

**MINUTES OF NSROC DESIGN REVIEW PANEL MEETING
LANE COVE COUNCIL
Thursday 27th June 2024
9.30am**

DRP PANEL MEMBERS

Peter St Clair	Chairperson	Architect
Sam Crawford	Panel Member	Architect
Elina Braunstein	Panel Member	Urban Designer
Timothy Williams	Panel Member	Architect/heritage

APPLICANT REPRESENTATIVES

Jennifer Coper	Traders in Purple
Charlie Daoud	Traders in Purple
Wendy Shi	Plus Architecture
Rido Pin	Plus Architecture
Tom Goode	Planning & Co

COUNCIL STAFF

Mark Brisby	Director Planning and Sustainability
Chris Shortt	Senior Town Planner
Angela Panich	Panel Secretary

COUNCIL OBSERVERS

None

APOLOGIES

Charlie Robinson	Land and Form
Runshi Liu	Land and Form

ITEM DETAILS

Property Address: 2-8 Finlayson St & 10 Finlayson St Lane Cove
Planning Officer: Chris Shortt
Owner: Anglican Church Property Diocese of Sydney/Loftex Pty Ltd
Applicant: Traders in Purple
Proposal: Proposed 8 storey residential flat building for approximately 56 units and 2 level basement parking for 158 vehicles, church facilities, auditorium and associated landscaping.

1.0 WELCOME, ATTENDANCE, APOLOGIES AND OPENING

CS and PSC welcomed the Applicants and Design Team. All Panel members, Council staff and Applicant's representatives introduced themselves and described their respective project roles.

2.0 DECLARATIONS OF INTEREST

Attending Panel members had separately indicated that there were no conflicts of interest.

3.0 INTRODUCTION

The Panel is engaged by Council to provide independent and impartial advice on the design of development proposals and applications to lift the design quality of projects. The Panel's comments and recommendations are intended to assist Council in their design consideration of an application against SEPP 65 principles and where relevant the requirements of the Lane Cove LEP 2009 and Lane Cove DCP. The absence of a comment under a particular heading does not imply that particular matter to be satisfactorily addressed, more likely the changes are suggested under other principles to generate a desirable change.

Your attention is drawn to the following;

- SEPP 65, including the 9 Design Quality Principles and the requirements for a Qualified Designer (a Registered Architect) to provide Design Verification Statements throughout the design, documentation, and construction phases of the project.
- The Apartment Design Guide (ADG), as published by Planning NSW (July 2015), which provides guidance on all the issues addressed below.

Both documents are available from the NSW Department of Planning.

1. To address the Panel's comments, the applicant may need to submit amended plans. Prior to preparing any amended plans or attending additional Panel presentations, the applicant must discuss the Panel's comments and any other matter that may require amendment with Council's assessing Planning Officer.
2. When addressing the Panel's comments by way of amendments, if the applicant does not propose to address all or the bulk of the Panel's comments and wishes to make minor amendments only, then it should be taken that the Panel considers the proposal does not meet the SEPP 65 requirements. In these instances, it is unlikely the scheme will be referred to the Panel for further review.

4.0 DESIGN REVIEW

4.1 Presentation

The applicant and design team were invited to present the Pre-DA proposal for the subject sites. RP and TG presented an architectural proposal dated 19/062024.

4.2 Panel comments and recommendations

The Panel commends the applicant, council and the design team on the project initiative, which aims to provide a vibrant mixed-use development and new publicly accessible facilities, including a large auditorium, for use by both the church and council sponsored users.

The following advice is based upon the proposed amalgamation of sites to develop an 8 storey mixed use development, inclusive of new publicly accessible auditorium. Any design impacts on the proposal, due to future changes to planning controls, would need to be separately considered. The Panel also notes that no apartment plans or façade designs were included in the submission nor presentation and so no significant feedback can be provided on these components.

The following elements of the proposal are supported:

- The diversity of uses provided within the building, of publicly accessible auditorium, retail, commercial and residential uses and a mix of apartment types
- The dual address of the development for both public and private uses, organized around the existing topography

- The adaptive reuse of the existing heritage listed church building to Rosenthal Avenue

4.2.1 Principle 1 Context and Neighbourhood Character

Finlayson St is characterized by an established, high quality streetscape of deep street verges, substantial street trees and 4 storey residential buildings, typically featuring a set back 5th storey. A large 6 storey residential development is situated at 14-18 Finlayson St., within a similar sized site area to that of the proposal. A single potentially isolated site separates the two developments at 12 Finlayson Street. The applicant advises they have endeavoured to purchase this site, unsuccessfully. Rosenthal Avenue forms the eastern boundary to the site and features a variety of zonings, building scales and typologies, including 5 storey residential buildings, 1-2 storey commercial buildings, a Telstra interchange and “The Canopy” retail development and carpark building. The site is thereby well situated for a larger scale mixed use development, building upon “The Canopy” and St Andrews Anglican Church.

While some analysis of the site has been provided, considerably more urban design and context analysis would be recommended, in order to support the proposed building massing, pedestrian circulation strategy and future material selections. It was not clear what level of First Nations engagement and/or research had been completed. This should be further developed and presented to the Panel.

4.2.2 Principle 2 Built Form and Scale

The proposed building height significantly exceeds that of existing residential developments to the north and west and assumes that the incoming Low and Midrise Housing Policy will be gazetted.

The following recommendations may support the proposed building height and massing:

- The figure ground context study should be updated to include the lower level building footprint, to accurately reflect the proposed scale, length and site coverage of the development.
- Based on broader streetscape studies, modulate the massing and façade composition in response to the established grain of Finlayson Street.
- Apply similar massing strategies to those of neighbouring properties including solid lower building massing and setback upper levels
- Limit significant podium recesses to the eastern façade facing Rosenthal Avenue, being the more public facing address
- Develop a greater church presence to Rosenthal Avenue with clearer legibility and wayfinding to the auditorium
- Consider creating more permeable lower and upper ground floors, with a greater variety of access points to the public and church facilities
- Consider varying the building heights of the two residential buildings/cores, to better articulate the building corner and reduce the apparent length of the buildings. This may also facilitate the use of communal roof space to one building
- Integrate genuine retail uses such as food and beverage services that capitalize on the key corner location. Allied health and similar commercial uses would generally not be supported at this location, due to their limited interface with the building exterior and landscape
- Incorporate a variety of materials that articulate the varied building program and respond to the material palette of existing neighbouring buildings, such as expressed concrete frame, face brickwork, batten screens and thin lightweight roofs.

4.2.3 Principle 3 Density

The proposed density and FSR exceed the current LEP control however would appear to comply with the incoming Low and Midrise Housing Policy FSR control of 2.2:1 (assuming the exclusion of the auditorium GFA). Additional design development would be required to demonstrate that this density can be housed on the site in a high-quality and contextually sensitive manner.

Alterations to existing site levels should seek to minimise bulk and scale exposure to neighbouring lots.

4.2.4 Principle 4 Sustainability and Heritage

Sustainability

The Panel recommends a clear sustainability strategy be developed, that demonstrates compliance with the sustainability objectives of the recently revised and adopted Lane Cove DCP and of the Sustainable Buildings SEPP. Full site electrification without gas cooking, should be explored, in order to support a Net Zero (zero carbon emissions) outcome to mitigate climate change and enable the future community to access clean and affordable renewable energy whilst enjoying pollution-free indoor environments.

Consideration should also be given to the future electrical load of the development, should the project become fully electrified, inclusive of 100% electric vehicle charging per recent changes to Section J of the BCA. The Proponent must also confirm that the substation size currently proposed is adequate to support a development of this size in the future.

A clear solar shading strategy should be developed as a part of the future façade design, that responds to the varying building orientations.

Heritage

The location of the Finlayson St ministry entrance adjacent to the existing heritage listed church building is supported. This could provide a highly legible and attractive entrance and approach from the Lane Cove Town Centre. A number of strategies should however be considered to improve the role and significance of the church building:

- Avoid the closure of the main entrance and consider this instead as a secondary entrance that could be used for some events
- Consider integrating the church more fully into the entry experience, perhaps with more impact on the fabric of the building to open it up more to the foyer area.
- Consider removal of infill brick walls and lowering the level of the floor could be considered to create a more indoor-outdoor space (engineering report required).

4.2.5 Principle 5 Landscape

The principles of the landscape design are generally supported, however need further development. The Panel would recommend the following:

- Retain existing mature tree to Finlayson St. to the north of the proposed retail space
- Increase deep soil to minimum 15% of site area, with a minimum width of 6m consistent with Objective 3E-1 of the ADG
- Consider the amenity of the proposed communal open space presenting to Finlayson St and how to achieve a layering and level of privacy that encourages resident use
- Clarify the level and design of the south-west corner landscape area, where the retention of the natural ground may be a preferred outcome

A number of these strategies would require the reduction in the basement car park footprint.

4.2.6 Principle 6 Amenity

The incorporation of two building cores to the residential building is supported, as this appears to allow good levels of cross ventilation and solar access. Additional documentation is however required, such as views from sun, to demonstrate the required percentage of apartments are provided with solar access.

The residential building depth appears to exceed that recommended by the ADG, resulting in a number of deep apartments with questionable levels of amenity. For example apartments 3.01, 3.02, 3.08 and 3.09, include significant internal areas which may not be provided with satisfactory daylighting or ventilation. The applicant should provide detailed apartment plans to demonstrate that the levels of amenity are acceptable.

Consider cross boundary relationships including potential privacy impacts associated with the raised communal open space located at the south western corner of the site.

The building setbacks and separation appear to be generally compliant with the ADG, with the exception of level 3 west, which proposes a 6m setback from 12 Finlayson Street. Given this constitutes a 5th storey and the scale difference with the remaining house, a setback of 9m should be provided.

4.2.7 Principle 7 Safety

The external ministry areas, communal open space and playground should be provided with suitable visual surveillance from the building and streets.

4.2.8 Principle 8 Housing Diversity and Social Interaction

The proposed building spine to the upper ground floor provides a strong opportunity for social interaction. This could be enhanced by:

- Relocation of the female toilets and presentation of retail space directly to the spine at the entrance
- Provision of useable landscape space to western end of spine
- Views into the auditorium from various levels of spine
- Provision of public reception point for events
- Glazing and transparency of ministry office areas allowing views towards Finlayson St from the spine
- Integration of the heritage listed church building program, into the arrival experience and pre/post functions

The incorporation of affordable housing and/or church related housing should be considered.

4.2.9 Principle 9 Aesthetics

The applicant should provide developed elevation designs and material proposals for consideration by the Panel at a future point.

5.0 OUTCOME

The Panel has determined the outcome of the DRP review and provides final direction to the Applicant as follows:

- The Panel provides qualified support for the preliminary proposal, subject to resolution of the issues detailed under each Principle and the submission of more detailed drawings and reports to Council and the Panel for consideration at a future design review.