the through site link is understood, along with the response to related issues on access, privacy and amenity outlined below.	Noted.
2. Revised vehicular access to basement looks contorted and would need traffic engineer to check swept paths particularly around corner of switch room, and conflict with service loading dock where the louvres over the driveway must demonstrate how they prevent overlooking.	Addendum TIA includes traffic swept paths which confirm compliance.
3. Ground level residential foyer is still a bit tight, and some social interaction element (eg. bench along wall) and could be introduced with reduction in retail tenancy.	<p>A seating area and table has been provided in the residential lobby to further activate this area. It is noted that the residential lobby signage visible from street. A reduction in the retail tenancy was not considered feasible. The proposal aims to create a retail tenancy of a sufficient size to cater for a range of potential tenants and further active the frontage.</p> <p>In addition, each level above the ground floor has a generous corridor space and windows with an outlook over the park and town centre. This provides further opportunities for social interaction.</p>
4. The 'outdoor bar' space is now enclosed on all sides except at the east entry where a CPTED response is required to address deep corridor, and egress to Station St may require a gate closer to the street after hours.	<p>Secure 2.4m high palisade sliding gate for after hours access and separation of hotel access and residential access is provided. The gate is to be permeable for ventilation.</p> <p>The proposed location is appropriate and responds to advice from GBA Heritage to avoid conflict with the heritage hotel facade, as well as avoiding conflict with the glass façade of the retail tenancy. The area is well lit and closed after hours.</p>

Comment	Response
	Further, the use retail tenancy provides activation of the space as it wraps around the corner towards the outdoor bar and seating area.
5. Perhaps addressed in detail documentation, but the vertical louvre blades over the street awning may need to be acceptable as projection other than cover to footpath (Council issue?)	Louvres follow the line of the concrete awning over the street in order to create a podium in the streetscape at the scale of the hotel. Apartments behind the louvres are behind front boundary.
7. Based on Council's advice regarding the laneway connection and future connectivity, use of the outdoor area as a beer garden makes sense, but with the roof over may mean this area is it now counted as FSR.	Noted and has been included in GFA calculations area, please refer to updated Architectural Plans. Glazed roof over outdoor eating area to provide acoustic separation to units above.
8. The 'glass roof' may be a successful acoustic barrier for 'outdoor bar' space, but more detail required on the roof design, ventilation, an acoustic report and a management plan for the space to limit evening use to say 10.00pm.	<p>IDG confirm a simple framed glass roof over the outdoor eating area allows for acoustic separation but also for use of the space in all weather situations. Commercial glazed roof falls to an internal gutter and drained directly in adjacent water tank for re-use on site. Outdoor eating area is mechanically ventilated with street entry a fully open façade with louvres sliding louvre doors to secure space after hours.</p> <p>The updated Architectural Plans provide further details of the glass roof. Please refer to Drawing No. 3101.</p>
6. Need to have detail of 'urban art' input to blank external walls, and 'pre finished panel' details on the material, fixings, panel sizes etc. to assess the impact of this approach.	The updated Architectural Plans include pre-cast concrete panel wall to boundary, with imprint artwork which would be subject to council approval. This requirement can potentially be included as a condition of consent.

Comment	Response
	Expressed blades to street wall as architectural feature have also been included.
9. Changes to apartments 1.01, 2.01 layouts are noted, but in addition to possible noise and smoke impacts the Panel requested these apartments be reduced in size to create a consistent negative space above the heritage item.	Apartment 1.01 and 2.01 have further been reduced in size and to align with the architectural features and built form of the building elevation and providing a consistent negative space which is visible from the Rawson Street entry and from the outdoor eating area providing for increased access to sky.
10. The low canopy over the 'outdoor bar' space makes little sense with regards to the separation from the heritage form, and the apartment tower form above that may still overshadow and overwhelm the space below.	The glazed roof over the outdoor eating area and the three storey void above, provide significant access to sky and southern light which is even quality light and despite the building above provide good views of the sky. Apartment 1.01 and 2.01 have been further setback allowing for increased sunlight in the afternoon from the west. This area will no longer be used by the general public, rather will be operated by the hotel. Despite being on the southern side of the residential tower, the 'outdoor' bar and seating area is not in constant shadow at all times of the year. It does receive direct afternoon sun in the afternoon for 6 months of the year (August to April). With the glass roof it also benefits from significant indirect day light all year around.
11. Cleaning of the glazed roof could be problematic and if so become solid, and with the Tank and store forming a wall at the west end this would further reinforce the enclosure of the 'outdoor bar'.	The applicant is willing to accept a condition which ensures it remains a glassed roof.
12. If the canopy should float over at a high level to reduce the enclosed feeling, this would be at up to 3	Increasing the enclosed area above the outdoor eating area to 3 storeys high

Comment	Response
<p>levels to the undercroft of the residential floor over and require clarification of any potential impacts that are unacceptable.</p>	<p>would have a negative impact on acoustics both for the space of the hotel but also adjacent residential corridors. Also this would add bulk to the building form due to the visibility of the glazed structure which would impact the negative space the current proposal has above the hotel roof when viewing from the park to the south which is a key heritage response in the design of the building. The proposed roof has been designed in accordance with the amended Acoustic Report.</p>

The Panel has reviewed and liaised to report on the latest DA amendments for 51 Rawson St. Auburn and deems that majority of issues have been adequately addressed, and advises that:

1. Design changes to units 1.01 and 2.01 are a positive outcome for the project, and address concerns about the amenity and privacy on those levels.
2. The courtyard space that has changed from being a new laneway to an outdoor bar for the hotel is supported, but the quality of space for an enclosed area would benefit from additional height to create a better volume relationship with the Hotel.
3. The glazed roof over the outdoor is beneficial but an increased height of the space would be recommended (restricted to below the hotel roof apex) to create a more voluminous space that would acknowledge the separation between the tower and hotel masses as was the original intent.
4. While the outdoor bar space is also noted as mechanically ventilated, with a loftier height this may allow some partially louvred solution for a passive ventilation option subject to addressing any acoustic issues.

Subject to the above items being conditions of the DA as appropriate, the Panel does not need to further review this submission.

Regards

Jon Johannsen | principal

ARCHITECTS JOHANNSEN + ASSOCIATES

Design Resolution | Architecture | Urban Design

NSW ARN 4732

29 Karilla Ave. Lane Cove NSW 2066

M 0412 122599 **E** jon@aja.com.au **W** www.aja.com.au



Rennie Rounds

From: Jon Johannsen <jon@aja.com.au>
Sent: Thursday, 21 October 2021 4:09 PM
To: Esra Calim
Cc: Aldo Raadik; Ian Armstrong; Rennie Rounds; Sarah Hussein
Subject: RE: Re-Referral - 51 Rawson Street, Auburn
Attachments: CC DEP markup_211021.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Esra

As per attached markup of Aldo's sketch below the glazed roof should be a min 4.8m and slope from under the sill of corridor windows down to the green roof, that will ensure there is good run-off for collected rainwater and scope for the introduction of some adjustable louvres in the vertical face.

All of this should enable a more comfortable space for this area and with scope for natural ventilation to complement a mechanical system, and without impacting on any privacy or visual impacts.

We trust this is satisfactory response.

Regards

Jon Johannsen | principal

ARCHITECTS JOHANNSEN + ASSOCIATES

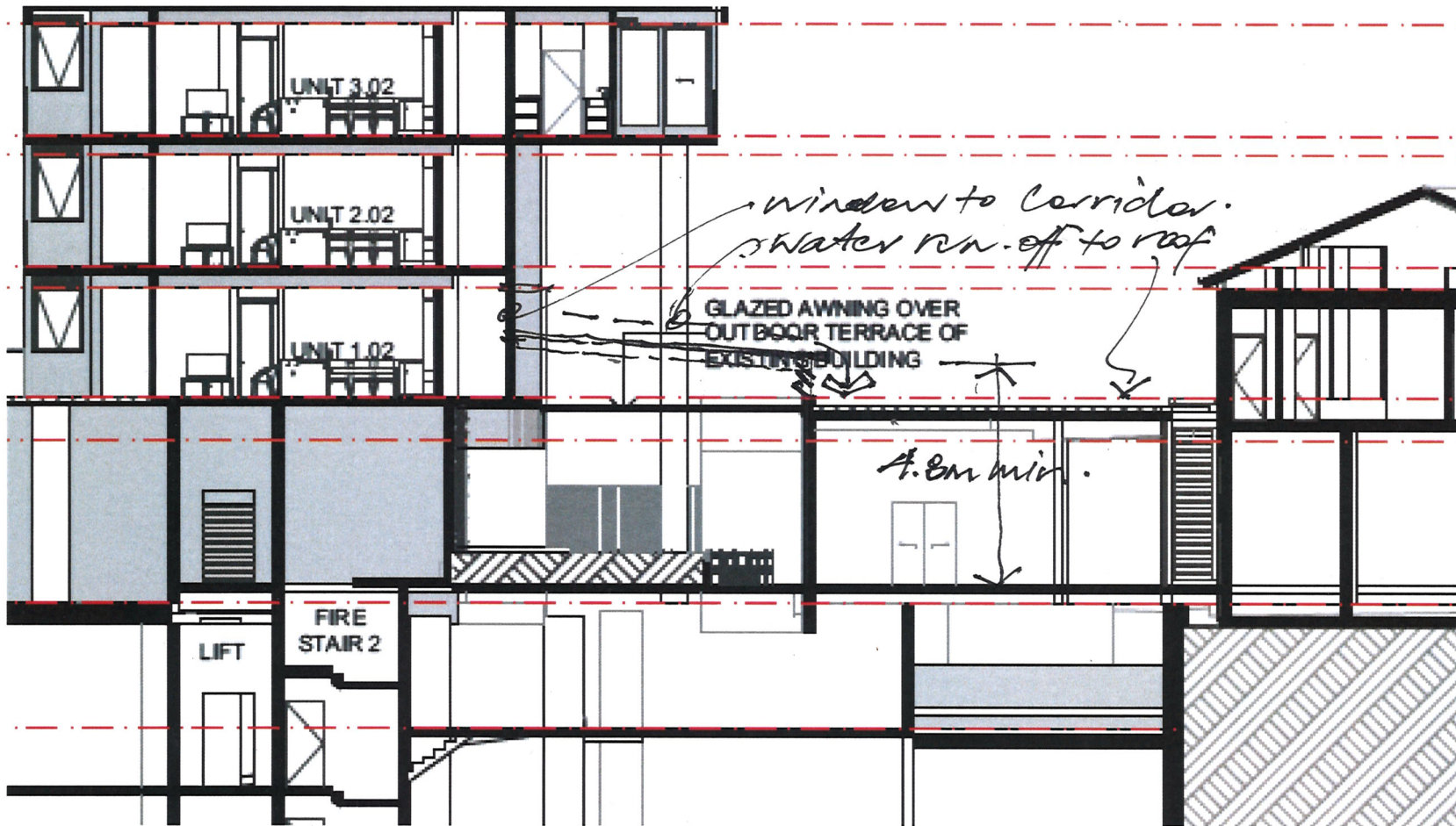
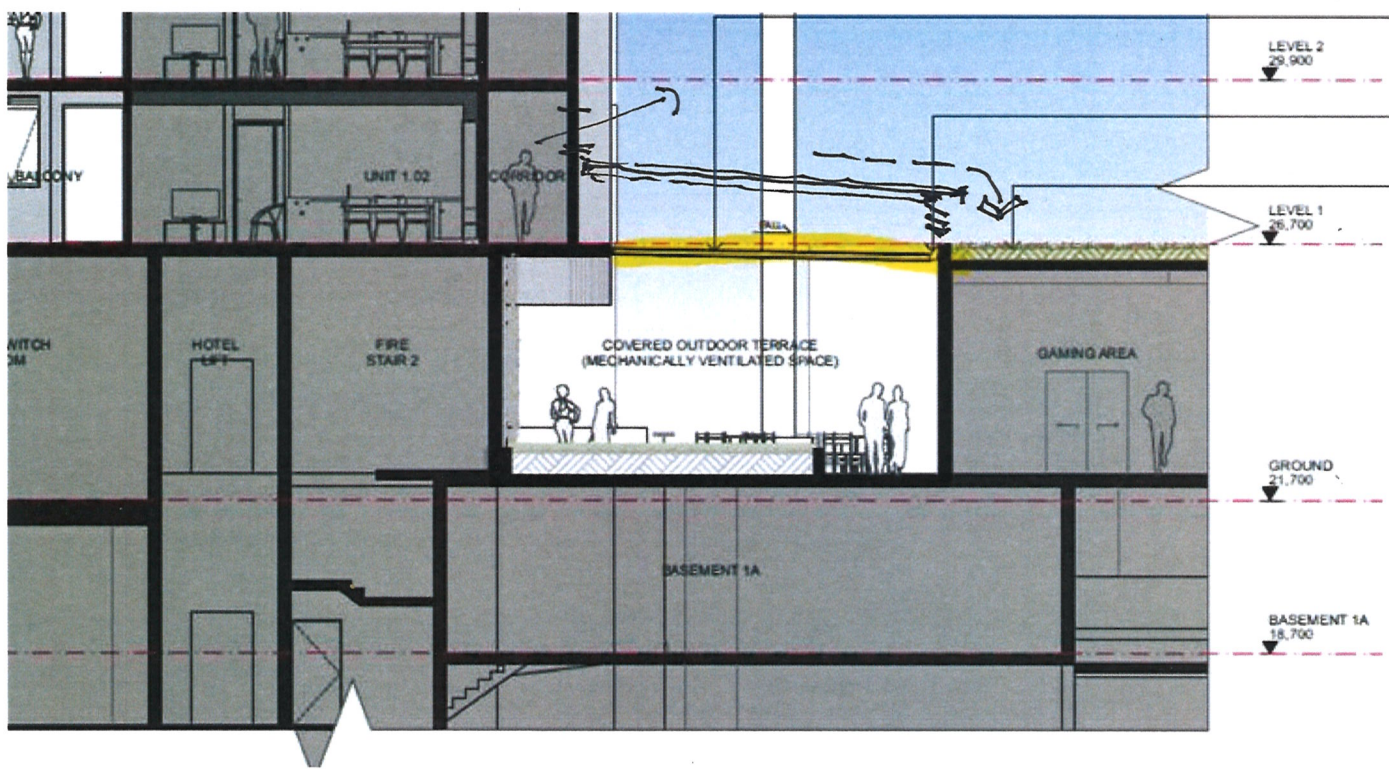
Design Resolution | Architecture | Urban Design

NSW ARN 4732

29 Karilla Ave. Lane Cove NSW 2066

M 0412 122599 **E** jon@aja.com.au **W** www.aja.com.au





51 Ranson St. Auburn
CCDP mark-up. 2/10/21