

# **Attachment 17**

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Response to DRP Comments

Koichi Takada Architects and Aspect Studios

## North Sydney Regional Organisation of Councils Resign Review Panel Comments (Meeting of 14 December 2021)

| DESIGN PRINCIPLE         | DRP COMMENT (Dec. 2021)  | DESIGN RESPONSE  |
|--------------------------|--|--|
| [1] Context              | <p>The well-established street trees as well as the clear visual and physical links to the south mean that Berry Road and Holdsworth Avenue are significant public domain corridors.</p> <p>The Panel again recommends that the proposed changes to the public streets and pocket parks west and east of the site be modified to enable direct access to southern lobbies within the complex. The proposed expansion of the existing pocket parks will mean that some lobbies (especially Building D) are located at a considerable distance from the nearest vehicular drop off point. As a consequence, universal access would prove difficult and would impact on and diminish the building's address function.</p> <p>Within the complex, the Panel recommends that provision for clear physical connection be considered to allow for universal access to apartments within the complex. Apart from increasing flexibility and permeability, this measure will also allow for universal access throughout the green spine.</p> <p>It was noted that the proposed green spine levels are at some variation to the levels set in the precinct landscape masterplan and as a consequence, there is a height differential between the subject site and the development site to the north. While each component of the wider green spine will form part of the communal open space for each separate development precinct, the Panel recommends that the design of the differing relevant levels be resolved.</p> <p>The Panel acknowledges the proposed single vehicular access point to the site from Holdsworth Avenue, the location of parking within the outline of the built form and the resultant allocation of a significant area of deep soil to the green spine</p> | <p>Taking on the universal accessibility strategy, the through site link connection from the east and west pocket parks to the central Green Spine has been amended to ensure it is accessible by all. The Building D lobby facing the Holdsworth Ave pocket park is connected with a ramped walkway, leading residents and visitors to the congregation point of the through site link and park. While the lobby entry is still at a higher FFL, a framed visual connection from the lobby to the pocket park is provided for. Further resolution of levels within the green spine has also occurred to minimise changes both within the site itself and to adjacent land. The proposed single point of vehicular access and basement below the built form only has been maintained thereby maximising deep soil both within the green spine and on the street frontages / adjacent to the development site to the north.</p> |
| [2] Built Form and Scale | <p>The increased width of the linear green spine from 19m to 24m and the introduction of a three-storey townhouse boulevard form to the southern boundary of the subject site as well as the provision of community facilities within the green spine that extended across the top of the boulevard element is supported.</p> <p>The Panel indicated the need to ensure that the articulation of the built form, demonstrated in the concept proposal for Holdsworth Avenue, will continue to be developed for the built form that addressed both edges of the linear green spine.</p>   | <p>The proposed design provides a higher level of articulation to the internal elevations that face into the Green Spine. The façade has a feature timber-look awning that defines the ground level and entries, providing a canopy above the lobbies, with an integrated planter. The central core is expressed on the façade with the same feature timber-look battens to provide a vertical break and reduce the building lengths.</p>  |

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|                    | <p>The applicant indicated that the proposed detailed design work would refine and develop the buildings (particularly facades) that face the green spine. It was also indicated that the location of green elements and balconies would provide a level of articulation that would reflect the more detailed computer-generated images (CGIs) that formed part of the presentation documentation.</p> <p>While the proposed built form is consistent with the LEP 31m height limit, the Panel was advised by Council about a discrepancy between the permissible number of storeys set out in the DCP and the number of storeys in the submission. The Panel suggests that the applicant review the objectives of the storey controls and consider articulating and modulating the proposed building form to more closely reflect the DCP objectives.</p> <p>The Panel noted that a number of proposed access corridors are excessively long (especially in Building D) and would not comply with the requirements of the BCA and ADG. If long corridors are contained within the development then there is a need to carefully consider and incorporate light and outlook at one or both ends to secure an appropriate level of environmental amenity.</p> | <p>The images and elevations provided with the development application show the refined and more developed building facades.</p> <p>As detailed throughout the RFI response one full level has been removed from Building C to ensure the proposal now fully complies with the storey height control. Part storeys have been included as a result of the steep site slope consistent with the DCP definition at the time of DA lodgement (as is considered appropriate).</p> <p>The lift lobbies have access to natural light facing into the green spine, allowing light and an outlook in a central position to all lobbies, including Building D .</p> |
| [3] Density        | The proposed development appears to be consistent with the permissible FSR of 2.6:1.   | Noted. FSR of 2.6:1 proposed consistent with LC LEP 2009  |
| [4] Sustainability | <p>The Panel supported the proposed sustainability measures and noted that ongoing design refinement would form part of the process leading to a DA submission.</p> <p>The Applicant provided advice on the design of screens and façade treatment. The objective is to mitigate the impacts of summer morning and afternoon sun as well as options to provide for solar screening and the provision of ambient light to apartments.</p> <p>The Panel supports the proposed green roof approach combined with solar panels to mitigate the heat island effect and to offset energy use.</p> <p>The Panel encourages the use of low embodied carbon concrete through the structure and the careful selection of materials with low embodied carbon.</p>   | <p>The aim of the project is to revitalise the Lane Cove precinct with a strong focus on sustainability to promote a healthier way of living not just for the present but in the years to come as well. Embedded in the design are the following sustainable initiatives:</p> <ul style="list-style-type: none"> <li>- Passive design ensuring minimum 6 Star NatHERS rating</li> <li>- Energy efficient LED lighting</li> <li>- Control systems tuned to maximise building performance</li> <li>- Solar photovoltaic system</li> <li>- WELS star rated fixtures</li> <li>- Supplemental bicycle parking spaces</li> </ul>                                |

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|                  |  | <ul style="list-style-type: none"> <li>- Outdoor motion activated misters and water features to provide relief on hot days</li> <li>- Activated public and communal open space with inclusive, passive, active and growing zones</li> </ul> <p>The Deep Soil area of the Green Spine is 1138m<sup>2</sup>, equal to 52% of the total Green Spine Area (2170m<sup>2</sup>). The site wide Deep Soil is 1986m<sup>2</sup>, equal to 23% of the total site area (8758m<sup>2</sup>)</p>   |
| [5] Landscape    | <p>The Panel supports the proposed landscape approach for the central green spine and the introduction of a range of facilities within the communal area. It will be important to ensure that the facilities are readily accessible from all buildings within the subject site.</p> <p>The Panel raised concern about the limited disabled access to key communal facilities from all buildings within the complex as well as disabled access within the total communal open space area and recommends that this issue be fully examined. The Panel also suggested the need for an enhanced level of disabled access within the overall complex.</p> <p>As indicated in '4.4 Sustainability', the Panel supports the provision of green roofs, the introduction of horizontal green elements to mark the 'street wall' within the facades and the proposed landscaping associated with recessed balconies.</p> | <p>Universal access has been provided from building exits/entrance to key landscape amenities along the Green Spine, also to the pocket parks west and east with a through site link. Responding to the existing terrain and proposed floor levels, ramped walkways are proposed to mitigate level changes between destinations. A platform lift within the Green Spine is introduced where ramped walkway is not feasible due to the area constraints, ensure the universal accessibility strategy is well implemented throughout the precinct.</p> |
| [6] Amenity      | <p>The Panel recommends that visual access to the green spine is provided from each of the primary lobbies. This may well require a two-storey void where lobbies are set below the level of the green spine. The objective will be to ensure visual integration between lobby and communal green spine, as well as accessibility, despite RL differentials between lobby and green spine. This will not only improve amenity but will also provide residents and visitors with ease of orientation within the precinct.</p> <p>There is a need to provide for disabled access to all areas and facilities within the communal open space.</p>   | <p>All building lobbies provide levels access to the communal open space directly from the lift core Buildings B &amp; C – Level 1, and Buildings A &amp; D from the Ground Floor. The lobbies in Buildings A, B &amp; D have a line of sight from the street.</p> <p>The communal open space has been designed with a series of integrated ramps to ensure equitable access to the recreational areas and landscape zones.</p>  |
| [7] Safety       | <p>The Panel remains concerned that the southern lobby entry points will be located at a significant distance from drop-off points on the street system and will involve access</p>  | <p>The entry to the lobbies and circulation paths adjacent the pocket parks have been designed close to/or within the property boundary to</p>   |

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|  | <p>through proposed pocket parks. It will be important that such access patterns meet CPTED criteria.</p> <p>The Panel has previously noted the importance of existing streets in providing direct access to proposed lobbies. This should be carefully considered in defining the final form of pocket parks to both Berry Road and Holdsworth Avenue.</p> <p>The proposed visual links between street entry and green spine will enhance overall safety.</p>   | <p>ensure close proximity for casual surveillance from the building. The paths will be level and straight, and well defined with lighting to create good lines of sight from the surrounding lobbies and drop off points for safe access.</p>   |
| [8] Housing Diversity + Social Interaction | <p>The provision of a high level of accessibility to communal open spaces and facilities will be important to meet this requirement.</p> <p>Subject to the above issues, the Panel supports the proposed diversity of dwelling mix in the development and the potential level of social interaction associated with the green spine communal open space.</p>   | <p>An internal communal facility is position within the green spine, complementing the pool and outdoor communal facilities within the landscaped green spine. The amenities include the pool. Open lawn, outdoor working space, built in BBQ areas, sensory gardens and kids play spaces. The access to the facilities is by ramps, and one platform lift to ensure equitable access the communal facilities.</p>  |
| [9] Aesthetics                             | <p>The Panel supports the modified design approach identified in the limited CGI material submitted and appreciates that the ongoing design refinement process will lead to further articulation of the built form.</p> <p>The Panel noted the introduction of vertical and horizontal articulation together with the greening in the submitted documentation of the Holdsworth Avenue façade. It will be important that the built form facing toward the green spine and toward Berry Road is developed and refined as part of the DA documentation process. In particular, additional articulation of the internal facades is required to reduce perceived scale and bulk from the green spine.</p> <p>The visual linking of entry lobbies to the green spine will also be important.</p> <p>While the proposed building language is supported in principle, further refinement will be required to identify the measures required to screen western and eastern summer sun.</p> | <p>The proposed design provides a higher level of articulation to the internal elevations that face into the Green Spine. The façade has a feature timber-look awning that defines the ground level and entries, providing a canopy above the lobbies, with an integrated planter. The central core is expressed on the façade with the same feature timber-look battens to provide a vertical break and reduce the building lengths.</p> <p>The facade incorporates integrated shading to ensure visual privacy and allow daylight to enter bedrooms and living rooms without excessive heat gain through the building envelope. Privacy between buildings is addressed through the use of colourback glazing &amp; screening. Overlooking is avoided between apartments through the use of these elements. Operable glazing is protected by screening across all buildings.</p> |
| Outcome                                    | <p>The Panel has determined the outcome of the DEP review and provides final direction to the Applicant as follows:</p>  | <p>The Pre-DA concept presented to the panel has been refined and developed in the subsequent DA application, with details and descriptions provided in the design report and architectural/landscape</p>   |

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|                  | <p>The Panel recommends that the pre-DA concept design is further refined in terms of enhancing the built form modulation to the streets and green spine, increased equity of access to communal open space and facilities, clarification of landscape elements (both vertical and horizontal) to reflect the 'street walls' and the visual linking of entry lobbies to the green spine.</p> <p>Subject to addressing the issues raised by the Panel, the subsequent DA documentation should be submitted to Council.</p> | <p>documentation that responds to the items raised. CGI's included in the submission illustrate the integrated landscape approach, as well as highlighting the architectural design features that complement the St Leonards masterplan precinct. The landscape design details equitable access in the high quality communal open space, promoting social interaction in the Green Spine area.</p> |