

# Berry Holdsworth

## Design Excellence Report

28 August 2022

# Design Review Process

Silvester Fuller was engaged to prepare a design and DA submission for Site 16 & 17 within the St Leonards South Precinct.

The project team have met with Council and the Design Review Panel on many occasions throughout the design development process. Multiple reports, drawings and diagrams have been discussed and reviewed with all parties.

The feedback from these meetings has been incorporated into the design to ensure Design Excellence is achieved.

# Response to Design Review Panel

The following document outlines the key design changes and refinements that have been undertaken to further develop the design and to respond to the feedback provided by the Design Review Panel February 2022. Following is some high level commentary to assist when reviewing the submitted documents.

**Principle 1:**

Context and Neighbourhood Character

The approach to our context and the materiality of the project has been further developed in conjunction with our Connection to Country Consultants WSP and Uncle Dennis Foley, the following key items are of note:

- The ground plane materiality and landscape design intent has now been developed and informed by indigenous gathering.
- Sandstone recovered from the site is reused within the landscape and to the building base tracing the memory of the original natural ground level.
- Articulated brickwork is used to the lower levels providing a more refined layer above the sandstone and a reference to the mid-20th century brick bungalows.
- Local indigenous patterning is to be developed together with our indigenous consultants in subsequent design stage to inform the facade screening elements.
- Refer to the accompanying report for further information on Connecting with Country and materiality.

**Principle 2:**

Built Form and Scale

The number of storeys and rooftop form have been further developed with the following key items of note:

- The story count is in keeping with the DCP controls. Partially submerged levels are not counted as a storey as noted by the storey controls. "A part storey will not count as a storey." Lane Cove DCP pg.45.

The massing and north elevation of the Berry building have been redesigned with the following key items of note:

- The east west link has been relocated/reconfigured to allow northern frontage to the childcare centre.
- The community centre has also been replanned to take advantage of this newly created northern frontage
- It should be noted that the GFA is not 'additional' to that allowable under the controls. The GFA achieved for the site aligns with and does not exceed the GFA allowable.

The building elevations have been further developed including the central and southern elevations, the following key items are of note:

- Projecting balconies are added to the central garden space to animate this facade.
- The base brickwork detailing has been developed to provide highly articulated building facades to all lower levels.
- Screening detail is added to the southern facade in keeping with the brick modulation and adding further animation to the southern facade.

The street fronting dwellings have been further developed including the levels and relationship with the street, the following key items are of note:

- All of the ground level terraces, fronting both the street and internal courtyard, achieve a maximum street setback of 1m or less - except for the 3 terraces facing Berry Street.
- Whilst it is possible to have these align with the 1m max preference, we have proposed an alternative configuration whereby we have increased the floor to floor heights of these terraces maximising access to sunlight and fresh air.
- These terraces receive solar access to their courtyards for a minimum of 2 hours mid winter.
- The lowered courtyards result in a green and private backdrop for the living levels.
- It becomes complicated to raise the internal floor levels given the requirement for an accessible entry. Raising the internal floor level would result in alignment with the 1m max street frontage interface however would reduce their accessibility internally.

**Principle 3:**

Density

No comments provided by Panel contingent on the satisfaction of other Principles.



**Principle 4:**  
Sustainability

A sustainability consultant has been engaged and their feedback has informed the development of the design, the following key items are of note:

- Social, environmental and economical sustainability has been considered
- A priority on the social aspect of the project results in a number of key gathering spaces to support the external communal spaces as well as enlarged lift lobbies to promote informal interactions. Pairing of apartment entry doors where possible encourages considerate neighbourly interactions.
- The base facade performs well without the need for additional mitigation elements such as external screens
- The percentage of solid to glazed has been balanced to minimise the summer heat load and achieve a high thermal rating for the building facade
- On-going maintenance is an important consideration, the choice of material and the avoidance of external fixed or operable elements reduces on-going costs for residents

**Principle 5:**  
Landscape

East West Link  
The east west link has been reconfigured to allow northern frontage to the childcare centre. The community centre has also been replanned to take advantage of this newly created northern frontage, the following key items are of note:

- The reconfigured childcare centre results in an invaluable covered outdoor play space that can be utilised in all weather and is acoustically separated from the residents over.
- The Community Centre now occupies a prime frontage and is highly visible from Berry Road. The entry is located off the very public east west link and utilises this spaces as external overflow for events.

Childcare Outdoor Play  
The childcare outdoor play has been reconfigured and deep soil zones within the green spine have been greatly improved, the following key items are of note:

- With the addition of the new northern outdoor play space, the children's play within the green spine has been reduced such that a greater portion of the deep soil falls outside the childcare play areas.
- In addition a greater level of setback is achieved to the ground level terrace homes opposite improving their privacy.
- Large tree planting is located centrally in the green stone, away from building frontages.
- It is envisaged that the childcare play within the green spine is highly planted and is a space for nature play
- Underlying the entire site is a sandstone base meaning that excavation will be required to achieve adequate soil depths and volume to support planting.

Integrated Exhaust  
The basement ventilation shafts have now been fully integrated into the design of the green spine open space and are no longer exposed. A series of programmed circular objects inhabit the green spine each differing in height and dimension. The circular geometry is informed by the Connecting to Country findings, specifically Bora rings denoting gathering. The shafts are encapsulated and programmed at their base supporting BBQ, gathering and sheltered spaces for residents. The materiality is of high quality and in keeping with the design intent to portray the memory of natural ground in sandstone. The following key items are of note:

- The air is vented above the green spine having no impact on the inhabitants using the landscaped spaces.
- Minimum separation distances to the adjacent homes are exceeded and are in excess of 8m as a minimum.
- The vents are positioned away from the childcare outdoor areas.
- There are many successful examples of carpark ventilation being embedded within public spaces and landscaped areas, these are often used as opportunities for public art. A number of local and international examples are provided within the accompanying presentation. Many are examples occurring within award winning Design Excellence projects including residential.
- It is highly likely the current minimal impact will be further reduced over time given the continued transition to more efficient vehicles and the uptake of fully electric cars. Each basement space is equipped with points for future car charging.

Tree Removal  
Whilst it is also our preference to retain existing mature trees, the green spine RL given by the masterplan results in a new ground plane approximately 2m below existing ground level in the zone of the existing tree marked to be retained. An Aborists report has been undertaken which notes the tree is not of high value and its removal is supported. Extensive replacement tree planting is proposed.

Landscape Character

The landscape character of the green spine has been further developed and is informed by Connecting to Country. A series of programmed circular objects inhabit the green spine each differing in height, dimension and program. The circular geometry is informed by the Connecting to Country findings, specifically the Bora rings denoting gathering. The planting strategy replicates the original gully planting utilising appropriate planting species as outlined in LCC documents. Fence lines also respond to the base geometry reducing their impact as an obstructive barrier by meandering between the trees.

Principle 6:  
Amenity

The layouts have been refined and further developed to build on the positive elements outlined by the panel in the previous submission and to improve upon those items raised as needing further consideration, the following key items are of note:

- Ground level terrace homes have been developed to create flexible, efficient and spatially dynamic homes.
- Studies have been removed where located internally with no access to borrowed or direct daylight.
- In consultation with the ESD consultant further studies have been undertaken on the requirement to shade the glazing. Double glazing is proposed where required to both mitigate against childcare noise as well as to ensure optimal facade performance during both summer and winter months.
- Joinery adjacent bedroom windows has been chamfered, the windows are full height and 1m in width - over twice the size required for BCA compliance.
- All living rooms meet or exceed ADG minimum requirements of 3.6m for 1B and 4m for larger apartments. Drawing graphics have been revised to show loose verses built in furniture.
- The Community Centre has been reconfigured to reduce the number of apartments above the secret garden. Planting overhangs provide visual and acoustic buffers to the 2 homes over.

Principle 7:  
Safety

No comments provided by Panel.

Principle 8:  
Housing Diversity and Social Interaction

Further development has been undertaken regarding housing diversity with a key emphasis on social interaction, the following key items are of note:

- The apartment mix has been further refined to achieve the minimum 1 bed requirement of 20%.
- The location, extent and program opportunities of the indoor communal spaces to the ground level have been further developed to provide clarity of use and to ensure they support residents use of the adjoining outdoor spaces.
- Further key programs and gathering spaces have been added to the green spine central garden to ensure this is a useful and loved space for the residents.

Principle 9:  
Aesthetics

The facade articulation and materiality has been further developed, the following key items are of note:

- The material palette has been carefully developed in response to the Connecting to Country findings as well as to ensure a highly contextual response
- The facade materiality employs the reuse of sandstone from the site in both the landscape and on the building facades to indicate the memory of the natural sound line
- The facade material is rich, highly detailed and articulated to the lower levels and becomes more refined as the building rises above the ground plane. Articulated brickwork to the building base provides a more refined modular masonry response and is in keeping with the brick bungalows of this area. The upper building form becomes smoother and lighter again, a recessive element against the sky.
- As the site sits centrally within the precinct masterplan, the surrounding context remains fairly consistent with neighbouring residential either across the road, across though site links or central garden spaces. As such the facade responds to external environmental drivers and internal planning requirements.
- The AC plant is contained wholly on the rooftops within integrated rooftop forms. There are no units proposed to balconies or residential floor levels.
- The downpipes will be wholly integrated within the building envelope and will not be exposed externally. A floor to floor height of 3.15m is proposed to ensure sufficient space for such servicing elements as well as the for new NCC and Residential Act requirements.

# Supporting Documents

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# 01 Key Amendments



01

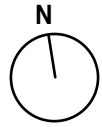
Berry Road Corner



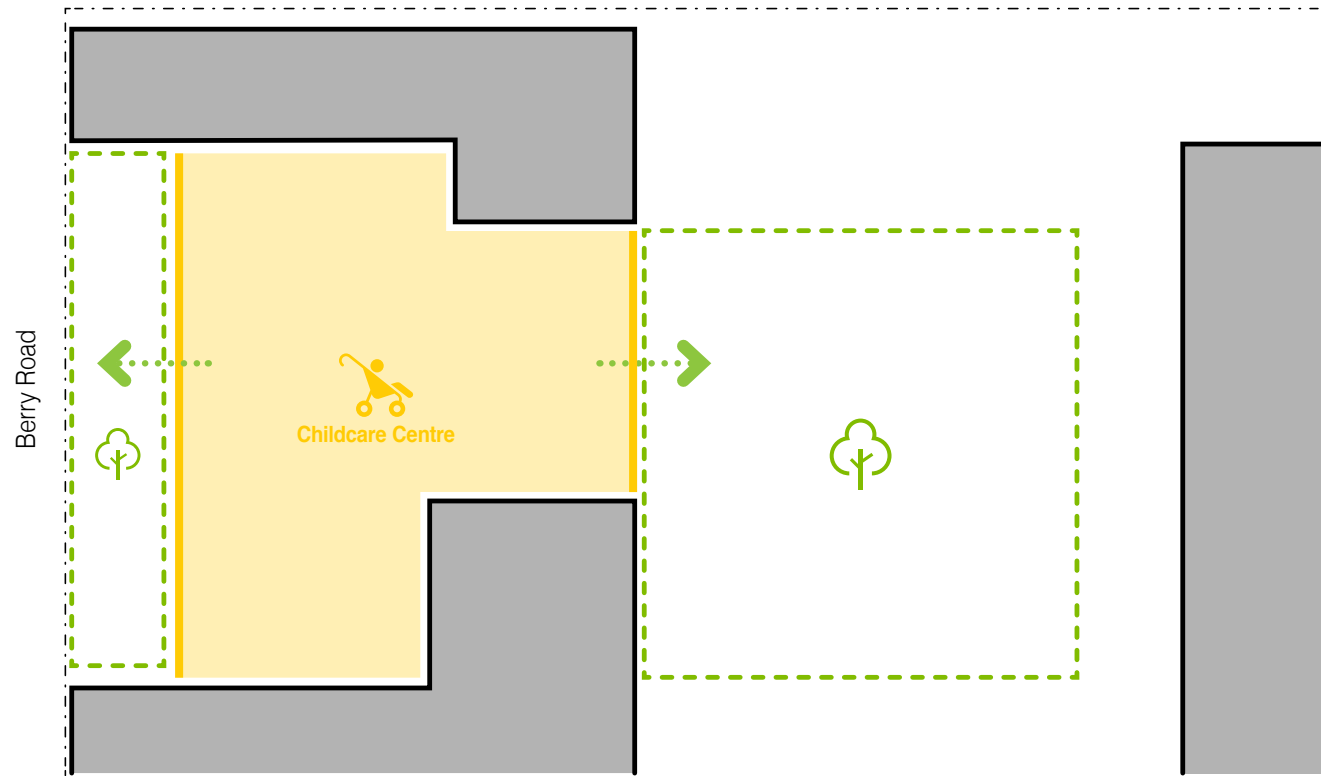


# 01

## Amended Childcare Scheme



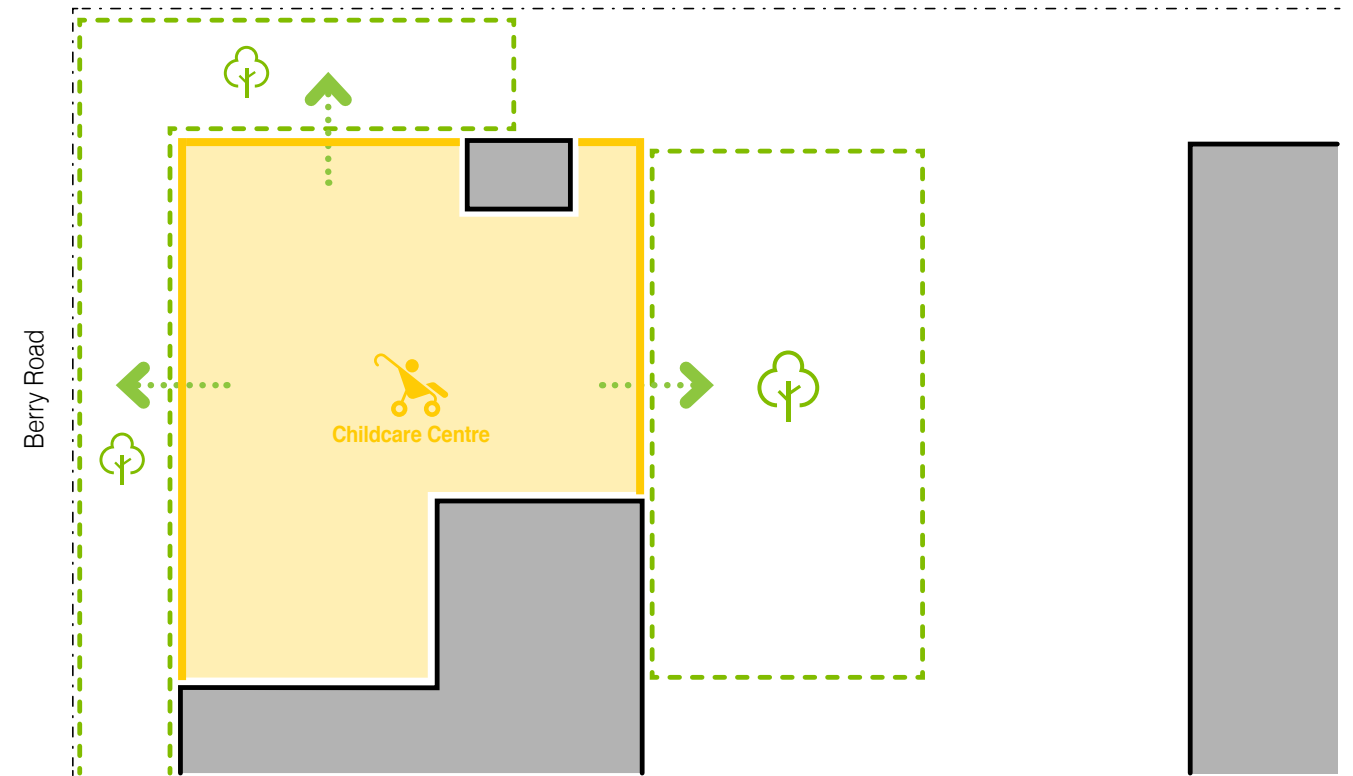
E-W Pedestrian Link



Previous Scheme



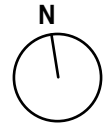
E-W Pedestrian Link



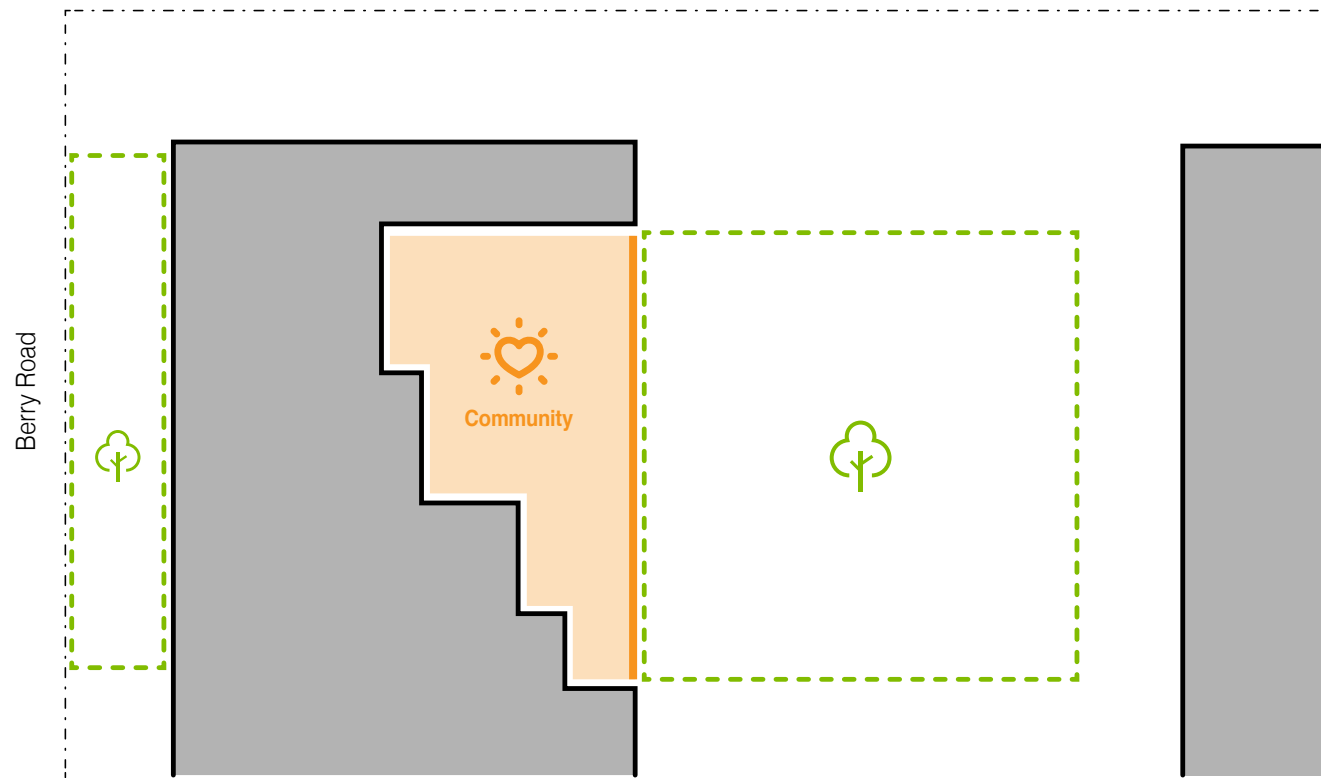
Amended Scheme

# 01

## Amended Community Scheme



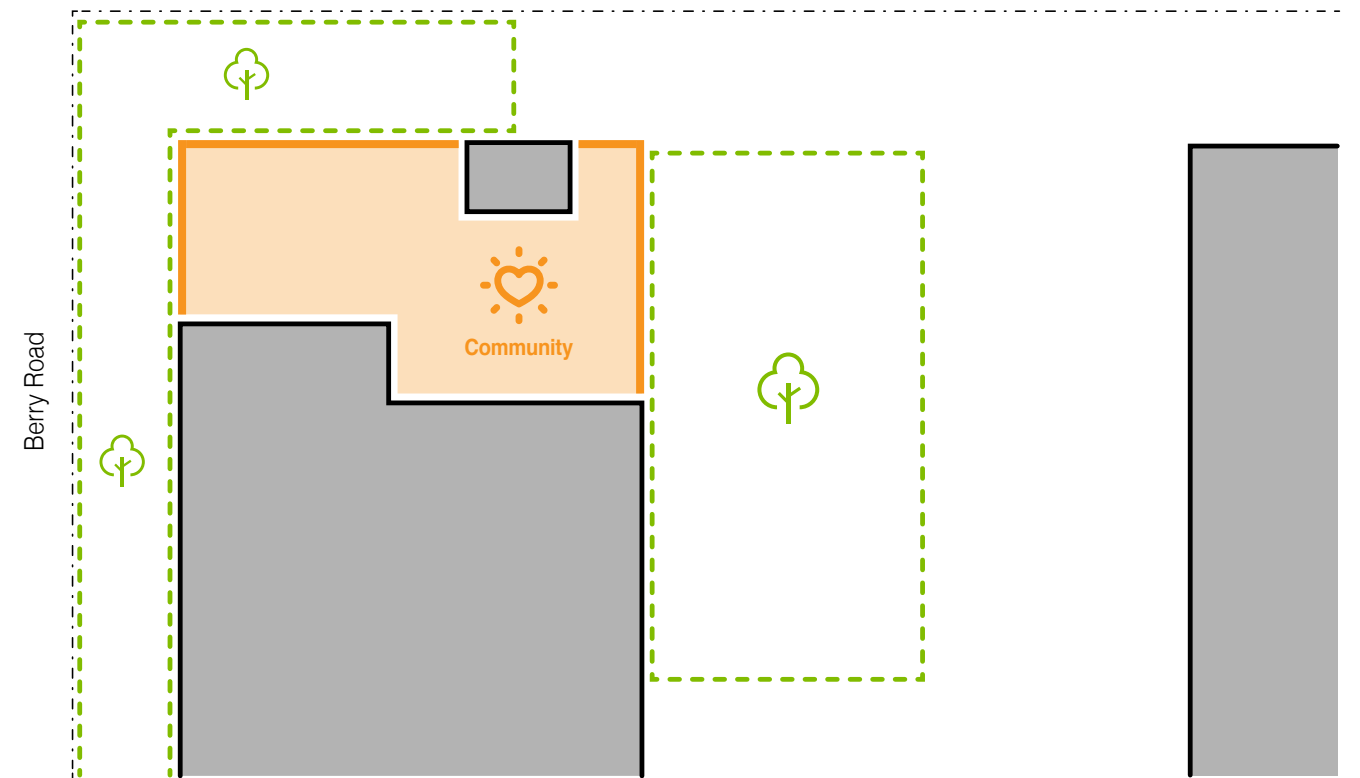
E-W Pedestrian Link



Previous Scheme



E-W Pedestrian Link

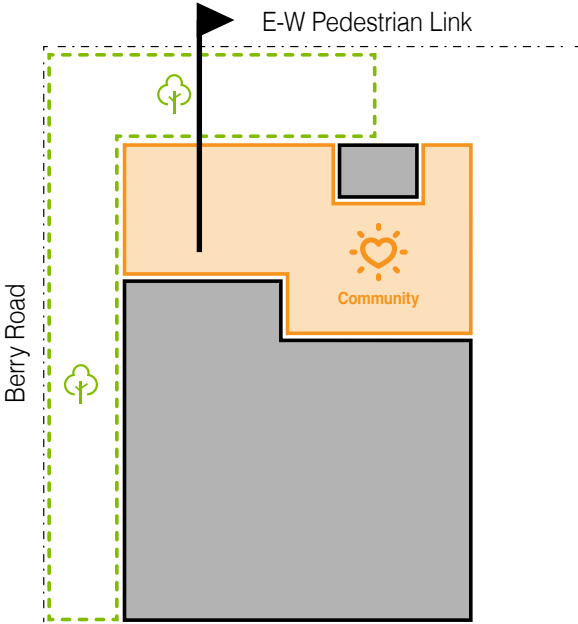
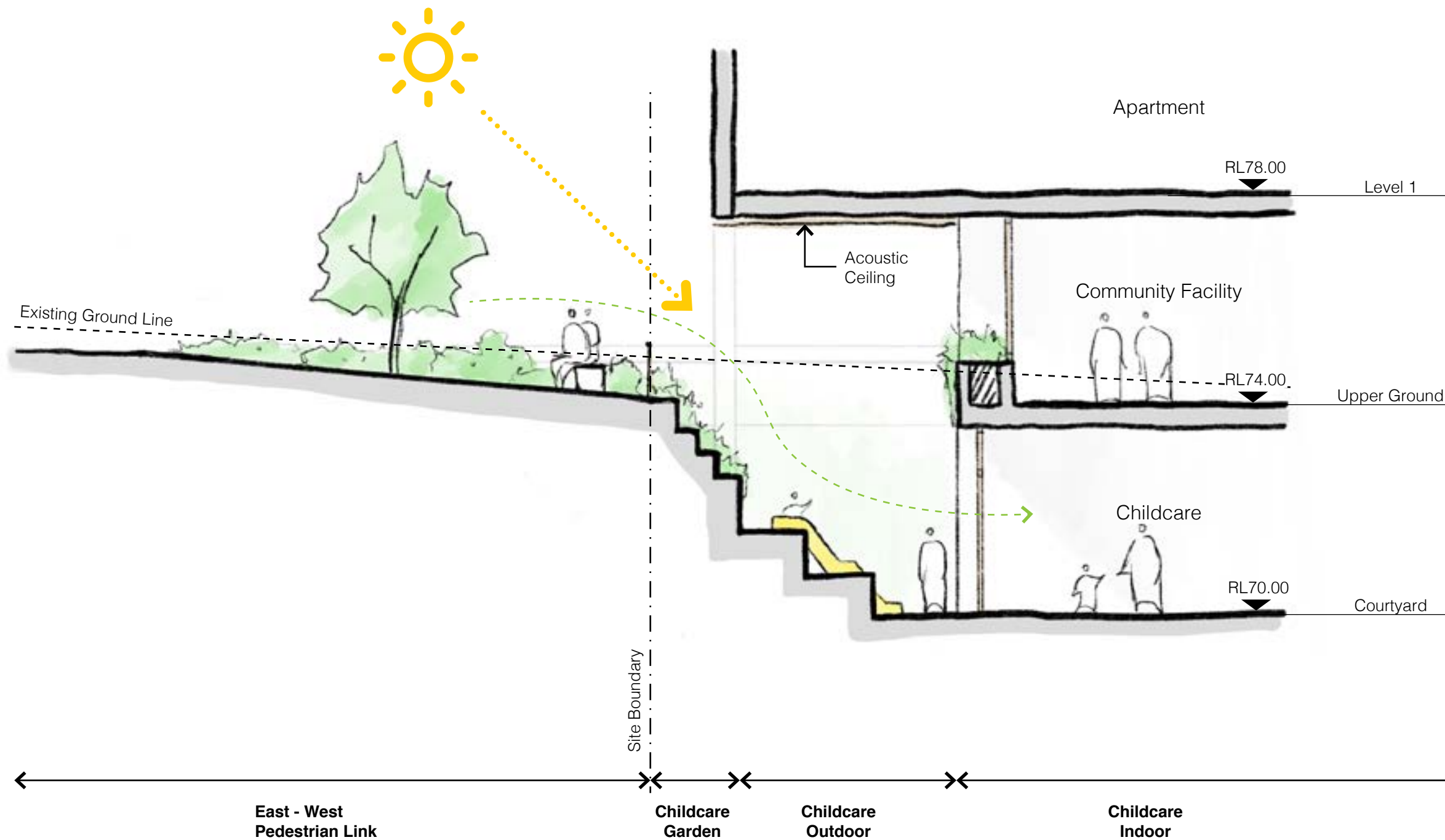


Amended Scheme



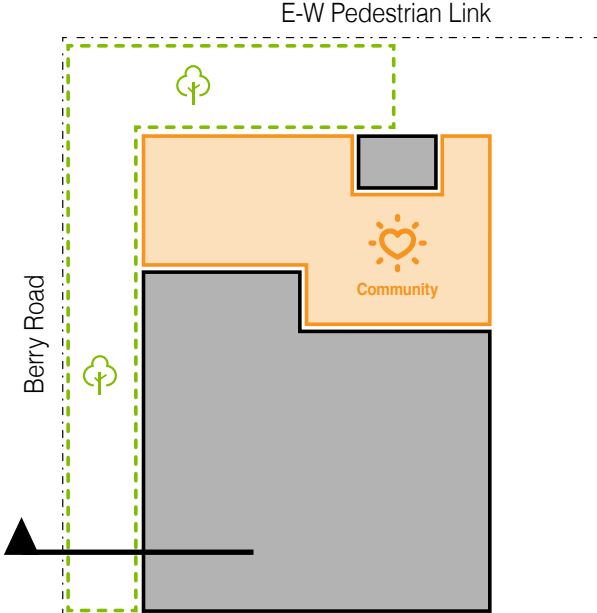
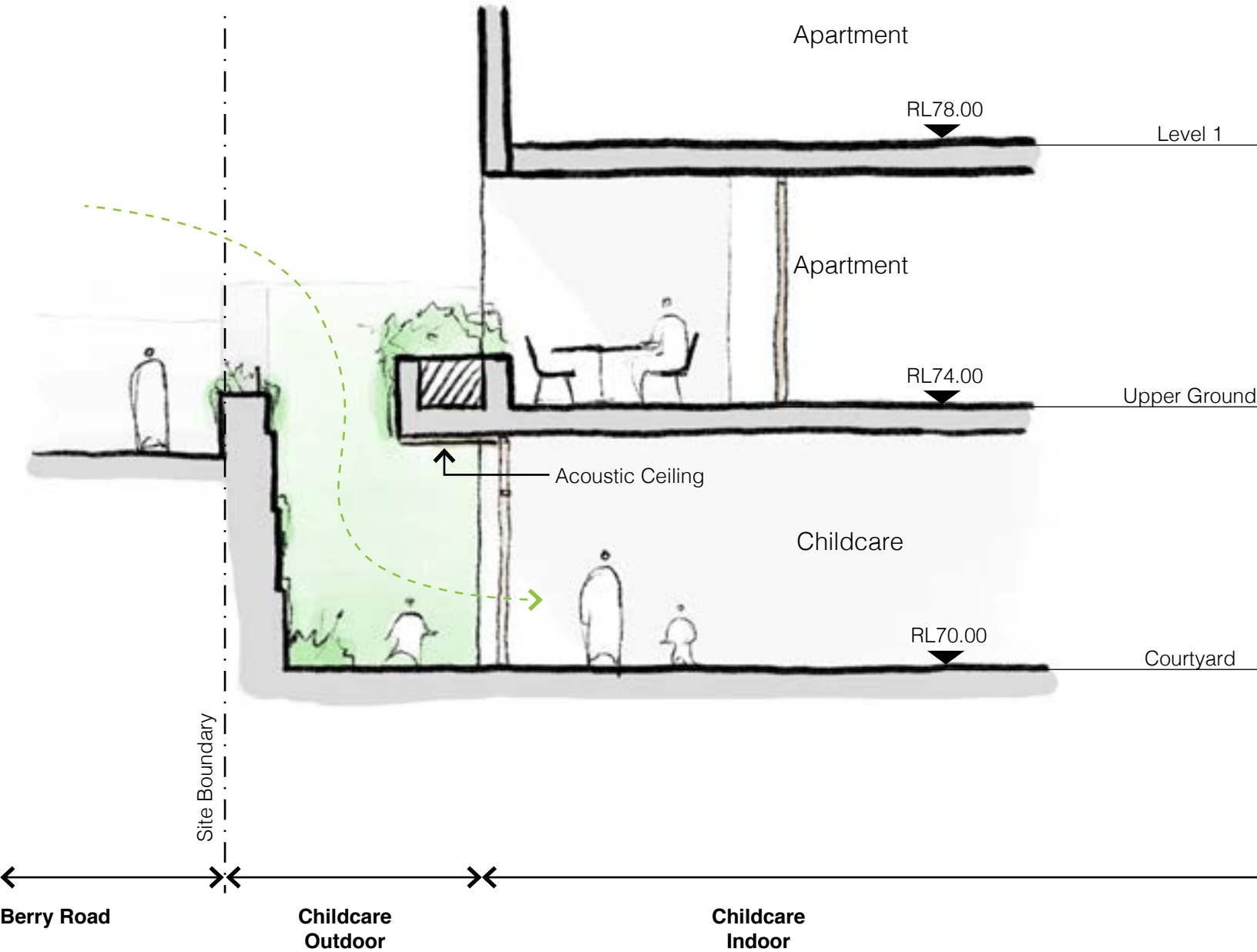
01

Section



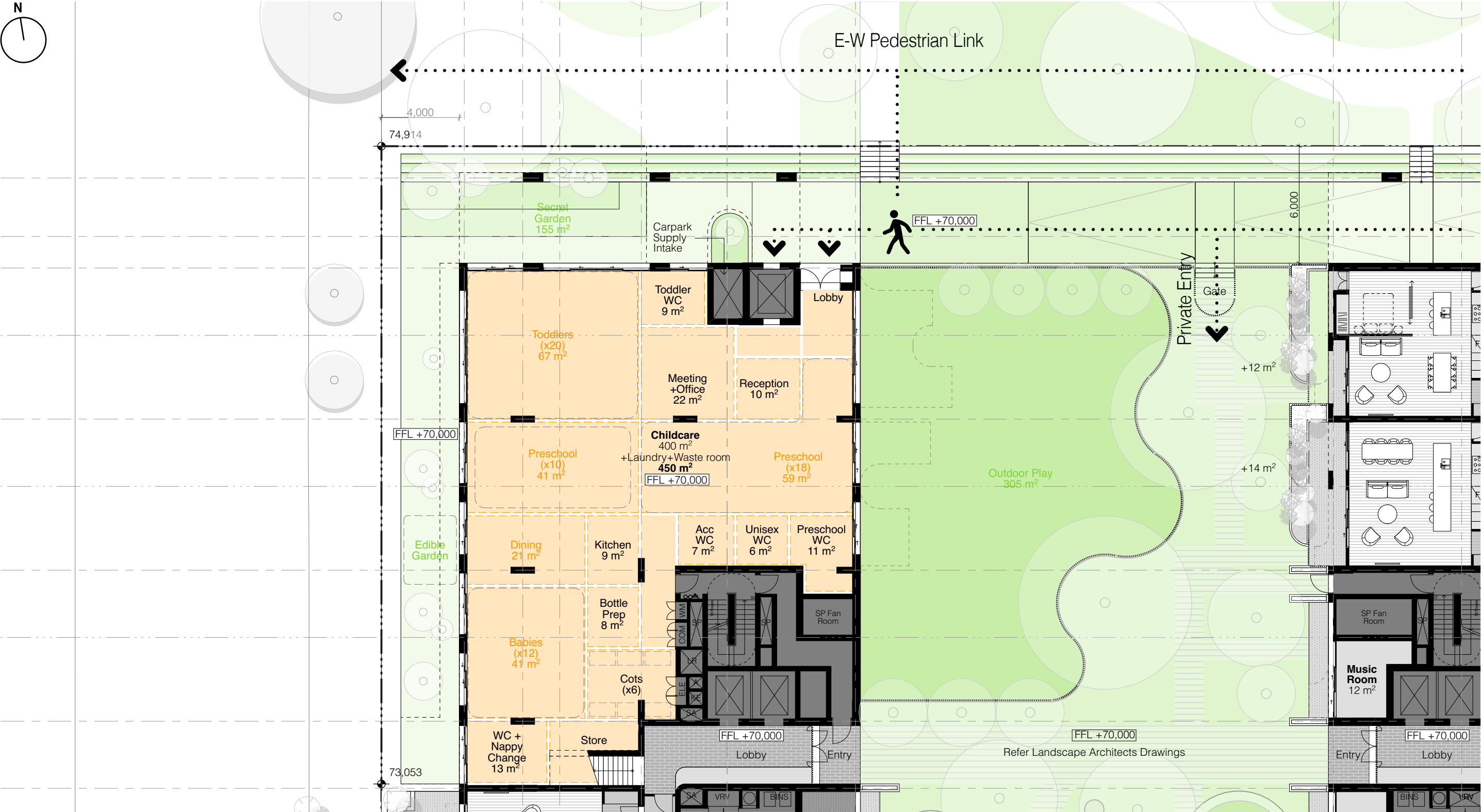
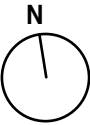
Section North - South



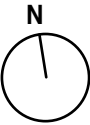


Section East - West



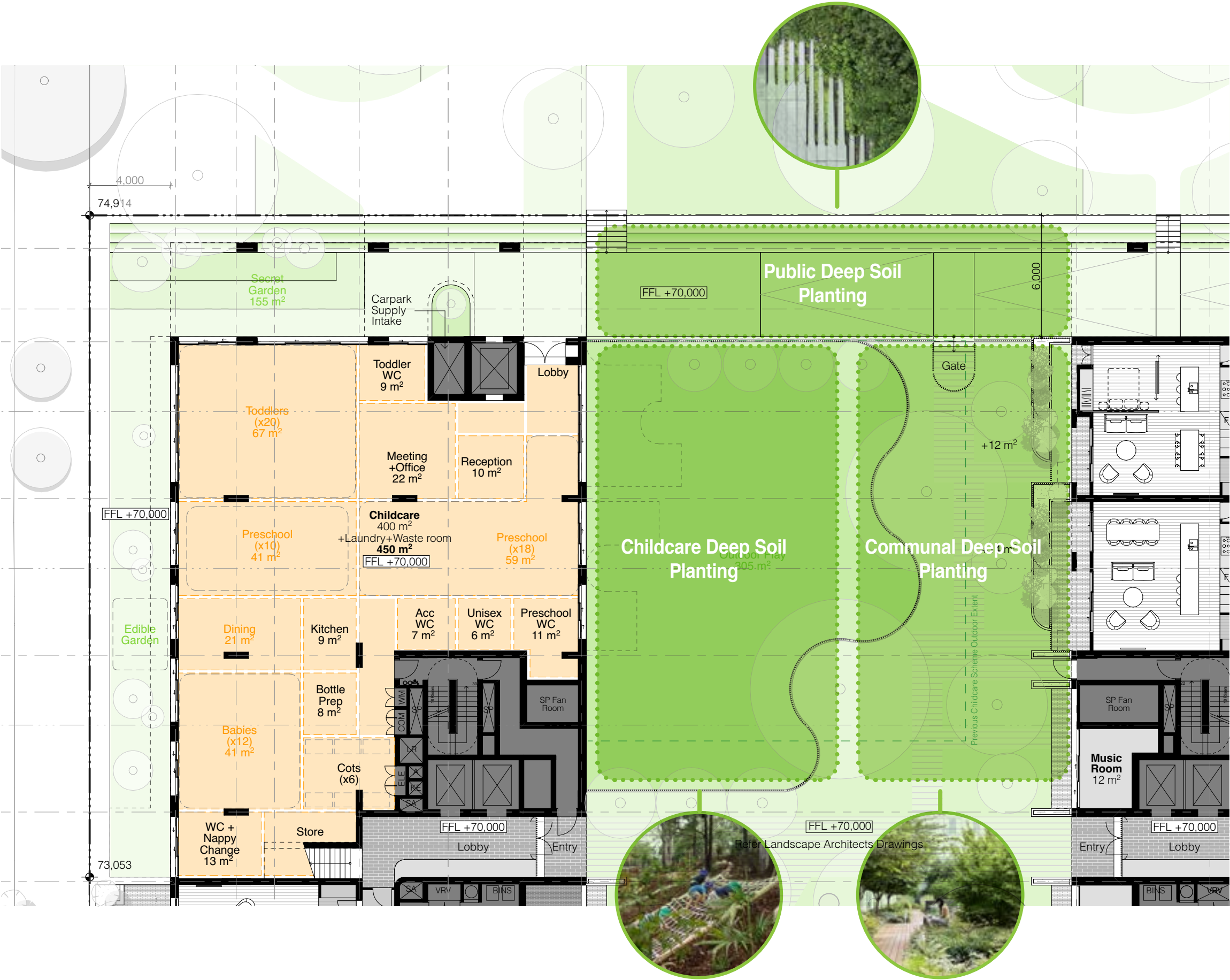
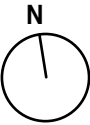






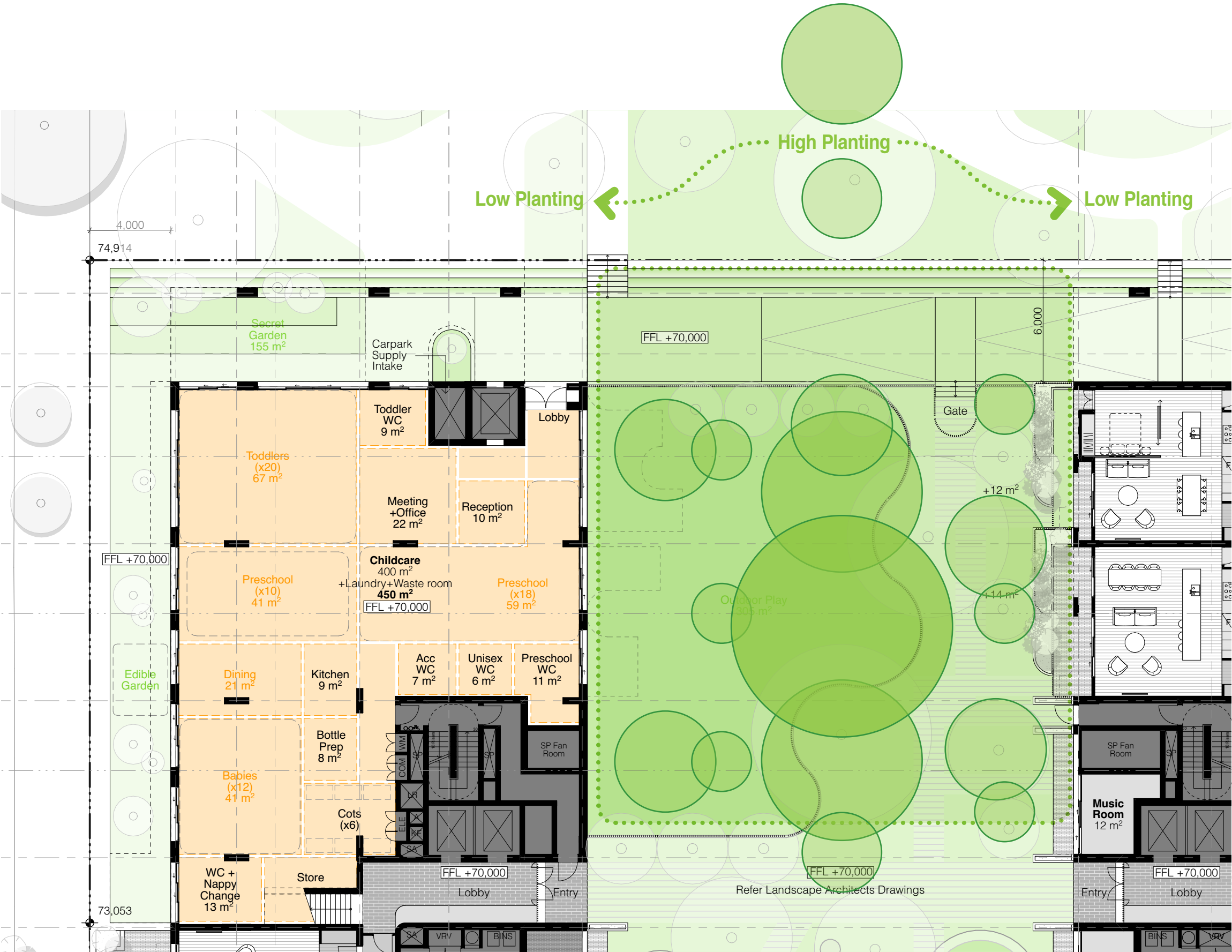
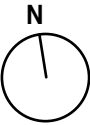
# 01

## Planting Opportunity

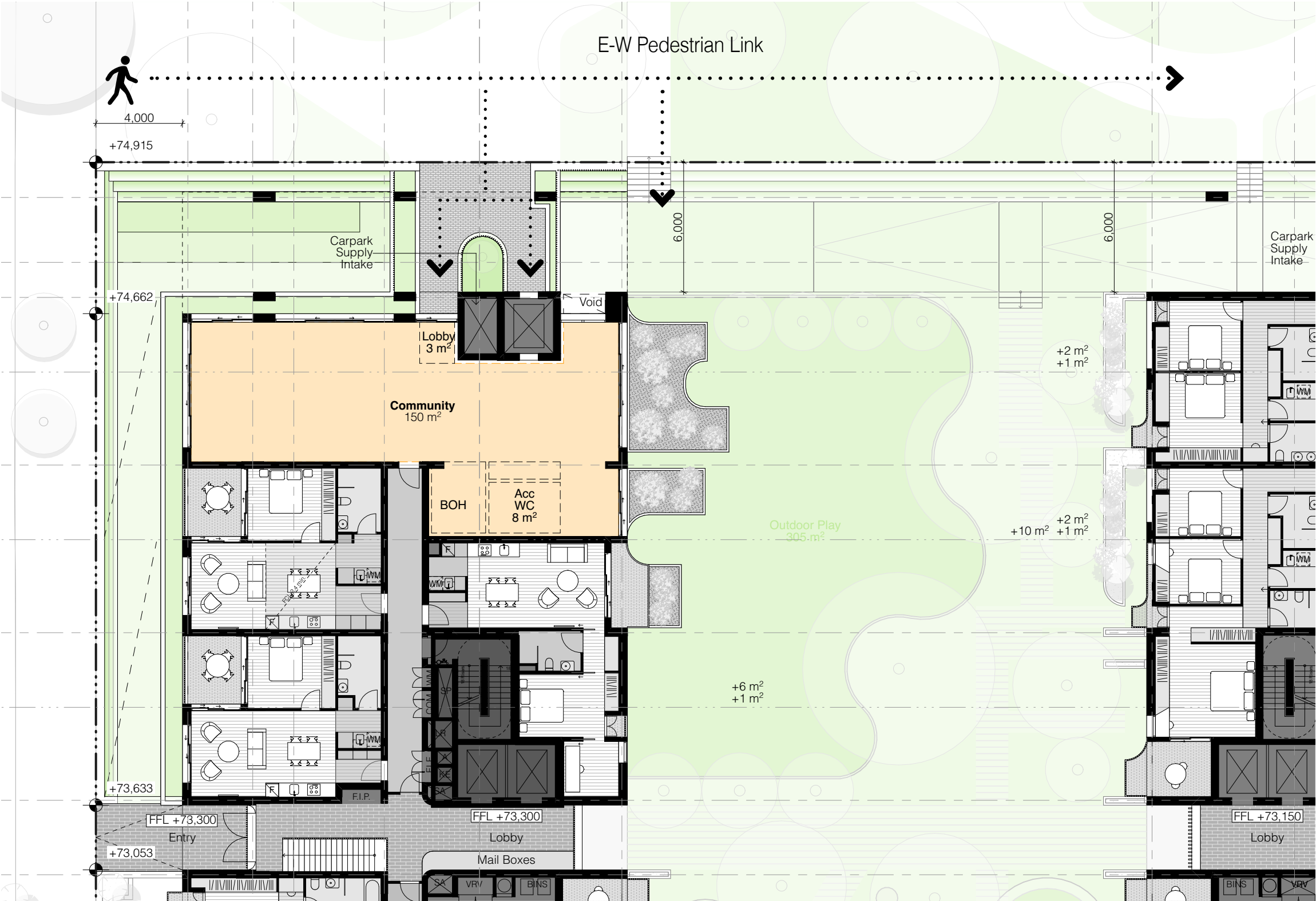
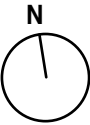


# 01

## Planting Strategy







# 01

## Undercover Play





01

Community



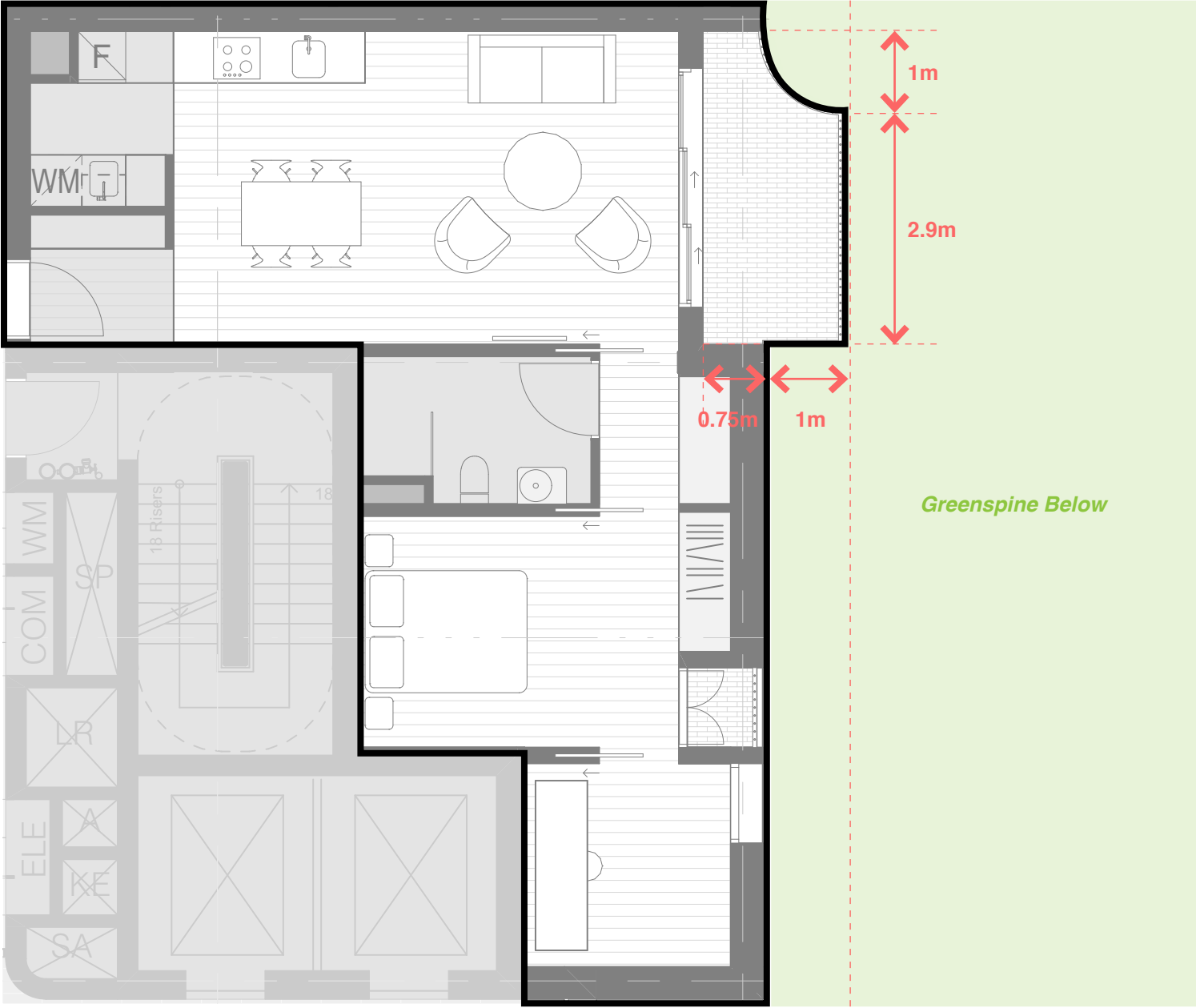
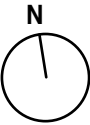


01

Greenspine Facade









01

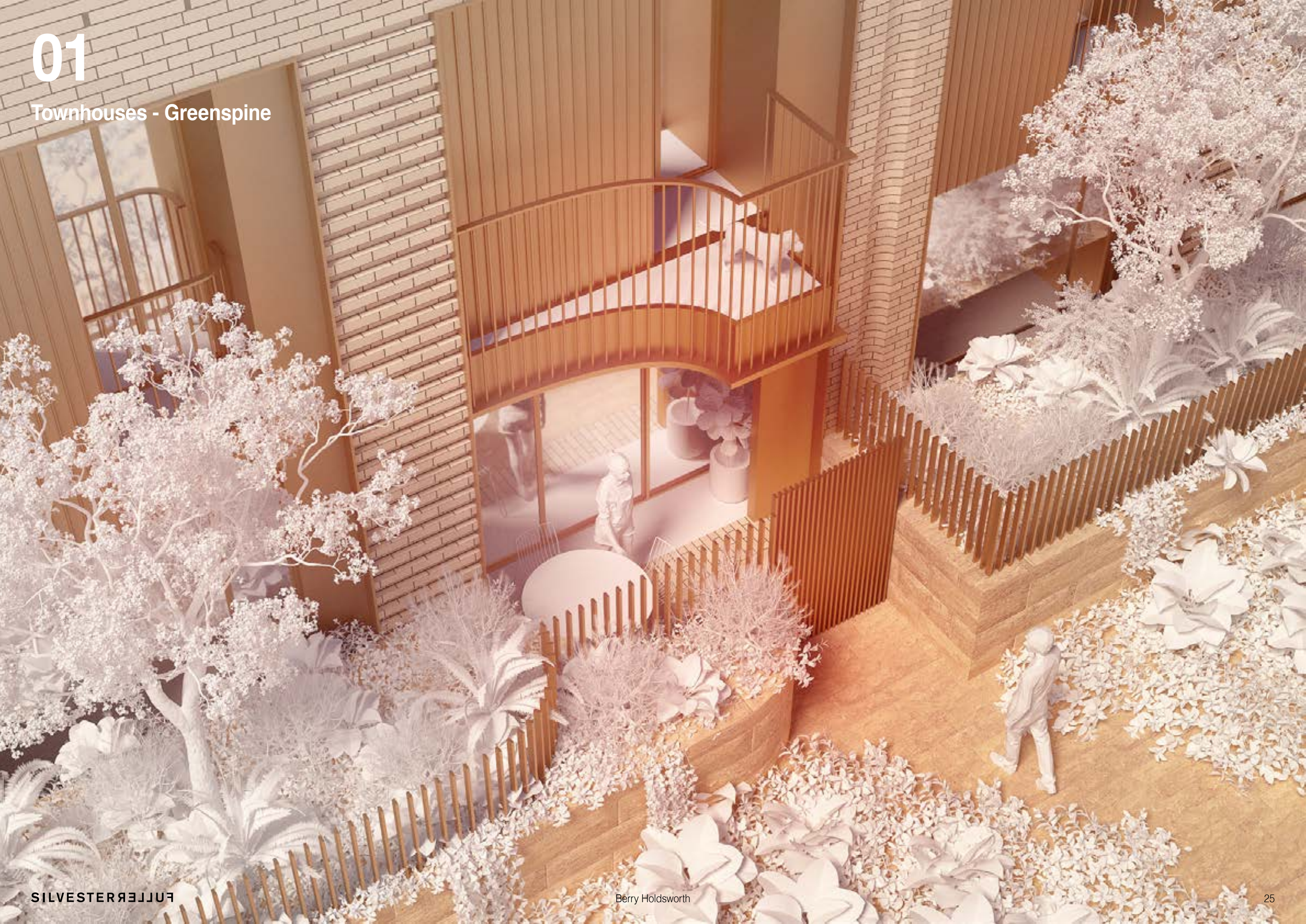
Townhouses - Street





01

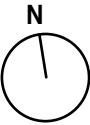
Townhouses - Greenspine





# 01

## Townhouses

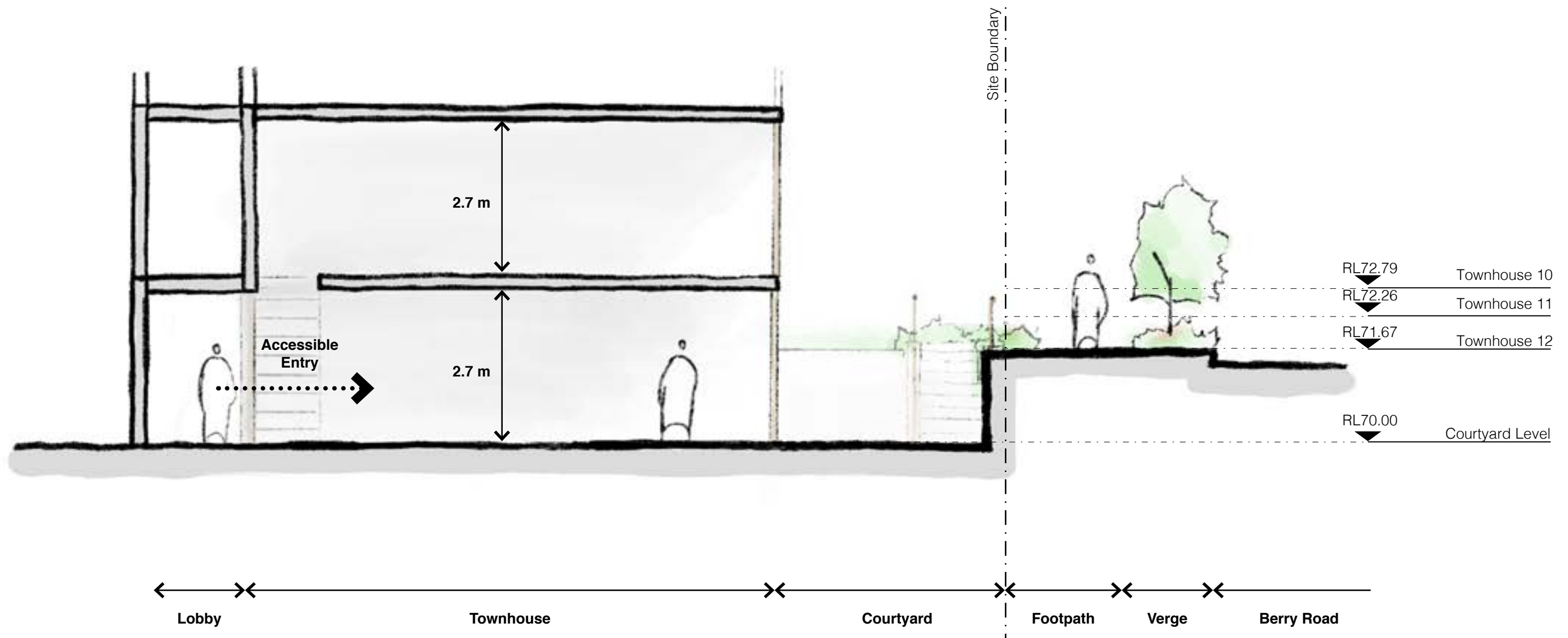
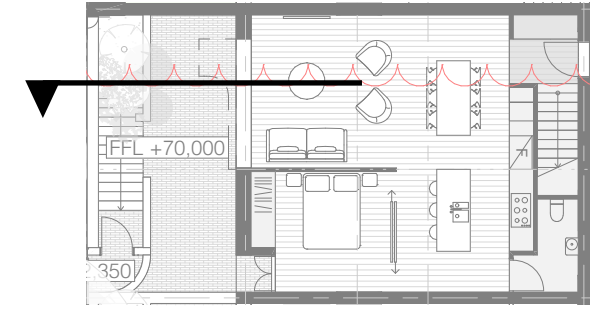


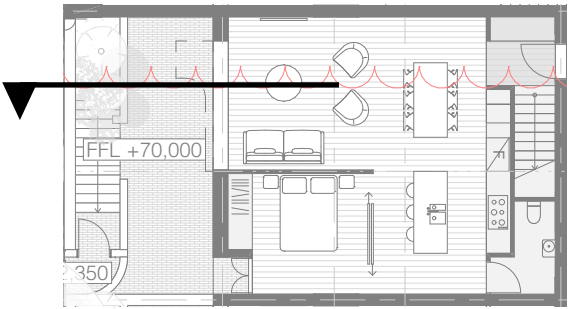
3/12 .....  
Townhouses



# 01

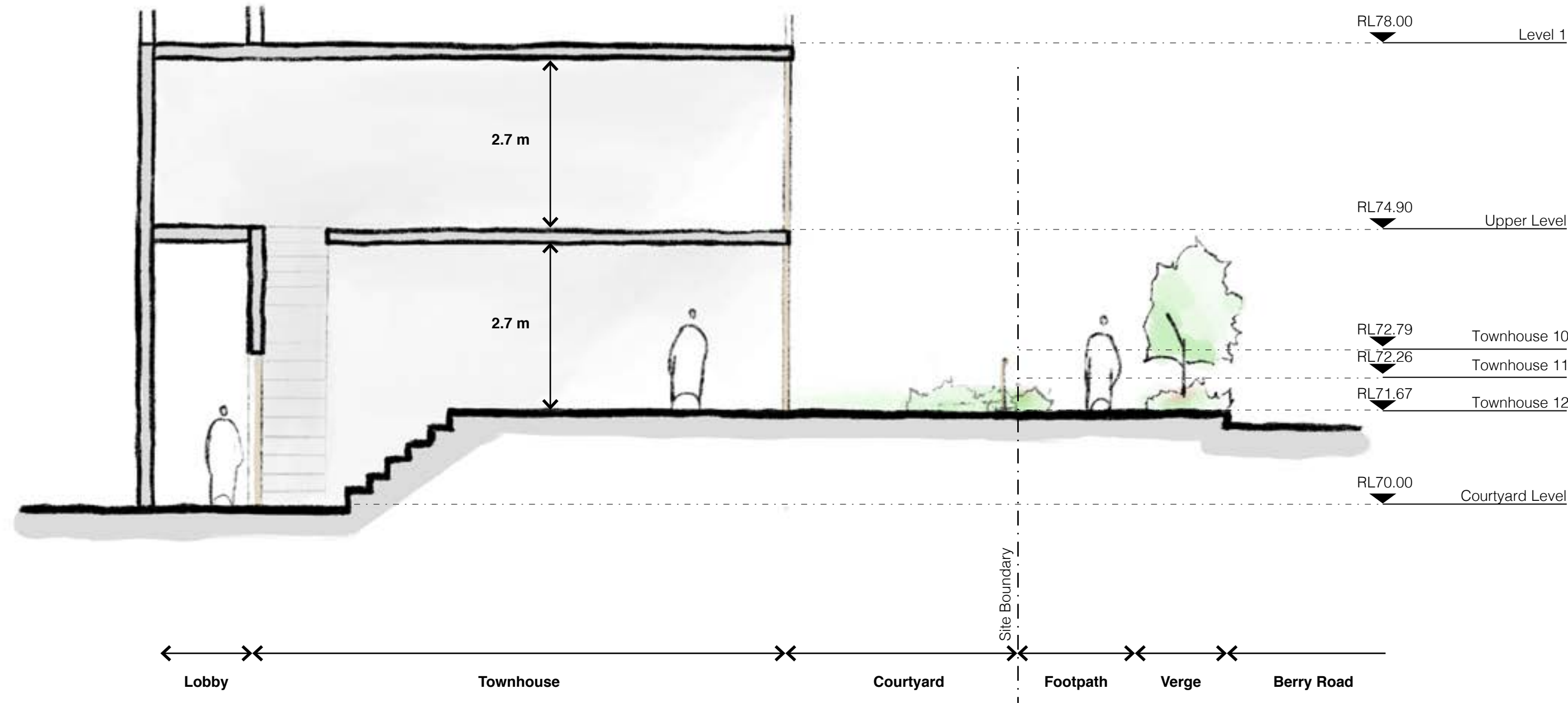
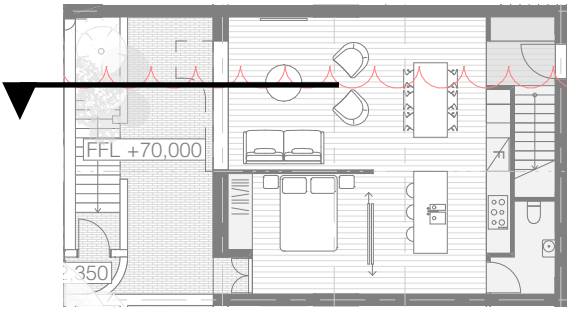
## Berry Road Townhouses







Berry Road Townhouses - Alternative Condition





# 01

## References

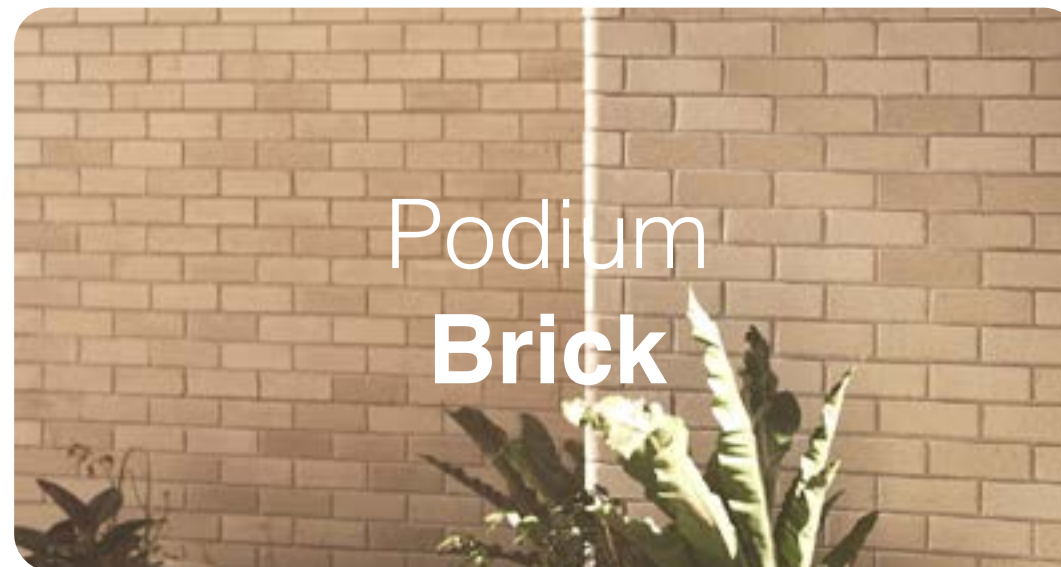




# 02 Design Development

# 02

## Material Strategy



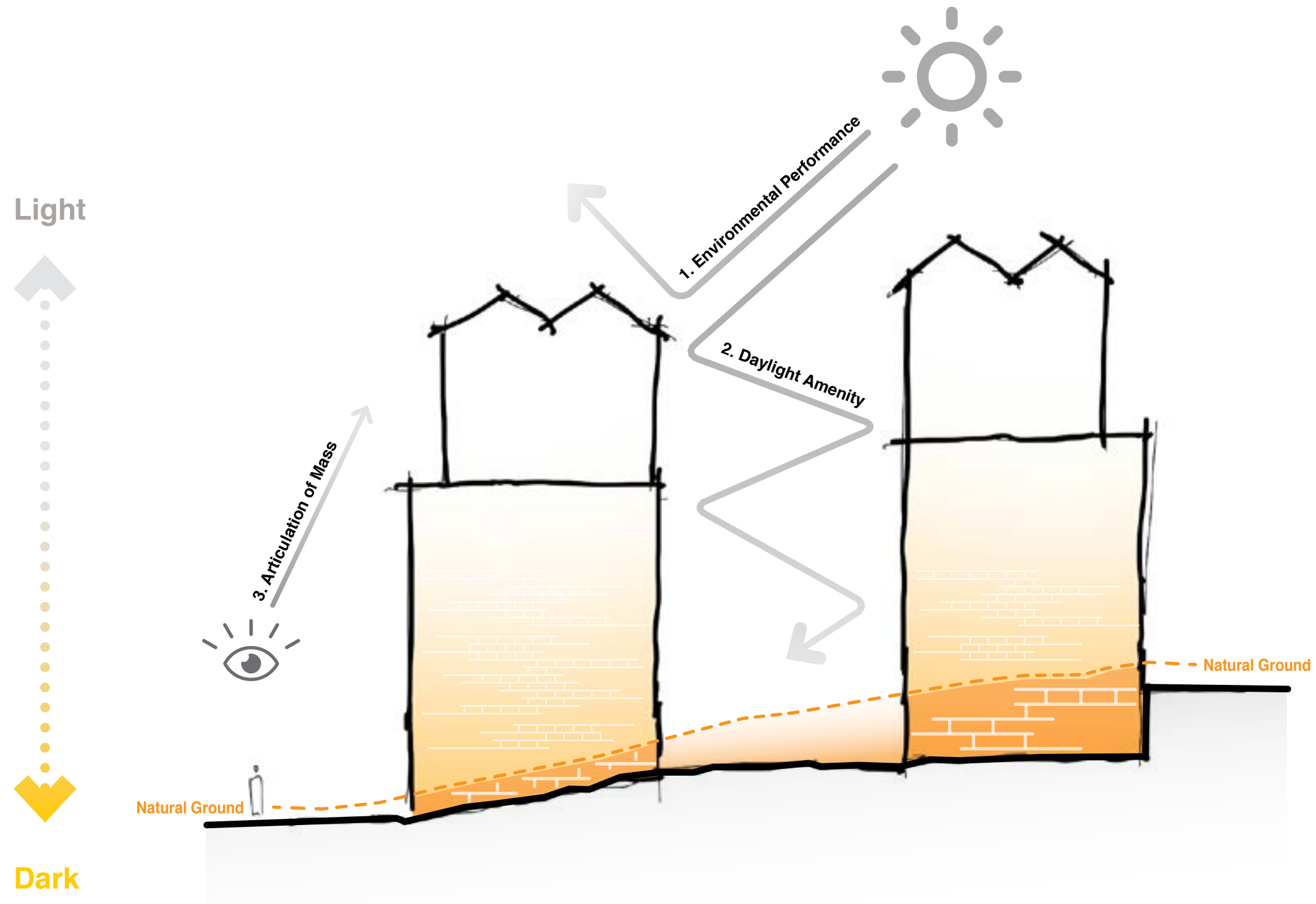
Light / Smooth



Dark / Textured

# 02

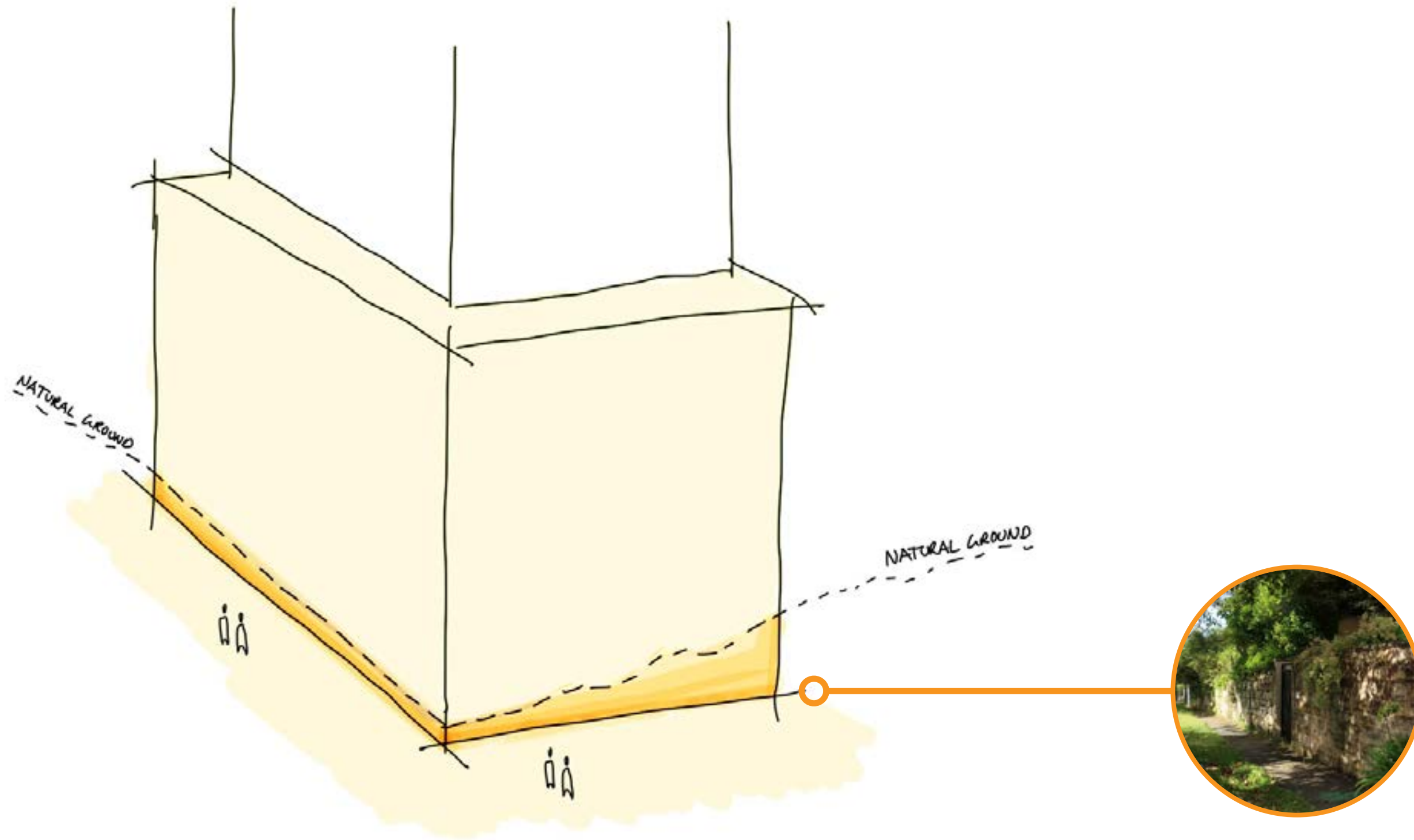
## Tone & Texture



**Reference** Castelveccchio,  
Verona, Italy

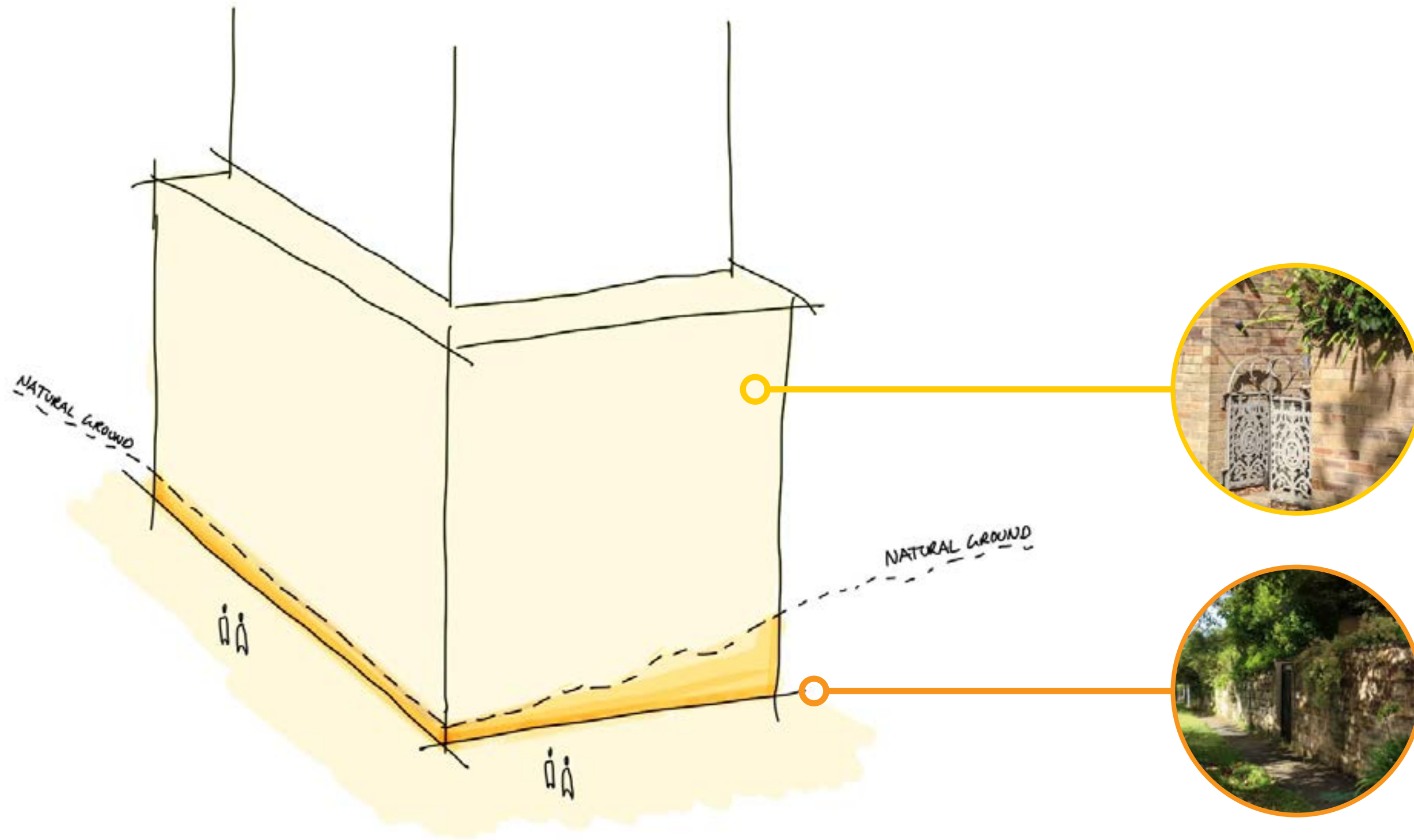
# 02

## Contextual Response



# 02

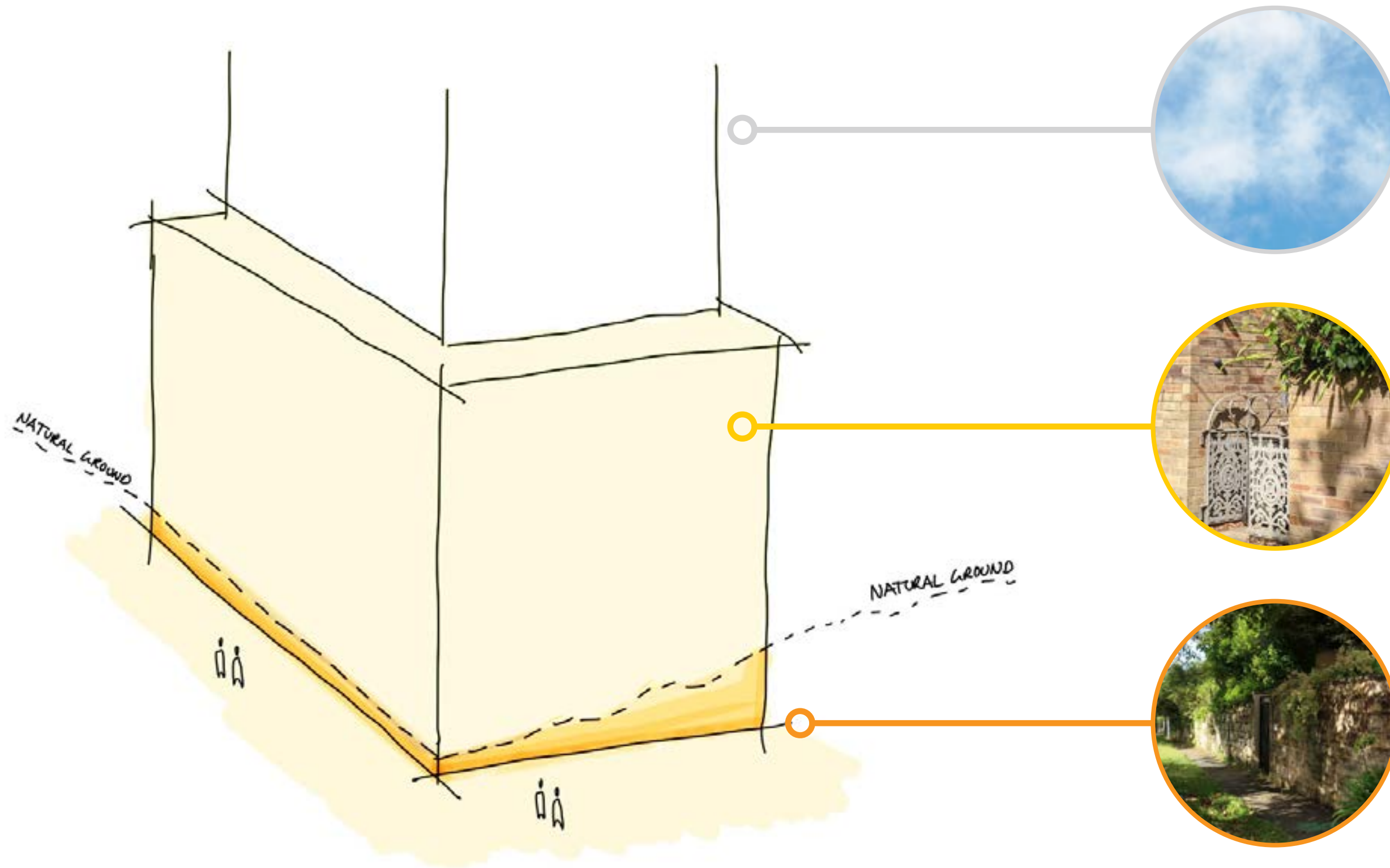
## Contextual Response





# 02

## Contextual Response

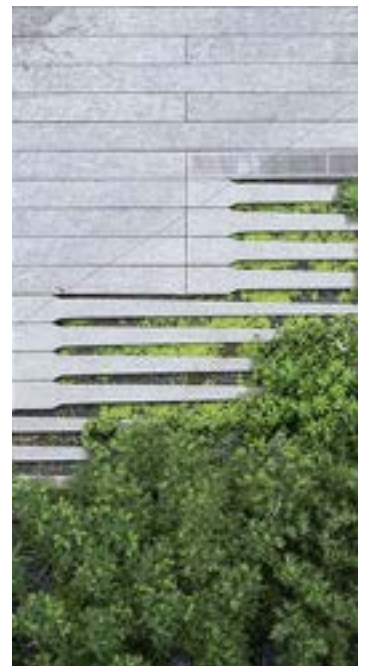




# 02

## Landscape Strategy

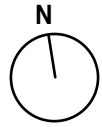
*An undulating landscape that traces and articulating the land of the past...*





# 02

## Landscape Strategy



**Samford Bora Grounds**  
Samford Museum



**Sandstone Gully**  
Smoothery Park



**It Starts Here Now 2015**  
Leanne Tobin



**Bora Ring**  
Eromanga QLD



**Bora Rings**  
Sandra Milliken



**Aboriginal Symbol**  
Sitting



**Kippa (Bora) Ring**  
Gubbi Gubbi Dyungungoo



# 02

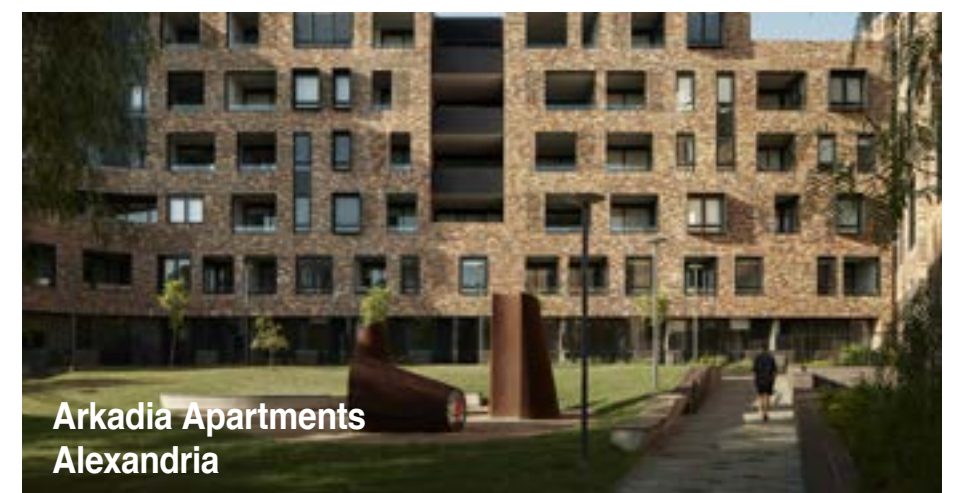
## Landscape Strategy





# 02

## Landscape Strategy









# 02

## Greenspine Communal Rooms



# 02

## Rooftop Articulation

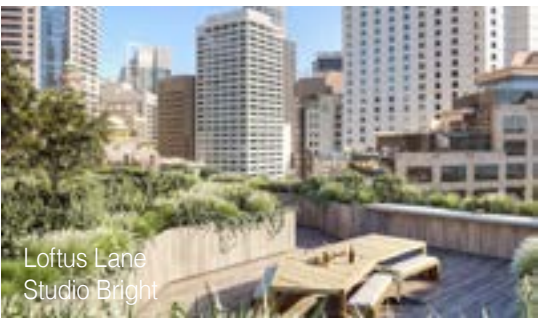
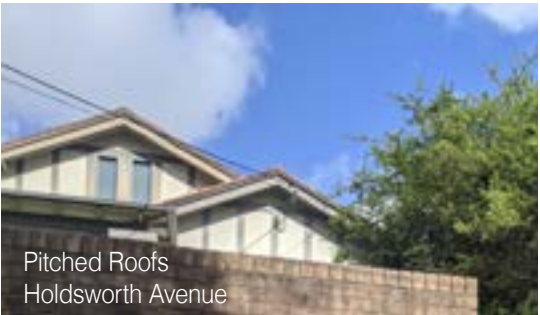
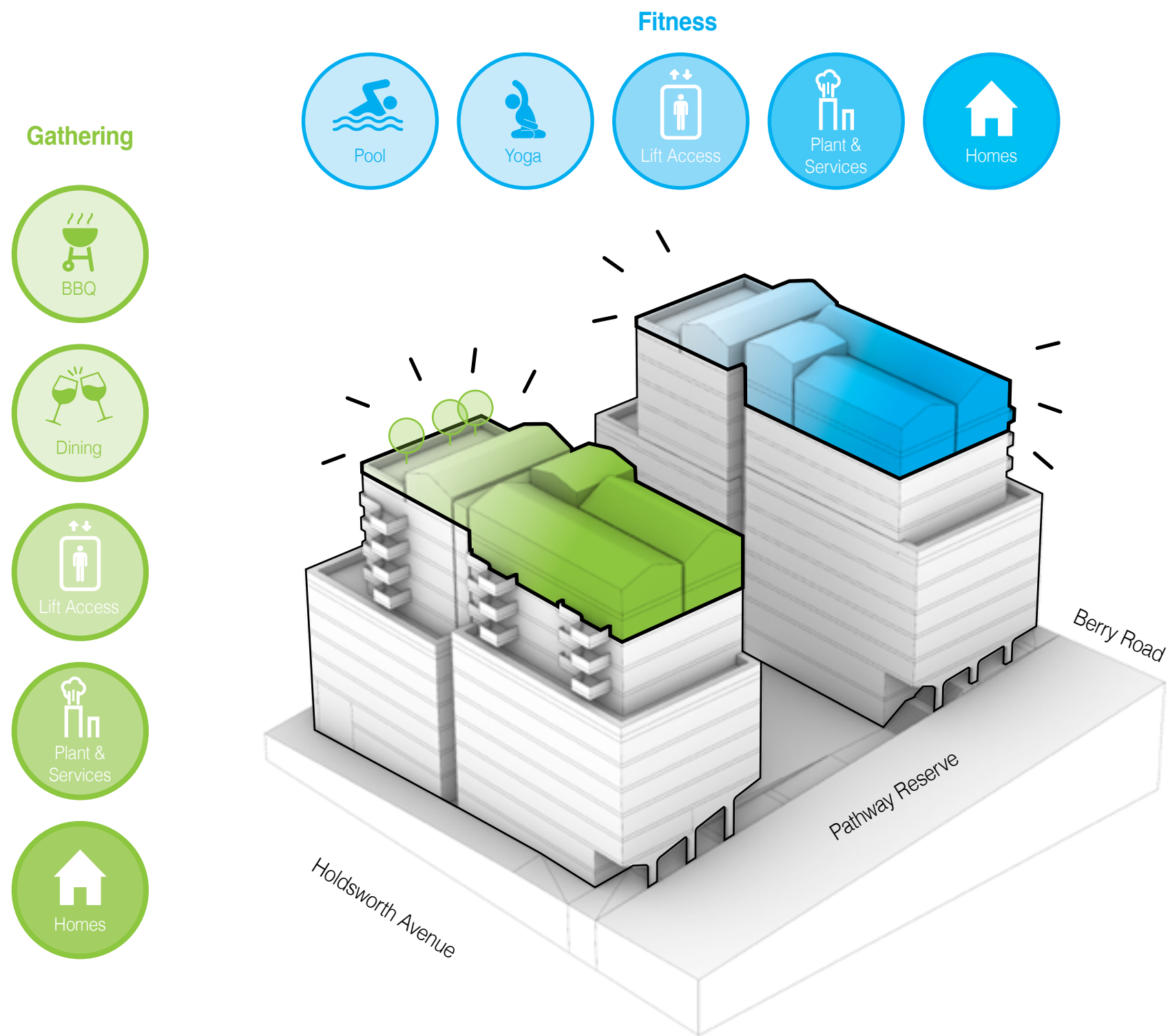




# 02

## Innovative Design Solution

*A considered approach to creating an integrated and cohesive rooftop that becomes the identifying feature of the project...*









# 02

## Solar Response



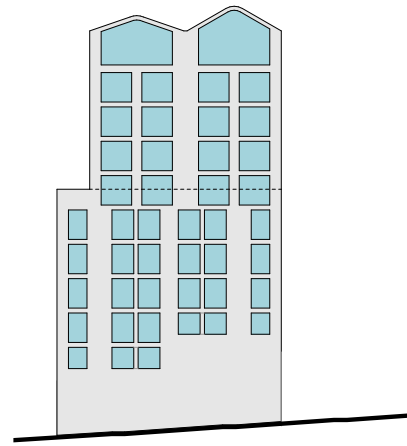


# 02

## Facade Solidity

Holdsworth Opening Ratio

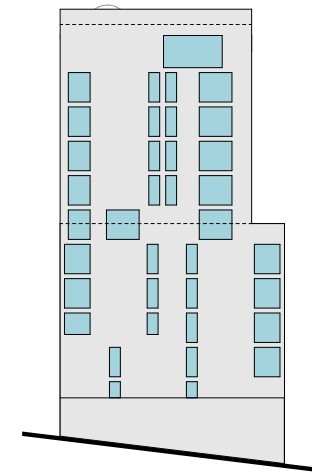
**33 %**



North **42 %**



East **34 %**



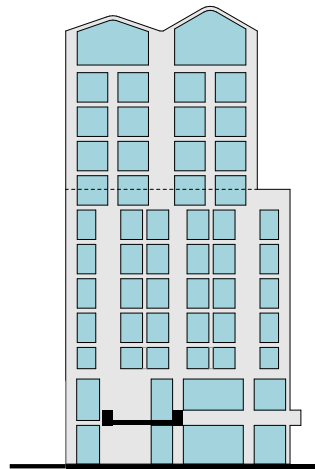
South **23 %**



West **31 %**

Berry Opening Ratio

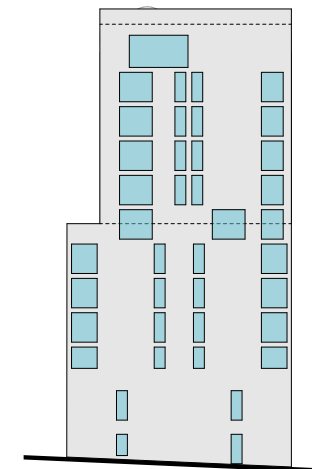
**36 %**



North **51 %**



East **33 %**



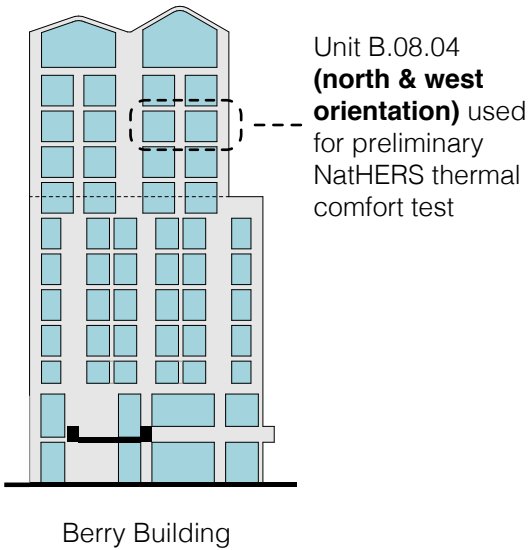
South **24 %**



West **37 %**



Facade Performance Study



Cooling Performance in Summer (mj/m²)

Heating Performance in Winter (mj/m²)

Star Rating

Target  
Max Allowance

29.5

45.4

5.0



External Shading Device (Fixed)

21.1 (+28%)

13.6 (+70%)

7.3



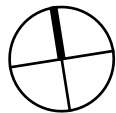
Double Glazing

23.3 (+21%)

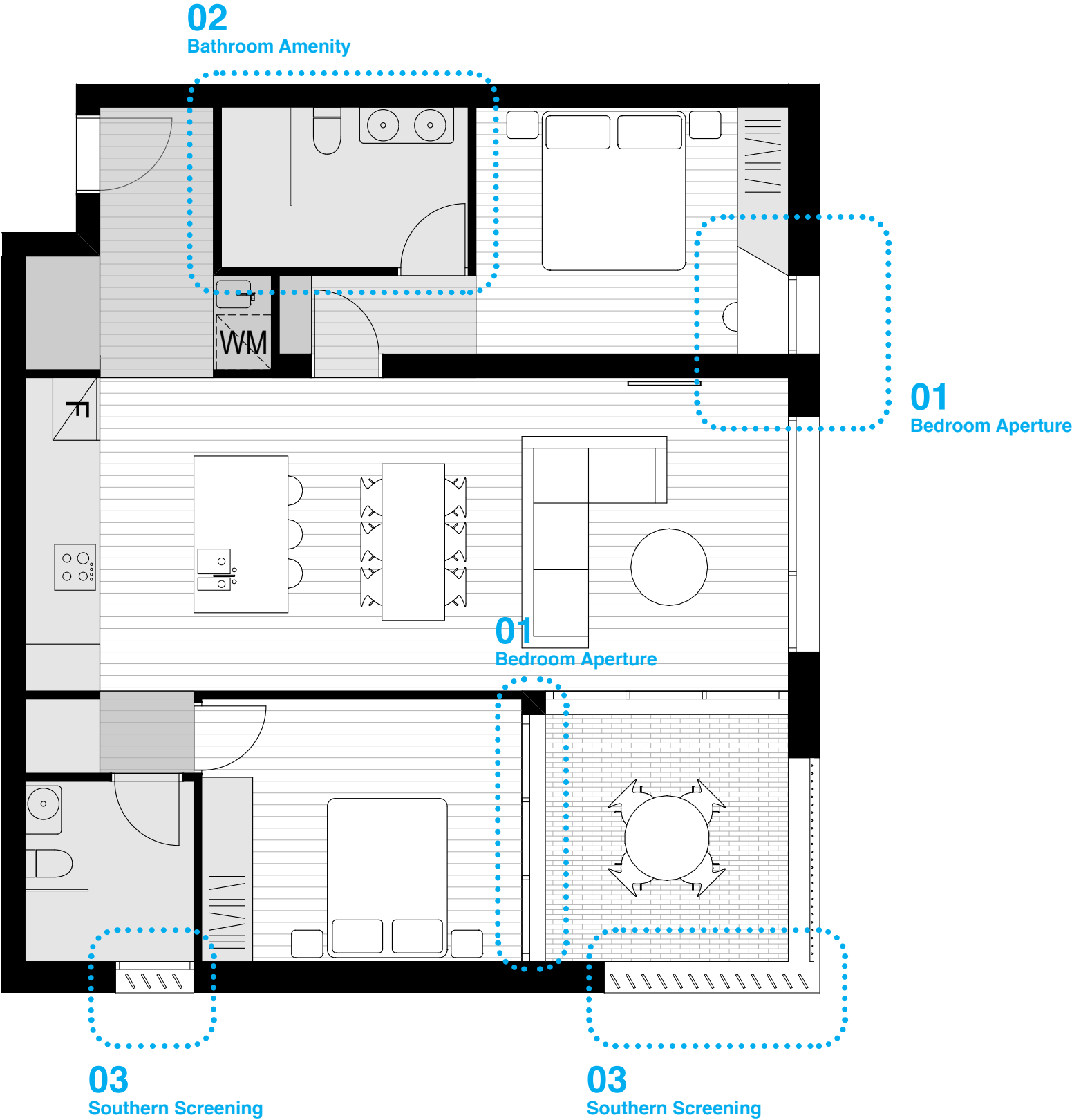
0.9 (+98%)

8.2

*Note: Preliminary facade performance study and calculations provided by integreco. Refer to draft ESD assessment and report May 2022. Double glazed clear glass to be provided where required to meet facade performance compliance.*









Thank You

