



DESIGN REVIEW AND EXCELLENCE PANEL PROGRESS REPORT Area 5

13-19 Canberra Avenue
St Leonards South NSW 2065

We create spaces people love.
SJB is passionate about the
possibilities of architecture,
interiors, urban design
and planning.
Let's collaborate.

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Prepared for
HYECORP

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We create amazing places



At SJB we believe that the future of the city is in generating a rich urban experience through the delivery of density and activity, facilitated by land uses, at various scales, designed for everyone.

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SJB would like to acknowledge the traditional custodians of the land on which we live and practice and pay our respects to elders, past, present and future. In particular, we would like to acknowledge the 60,000+ years of continuous engagement of this land by Aboriginal and Torres Strait culture.

The journey of Aboriginal and Torres Strait Islander people and their knowledge of this land is incredibly rich – its importance to the future of our country should never be underestimated.

Certified Management Systems

ISO 9001:2015	Quality Management System
ISO 45001:2018	Occupational Health & Safety Management System
ISO 14001:2015	Environmental Management System



DESIGN REVIEW PROCESS

SJB Architects was commissioned by HYECORP Property Group in March 2021 to prepare a design and DA submission for a site within the St Leonard South precinct, located on Canberra Avenue, opposite Newlands Park.

The proponent met with Council and the Design Review Panel through out the design development process on many occasions. Multiple reports, drawings sets, and responses have been discussed, reviewed and clarified with all parties.

The feedbacks have been incorporated into the DA documentation and reports enclosed in this application to ensure design excellence is achieved.

FURTHER RESPONSE TO DESIGN REVIEW PANEL

The following clarifications respond to the final comments received from the Council and Design Review Panel in September 2021.

FURTHER RESPONSE TO DESIGN REVIEW PANEL

1.2 PRINCIPLE 2 - Built Form and Scale

1.6 PRINCIPLE 6 - Amenity

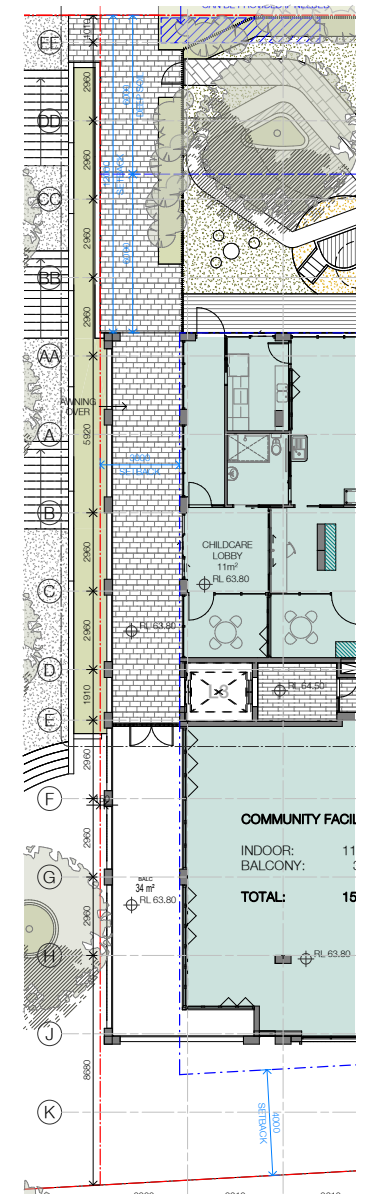
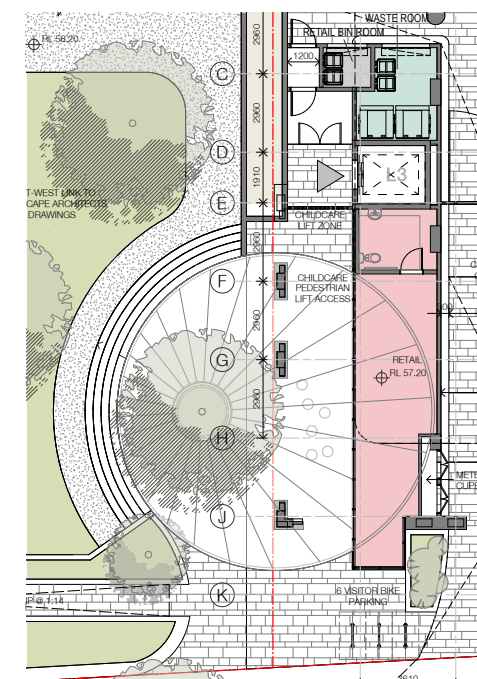
- **4.3.2 CONNECTION TO GREEN SPINE**

COMMENTS

- A separated dedicated doorway to be considered. L1 access to the communal open space is currently only through the lift car

RESPONSE

1. There is a significant level change between the building level to the residential lift lobby and apartments through to the community facilities, i.e community hall, childcare, green spine. A ramp/separated accessible doorway would be inefficient and hard to navigate in this tight space. The lift access provides the most direct and easy means to navigate the level change.



FURTHER RESPONSE TO DESIGN REVIEW PANEL

- 1.2 PRINCIPLE 2 - Built Form and Scale
- 1.4 PRINCIPLE 4 - Sustainability
- 1.5 PRINCIPLE 5 - Landscape
- 1.6 PRINCIPLE 6 - Amenity

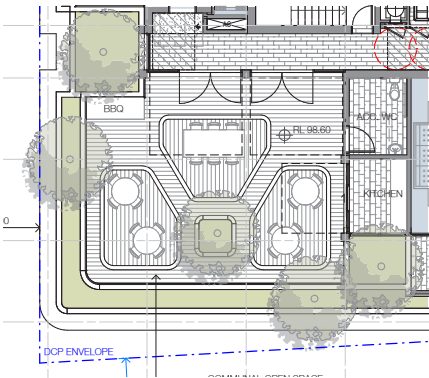
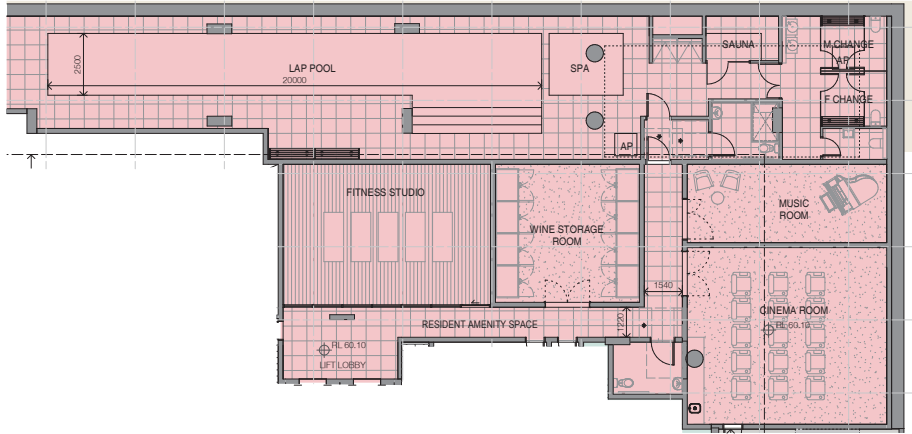
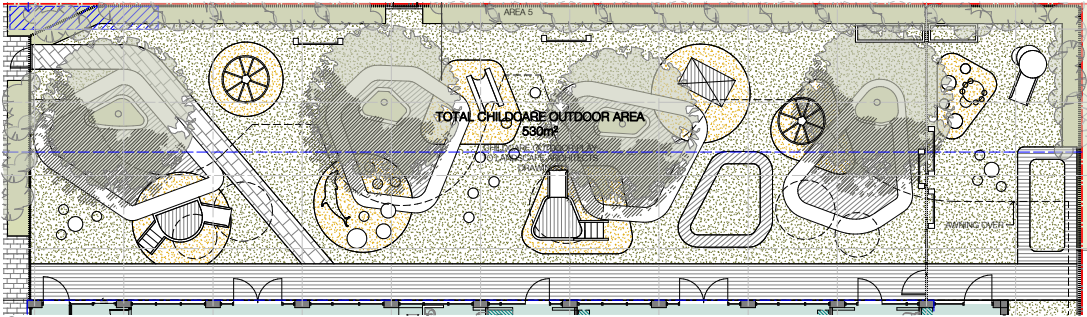
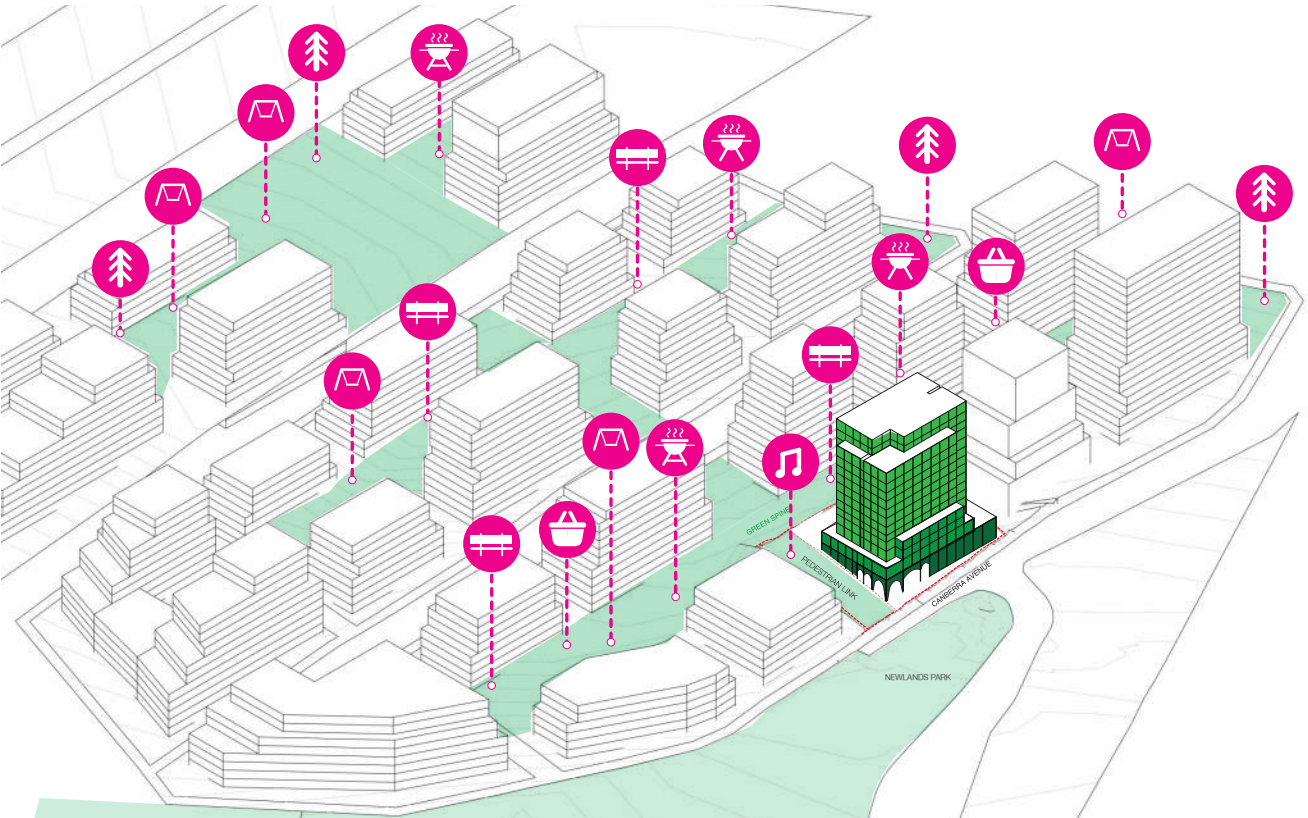
4.3.3 COMMUNITY OPEN SPACE & AMENITY

COMMENTS

- Applicant needs to demonstrate the adequacy of communal open space.

RESPONSE

1. There are 4 distinct opportunities for resident to engage and enjoy community and communal open space. These include; vast communal open spaces at the precinct level; After hour/weekend use of the expansive childcare outdoor play area; The programmed Upper Ground indoor community facility; and the rooftop communal open space with uninterrupted city views.
2. PRECINCT LEVEL - The site being situated in the heart of the St Leonards South Precinct, has direct access to a number of shared community amenities. Including council operated childcare, indoor community hall, BBQ areas, landscaped areas, child play zones, small parks, bench and picnic spaces. The site offers two key community spaces to the precinct and its residents being the Childcare and community hall which totalling 1050sqm of indoor and outdoor space as well as large civic pedestrian link through the precinct. Residents of the building have direct access to the greenspine and pedestrian link via level one connection.
3. PRECINCT LEVEL - OUTDOOR PLAY - Advised by the council's property section, the child care outdoor space could be used by the precinct residents outside of the childcare hours. This will provide around 530 sqm of engaging outdoor play zone for both the residents and the public.
4. INDOOR UPPER GROUND - The upper ground floor provides functional and exclusive resident facilities including private wine storage room, music room, fitness studio and cinema. The amenity level has been enlarge to further include a swimming pool, spa and sauna room to provide additional amenities to the residence.
5. ROOFTOP - The rooftop community space provides kitchen, BBQ and accessible toilet. Plus shaded outdoor seating areas which can accommodate multiple groups at a time.



FURTHER RESPONSE TO DESIGN REVIEW PANEL

- 1.2 PRINCIPLE 2 - Built Form and Scale
- 1.6 PRINCIPLE 6 - Amenity

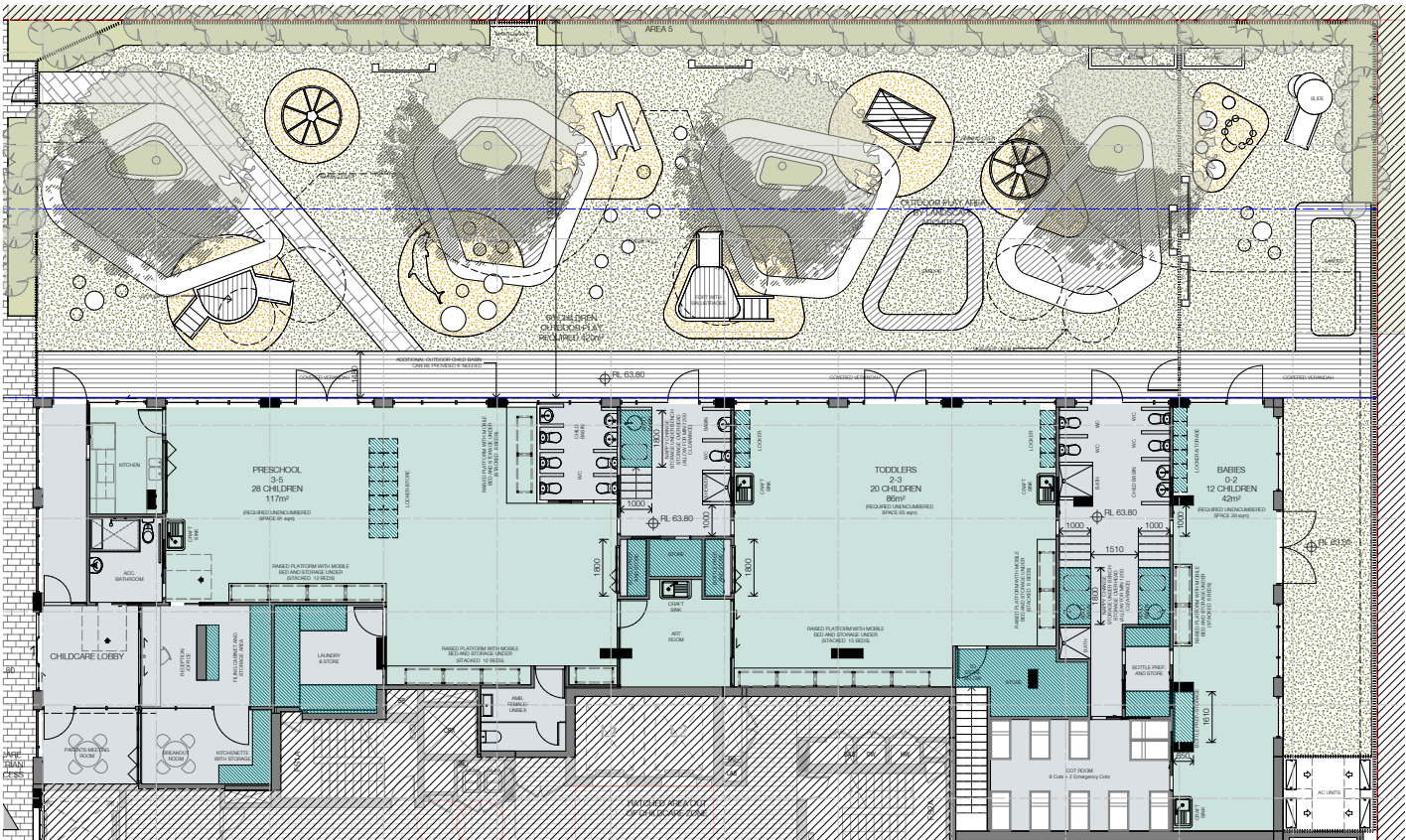
- 4.3.4 Child Care Provisions**

COMMENTS

- Applicant to provide sufficient space to the childcare and work with council's childcare team to provide desired layout.

RESPONSE

1. The applicant has been through multiple workshops with the council's childcare team and agreed on a brief to achieve the desired layout to satisfy council's childcare strategy.
2. The proposed layout provides additional area that exceeds council's requirement. Including 721.5sqm indoor area (req. 450) and 530 outdoor area. (req. 450)
3. The proposed amenities exceeds both the NCC standard and council's childcare guideline.
4. The spacious outdoor plan has been design by the landscape architects to provide both quiet and active play.
5. The outcome will be beneficial to both the childcare user and community residents.



FURTHER RESPONSE TO DESIGN REVIEW PANEL

- 1.2 PRINCIPLE 2 - Built Form and Scale
- 1.6 PRINCIPLE 6 - Amenity

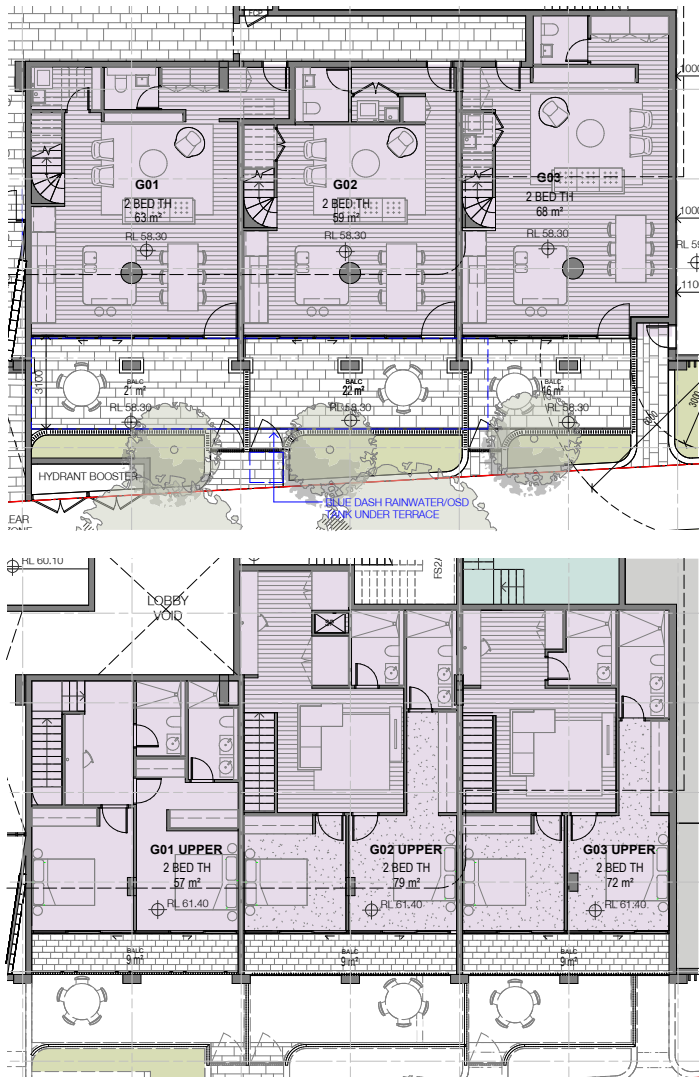
• **4.3.5 TERRACE HOUSES**

COMMENTS

- The applicant is to justify the upper level layouts.

RESPONSE

1. The apartment depth are not excessive. For example, for the terrace houses, the distance between the window to the back of the kitchen is around 6 m, which is far less than the ADG guide of 8 m. The overall depth vary from 8 to 10 m with the frontage of the terrace house been much wider (7m) than the ADG prescribed width.
2. The planning of the upper levels of the terraces and study nooks on typical floors allow for flexible-use spaces. With more people working from home more frequently we believe these spaces are a useful addition for leisure or work purposes.



FURTHER RESPONSE TO DESIGN REVIEW PANEL

- 1.2 PRINCIPLE 2 - Built Form and Scale
- 1.6 PRINCIPLE 6 - Amenity
- 1.9 PRINCIPLE 9 - Aesthetics

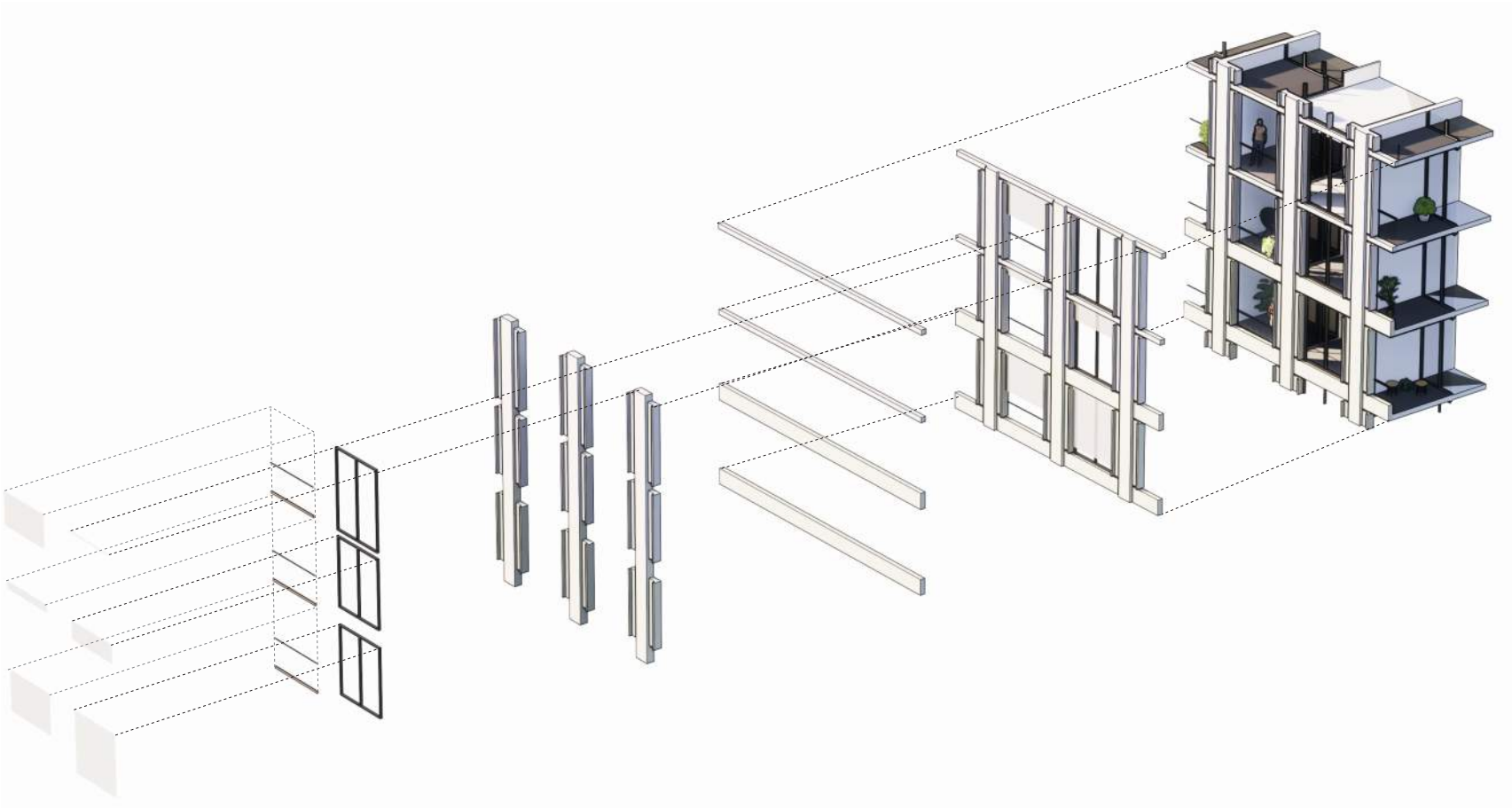
• WEST ELEVATION

COMMENTS

- The panel is concerned with the maintenance and longevity of the external roller blinds.

RESPONSE

1. The proposed awnings provide sun-shading and privacy protection. Design for external use with minimum maintenance the awnings are mounted onto vertical guide rails. The operator has the option to tilt the bottom panel at various angles to suit the amount of shading required. There is also opportunity for colour to be added to the blinds to provide added delight for those looking in or at the facade.



FURTHER RESPONSE TO DESIGN REVIEW PANEL

- 1.2 PRINCIPLE 2 - Built Form and Scale
- 1.6 PRINCIPLE 6 - Amenity

SOLAR & CROSS VENTILATION

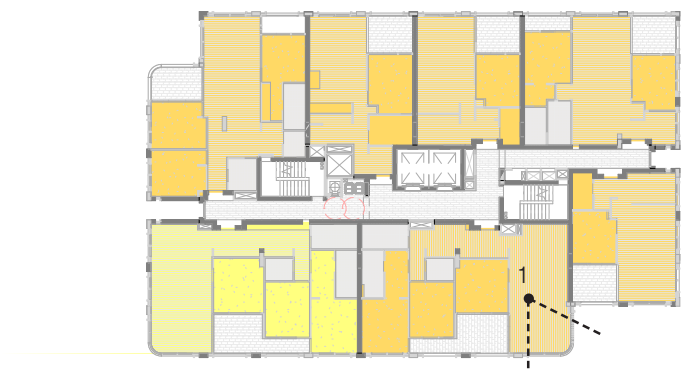
COMMENTS

- The applicant is to demonstrate 2 hour solar access been provided to the east facing apartments.

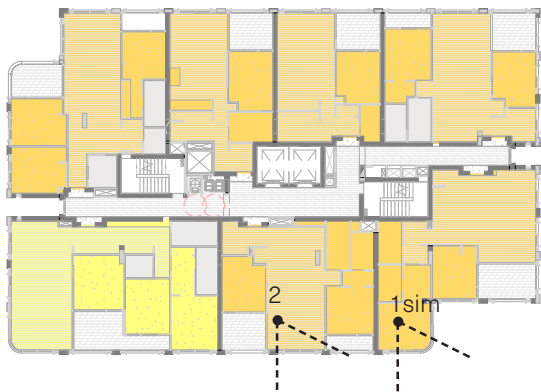
RESPONSE

- 1. Solar analysis has been performed for the entirety of the building.
- 2. Due to the orientation of the building, additional studies have been performed to analyse the sun penetration to the required number of east facing apartments. Only the East South corner apartments have been nominated as 2 hr solar apartments, they have been studied as per below, and achieves a 2hr solar penetration between the hours of 9-3 on the 21st of June.

2HR Daylight Access



SOLAR - LEVEL 06-07



SOLAR - LEVEL 08-11

21st of June, 9 am, East Facade Solar Study



1

21st of June, 11 am, East Facade Solar Study



1



2



2

FURTHER RESPONSE TO DESIGN REVIEW PANEL

- 1.2 PRINCIPLE 2 - Built Form and Scale
- 1.4 PRINCIPLE 4 - Sustainability

• **ROOF ARTICULATION**

COMMENTS

- The Panel notes that any vegetation at this location may have a limited lifespan given the challenges of maintenance access. The Panel recommends additional design development be completed, perhaps integrating a clear parapet to provide a visual cap to the building.

RESPONSE

1. The applicant has carefully evaluated the green edge proposal with the landscape expert and agrees with the panel that the green edge will be hard to maintain and does not provide any benefits to the residents or the community. We have since then removed it and replaced with a parapet to cap the building, to provide visual clarify to the top of the building.

DEP



PROPOSED



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