# Attachment 4 - Applicant's response to DRP

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| DWA<br>DESIGN WORKSHOP AUSTRALIA | | | **P2563 - MIXED USE DEVELOPMENT - 22 - 30 Kenny St, Wollongong** |
| | | | Residential - demolition of existing structures, construction of 17 storey building consisting of 105 residential units, 107 hotel units, basement parking, swimming pool and associated communal spaces |
| ACTION: | | DRP COMMENTS: | RESPONSE: |
| DWA | | 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.<br>Further development is required to more clearly express the tower as two individual forms.<br>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. | Tower form is amended to increase level of Solar access to the western neighbours without impacting the yeild of the development. Refer to sheet no. 096 and 096a for further details. |

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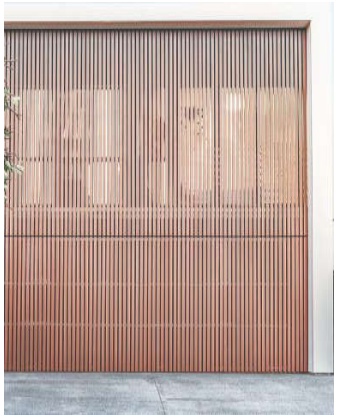
| DWA | | The development of the northern façade's eastern corner entry into the hotel is commendable and appropriately scaled within the podium. The western edge of the northern brick base should be extended down to ground level to complete the expression of the building base. The curved archway expression 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. 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. | The proposed western edge with concrete base and brick above provides better articluation in terms of materiality than an entire brick expression. Hence, we would like to retain the original design intent. The southern edge is further articluated with brick and concrete as the corbelling detail will be difficult to maintain in the future. |
| DWA | | 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. | The drainage culvert will need to be retained in its original state as per council response. However, aesthetic quality of that space is improved by proposing green wall, high quality wall and floor finish and landscape areas wherever possible. Refer to Landscape drawings for further detail. |
| DWA | | 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. | Knotwood garage doors are proposed to contribute to the aesthetic quality. Refer to the precedent for further details.<br>  |

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| DWA | | 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. | Dense and diverse planting is proposed to mitigate the issues. Refer to Landscape plans for further detail. |
| DWA | | 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. | Tower form is amended to increase level of Solar access to the western neighbours without impacting the yeild of the development. Refer to sheet no. 096 and 096a for further details. |
| Basix (VED) | | 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.<br>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.<br>Low embodied energy should be a consideration in material and finish selections. | Refer to reports from Energy Consultant for further details. |
| Landscape (Zenith) | | Landscape plantings should address aims for biodiversity protection, weed minimisation and low water use. | Refer to Landscape drawings for further details |
| DWA / Basix | | 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.Car charging points should be provided within the basement. | Certain residential car parking and 20 % of commercial parking is made 2.6m wide to accommodate provisions for electrical vehicle charging stations. Refer to sheet no. 013 - 015 for further details. |

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| DWA | | 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.<br>- 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.<br>- It is recommended that indentation within the façade is to have a minimum depth to width ration of 2:1.<br>- Large openings required to provide natural ventilation should not be located so as to create potential privacy issues between units. | Windows of unit x06 and x05 are staggered to address privacy. 5% of bedroom for ventilation is 0.57 sqm . Area of opening proposed is 1.05 sqm. |
| DWA / ZENITH / ATB | | 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.<br>As per previous commentary, it has still not been confirmed if the culvert can or cannot be planted with shrubs or trees (perhaps widened to offset flow lost by tree trunks)?<br>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.<br>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 | The drainage culvert will need to be retained in its original state as per council response. However, aesthetic quality of that space is improved by proposing green wall, high quality wall and floor finish and landscape areas wherever possible. Refer to Landscape drawings for further detail. |
| DWA/ZENITH | | 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 pool is pushed to the northern boundary to create more activity space. Refer to landscape drawings for further details. |

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| DWA/ZENITH | | The central arbour 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 arbour. The lawn may benefit form the arbour facing towards it, as opposed to away from it. | The central arbour is flipped to create an edge to the pool area. |
| ZENITH | | 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 trees are rearranged to form some semi-private nooks. |
| ZENITH | | 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. | The internal courtyard is proposed as visual space with only access for maintainance purpose. |
| ZENITH | | The large open POS terraces to the south may require a physical buffer to aid hotel privacy below. | Privacy screen proposed to address the issue. |
| ZENITH | | 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? | Planting provided to address privacy issues. |

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| ZENITH | | The way the program is arranged could be better aligned with the built form, and is so doing may become more<br>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. | Refer to the revised landscape for further details. |
| DWA / ZENITH | | 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.<br>- 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.<br>- 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. | The ramp is reoriented on the rear side with the pool pushed forward to give an infinity edge. Variety of finishes are proposed for visual interest and diefine the conversation areas. Refer to Landscape drawings fro further details. |

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| DWA | | 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.<br>Several adaptable parking bays are located a significant distance from lifts.<br>The columns adjacent to the accessible parking bay closest to the hotel lifts appear to be blocking the connection to the adjacent shared zone.<br>There is no security point between the Hotel carpark and the residential carpark. | Adaptable parking bays located in proximity to the lift. HOTEL ACCESSIBLE PARKING PARKING BAY RELOCATED. BOOM GATE PROPOSED FOR SECURITY BETWEEN HOTEL AND RESIDENTIAL. SEPARATE DOOR PROPOSED TO FOR CONVINIENT PATH OF TRAVEL TO LIFT. Refer to sheet no. 013 to 015 for further details. |
| DWA | | 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.<br>Areas and dimensions are to be provided to all balcony and POS areas to ADG compliance.<br>- Units should be developed to avoid bedroom and bathroom doors opening directly into living spaces.<br>- All combined living, dining and kitchen space should be a maximum depth of 8m (from a window).<br>- ADG storage requirements must be demonstrated.<br>- 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. | NORTH WESTERN UNIT LIVING ROOM COMPLIES WITH SOLAR. AREA AND DIMENSION SHOWN ON BALCONIES. MOST OF THE UNITS MODIFIED TO AVOID BEDR00M DOORS OPENING DIRECTLY INTO LIVING SPACES. Kitchen does not exceed more than 8m.Storage area complies. Refer to 019 to 023 and 027 for further details. |
| DWA | | 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. | Glazing is proposed in the hotel lobby void area on Level 4 to address natural lighting. We would like to retain the hotel entry to COS as per the original intent as it strongly defines the individual tower forms on the rear side. Refer to sheet no - 019, 062 and 064 for further details. |
| DWA | | 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. | The internal courtyard is proposed as visual space with only access for maintainance purpose. |

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| DWA | | 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. | The client would like to retain rooms without balconies due to maintainance issues. |
| DWA | | 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. | Spacing between battened screening is increased to improve the quality of light. |
| DWA | | However, the Panel are less convinced that the materiality and expression of the tower meets design excellence criteria. Further development of the materiality / expression of the tower is required. | Materiality is refined by addition of Solid panel metal cladding (SC02) to elevate the expression of the tower. |
| DWA | | 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. | Metal cladding panels added, certail balustrade modified to solid wall to elevate the experession of the tower form. |
| DWA | | 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. | The material proposed are long lasting , robust and does not include render. |
| DWA | | 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, ssubstations and fire hydrant boosters should be shown.<br>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. | Ac units hidded from public domain by proposing solid balustrade in front of these units. |