

Appendix E

Design Excellence Panel issues of concern and discussion

1 - Public Domain and Ground Plane

Panels concern

- 1. *Ground floor residential units are not permitted under the zoning and are not considered the best possible use in this location due to poor amenity.***
- 2. *The developments immediately surrounding 2 Neil Street all include ground floor commercial/retail tenancies and the expectation is that this precinct will incorporate an active and vibrant ground plane.***

a) Applicant's response

The ground level has been replanned and the apartments have been removed and replaced with retail space facing the new park.

b) Council's planner response

The apartments that were to be situated across the ground floor of the building have been removed. There are no longer any apartments situated across the ground floor of the building. Instead, the ground floor comprises additional retail floor area facing the south, east and west boundaries of the site. The remainder of the ground floor comprises internal service and manoeuvring areas.

Panels concern

- 3. *Non-residential uses should be explored that do not rely on direct Neill Street frontage, and consideration should be given to inclusion of other uses such as childcare, work-share spaces, gym or internal community rooms that would respond to likely increased needs for the variety of residents and cultural background within this development.***

Applicant's response

In addition to the ground floor being replanned with emphasis on more retail space, full height glazing is provided to all the retail tenancies to enable visual connections between the interior and exterior spaces. This maximises activation at street level.

Council's planner response

The elevation plans are consistent with the applicant's statements and there is more activation of the ground floor level especially to the south, east and west.

Panels concern

- 4. *Relocation of the driveway is appreciated however the gun barrel throat is now emphasised by the relationship with the street intersection and the***

uncomfortable alignment on the building corner. The pedestrian crossing increases a safety issue due to the angle of approach / departure relative to the park, and further review of this is needed in liaison with Council.

Applicant's response

The ground floor has been extensively redesigned and the driveway is altered and reduced in length.

Council's planner response

Council has assessed the ground floor as being satisfactory and therefore supports the changes that have been undertaken.

Panels concern

- 5. Retail zone is now smaller, less prominent and more fragmented. Replanning of building entries, fire control room, exits and waste bin store would yield increased retail space and street activation opportunities to the McLeod Street public domain.***

Applicant's response

The entire ground floor has been replanned and the residential apartments have been deleted. New retail space has been introduced to face the future park. Service areas have been replanned to maximise retail frontage to McLeod Road. Street activation is maximised.

Council's planner response

There is an increase in the retail floor area facing McLeod Road which will assist in activating the McLeod Road frontage of the site. This in turn will assist in activating the street frontage.

Panels concern

- 6. It would be beneficial for the retail space fronting the park to be extended towards the drainage easement, and this would also address privacy issues to the end unit. This could also be a suitable location for community related uses with direct access to the adjacent park.***

Applicant's response

New retail floor space is provided facing south and east generally consistent with the Panel recommendations.

Council's planner response

The new retail floor area facing south and east to activate the areas is supported.

Panels concern

- 7. The depth of the terraces on the ground level apartments proposed along the drainage easement façade appear very deep and colonnade style and result in reduced natural light and sunlight to internal spaces.**

Applicant's response

The ground floor apartments have been removed which has resolved the issue.

Council's planner response

The applicant's response is supported.

Panels concern

- 8. Residential entries should be legible from the street, scaled to suit the size of the development (typically double height) and provided with high quality details and weather and wind protection. Lobbies should incorporate sufficient space and furnishing to foster activity and opportunities for casual interaction of residents.**

Applicant's response

The ground level entries have been redesigned with the services rooms being replanned to maximise the street frontage. The foyers are fully glazed with high ceilings to facilitate easy wayfinding and accessibility.

Council's planner response

The modified plans show improvements being made to all entrance areas.

Panels concern

- 9. Ground floor units facing North and East are still accessed by long single sided corridors that are excessive in length, with convoluted access to a lift foyer that has no daylight. There should be clear lines of sight in and around entries, avoiding lengthy corridors with extensive changes of direction.**

Applicant's response

The ground floor apartments facing north and east have been removed which has resolved the issue.

Council's planner response

The applicant's statement is supported.

Panels concern

10. Additional detail on the design of cycle path and driveway crossovers, including visual cues and clear lines of sight to avoid risk of collision between cyclists and cars.

Applicant's response

Tree canopy has been increased to the north of swale.

Council's planner response

Council officers have assessed the development as being satisfactory in terms of landscaping and traffic management.

2 - Built form

Panels concern

- 1. The west elevation to McLeod Road should be further progressed with studies to ensure it is able to provide the necessary solar protection to large areas of glazing.**

Applicant's response

In areas with extensive glazing such as living spaces, large deep recessed balconies are proposed to offer effective shading. Large areas of glazing are avoided across the western façade with a combination of solid blade walls and colour backed glass being used. The window suits are articulated in design.

Council's planner response

The applicant's comments are supported. A mix of solid and glazed elements are used to define the western façade and appropriate articulation is demonstrated by the architectural elevation plans.

Panels concern

- 2. Building entry points should be more legible and clearly defined by building forms.**

Applicant's response

This is addressed under point 8 above under Public Domain and Ground Plane.

Council's planner response

The matter has been addressed under point 8 above under Public Domain and Ground Plane.

Panels concern

3. The tower should incorporate a setback to differentiate upper levels from its podium and to help mitigate wind impacts.

Applicant's response

The design incorporates a 3 metre wide awning above the ground level to mitigate the wind impacts from the upper floors.

Council's planner response

An awning is provided above the ground level which delineates the ground level from the higher floors of the building. It is also identified that the lower four floors of the building have a different design to the main tower building which is supported.

Panels concern

4. The proposed full height window slots incorporating small awning windows are inconsistent with the scale of the facades and reduce their quality. The design should be amended to avoid this detail and drawings provided at 1:20 or greater for this and other typical façade sections.

Applicant's response

The small awning windows have been deleted.

Council's planner response

The issue has been addressed with the small windows being deleted.

Panels concern

5. Small mechanical exhaust grilles punctuating solid façade planes should be amended to avoid this condition, with grilles either relocated, detailed differently or the mechanical strategy amended to vertical risers integrated at roof level.

Applicant's response

The exhaust grilles are intended to be integrated into the window frame openings and not into the flat plane of the solid façade.

Council's planner response

This is noted and satisfactory.

Panels concern

6. Finishes/opportunities for detail on the non-accessible rooftops needs clarification. These rooftops should ideally be landscaped (green/brown

roof) or provided with an appropriate finish to maintain visual amenity for residents of the development's upper levels.

Applicant's response

The landscape plans clarify the treatment of the roof areas.

Council's planner response

The landscape plans detail the treatment of the roof areas in an appropriate manner. Roof areas are either landscaped or treated with suitable finish to main amenity for the site.

Panels concern

3 - Apartment Planning

- 1. Apartments should incorporate recessed entries to improve amenity, privacy and break up long corridors.***

Applicant's response

The ground floor apartments have been replaced with retail tenancies. For the upper level apartments, corridor widths are greater than 2 metres in width to allow comfortable movement and access. Natural light and ventilation are also provided for every foyer of each floor.

Council's planner response

The amended plans show the following:

- Wide corridors for the upper floors of the building complex.
- Natural light and ventilation via glazing for every corridor within the building.

There are no exceptionally long dark corridors proposed for any part of the building.

Panels concern

- 2. Apartment layouts should be improved further to avoid bedrooms substantially recessed back from the building line with narrow window frontages.***

Applicant's response

The north facing apartments have bedrooms with deep indentations which affects 6 of the 236 apartments. This allows for articulation and certain roof cover. The window widths are 1.3 metres and are compliant with the Apartment Design Guide.

Council's planner response

The apartments in question are compliant with the Apartment Design Guide.

Panels concern

- 3. The drawings should be updated to show how apartment balconies and courtyards may be appropriately furnished.**

Applicant's response

All drawings have been updated to show how the apartment balconies and courtyards are finished.

Council's planner response

All drawings have been updated to show how the apartment balconies and courtyards are finished. The finishes are considered appropriate and match with the overall design of the building. The use of solid and glazed forms is appropriate for the development.

Panels concern

- 4. Details are needed to show how upper-level lift lobbies are naturally ventilated with only have one window orientation, or are they assisted mechanically?**

Applicant's response

Foyers and lift lobbies are naturally ventilated by an awning window within each corridor.

Council's planner response

The architectural floor plans are showing the windows for ventilation purposes.

Panels concern

- 5. Air Conditioner condensers on balconies do not achieve design excellence unless they are appropriately incorporated into the building design for both visual and acoustic amenity. Ideally condensers should be consolidated in unobtrusive locations on each floor or other appropriate locations without compromising amenity.**

Applicant's response

The air conditioner units across the lower levels are positioned discretely on the balconies and concealed behind the solid brick returns. The air conditioning units on the upper levels are positioned away from the building edges and wherever possible, are concealed behind a solid wall to avoid external negative aesthetic impact.

Council's planner response

The air conditioning units are shown on the plans as per the statements made. The applicant's response is supported. In addition, the matter concerning the presence of air condition units for apartments is addressed as a condition for Panel consideration.

Panels concern

- 6. Subject to review of the ground floor uses any units subject to overlooking from the rising Neil Street must be addressed with landscaping the road bridge berm to ensure privacy and acoustic amenity.**

Applicant's response

The ground floor has been replanned with the ground floor apartments being removed.

Council's planner response

The ground floor has been replanned with all the ground floor apartments being removed.

Panels concern

- 7. A full schedule of GBA and GFA figures for each building and overall building dimensions is to be provided at DA stage, and clear indication of how FSR has been determined.**

Applicant's response

Updated gross floor area diagrams have been provided for Council assessment.

Council's planner response

The gross floor area of the development has been calculated to allow Council to make an accurate assessment of the development. The applicant's calculation has been tested and determined as being accurate. The floor space ratio is calculated at 4.998:1 which is a compliant development.

4 - Landscape

Panels concern

- 1) The landscape concept on McLeod Road needs inclusion to understand how this contributes to the quality of the Retail spaces, and how vehicle / pedestrian conflicts can be resolved.**

Applicant's response

A 4 metre retail terrace is proposed facing west that has a lawn that slopes downwards. There are additional bollards provided along the vehicle access area.

Council's planner response

The landscaping plans have been assessed as being adequate and appropriate for the site subject to conditions.

Panels concern

- 2) The landscaped space between Tower A and B in Site 2 remains a concern as to how this space will not present CPTED issues. If it is to be secured and publicly inaccessible the DA proposal must more clearly resolve the quality of common open space potential and whether this can be better integrated into a precinct wide strategy including the public domain around Neill Street.**

Applicant's response

The space being referred to is now a retail zone.

Council's planner response

The space is now a retail zone which includes a pedestrian access area along the eastern curtilage of the retail outlet. The landscaping plans have been assessed as being adequate and appropriate for the site subject to conditions.

Panels concern

- 3) The landscaped rooftop terraces must have sufficient shade, amenity and details regarding landscape treatment, with consideration of microclimatic conditions and overall amenity through design with multi-use capability and amenities.**

Applicant's response

Approximately 85 square metres of shading in the form of canopy is provided to the BBQ area. A wide variety of amenity is provided through flexible lawn spaces and an outdoor cinema.

Council's planner response

The BBQ area is situated across the rooftop of level 20 of the main tower which in turn is to be shaded under a canopy structure. The rooftop landscaping is assessed as being appropriate for the location.

Panels concern

- 4) Demonstrate how rainwater will be harvested from the buildings to irrigate the communal open spaces and public park.**

Applicant's response

A rainwater tank is provided within the development to irrigate common open space areas.

Council's planner response

The information provided within the stormwater plans identify the installation of a 10,000 litre rainwater tank into the development to enable open space common areas to be watered and to enable water use within the car wash area. The rainwater tank is satisfactory.

Panels concern

5 - Sustainability

1) *An uplift beyond minimum BASIX requirements.*

Applicant's response

The development is making provisions that exceeds the minimum BASIX requirements including a rainwater tank for vehicle washing and irrigation purposes, provisions of PV and provision for electric vehicles.

Council's planner response

The development is exceeding the minimum BASIX Certificate requirements for water and energy. In this regard, a score of 42 and 33 is achieved for water and energy which exceeds the minimum provisions of 40 and 25 for both elements.

Electric vehicle charging facilities are to be provided within the development as well as a water tank for watering common areas and for use within the car wash bay. Various commitments are provided within the BASIX Certificate addressing energy conservation including:

- 4 star air conditioners.
- 3 and 4 star fixtures for toilets, taps and showerheads.

Panels concern

2) *Optimise building electrification with exclusion of gas appliances, inclusion of solar panels (and batteries where possible) to augment energy generation and management, and ceiling fans to all living areas and bedrooms.*

3) *Capacity for EV charging in basement parking.*

Applicant's response

A solar panel system is incorporated into the development. Rainwater tanks and electric vehicle charging facilities are also provided.

Council's planner response

A solar panel system situated across part of the northern roof area is incorporated into the development as well as a 10,000 litre rainwater tank and electric vehicle charging facilities within the basement car park area.

Council does not have any development controls that addresses appliances within apartments.

The BASIX Certificate submitted determines that the development will exceed the minimum water and energy need requirements for such a development and a satisfactory outcome is achieved.

Panels concern

4) More than ADG minimums for solar access and cross-ventilation performance.

Applicant's response

The amended drawings demonstrate solar penetration and cross ventilation of apartments.

Council's planner response

It is identified that at least 183 of the 236 apartments within the development or 77.5% will receive adequate sunlight at the winter solstice. In addition:

- At least 167 or 70.7% of apartments are cross ventilated.
- Only 13 apartments or 5.5% of the total number will receive no sunlight at the winter solstice.

This is satisfactory when considered under the Apartment Design Guide.

Panels concern

5) Glazing to be of appropriate dimensions with incorporated shading.

Applicant's response

In areas with more glazing such as living spaces, a large deep recessed balcony is provided to offer effective shading. Appropriate areas of glazing and a combination of solid blade walls with colour baked glass is used in the design to provide natural light while mitigating solar heat gain.

Council's planner response

Large deep recessed balconies are used in an appropriate manner to offer effective shading where required. The design provides appropriate levels of shading and sunlight penetration to apartments and the number of south facing apartments is minimized.

Panels concern

6) High levels of insulation and air-tightness coupled with a breathable façade.

Applicant's response

The specialist reports recommend compliance with all the relevant standards. The development will be constructed to the National Construction Codes 2019 requirements.

Council's planner response

This is noted and would be addressed as conditions of any consent that may be issued.

Panels concern

7) Extensive landscaping and allowance for a continuous tree canopy.

Applicant's response

Approximately 30% of the site comprises of tree canopy.

Council's planner response

The landscape plans are showing appropriate tree canopy where required which is appropriate for the location.

Panels concern

8) Reductions in embodied energy via use of sustainable materials.

9) At least one substantial building element designed for disassembly at end of life.

Applicant's response

The building is designed to meet the requirements of the National Construction Code, BASIX requirements, Section J and the Australian Standards.

Council's planner response

Building materials shown on the plans are to be long lasting. No rendering is proposed. Materials include masonry for the walls, stain and paint finishes, glazing using glass and colour back glass and various powder coat finishes.

Materials such as masonry and concrete are capable of being recycled and remade into new products.

Panels concern

10) Details of sustainability measures adopted are to be added to the drawings with solar, cross-vent and sun diagrams confirming how the ADG targets are achieved.

Applicant's response

The relevant drawings demonstrate improvements to the development including but not limited to solar penetration, cross ventilation and amenity.

Council's planner response

As identified within the assessment table "Apartment Design Guide", the development achieves a satisfactory design outcome with respect to apartment orientation, sunlight penetration and internal residential amenity.