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12 May 2022

Ms Fiona Prodromou  
Senior Development Assessment Planner  
Bayside Council  
PO Box 21  
Rockdale NSW 2216

RFI and DRP response DA-2020/391, 588-592 Princes Highway, Rockdale

Dear Fiona

Please find below a response prepared with the assistance of Mako Architecture to the Design Review Panel minutes issued 27 April 2022, your RFI of 14 March 2022 and the Development Engineer's request forwarded 28 April 2022 .

The following revised plans reflect the responses and have been uploaded to the Planning Portal for your assessment.

- Revises Architectural Plans;
- Revises Landscape Plans; and
- BASIX certificate under separate cover;

I trust that the resubmitted development application addresses concerns raised by Council and the Panel and look forward to the determination of the application.

Please contact me should you require any additional information or clarification.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'gdowling', is placed below the 'Yours Sincerely' text.

Greg Dowling  
BAS (Env Pl) M Urb Des (Syd) MPIA

Council Request for information / Changes	Response to Comments
<b>Design Principles</b>	
<p><b><u>Contamination</u></b></p> <p>Response from Councils Environmental Scientist pending.</p>	
<p>1. <b><u>Engineering / Landscape Review</u></b></p> <p>The applicant needs to address that the truck loading bay (including access to the loading bay) does not comply with AS2890.2:2018. In particular the gradients on the basement access ramp need to be amended to comply with AS2890.2:2018.</p> <p>The current gradient of 1:4 (25%) on the ramp does not comply and is not supported, the gradient needs to be revised to 1:6.5 (15.4%) to comply. Please note that the gradient for the first 6m on the ramp needs to be no greater than -5%.</p>	<p>-</p> <p>Refer to attached advice from NK Traffic on the design solution for the ramp gradient and truck turning. Note that the site is of insufficient length to accommodate a ramp that adopts the AS gradient standards.</p> <p>The design solution is reflected in the resubmitted architectural plans.</p>
<p>2. <b><u>Unit / POS Sizes</u></b></p> <p>a. <b><u>Apartment Type 2A</u></b> (L0.02/ L03.02) (2 x 2 bed units) -2 bed internal area 67.4sq/m in lieu of 70sq/m</p> <p>b. <b><u>Apartment Type 2B</u></b> (L4.02 – L12.02) (9 x 2 bed units) - 2 bed / 2 bath 72.6sq/m in lieu of 75sq/m</p> <p>c. <b><u>Apartment Type 2G</u></b> (L3.05-L12.05) (10 x 2 bed Adaptable units) - POS 9sq/m in lieu of 10sq/m</p>	<p>The apartments have been adjusted in the resubmitted architectural plans as set out below by Mako Architecture and as accepted by the DRP.</p> <p>a. Internal area of apartment has been increased to 70.2sqm.</p> <p>b. Updated plan increases area slightly to 73sqm and proposes minor reconfiguration of bathroom and storage. The apartment layout is functional, with generous room proportions, clear connections between spaces, good adjacency relationships and furnishable zones clear of circulation desire lines. The layout incorporates a walk in laundry cupboard and a convenient WFH space. The apartment achieves spatial objectives despite being less than the criteria because of its efficiency of circulation space, whereas most apartments include several square meters of dedicated circulation space.</p> <p>To illustrate, Apartment 2E is larger in size, yet offers no functional advantage. Additionally, the criteria could be technically met by deleting one bathroom, which would not result in greater amenity.</p> <p>Therefore, the apartment is considered to meet AGD objectives on its merit.</p> <p>c. Balcony has been increased in size to 10sqm and retains it's roughly square proportion which offers excellent furnishing flexibility. Furthermore, the balcony's size and location relates to the provision of solar access to the apartment as well as adjoining and connecting to the internal living space to making the configuration an</p>

	effective indoor outdoor living space with significant frontage.
d. <u>Apartment Type 2H</u> (L2.06 to L9.06) (8 x 2 bed units) - 2 bed internal area 69.5sq/m in lieu of 70sq/m	d. Apartment Type 2H – the internal area of apartment has been increased by 0.1sqm to achieve criteria.
e. <u>Apartment Type 3A</u> (L02.01- L12.01) (11 x 3 bed) - 3 bed / 2 bathroom 90.2sq/m proposed in lieu of 95sq/m	e. Apartment Type 3A - The apartment layout is functional and incorporates adequate room dimensions, notably a 7.5m long x 4.1m wide living area with excellent daylighting by virtue of it's corner location. The apartment benefits from three orientations and as such has a beneficial maximum depth of 7.3m, allowing light and air to penetrate most of the apartment including circulation space. Despite being below the criteria, the layout achieves excellent spatial separations, functional room proportions and carefully considered adjacencies.
	The criteria could be achieved by deleting one bathroom which would not improve the amenity of the apartment.
	Therefore, the apartment is considered to meet AGD objectives on its merit.

### **Communal Open Space**

3D of ADG requires 25% site area = 519.25sq/m – 480sq/m proposed at roof, deficiency of 38.75sq/m. Terraced planter adjoining southern tail of building not included in calculations, calculations identified in red below.

Suggested solution unit 10.05-2G be converted to an internal communal room. Given the scale and number of units within the development this is not deemed unreasonable and would be beneficial.

Suggested inclusions to maximise amenity, encourage social interaction for future residents and improve sustainability in COS, addition of toilet, vegetable / herb gardens, children play area.

Nil detail provided with regards to shade structures within Level 11 communal area. Relevant detail requested. i.e. height, materials, RL etc.

ADG communal open space provisions and compliance is misrepresented.

The communal open space accords with the ADG design criteria of 25% of site area comprising the main rooftop areas as the 'principle useable part' complemented by common landscape areas, and publically accessible open spaces at ground level and upper levels as referred in the ADG (p54 ) as:

- "additional landscape area, circulation space and areas for passive use and outlook" and
- "public land used for open space and vested in or under the control of a public authority".

The communal open space has been refined in response to Council and Panel comments but it is not agreed that there is a deficiency or that an internal common room is warranted or reasonable given the amount of communal space provided.

Refer to plans 1724 - DA2 2001 and 1724 - DA2 1005 for details of the shade structure, which has a height of 3.1m and materials comprising of steel and woven metal tensile infill.

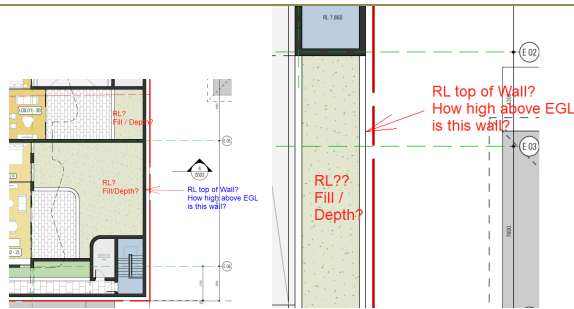
### **3. Services in Green Gateway**

Gas regulator / water meter / hydrant booster in princes highway green gateway / deep soil zone to be relocated into building envelope, not to be located in green gateway.

Services have been incorporated into the building fabric except for the hydrant booster which is required at this frontage and if not placed at the boundary would require a hard stand which would be a less desirable landscape outcome.

### **4. Sustainability**

<p>Revised BASIX pending.</p> <p>Incorporate the following to maximise sustainability in development and satisfy 6.14 (4)(vii) of RLEP 2011, specifically 'sustainable design'</p> <ul style="list-style-type: none"> <li>a. Vegetable / herb gardens &amp; composting facilities within the communal open space rooftop.</li> <li>b. Solar panels</li> <li>c. Electric Vehicle charging stations.</li> </ul>	<p>BASIX Certificate provided under separate cover.</p> <p>The identified sustainable measures have been incorporated into the resubmitted plans as follows</p> <ul style="list-style-type: none"> <li>a. Productive garden space and composting provided in rooftop open space.</li> <li>b. Solar panels located on tower rooftop.</li> <li>c. Four EV charging stations are provisioned within the basement including 1 on Basement level 1, 2 on Basement level 2 and 1 on basement level 3. Three of the four are for use by residents and have been located in visitor spaces to enable sharing. One of four has been allocated to commercial parking area.</li> </ul>
<p>5. <b><u>Street &amp; Green Gateway Trees</u></b></p> <p>Green Gateway - Tree Species: Tristanopsis laurina ssp, pot size of 600L (minimum), 8m apart are required.</p> <p>Landscape Plans show;</p> <ul style="list-style-type: none"> <li>• Green gateway – Eumundi Quandong (wrong species) to Princes Highway frontage and 200L pot size in lieu of 600L</li> <li>• Street Trees - Correct species proposed, however a smaller pot size of 200L is proposed, in lieu of 600L.</li> </ul>	<p>Refer to revised Landscape Plans and may be made a condition of consent if required.</p>
<p>6. <b><u>Privacy</u></b></p> <p>Unit L2 – 25.04/2C – adjoining 1A Lister Ave, balcony edge 4.4m from west facing windows on 1A Lister – proposed 1m high planting will not aid in visual privacy. Balcony to be limited to front Lister Ave, east facing balcony to be deleted and made mass planting adjoining bedroom / bathrooms of this unit so that there is no overlooking into adjoining bedrooms / bathrooms of units in 1A Lister.</p>	<p>Unit L02.04 – 2C balcony reduced with a planter bed introduced to avoid angular view to adjoining habitable rooms.</p>
<p>7. <b><u>Privacy</u></b></p> <p>1.8m high fixed privacy screen to eastern side of balcony to units 2.04 / 3.04 / 4.04 to maintain visual privacy.</p>	<p>The angular view from unit L03.04 and L04.04 balconies to adjoining habitable rooms is inhibited by added screens as shown on plan 1724-DA2 1003.</p>
<p>8. <b><u>Clarification of RLs / Fill</u></b></p> <p>Level 00 &amp; Level 01 – Clarification sought, levels not identified on Architectural or Landscape Plans. Seek to understand height of walls on eastern boundary.</p>	<p>The required RL's are now indicated on plans and elevations.</p>



## 9. Car Wash Bay

3.5m width can be shared with visitor space.  
Not identified on plans, please provide.

The car wash bay is shown on plan 1724\_DA2 1001 located on Basement Level 01 near the residential waste room.

## 10. Work From Home

SEPP 65 statement says “High number of 1 and 2 bedroom apartments with integral WFH facilities (72%)” Please clarify how this is the case? Studies / nooks not annotated on plans.

The study nooks with desk and chair are indicated on general arrangement plans and apartment details.

## 11. Silver Level Units

Please clarify how many of the 101 units are designed as such. Not clarified in SEPP 65 assessment.

There are a totals of 21 Silver Level apartments.

Refer drawings 1724\_DA2 4102 [A] + 1724\_DA2 4103 [A] indicating units designed to meet Silver Living standards.

## Design Panel Comments

## Response to Comments

### Design Principles

#### Context and Neighbourhood Character

The proposal has been extensively redesigned to accord with the planning controls applying to the site while permitting GFA from the road reservation to be re-massed into the tower element.

No response required.

The decreased height and increased setbacks in this revised scheme accord more closely with Council DCP Controls and are supported by the panel.

#### Built Form and Scale

The panel notes and supports the preservation of the ‘tower’ and ‘tail’, at this significantly reduced scale. The panel supports the re-design of the Commercial tenancies; the adjustment in floor to floor height to 3.1 metres; and withdraws previous objections to the setback of the upper levels of the tower – which it sees as integral to the concept of the “tower” and ‘tail’.

No response required.

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## Density

The massing, density and building footprints have been reduced significantly to accord with planning controls.

No response required.

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## Sustainability

Sustainability commitments are not clear. The panel is not satisfied that the additional sustainability provisions outlined in the Design Verification Statement enable the project to achieve Design Excellence.

The panel recommends that at a minimum the 'tower' roof could incorporate a large solar plant. Solar panels should be integrated into the rooftop to power the communal space, lobbies and car park.

EV charging points be integrated into the development for each dwelling with a car space.

The building is electrified and does not install and replaces typical gas systems with heat pump hot water and electric induction cooktops

Operable windows to all bathroom on external walls

Utilization to the rooftop space of the northern portion of the building should maximise the delivery of Photovoltaic panels for solar power generation.

It is noted that Clause 29 (3) of the EP& A Reg states that *"If the development application is accompanied by a BASIX certificate ..., the design quality principles do not need to be addressed to the extent to which they aim—*

*(a) to reduce consumption of mains-supplied potable water or greenhouse gas emissions in the use of—*

*(i) the building, or (ii) the land on which the building is located, or*

*(b) to improve the thermal performance of the building.*

Notwithstanding, the Council identified sustainable measures above have been incorporated into the resubmitted plans as follows:

- a. Productive garden space and composting provided in rooftop open space.
- b. Solar panels located on tower rooftop.
- c. Four EV charging stations are provisioned.

However, despite their worthiness, fully electrifying the building and providing each parking space with charging facilities is excessive and premature without supporting government policy frameworks and infrastructure.

All bathroom windows on external walls are operable and may be made a condition of consent.

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## Landscape

The overshadowing of the major open space on the roof in the cooler months by the tower portion to the north was not seen as desirable.

The requirement for solar access during these months is critical to the use and enjoyment of this space. It was also noted that wind protection is vital for suitable environmental comfort levels to be achieved.

Further design is needed for this major space to provide a range of environments and amenity thereby encouraging use through seasonal periods.

The design layout should develop greater opportunities for connection to landscape and external spaces, noting in particular a poor visual connection from the southern lift lobbies to external views, to the rooftop landscape from the

The midwinter shadowing of the communal open space is regrettable but unavoidable given the LEP height provisions and downward slope of the land.

Notwithstanding, the space allows different zones for flexible uses that can adjust to seasons and timed solar access while vegetation, the central lift core and wc, and the shade structure ameliorate excessive wind effects.

The relationship of Level 1 and 10 lobbies to adjoining landscape areas has been significantly improved, while views out of the remaining lobbies of that core have been improved.

The Level 1 terrace has been closed to private use and will be landscaped as part of the communal open space for environmental contributions, privacy and outlook.

<p>northern lift lobby and a landscape space on level 1 adjacent to the vehicular ramp which appears inaccessible.</p> <p>Resolution of the vehicular ramping interface with apartments should deliver greater opportunities for landscaped spaces.</p> <p>Landscape plans needs to provide confirmation of soil depths to planters and to turf areas to ensure the proposed design can be achieved and ADG soil depths and volumes can be supported.</p> <p>The quality of the rooftop communal open space is supported, noting this space should also provide amenities such as an accessible WC, productive landscape area and would be enhanced if a space for children's play was incorporated into otherwise passive recreation.</p> <p>The panel considers the quantity of communal open space to be deficient and encourages a communal internal room, in association with the rooftop terrace to be provided. This could also deliver open clear views to this space and the above mentioned WC facilities.</p>	<p>The ramp has been capped and a landscaped area introduced resulting in unit L00.01 being moved and L00.02 reducing in size from a 2 bed to 1 bed apartment.</p> <p>Levels have been added to respective landscape plans.</p> <p>Noted. An accessible WC is already provided on the rooftop while it is considered that sufficient spaces and opportunity are provided to encourage children's play without introducing play equipment which would inappropriately reduce flexibility and opportunity.</p> <p>As noted above, the amount of communal open space meets the ADG criteria when read correctly, and while opportunities for a meeting space have been investigated in the ground and lower floors, no reasonable opportunity exists.</p>
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### Amenity

<p>This is generally acceptable with the exception of a couple of notable areas discussed at the meeting;</p> <p>* Unit L00.01 – 3B and the relationship between the bedroom windows and the car park entry.</p> <p>* The relationship between Unit L02.06-2H and Unit L02.01-3A.</p>	<p>Amenity of identified apartments has been addressed as follows:</p> <p>Unit L00.01 has been relocated and the ramp capped and landscaped as described above.</p> <p>The open space between bedrooms of Unit L02.06-2H and t L02.01-3A will be inaccessible and landscaped for privacy and outlook.</p>
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### Safety

<p>The panel notes the improvements made, the widening of the residential entrance, their improved relationship with the street and the more direct and generous lobbies and corridors.</p>	<p>No response required.</p>
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### Housing Diversity and Social Interaction

<p>The unit mix remains acceptable</p>	<p>No response required.</p>
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### Aesthetics

<p>The panel feels the redesign has now achieved a very good aesthetic standard. There was a fairly lively discussion between the applicant's architect and the panel where a couple of small suggestions were discussed... these suggestions were only made in the spirit of encouraging improvements to an already fine design.</p>	<p>No response required.</p>
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