

As per Section 7 of the Department of Planning & Environment's Response to Submissions (attachment B), Mirvac has provided documentation that encapsulates the recommendations and responses for Project '3.1 – Site 53'. Refer to the Design Review Panel (DRP) Advice Sheet. This document summarises the contents of the DRP Advice Sheets.

Prior to issue of Environmental Impact Statement

SOPA Design Review Panel 19.03.15

DRP supports:

- The use of natural materials for external finishes
- Separation of supermarket and retail forecourt from main residential levels
- Changes to building height & alignment
- Building articulation to frame views and mark key corners
- Private gardens

Issues raised:

- Absence of street address for majority of units & lack of street access & surveillance due to internal open space configuration and access path which gives sense of 'gated community'
- Landscape buffer between street & front fences for GF units lack 'urbanity'
- The 'portal' at main entry point is over-scaled
- Supermarket frontage requires improvement of activation
- Landscape setting for turning circle at end of new street and pedestrian access issues
- Changes in building height and alignment along southern boundary are likely to affect wind turbulence at ground level units and in linear park

Recommendations:

- Private open space design review:
 - o creating distinction between private, communal and public space;
 - o program opportunities for communal use of the space;
 - o provide more direct route from street to building entries;
 - o options for configuring central open space.
- Consider extending ground level gardens to street boundary
- Design new street for access to linear park
- Wind consultant to assess likely turbulence and provide strategies for mitigating the impact of downdrafts

SOPA Design Review Panel 20.08.15

DRP supports:

- Removal of podium apartments & their relocation to upper levels
- BVN's ongoing engagement

Issues raised:

- Through site access has not been considered further
- Residential entry points should be from public streets, not internal courtyards
- Lack of street activation
- 2 storey high entry portal on Figtree Drive obstructs the view corridor
- Additional storey supported but infilling of castellated parapet is a concern
- Material changes in face brick
- Colours & finishes; stark black and white dominate palette
- Loss of the 'kick-out' corner on SE block
- Lack of activation at supermarket; almost half of remaining frontage to the park is a blank wall.
- Split configuration of the retail area
- Soil depth in central courtyard
- Indirect path connection from end of the new street into linear park

Recommendations:

- Private open space design review;
 - o provide more direct route from street to building entries;
 - o provide a public through site link along the view corridor
- Residential lobbies to connect to street
- Western street to be more activated
- Entry portal to Figtree Drive to be removed
- Materials & Finishes to be modified to;
 - o reinstate brick work to express the SE corner entry
 - o adopt a more subtle palette
- The following elements be reinstated:
 - o castellated parapets as well as resulting 'negative' spaces that articulate the skyline of the buildings;
 - o the kick-out corner on the SE block;
 - o the expressed brick tower element at the SE corner entry
- Additional uses to activate linear park frontages to be considered

SOPA Design Review Panel 17.03.16 (BVN minutes)

- Typical floor plate yield; 11 units per floor (building 2 & 5) in massing study 1 and 7-8 units per floor in massing study 2.
- Mirvac considered increased and stepped heights but were advised by SOPA to restrict the studies to a maximum of 30 storeys.
- Mirvac clarified the retail space has been requested by SOPA to be one large single tenancy of 1,500sqm; intended to be a supermarket.
- Regarding future light rail possibility along Australia Ave; Mirvac advised design does not extend past property boundary thus future light rail can still be accommodated without impacting the development.
- The podium steps down to 2 storeys between buildings 1 & 2 to maintain solar access.
- No 8 storey continuous podium along Australia Ave
- BVN noted building 2 would impact views of Opal towers further if it was rotated parallel with Australia Avenue and the height of building 1 would also impact this
- BVN & Mirvac advised that the existing setbacks along New St provided a 24m building separation between Site 53 and future development opposite.
- Prevailing wind conditions are being considered to both high balconies and the ground plane.
- BVN requested guidance on the tower option with footprints greater than 800sqm & SOPA advised they would like to discuss internally prior to responding.

SOPA Design Review Panel 22.09.16

DRP supports:

- Improvement to street front activation through provision of direct street entries & lobbies for each of the apartment blocks
- Electrical substation kiosk removal from open space and incorporated into building volume
- Relocation of community room to overlook linear park
- BVN's ongoing engagement

Issues:

- 30 storey tower floor plate exceeds the maximum tower GBA and articulation has not reduced its overall visual impact
- Little to differentiate the ground & lower levels against the tower levels
- Further reduction in the extent of brickwork resulted in glazing being the dominant architectural language
- The use of brickwork at the plinth only, with minor insertions in the upper levels of the podium is not substantial enough
- Lack of public through site link which could offset impact of substantial density uplift (acknowledges this is not a requirement in the Master Plan)
- Programming of communal facilities not enough for 700 households
- Path connections into and through linear park are too indirect
- Little detailed information on resolution and integration of setbacks and edges along all three street frontages and the linear park
- Large number of units access from each lift will discourage community interaction
- The percentage of units achieving 2 hours sunshine on June 21 has decreased

Recommendations:

- Resolution of building volume, including:
 - o the articulation of the 30 storey tower to minimise visual bulk;
 - o greater articulation between buildings 3 and 4 and, if possible, removal of the infill units
- Review of materials and finishes to reinstate brick work
- Review programming of communal open space to meet needs of the residential community
- Public access through the site to directly connect the Park Street extension with the future linear park
- The path connection from the New street into the linear park should be within the view corridor of the street and align with footpath
- Resolution of public domain interfaces; more information required
- Opportunities for community interaction

Following issue of Environmental Impact Statement **SOPA Design Review Panel 17.11.16**

DRP supports:

- Improvements to articulation (tower & podium design), materiality, articulation (tower massing) & articulation of buildings 3 & 4
- Electrical substation kiosk removal from open space and incorporated into building volume
- BVN's ongoing engagement

Issues:

- Building between towers 3 & 4 was dropped one floor but DRP believe this gap should be taken to the ground
- Detailing of brickwork elements, the laid brickwork treatment of podium facades and balcony returns is generally supported together with painting of the exposed slab edges.
- Though not a Master Plan requirement, opportunities to improve permeability between communal residential spaces with adjoining public realm
- Programming of communal facilities; shared use areas are too small
- Indirect path connections into & through linear park
- Direct pedestrian connection from central communal garden to public corner space & retail frontage on Australia Avenue
- Quality & amenity of public domain should be addressed by the Authority at precinct scale
- Precinct wide permeability particularly concerning public/private pedestrian interfaces with linear park.

Recommendations:

- Detailing of brickwork above plinth to full height of podiums
- Programming of communal open space; reduce number of smaller reflective spaces and provide larger scaled shared spaces
- Provision of direct public access through the site to directly connect the New Street extension with the future linear park
- Direct internal pedestrian connection from the central communal garden to corner public space & retail frontage on Australia Avenue, by way of a stair from communal space
- Wider public domain amenity and connectivity networks to be considered by the Authority