

Thursday 25th November 2010



Greg Tischmann  
Built  
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by email: gregtischmann@built.com.au

Reference: MP 08\_0155 Quest Serviced Apartments Sydney Olympic Park

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Dear Greg,

Please find below my response to the Design Review Panel (DRP) comments for the above project dated 28<sup>th</sup> October 2010 in regards to your S75W submission.

### **General Observations/Overall DRP Comment**

#### **DRP Comment:**

*"The proposal is to amend the existing design to provide balconies to the western elevation, a height increase arising from a buildability review and changes to external materials and window sizes.*

*The DRP commended the provision of extra balconies but felt that 980mm of additional height was unsupportable. In addition the revised western elevation lacked the variety and articulation that had previously been provided by the operable louvers.*

*The DRP noted that collectively, the impact of changes to height, materials, finishes, window sizes etc has resulted in a significant change to building character and reduction in design quality."*

#### **Response:**

The overall structural elements have increased to a total of 980mm. This is due to the structural design development (i.e. precast floors with topping).

There has been no increase in overall height. The approved height at RL 46.100 (top of plant room) has been maintained.

The elimination of the louvers to the South-West facade provides more natural light to these apartments and therefore increases the amenity. All facade glazing to the building is double glazed and ESD modelling has confirmed that additional shading devices such as louvers are not needed to reduce heat load to these apartments.

The design quality has been reviewed. In a random pattern, solid balustrades have been introduced to the West facade following the 28/10/10 DRP presentation. The composite timber louvers have been replaced in conjunction with an extension of the colour scheme to add to the variety and improve the design quality. Grooves have been added to the precast elements to further enhance the design.

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## Issues

### DRP Comment:

*"That the height increase further exceeds MP2030 and SEPP height controls, and that no comparative height diagrams or urban design justification was provided. "*

### Response:

There has been no increase in overall height. The previously approved height at RL 46.100 (top of plant room) has been maintained. The lower parapet has been raised by 980mm during the design development phase to facilitate structural requirements, roof drainage, insulation and services accommodation.

### DRP Comment:

*"Extra height disrupts the continuous street frontage and creates disparity with adjacent building height."*

### Response:

There has been no increase in overall height. The previously approved height at RL 46.100 (top of plant room) has been maintained.

### DRP Comment:

*"The lack of variety to the revised west elevation due to the removal of operable louvers and standardization of structure."*

### Response:

The variety to the South-West facade has been increased. In a random pattern solid balustrades have been introduced. The composite timber louvers have been replaced in conjunction with an extension of the colour scheme to add to the variety and improve the design quality. Grooves have been added to the precast elements to further enhance the design.

### DRP Comment:

*"No sun shading to the proposed west facing balconies diminishes usability of the balconies."*

### Response:

There is sun shading to the proposed South-West facing balconies. Each balcony is recessed by approximately 1.5m from the facade. The overhang provides a sufficient amount of shading to the South-West facing balconies to ensure usability is given at most times. The extended colour scheme to the balcony walls reduces glare by limiting reflectivity to a maximum of 20%.

### DRP Comment:

*"Blandness of the north and south elevations resulting from standardised window lengths."*

### Response:

The additional windows on the Southern façade had been introduced to reduce blandness and to increase the amount of natural light and facilitate cross ventilation to the corner apartments. The seven longer windows on the North façade have been reduced in length to fit the room they belong to. Further reduction in length would have a reverse effect and decrease amenity.

DRP Comment:

*"No separation between roof parapet and projecting canopy."*

Response:

The separation between the roof parapet and the projecting canopy has been reinstated to match the previously approved design.

DRP Comment:

*"Material changes are invariably for lower quality substitutes (e.g. painted render for composite timber, painted concrete for honed concrete, painted FC for al. Louvers)."*

Response:

The overall appearance and functionality of the development has been maintained.

DRP Comment:

*"The proposed vehicle lay-by removes street trees on Edwin Flack Avenue and subverts the shared-way drop-off circuit purposely provided to support the traffic system along Edwin Flack Ave."*

Response:

The vehicle lay-by has been removed from this application.

DRP Comment:

*"Above parapet signage is visually intrusive and not permitted in the Authority's signage guidelines."*

Response:

The additional signage has been removed from the application.

DRP Comment:

*"Proposed timber louvers on the western elevation are visually weak and ineffective in screening the exposed windows."*

Response:

The timber louvers have been amended removed. The windows to the ensuites have been removed. Due to the use of double glazed units screening to the bedroom windows is not required.

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## **Matters for consideration**

**DRP Comment:**

*"If the design can't be modified to meet the MP and SEPP height controls, then the height of the current consent should be observed."*

**Response:**

The overall height of the building has not changed. The approved height at RL 46.100 (top of plant room) has been maintained. The parapet has been raised by 980mm during the design development phase to facilitate structural requirements, roof drainage, insulation and services accommodation.

**DRP Comment:**

*"Preserve the separation between the projecting canopy and the top of the roof parapet."*

**Response:**

The separation between the roof parapet and projecting canopy has been reinstated to match the approved design.

**DRP Comment:**

*"Improve animation of the western elevation to reestablish the variety of the approved design."*

**Response:**

The animation of the western elevation has been improved.  
In a random pattern solid balustrades have been introduced, the colour scheme has been extended and the precast concrete received a false groove design to add to the variety and improve the design quality.

**DRP Comment:**

*"Reinstate longer windows to north and south elevations."*

**Response:**

Longer windows would have to run through wardrobes and past walls. Therefore large parts of them would require to be blanked off. This is not regarded as an improvement to the design and therefore the proposed size has been maintained.

**DRP Comment:**

*"Roof top signage should sit below the parapet and comply with the SOPA Guidelines for Outdoor Advertising Identification and Promotional Signage."*

**Response:**

The additional signage has been removed from the application.

## DRP Comment:

*"Modify the timber louver screen on the west elevation to improve performance and increase visual impact on that frontage."*

## Response:

The timber louvers on the West elevation were not needed for performance due to the use of double glazed units throughout the building. Hence they have been removed and the balcony colour scheme has been extended to this part of the Western facade to achieve an integrated design solution. In addition false grooves have been added to the precast elements to increase the visual quality on that frontage.

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## DRP Comment:

*"Review material substitutions, particularly focusing on quantity of finishes adjacent to pedestrian pathways at ground level."*

## Response:

The material change on ground floor is limited to the back of the building. The major pedestrian pathways at ground level are on the opposite side of the building along Edwin Flack Avenue where no substitution of materials has been made. Therefore the extent of material substitution on ground level is regarded as acceptable and suitable for the intended use of the rear lane (i.e. deliveries, service vehicles etc.).

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Yours sincerely,  
For and on behalf of,  
**REID CAMPBELL (NSW) PTY LTD**

A handwritten signature in black ink that reads "Tim Wal".

Tim Walter  
**Senior Project Professional**