

DEP key issues:	Response
<p><b>Site Strategy</b></p> <ul style="list-style-type: none"> <li>Extend the solar analysis so include Friend Park, ensuring this is not overshadowed in the morning throughout the year.</li> <li>Ensure that proposed retail uses support the character of active street frontages to Station St.</li> <li>Improve siting and main arrangement of building massing – current configuration is not sophisticated enough, very rigid, provides poor public amenities, and generates privacy issues between units.</li> </ul>	<p><b>Applicant:</b></p> <ul style="list-style-type: none"> <li><i>Solar analysis extended to show park "Friends Park" across Station Street.</i></li> <li><i>Windows facing 108 station street relocated for privacy.</i></li> <li><i>Proposed commercial tenancy (retail)</i></li> </ul> <p><b>Council:</b></p> <ul style="list-style-type: none"> <li>Solar diagrams that include Friend Park, the proposal will not overshadow Friend Park.</li> <li>The two commercial tenancies will provide active street frontages to Station Street.</li> <li>The units on level 6 will not be impacted by the communal open space. The landscaped area will also provide privacy for the units on this level.</li> </ul>
<p><b>Street interface</b></p> <ul style="list-style-type: none"> <li>The depth of lobbies from the street boundary and the poor sightlines from the street could represent a public safety risk. Generally the design of the ground floor must be developed to possess good CPTED principles.</li> <li>The ground floor design proposes a poor quality and inactive street interface with much of the building's street presence being comprised of plant and services. The ground floor should be reviewed with greater consideration for the impact and placement of services on streetscape, looking for opportunities for increased fenestration.</li> <li>No substation is shown on the plans. The proponent believes there is sufficient supply available from the neighbouring building. Evidence to support this is required.</li> <li>Detail and placement on the HBV strategy is required along with a description of how its placement will reduce impacts on the street.</li> </ul>	<p><b>Applicant:</b></p> <ul style="list-style-type: none"> <li><i>Commercial lobby redesigned. Commercial tenancy at active street front.</i></li> <li><i>Substation to be utilised from 108 Station Street.</i></li> <li><i>Fire Booster hydrant cupboard nominated off laneway.</i></li> <li><i>Refer to traffic engineers drawing for HBV manoeuvre and strategy.</i></li> </ul> <p><b>Council:</b></p> <ul style="list-style-type: none"> <li>The ground floor has been redesigned to reduce the depth of the lobbies. The child care centre is located towards the rear and has direct access from Station Street, but also provides access from the basement directly to the child care centre.</li> <li>The fire hydrant/ services has been moved to the southern side of the building.</li> </ul>

	<ul style="list-style-type: none"> <li>The applicant stated that they will utilise the substation at 108 Station Street.</li> </ul>
<p><b>Massing &amp; Levels</b></p> <ul style="list-style-type: none"> <li>Floor to floor heights are set at 3.1m from level 1 upwards, reconfigure these to allow for future flexibility, including the following:           <ul style="list-style-type: none"> <li>Increasing the floor-to-floor height to level 1, to allow for a range of commercial uses.</li> <li>Ensure that there is sufficient space beneath inset balconies, roofs and roof terraces to allow for insulation / roof finishes and generous ceiling heights.</li> <li>Allowing for structural transfer slabs to the basement.</li> <li>Allow structural- and services transfer zone under residential floors.</li> </ul> </li> </ul> <p>Garbage chute is not an elegant building massing feature – reconfigure to be concealed within the building envelope.</p>	<p><b>Applicant:</b></p> <ul style="list-style-type: none"> <li><i>Level 1 childcare floor to floor height increased from 3.1m to 3.6m for flexibility or commercial use and allowance for structural transfer slab.</i></li> </ul> <p><b>Council:</b></p> <ul style="list-style-type: none"> <li>The floor to floor has been described in detail in Attachment 8 and the main body of the report.</li> <li>The garbage chute is integrated into cupboard spaces on each level.</li> </ul>

<p><b>Layouts and Orientation</b></p> <ul style="list-style-type: none"> <li>• 42 out of 59 apartments (71%) are predominantly west-facing, consider the following to minimise impact from the harsh afternoon sun:</li> <li>• Reconfigure the larger tower so that more apartments, particularly habitable rooms, are facing north or east to significantly improve the interior spaces.</li> <li>• Provide elevational façade treatments to western facades, including screening and shading devices.</li> <li>• The eastern seven storey block has a symmetric floorplan which does not respond to the different environmental conditions for the north and south.</li> <li>• Single aspect west-facing apartment is included in cross ventilation calculations however does not appear to comply with the ADG requirements.</li> <li>• Fire egress strategy to be coordinated with qualified consultant – there are several non-compliances in the submitted documentation.</li> <li>• Unreasonable amount of service spaces indicated on Ground Floor.</li> <li>• Secondary stair / lift and corridor for childcare to be reviewed.</li> <li>• Internal circulation on LGF, GF, and level 1 to be reviewed from a functionality point of view.</li> <li>• Secondary lift to be checked for wheelchair compliance – seems to be too small.</li> <li>• Check solar access requirements in detail – some of the living areas don't allow for proper direct sun access.</li> <li>• Seek input from a Vertical Transport engineer on lift strategy to service the apartments. Confirmation required that 2x lifts is sufficient to serve this many apartments and that the sizing is adequate for accessibility, emergencies services and movement of furniture.</li> </ul>	<p><b>Applicant:</b></p> <ul style="list-style-type: none"> <li>• <i>Layout redesigned for better connection from lower ground to ground.</i></li> <li>• <i>Childcare foyer relocated for better accessibility and access to natural sunlight</i></li> <li>• <i>Hydrant booster location nominated</i></li> <li>• <i>Proposed integrated amenities into forecourt</i></li> <li>• <i>Commercial and services revised</i></li> <li>• <i>EOT facility provided for residential building</i></li> </ul> <p><b>Council:</b></p> <ul style="list-style-type: none"> <li>• An ADG assessment of the solar access, and ventilation in contained in Attachment 8.</li> <li>• The ground floor plane has been revised to provide a level of separation between the uses and entrances to these spaces.</li> <li>• End of trip facilities are provided in 'Basement Level 1'.</li> </ul>
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<p><b>Communal Open Space &amp; landscaping</b></p> <ul style="list-style-type: none"> <li>• The communal open space will be overlooked by apartments and</li> <li>• Single egress from the bridge does not appear to be sufficient for the size of the communal open space</li> <li>• Level 2 roof terrace area to be defined – due to the privacy issue it is not suitable for communal open space – functional and maintenance strategy required.</li> </ul> <p><b>Landscaping</b></p> <ul style="list-style-type: none"> <li>• Deep soil zone not demonstrated, please review to meet minimum requirements</li> <li>• Amend the incorrectly calculated communal area calculation at L4 which currently includes non-traversable raised planter.</li> </ul>	<p><b>Applicant:</b></p> <ul style="list-style-type: none"> <li>• <i>Level 2 is non-trafficable landscape area. Level 2 footprint redesigned to allow natural lighting to level 1 play area.</i></li> <li>• <i>Refer to landscape architect plans for childcare play area design and maintenance strategy.</i></li> <li>• <i>Communal Open space includes landscaping and usable terrace roof area.</i></li> </ul> <p><b>Council:</b></p> <ul style="list-style-type: none"> <li>• The communal open space provides for</li> <li>• Given the site is within a town centre, deep soil has not been provided and in this instance is considered acceptable. The ADG also states that it may not always be possible on some sites to achieve this design criteria with i.e. 100% site coverage or non-residential uses at ground floor level, such as this case. However, on structure planting has been provided on levels 2 and 6.</li> </ul>
<p><b>Waste Management Strategy</b></p> <ul style="list-style-type: none"> <li>• Reconfigure the route from the bin store to the external ramp, resolving turning circles and steep gradients.</li> <li>• Resting bins are predominant and visible from Station St, review this strategy to improve the interface with the public.</li> </ul>	<p><b>Applicant:</b></p> <ul style="list-style-type: none"> <li>• <i>Commercial waste strategy via internal corridor to basement via lift.</i></li> <li>• <i>Architectural plans coordinated with waste report. Refer to Waste management report for bins requirements and removal strategy.</i></li> </ul>

<ul style="list-style-type: none"> <li>Bin tug does not appear to fit into the Bin Tug room – chute and waste storage area relationship requires reconfiguring to function properly.</li> <li>Submitted drawings indicate the loading area on the Western side of the Loading bay, which means each bins to be pushed up on the steep lane.</li> <li>Review provision of bin rooms at each floor appears to have insufficient capacity for recycling and FOGO.</li> <li>Prepare a waste management strategy to address these issues.</li> </ul>	<p><b>Council:</b></p> <ul style="list-style-type: none"> <li>A waste management plan has been submitted with the application.</li> <li>The waste collection will occur on site, a turn table has been provided along the southern side of the building.</li> </ul>
<p><b>Ground plane / Childcare Design</b></p> <ul style="list-style-type: none"> <li>The northern side, 2-6 outdoor area is a dark, internal space, cannot be considered as an outdoor play area for a childcare centre.</li> <li>Maximise natural light to the external spaces to the childcare. Consider reconfiguring the perimeter balustrade to allow for this.</li> <li>Clarify pick up and drop off strategy to the childcare. This strategy should include a consideration for pedestrian circulation to and through the tenancy at peak times. How do 120 children and their carers safely access the building during peak drop off and pick up times.</li> <li>Consider strategies to improve the visibility and natural light amenity to the internal stair between ground floor and level 1.</li> <li>Plant and servicing rooms, as well as service corridors appear oversized with access to natural light.</li> <li>Glazing setback to Station St is excessive and may cause issues from a CPTED perspective.</li> <li>Confirm the intended use of the ground floor internal plant rooms which appear oversized.</li> </ul>	<p><b>Applicant:</b></p> <ul style="list-style-type: none"> <li><i>Layout redesigned for better connection from lower ground to ground.</i></li> <li><i>Childcare foyer relocated for better accessibility and access to natural sunlight</i></li> <li><i>Hydrant booster location nominated</i></li> <li><i>Proposed integrated amenities into forecourt</i></li> <li><i>Commercial and services revised</i></li> <li><i>EOT facility provided for residential building</i></li> </ul> <p><b>Council:</b></p> <ul style="list-style-type: none"> <li>The plant and servicing rooms have been reduced in area.</li> <li>The ground floor has been revised to provide separation of the uses in the site.</li> <li>The hydrant has been relocated to the southern side of the building.</li> </ul>

<p><b>Materiality and Façade Treatment</b></p> <ul style="list-style-type: none"> <li>Propose a quality material pallet for the tower rather than paint and render proposed.</li> <li>Allow for the internal spaces to inform the rhythm of the façade, rather than adding on frames which do not relate to the overall scheme.</li> <li>The size of the windows to be checked for compliance – they seem to be too small even to comply with the minimum NCC requirements.</li> <li>In general, the articulation of the façade should be improved.</li> <li>The Panel acknowledges that there have been design updates made in response to the comments received from the last DRP. However, these design changes have not sufficiently addressed the Panel's recommendations to improve the buildings materiality or composition of the elevation.</li> <li>The proponent is encouraged to revisit all feedback received and clearly articulate how this project intends to achieve design excellence?</li> </ul>	<p><b>Applicant:</b></p> <ul style="list-style-type: none"> <li><i>Windows proposed at 10-15% of room area to reduce thermal loss.</i></li> </ul> <p><b>Council:</b></p> <ul style="list-style-type: none"> <li>The proposal has retained the use of render/paint to the external walls, similar to that at 108 Station Street.</li> </ul>
<p><b>End of trip facilities</b></p> <ul style="list-style-type: none"> <li>Demonstrate sufficient end of trip facilities are provided for staff and bike parking for residents.</li> <li>Bicycle parking located in the residential &amp; childcare lobbies is not supported as it could represent a hazard to the safe entry and exit of the building.</li> </ul>	<p><b>Applicant:</b></p> <ul style="list-style-type: none"> <li><i>EOT facility provided for both commercial and residents e.g. bicycle parking and accessible WC</i></li> <li><i>Bicycle parking for staff and resident requirement are meet as set out in compliance table.</i></li> </ul> <p><b>Council:</b></p> <ul style="list-style-type: none"> <li>End of trip facilities are provided in 'Basement Level 1'.</li> <li>The bicycle parking having been removed from the lobbies. They are located within the basement levels and four are located in the forecourt area along Station Street.</li> </ul>
<p><b>Context</b></p>	<p><b>Applicant:</b></p> <ul style="list-style-type: none"> <li><i>Solar and shadow analysis extends to adjoining lot</i></li> </ul>

<ul style="list-style-type: none"> <li>• Add the surrounding context to the drawings to clarify relationship and impact to adjoining buildings.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Site analysis provided</i></li> </ul> <p>Council:</p> <ul style="list-style-type: none"> <li>• Site analysis provided and shadow diagrams have been provided for consideration and assessment.</li> </ul>
<p><b>Sustainability</b></p> <ul style="list-style-type: none"> <li>• Identify sustainability principles and initiatives for the project to reduce energy consumption and minimise the buildings contribution to heat island effect.</li> <li>• The proposal appoints a large portion of the apartments to the west which will result in high solar loading of apartments. Please identify strategies which will be incorporated into the design to mitigate this?</li> </ul>	<p>Applicant:</p> <ul style="list-style-type: none"> <li>• <i>Proposed all unit to have ceiling fans to reduce heating/ cooling loads.</i></li> <li>• <i>Louvre to western façade to reduce afternoon solar heating.</i></li> <li>• <i>Windows proposed at 10-15% of room area to reduce thermal loss.</i></li> </ul> <p>Council:</p> <ul style="list-style-type: none"> <li>• In addition to the applicant's response above, the application is accompanied by a BASIX Certificate and solar panels are provided to the taller building facing Station Street.</li> </ul>