

## Appendix F

### Design Excellence Panel issues of concern and discussion

#### **1 - Public Domain and Ground Plane**

##### **Panels concern**

- 1. Clarity and identity of street addresses for Building B & C which are currently difficult to identify and access from the public realm, particularly for visitors. The lobby design should be updated and drawings provided to demonstrate that wayfinding, legibility, human scale, and architectural detailing of a suitable standard have been incorporated.***
- 2. Consideration should be given to relocating the street address of Building C towards the south in closer proximity to the park to improve lines of sight and provide additional privacy for the adjacent ground floor apartment.***

##### **a) Applicant's response**

The foyers and facades of Buildings B and C have been doubled in height with full height glazing.

##### **b) Council's Planner response**

The plans are showing improvements with double height glazed foyers to both Buildings B and C. The improvements result in clear legibility of the entrance areas to both buildings.

- 3. The interface between street level apartments and adjoining roads, railway line and neighbouring station property has not been sufficiently well-resolved and several low-level apartments, particularly in Building B fronting the Neil Street overpass, appear to have privacy and amenity issues. The design should be updated to balance apartment privacy with outlook, including orienting floor plans to obtain oblique views, providing screening and clarifying the landscaping proposed for the site frontage.***
- 4. Apartments fronting the rail line are generally well below the train line. Further boundary fence details are required to demonstrate that apartments facing the train line have sufficient outlook and privacy via the landscaped buffer zone. External courtyard space should be utilised in the design of this buffer.***
- 5. The Panel encourages further development of the landscape design for the Neil Street verge to improve the interface between the property and the street and to better manage the relationship of the lower levels of Building B with the adjacent overpass.***

##### **a) Applicant's response**

Various improvements have been undertaken as follows:

- a) The ground floor of Building D feature neighbourhood shops.
- b) Building B and C ground floor apartments facing the railway have a multitude of screening devices. These include a 1800mm fence with landscaping on both sides separating the private open space and the common egress path. In addition, there are landscape planters and fencing along the railway corridor boundary.
- c) The northern ground floor elevation of Building B features landscaping.
- d) There is a 15.6 metre wide planted buffer zone between Neil Street and the 1.8 metre high perimeter fence for Building B. There is a further 4.4 metre to 6.4 metre setback between the fence and the apartment glass lines.

b) Council's Planner response

Improvements are made in relation to the ground floor of the buildings including:

- a) The use of neighbourhood shops across the ground floor of Building D instead of apartments.
- b) Use of landscaping and barriers alongside the northern and eastern curtilage of all three buildings.
- c) Building B is setback an adequate distance from Neil Street to permit wide planted buffers between Neil Street and the building.

**6. Consider providing common internal space for the use of residents (for example event space, common room, meeting room, music room, men's shed, craft room, yoga studio etc.) to areas of the ground floor to manage amenity issues.**

a) Applicant's response

All of building D (and Site 1) ground floor apartments have been changed to neighbourhood shops and retail. Most are likely to become food and beverage/ cafes uses, which will promote interaction.

A new park is being provided on the site through a separate development application.

A variety of communal open spaces have been made available to residents, including the rooftop garden and the ground floor communal open area.

b) Council's Planner response

The applicant's response is supported.

**7. The proposed fence design for ground floor apartments has not been sufficiently considered. Provide drawings showing well-detailed fences which are consistent with the architectural language of the buildings, integrated into the landscape and balancing privacy with security.**

a) Applicant's response

Fences are shown on the amended plans and refer to Drawing Number DA-B-50-0300.

b) Council's Planner response

The plans are showing typical fences to be 1.8 metres in height consisting of a solid masonry base of block wall material with 1.2 metre tall aluminium battens above. The fences are satisfactory in terms of appearance and materials.

**8. *Additional setbacks and apartment replanning is required in order to create adequately sized landscaped courtyards with good amenity for ground floor apartments, especially fronting the park and near building entries.***

a) Applicant's response

The amended design no longer features ground floor apartments facing the park, neighborhood shops have been added to enhance public activity in the area. The private open space for Buildings B and C are gated within the common open space for added security. Adequate landscape buffers have been provided to enhance privacy for the ground floor apartments.

b) Council's Planner response

The applicant's comments are supported with the plans showing a satisfactory level of amenity, privacy and security across the entire development.

**9. *Interface between Building D and the bus/parking structure adjacent to the station requires consideration including security lines and safety.***

a) Applicant's response

A designated pocket of open space with trees, seating and shade structures as part of a separate development application has been set aside on the southwest corner of the site separating the driveway entry of building D and the bus interchange. There is a 5.45m high continuous screen under the building awning with an opening where the loading dock entry is located.

Next to this opening is a gate separating the *Gardeners maintenance-only area* from the public realm.

b) Council's Planner response

The relevant plans are showing the presence of a small future pocket park adjacent to the south west portion of the site. There is a 5.45m high continuous screen under the building awning with an opening where the loading dock entry is located.

**10. *Consideration should be given to continuing the pathway between Building A and B to connect to the Neil Street overpass during the day as***

***part of the landscape design for the precinct. Well-designed, automated gates could be provided to secure the property at night.***

a) Applicant's response

The culvert easement corridor is not suitable as a thorough fare connection due to a significant embankment and presence of the overland bridge to north on Neil Street. Hence the easement corridor has been designed to be a gated communal open space exclusively to residents use for both site 1 & 2.

b) Council's Planner response

The culvert cannot be used as a through thoroughfare to Neil Street because the northern embankment is too steep for public access. Nearby constraints prevent such access from occurring. Instead, the easement corridor is designed to be a gated communal open space exclusively for the residents of Sites 1 and 2.

***11. Any required drainage points to the culvert should be integrated into the landscape design and shown on the drawings.***

a) Applicant's response

Detailed design will be undertaken during the design development stage.

b) Council's Planner response

This is noted.

***12. 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.***

a) Applicant's response

A delineated pathway is provided which features a clear line of sight.

b) Council's Planner response

The pathway while not forming part of the development application is clearly delineated and featuring a clear line of sight.

## **2 - Built Form**

***1. Building façades are to be further progressed to ensure all elevations appropriately balance homogeneity with variety. Detailing, shapes forms and proportions should be more consistent across the buildings, whilst maintaining a high standard of materials in differing colours and finishes.***

a) Applicant's response

The architectural plans are showing all the changes undertaken.

b) Council's Planner response

The architectural plans show a built form consistent with the applicable planning controls. The built form of the development is supported.

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

a) Applicant's response

This has already been addressed above.

b) Council's Planner response

This is agreed. The built form is addressed under Point 1 above Public Domain and Ground Plane and now considered satisfactory.

**3. *Tower(s) should incorporate a setback to differentiate from its podium and to mitigate wind impacts.***

a) Applicant's response

Canopies have been located above neighbourhood shops and these continue around much of building D ground floor for wind mitigation per the wind report. Refer also to wind report prepared by SLR. Architecturally there is no need for a podium.

b) Council's Planner response

A canopy or awning is provided above the ground floor neighbourhood shops of Building D. The structure continues around the southern and part of the eastern façade of Building D. However, it is identified that part of the awning along the west face of Building D will need to be removed due to encroachments onto adjoining land not part of the development application. This may be addressed as a condition for Panel consideration.

**4. *Building massing requires further consideration to avoid large vertically extruded elements, throughout the design, but particularly to the lift cores facing the railway line.***

a) Applicant's response

The cores have been expressed very purposefully to provide articulation and variation in height between the varied elements of buildings B, C and D2.

b) Council's Planner response

The design of the topmost elements including the lift overruns have been improved and now considered acceptable for each building.

**5. *Privacy issues between apartments, especially on the upper levels of Building D, are to be addressed. Priority should be given to apartment planning improvements rather than simply adding privacy devices.***

a) Applicant's response

Refer to the latest architectural set of plans for details.

b) Council's Planner response

The degree of privacy within tower building D is now acceptable following a redesign of part of the tower.

**3 - Apartment planning**

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

a) Applicant's response

Greater than minimum (2m wide) corridor widths are provided to allow comfortable movement and access. Natural light and ventilation are also provided for every lobby of each floor.

b) Council's Planner response

The corridors exhibit satisfactory design and layout.

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

a) Applicant's response

The layouts of apartments have been revised.

b) Council's Planner response

The revised layout of each apartment is considered satisfactory for residents.

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

a) Applicant's response

The balconies and private open space courtyards have been revised.

b) Council's Planner response

All balconies are useable entities and allow for suitable use. All balconies are attached to main living areas of apartments.

**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?**

a) Applicant's response

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

b) Council's Planner response

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

**5. AC 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.**

a) Applicant's response

The air conditioner units on the lower levels are positioned discretely on the balconies and concealed behind the solid brick upturns. On the upper levels, these are located away from the building edge and wherever possible, concealed behind a solid wall to avoid external negative aesthetic impact.

b) Council's Planner response

The applicant's statement is supported. The air conditioner units are appropriately located within each apartment and not visible to public spaces.

**6. Subject to review of the landscape treatment to the north of Tower B any units subject to overlooking from the rising Neil Street must be addressed with consideration of the road bridge berm to ensure privacy and acoustic amenity.**

a) Applicant's response

This item is already covered above.

b) Council's Planner response

This item is covered at Point 5 above under Public Domain and Ground Plane and now considered satisfactory.

- 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.**

a) Applicant's response

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

b) 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 floor space ratio of the development is calculated at 4.808:1 which is acceptable.

#### **4 - Landscape**

- 1. 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.**

a) Applicant's response

The space being referred to is now a retail zone.

b) 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 adjacent to Site 1. The ground floor apartments have views towards a landscaped area and the retail zone. The area is appropriately secured.

- 2. 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.**

a) Applicant's response

A wide variety of amenity is provided through flexible lawn species, plantings and outdoor cinemas.

b) Council's Planner response

The rooftop areas include BBQ, seating and TV screens. The areas are situated under cover. Landscaping is assessed as being appropriate and suitable for the location.



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

a) Applicant's response

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

b) Council's Planner response

The information provided within the stormwater plans identify the installation of three rainwater tanks across the basement for watering open space common areas and to enable water use within the car wash area. The volume exceeds 10,000 litres. The rainwater tanks are satisfactory.

**4. *Opportunities should be explored to ensure that adequately scaled landscaping can be provided in deep soil as a visual and psychological buffer between the rail line and the lower-level apartments which are below the train level.***

a) Applicant's response

Landscape buffers have been provided for visual purposes and for privacy between the rail line and apartments.

b) Council's Planner response

The landscape buffers have been improved and now assessed as being satisfactory.

**5. *Updated drawings, including sections, are to be provided to demonstrate that appropriate amenity is achieved for ground floor and level 1 apartments facing the railway line. This should include exploration of opportunities to provide additional pockets of deep soil along the development's interface with the rail corridor.***

a) Applicant's response

The details are provided within the amended plans.

b) Council's Planner response

The additional landscape buffer alongside the eastern boundary of the site is assessed as being acceptable by Council and Sydney Trains.

**5 - Sustainability**

**1. *An uplift beyond minimum BASIX requirements.***

a) 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.

b) Council's Planner response

The development is exceeding the minimum BASIX Certificate requirements for water and energy. In this regard, a score of 41 and 27 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 water tanks 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.
- 2. Optimise building electrification with exclusion of gas appliances, and inclusion of solar panels (and batteries where possible) to augment energy generation and management.**
- 3. Inclusion of ceiling fans to all living areas and bedrooms.**
- 4. Capacity for EV charging in basement parking.**

a) Applicant's response

Rainwater tanks and electric vehicle charging facilities are provided into the development.

b) Council's Planner response

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 for each apartment.

**5. More than ADG minimums for solar access and cross-ventilation performance.**

a) Applicant's response

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

b) Council's Planner response

It is identified that at least 224 of the 303 apartments within the development or 73.9% will receive adequate sunlight at the winter solstice. In addition:

- At least 198 or 65% of apartments are cross ventilated.
- Only 39 apartments or 12.8% of the total number will receive no sunlight at the winter solstice.

This is satisfactory when assessed under the Apartment Design Guide.

**6. *Glazing to be of appropriate dimensions with incorporated shading.***

a) 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.

b) 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 as much as possible.

**7. *High levels of insulation and air-tightness coupled with a breathable façade.***

a) 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.

b) Council's Planner response

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

**8. *Extensive landscaping and allowance for a continuous tree canopy.***

a) Applicant's response

Approximately 30% of the site comprises of tree canopy.

b) Council's Planner response

The landscape plans are showing appropriate tree canopy that is appropriate for the location.

**9. Reductions in embodied energy via use of sustainable materials.**

**10. At least one substantial building element designed for disassembly at end of life.**

a) Applicant's response

The building is designed to meet the requirements of the National Construction Code 2019, 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.

**11. Details of sustainability measures adopted are to be added to the drawings.**

a) 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.