

## **ATTACHMENT B: INTERNAL REFERRAL & DEAP COMMENTS**

### **Landscape Officer**

The application was referred to Council's Landscape officer who provided the following comments:

*A Section 4.56 Modification has been received to allow for the provision of a lift overrun, fire stairs, balustrades, accessible toilet and mechanical plant to the rooftop of the building (Integrated Development) at the above site.*

*This report is based on the following plans and documentation:*

- *Amended Architectural Plans by Nettleton Tribe, dwg's DA002 - 070, various revisions, dated 22/03/22 and stamped received by Council on 24/05/22;*
- *Amended Landscape Plans by Arcadia, dwg's 405-406, issue 20, dated April 2022, and stamped received by Council 24/05/22.*

*The amended rooftop design now seeks to introduce additional services and facilities which will alter the layout of this entire level/area, reducing the green space available for planting and landscape treatment from 300sqm down to 190sqm.*

*However, given its position on Level 9, these changes are unlikely to even be noticeable from street level when compared to the original proposal, with the plans showing that the outdoor gym will no longer be delivered, with boundary setbacks to be increased, screening elements now provided around the study nooks, and a wire trellis added above the social lounge.*

*It is anticipated that this should still ensure the provision of a high quality communal open space for future occupants, and as it also appears to maintain the intent of the original design, the assessing officer is advised that no objections are raised to these changes, which will require that the following conditions be amended to now read as follows:*

### **AMEND CONDITION 58 TO NOW READ:**

#### **Amended Landscape Plans**

*The Landscape Design Package by Arcadia, dated 11/08/21, as also amended by the dwg's 405-406, issue 20, dated April 2022, must be revised to now include and comply with the following additional requirements:*

- a. Be amended where necessary so as to be consistent with the set of Amended Architectural Plans by Nettleton Tribe, dwg's DA002 - 070, various revisions, dated 22/03/22 and stamped received by Council on 24/05/22, including deletion of any structures from public property associated with a flood barrier/flood protection, with all amendments to be highlighted and notated for clarity;*
- b. A Planting Plan showing the location of all new planting and existing trees to be retained, as well as a Plant Schedule listing all plants by botanic & common names, quantities/densities/spacings, pot sizes at the time of planting, size at maturity and any other details required;*

- c. *Construction details, materiality, sections, elevations and similar in order to clearly demonstrate how the balustrades will interact with the outdoor rooftop space, and must allow unobstructed views across this entire area;*
- d. *Construction details of the wire trellis that has now be added above the social lounge in the southeast corner of the rooftop level;*
- e. *Details of how safe and compliant access will be provided for the servicing and maintenance of the perimeter rooftop planters, including anchor points and similar;*
- f. *Construction details of the elevated walkway shown for the common open space across the width of the rear boundary, including sections, finished levels, footings, materials, seating, hard-works and similar;*
- g. *A dense and lush selection and arrangement of planting for the 'Rainforest Walk' across the rear boundary, incorporating the use of native Tree Ferns, Palms and shade tolerant under-story type species, so as to cater to the future amenity needs of occupants, as well as to assist with screening, privacy and amenity with adjoining neighbours;*
- h. *Security/surveillance/lighting strategy, and any other elements deemed necessary for its safe use by future occupants.*

#### **AMEND CONDITION 133 TO NOW READ AS FOLLOWS**

##### **Landscaping**

*Prior to any Occupation Certificate, certification from a qualified professional in the Landscape industry must be submitted to, and be approved by, the Principal Certifier, confirming the date that the completed landscaping was inspected, and that it has been installed substantially in accordance with the amended Landscape Design Package by Arcadia, dated 11/08/21, as also amended by the dwg's 405-406, issue 20, dated April 2022, as well as complying with any other relevant conditions of consent.*

#### **Design Excellence Advisory Panel**

The application was referred to Council's Design Excellence Advisory Panel who provided the following comments:

**Agenda Item No.**      **3**

**Application No.**      **DA/20/2021/A**

**Address:**              **177-197 Anzac Parade, Kensington**

**Meeting Date:**        **20 June 2022**

**Council Staff:**        **Louis Coorey, Terry Papaioannou**

#### **INTRODUCTION**

Attached is a copy of the minutes relating to this Design Excellence Advisory Panel meeting.

The Panel's comments are intended to assist Council in their design consideration of an application against the SEPP 65 or/and Design Excellence principles. The absence of a comment under a head of consideration does not imply that particular matter to be satisfactorily addressed, more likely the changes are suggested elsewhere to generate a desirable change.

Your attention is drawn to the following;

- SEPP 65, including the 9 Design Quality Principles and the requirements for a Qualified Designer (a Registered Architect) to provide Design Verification Statements throughout the design, documentation and construction phases of the project.
- The Apartment Design Guide, as published by Planning NSW (July 2015), which provides guidance on all the issues addressed below.

Both documents are available from the NSW Department of Planning.

**Note:**

The Design Excellence Advisory Panel is appointed by Randwick Council. The Panel's written and verbal comments are their professional opinions and constitute expert design quality advice to Randwick Council, the architect and the applicant.

1. To address the Panel's comments, the applicant may need to submit amended plans. **Prior to preparing any amended plans or attending additional Panel presentations, the applicant MUST discuss the Panel's comments and any other matter that may require amendment with Council's assessing Planning Officer.**
2. When addressing the Panel's comments by way of amendments, if the applicant does not propose to address all or the bulk of the Panel's comments, and wishes to make minor amendments only, then it should be taken that the Panel considers the proposal does not meet the SEPP 65 requirements or Design Excellence Principles. In these instances it is unlikely the scheme will be referred back to the Panel for further review.

**PANEL COMMENTS**

**INTRODUCTION**

DA submission for alterations to roofscape of residential student accommodation building, including additional plant and service structures on the roof, and incremental changes in overall building height.

**Context and Neighbourhood Character**

The site is in the K2K development precinct; its prior approval fits in with the bulk, density, character and use of the area.

**Intended Amendments**

In addition to the noted minor increase in building height, the changes to the roofscape include lift overrun and fire stairs, provision of a 1.5-metre perimeter balustrade, various pergolas and shade structures for the rooftop BBQ area, outdoor gym and seating, an

*accessible bathroom and additional mechanical plant and building services. These latter elements are proposed to be concealed with full height walls or screens, set back from the perimeters of the building, and surrounded by a series of linear planter boxes.*

### **Review and Recommendations**

*Most of the changes proposed are the result of buildability and servicing issues arising during the construction process. Their impacts and resolution are mainly confined to the roofscape, where these additions and amendments are physically manifest. This range of elements have simply been indicated across the roof, and not really considered as a set of significant physical elements that could be better used to form the character and spatiality of the usable roof terrace.*

*Buildings of this type (high density student housing) aggregate a large residential population into small internal spaces, creating an intense demand for communal and external spaces. In this instance, these needs are mainly serviced by the roof terrace of this project.*

*Any changes or additional works to the roof should therefore focus on improving the overall amenity and function of the roof terrace, rather than simply being service elements. Some of the ways in which this could be achieved include:*

- Detail of edge condition balustrade and perimeter planters near habitable space, to make the planting visually accessible and contributing to the nature of the space, instead of segregated from it.*
- Detail of balustrade, including materiality, and impact (or not) on views from the roof terrace. Glazed balustrades are questionable in locations such as these, given the challenges of accessing them to clean them regularly, which they will require.*
- The thin strips of planting around perimeter on the inaccessible roofs dedicated to plant rooms seem redundant, and likely to cause more maintenance issues, while providing no amenity. Their inaccessibility means that they will be difficult to maintain, which results in poor plant performance. Given the height of the building, these planting areas are unlikely to be seen from the street, further reducing their perceived utility. It is instead suggested that these planting areas be aggregated into large, more accessible areas, that directly impact on the roof terrace spaces. They could, for example, become garden and arbour areas that separate open roof terrace areas from the built-up plant room enclosures, increasing planting and space on the roof, while minimising the impact of those forms on the terrace spaces.*
- The detail and materiality of the plant room protrusions needs to be illustrated, including how a reconfigured plant room layout might be seen from street level, and how the form and materials either are read from that distance, or recede into the skyscape. Rather than it being a question of these elements NOT being seen, the question to be answered is: when seen, what do they look like?*
- Shade roofs are indicated as part of the works, but it remains unclear exactly where these occur on the roof terrace. These should be understood and designed as essential pieces in the architecture of the roof terrace, as a series of active spaces that will attract substantial use, at all hours. Other elements to be incorporated into this spatial design are, as noted, the additional landscape areas, the masses and walls of circulation elements and plant room screening, and the perimeter planting and balustrades.*

*In summary, these amendments present an opportunity to improve the amenity of the roof space for the residents. All of the new elements and changes proposed to the roof should be incorporated into a comprehensive spatial design of the roof terrace, to create a series of highly amenable and sheltered spaces for the residents.*