

DKO

# 11 Gibbons Street Redfern

SDRP Design Review Process Summary

## SDRP DESIGN REVIEW PROCESS INTRODUCTION

The purpose of this document is to outline the process we have followed as well as our aspirations for achieving a high-quality design outcome for the project.

It also demonstrates how the objectives outlined in the NSW Government Architects 'Better Placed - an integrated design policy for the built environment of NSW' have shaped the design of the project.

### Design Vision

As Redfern evolves towards a higher density sophisticated urban environment where people work, live and play, it is vital that its architecture and built fabric changes too, preserving those qualities that give identity to place, while responding to the needs of a new generation and city. The role of architecture and landscape to mediate between the past and future is fundamental to the design response.

DKO and SGCH have teamed up to deliver a new affordable housing project. Our proposal highlights the critical elements in this new urban environment and responds with a design that is sensitive to the history and architecture of the place.

It forms considered spaces between future and existing buildings and touches the street with a positive, active and thoughtful manner.



# SDRP DESIGN REVIEW PROCESS

## SDRP Design Review Process

Early in the conceptual design phase SGCH committed to participating in the NSW State Design Review Panel (SDRP) Pilot Program - the design review process established by the Government Architect NSW (GANSW) to provide design advice on State Significant Development (SSD).

Through incorporating considerations put forward in the process, we have better achieved Design Excellence with the guidance of the Better Placed Policy Principles. A number of design decisions have been made through the four SDRP Reviews to evolve both the amenity and architecture of the building design.



**SDRP DESIGN REVIEW PROCESS**  
**SUMMARY OF ITEMS & RESPONSES**

| SDRP Session 1 (16/05/18)  | SDRP Session 2 (14/06/18)  | SDRP Session 3 (08/08/2018)  | SDRP Session 3A (21/08/2018)  | DA Submission |
|--|--|--|---|---------------|
| <b>1.0 Streetscape</b>   |  |  |   |               |
| 1.1 Pedestrian amenity and experience through podium design                            |  | From working with a specialist wind consultant, a number of amendments to the design have been made through the design process to mitigate impacts of wind from a pedestrian amenity point of view.  |   |               |
| 1.2 Response to the urban context, grain and built form                                |  | The design of the podium architecture is inspired by a series of studies of the local area. As a result an articulated design response that is contextual and fitting to the local grain and built form  |   |               |
| 1.3 Optimise opportunities for street activation                                       | Three street frontages of the ground plane are activated through retail/commercial uses/ the community hub and bicycle hub.  |  |   |               |
| 1.4 Plan geometry to continue the existing street alignment                            |  | The plan geometry of the podium levels align to the edges of the site boundaries. The NW corner of the ground plane is recessed to provide a relief along the Gibbons Street interface and as a result forms a sense of arrival to the development |   |               |
| 1.5 Scale and expression of podium supported   | Noted  |  |   |               |
| 1.6 Consider the appearance of the podium and façade from the park and public pathway  | Key perspective views from the Gibbons Street Reserve were tested through the design process to consider the best design outcome from the pedestrian point of view   |  |   |               |
| 1.7 Communal rooms / open spaces for residents that have visual connection with street |  | A generous communal open space and resident's common room is located on level 3. Its location at the lower level provides great visual connection to the street. The smaller communal open space at level 17 will also be visible from the street. |   |               |
| 1.8 Shared lane or driveway along southern boundary line with active uses              | The main purpose of the southern lane is to be a private driveway for waste collection which will be gated for both safety and security reasons as this is a services zone with no physical oversight from building managers. In addition, the recommendation of the wind report requires gates of either end of the driveway to ameliorate wind impacts in this area. |  |   |               |
| 1.9 Continuous awnings over footpath and shopfronts                                    |  |  | A continuous awning has been provided along Gibbons Street.   |               |
| 1.10 Deep niches and recesses along the street façade not supported                    |  |  | Deep niches and recesses along the street frontages have been amended to mitigate any issues with safety but still maintain some façade articulation. |               |

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|---|---------------------------|-----------------------------|---|---------------|
| 1.11 Full height glazing to communal room at street not supported |                           |                             | Exposure of people and activities to the street mitigated through use of colour backed glass at the lower levels. Blinds will also be installed internally to control views and sun where required. |               |

| <b>2.0 Communal Open Space</b>   |   |   |  |  |
|--|---|---|--|--|
| 2.1 COS on the south facing side of podium not supported   | South facing COS has been deleted for a new COS on level 3 with North and Western aspects for better solar amenity. This is proposed along with a resident common room. |   |  |  |
| 2.2 Sightlines between common room to COS to be considered   |   | The location and design of the common room has been revised to provide clear sightlines to and from the hallway and COS.  |  |  |
| 2.3 Consider how families and groups may use these spaces with adequate surveillance                           |   | Through multiple workshops with the project landscape architect, all communal areas for the residents have been carefully designed to cater for families and groups. Such as a flexible residents room for small parties and gatherings and kids play area adjacent to the common room for adequate surveillance. |  |  |
| 2.4 Visual connections to outside and to entry way for better passive surveillance                             |   |   | Full height glazing has been incorporated to the external and internal walls of the bicycle hub. Providing a clear visual connection from the outside to the internal lobby space. |  |
| 2.5 Communal gardens to make visual contribution to building façade/improve street activation                  |   | Communal gardens located at multiple levels seek to create variety and animation along the Gibbons Streetscape and improve activation through visual connections.   |  |  |
| 2.6 Opportunities at NE corner of site to create COS above street in connection with common room for residents | Refer to 2.1 above.   |   |  |  |

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| 2.7 Communal gardens on other levels of building to receive direct sunlight yet can be sheltered |                           |  |  | Additional measures have been taken into account such as high screening, planted buffer edges and awning structures to add to the amenity of the communal spaces and also allows for direct solar access. |
| 2.8 Distribution and provision of COS and shared residential facilities supported                |                           | Noted.   |  |   |
| 2.9 Enlarge podium level room to have multi-functional role                                      |                           |  | From consultation with SGCH team, our experience in other projects is that the current provision was sufficient for the purposes of providing a multi-functional space for the residents. Residents will also have access to the community hub on ground level as an additional multi-functional space.                |   |
| 2.10 Internal floor to soffit height of podium level open space not supported                    |                           |  | Two units were removed on level 4 to provide a double height space for the podium COS. This will offer residents a generous COS with higher amenity.   |   |
| 2.11 Solar access to COS   |                           | Solar access to proposed COS tested and areas are compliant. |  |   |
| 2.12 Wind and noise amelioration to COS  |                           |  | From consultation with specialist wind and acoustic consultants, multiple measures have been taken into account. Such as raised balustrade height along all edges, high screen along the northern edge of the podium COS, planted buffer edges and an additional awning to level 5 located in between two tower forms. |   |
| 2.13 Consider quantity of bicycle racks, and fixtures such as benches and lockers                |                           |  |  | Bike parking is proposed at a level that exceeds the needs of our tenants and end of trip facilities are provided for all commercial units. A hand wash basin has been added to the bicycle hub.          |
| 2.14 Visibility and improved connectivity of the bike room to foyer                              |                           |  |  | Full height glazing has been incorporated to the external and internal edges of the bicycle hub, providing a clear visual connection from the outside to the internal lobby space.                        |
| 2.15 Access to end of trip facilities  |                           |  |  | Refer to 2.13   |
| 2.16 Relocation of the room between lift core and entry for more bicycle storage                 |                           |  |  | The spatial arrangement of the plant and services areas have been organised to maximise the bicycle hub space.  |

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| <b>3.0 Form and Mass</b>   |                           |   |                              |  |
| <b>3.1</b> Articulation of building mass into separate volumes supported   | Noted.                    |   |                              |  |
| <b>3.2</b> Modulation of building heights at podium  |                           | The podium level parapet heights are varied in height.  |                              |  |
| <b>3.3</b> Modulation of building heights at tower   |                           |   |                              | The variety / modulation of building heights of the towers is achieved from the incorporation of the level 17 COS. |
| <b>3.4</b> Exploration of differentiation between each tower. Through variation of façade openings and unit types. |                           | Having consistent tower forms increases the buildability of the proposal. Consideration of the major acoustic constraints along both East and Western edges of the site and maximisation of solar access due to current form's orientation means tower differentiation not favourable. Furthermore, variation of tower forms is lightly articulated by the massing difference of the COS areas (L3 and L17) |                              |  |
| <b>3.5</b> Clarification of building setbacks to meet solar access   |                           | Acknowledging the minor breach in building setbacks. Studies of solar access and shadow analysis demonstrate the proposal meets the solar access requirements.  |                              |  |
| <b>4.0 Architecture</b>  |                           |   |                              |  |
| <b>4.1</b> Generous spatial provisions to all apartments, open corridors and porous nature of built form supported | Noted.                    |   |                              |  |
| <b>4.2</b> Design response to acoustic treatment of balconies and living spaces along Gibbons Street               |                           | Consultation with acoustics specialist undertaken. Solid upturns to balconies at the lower levels provided to mitigate noise to the balconies. Double glazing to bedrooms proposed for units facing Gibbons Street.   |                              |  |
| <b>4.3</b> Panel does not support enclosure of balconies for noise   |                           | Winter gardens are only provided to the podium levels facing Gibbons Street. This is a direct response to not only noise but also the high concentration of air pollution adjacent to the road.   |                              |  |
| <b>4.4</b> Consider greater floor to floor heights for ground and lower levels                                     |                           | The ground level is provided with a 4.3m floor to floor and the COS on level 3 is a double height space.  |                              |  |
| <b>4.5</b> Explore room layouts to avoid deep-set bedrooms   |                           | The slots to the typical plates have been amended to provide better amenity to the bedrooms.  |                              |  |
| <b>4.6</b> Organisation of the tower core and alignment to the street commended                                    |                           | Noted.  |                              |  |

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| 4.7 Depth of wintergardens reduce natural light levels in podium apartment plans         |  | The podium massing is aligned to the edges of the street for a better contextual outcome, as requested in 1.4 above. Notwithstanding the wintergardens, these units comply with solar access required. The depth of the units on the lower levels could not be increased due to compliance requirements. |   |  |
| 4.8 Alternative room layouts to avoid windowless bedrooms on podium levels               |  | Plans amended, all bedrooms are provided with windows  |   |  |
| 4.9 Services coordination with the architecture  |  |  |   | Services coordination undertaken.  |
| 4.10 Stagger alignment of façade openings for improved acoustic amenity                  |  |  |   | The staggering of façade openings did not result in a dramatic improvement in acoustic amenity for the bedrooms. In addition, this arrangement of windows raised some hurdles in cost-effectiveness in construction. |
| <b>5.0 Aboriginal Cultural Heritage</b>  |  |  |   |  |
| 5.1 Project should demonstrate a response to culture and heritage through the design.    |  | Engagement of Aboriginal Artist Joe Hurst to incorporate Aboriginal artworks into various areas within the building's public and private areas.  |   | Public art strategy included as part of EIS  |
| 5.2 Consider the top level, including the soffit of podium COS to incorporate public art |  |  |   | Public art strategy includes details of potential artwork to be incorporated to the soffit of level 3.   |
| 5.3 Opportunity for landscaping  |  |  | Landscaped areas will include Aboriginal artworks such as in paving on ground floor. Planting will use plants and shrubs associated with Aboriginal Heritage in COS areas.  |  |
| <b>6.0 Sustainability &amp; Environmental Aspects</b>                                    |  |  |   |  |
| 6.1 Minimal provision of car parking supported   | There are no parking provisions in the development, taking advantage of the close proximity to public transport. |  |   |  |
| 6.2 Incorporate both private and public bicycle parking                                  |  | Bicycle Parking provided in back-of-house area on ground floor closer to William Lane. Final design includes 92 spaces with a bicycle workshop.  |   |  |
| 6.3 Design strategies to address noise   |  |  | The western façade on Gibbons Street responds to noise by increasing the amount of solid façade (solid balustrades), particularly at the base of the building with the most noise interference. Windows with double glazing are also proposed where needed. |  |

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| 6.4 Design strategies to address wind          |                           |                             | Façade elements and balcony projections are curved to reduce wind velocity. Awnings are used on ground levels and upper COS areas.  |               |
| 6.5 Design strategies to address ventilation   |                           |                             | After testing all potential natural ventilation strategies and finding arising issues, the proposal will address ventilation through a mechanically assisted system.  |               |
| 6.6 Design strategies to address air-quality   |                           |                             | The proposal looks to address pollutant air issues through a mechanically assisted system with a trickle ventilation device.  |               |
| 6.7 Clean Energy Corporation                   |                           |                             | The proposal provides an average 8.3 star NatHERS rating across all apartments as well as following other ESD initiatives to create a sustainable building. PVS proposed on the roof will power common areas. |               |
| 6.8 Reduction of large areas of façade glazing |                           |                             | Reviewed against noise exposure, solar exposure and energy consumption for ventilation  |               |

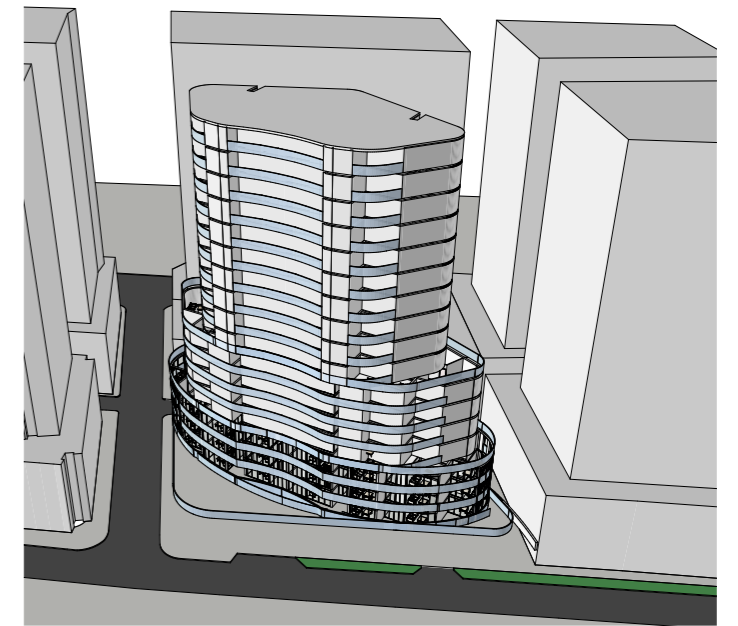
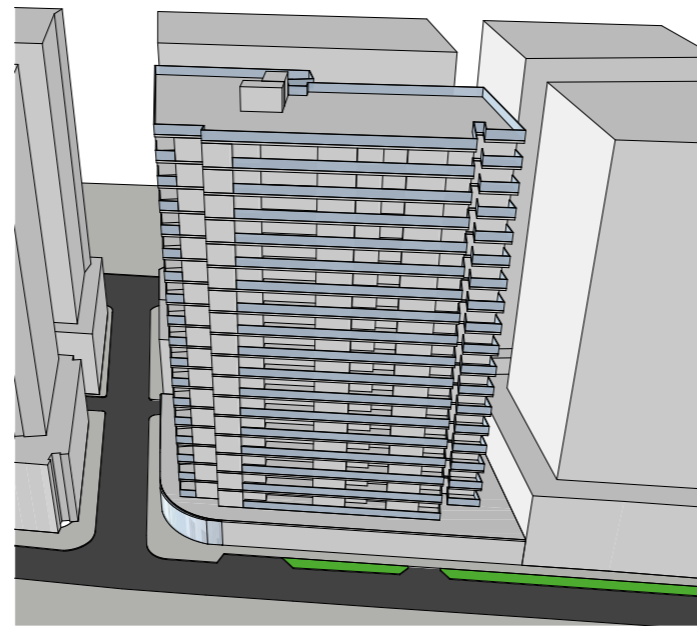
**SDRP DESIGN REVIEW PROCESS**  
**SDRP SESSION 01 (16/05/2018)**

The first SDRP design review session involved a brief Introduction to St George Community Housing and project team, and this session was an opportunity for the panel to review the project in the early stage of the design process.

Key opportunities and constraints of the site were raised through a series of site analysis drawings and preliminary concepts for the project were presented for discussion.

**Concept Options**

Multiple options were considered during the early design process.



- This preliminary concept demonstrates an efficient floor plate which maximizes the northern and western frontages for daylight access.

- The built form looks to maintain solar access to the southern property.

- The required building setbacks are not addressed in this iteration.

- The sculptural built form is driven by the desire to maximise the orientation of the building towards the North Western aspect for views and amenity.

- Overshadowing to the southern development minimised.

- This concept presents an opportunity for an open forecourt at the NW corner on the ground plane, at the arrival point of the development.

- The sculptural built form is driven by the desire to maximise the orientation of the building towards the North Western aspect for views and amenity.

- This concept addresses ADG compliance, and further development of the required building setbacks/separations.

- Further opportunities to explore podium language and tower language.

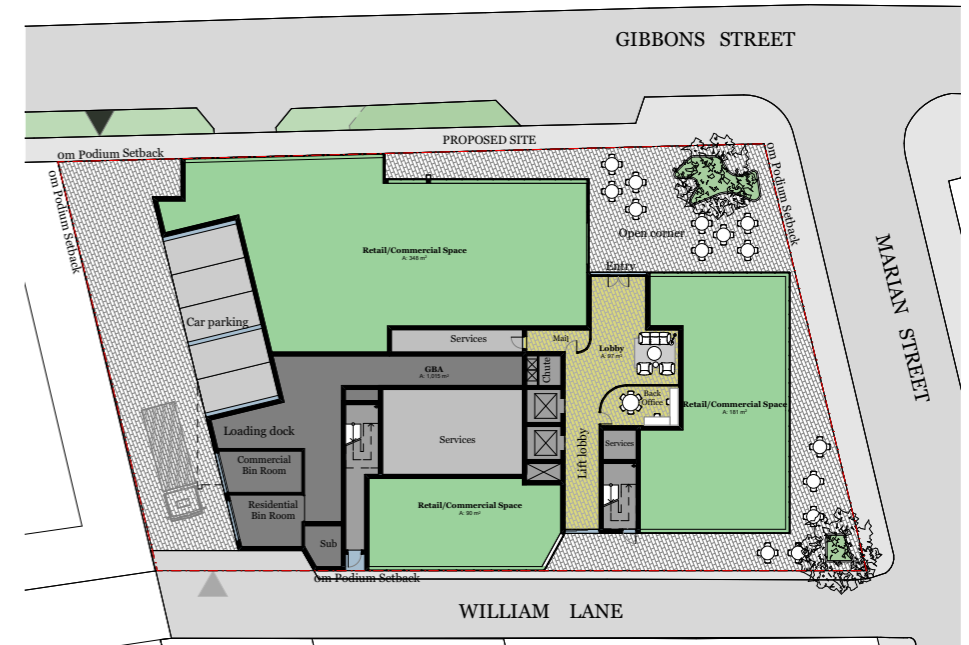


**Preferred Concept**

The preferred concept project presented to the first SDRP meeting in May 2018 proposed an 18 storey building comprising ground floor retail and 153 1 and 2 bed units.

**Key Design Moves**

- Retail and commercial fronting 3 streets – response to activation request in anticipation for laneway extension
- Open corner to decelerate wind around corner. A relief along the street front to form an opportunity for a forecourt that addresses the main entrance to the building.
- The concept of providing a one storey podium was presented in this session.
- The arrangement of the units were orientated due west to maximise solar access
- Communal open space was located at the rear of the site facing William Lane, protected from road noise. The principal COS area was located on the roof protected from wind between units
- Setback from southern boundary – to break up length of the façade and provide breathing space between buildings.
- Options of minimal and no on site parking explored.
- Vehicle access onto Gibbons Street for on site waste collection.



*Ground Level*



*Typical Level*

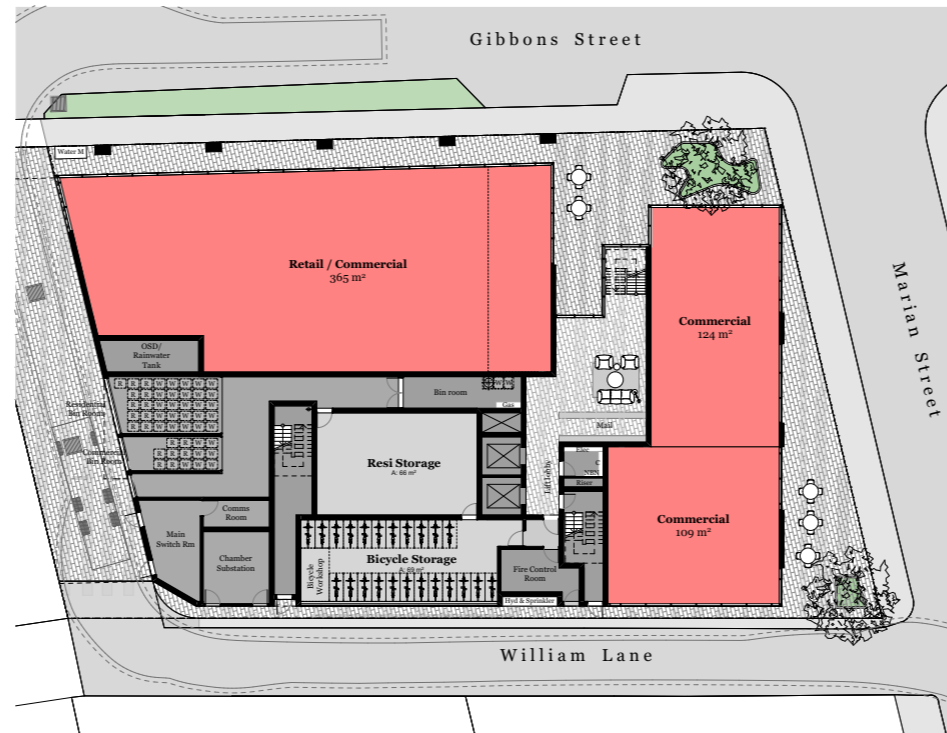
**SDRP DESIGN REVIEW PROCESS**  
**SDRP SESSION 02 (14/06/2018)**

Subsequent review sessions with the SDRP provided the project team with the opportunity for continued feedback to improve the design quality of the project.

Our response to these sessions focussed on design development and detailed consideration and response to the Panel's earlier comments. The scheme presented to the Panel in June 2018 comprised the following key elements:

**Key Design Moves and Response to SDRP Feedback**

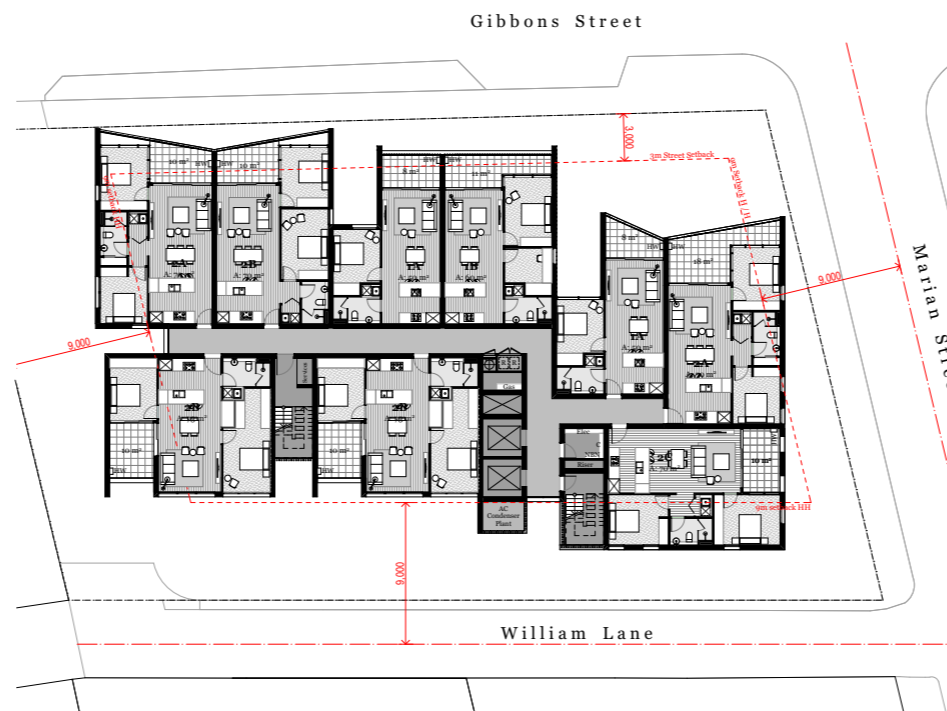
- Further development of floor plates and internal planning. This resulted in a total of 155 units with 16 x studios, 49 x 1 beds and 90 x 2 beds, showing a greater mix of unit types.
- Further development of the overall facade and massing articulation driven by amenity to dwellings.
- No parking provisions in the development.
- 3-4 storey podium massing. Key environmental constraints and contextual considerations were taken on board to drive the podium massing response.
- Communal open space located to the NW corner as per recommendations for better solar amenity. The location of COS seeks to add visual connection to street.
- Level 17 COS located in between tower forms to mitigate wind constraints.
- Locations of COS at multiple levels and other uses of the building seeks to create a composition of different uses that are reflected on the Gibbons facade.
- Residents common room coupled with the COS as per recommendations.
- Durable materials were presented for the external finishes including materials with a long life cycle and low maintenance.
- Engagement of Aboriginal Artist Joe Hurst (Boomali) workshops undertaken to discuss preliminary artworks and potential locations to incorporate works.



Ground Floor Plan



Level 2 Plan



Level 5-16 Plan



Level 17 Plan



*Gibbons Street Perspective View*



*Perspective View from Gibbons St Reserve*

**SDRP DESIGN REVIEW PROCESS**  
**SDRP SESSION 03 (08/08/2018)**

The third session held on the 8th of August 2018 was an opportunity for the design team to consider all of the items raised in the previous reviews in detail.

Through multiple workshops with the specialist consultants, measures were considered to develop the design with a keen focus that responds to environmental opportunities and constraints.

**Key Design Moves and Response to SDRP Feedback**

- 162 units comprising of 15 x studios, 47 x 1 beds, 96 x 2 beds and 2 x 3 beds. This also includes the provision of 2 dual key apartments to cater for intergenerational housing.

- Typical plate and internal planning developed. The development of the plans are driven by amenity to the units and also environmental measures raised by specialist consultants.

- Through consultation with the project wind specialist, the tower and podium massing forms curved corners to reduce wind impacts.

- The design of the podium architecture is inspired by a series of studies of the local area. As a result, the articulated podium design response is contextual and fitting to the local grain and built form.

- The plan geometry of the podium levels aligns to the edges of the site boundaries.

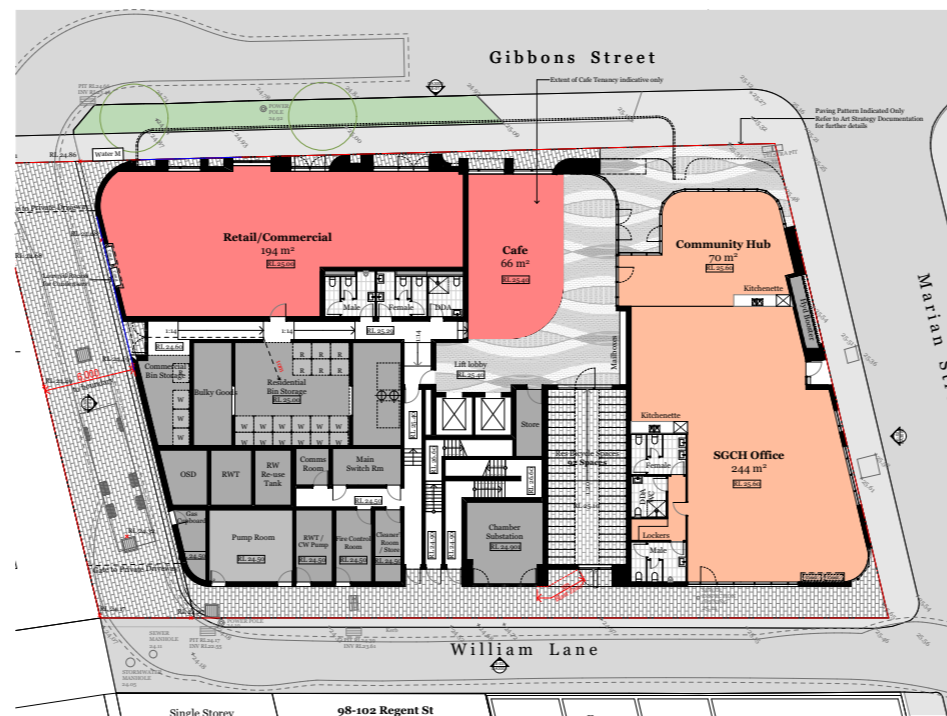
- Street awning provided to Gibbons Street to mitigate any downwash of wind.

- Generous COS is provided on level 3 exceeding the minimum requirements under the ADG.

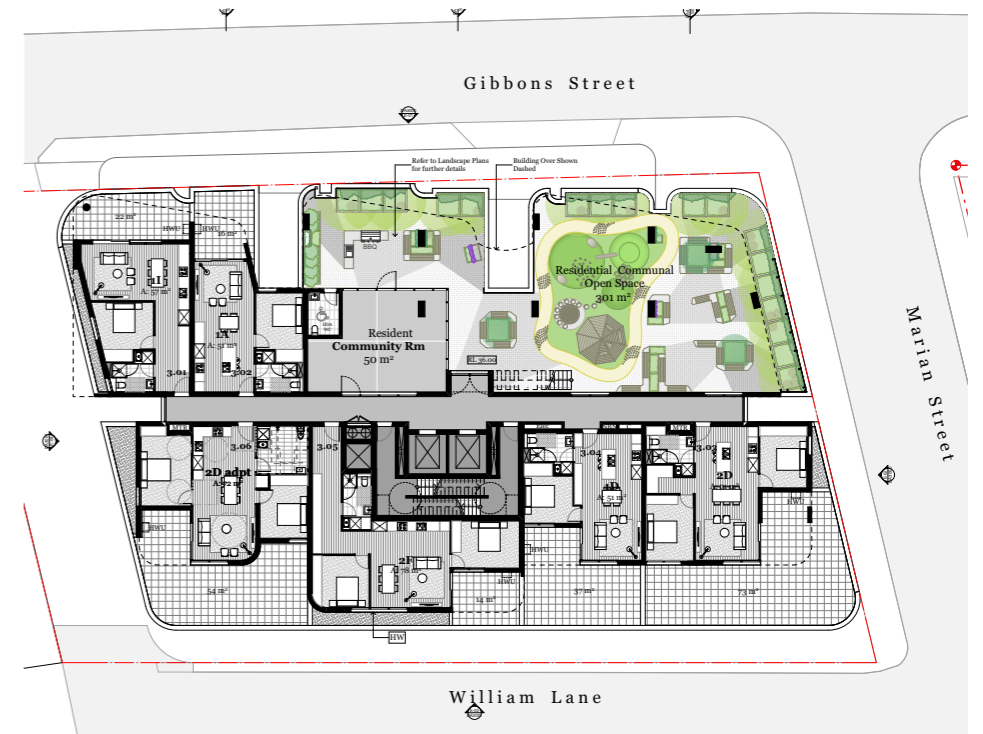
- Resident's common room located adjacent to the COS for strong visual connection.

- Play area incorporated in level 3 COS to provide multiple uses for families

- Double height community hub provides a statement corner element.



Ground Floor Plan



Level 2 Plan



Level 5-16 Plan



Level 17 Plan

**Key Design Moves and Response to SDRP Feedback**

- Aboriginal artwork concept designs for integrating in the paving of ground level, entry, building lobby and soffit of L3 COS. Planting associated with Aboriginal heritage in COS areas.
- Glazing to Gibbons Street bedrooms reduced and requirements glazing specified to address acoustic constraints.
- Solid upstands to balconies facing Gibbons street to address acoustic constraints. Language of balustrades incorporated into overall façade articulation.
- After testing all potential natural ventilation strategies and finding arising issues, the proposal will address ventilation when windows are closed through a mechanically assisted system.
- Winter gardens are provided on the podium levels to address the concentration of air pollution on the lower levels as well as noise impacts.



Gibbons St Perspective View



William St Perspective View

**SDRP DESIGN REVIEW PROCESS**  
**POST SDRP SESSION 03A (21/08/2018)**

Following SDRP session 3, the project team met with the SDRP Chair and City of Sydney's Urban design experts to seek their feedback on the proposal.

**Key Design Moves and Response to Feedback**

- A loss of two units to increase the height of the level 3 COS.
- 160 units are proposed comprising 60 x 1 beds, 96 x 2 beds, 2 x 3 beds and 2 x dual key apartments.
- Reduction in the height of the hub and glazing to address privacy concerns.
- Full height glazing has been incorporated to the external and internal walls of the bicycle hub. Providing a clear visual connection from the outside to the internal lobby.
- An awning is added to level 5 to mitigate wind downfalls to the level 3 COS.
- Higher screening added to COS to mitigate wind constraints.
- Street awning extended further up Gibbons street for better pedestrian amenity.
- End of trip facilities added on ground level.



*Additional wind input/  
subsequent updates made for  
better amenity*



*Ground level updates, including  
visual connection from bicycle  
room to lobby from William  
Lane*



*Further continuation of Street  
awning*



*Additional height for podium  
COS*



*Reduction of glazing to podium  
units*



*Reduction of glazing to  
community hub*

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