

26 October 2022

Lane Cove Council
Mr Greg Samardzic
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Dear Greg,

DA 115/2022 | 11-19 HOLDSWORTH AVE & 10-20 BERRY RD, ST LEONARDS SOUTH | RESUBMISSION TO DESIGN EXCELLENCE PANEL

1. Introduction

Development Application 115/2022 (DA1115/2022) was lodged for a residential flat building with community facilities at the subject site on 26 September 2022. Prior to lodgement of the application, the proposal was considered by the North Sydney Design Review Panel (DRP) on 25 February 2022. The panel issued its minutes in relation to the proposal on 2 March 2022. The proponent's consultant team considered the minutes in detail and for the purpose of achieving design excellence as required by Clause 7.6 Of the Lane Cove Local Environmental Plan 2009 (LLEP 2009).

The purpose of this correspondence is to outline how the DA responds to the matters raised in the DRP's minutes of 2 March 2022, including outlining any necessary design amendments. Subsequently, this correspondence requests that the proposal be forwarded to the Design Excellence Panel (DEP) for further consideration.

The matters raised in the minutes from the meeting of 25 February 2022 are summarised below, and a response to each is also provided.

2. Summary of and Response to DRP minutes

Elevations and materiality should be developed to reflect the existing context and neighbouring properties

The proposal has been amended such that its elevations and materiality will generally include sandstone throughout the ground level landscaped areas, masonry within the podium, as well as light coloured Sto render in the upper portions of the envelope.

The sandstone and masonry reflects the existing character, whilst the Sto render represents a contemporary finish which will be an inevitable character of the emerging precinct. The materials would also generally be darker at ground level, and lighter as height increases. This is for the purpose of integrating with the skyline and lessening visual bulk.

The proposal's material strategy is demonstrated in the image on the following page.

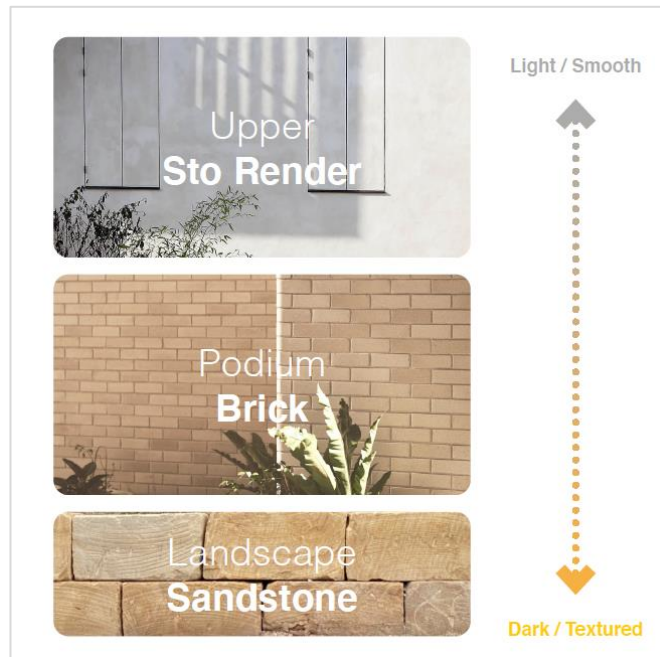


Figure 1: Proposal's amended finishes strategy (Source: Silvester Fuller Architects)

Develop a Connection to Country strategy

As part of the ongoing preparation of the DA following the initial DRP, a Connection to Country Strategy was prepared. The strategy was prepared by WSP, informed the final DA submission, and is included as part of the current DA. Some elements of the strategy which are included in the current design include the provision of entry statements referencing Gamaragal character, sculptures throughout the through site link, local aboriginal patterns throughout the ground plane, inclusion of a 'resting' or 'yarning' place within the central spine's communal landscaping, and use of Gamaragal language throughout the development as may be suitable.

Reorientation of childcare centre, 'secret gardens' and community facility to north

The proposal has been amended such that it adopts this suggestion from the DRP. Specifically, the childcare centre and community centre are re-oriented, and some upper massing has been removed, such that it has a greater address to the Berry Rd and the east west pedestrian link.

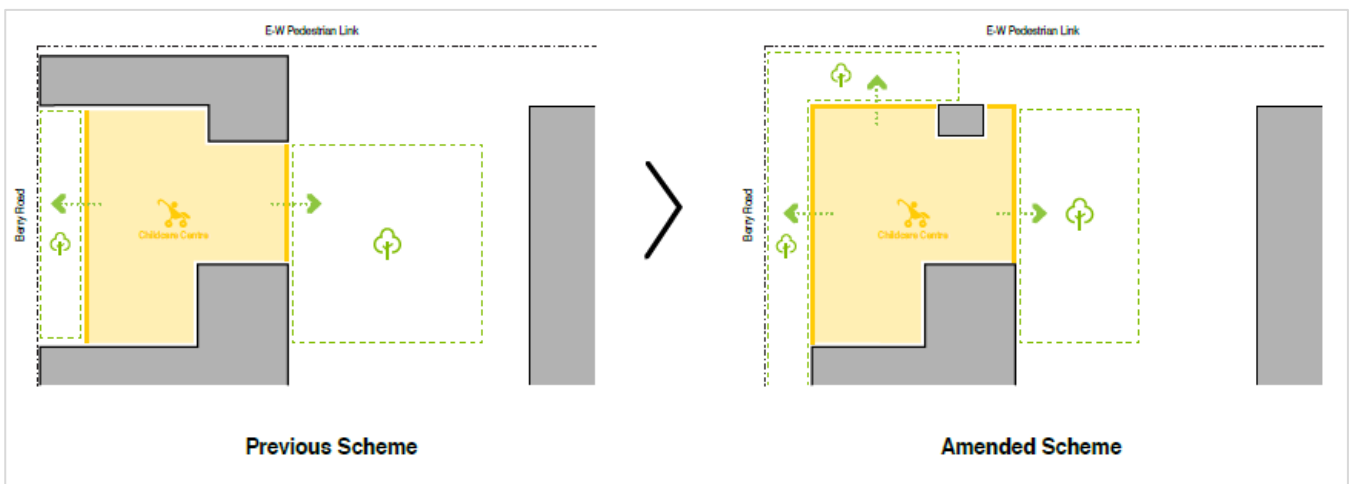


Figure 2: Amendments to location of childcare centre (Source: Silvester Fuller)

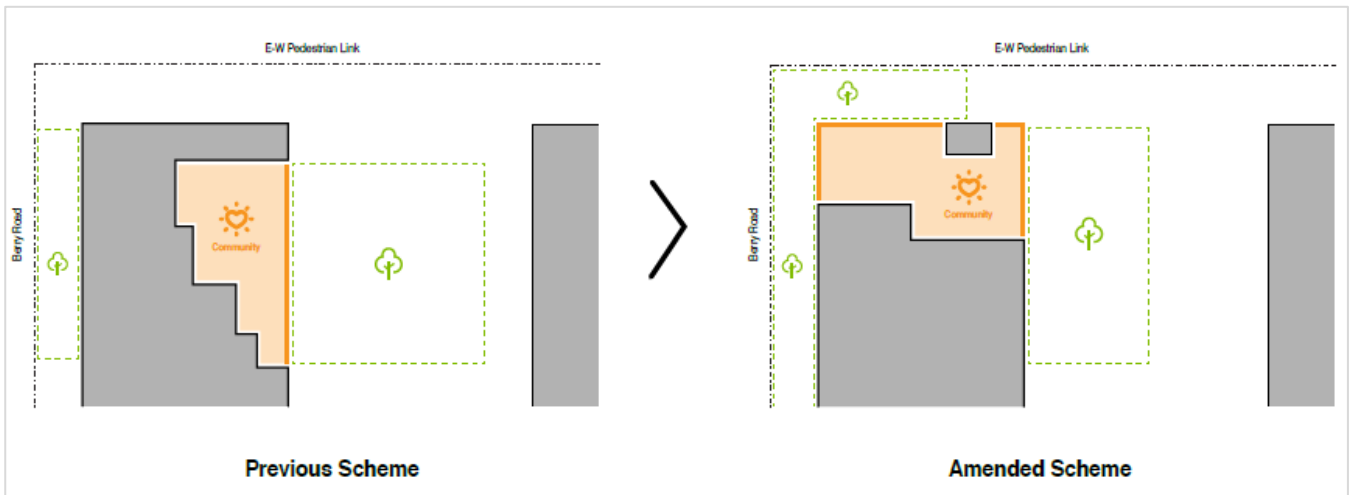


Figure 3: Amendments to location of community centre (Source: Silvester Fuller)

Relocate bicycle parking and meeting rooms within/towards pedestrian link to improve surveillance and activation

The proponent supports the location of bicycle parking within the pedestrian link. However, their exact location should be confirmed with Council as part of the DA assessment process.

Adequate surveillance and activation of the link will be achieved with the previously mentioned relocated bicycle spaces, the re-oriented community centre which will look directly towards the link, the new bridge linking the community centre to the pedestrian link, casual surveillance from dwellings within the proposal located above ground level, and the open nature of the green spine – pedestrian link intersection.



Figure 4: Representation of community centre looking directly towards pedestrian link, and casual surveillance from above ground dwellings (Source: Silvester Fuller)

Appropriate treatment required in relation to minor ADG non-compliances along southern elevations

A combination of solid elements which adopt the proposal's overall materiality strategy (i.e. not just blank walls), narrow windows, and screening to any south facing windows or balconies, are applied to the amended proposal in order to address impacts from the marginally non-compliant southern elevations. This is demonstrated in the image on the following page.



Figure 5: Graphic representation demonstrating narrow windows, screening, and materiality of southern elevation (Source: Silvester Fuller)

Substantiate deep soil and sun light availability along southern boundary

Page 69 of the Design Excellence Report prepared by Silvester Fuller substantiates the provision of all landscaping for the proposal, including deep soil landscaping. An extract of the plan is provided on the following page, with the southern boundary deep soil zone outlined in red.

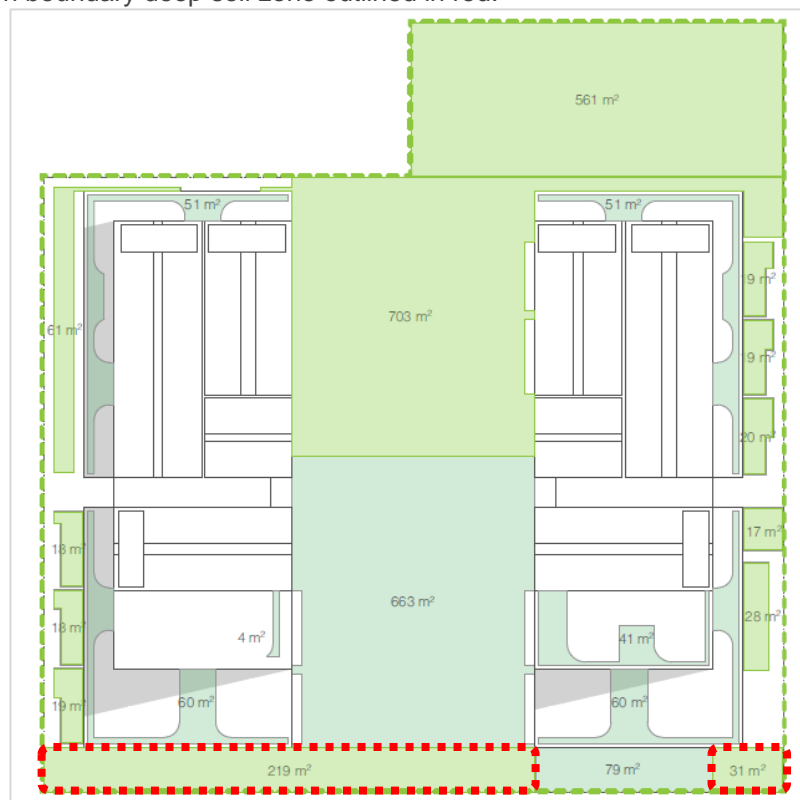


Figure 6: Extract of overall landscaping and deep soil landscaping plan, with deep soil landscaping along southern boundary outlined red (Source: Silvester Fuller)

The view from the sun diagrams provided at page 61 of the Design Excellence Report prepared by Silvester Fuller demonstrate the extent of solar access to landscaping along the southern boundary. It should be noted that these plans are for the purpose of demonstrating solar access to the entire development. An extract of the plan is provided on the following page.

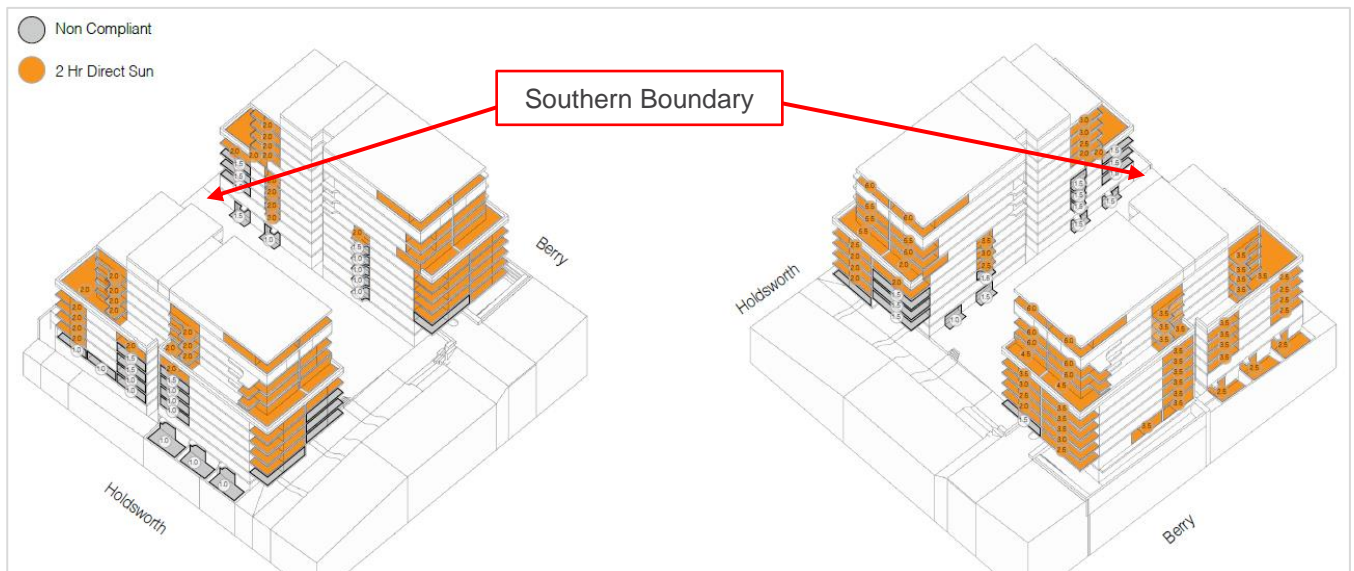


Figure 7: Extract of sun's eye view diagram with solar access to southern boundary landscaping show red (Source: Silvester Fuller)

Street fronting dwellings to be no greater than 1m below street level

All but 3 street front dwellings are now no greater than 1m below street level. The 3 remaining dwellings have been amended such that they include taller floor to ceiling clearances which will provide the necessary amenity, including 2 hours access to sunlight at mid-winter. There are substantial accessibility and operational implications if these 3 remaining dwellings are required to comply with this suggestion.

Internal elevations to be provided with additional articulation and variety

Additional projecting balconies have been added to the internal elevations for further articulation and surveillance. Detail for the base brick work has been developed which will provide visual interest and articulation. The development of the overall materiality strategy, as discussed earlier, combined with extensive and varied landscaping within the central spine, will deliver an impressive overall experience.



Figure 8: Graphic representation of internal elevations and overall environment (Source: Silvester Fuller)

Overall energy sustainability narrative requires development

ESD consultants Integreco, were engaged to assist with the establishment of a suitable energy sustainability strategy for the site. Their corresponding report is included as part of the DA. In summary, the key ESD measures developed for the proposal, in conjunction with Integreco, include:

- Development of a climate resilient landscaping strategy, including drought tolerant species, ample deep soil zones, high canopy trees for shading and overall cooling, and BASIX related measures such as capture and storage of rain water for use throughout landscaped areas.
- Generous thermal mass quantities throughout the proposed envelopes.
- Maximising of air cross air flow properties including corner apartments, open floor plans and loggias.
- Strong commitment to passive design including the aforementioned cross flow properties, suitable thermal mass, optimal orientation as well as performance glazing.
- BASIX related energy usage reduction measures.
- A range of vehicle usage reduction measures including proximity to public transport, enhancing active transport with the proposed through site pedestrian link, electric car charges within the basement, and bicycle parking.

Placement of pedestrian link adjacent to the childcare centre

As discussed earlier, the treatment around the proposed childcare centre has been amended. In particular, massing around the centre has been reduced to enable improved daylight access and ventilation.

Design of pedestrian link requires coordination with development to the north

The landscape architect for the subject DA, being RPS, is also the landscape architect for the development site on the northern side of the through site link. This ensures a high degree of coordination over the respective areas, which has been achieved since the initial DRP meeting. This is reflected in the landscape architecture plans submitted with the DA. Nevertheless, further coordination can be achieved if required, with Council's assistance.

Clarification required in relation to location of deep soil zones

The landscaping plan provided at page 69 of the Design Excellence Report clarifies the location of proposed landscaping, including deep soil zones. An extract of the plan is provided at Figure 6 above.

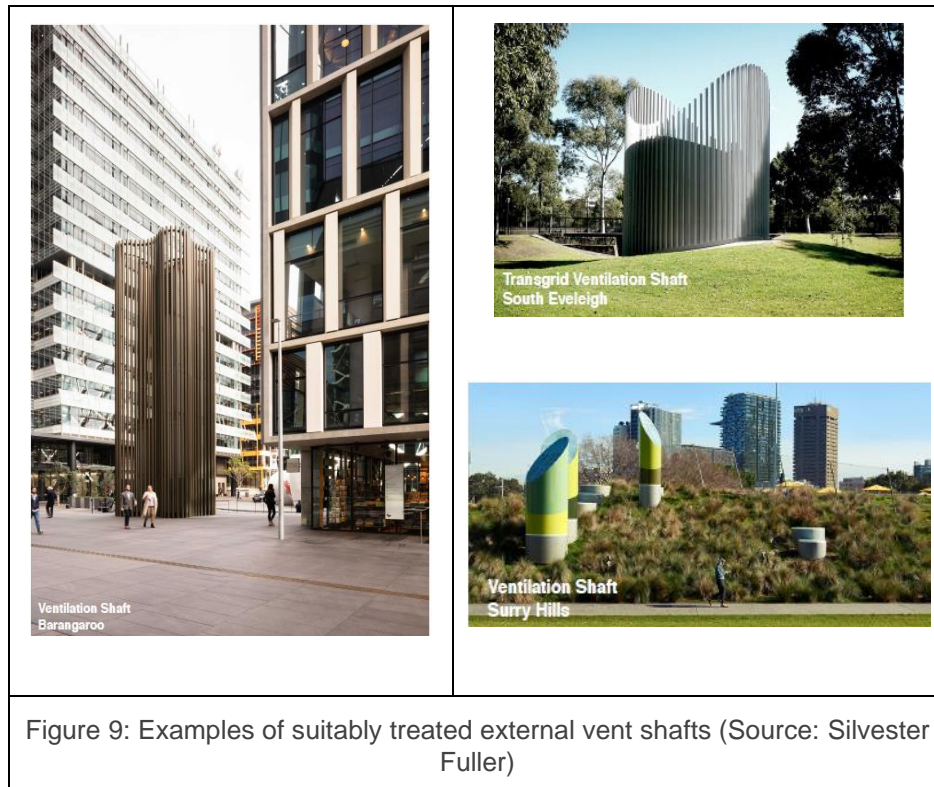
Reconsider size and location of childcare centre outdoor play area to improve resident's amenity

The reorientation of the childcare centre, as discussed earlier, has enabled the relocation of some of the required outdoor play area away from the central spine, to along the pedestrian link. The depth of the outdoor play area remaining within the central spine is subsequently reduced, thereby providing a larger buffer to residents within the Holdsworth building (refer to Figure 3 above).

Exposed car park exhaust shafts should be relocated to within the building envelope

The car park exhaust shafts included in the earlier plans were conceptual only. They have since been fully integrated into the proposal's landscape strategy. In particular, they will be surrounded by vegetation, including high canopy trees, as well as suitable architectural cladding.

There are numerous recent examples of such shafts being suitably treated, as demonstrated on the following page.



Retention of existing trees

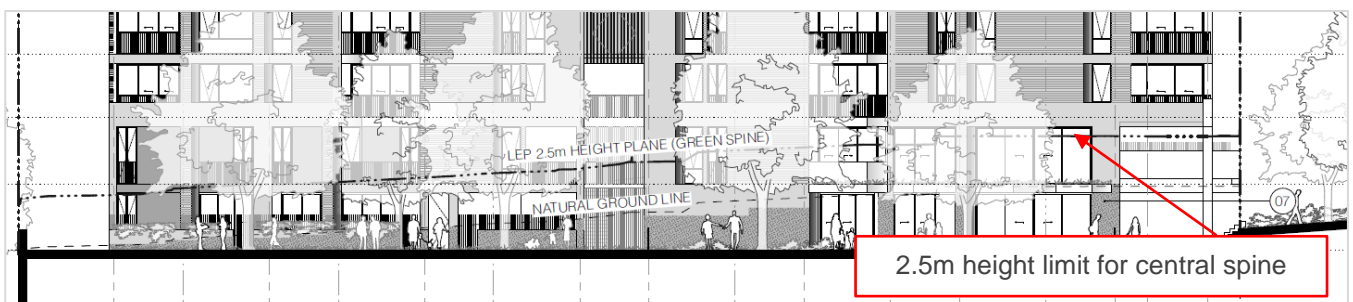
The proposal sought to retain as many trees as possible. However, the landscape master plan for the precinct establishes a new ground plane which is approximately 2m below the existing ground level. A number of trees will have to be removed to achieve the new ground plane established by the landscape master plan. An arborist report relating to all trees on the subject site, as well as the adjoining road reserve, was submitted as part of the DA.

Clarification of landscape narrative

The proposed landscape strategy is a response to both the St Leonards South Landscape Masterplan, as well as the Connection to Country Strategy developed for the subject site, by WSP. Landscaping within the central spine, in particular, adopts a layout which is a combination of an earlier gully extending through the area, as well as Gamaragal movement patterns. Most species adopted for the proposal's landscaping are derived directly from the precinct's landscape master plan.

Height of structures within central spine

Following the initial DRP meeting, any structures within the central green spine have been revised such that they are below the 2.5m height standard. This is demonstrated in the architectural plans submitted with the DA. Relevant extracts from DA_A-210-004 and DA_A-210-003 are provided below.



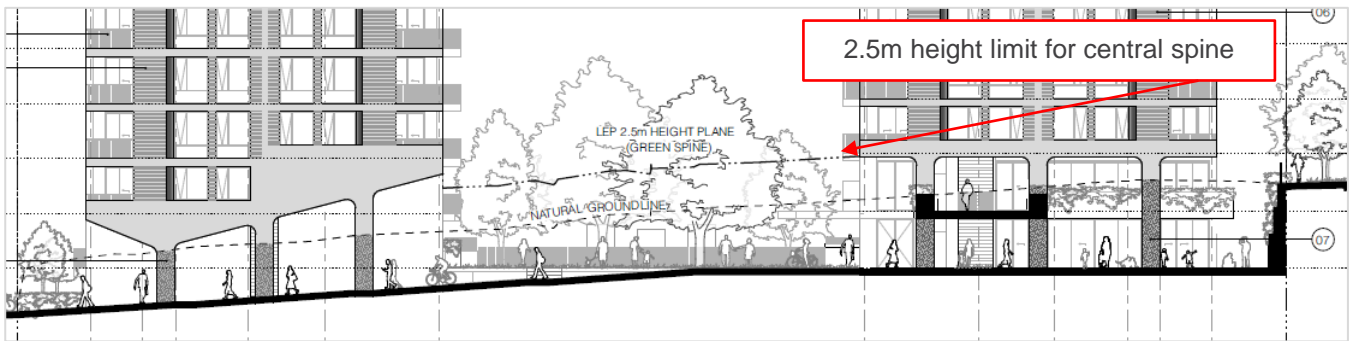


Figure 11: Extract of east-west elevation with 2.5m height limit shown red (Source: Silvester Fuller)

Daylight access to study rooms should be reviewed

Study rooms included in floor plans submitted to the DRP were reviewed. Any study rooms which were identified as not receiving any direct light or any borrowed light, have been deleted. The resulting space has been incorporated into adjoining living areas, and the like.

Review ensuites less than 2.6m in length

The project architect has reviewed the proposal's ensuites and is of the view that they will offer more than suitable amenity. Their size, configuration and anticipated finishes, in particular, will achieve a high standard of amenity.

Provide shading to large areas of living rooms glazing

In consultation with the previously mentioned ESD consultant, it was decided to provide double glazing to living room windows as this will achieve both thermal comfort (during summer and winter months) as well as acoustic mitigation from the proposed childcare centre.

Graphically demonstrate 2 hours solar access to living spaces and POS of east and south facing dwellings

Sun's eye diagrams have been included in both the accompanying Design Excellence Report, as well as the DA's architectural plans, to address this matter. An example is provided at Figure 7.

Open lobbies and apartment entrance loggias supported subject to conditions

As suggested by the panel, the double fronted lobbies to the lower levels and the single sided lobbies to the upper levels are designed such that they are open to the air and permitting respective air flow.

Level by level floor plans demonstrating the degree of cross ventilation and solar access compliance is included as part of the DA's architectural plans, as suggested by the panel.

Narrow bedroom windows are supported subject to conditions

As suggested by the panel members, the proposal's bedroom windows are full height, complimented with chamfered joinery, 1m in width, and able to provide an outside view from any bed. The extent of any natural lighting within such bedrooms will exceed minimum requirements established by the NCC/BCA.

Review living room dimensions to ensure compliance with ADG

It is confirmed that any furniture shown within the proposed floor plans is loose. In this case, the proposal achieves the minimum dimension of 3.6m for 1 bedroom dwellings, and 4m for larger dwellings.

