

DESIGN EXCELLENCE NOTE

Canada Bay Council

Project: 444, 446 Concord Road, 33-41 Blaxland Road, 1-5 Llewellyn Street, Rhodes
Drawings reviewed per attachment.

Date: 10/06/2024

To: Shannon Anderson, Manager, Statutory Planning
Nima Salek, Senior Town Planner, Statutory Planning

Prepared by: Paul Walter, Director, Atlas Urban Design & Strategy

Concluding Comments

This note concludes my design review which included numerous meetings and written advice, provided on 7/11/23, 23/02/24, 23/03/24 and 23/05/24. During this period there has been a series of major and minor design modifications. I am satisfied that the proposal now represents a high architectural design standard appropriate to the building type and location. I note that the package, being a DA set, does not cover all construction details or materials. However, the proposed façade systems have been well-considered and are important in distinguishing the major building elements. I am comfortable that Plus Architects is capable of delivering a high design standard regarding materials and details, based on the scheme as drawn.

The form and external appearance of the proposed development respond well to the setting. The design has considered views of the site and makes clear distinctions between major building elements. It represents a well-mannered design and an interesting play with scales. The composition has considered distant views of the site and its near approaches, making it a memorable part of Rhodes. The scheme does not detrimentally impact view corridors, rather it will appear as a coherent part of the city-scape of Rhodes.

The scheme has an appropriate relationship with other existing and likely future developments, on neighbouring sites in terms of separation, setbacks, amenity and urban form. Its primary orientation is towards the east and west. It generally steps down towards the east and the south. Street frontage heights are defined by the 4 & 5-storey podium form. This presents a strongly horizontal element, behind which the towers rise as discreet elements to the full height. The broad and tall faces of the main tower are broken down with a series of changes in plane and materials.

The pedestrian, cycle, vehicular and service access, circulation appear sensible. I have not investigated the building services, power & water initiatives of the scheme. However, it generally appears capable of the achievement of the principles of ecologically sustainable development.

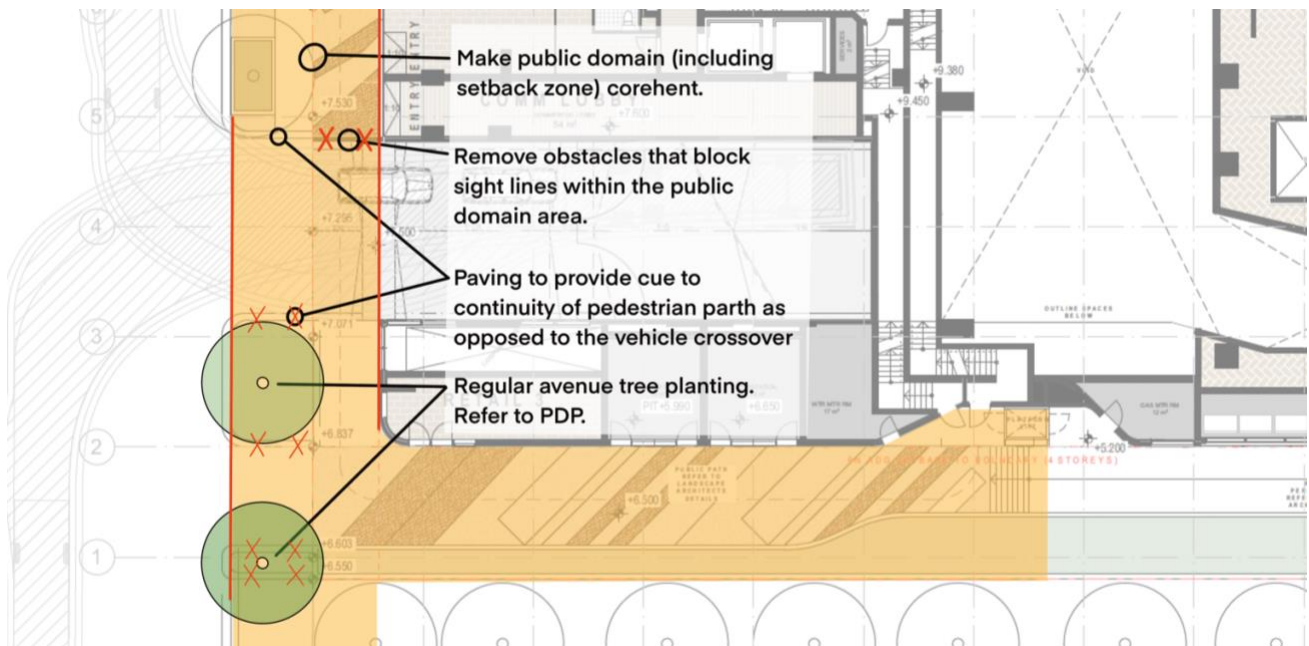
The scheme generally creates a high degree of street-front activation for the setting and will improve the quality and amenity of the public domain. The project is capable of achieving appropriate interfaces at ground level between the building and the public domain. With further design development, it appears capable of achieving excellence and integration of landscape design.

Specific areas to be modified are as follows:

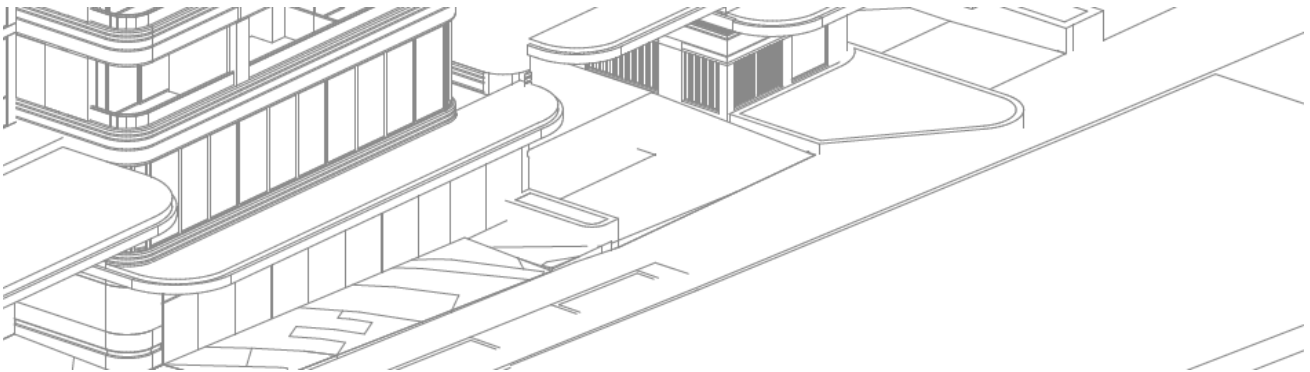
The public domain interface landscape design is unresolved along the Blaxland Road Frontage. The landscape design must accord with the Public Domain Plan such that the proposed entry points and setback zone are coherent with the public domain. The detailed design of the public domain is not complete so the proposed development must be configured so it does not hinder an excellent public domain outcome.

The following points are suggestions that may support the council's public domain design.

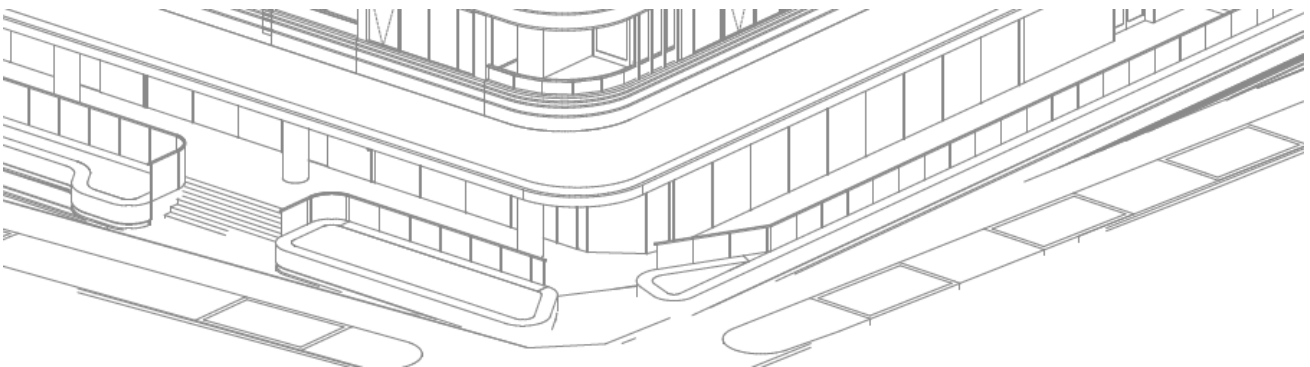
- Prepare a material board that places the council's public domain material selection alongside the proposed material selection for the council's review & sign-off.
- Preserve line of sight along the street front to aid legibility and improve safety, so vehicles can be seen by approaching pedestrians.
- Vehicular cross-over design (paving material selection and kerb lines) to provide a cue to the presence of vehicle cross-over while signalling the continuity of the pedestrian path.
- Show the anticipated position of street trees as regular avenue planting.



The Blaxland Road frontage near the car park entry projects into the public domain impeding pedestrian movement. The pedestrian footpath should be clear and unobstructed.



The glass fence is not beautiful and appears unnecessary where it is adjacent to planter boxes. The glass fence should be removed where possible.



**RAISED PLANTER BED ALONG
FOOTPATH. DEEP PLANTING
ZONE. PLANT MIX: EDGE MIX
(REFER TO PLANTING
SCHEDULE)**

L.10 Blaxland Road - Public Interface
The interface between Blaxland Road and outdoor eating very linear and divided. Landscape design to be revised.

The interface between Blaxland Road and outdoor eating area has been updated to include a planter. Although the design is linear in plan, as restricted by the available space, the planting at the interface will provide a softened and welcoming experience at the interface.



The outdoor dining area is very narrow, linear, and divided. This area should be re-visited to present a well-resolved civic & public character and show seating arrangements, planting, and robust materials. The objective

of the planter (softening and welcoming), could be achieved while also improving the seating arrangements with a wider space for seating and passage. The >1m wide planter should be removed.

Childcare Parents pick up options– Blaxland Road Pedestrian entry Second Lift seems to be blocked (check for drafting error). It would be better if stair access down to childcare is daylight and more generous. Peak times will have parents & kids going in both directions. The car park for parents is B1. It has access to lifts but no stairs. A better option would have stair access also. This should be achievable by continuing the stair from Blaxland Road to B1.

The southern laneway must include breaks in the planter at the top of the stairs to allow flexibility concerning access into the neighbouring site to the south.

Level 1

Regarding the commercial space at SE. This area appears to have only a single lift for access and no stair access. The design should be modified to ensure the area has access work when the lift is not available.

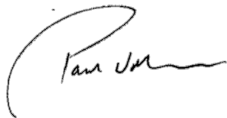
Level 1 The Landscape courtyard is narrow, deep and heavily overlooked.

- BBQ & community garden should be relocated to a more appropriate location.
- An important function of this area is to provide a green screen and separation between facing units. Placing 1 or 2 larger trees should be placed in the centre of the courtyard to screen-facing apartments.

Level 5 - U503 is very close to the pool – design should mitigate noise impact.

Where appropriate units adjacent to communal open space, should provide direct gate access to the open space. This is especially desirable for family unit living.

The setback zone atop the podium produces an area of ~4m wide. The adjacent apartments would benefit from access to these areas that could serve as large balconies, suitable for family living. This opportunity exists on Level 4 facing Blaxland & Llewellyn NE, Levels 5 & 6 and Level 6 facing Llewellyn NW. Detailed design must ensure that when viewed from the street, the clear masonry line that defines the top of the podium is preserved.



Paul Walter
Executive Director
05/06/2024

Approved Architectural Plans				
Drawing No	Revision Number	Plan Title	Drawn by	Dated
PLA-DA-1000	F	Basement 5 Floor plan	Plus Architects	27/05/2024
PLA-DA-1001	F	Basement 3-4 Floor plan	Plus Architects	27/05/2024
PLA-DA-1002	F	Basement 2 Floor plan	Plus Architects	27/05/2024
PLA-DA-1003	F	Basement 1 Floor plan	Plus Architects	27/05/2024
PLA-DA-1004	F	Lower Ground Floor plan	Plus Architects	27/05/2024
PLA-DA-1005	F	Upper Ground Floor plan	Plus Architects	27/05/2024
PLA-DA-1006	F	Level 1 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1007	F	Level 2 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1008	F	Level 3 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1009	F	Level 4 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1010	F	Level 5 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1011	F	Level 6 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1012	F	Level 7 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1013	F	Level 8 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1014	F	Level 9 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1015	F	Level 10 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1016	F	Level 11 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1017	F	Level 12 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1018	F	Level 13-19 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1019	F	Level 20 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1020	F	Level 21-25 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1021	F	Level 26 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1022	F	Level 27 Floor Plan	Plus Architects	27/05/2024
PLA-DA-1023	F	Roof Plan	Plus Architects	27/05/2024
PLA-DA-2000	E	North Elevation	Plus Architects	5/04/2024
PLA-DA-2001	E	South Elevation	Plus Architects	5/04/2024
PLA-DA-2002	E	East Elevation	Plus Architects	5/04/2024
PLA-DA-2003	E	West Elevation	Plus Architects	5/04/2024
PLA-DA-4000	E	Adaptable DDA diagrams	Plus Architects	5/04/2024
PLA-DA-4001	E	Adaptable Units DDA diagrams	Plus Architects	5/04/2024
PLA-DA-5000	E	Material board	Plus Architects	5/04/2024
Approved Landscape Drawings				
Plan Title		Drawn by		Dated
Ground level-Landscape plan		Greenaway Architects - Oculus		April 2024
Level 1-Landscape plan		Greenaway Architects - Oculus		April 2024
Level 5-Landscape plan		Greenaway Architects - Oculus		April 2024
Level 11-Landscape plan		Greenaway Architects - Oculus		April 2024
Planting Schedule- Ground Level		Greenaway Architects - Oculus		April 2024
Planting Schedule- Level 1		Greenaway Architects - Oculus		April 2024
Planting Schedule- Level 5		Greenaway Architects - Oculus		April 2024
Planting Schedule- Level 11		Greenaway Architects - Oculus		April 2024