DA-2022/714 37-39 Burelli Street Wollongong

Attachment 3 Design Review Panel notes

Wollongong Design Review Panel via MS Teams
Meeting minutes and recommendations

Date	16 September 2022
Meeting location	Wollongong City Council Administration Offices
Panel members	(Chair) David Jarvis
	(Member) Tony Tribe
	(Member) Sue Hobley
Apologies	None
Council staff	Pier Panozzo – City Centre & Major Development Manager Anne Starr - Senior Development Project Officer Amanda Kostovski – Council Design Expert
Guests/ representatives of the applicant	Angelo Di Martino – ADM Architects Luke Rollinson – MMJ Wollongong Jessica Luaretti – MMJ Wollongong
Declarations of Interest	None
Item number	1
DA number	DA-2022/714
Reason for consideration by DRP	SEPP 65 and WLEP 2009 clause 7.18 Design excellence
Determination pathway	Wollongong Local Planning Panel
Property address	37-39 Burelli Street, Wollongong
Proposal	Mixed Use Development - demolition of existing structures and construction of 14 storey building, two (2) commercial spaces, 71 residential apartments, basement, and podium sleeved parking, associated communal open space and landscaping
Applicant or applicant's representative address to the design review panel	The meeting was conducted via video link between the Panel (Council offices) and the applicants' team (remote).
Background	The site was inspected by the Panel On 16th September 2022. An application has recently been approved (21st August 2021) on the subject site for a hotel. The hotel provides an active ground plane, parking concealed within an at grade carpark and a broad linear tower containing hotel rooms fronting Burelli Street. The applicant advised that many of the principles established by the approved DA for the distribution of built form across the site had been followed by the current design proposal.
Design quality principals SEPP 65	
Context and Neighbourhood Character	The proposal is located on a prominent street corner with street frontages to Burelli Street and Corrimal Street, on the eastern edge of Wollongong CBD. The western edge of the site adjoins an office building (Wollongong City Council chambers and administration). The office building is orientated east towards the subject site with minimal setbacks of approximately 1m (1st floor and 2nd floor) and 5m at levels above. The relationship between the proposal and the neighbouring office building is not clearly or consistently shown in the documents provided; the profile and proximity of the neighbouring building vary in different drawings (drawing A201 and A205). At ground level there is a public accessible pedestrian lane way adjacent to the subject site's western boundary. The lane provides access from the multi storey public carpark to Burelli Street as well as connection to Corrimal Street. The southern edge of the site is adjoined by a multi storey carpark that is set back approximately 18m from Corrimal Street. The south wall of the development will therefore be highly exposed to the approach along Corrimal Street. Both the Council office building

	and the carpark are established building forms that are unlikely to be developed in the foreseeable future. Both buildings should be treated as established context to which any future building on the subject site must respond. The site is mapped for flood risk. This constrains design options to optimise accessibility and street activation. The panel considers that Site and Context analysis drawings inadequately highlight many primary design constraints and opportunities driving the design for the site. E.g., Flooding, water table, existing consent envelopes, overlooking issues, vehicle and pedestrian access issues only became apparent during the presentation.
Built Form and Scale	Interface with western neighbour The existing office building to the west is an established building form to which the proposed development must respond. The approached taken by the current proposal (and the recently approved DA) is to provide a blank wall on the western boundary. A nil setback, blank wall of this scale is only acceptable in locations where a site adjoins a potential future development site. In this scenario the blank wall forms an edge to which a future building can abut, to provide a continuation of built from that establishes a street wall. In locations where a development adjoins an established building form, a building interface that respects the amenity of the neighbour must be developed. The current proposal's interface with the western boundary significantly impacts the amenity of the neighbouring office building. The 12m high blank wall sits approximately 1m from the windows of levels 1 and 2, eliminating outlook and significantly reducing the extent of natural light. The applicant should provide a series of sections (minimum scale of 1:50) documenting the interface with the neighbouring office building. Sections must accurately show level information and the use of all rooms. These sections should be considered as an integral part of the site analysis that assists in informing a more sensitive interface with the neighbour. Western lane way The existing lane is a well trafficked pedestrian route that connects the public carpark to Burelli Street and Corrimal Street. The proposal locates a 12m high wall on the eastern edge of the lane, effectively blocking solar access and light to the lane. The height and proximity of the blank walls screening the above-ground carpark significantly degrade the quality of the lane making it a darker more oppressive environment, increasing the risk of it becoming less activated and more attractive for undesirable uses. Ideally the height of the wall fronting the lane would be reduced and / or setback further from the lane and active uses provided at street level to activate the lane. At a minimum, a collaboration with Council should seek to improve the quality of the Lane with the incorporation of public art, planting, the use of light-coloured materials and an upgrade of artificial lighting. Southern façade The proposal's southern façade is highly visible and likely to remain exposed for the foreseeable future. Consideration should be given to providing an increased level of articulation to the building base. Consideration could be given to increasing the

	extent of façade relief, e.g., fenestration, balconies opening up to the south. Building base The proposal adopts a fragmented 'punctuated, organic' street wall form, surmounted a tower with zero setback from Corrimal Street. The approach has visual appeal but needs further consideration and refinement. Detailed consideration could include optimizing the amenity of the 'maisonette' apartments, more emphatic expression of the significant corner, and some demarcation expression between tower and base. Extending the north tower wing down to the corner should be explored (refer to Aesthetics for further detail comment). Massing of tower Perspective (A-000) depicts the façade as a very broad homogeneous form presented to Corrimal Street. The applicant is encouraged to investigate alternative strategies for the massing of the tower, including wrapping the tower around Burrelli Street to provide a stronger corner form and reduce the length of the Corrimal Street façade. This strategy would also increase the eastward extent of view afforded to the neighbouring office building. If the current tower form is to be maintained, further development should seek to more clearly define the vertical split in the building façade. This could be achieved by increasing the width of the recess, refinement of materials and / or stepping the roof form to provide a taller, more clearly defined tower expression on the street corner.
Density	The proposal presents a building mass very similar to the recently approved hotel building on this site. It is acknowledged that the currently proposed building form is in some ways more sensitively designed than the approved building form. The podium height is notably lower (6.5m less) which will result in an improved interface with the adjoining office building. However, the impact on the amenity of both the neighbouring office building and the lane remains significant. This results in a building that in some respects presents as an over-development of the site.
Sustainability	Opportunities to harvest rainwater for use in maintaining any plantings established on the building or the site should be explored. Other water minimisation measures (reuse of rainwater for toilet flushing and washing machines) should also be considered. The use of solar power and solar water heating, as well as general electrification, is strongly encouraged, particularly to service communal circulation and parking areas. Safe maintenance access to roof mounted equipment is to be addressed. Low embodied energy should be a consideration in material and finish selections. Landscape plantings should address aims for biodiversity protection, weed minimisation and low water use. The use of predominantly locally indigenous species should be used in the plantings. The Panel strongly recommends that electric vehicle charging

	stations be provided in the different carpark levels and that spaces for car-sharing vehicles be provided. The proposal appears capable of providing ADG compliant solar access. However, from the information provided this has not been clearly demonstrated. The 11am shadow diagram does not clearly show solar access being provided to east facing living rooms and balconies, confirming a minimum of 2 hours solar access to these units. Further clarification / design development is required to demonstrate compliance with the ADG. It is recommended that sun's eye view diagrams are provided. The proposal is dependent upon two storey single sided units (levels 1 and 2) providing cross ventilation to meet ADG minimum cross ventilation objectives. Though these units do not meet the typical definition of a cross ventilated apartment as set out in the ADG, it is acknowledged that they can be configured to meet the objectives of the ADG. The applicant is encouraged to engage a wind consultant to assist in refining the design of these units and confirm that ADG objectives can be reasonably met.
Landscape	<u>Streetscape</u> The Panel considers that the design of the residential entrance and lobby on Corrimal Street requires further development to achieve a stronger and more permeable address to the street. The proposed unsecured terrace, extensive ramp, and corridor to the carpark, substantially concealed behind a curved blade wall raises safety and amenity concerns (including the appeal of the ramp to skateboarders). The applicant should consult with Council to determine whether the opportunity exists to plant an additional street tree on the Burelli Street frontage. (Are any trees permissible on Corrimal Street?) Plantings are proposed in a small area of the north-western corner of the site. It is unclear that this is a suitable treatment for this important interface. The plan should take into account the lay-out of the public domain to the west: a street tree in a cut-out garden bed constrains access along the footpath and this garden bed will not assist in improving pedestrian circulation; and a garden bed along the eastern boundary of the Council site contains dense shrubbery that terminates at the existing building line whereas the proposed new planting bed will jut out beyond this. Plantings forward of the building line will need to be maintained to ensure sightlines for both pedestrians and vehicles exiting the carpark of the new development and also to keep the plantings free of litter. <u>Communal Open Space Level 3</u> The Panel is concerned that the amenity of the COS will be severely impacted by over-shadowing from the north, east and west (particularly in winter), traffic noise, wind, extreme solar exposure at particular times during summer, and lack of privacy due to over-looking from surrounding high-rise development. This calls into question the viability of the proposed scheme, in terms of establishment of plantings and likely appeal of the spaces for the proposed uses (outdoor sitting, socialising, and eating). The turf area may have some appeal for dog owners. It may be better to approach this space by treating it as a roof garden for looking down upon and roaming through when the city is quiet. This would require an informal garden lay-out with plantings of locally indigenous rainforest or coastal trees that will grow into an urban

	forest. Alternatively, the space could be designed as a sports field (e.g., croquet, racquetball) for whimsical activities that may engage the residents. In the event that neither of these options is pursued, further work is required to develop a lay-out for this area that better addresses the constraints and provides for a range of activities more likely to attract residents than sitting. An extensive community garden in sunnier areas with an urban habitat forest elsewhere may work. The option for providing more functional and amenable COS on the rooftop should be explored. Note: plantings on the south side of the building will be fully exposed to southerly winds but lack year-round solar access. This will be very challenging for their establishment and on-going vigour.
Amenity	Unit layouts are generally functional, providing a reasonable level of amenity to occupants. Refer to 'Building Base' above re two storey maisonette unit amenity. U401-1301: Recommend 'bay' window be oriented north not south. Unacceptable to deny occupant any sun, ever, when an option is available. Adaptable units appear to be unreasonably limited to those without complying ADG cross ventilation. Consideration should be given to the detail resolution of the COS to ensure potential privacy issues with neighbouring office building are minimized. The COS proposed will be heavily overlooked during working hours, and significantly overshadowed. Consideration should be given to some rooftop COS with neither of these shortcomings. <u>Address and Entry</u> The visual prominence and scale of the apartment entry & foyer is disproportional to the primary residential use of the building, and particularly the importance given to the corner entry to a minor commercial space. Some visually specific entry awnings or canopy should be explored. The extent of heavy masonry walls around the residential entry will reduce natural light, creating a dark space dependent on artificial lighting twenty-four hours a day. The area containing the mailboxes is of particular concern.
Safety	The potentially dark inhospitable lane to the west of the site lacks basic amenity / potential for casual surveillance. The configuration of the lane is a significant CPTED issue. Residential entry also provides an area concealed from the street that could facilitate antisocial behaviour, safety concerns and litter accumulation. BCA compliance appears to rely on some engineered solutions. It is recommended that a BCA consultant report accompany the application confirming compliance can be achieved without change in the planning or design
Housing Diversity and Social Interaction	The proposal will provide an appropriate mix of uses for this neighbourhood.

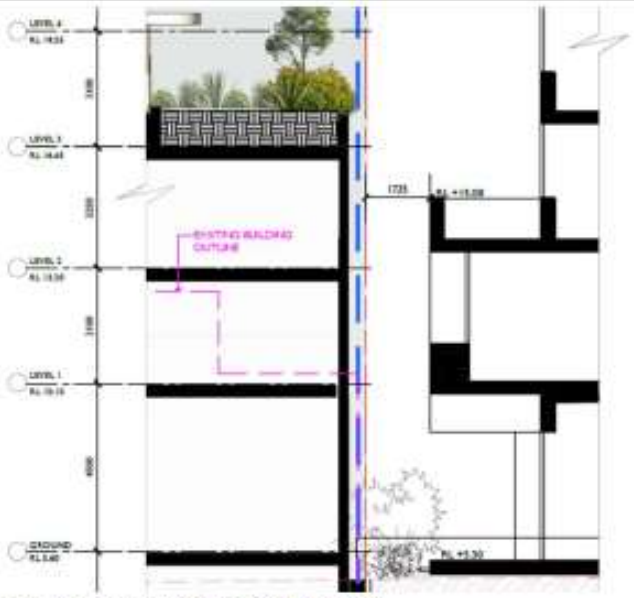
Aesthetics	Further refinement of the tower form and roof expression is recommended to articulate the broad eastern façade (refer to comments above "Built Form" for detail). The base of the building has been expressed with a three-storey podium that is articulated with an irregular patten of openings, providing a solid yet playful base to the building. The Panel endorse pursuing this approach, subject to ensuring compliant ADG amenity. It is suggested that narrow band of brick work wrapping around the street corner is removed allowing the corner tower to be more clearly expressed as a vertical element that comes down to street level. Suitably finessed, this could provide the corner the appropriate prominence and presence in the precinct. Light reflecting finishes are critical for the safety and amenity the publicly used thoroughfare linking the carpark to Burrelli Street. To ensure the architect's design intent is realised, the applicant is encouraged to provide larger scale detail sections (minimum 1:20) to assist in providing a better understanding of the quality of finish being proposed. The sections should show balcony / balustrade details, screens, soffit finishes and material junctions. All materials finishes must be clearly documented. Servicing of the building must be considered at this stage of the design process. The location of service risers, car park exhausts, AC condensers, down pipes and fire hydrant boosters should be shown.
Design Excellence WLEP2009	
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	Further development required.
Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	Further development required.
Whether the proposed development detrimentally impacts on view corridors,	The proposal will have a significant impact on the outlook of the neighbouring office building.
Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,	N/A
How the development addresses the following:	
the suitability of the land for development,	The site is well located and suitably proportioned to accommodate a mixed-use building.
existing and proposed uses and use mix	Appropriate.
heritage issues and streetscape constraints,	The proposal has a significant impact on the spatial quality of the existing lane adjacent to the western boundary.

the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	Appropriate setback from neighbouring sites have been provided.
bulk, massing and modulation of buildings	The scale and proximity of the base of the building significantly impacts the amenity of the neighbouring office building.
street frontage heights	Appropriate.
environmental impacts such as sustainable design, overshadowing, wind and reflectivity	Further development / detailed information required.
the achievement of the principles of ecologically sustainable development	Further development / detailed information required.
pedestrian, cycle, vehicular and service access, circulation and requirements	Further development of the residential entry is recommended.
impact on, and any proposed improvements to, the public domain	Further development / detailed information required.
Key issues, further Comments & Recommendations	The proposal presents a building mass very similar to the recently approved hotel building on this site. It is acknowledged that the currently proposed building form is, in some, ways, more sensitively designed than the approved building form. However, the impact on the amenity of both the neighbouring office building and the lane remains significant. Further refinement to reduce the impact on the amenity of the neighbouring office building and the lane is recommended. The amenity of the proposed communal open space is likely to be very poor; the design should be reconsidered, including the option to provide rooftop COS.

Wollongong Design Review Panel
Comments in response to revised documents
4th April 2023

Report Author	David Jarvis (WDRP, Chair)
DA number	DA-2022/714
Reason for consideration by DRP	SEPP 65 and WLEP 2009 clause 7.18(5) Design excellence 35m+ height
Determination pathway	Southern Regional Planning Panel (SRPP)
Property address	37-39 Burelli Street, Wollongong
Proposal	Mixed Use Development - demolition of existing structures and construction of 14 storey building, two (2) commercial spaces, 71 residential apartments, basement, and podium sleeved parking, associated communal open space and landscaping
Background	The site was Inspected by the Panel on 16 September 2022. The proposal was previously reviewed by WDRP on 16 September 2022. An application has recently been approved (21st August 2021) on the subject site for a hotel. The hotel provides an active ground plane, parking concealed within an at grade carpark and a broad linear tower containing hotel rooms fronting Burelli Street. The applicant advised that many of the principles established by the approved DA for the distribution of built form across the site had been followed by the current design proposal. The amended plans received on ….have been reviewed by the chair of the DRP of 16 September 2022.
Design quality principals SEPP 65	
Context and Neighbourhood Character	The proposal is located on a prominent street corner with street frontages to Burelli Street and Corrimal Street, on the eastern edge of Wollongong CBD (zoned B4). The western edge of the site adjoins an office building (Wollongong City Council chambers and administration). The office building is orientated east towards the subject site with minimal setbacks of approximately 1m (1st floor and 2nd floor) and 5m at levels above. At ground level there is a publicly accessible pedestrian lane way adjacent to the subject site's western boundary. The lane provides access from the multi storey public carpark to Burelli Street. The southern edge of the site is adjoined by a multi storey carpark that is set back approximately 18m from Corrimal Street. The south wall of the development will therefore be highly exposed to the approach along Corrimal Street. Both the Council office building and the carpark are established building forms that are unlikely to be developed in the foreseeable future. Both buildings should be treated as established context to which any future building on the subject site must respond. The site is mapped for flood risk. This constrains design options to optimise accessibility and street activation. The current proposal responds to flooding constraints with commercial tenancies and residential entrances that are elevated above street level. This is an understandable response to flooding constraints. However, further consideration of the following issues is recommended: - A flood storage void has been created fronting Corrimal Street. The void will be a prominent element at street level that could detract from the aesthetic quality of the building. Details of the screen to the flood storage void should be

	provided. The screens should aim to minimises views directly into the void whilst still allowing the void to function as flood storage. This may be best achieved with deep slender blades (either horizontal or vertical) that are angled to limit direct views into the flood storage void. - The residential entry lobby is serviced by a ramp that extends deep into the building, creating an unsecured space that is concealed from the street and will be dependent upon artificial lighting 24 hours a day. It is a concern that the ramp and the configuration of the residential entry are contrary to the principles of CPTED. One way to address this issue would be to provide a residential entry door at street level and contain the ramp and steps within the residential lobby. Similar to the strategy that has been adopted for the commercial tenancies. A reasonable level of contextual analysis has been provided to accompany this application. However, it appears that the built form response that has been taken responds to the precedents that has been set by the recently approved development on the subject site, rather than the findings of the contextual analysis. In particular, the proposals response to neighbouring building and the western lane appears to be incremental improvement of the previously approval, rather than a sound urban design approach that priorities the quality of the public domain and the amenity of neighbours.
Built Form and Scale	<u>Interface with western neighbour</u> The existing office building to the west is an established building form to which the proposed development should respond. The approach taken by the current proposal (and the recently approved DA) is to provide a blank wall on the western boundary. A nil setback, blank wall of this scale (in excess of 12m in height) is only acceptable in locations where a site adjoins a potential future development site. In this scenario the blank wall forms an edge to which a future building can abut to provide a continuation of built from that establishes a street wall. In locations where a development adjoins an established building form, a building interface that respects the amenity of the neighbour must be developed. In response to the Panels previous comments a detailed section has been provided, documenting to the proposal's relationship with its western neighbour. The detail section provided clearly demonstrates the negative impact upon the neighbouring building, eliminating outlook and significantly reducing the extent of natural light.



Extract from drawing A206 revision A

Western lane way

The existing lane is a well trafficked pedestrian route that connects the public carpark to Burelli Street. The proposal locates a 12m high wall on the eastern edge of the lane, effectively blocking solar access and natural light to the lane. The height and proximity of the blank walls screening the above-ground carpark significantly degrades the quality of the lane making it a darker more oppressive environment, increasing the risk of it becoming less activated and more attractive for undesirable uses.

In response to the Panels previous comments the wall facing the lane has been annotated as a location for public art (At this stage to nature of the public art is not clear), this is a positive initiative. However, it does not address the Panels concerns in relation to natural light to the lane way. Ideally the base of the building fronting the lane should be reduced by introducing an additional level of basement carparking.

At a minimum, a collaboration with Council should seek to improve the quality of the Lane with the incorporation of public art, planting, the use of a light colour / material pallet and an upgrade of artificial lighting.

Southern façade

The proposal's southern façade is highly visible and likely to remain exposed for the foreseeable future. The Panel previously suggested consideration be given to providing an increased level of articulation to the building base. There has been no further development in response to the Panels comments. However, it is acknowledged that the building base (southeast corner) is reasonably well proportioned and expressed with a high-quality material.

Building base

The proposal adapts a fragmented 'punctuated, organic' street wall form. The approach has visual appeal but still needs further refinement, to ensure the amenity of residential units behind the wall are not compromised. The bedrooms of units 10, 11 and 12 are of particular concern, the outlook from these rooms appear to be

	significantly compromised. Further development is required to improve amenity. The base of the building has been split into two clearly defined elements allowing the tower form to extend down to the street corner. This is a positive development that helps define the street corner. <u>Massing of tower</u> Some positive developments have been made to the expression of the tower from, including an improved street corner expression and refinements to the material pallet. However, the basic massing of the tower remains largely unchanged. The form of the building remains largely consistent with the previously approved development application for this site. Alternative strategies for the massing of the tower should be considered. If the tower were to extend further into Burrelli Street the extent of the Corrimal Street façade could be significantly reduced, allowing a better proportioned building to be created and improving the outlook of the western neighbour. However, this strategy must be developed in conjunction with the introduction of a roof top area of COS to allow a reasonable amenity to be provided to residents.
Density	The proposal presents a building mass very similar to the recently approved hotel building on this site. It is acknowledged that the currently proposed building form is in some ways more sensitively designed than the approved building form. The podium height is notably lower, which will result in an improved interface with the adjoining office building. However, the impact on the amenity of both the neighbouring office building and the lane remains significant. This results in a building that in some respects presents as an over-development of the site.
Sustainability	A 500l rainwater tank has been provided to service communal planting areas and flushing of common toilets. Solar Panels are now indicated on the roof plan, it is understood that the panels will be used for hot water supply and common area electrical requirements. Electric vehicle charging stations have been provided, it is also noted that BCA 2022 will require 100% of the resident spaces to have provision for future car charging. Further detailed information has been provided to demonstrate that the proposal meets ADG requirements for solar access. The proposal is dependent upon two storey single sided units (levels 1 and 2) providing cross ventilation to meet ADG minimum cross ventilation objectives. Though these units do not meet the typical definition of a cross ventilated apartment as set out in the ADG, it is acknowledged that they can be configured to meet the objectives of the ADG. It is understood that the applicant has been provided advise from SL wind engineers to confirm that these units can meet the cross-ventilation objectives of the ADG.
Landscape	New street trees are now proposed to Corrimal Street. The planter bed in the north-west corner of the site has been developed to link with the existing planter bed that runs adjacent to the site's western boundary. Plants within the garden bed should be low level, so as not to impede sight lines when exiting the site by vehicle.

	Communal Open Space Level 3 It remains a concern that the amenity of the COS will be severely impacted by over-shadowing from the north, east and west (particularly in winter). Given the proximity of the COS to the northern neighbour it also remains unclear as to how potential privacy issues with the neighbour will be managed. Given the lack of solar access and the potential privacy issues, it may be better to approach this space by treating it as a roof garden for looking down upon and a more active and sunny space at roof level. Note: plantings on the south side of the building will be fully exposed to southerly winds but lack year-round solar access. This will be very challenging for their establishment and on-going vigour.
Amenity	Unit layouts remain generally functional, providing a reasonable level of amenity to occupants. Bay windows to units U401-1301 have now been oriented north to provide improved outlook and solar access. Consideration should be given to the detail resolution of the COS to ensure potential privacy issues with the neighbouring office building are minimized. The COS will be heavily overlooked during working hours, and significantly overshadowed. Consideration should be given to providing some rooftop COS. Further development of the residential entry is required, see detailed comments above, Context and Neighbourhood Character.
Safety	The potentially dark inhospitable lane to the west of the site still lacks basic amenity / potential for casual surveillance. The configuration of the lane remains a CPTED issue. Residential entry provides an area concealed from the street that could facilitate antisocial behaviour, see detail comments above Context and Neighbourhood Character. BCA compliance appears to rely on some engineered solutions. It is recommended that a BCA consultant report accompany the application confirming compliance can be achieved without change in the planning or design.
Housing Diversity and Social Interaction	The proposal will provide an appropriate mix of uses for this neighbourhood.
Aesthetics	Some positive developments have been made to the expression of the tower form, including an improved street corner expression and refinements to the material pallet, refer to detail comments above, built form. Further refinements of the building base is recommended to improve residential amenity, refer to detail comments above, built form. Detail sections have been provided to more clearly articulate the design intent. AC plant, service risers and the fire hydrant boosters have also been integrated into the design of the building. No down pipes have been shown on the external façade of the building; therefore it is assumed that all down pipe will be concealed with the building, this should be confirmed and clearly stated on the DA drawings.

	The specification of material finishes remains ambiguous. Reference numbers should be provided on all elevations to clearly identify the finish of each material.
Design Excellence WLEP2009	
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved	Further detail information to document materials and integrated services (down pipes detail of flood storage) is required.
Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,	Further development of the residential entry is required.
Whether the proposed development detrimentally impacts on view corridors,	It is acknowledged that the proposal has improved upon the quality provided by the previously approved application for this site. However, the proposal will have a significant impact on the outlook of the neighbouring office building.
Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,	N/A
How the development addresses the following:	
the suitability of the land for development,	The site is well located and suitably proportioned to accommodate a mixed-use building.
existing and proposed uses and use mix	Appropriate.
heritage issues and streetscape constraints,	It is acknowledged that the proposal has improved upon the quality provided by the previously approved application for this site. However, the proposal will have a significant impact on the spatial quality of the existing lane adjacent to the western boundary.
the location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	Appropriate tower setback from neighbouring sites have been provided.
bulk, massing and modulation of buildings	It is acknowledged that the proposal has improved upon the quality provided by the previously approved application for this site. However, the scale and proximity of the base of the building significantly impacts the amenity of the neighbouring office building.
street frontage heights	Appropriate.
environmental impacts such as sustainable design, overshadowing, wind and reflectivity	It is acknowledged that the proposal has improved upon the quality provided by the previously approved application for this site. However, the scale and proximity of the base of the building significantly overshadows the lane way.

the achievement of the principles of ecologically sustainable development	Acceptable
pedestrian, cycle, vehicular and service access, circulation and requirements	Further development of the residential entry is required.
impact on, and any proposed improvements to, the public domain	See comments in Context and Neighbourhood Character
Key issues, further Comments & Recommendations	The proposal presents a building mass very similar to the recently approved hotel building on this site. It is acknowledged that the current proposal provides and improve built come when compared to the recently approved building. However, the impact on the amenity of both the neighbouring office building and the lane remains significant. An alternative built form response that responds to the context of the site rather than mimicking the previously approved built form could result in superior outcome for this site.