

DESIGN RESPONSE TABLE

116-122 CORRIMAL & 1 MOORE LANE WOLLONGONG

YOUR REF: DA-2022/960 PAN-251802

OUR REF: 2021-01

Date 23 March 2023

COUNCIL COMMENTS	ADM RESPONSE
Architectural	
Council's Design Expert has provided the following comments in addition to the matters raised by the	DRP:
Views from the sun should be provided along with a solar compliance table to be able to accurately assess solar compliance.	Sun Eye diagrams have been prepared and confirms compliance with solar access to 70% of the apartments. Refer A-403 & A-404
Shadow diagrams provided indicate the part of the shadow cast from the envelope of the building above permissible height, however it appears to only take into account the 32m height limit (not the 24m limit). These shadow diagrams should show which part of the shadow is due the 24m height limit exceedance also.	Shadow diagram updated as suggested to include and identify shadows cast from the parts of the proposed building over both the 24m and 32m max. height planes. Refer A-401 & A-402. We also refer to DRP comments " <i>the Panel accepts that some exceedance of 24m height plane may be a reasonable response to the immediate context of the site</i> "
Larger scale shadow diagrams and suns eye view diagrams are required to show the amount of overshadowing to the COS area. COS is required to provide a minimum of 2hrs to 50% of the primary COS area. It does not comply in its current form.	analysis confirms that 50% of the COS receives 2 hours of sun mid-winter. The analysis has also assisted in the relocation of the pool and deck to the south west corner of the podium where increased solar access is possible.
The location of the rooftop COS is questionable. It is currently positioned to the south-west of a plant room blocking potential water views to the east and uninterrupted morning sun. The location and configuration of this space should be reconsidered.	The COS has been relocated away from the plant room and down one storey to the same level of the penthouse apartments. Refer A-109. There is no requirement for water views from the COS.
Mailbox locations have not been shown on drawings. They should be located in the lobby in an accessible area for all residents.	Mailbox location is now indicated adjoining the ground floor Corrimal Street residential entry. Refer drawing A-104.
Larger scale sections should be provided at various locations to illustrate the various boundary conditions throughout (particularly in regard to the adjacent Adina Apartment development). Adequate visual privacy and building separation should be demonstrated.	The northern setbacks are amended to be increased to 6m in accordance with ADG requirements of a blank wall above 12m in height. We note DRP comments are supportive of this approach " <i>The proposed L shape building provides minimal setbacks to the north and orientates units in an east or west direction. This is a reasonable response to the site context that avoids a direct visual connection with the neighbouring building to the north.</i> "
More detailed information should be provided for the adjacent Adina Apartment building. Floor plans should show adjacent window openings and use of rooms to ensure visual privacy can be maintained.	Balconies and windows have been indicated on the Adina south wall (facing the proposal), noting these have been drawn using GIPA requested drawings prepared by Kann Finch Architects. Other details have been determined by visual cues only. The walls and footprint, floor levels and parapet/roof heights are determined by survey.
The residential building entry is not clearly identifiable or distinguishable from the various commercial tenancies. This is largely due to the location of the street wall recess at upper levels. Refer to DRP comments for more information.	The residential entry slot is now aligned with the residential glazed entry / lobby area.
The motorbike and bicycle spaces directly adjacent to the carpark entry are a safety concern. These should be relocated.	Bikes relocated to the basement level 1. Refer A-103
Waste collection should be undertaken on site off Moore Lane. Drawings should be provided to demonstrate that Council's waste vehicle can be accommodated in this area (in regard to manoeuvrability and required head clearances). A bin holding area should be allowed for also.	The design is amended to allow for a temporary waste bin collection area on site, accessed from Moore Lane. Therefore no waste collection is required from Corrimnal Street. Refer to amended truck movement diagrams.
All required services should be shown on the floor plans (eg. MSB, cold water pump rooms, mechanical fan rooms, water and gas meters, fire pump room and tank (if required)). Grease arrestors and kitchen exhausts should also be considered due to the likely possibility of these tenancies becoming food outlets (cafes or restaurants).	Services cupboards are now annotated across the plans. Grease arrestor room is located in the basement.
An excess of residential parking appears to have been provided and should be included in GFA calculations. The definition of Gross Floor Area in WLEP 2009 only excludes garbage and service areas which are located within a basement. Therefore, the proposed residential and commercial waste rooms contribute to GFA. It should also be noted that a significant number of double garages have been provided to accommodate 1 car only with the remaining space being dedicated to storage. This is not supported as it could easily be converted into more carparking in the future.	The commercial and residential waste areas together with the amenities at ground level are included in the revised FSR calculations.

An excess of parking, storage and circulation has been provided to both basements. Consideration should be given to reducing the footprint of the basement by shifting the southern wall further north to align with the building footprint above and not extend under the laneway. This may allow the potential of providing some planting within the south laneway.	The excess parking is included in the GFA calculation. Refer FSR ID diagams and development summary on drawing A-001. The intent is to provide storage as shown, it cannot be assumed the basement areas will be constructed differently to the approval as under the DABP Act the CC and DA are to be consistant.
Accessible car spaces have also been provided in double garages allowing for easy conversion into 2 spaces. They are also located too far from the lifts. This should be reviewed.	Refer previous comments.
All upper-level lobby and corridor areas have the ability to provide natural lighting and ventilation. Ensure all glazing to these areas is operable. Consider removing the AC plant space from the northern side of the eastern corridor to ensure outlook, natural light and ventilation is provided to this portion of the corridor.	AC plant removed and window provided for natural light and ventilation opportunity as suggested.
Most balconies have shown A/C units, however some have been omitted from the drawings. Ensure all units are accounted for and screening is provided to these AC units.	Plans updated with all AC units shown as suggested.
Building sections should be further developed to show internal detail, ceiling heights and bulkheads.	Building sections updated as suggested.
A ceiling height of 3.3m should be considered on Level 1 to allow for future flexibility in accordance with Objective 4C-1 of the ADG.	Given the proposed redesign is attempting to reduce the height exceedance, proposing additional height across level 1 is not desirable, particularly because it would be very unlikely that the strata titled apartments
A number of units have bedroom doors directly off living/dining spaces or kitchen areas. This should be revised accordingly.	This approach minimise the need for corridors and increases the efficiency of the floor area within compact inner city apartments.
The windows that have been located on the northern and southern facades to bedrooms make furniture placement awkward in several instances. This should be reviewed.	Bedroom furniture layouts amended to suit window openings.
For units U103-U107, consider secure gates between the POS and COS area to assist with activation and passive surveillance.	Gates have been added to Units U105,106 & 107. It is not possible to add a gate to Units 103 & 104 due to the pool location. Refer A-105.
A number of units show storage within kitchen areas which is not acceptable. Required unit storage must be accessible from circulation areas or living areas and cannot form part of the kitchen.	Plans adjusted as suggested.
No allowance has been made for study spaces in any of the units. This should be considered particularly in a post COVID landscape.	A study niche has been added to the 1 bedroom apartments unit types. The 2 and 3 bedroom apartments have the opportunity to utilise one of the bedrooms as a study if required.
Consideration should be given to lifting the height of the street wall to better relate to the datum line created by the Adina Apartments. This could be done by raising the ceiling height of the level 1 units by approx. 600mm. This would also ensure that Level 1 ceiling heights would comply with ADG objectives for mixed use buildings.	The site typography falls to the south. The overall podium height varies relative to the ground level. The proposal is lower along Corrimal Street than the adjoining Adina apartments and is also higher in the street than the Harp Hotel. Therefore the stepping of the street wall is a visually expected across the street typography. In any case, the proposed street wall where it adjoins the Adina wall, is purposely setback to better articulate the interface of the two buildings are podium. Refer modelling and elevations.
The material schedule presents as quite a busy pallet. Some refinement or simplification of the material/colour selection is encouraged.	We refer and agree with the DRP comments : <i>"The materials selection shown on elevational drawing provide an appropriate material pallet for this context."</i>
Details of the silver liveable units has not been provided. It is recommended that larger scale plans are supplied with dimensions and requirements noted (similar to those provided on drawing A-301 for adaptable units).	Refer new drawing A-302 for details on the liveable units.
Some adaptable units show insufficient storage in the post adaption layout. Units should comply with minimum storage requirements in both pre and post adaption layouts.	Adaptable unit plan amended to include more storage post adaption. Refer A-301
Bedroom 3 in Units U103, and U202-U902 do not appear to have included a window. This should be modified accordingly.	Window added as suggested and required.