

12 August 2013

NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

By hand

Attention: Jane Flanagan

Dear Jane,

**RE: MP09_0187 MOD 2 - RESPONSE TO THE DEPARTMENT'S REQUEST FOR
ADDITIONAL INFORMATION**
PROPERTY: NOS. 6-16 ATCHISON STREET, ST LEONARDS

I am writing with regard to the above Section 75W Application and the Department's email correspondence dated 29 July 2013 which included a letter from North Sydney Council dated 16 July 2013. Each of the items raised in this correspondence are addressed below and are supported by amended plans which are attached with this submission.

Items raised by the Department of Planning and Infrastructure

- i) The DoPI requests further details with regard to the proposed refined curtain wall on the eastern and western facades of the proposed development, including an explanation of the detailing required for the design to be successfully executed.

Comment

As described in the Architect's Design Statement submitted with this s75W application, the design intent of the curtain wall on the east and west facades is as follows: -

"The treatment of the north and south facades is juxtaposed with the seamless order of the east and west facades which feature full height screen elements that once again exhibit an aesthetic in full harmony with functional necessity. Here, the important practicalities of sun control and privacy screening are elaborated into large regular elements with fine textured penetrations which are occasionally broken by larger apertures which adopt the circular motif reproduced in the base of the pool. The east and west elevations thereby provide a fitting counterpoint to the north and south."

The indicative material type is demonstrated in **Figure 1** below, and the presentation of these facades is depicted in **Figure 2** below.



Figure 1: Extract of the Indicative External Privacy Screen which is proposed to feature on the east and west facades.



Figure 2: Extract of the photomontages of the proposed development demonstrating the portions of the east and west facades which feature the perforated external privacy screen.

The design scheme of the curtain wall on the east and west facades is capable of being successfully executed and will be achieved through appropriate design and manufacturing techniques. For example, the material of the refined curtain wall is to be constructed of a material such as *Trespa*, a high pressure laminate designed for exterior cladding applications with precision laser cut perforations. The panels will be mounted on a minimal metal frame and behind the screen. The building will be clad in a refined minimalist look aluminium sandwich panel or similar.

The design method will result in a high quality material which acts to protect the privacy of the occupants, as well as achieving the appropriate level of thermal comfort for the overall building. Moreover, this treatment provides an interesting and high quality aesthetic presentation which will enhance the streetscape.

- ii) The DoPI requests further information regarding the articulation of the southern façade and recommends an appropriate outcome which considers the limited solar access to the southern facade, and articulation such as introducing solid elements to provide some variation to the façade and a distinction between the northern and southern elevations.

Comment

As described in the Architect's Design Statement submitted with this s75W application, the design intent of the curtain wall on the east and west facades is as follows: -

"The façades represent a harmonious merger of functional and aesthetic criteria. The north and south elevations utilise the efficiency of horizontal sun control while varying the depth and width of the projections in a semi-random pattern drawn from a portion of a Mondrian painting. This device produces in these two facades a tension which locates their aesthetic carefully between rectilinear order and random event."

From a functional standpoint the projections serve both as sun and rain control on the northern facade and to reduce rain ingress through open windows on the southern facade. Therefore, these elements serve an important function on the south façade. The dual treatments and juxtaposition of the east / west and north / south facades provide an appropriate contrast. The introduction of a third façade treatment is neither warranted nor desirable, therefore the proposal seeks to retain these elements.

Items raised by North Sydney Council

- a) Council raises concern with regard to the quantity of proposed serviced apartments.

Comment

The proposal is for 38 serviced apartments to be provided on Levels 1 and 2. The proposed number of serviced apartments has reduced, in part, in response to Condition B3 Building Height of the Concept Approval, which required the reduction in the height of the development.

This proposal recognises the resulting reduction in overall GFA as well as the reduction in the provision of serviced apartments, as a consequence. In this respect it is noted that as submitted the ratio of non-residential GFA was 22.7%. As modified the ratio is only reduced to 18.3%. The proposed GFA is not considered to have a material impact on the environmental impact of the development on the site and surrounds and is appropriate for this level of development.

The reduction in non-residential GFA is also due to the expansion of the recreation areas and inclusion of voids below the pool and above the public domain. The void area in association with the pool is not classed as floor space however this void area is the equivalent of a further 135m² non-residential floor space, thereby reducing the degree of reduced non-residential floor space.

Compared to the design of the serviced apartments as approved, the proposed serviced apartments are a high quality product which provide a uniform size and a more effective corridor / circulation space which increases the useable space within the serviced apartments.

Overall, the development creates the opportunity to provide job creation and short term accommodation in close proximity to St Leonards Railway Station and the Hospital, which is supported by the retail tenancies and the gym and Spa and Wellness Centre. The development provides a holistic living experience for its future residents and visitors and does not compromise the quality or activation of this transitioning locality.

Furthermore, the proposed residential dwellings on Levels 3 and 4 benefit from a high level of amenity with secure access, an outlook to the quiet rear lane, and a suitable level of solar access and natural ventilation. Suitable privacy measures are implemented to ensure that the future residents are able to manage the level of openness or privacy to their personal needs. These levels are located approximately 13.5m to 16.5m above the level of Atchison Lane, which is a suitable level of elevation from the rear lane.

- b) Council raises concern with regard to the combined hotel and residential entry lobby and lifts which is considered to be a poor security and amenity outcome.

Comment

Whilst Council's request to provide two separate lobby areas is recognised, this design is not recommended as this would restrict the permeability and activation of this ground level space.

The residential lobby is located adjacent to the public domain area and has been designed to foster an activated and liveable space. The foyer is an extension of that space. The architect's design intent is to create an active and lively public domain which 'encourages pedestrian movement' and is wholly in keeping with the objectives of the RFDC (page 80). Furthermore, the openness and transparency of the foyer space offers greater security when compared to a partitioned space given this provides a strong sense of 24/7 casual surveillance. Appropriate security measures are also provided, including electronic security measures for all lifts which prevent unauthorised access by non-residents to residential floors, and additional access doors on Levels 3 and 4 which restrict access to the residential dwellings.

The design intent of the building is to encourage permanent residents to frequently utilise the gym, pool, spa and wellness area and the retail tenancies. Therefore, the provision of separate entry points and paths of travel would create a sense of segregation which diminishes the overall design intent.

- c) Council raises concern with regard to the lack of separate lifts and corridor access for residential apartments and non-residential wellness centre on Level 4.

Comment

The Wellness Centre is to be accessed via Level 3. The corridors on Level 4 are dedicated for the use of residents, except in the case of an emergency when alternative egress from the gymnasium / pool / wellness centre is provided via Level 4.

- d) Council raises concern that the garbage storage and holding facilities do not satisfy Condition B17 of the Concept Approval and are inadequate.

Comment

In order to satisfy Council's guidelines for waste holding within 2m of the street, a significant area of the public domain will need to be dedicated as a service area, thereby significantly reducing the amenity and aesthetic presentation of the development and the effectiveness of the through site link. It is also noted that a permanent bins holding area located anywhere on this constrained urban site would significantly impair the quality of the public domain at the expense of satisfying this minor item of non-compliance.

For this reason, the proposed reversing bay off Atchison Lane is proposed to be retained, as it achieves an optimal outcome with regard to creating a suitably treated and landscaped area which is an accessible and activated public domain space, the reversing bay can be satisfactorily serviced by a private waste contractor in an efficient manner with minimal impact on the future occupants of the site and the surrounding properties. The proposed reversing bay and method of waste collection is in keeping with the objectives of the North Sydney DCP and is sought to be retained.

Other Items

In response to the request for modifications addressed above, the amended plans also comprise rotation of Lift 3 and associated lobby / service items, relocation of the commercial waste services to Basement Level 1, rearrangement of the Ground Level Lower bathrooms to enable drainage to stay clear of a deep beam below and the relocation of the kiosk substations. The amended plans also seek to increase the extent of pergola over the vehicular entry point to screen the car exhaust and achieve the visual impression of continuing the pergola structure.

These plans seek to include balconies on the western facade on Levels 3 and 4 and to allow the rooftop of the podium fronting Atchison Street to be accessible as a terrace area for the use of the Level 4 tenancy. Detailed discussion of these elements is provided below.

Balconies on Levels 3 and 4

The proposed modifications include the inclusion of a balcony on the western facades of Residential Unit 3-1 on Level 3 and Residential Unit 4-1 on Level 4. These elements were incorrectly omitted from the originally submitted plans. To remedy this, this proposal seeks to implement a consistent approach and provide balconies in this location for all of the levels containing residential units. These balconies are appropriately designed to provide a high level of amenity for the future occupants as well as the adjoining development, including the provision of privacy screens.

Podium Terrace

The approved mixed use development comprises a blank and inaccessible treatment to the rooftop behind the podium to be constructed of metal decking and we have identified that this treatment is a poor built form outcome. Given there is a substantial opportunity to improve the use and presentation of this area, the modified plans seek to adjust the level of the rooftop behind the podium (RL 105.177) from RL 103.750 to RL 103.900 to match the finished floor level of the Level 4 retail tenancy. The podium height to Atchison Street remains at RL 105.177 as approved. Other improvements include: -

- The introduction of access doors from the Level 4 retail tenancy and the access stairs directly to the podium terrace area;
- Modification to the arrangement of the access stairs between Levels 3 and 4 to improve accessibility;

- Modification to the access arrangement to the rooms containing plant and equipment and the change rooms;
- Realignment of the southern wall of the Level 4 retail tenancy, which is setback 600mm from the building line of the tower above to articulate and differentiate between the residential and commercial components of the development, and increase the retail space on this level to a total of 160.25m². It is noted that this extended area provides connectivity between the retail tenancy and the podium terrace which was previously a void area for the gym on Level 3 below;
- Treatment of the accessible terrace area with suitable materials which complement the presentation of the development (it is noted that the podium terrace area will not be visible from the public domain); and
- The introduction of a planter box at the western end of the podium terrace which delineates the separation between the podium terrace and the void to the conference behind and softens the appearance of the podium area.

The proposed podium terrace area will not be visible from the public domain, nor does it alter the presentation of the southern facade of the podium. The treatment to the podium level provides a more cohesive development outcome and removes the blank space of the podium rooftop which is a preferred design outcome for this development.

This revised scheme results in the following statistics: -

Table 1: Comparative Table

	APPROVED SCHEME	PROPOSED MODIFICATION
Height	Maximum height of RL 167.3 (82.5 metres)	Height of RL 167.3 26 storeys
Height of Podium Facade	RL 105.177	RL 105.177
Gross Floor Area	20,819m ² *	19,349.2m ²
Non-residential Floor Area	4,683m ² * 22.7%	3,373.2m ² 17.4%
Residential Floor Area	16,136m ² * 77.5%	15,976m ² 82.6%

Note: * = figure does not consider Condition B3 Building Height of the Major Project Approval MP09_0187 to reduce the building height.

Overall, the proposed modifications improve the accessibility and amenity of the proposal and do not impact on the amenity of the public or neighbouring properties.

We appreciate the consideration of these plans within the Modification Application currently being assessed by the Department (MP09_0187 MOD 2).

Should you have any queries with regard to the above, please feel free to contact me on 8270 3500.

YOURS SINCERELY

A handwritten signature in dark ink, appearing to read 'Sue Francis', with a stylized flourish at the end.

**SUE FRANCIS
EXECUTIVE DIRECTOR
CITY PLAN STRATEGY AND DEVELOPMENT**

Enclosed:

Amended Architectural Drawings prepared by Robertson + Marks (2 x full hard copy sets and 2 x CDs).