

SJB Architects



RESPONSE TO COUNCIL RFI

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
ISO 45001:2018
ISO 14001:2015

Quality Management System
Occupational Health & Safety Management System
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 and Excellence 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 to ensure design excellence is achieved.

Request for Further Information from council was received late March 2022. Feedback has been incorporated into the updated documentation and is detailed in this report.

RESPONSE TO COUNCIL RFI

The following is a response to the RFI received from the Council in March 2022.

RESPONSE TO COUNCIL RFI

1. HEIGHT OF BUILDING

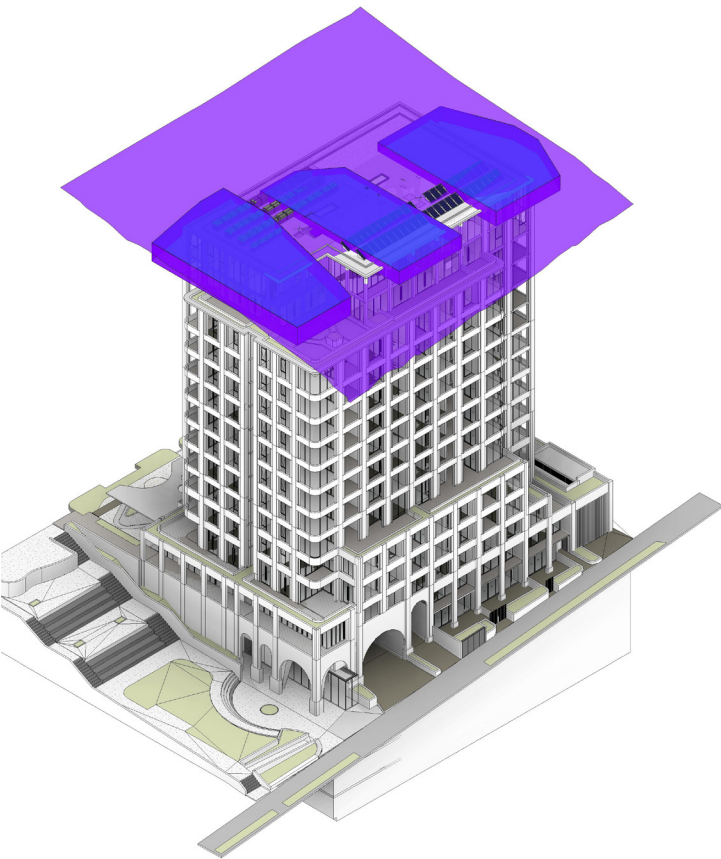
COUNCIL COMMENTS

- The proposed height of building exceeds the incentive building height provision of LCLEP 2009.

APPLICANT RESPONSE

1. The DA submission had limited minor non compliance to small parts of the eastern edge of the upper storey.
The building height has now been reduced to fully comply with the height provision.

DA SUBMISSION



UPDATED PROPOSAL



3. STOREYS

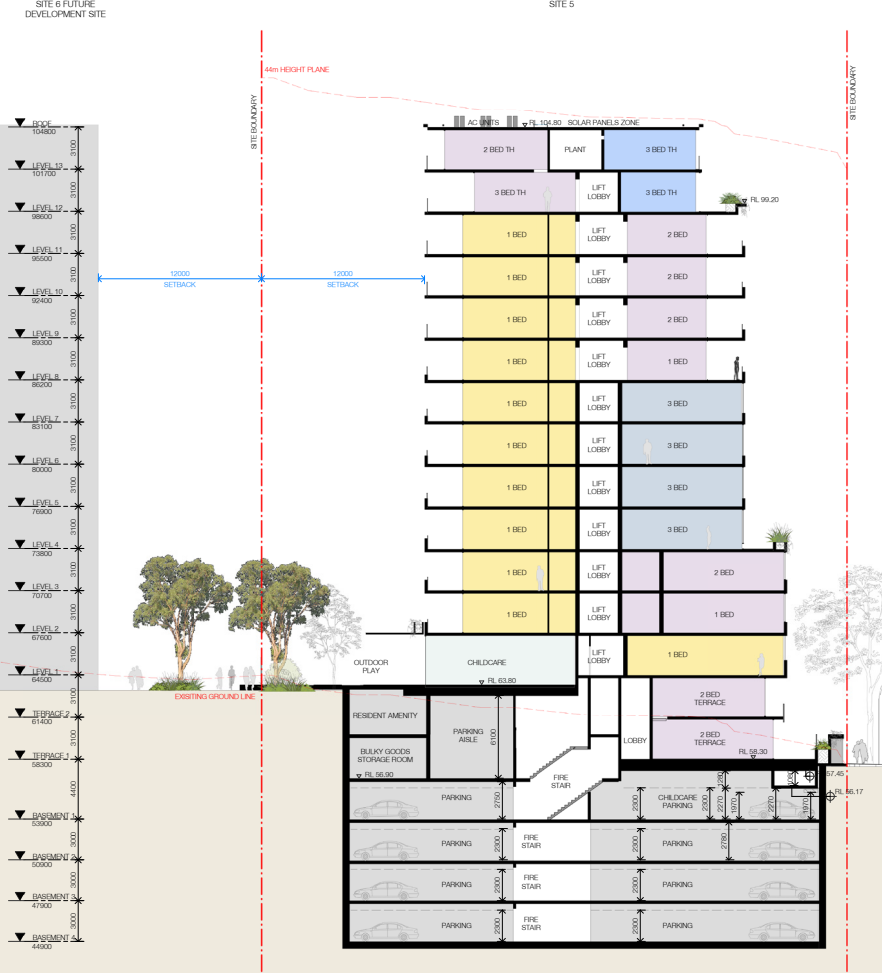
COUNCIL COMMENTS

- The proposed development contains 13 storeys and 2 part storeys. LCDCP 2009 Part C Residential Localities – Locality 8 – St Leonards South Precinct allows for a maximum of 12 storeys in Area 5. You are requested to amend the proposal to comply. The resulting rooftop could be better utilised for a larger communal open space.

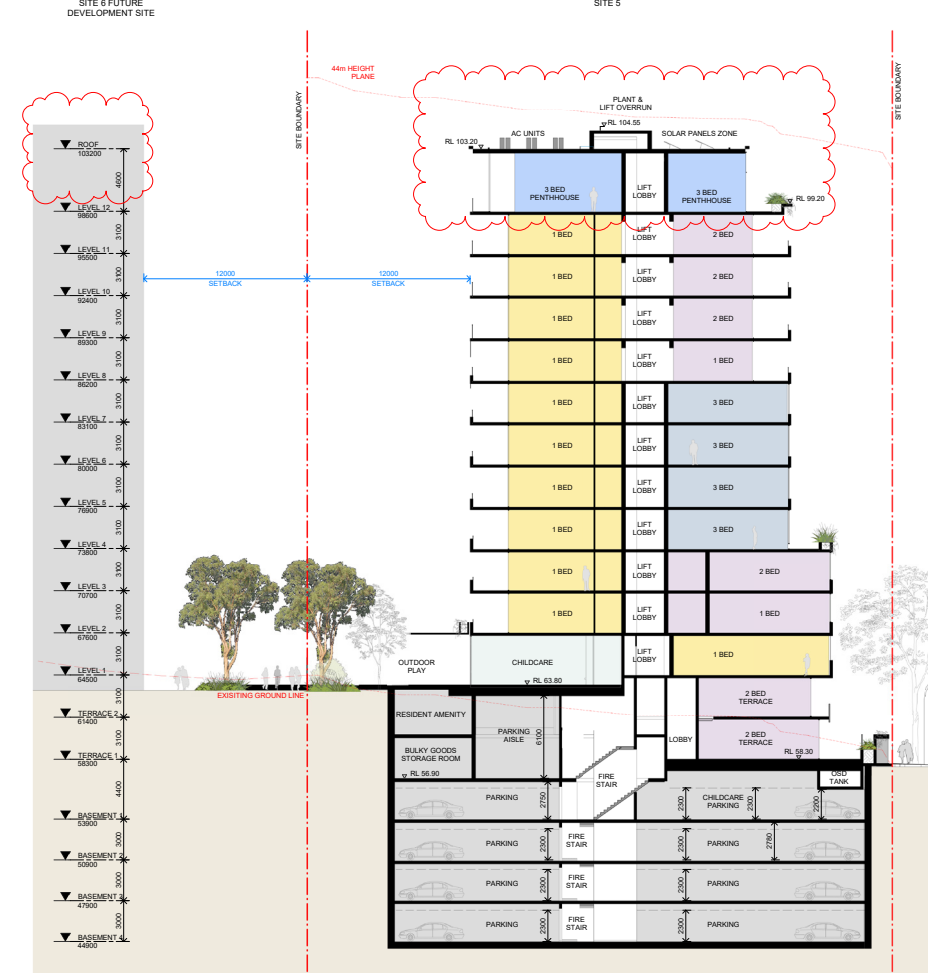
APPLICANT RESPONSE

- The DA submission aimed to provide the envisaged housing target setout by the masterplan while minimizing the building form impact to the surroundings community open space. Being a 13 storey or 12 storey building does not change the envelope of the building drastically, nor does it have any additional shadow impact to the open spaces. However, the applicant embraces the community expectation and the LCDCP storey control, the updated proposal has reduced the rise in storeys to 12.
- The communal open space is still best situated on L12. The roof space is filled with services, ducts, AC units and solar panels, which make the environment unpleasant and not suitable for the residents use.
- The proposal has 4 distinct opportunities and large areas for resident to engage and enjoy the community and communal open space within the development. These include; the rooftop communal open space with uninterrupted city views; the programmed Upper Ground indoor community facility; after hour/weekend use of the expansive childcare outdoor play area and vast communal open spaces at the precinct level, including the green spine, east west link and Newlands Park.

DA SUBMISSION



UPDATED PROPOSAL



4. BUILDING SETBACKS
A. PEDESTRIAN LINK SETBACKS

COUNCIL COMMENTS

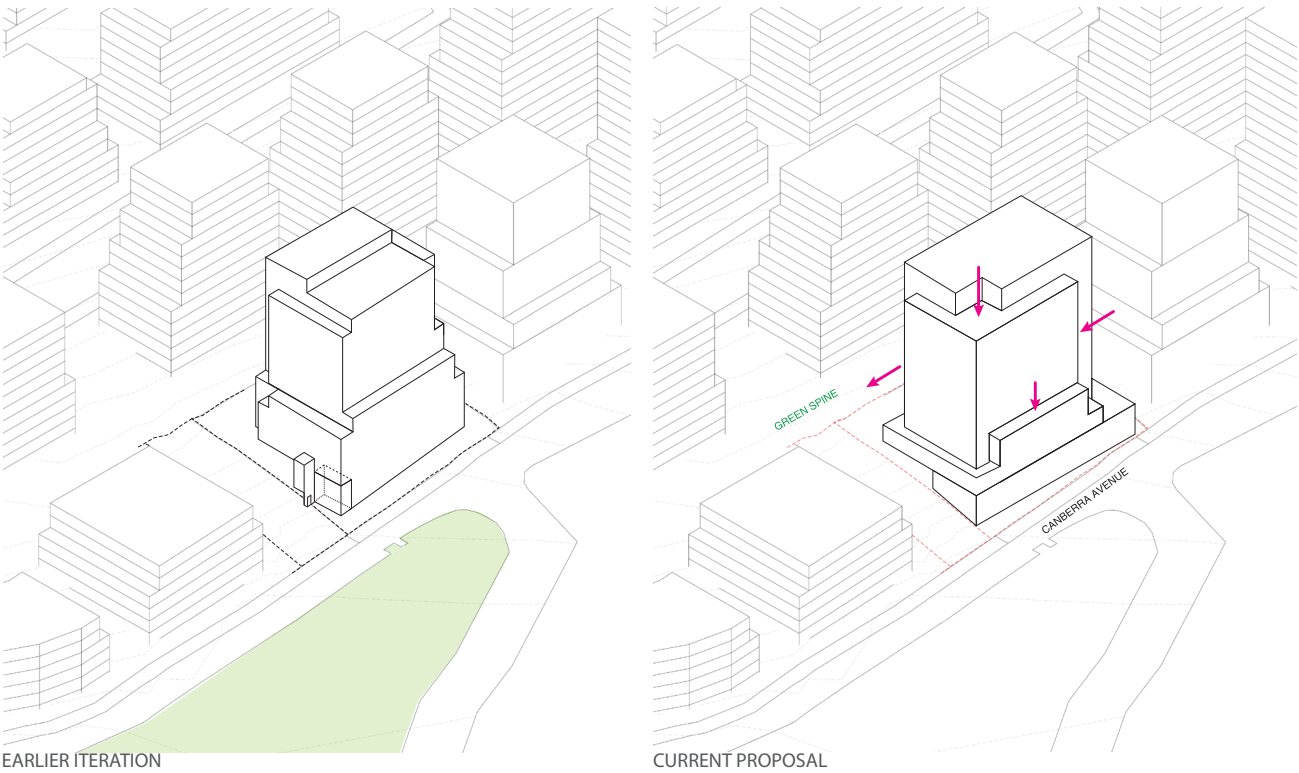
- The proposal seeks to depart from the pedestrian link setbacks established in the DCP as detailed in Table 1 below.

Table 1 - Pedestrian Link Setback

Storey	Required Setback	Proposed Setback
1-4	6m	Predominantly 0m
5+	9m	Predominantly 3m

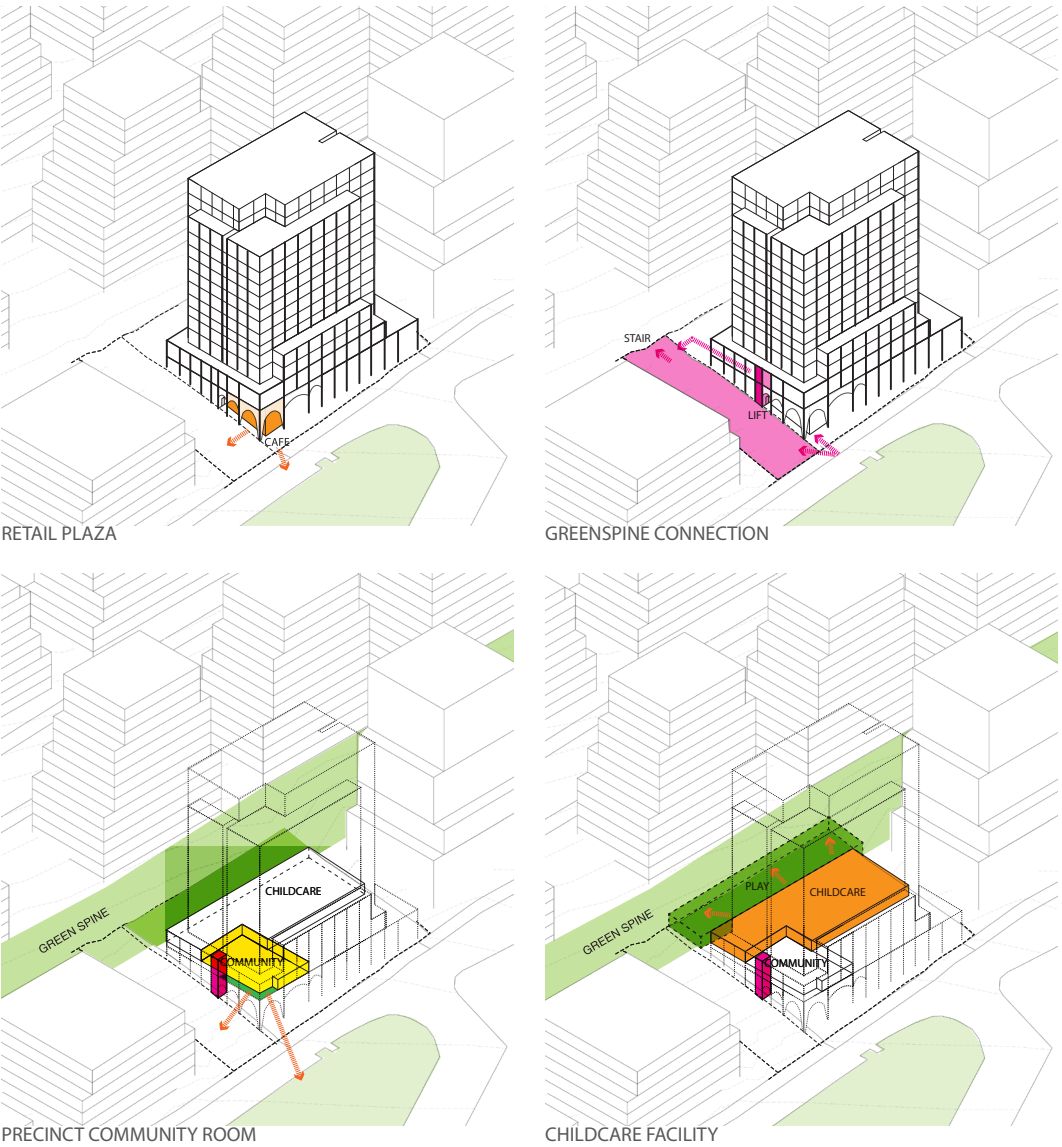
- Recent determination DA99/2021 has reinforced the provision of compliant setbacks to the pedestrian link. For example, Building 8 (Area 8) provides a 10 storey building, similar in scale to the proposed development, with compliant pedestrian link setbacks. The proposed setbacks are considered to provide unsatisfactory bulk and scale impacts on the link and future public domain and are requested to be amended to comply.

DA SUBMISSION



APPLICANT RESPONSE

1. The current building form is generated through multiple discussions with the council and design excellence panel. The initial massing had the southern facade setback from the pedestrian link. However, it was agreed between the council and the panel that the public lift and amenity needs to be a part of the main building envelope, therefore the building envelope can encroach into the setback towards the pedestrian link. The panel and council also encouraged the massing to be shifted from the Northern to the Southern facade, to provide more separation to the future northern tower. As the pedestrian link is within the applicant boundary, and the lower massing of the tower contains predominantly public amenities, including, retail corner, public lift, community room and childcare center, shifting the massing closer to the east west link provides more interaction between the public shared spaces, more opportunities for street surveillance, which was the agreed and preferred design excellence outcome. Moreover, the setback at podium levels will result in a tall boundary wall due to the significant level change, and therefore unpleasant and unsafe dark spaces between the pedestrian link and the building facade, which will be a poor outcome for the development and the precinct. The current proposal is a result of careful consideration of the particular building location, the surrounding environment/functions and the site specific topography conditions.



4. BUILDING SETBACKS
B. CANBERRA AVENUE SETBACKS

COUNCIL COMMENTS

- The proposal seeks to depart from the provision of a minimum 4m deep soil zone to Canberra Avenue through the proposed basement encroachment as detailed in Table 2 below. The basement should be set back to afford the opportunity for deep soil landscaping to Canberra Avenue.

Table 2 - Basement Setbacks to Canberra Avenue

Required Setback	Proposed Setback
4m	0m - 2.5m

- The proposal seeks to depart from the provision of a minimum 4m building setback to Canberra Avenue.

Table 1 - Pedestrian Link Setback

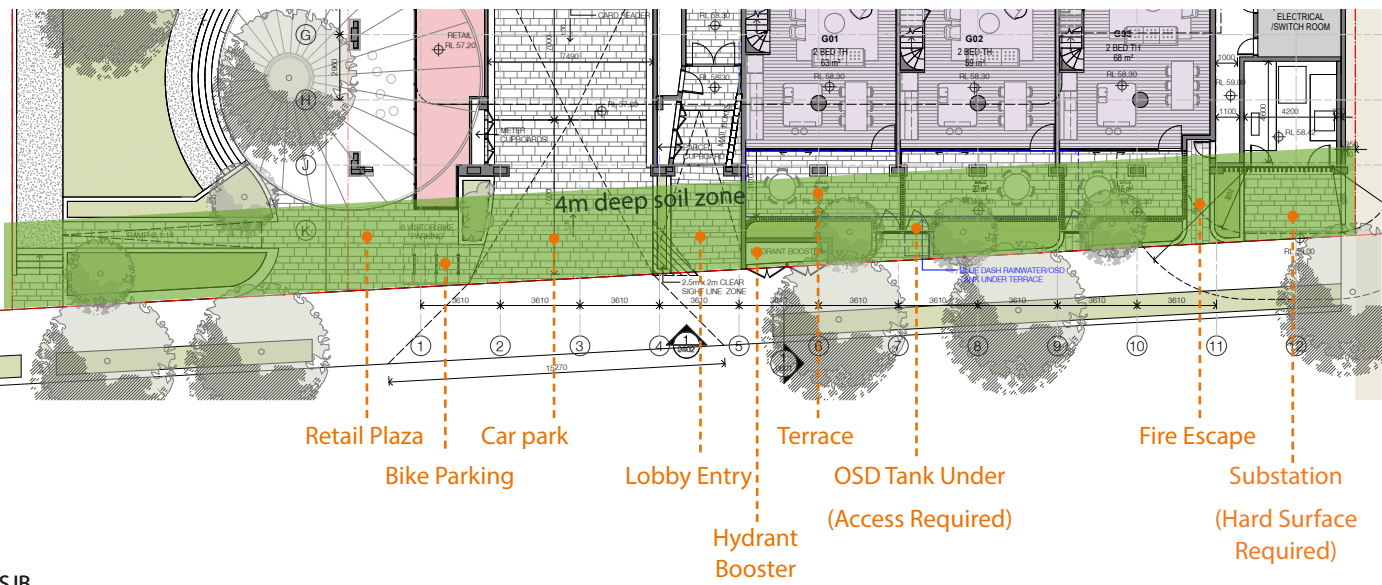
Storey	Required Setback	Proposed Setback
1-5	4m	2.7m - 4.3m
6+	7m	7m

- Consideration should be given to providing full compliance for the podium of the building to Canberra Avenue. In particular the plant/kiosk area at 2.7m adjacent to the adjoining property does not assist in a consistent podium setback to Canberra Avenue.

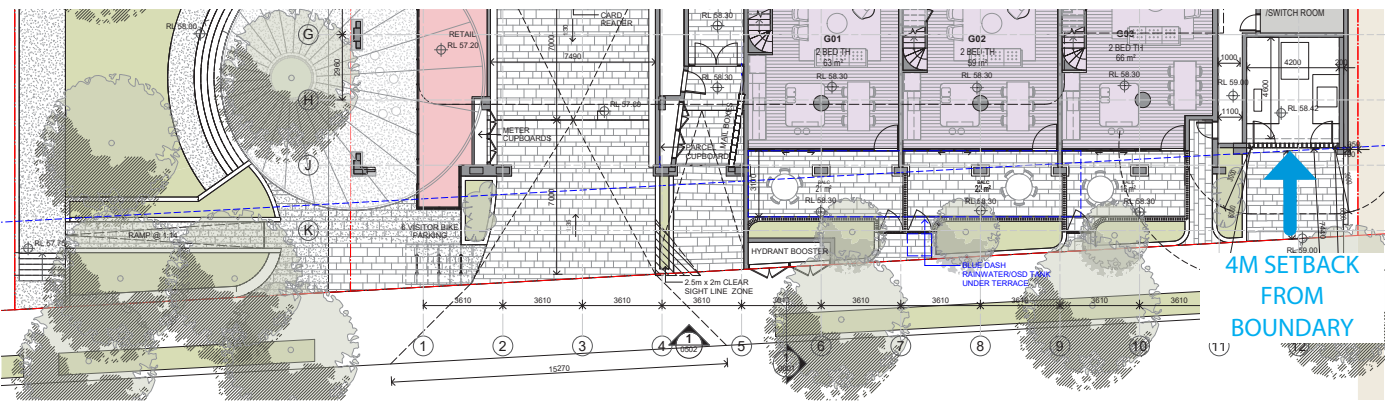
APPLICANT RESPONSE

1. The provision for the minimum 4m deep soil zone to Canberra Avenue is to ensure an adequate separation between the streets and the building, and sufficient tree canopy achieved throughout the development. The scheme has a significant landscaped pedestrian link across East and West, which provides ample landscape opportunity for the site. Canberra Avenue is the sole street frontage to the building, various programs need to be placed along it to ensure the functionality of the building, Including the activated retail plaza, car park entrance, building lobby entrance, fire booster cupboard, access to rainwater and OSD tank under, entrances and terrace space for the ground floor residences, and hardscape surfaces to the substation. Deep soil zone in those areas is inefficient and redundant. The proposal provides landscaped area wherever possible, including in front of the residences to provide separation and privacy protection from the street. Raised landscaped areas between each change of program, for example between the driveway to the retail plaza and lobby area.
2. The boundary of the site is parallel to the street, it is not desirable to rotate the building and achieve the 4 m setback along Canberra avenue consistently. The applicant has pushed back the substation further to achieve the 4m setback required by the council.

DA SUBMISSION



UPDATED PROPOSAL

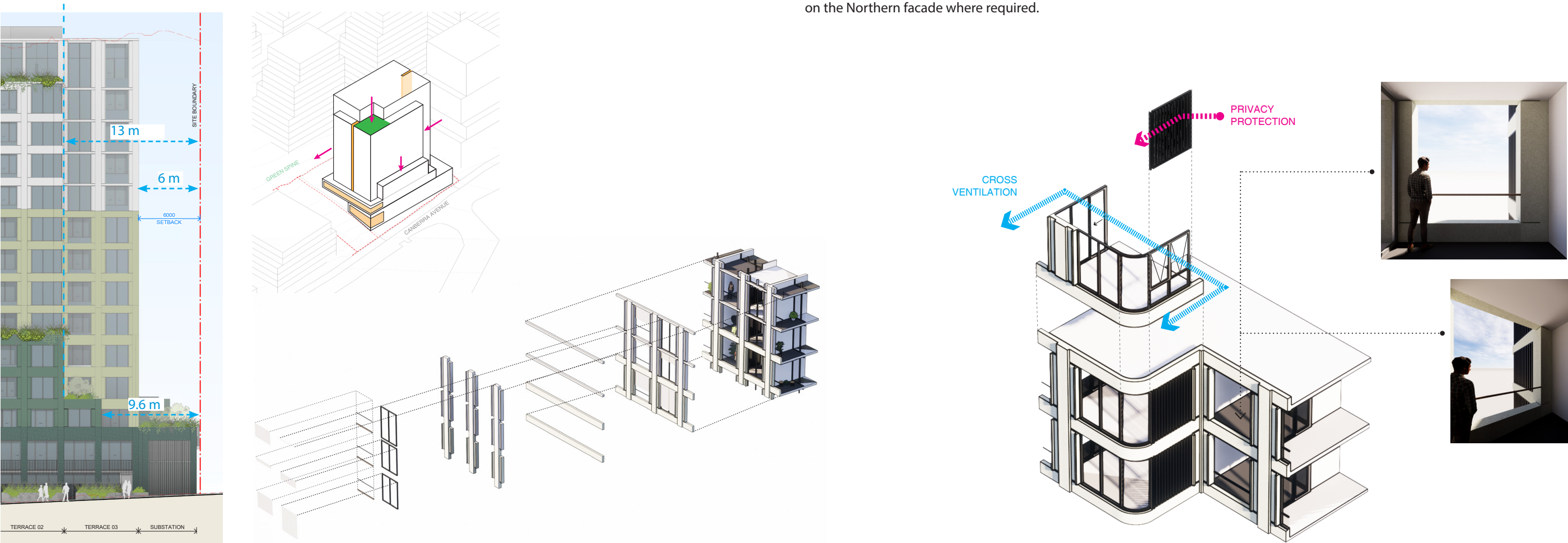


5. BUILDING SEPARATION

COUNCIL COMMENTS

- The proposal seeks a departure from the habitable building separation standards within the Apartment Design Guide to the northern boundary without sufficient detail on how these non-compliances will be addressed through design measures or clear explanation of how they are blank-wall or non-habitable interfaces (i.e. the SEPP 65 detail from the architect is insufficient). Any justification is to detail how the design would not preclude future development in Area 3 from developing to the minimum habitable building separation distances in the future

DA SUBMISSION



APPLICANT RESPONSE

1. Visual privacy of the ADG provides minimum building separation distances between buildings as a guide to better manage the interfaces between 2 developments. The proposed design provides for these conditions through appropriate building separation resulting from the design excellence process and suitable facade treatment.
2. The proposal had gone through a number of iterations throughout the design excellence process. One key consideration to the building form was to break up the massing to the north and shift part of the volume towards the South to provide more separation to the future development. The separation between the building envelope to the Northern boundary varies from a min of 6m, 9.6m to 13m. Coupled with the proposed treatment of habitable/non-habitable interfaces at the Northern facade, the proposed building separation complies with the requirements of the ADG.
3. The apartment layout design for that facade interface was also setout to provide dual aspect apartments on the northern corners, to provide a predominant outlook towards the green spine and Canberra Avenue. The adjacent development in Area 3 will have south facing apartments at that interface, it is therefore more desirable for those apartments to be dual facing as well, to maximise the solar access and direct the view out to the parks instead of the building facade. This treatment would comply with the building separation requirements of the ADG.
4. The facade design also enables a more protected living space with it's oversized columns, solid horizontals and privacy screening on the Northern facade where required.

10D. CHILDCARE CENTRE PLAYGROUND AREA - AWNING

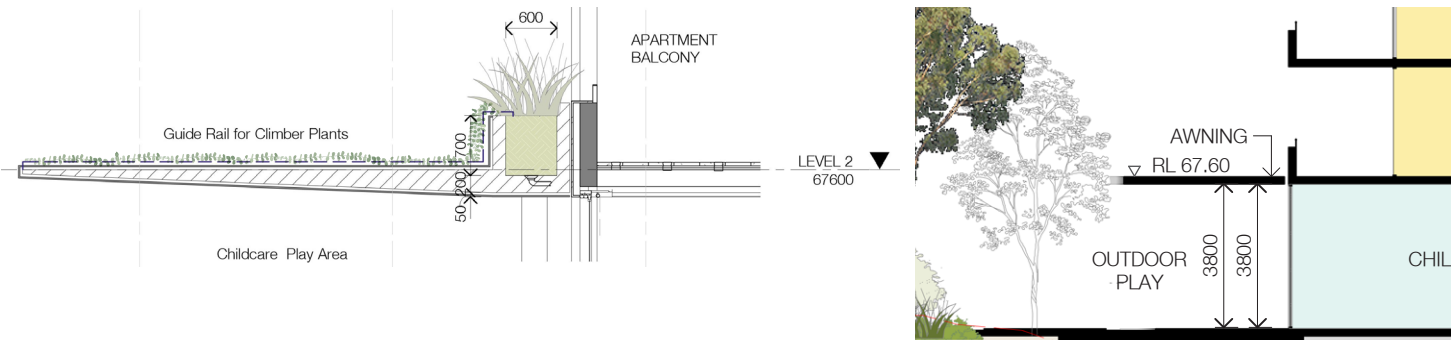
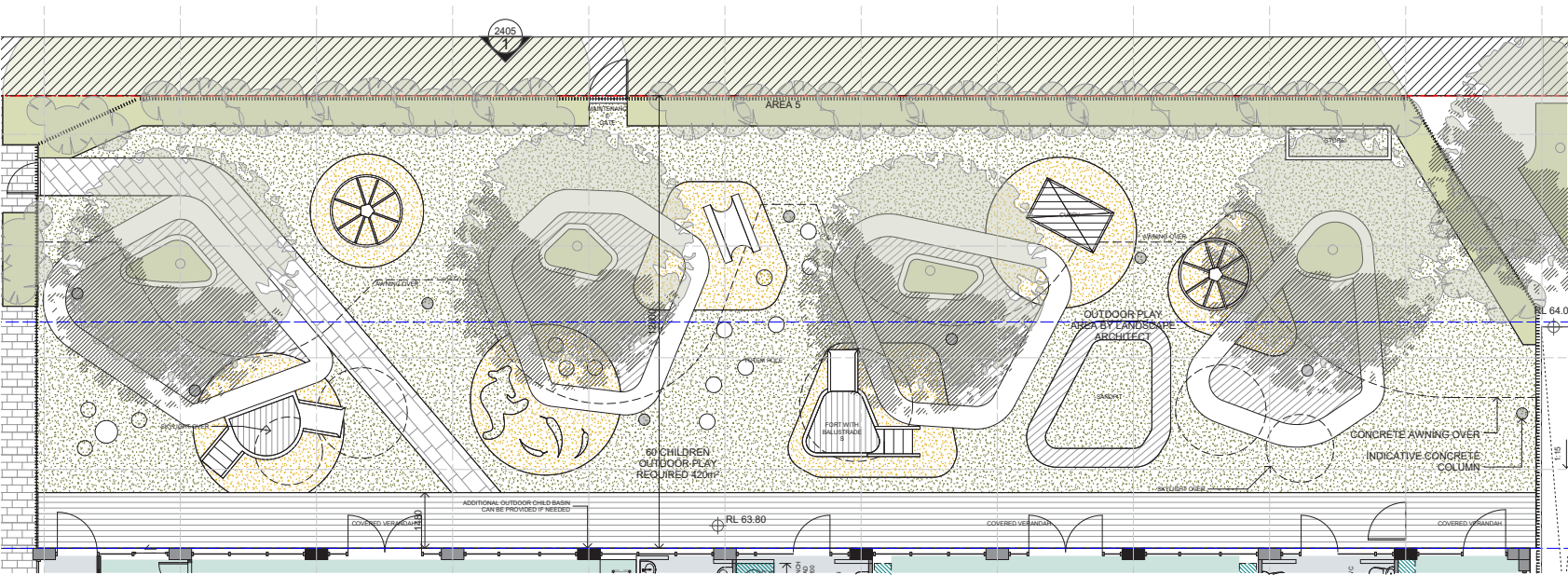
COUNCIL COMMENTS

- Detail drawings should be provided for the proposed awning over the outdoor play space detailing its construction, materiality and proposed height.

APPLICANT RESPONSE

1. The outdoor awning is made out of concrete with concrete planters along the edge of the building and skylights throughout. It will be supported on simple concrete columns. The details will be coordinated with the structural engineer and the landscape architect throughout the design development process. The proposed height is set to provide minimum visual distraction to the residence above while shielding the acoustics from the childcare center and providing sun protection for the users of the outdoor play area.

DA SUBMISSION



13. SEPP 65

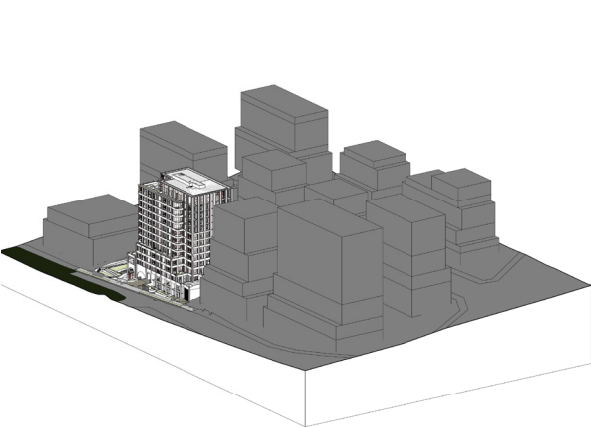
COUNCIL COMMENTS

- Confirmation is required the solar access assessment incorporates overshadowing from future buildings within the St Leonards South Precinct.

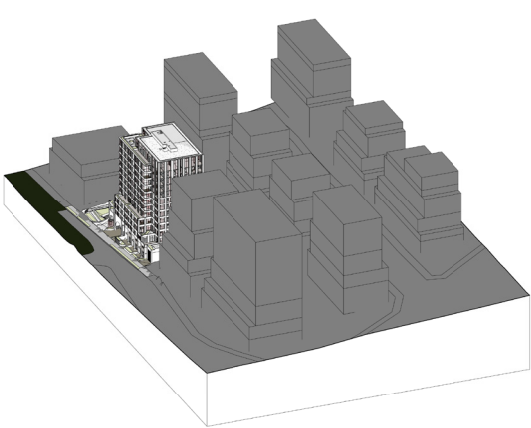
APPLICANT RESPONSE

1. The applicant confirms that the solar access assessment incorporates overshadowing from future buildings within the St Leonards South Precinct. The massing are derived from the masterplan framework.

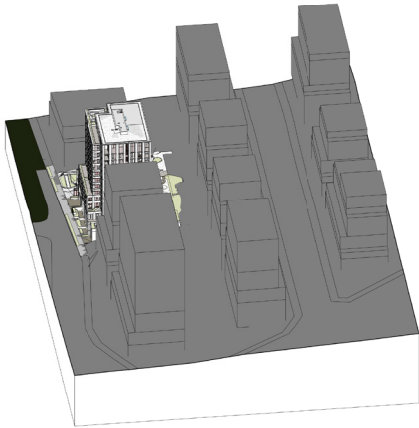
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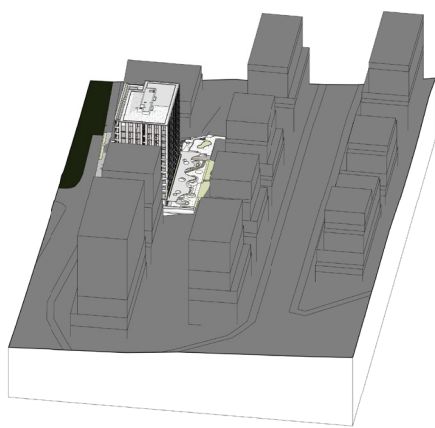
SOLAR ACCESS -
21-Jun-18-9.00



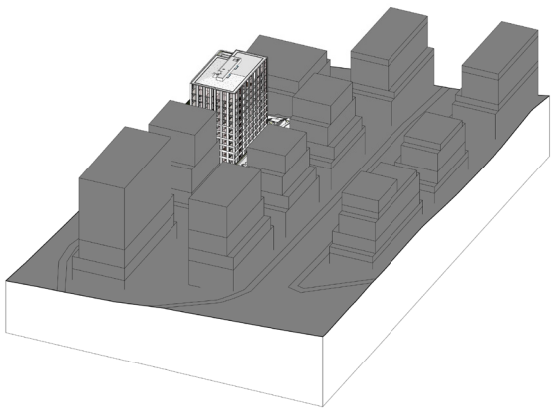
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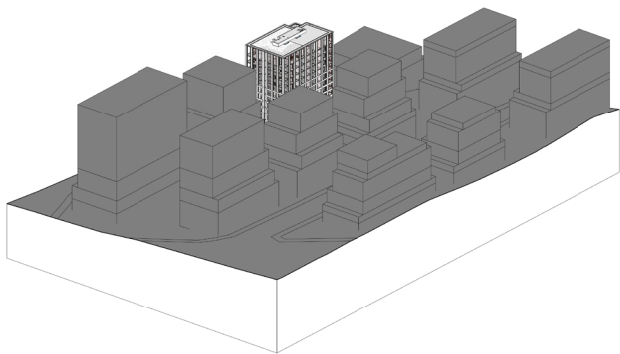
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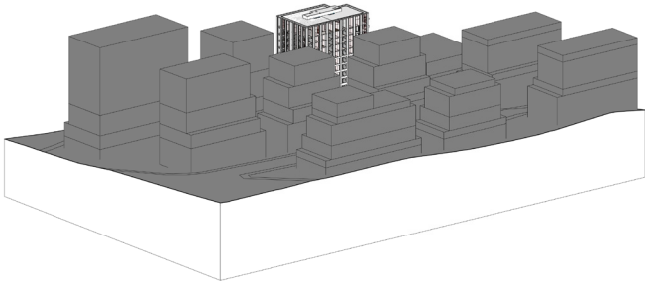
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21-Jun-18-14.00



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21-Jun-18-15.00

RESPONSE TO COUNCIL RFI - ADDITIONAL INFORMATION

i. BASEMENT ABOVE NGL

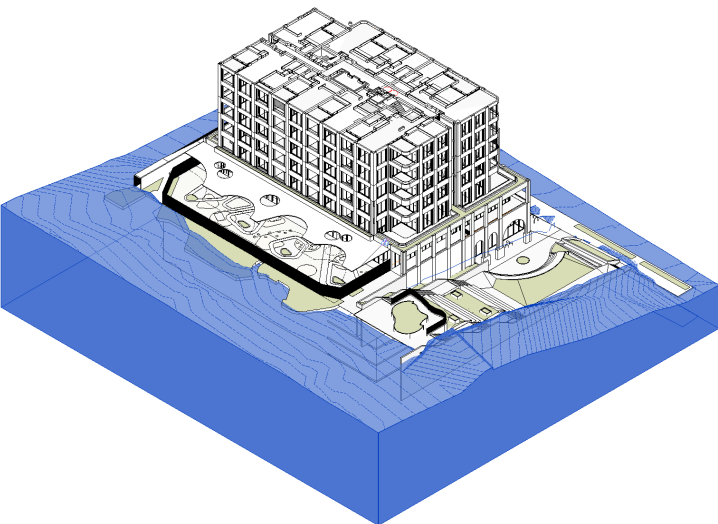
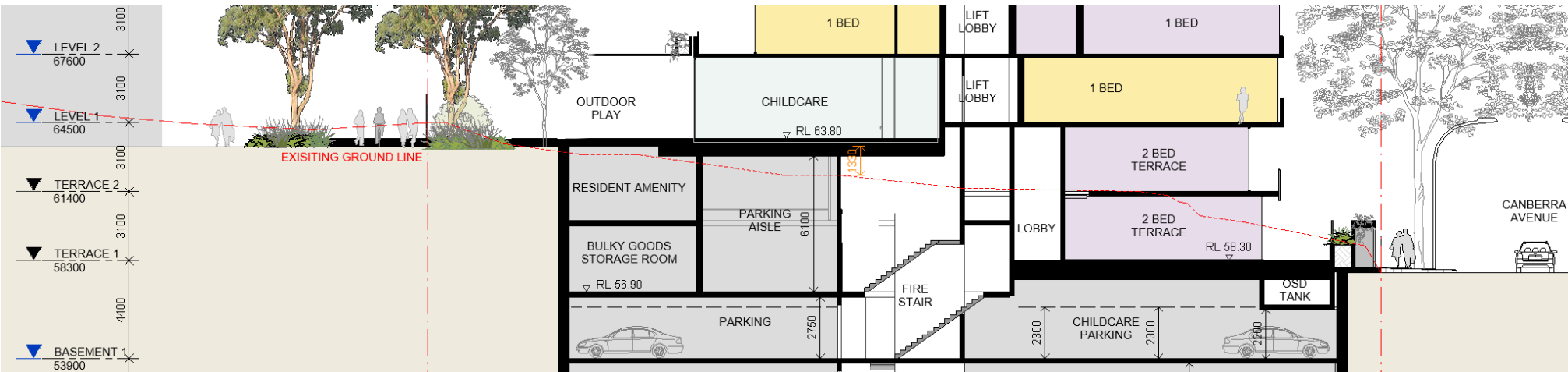
COMMUNITY COMMENTS

- The community has raised questions regarding the maximum 1.5m of basement being above the natural ground level

APPLICANT RESPONSE

1. The proposed basement design is only above the NGL towards the western edge by approximately 1.35m at most and therefore complies with the control. This is due to the steep level change between Canberra Avenue to the east and Green Spine to the west.

DA SUBMISSION



ii. BUILDING LENGTH

COMMUNITY COMMENTS

- The community has commented that the strong articulation dimensions stated in the DCP had not been provided for to allow a breach to the maximum building length requirement of 35m.

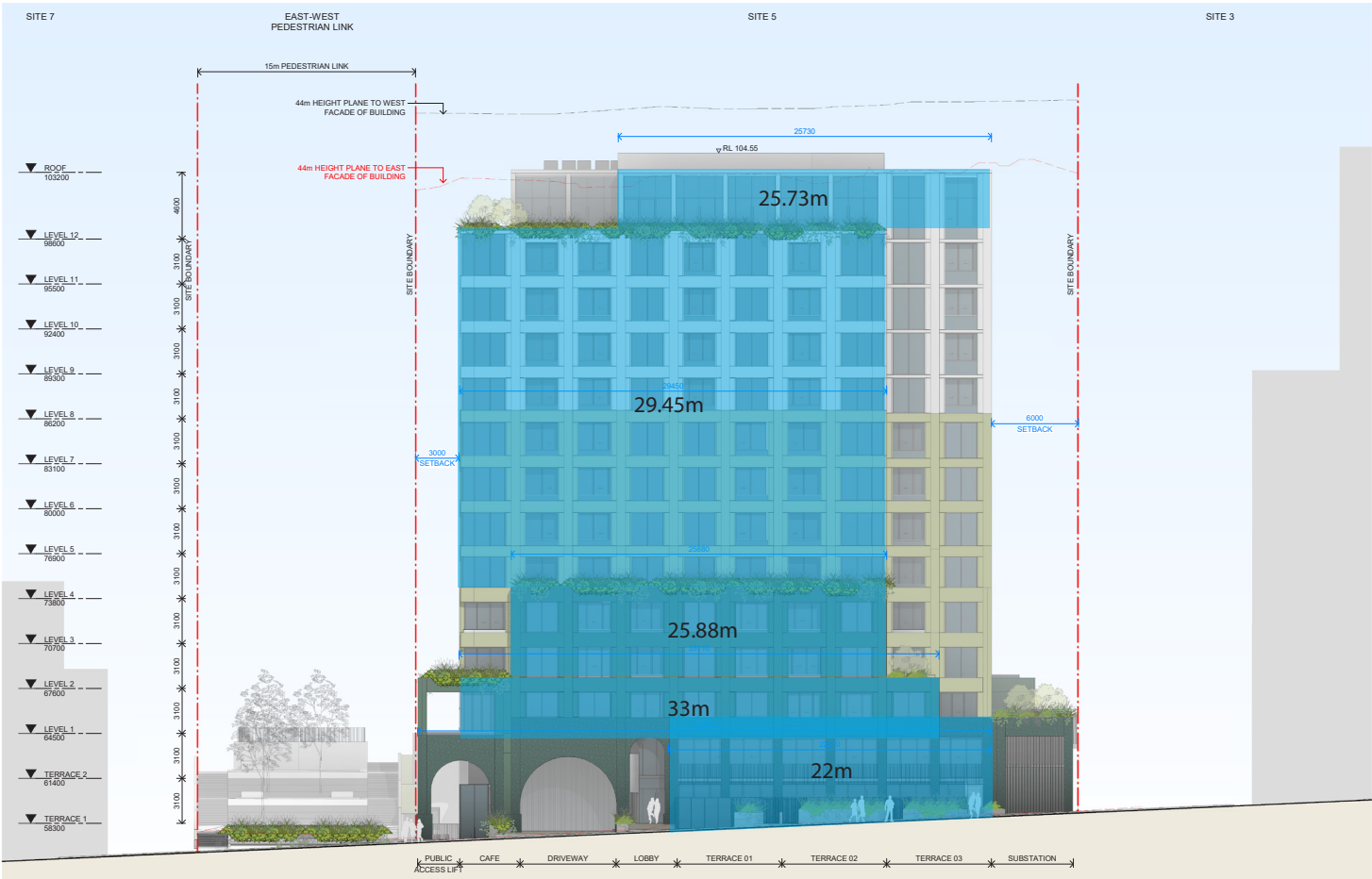
DA SUBMISSION

APPLICANT RESPONSE

1. The DCP control provides that the maximum building length shall not be greater than 35m unless strongly articulated. The objective of the building width control in the DCP is to avoid large continuous building bulk and massing fronting the street. The proposed design has been developed through a comprehensive design review and excellence process in consultation with the panel and Council to ensure strong articulation and design character for the building is achieved. The proposed building design has stepped back the massing fronting Canberra Avenue to provide facade articulation, reduce building mass and therefore complies with the DCP objective. The only facade width exceeding 35m is on ground floor, however, ground floor has multiple large penetrations on the facade to enable the functionality of the building, including the void into the retail corner, the carpark entry and the lobby entry. Furthermore, the substation has been pushed back from the street. Therefore the effective continuous facade on ground floor facing Canberra Avenue is only 22m.

Listed are the continuous facade width on the East elevation throughout the tower.

- Tower - Level 12 - 25.73m
- Tower - Level 4 to 11 - 29.45m
- Podium - Level 2 & 3 - 25.88m
- Podium - Level 1 - 33m
- Podium - Ground Floor - 39.57m (effective continuous facade is 22m.)



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