

RESIDENTIAL ACCOMMODATION + MIX SUMMARY				
Building	1 Bed	2 Bed	3 Bed	Total
B1 east	5	107	12	124 (40%)
B1 west	90*	18	nil	108 (36%)
B2	17	53	2	72 (24%)
Total	112 (37%)	178 (58%)	14 (5%)	304

* includes 31 x 1 bed adaptable dwellings

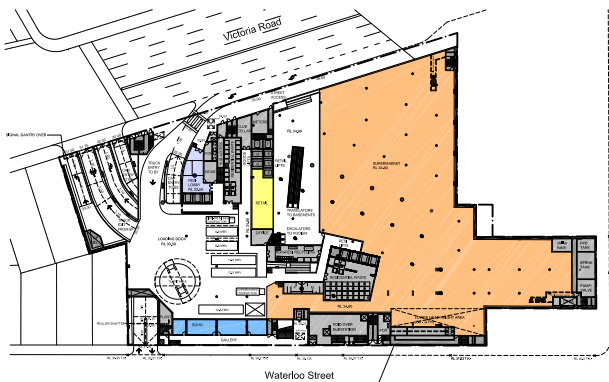
SCHEDULE OF USES - ALL LEVELS			
Use	Item	area	total
Residential	apartments	23144	30055
	lobbies biofilters/corridors	5835	
	entry lobbies B1 + B2	210	
	link walkway	100	
	common room	334	
	gym	360	
	M+F change/massage	72	
	pool/spa (external)	320	
	loggias/balconies	5530	
	waste rooms	246	
	residential waste room	220	
	covered forecourt/entry	230	
	communal garden	680	
Retail	Darling street	350	14472
	specialty/village	648	
	specialty/Target urban	887	
	food court	837	
	centre court	247	
	Coles supermarket	3685	
	specialty/lower ground	100	
	mini-major	1750	
	specialty/upper levels	676	
	restaurants	1474	
	retail WCs	115	
	supermarket escalators 1	64	
	retail escalators 2	787	
	retail lobbies	150	
	retail stair	140	
	retail traveller/passage	1000	
	retail passages	1417	
	Darling street arcade	145	
Commercial	SOHO	960	5348
	SOHO galleries	172	
	commercial/retail waste	50	
	medical centre	492	
	gynmasium	3676	
Balmain Leagues Club	lobby/gallery	245	2672
	reception/lobby	406	
	bistro/bar/ kitchen/ WC	597	
	gaming	1019	
	Club cellar	40	
	bar and bistro terraces	365	
Childcare centre	play, sleep, etc	300	716
	play terrace	416	
Community	community room	327	417
	lobby	40	
	cyclist facilities	50	

PTW 

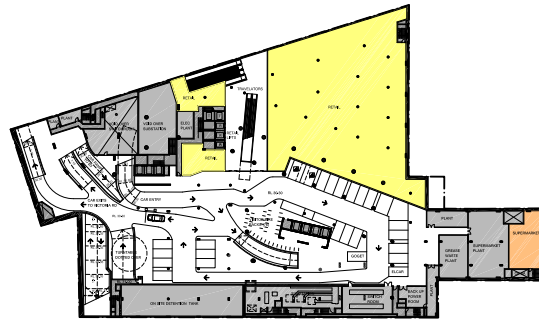
SCHEDULE OF USES BY LEVEL				
Level	RL	Use		Total Area
Level 2	48.72	retail - specialty		492
		commercial – gymnasium		2101
		- stairwell		
		- upper foyer		
		- cardio		
		- powerplate studio		
		- group exercise S1		
		- kinesis zone		
		- high energy studio		
		- studio		
		- desk		
		- waiting/ consult		
		- cycle studio		
		- cardio theatre		
		- free weights		
		- studio		
		- functional zone		
		- strength zone		
		- corridor		
		- plant		52
		retail - medical centre		492
		childcare centre		300
		retail escalators 2		195
		retail lobbies		50
		retail passages		265
		retail stair		70
		residential lobbies		209
		childcare centre terrace (external)		416
		centre court/lightwell		300
		plant		495
		- micro cogen/trigen	250	
		- retail air con	20	
		- central retail ex air	24	
		- commercial air con	24	
		- lobby air con	24	
		- pool pump room	40	
Level 3	53.22	Balmain Leagues Club		2022
		- lobby/reception	406	
		- gaming/TAB/ offices/ strong room	1019	
		- bar/ bistro/ toilets	469	
		- kitchen	128	
		- gaming terrace (external)	277	
		- bistro terrace (external)	88	
	54.22	Club escalator 2		75
		residential lobbies		209
		residential M+F change		36
		residential massage		36
		residential swimming pool/spa (external)		320
		lightwell		300
		communal garden (external)		TBA
		tennis court (external)		640
		plant		40
Level 4	57.72	residential gym		100
		residential common room		334
		residential lobbies		160
		lightwell		300
		upper swimming pool		nil
		plant - chiller plant room		180
		- heating plant room		60
		- other		120

SCHEDULE OF USES BY LEVEL				
Level	RL	Use		Total Area
Level 5 B1east/west B2	62.22 (1 storey)	apartments		750 (750 x 1)
		lobby/corridors/biofilter		200 (200 x 1)
		walkway/link		100
		balconies/ loggias		175 (175 x 1)
		waste room		6 (6 x 1)
Level 5 B2	(1 storey)	apartments		342 (342 x 1)
		lobby/ corridor/biofilter		75 (75 x 1)
		balconies		75 (75 x 1)
		waste room		6 (6 x 1)
Level 6-21 B1east/west	65.32 - 111.82 (16 storeys)	apartments		13120 (820 x 16)
		lobbies/corridors/biofilter		3200 (200 x 16)
		balconies/loggias		3200 (200 x 16)
		waste rooms		96 (6 x 16)
B2	(16 storeys)	apartments		5472 (342 x 16)
		lobbies/corridors/biofilter		1200 (75 x 16)
		balconies		1280 (80 x 16)
		waste rooms		96 (6 x 16)
Level 22 B1east/west	114.92 (1 storey)	apartments 7380 (820 x 9)		820 (820 x 1)
		lobby/corridors/biofilter		200 (200 x 1)
		loggias		200 (200 x 1)
		waste rooms		6 (6 x 1)
B2	(1 storey)	apartments 7380 (820 x 9)		nil
		lobby/corridors/biofilter		nil
		balconies		nil
		waste rooms		nil
Level 23 B1east/west	118.02 (1 storey)	apartments 7380 (820 x 9)		nil
		lobby/corridors/biofilter		(B1east)
		loggias		nil
		waste rooms		nil
B2	(1 storey)	apartments 7380 (820 x 9)		nil
		lobby/corridors/biofilter		nil
		balconies		nil
		waste rooms		nil
Level 24 B1east/west	121.12 (1 storey)	apartments 7380 (820 x 9)		nil
		lobby/corridors/biofilter		(B1east)
		loggias		nil
		waste rooms		nil
Level 25-30	124.22- 136.62 (6 storeys)	apartments		2640 (440 x 6)
		lobbies/corridors/biofilter		960 (160 x 6)
		balconies		600 (100 x 6)
		waste rooms		36 (6 x 6)

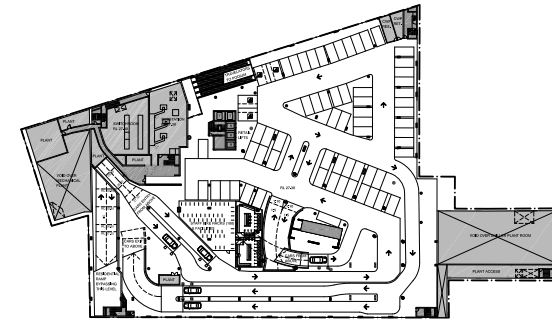
16 GFA + PARKING



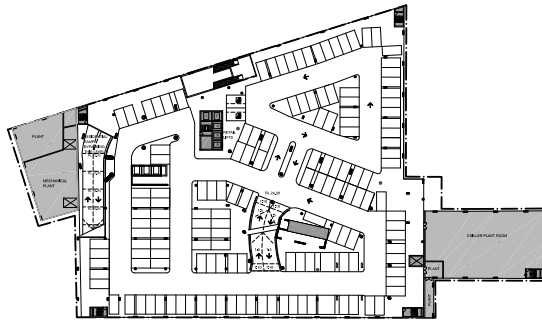
PA109 - BASEMENT 1 / LOWER GROUND RETAIL PLAN - RL 30.50 & 34.80



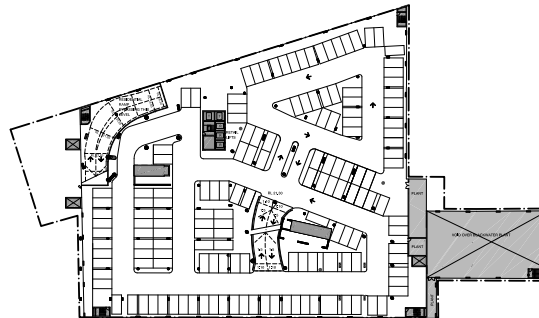
PA108 - BASEMENT 2 RETAIL PLAN - RL 30.30



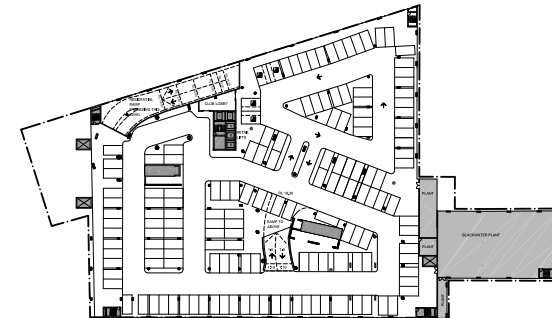
PA107 - BASEMENT 3 CARPARK PLAN - RL 27.30



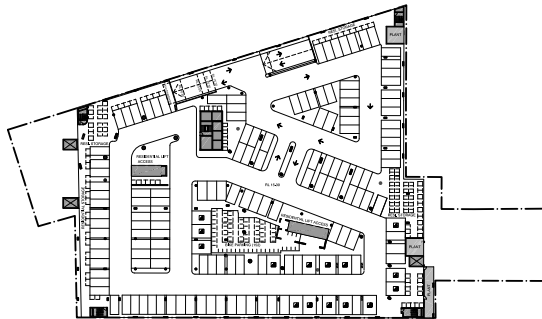
PA106 - BASEMENT 4 CARPARK PLAN - RL 24.30



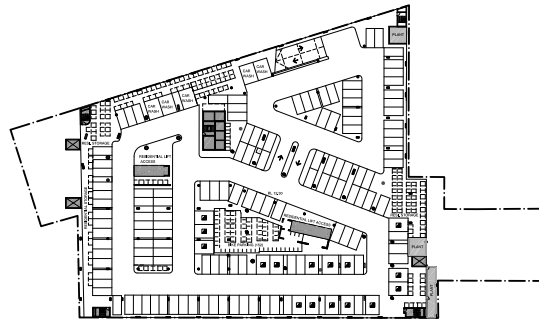
PA105 - BASEMENT 5 CARPARK PLAN - RL 21.30



PA104 - BASEMENT 6 CARPARK PLAN - RL 18.30



PA103 - BASEMENT 7 CARPARK PLAN - RL 15.30



PA102 - BASEMENT 8 CARPARK PLAN - RL 12.30

LEGEND OF USES	
	SUPERMARKET
	RETAIL
	RESIDENTIAL
	COMMERCIAL
	ANCILLARY & SERVICE

CAR PARKING SCHEDULE

* = Car Share

= Hybrid / Elec Charging space

= car wash space

= commercial vehicles

	PUBLIC	RESI	TOTAL		OTHER
B1	-	-	-	B1	5###
B2	25	-	25	B2	1*+1#
B3	66	-	66	B3	-
B4	149	-	149	B4	-
B5	151	-	151	B5	-
B6	153	-	153	B6	-
B7	-	149	149	B7	-
B8	-	141	141	B8	5##
TOTAL	544	290	834		

Revision	Client	Concept + Design Architect	Design Documentation Architect	Drawing	Project
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LEVEL 2

LEVEL 3

LEVEL 4

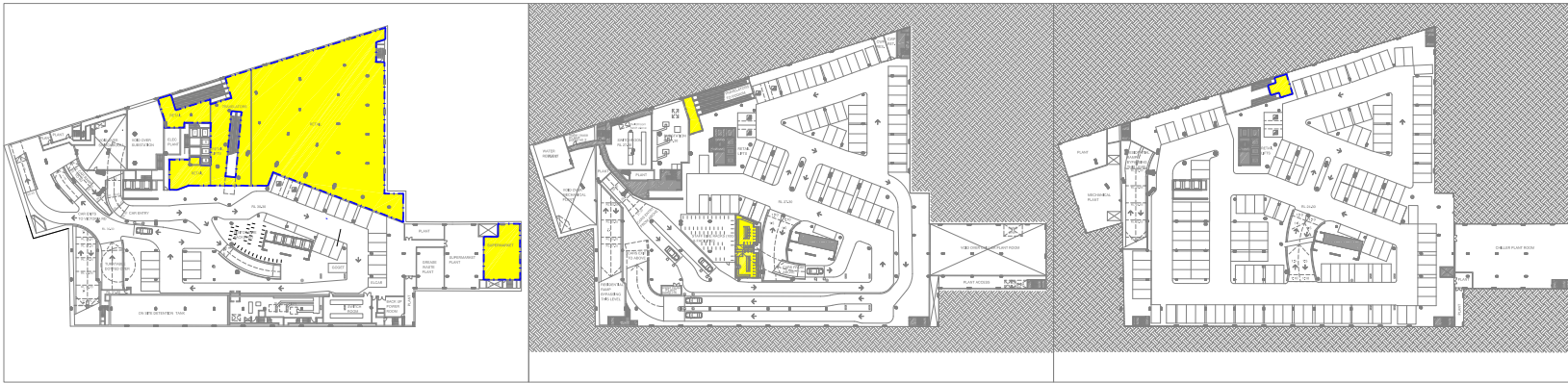
LEVEL 5



BASEMENT 1

GROUND

LEVEL 1



BASEMENT 2

BASEMENT 3

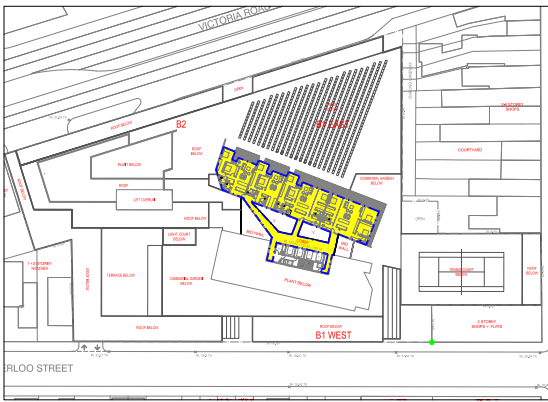
BASEMENT 4

Key	
	GFA
GFA Schedule	
Floors	Total
B4	30m2
B3	140m2
B2	2275m2
B1	3895m2
Ground	5637m2
Level 1	4660m2
Level 2	3605m2
Level 3	2280m2
Level 4	430m2
Level 5	1590m2
Level 6	1465m2
Level 7	1585m2
Level 8	1465m2
Level 9	1585m2
Level 10	1465m2
Level 11	1585m2
Level 12	1465m2
Level 13	1585m2
Level 14	1465m2
Level 15	1585m2
Level 16	1465m2
Level 17	1585m2
Level 18	1465m2
Level 19	1585m2
Level 20	1465m2
Level 21	1585m2
Level 22	1230m2
Level 23	930m2
Level 24	587m2
Level 25	735m2
Level 26	580m2
Level 27	735m2
Level 28	580m2
Level 29	735m2
Level 30	580m2
Sub-Total	55634m2
Levels 5-30 2% GFA deduction for services risers	- 655m2
Total	54979m2

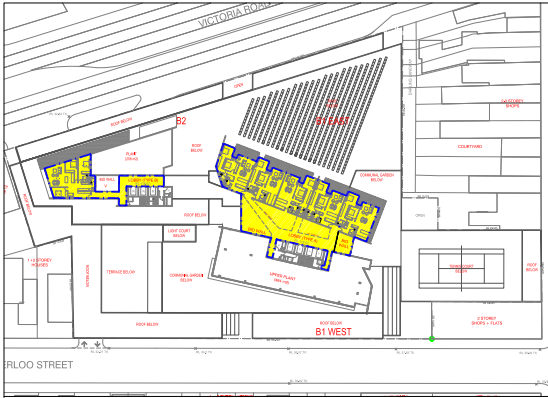
Revision	Client	Concept + Design Architect	Design Documentation Architect	Drawing	Project
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PROJECT APPLICATION ISSUE 10/02/12					

GFA SCHEDULE PLANS

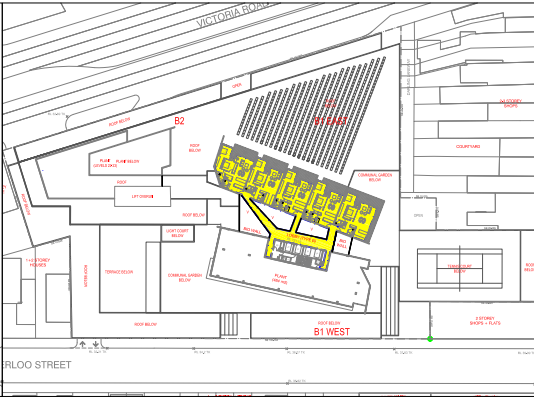




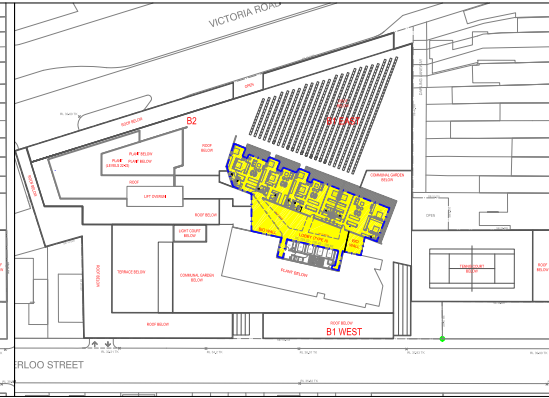
LEVEL 26, 28 & 30



LEVEL 23



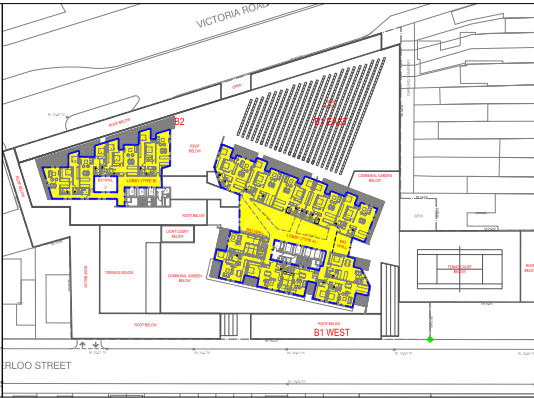
LEVEL 24



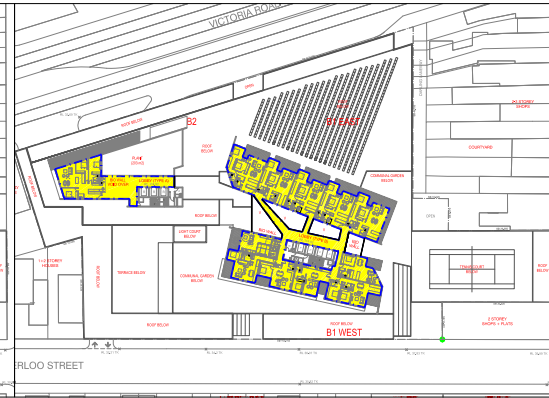
LEVEL 25, 27 & 29



LEVEL 6, 8, 10, 12, 14, 16, 18 & 20



LEVEL 7, 9, 11, 13, 15, 17, 19 & 21



LEVEL 22

Revision	Client	Concept + Design Architect	Design Documentation Architect	Drawing	Project
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17 MODEL PHOTOS

VIEW FROM NORTH EAST CORNER



VIEW FROM SOUTH WEST CORNER



ARCHITECTURAL DESIGN REVIEW PANEL REPORT

Redevelopment of Balmain Leagues Club

Victoria Road, Darling Street and Waterloo Street, Rozelle

Proponent: Rozelle Village

Consulting Architect: Stanisis Associates

Architecture Design Review Panel (ADRP) Members

Ken Maher	Chairman, HASSELL Professor, Faculty of the Built Environment UNSW
Alec Tzannes	Director Tzannes Associates Dean, Faculty of the Built Environment UNSW
Helen Lochhead	Acting NSW Government Architect
Tony Caro	Director Tony Caro Architecture

1. Background

- 1.1 **The ADRP's** role is to provide a peer review of a development proposition for the site known as the Balmain Leagues Club by Rozelle Village at Victoria Road, Darling and Waterloo Streets, Rozelle. This report is the written response required by the ADRP as outlined in Attachment A - 'Peer Review Terms of Reference'.
- 1.2 The peer review undertaken examined urban analysis and preliminary architectural design documents prepared by the Proponents architects Stanisis Associates over a six week period and included four separate two hour presentation and discussion sessions between the architect, the Proponent and the ADRP. Over this period the ADRP was presented with a series of evolving schemes. The ADRP was presented with three options for the development on December 12, 2011, and prepared a preliminary Report recommending key urban design and architectural principles.

The proponent and Stanisis Architects subsequently reviewed and developed a preferred option in response to the preliminary report, and presented this to the ADRP on 03 February 2012.
- 1.3 The ADRP was provided with the following documents in conjunction with the presentations:
 - _Part 3A Application and Declaration;
 - _Major Project Application and Declaration;
 - _The Tipping Point Institute – site assessment and QS report,
 - _Inspire Urban Design and Planning - Development Capacity Study;
 - _NSW Dept of Planning and Infrastructure – DGRs;
 - _Aerial photographs of the site in context; and
 - _Design Review Panel Terms of Reference.
- 1.4 It is generally accepted that increasing density on sites adequately serviced by public transport connected to employment centres and with high levels of community amenity is a sound principle to deliver more sustainable urban environments.
- 1.5 The Department of Planning and Infrastructure (DPI) has declared the project based on the development capacity and yield in the PEAR as set out in Part 2 below.
- 1.6 The ADRP comments are therefore based on how to optimise design quality and limit adverse impacts of a development of this site capacity. The ADRP was not asked to comment on options comprised of higher or lower development capacity.

2. Development Parameters

- 2.1 The ADRP was asked by the proponent to assess a range of site development options, each of which met a development brief of 55,000sq.m. of GFA, equivalent to FSR 6.7:1 for the site.
- 2.2 The development brief is to provide 30,000 square metres of residential uses and 25,000 square metres of various retail/ commercial uses, including the Leagues Club.
- 2.3 The ADRP was advised that there is an Obstacle Height Limit (OHL) on the site at AHD 145 metres (based on preliminary advice from the aeronautical engineers), equivalent to a building height of approximately 30 storeys including the podium levels.

3. Planning Context

The development proposition does not conform to Leichhardt Municipal Council planning controls.

- 3.1 The development response is indicative of the likely planning impacts resulting from a significant increase in density on the site.
- 3.2 The development is to meet SEPP 65 (as amended) development controls.
- 3.3 The ADRP agreed the following principles should underpin the site development.

4. ADRP Guiding Principles: Urban Design

- 4.1 Maintain not less than 3 hours/day of sunlight throughout the year to 50% of useable private open space adjacent to primary living areas for residential properties affected by the development.
- 4.2 The built form is to minimise the additional overshadowing of the public domain.
- 4.3 The lower scale built form (podium) is to be related in scale to the built form of the Rozelle neighbourhood.
- 4.4 The built form is to minimise the visual impact of the bulk.
- 4.5 The ground plane is to directly connect residents and visitors to each of the streets and Victoria Road with ease, convenience and high levels of amenity.
- 4.6 The address of each residential building is to be distinctive and accessible from the closest public street.
- 4.7 A through site link available to the public 24/7 is to interconnect Victoria Road and Waterloo Street on approximately the same alignment as the existing through site link.
- 4.8 Activated street frontages are to be maximised, including to the through site link referred to above.
- 4.9 High impact vehicular access including loading docks and garbage service is to be from Victoria Road.

5. ADRP Principles: Architecture

- 5.1 The ADRP supports the aspiration by the proponent to achieve an exemplary standard of environmental design with verifiable measures to demonstrate new benchmarks for lower energy consumption.
- 5.2 The taller (tower) elements are to be designed with high levels of articulation to achieve a distinctive and memorable architectural character.
- 5.3 The lower (podium) elements are to ameliorate the effects of bulk and height of the development.
- 5.4 The lower elements are to take into account the bulk and scale of adjoining development and form a reasonable architectural relationship between new and existing structures of cultural value.
- 5.5 The architecture is to use high quality, long life materials minimising maintenance.

6. ADRP comments on the preferred option presented on 03 February 2012

- 6.1 The proposed degree of change to the current built form and density in this part of Rozelle, requires further analysis of environmental impacts. The reviewed work was not a complete submission in relation to the information required by approving authorities.
- 6.2 Urban Design
 - 6.2.1 Alignment of the long axes of the proposed towers to true north is supported as it will reduce the extent of over-shadowing to existing properties in the vicinity. The Proponent has prepared documents that assess the extent of over-shadowing indicating that the majority of negative effects are to existing commercial with no negative effects of material impact, taking into account existing overshadowing to residential property.
 - 6.2.2 The podium element is to be further considered to improve the relationship to the existing scale and character of the Rozelle neighbourhood. Improvements to be considered include issues around scale, fenestration, stair access and circulation.
 - 6.2.3 Main access to the northern residential tower Lobby from Victoria Road is overly constrained by its small footprint and proximity to the proposed commercial vehicle access slip lane.
 - 6.2.4 Primary access to the northern residential Lobby from Waterloo St via the adjacent Lobby and lifts on the southern tower is not considered to be acceptable in its current configuration.
 - 6.2.5 Details of the proposed through-site link were not examined and will need to ensure issues around safety and character are addressed.
 - 6.2.6 The pedestrian experience around the site has capacity for improvement at vehicular crossings including suggestions to study the separation of ingress/egress lanes, increased use of landscape, provision for orthogonal footpath crossings and material changes to the slip way better related to footpath and entry treatments.
- 6.3 Architecture
 - 6.3.1 The design strategy to accommodate the FSR is accepted in principle on the assumption that key negative environmental impacts are minimised to the public domain and residential uses beyond the site.
 - 6.3.2 The proposed residential units meet acceptable standards of internal amenity.
 - 6.3.3 It is recommended that the architectural design of the tower elements is developed to appear more slender from all directions, and that their form and fenestration is re-considered to create an appropriate scale and visual appearance when viewed from distant vantage points.

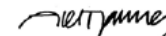
7. Recommendation

On the basis of the Panel's Terms of Reference and material submitted for review to date by the Proponent the ADRP offers qualified support to the proposed architectural design direction for a building of this development capacity on the site, subject to further consideration and resolution of issues identified during the assessment process and in this report.

on behalf of the ADRP – 20 February 2012



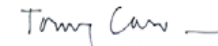
Ken Maher



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