

## Attachment 2 - DRP Commentary

### Wollongong Design Review Panel Meeting minutes and recommendations

<b>Date</b>	10 November 2023
<b>Meeting location</b>	Wollongong City Council Administration Offices
<b>Panel members</b>	(Chair) David Jarvis (Member) Marc Deuschle (Member) Jennifer Bautovich
<b>Apologies</b>	None
<b>Council staff</b>	Pier Panozzo – City Centre & Major Development Manager Rebeca Welsh – Senior Development Project Officer Amanda Kostovski – Design Expert
<b>Guests/ representatives of the applicant</b>	Jared Beneru – Blaq Projects Stefan - Blaq Projects Robert Gizzi – Design Workshop Luke Rollinson – MMJ Wollongong Goran Ugrinovski – ATB Consulting Maya Leszcznska – Design Workshop Dhrumil Mehta - Design Workshop Megan Geddes – Zenith Landscape
<b>Declarations of Interest</b>	None
<b>Item number</b>	2
<b>DA number</b>	DA-2023/760
<b>Reason for consideration by DRP</b>	DA Stage – Second presentation to the Panel, SEPP 65 Design Excellence Clause 7.18 WLEP 2009
<b>Determination pathway</b>	Southern Regional Planning Panel (SRPP)
<b>Property address</b>	22-30 Kenny Street, Wollongong
<b>Proposal</b>	Demolition of all existing buildings / structures and tree removal, Construction of a new 18 storey mixed use building consisting of a hotel with ground floor food and drink premises and commercial premises; 107 hotel rooms/suites; and 105 residential apartments, ground and basement level parking for 190 cars, with additional 46 bicycle and 10 motorcycle parking spaces, Associated communal open space areas for both the hotel and residential
<b>Applicant or applicant's representative address to the design review panel</b>	The meeting was conducted in person at Council and by video link between the Panel and the applicants' team.
<b>Background</b>	The Panel previously reviewed the proposal and inspected the site at Pre DA stage on the 16 <sup>th</sup> June 2023 under DE-2023/52.
<b>Design Quality Principles SEPP 65</b>	
<b>Context and Neighbourhood Character</b>	<p>The proposal is located within the commercial core of Wollongong. The area currently consists of a mixture of smaller scale (1 to 2 storeys) commercial buildings and more recently developed mixed use building, providing commercial uses at street level and residential apartments at upper levels.</p> <p>A detailed contextual analysis has been provided by the applicant.</p> <p>In response to the Panel's previous comments, a potential future building form on the neighbouring site to the south has been developed and included in the analysis. The resultant site analysis now more clearly documents how the proposal can relate to both the future neighbour to the south, and existing neighbours to the west, providing a complete understanding of how the proposal will contribute to the future context of this emerging precinct. The revised analysis demonstrates that the proposal will allow a reasonable level (consistent with ADG objectives) of solar access to the future neighbour to the south. However, the analysis also indicates that solar access to the east-facing living rooms of the</p>

	<p>existing residential buildings to the west, will be reduced from approximately 2 hours to less than 1 hour for the majority of units.</p> <p>An easement providing access and at grade parking to buildings fronting Atchison Street adjoins the sites northern boundary. The easement will contribute to providing ADG compliant building separation from a future building to the site to the north.</p> <p>A drainage easement located adjacent to the northern boundary prevents built form extending the full length of the site to provide a continuous street wall fronting Kenny Street.</p> <p>An overland flow path also runs adjacent to the site's southern boundary.</p> <p>The revised proposal now includes the retention of the existing street tree (bottlebrush). This is a commendable improvement.</p>
<b>Built Form and Scale</b>	<p><u>Tower form</u></p> <p>The revised analysis, (refer to detail comments above, Context and Neighbourhood Character), indicates that further development of the proposed tower form could allow an increased level of solar access to the western neighbours, whilst still maintaining ADG compliant solar access to the future neighbour to the south. The western face of the northern tower could be tapered towards the north to improve solar access to the western neighbour and the southern tower could be made slightly deeper, whilst still maintaining ADG compliant solar access to the southern neighbour. Refinements to the tower form are required to meet Council's design excellence criteria. It is also noted that this refinement should not impact the yield of the development.</p> <p>In response to the Panel's previous comments, the tower form has been stepped to provide a north-facing terrace (level 16) and a taller southern tower. This is a positive development that assists in the expression of the tower form, mitigating the perceived bulk of the broad eastern street façade. However, further development is required to more clearly express the tower as two individual forms. It is recommended that the slot provided in the Kenny Street frontage is extended through to the western façade. To create two clearly defined building forms. To achieve this, the vertical circulation core will need to be reconfigured.</p> <p><u>Building base</u></p> <p>The proposed brick base of the building complies with Council's street wall height, relates to the program of the building, and provides a balanced composition with the tower, establishing a reasonable scale for the street. The brick base also clearly identifies entry points for the hotel and residential components of the building. The use of detailed brickwork for the base of the building provides quality and texture to the facades at street level. However, further refinements of the north and south facades are recommended.</p> <p>The development of the northern façade's eastern corner entry into the hotel is commendable and appropriately scaled within the podium. The western edge of the northern brick base should be extended down to ground level to complete the expression of the building base. The curved archway expression could be continued in this portion of the base and utilised to frame the interface between the hotel dining room and the northern entry plaza. To accommodate this development the basement entry may need to be adjusted and the vehicle ramp located deeper into the building.</p>

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The building base is at a nil set back from the southern boundary, it will eventually be abutted by a future development on the neighbouring site to form a four-storey street wall, fronting Kenny Street. However, the four-storey high wall will remain exposed until the neighbouring site is developed. The incorporation of brick work in this wall is a positive initiative. To further enhance the aesthetic quality of the wall it is recommend that some corbelling / detailing is continued on this elevation. Perhaps by continuing datum lines established on the Kenny Street frontage.

#### Street interface

To address potential flooding issues, street level tenancies are elevated approximately 1m above street level. In response to the Panel's previous comments, the configuration of ramps and steps within each space have been developed to accommodate the change in level, and to provide a reasonable point of entry into the commercial tenancy, residential lobby, and hotel.

#### Drainage easement adjacent to the northern boundary

The drainage easement will effectively create a forecourt / drop-off point for the hotel. This space will be the first thing hotel guests experience. This space and the frontage for the building in general could be unique and memorable for this development and its presence in the city if appropriate effort is applied to creating this forecourt / secondary street experience.

Unfortunately, the Panel are concerned that the current treatment of the forecourt is that of a utilitarian space dominated by a drainage channel. The applicant must develop a technical solution for the easement that priorities the aesthetic quality of the space. High quality finishes and soft landscape elements must be incorporated.

#### Overland flow, adjacent to southern boundary

To accommodate overland flow, a permeable gate and screen have been provided to the eastern and western edges of the southern service driveway. The gate will be a prominent element within the street façade and the screen will be visible from within the neighbouring property. Both the screen and gate should seek to contribute to the aesthetic quality of the building. Details of the screen and gate should be provided.

#### Residential communal open space

Residential communal open space (COS) is now located on two north facing terraces on level 4 and 16. The size and location of these spaces could potentially provide a high level of amenity to residents. However, further detail refinement is required to realise this potential. Refer to detail comments below (Landscape) for more detailed commentary in relation to this issue.

#### Hotel communal open space, level 1

The Hotel communal open space will be overlooked by residents within surrounding apartment buildings and residents of the subject site. Further information is required to understand how potential privacy issues (visual and acoustic) are mitigated.

#### Interface with western neighbour

An exposed podium base is presented to the neighbouring sites to the west. To mitigate the height of the wall, a stepped planter has been incorporated. Given the constraints of the site, the Panel acknowledges that this strategy provides a reasonable interface with the western neighbours.

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<b>Density</b>	<p>Further development of the tower form is required to mitigate the impact of the proposal upon the western neighbours and prevent the proposal from presenting as an over development of the site.</p>
<b>Sustainability</b>	<p>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.</p> <p>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.</p> <p>Low embodied energy should be a consideration in material and finish selections.</p> <p>Landscape plantings should address aims for biodiversity protection, weed minimisation and low water use.</p> <p>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.</p> <p>The proposal appears to be capable of being developed to meet ADG solar access objectives.</p> <p>Car charging points should be provided within the basement.</p> <p>The ADG requires that a minimum of 60% of residential units are naturally cross ventilated. To achieve this objective east facing units are dependent upon natural ventilation via windows located within a narrow slot within the eastern façade. Further information / development is required to demonstrate that these units are capable of meeting ADG cross ventilation objectives.</p> <ul style="list-style-type: none"> <li>- The type of window and its clear opening size must be clearly documented. The area of unobstructed window openings should be equal to at least 5% of the floor area served. For a typical two-bedroom apartment this will equate to approximately 1.7sqm of clear opening on each of the two opposing sides of an apartment.</li> <li>- It is recommended that indentation within the façade is to have a minimum depth to width ration of 2:1.</li> <li>- Large openings required to provide natural ventilation should not be located so as to create potential privacy issues between units.</li> </ul>
<b>Landscape</b>	<p><u>Public Domain</u></p> <p>In response to the Panel's previous comments the existing bottlebrush has been retained with additional street trees proposed; this is supported by the Panel.</p> <p><u>Northern Culvert and Plaza</u></p> <p>The culvert running along the northern boundary remains a purely engineered solution – a concrete-line channel with a 1.2m high wall along its boundary with the plaza. The Panel is not convinced, as it has not been demonstrated, that this is the only solution. Finding a solution that integrates the culvert into the design, providing a high quality spatial and aesthetic outcome, should be prioritised.</p> <p>As per previous commentary, it has still not been confirmed if the</p>

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culvert can or cannot be planted with shrubs or trees (perhaps widened to offset flow lost by tree trunks)?

Various options, including green walls, raising the wall and treating it as part of the public domain, and increasing planting were all discussed during the meeting and the Panel urges the applicant to investigate which of these can provide an appropriate solution that helps beautify and activate the plaza.

The interface with the Hotel dining zone could be opened onto the plaza. This would draw activation further into the site and should help enliven the plaza if well-integrated.

#### Hotel COS

The majority of the hotel's COS exists along the western side of the development on Level 1. A small internal courtyard is also included to the south.

In response to previous commentary, the space has been programmed and divided into several distinct zones. The following commentary should be addressed:

- Access to the main COS should be direct from the lobby. This could be achieved by rearranging hotel rooms along the western edge. A secondary access from the southern part of the development is also recommended to provide better circulation, better connection between inside and outside, and to alleviate potential CPTED concerns.
- The pool areas is constrained by the N-S alignment of the pool and fencing, which dissects the pool space. It is suggested the pool be pushed to the northern boundary and the fencing run E-W to create a more efficient / less obstructed space.
- The central harbour could flip to the north of the access path to create an edge to the pool area. Perhaps this could be additional to the existing harbour. The lawn may benefit from the harbour facing towards it, as opposed to away from it.
- The arrangement of trees within the lawn seems random. Perhaps these, together with additional planting, could form some semi-private nooks that complement the lawn and draw people into the space.
- The internal courtyard should be reconsidered as a visual space as opposed to one that is accessed. As noted above, intimate seating may be better provided as part of the external COS. A secondary access could be provided that visually connects the internal and external COS.

#### Residential COS

The residential COS occurs on multiple levels, L4 and L16. Generally, the program proposed feels appropriate for a development of this type and scale.

#### Level 4

The following commentary should be addressed:

- The large open POS terraces to the south may require a physical buffer to aid hotel privacy below.
  - The hotel skylight likewise may need a buffer for privacy. It should be considered whether a seating space is appropriate next to the skylight? Will this feel safe / private?
  - The way the program is arranged could be better aligned
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	<p>with the built form, and is so doing may become more logical. For example, as you enter onto the roof, there is a curved seat blocking your path, with a small access gap only to the main COS. Directly opposite this, the lawn extends to the northern edge, creating an odd, small pocket of lawn - these are poorly resolved spaces and interfaces. Perhaps the spaces could be more aligned with the built form in their geometry: e.g., the social space (BBQ / dining) could be central running NS, the east could house the gym and play, and the west could have open space / relaxation / nooks. Regardless of the program, the spatial arrangement needs more careful attention.</p> <p><u>Level 16</u></p> <p>The following commentary should be addressed:</p> <ul style="list-style-type: none"> <li>- It was explained that the 1:20 walkways are proposed to avoid visual clutter. While the Panel appreciates this, there may be a better way to arrange the pool area to avoid clutter and achieve a better outcome spatially.</li> <li>- If the walkway was made a 1:14 ramp, and was tucked hard up against the building and western edge, it could avoid becoming part of the main landscape. The pool could then be pushed further north and east (perhaps given an infinity edge) so it engages with the pool deck but also the lower terrace. Similar to the hotel pool area, the fencing should be reconsidered to avoid dividing the pool area – perhaps it is fenced at the edges, and the entire upper terrace is enclosed.</li> <li>- The lower terrace appears to have 2 raised decks – accessibility needs to be provided to all areas. This entire space overlooks the east which is a great asset. The space should take advantage of this via the provision of better defined spaces that take advantage of this. Currently the space is lacking definition and its openness works against the intent of the raised decks.</li> </ul>
<p><b>Amenity</b></p>	<p><u>Basement carpark</u></p> <p>The residential parking bays on basement level 1 are detached from the residential lift core, requiring residents to exit the secured parking area through a roller door to access the lifts. A more direct, convenient and safe path of travel should be developed between car and lift.</p> <p>Several adaptable parking bays are located a significant distance from lifts.</p> <p>The columns adjacent to the accessible parking bay closest to the hotel lifts appear to be blocking the connection to the adjacent shared zone.</p> <p>There is no security point between the Hotel carpark and the residential carpark.</p> <p><u>Residential units</u></p> <p>It is anticipated that residential units will develop in response to Built form issues raised in this report. Observation made in response to current layouts include:</p> <ul style="list-style-type: none"> <li>- The amenity of the north-west corner units could be significantly improved if the living room were to be positioned on the corner of the building.</li> </ul>

	<ul style="list-style-type: none"> <li>- Areas and dimensions are to be provided to all balcony and POS areas to ADG compliance.</li> <li>- Units should be developed to avoid bedroom and bathroom doors opening directly into living spaces.</li> <li>- All combined living, dining and kitchen space should be a maximum depth of 8m (from a window).</li> <li>- ADG storage requirements must be demonstrated.</li> <li>- Units 502 to 1502 are very deep units in which the kitchen forms part of the circulation space. Further refinement of these units and adjacent service cupboards should seek to improve their proportions.</li> </ul> <p><u>Hotel</u></p> <p>The hotel lobbies on levels 1 to 3 are not serviced by natural lighting. It is suggested that the entry to the hotel COS is relocated to align with the lift core. This development will relocate the opening in the building base (west facing) further north so that it does not align with the defined slot created in the tower form.</p> <p>An enclosed courtyard space has been created on the southern edge of level 1. The courtyard provides an outlook to south facing hotel rooms on levels 1 to 3 and improves the quality of the adjacent circulation space by introducing natural light and providing outlook. However, further development is required to ensure the privacy of the hotel rooms is maintained. It is recommended that the courtyard is treated as a space to look upon rather than occupy, access to the courtyard should be restricted. Planting and screening to the southern edge of the hotel rooms should also seek to limit potential visual privacy issues.</p> <p>In response to the Panel's previous comments, deep balconies servicing hotel rooms have been removed. The removal of the deep balconies has improved solar access to the rooms. However, the Panel suggests that a balanced approach, one providing a small Juliet balcony, would improve the quality of the rooms, whilst still providing a reasonable level of solar access.</p> <p>The adaptable hotel room in the north-eastern corner is serviced by curved glazing treated with batten screening, which provides a corner feature entry to the hotel. It is unclear how this treatment will impact the outlook and quality of natural lighting to these rooms. Further detail information is required.</p>
<b>Safety</b>	<p>The drainage easement to the north has the potential to create an inactive pocket of space if not well detailed. CPTED principles should be considered as part of its design resolution.</p> <p>A second entry to the hotel lobby should be added in the southern portion of the development to provide better access and security.</p>
<b>Housing Diversity and Social Interaction</b>	<p>The proposed mix of uses will provide an appropriate contribution to this precinct.</p>
<b>Aesthetics</b>	<p>Developments made to the building base have improved the aesthetic quality and legibility of the building base, further refinements to the building base are outlined above (Built form). The stepped height of the tower forms has also improved the composition of the tower form. However, the Panel are less convinced that the materiality and expression of the tower meets</p>

	<p>design excellence criteria. Further development of the materiality / expression of the tower is required.</p> <p>It has been discussed under built form, to more clearly define the building into two towers as viewed from the east and from the west to reduce the perceived bulk of the tower form. The identity for each tower form could be reinforced by ensuring that the fine grain and composition of building elements including, fenestration, balconies, materials, and finishes are unique to each of these tower forms. The incorporation of more solid material elements and less glazing may also assist in developing an individual expression for each tower form.</p> <p>A detail section (Drawing 055) has been provided, clarifying how some of the brick detailing finishes will be achieved. However, the applicant is encouraged to further expand the facade details to include some of the more unique façade treatments, such as the building entrances, awnings and the illuminated bricks. Details of the tower facades should also be provided. Material specification should also be clearly stated (on documents) glazing type. Details should also be provided for all screens.</p> <p>It is noted that balustrades have been amended and are semi frameless.</p> <p>The selected materials and finishes should be long lasting, robust and not include render or high maintenance finishes. Quality materials and finishes are especially important at street level where people interact with the buildings.</p> <p>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, substations and fire hydrant boosters should be shown.</p> <p>AC units / building plant should not be visible from the public domain. If AC units are proposed on balconies, they should be integrated into the building form / enclosed behind screens.</p>
<b>Design Excellence WLEP2009</b>	
<b>Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved</b>	Further detail information / development required.
<b>Whether the form and external appearance of the proposed development will improve the quality and amenity of the public domain,</b>	Further refinement of the building base and development of the tower form is required.
<b>Whether the proposed development detrimentally impacts on view corridors,</b>	N/A
<b>Whether the proposed development detrimentally overshadows an area shown distinctively coloured and numbered on the Sun Plane Protection Map,</b>	N/A
<b>How the development addresses the following:</b>	



<b>the suitability of the land for development,</b>	The site is constrained by easements and flooding issues. However, if these issues can be addressed, the site is well situated to accommodate the proposed development.
<b>existing and proposed uses and use mix</b>	The proposed mix of uses are consistent with the objective of the precinct.
<b>heritage issues and streetscape constraints,</b>	N/A
<b>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,</b>	The tower forms require further refinement to reduce the extent of over shadowing of the western neighbour.
<b>bulk, massing and modulation of buildings</b>	Further development required
<b>street frontage heights</b>	Acceptable
<b>environmental impacts such as sustainable design, overshadowing, wind and reflectivity</b>	Further detail development required.
<b>the achievement of the principles of ecologically sustainable development</b>	Further detail development required.
<b>pedestrian, cycle, vehicular and service access, circulation and requirements</b>	Further refinement of basement parking recommended.
<b>impact on, and any proposed improvements to, the public domain</b>	Further detail development required
<b>Key issues, further Comments &amp; Recommendations</b>	<p>The brick base of the building has been developed to provide a positive contribution to the street, whilst responding to the program of the building and providing clearly defined entries to the hotel and residential tower.</p> <p>The stepping of the tower form is also a positive initiative that assists in providing a more balanced tower composition. However, the tower form must be developed to respond to the finding of the site analysis. To meet Council's design excellence criteria the form of the tower must be modelled to reduce the extent of over shadowing of the western neighbours. Further consideration / development of the following issues are also recommended:</p> <ul style="list-style-type: none"> <li>- The slot provided in the Kenny Street tower frontage is extended through to the western façade to create two clearly defined building forms.</li> <li>- Further refinement of the northern and southern edges of the building base.</li> <li>- Resolution of northern easement and forecourt space generally, to contribute to an amenable and active entry to the hotel and reduce the impact of the culvert on the aesthetic quality of the forecourt.</li> <li>- Further development of the tower expression / materiality</li> <li>- Detail refinement of all COS areas and hotel outdoor</li> </ul>

	<p>spaces.</p> <ul style="list-style-type: none"><li>- Further refinement to provide ADG compliant natural cross ventilation.</li><li>- Further refinement to improve the amenity of residential units and hotel rooms / circulation areas.</li><li>- Alignment of openings in western façade (levels 1 to 3) with hotel lift lobby.</li><li>- Further information to document material finishes and services.</li><li>- Incorporation of environmental initiatives.</li></ul>
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