APPENDIX H GOVERNMENT ARCHITECT'S ADVICE

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Nominated Architect Peter Poulet ARN 5754

Mr Ben Lusher
Department of Planning and Infrastructure
22-33 Bridge Street
Sydney 2000

RE: Revised PPR for Rozelle Village, Major Project Application (MP11-0015)

Dear Ben,

Further to the revised submission received on 19th July 2013 and later discussions, our review of the submitted material is attached.

Please do not hesitate to contact me if you require any clarification.

Yours sincerely,

Peter Poulet
NSW Government Architect

16th September 2013

Rozelle Village, Major Project Application (MP11-0015): Design Review 2.

SUBMITTED MATERIAL:
Revised Preferred Project Report - referred for review on 19th July 2013. The following commentary is confined to the design and treatment of towers, as discussed.

GENERALLY:
The revised design results in some reduction in height, bulk and tower separation, but the overall impact of these reductions is minor in comparison with the scale of the development. Changes to the cladding material will have some positive benefits in terms of maintenance and presentation but don't address the original concerns with the hard character of both towers.

An ongoing concern is that some units are more than 10m deep, with inadequate natural light and ventilation to a number of 1 and 2 bed units. Some bedrooms are more than 4 metres from natural light.

The material provided is unclear and unresolved in some instances eg elevations, model and 3D views differ slightly, especially in relation to the design of the top of the towers.

In terms of previous recommendations please note the following:

TOWERS: ORIGINAL RECOMMENDATIONS (FEBRUARY 2013):

GAO recommendation 1: Tower heights should be reduced and the heights should be modulated to a ratio of 1:1.5, with the NE tower being the taller of the 2. Vertical articulation to step the top of each tower is also recommended.

Proponent Response (PPR, 19th July 2013):

- *while the proponent did not agree to an overall reduction in tower height, the height of the western tower has been reduced by 5 stories, to 17 and 22 stories above the podium (a ratio of 1:1.3)*
- *The upper levels of both towers have been articulated by 2-3 stories. There is a significant increase in the volume of rooftop plant.*
- *The PPR cites Victoria Park in Green Square and Distillery Hill at Pyrmont as relevant precedents for height and mass at Rozelle Village.*

GAO response and further recommendations:

- The height reduction is too small to have any impact.
- The benefit of articulating the upper levels is lost through the bulk of additional rooftop plant.
- It is recommended that tower heights be reduced by 2 to 4 stories, to 13 and 20 stories above the podium respectively (as shown in Attachment 1).
- The rationale for this is based on:
  - The cited precedents illustrate a case for **less** height:
    - Even in the context of larger urban scale (eg Anzac Bridge, Glebe Island silos) the Distillery Hill towers still do not exceed 20stories above the podium.
    - Development at Victoria Park is generally between 4 and 18 stories.
  - The recommended heights would, together with reductions in building depth, result in more slender tower profiles.
- It is also recommended that maximum tower heights include rooftop plant.

GAO recommendation 2: Reduce the overall floor plate of the towers (18 x 28m max) and increase separation between the towers to 25m.

Proponent Response (PPR, 19th July 2013):

- *In discussions, a reduction from 28 x 37m to 26 x 26m was considered (provided that balconies were within this envelope and there were other improvements to the design).*
- *The proposal is for 28 x 27.6m floor plates, without any changes to the tower designs.*
- *Tower separation has increased from 16m to 25m*

GAO response and further recommendations:

- Changes to the tower separation are satisfactory.
- Changes to floor plates are not satisfactory:
  - The apartments are narrow and deep with bedrooms that are too far from natural light.
  - There has been no improvement in the design to offset the impact of the bulk.
- It is recommended that both tower floor plates be reduced to 22.5m x 28m (refer to Attachments 2 and 3).
- The rationale for this is based on:
  - a reduction of north facing units to a maximum 7.5m depth will match south facing units and will allow greater light penetration into units.
  - The recommended depth would, together with reductions in building height, result in more slender tower profiles.

GAO recommendation 3: Modify form and facade treatment of the towers as noted below:

- **Express the two towers as separate but related identities.**
- **Vertical articulation and modelling to reduce visual bulk.**
- **Use materials which reflect the robust character of the existing urban setting.**
- **Tower frontages should respond to different orientations.**
- **review the 'peach' colour palette of the podium and the generic colour palette of the residential towers**
- **podium articulation and fenestration should be reviewed to better integrate with adjacent development and site topography.**
- **Facade articulation to mitigate wind impact. Suggested treatments include:**
  - **Articulation to dissipate wind turbulence, eg staggered balconies**
  - **Changes to building shape**
  - **Orientation: facing the narrower frontages to the SW will reduce turbulence**
  - **Use of awnings to deflect turbulence at ground level**

Proponent Response (PPR, 19th July 2013):

- *Other than material substitutions there are no significant changes to tower detailing.*

GAO response and further recommendations:

- The tower facades are still repetitive and generic, lacking in modulation that could assist in diminishing the scale of the development.
- The 'vertical emphasis . . . to reduce (tower) bulk' (p12 PPR) is not successful. The potential for vertically expressed bays and recesses to diminish scale is lost because the limited range of materials and finishes makes the facades very bland.
- a high proportion of external finish is glass or metallic, resulting in hard, reflective surfaces that are more suited to commercial office block development.
- The resolution at the top of the towers – roof top plant areas are up to 4 stories high and consist of an awkward mix of concrete, glass and Al louvred screens, which are most visible from the south.

To mitigate the tower bulk the following are recommended:

a. **Variety** - towers should not be identical. The following could be considered:

- Stage a design competition for the tower facades, with separate designers to be selected for each tower. The competition scope should include but not be limited to:
  - window shape and placement,
  - balcony configuration and placement,
  - external materials and finishes:
- Alternatively, if using one designer, adopt different elevation designs and material palette for each tower, as outlined above.

b. **Visually minimise** the bulk and width of the towers, and emphasise slenderness. The following could be considered:

- Adopt a wider range of materials and elevation treatments to distinguish tower bays from one another (see images below)
- More variation in window shape and arrangement
- Greater variety of texture, through:
  - Softer, less reflective materials such as masonry, ceramics, timber to balance glass and metal surfaces
  - Operable elements such as louvred and sliding panels
  - more elements that create shadows eg sun shading, especially on west facing elevations

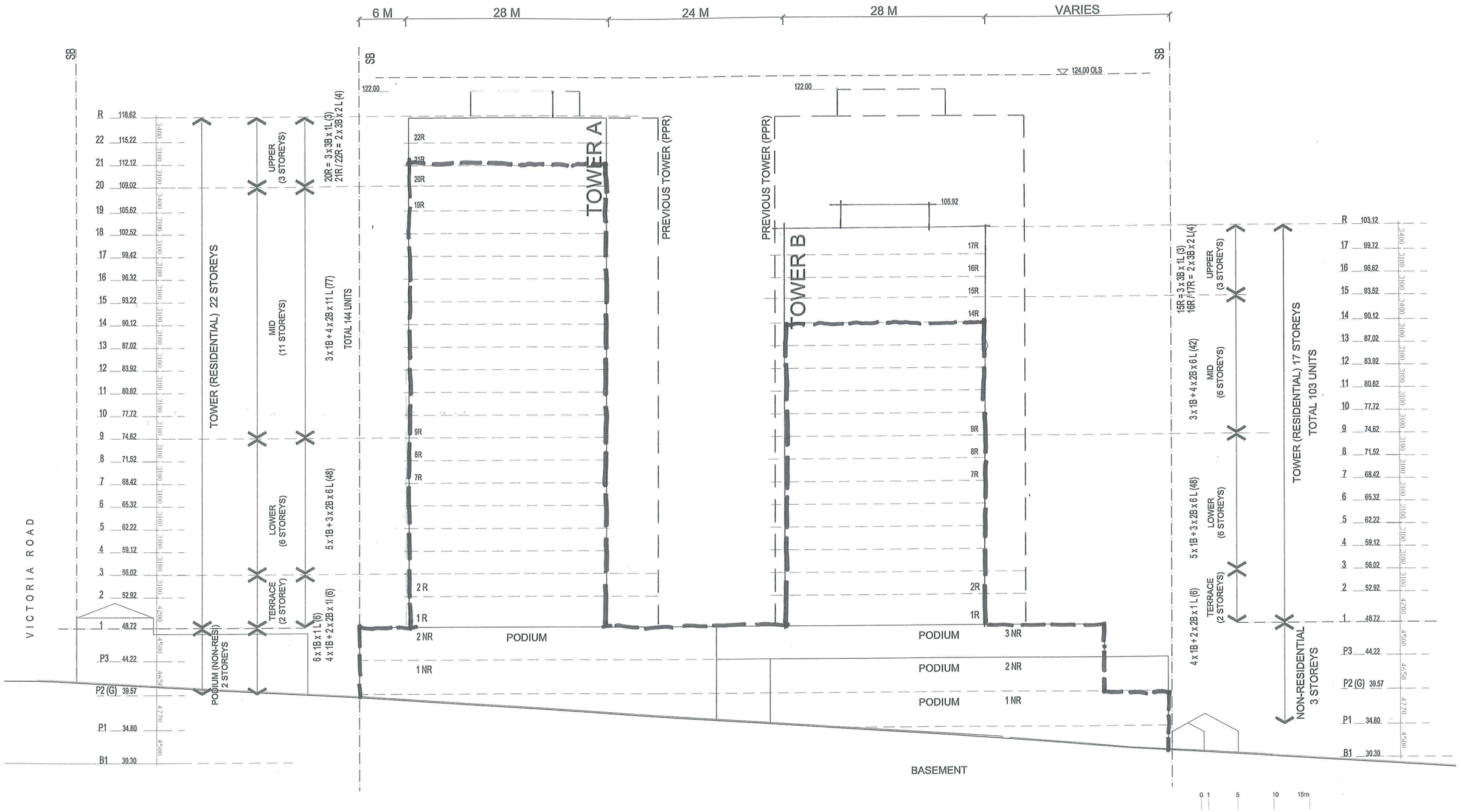
c. **Diminish vertical** appearance of identically stacked slabs and balconies. The following could be considered:

- Varied balcony design eg staggered placement, enclose balconies randomly or on alternate levels, vary balcony depths
- Strategically conceal slab edges in selected locations – to create larger blocks of colour and scale as a contrast with the finer grain.
- Introduce floor setbacks ('waists') every 5 or 7 floors.

d. **Review** Plant room design. Suggestions include:

- Reduce number of materials
- integrate composition as part of tower design, not a separate entity (refer to Attachment 3)

Attachment 1.



Revision			
-	PROJECT APPLICATION ISSUE	10/02/12
A	PREFERRED PROJECT PLAN ISSUE	08/10/12
B	REVISED SCHEME	28/06/13

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PTW

Drawing

DRAWN KH
CHECKED FS
PROJ NO. 11.009
SCALE 1:250@A1 / 1:500@A3
DATE 13.09.12

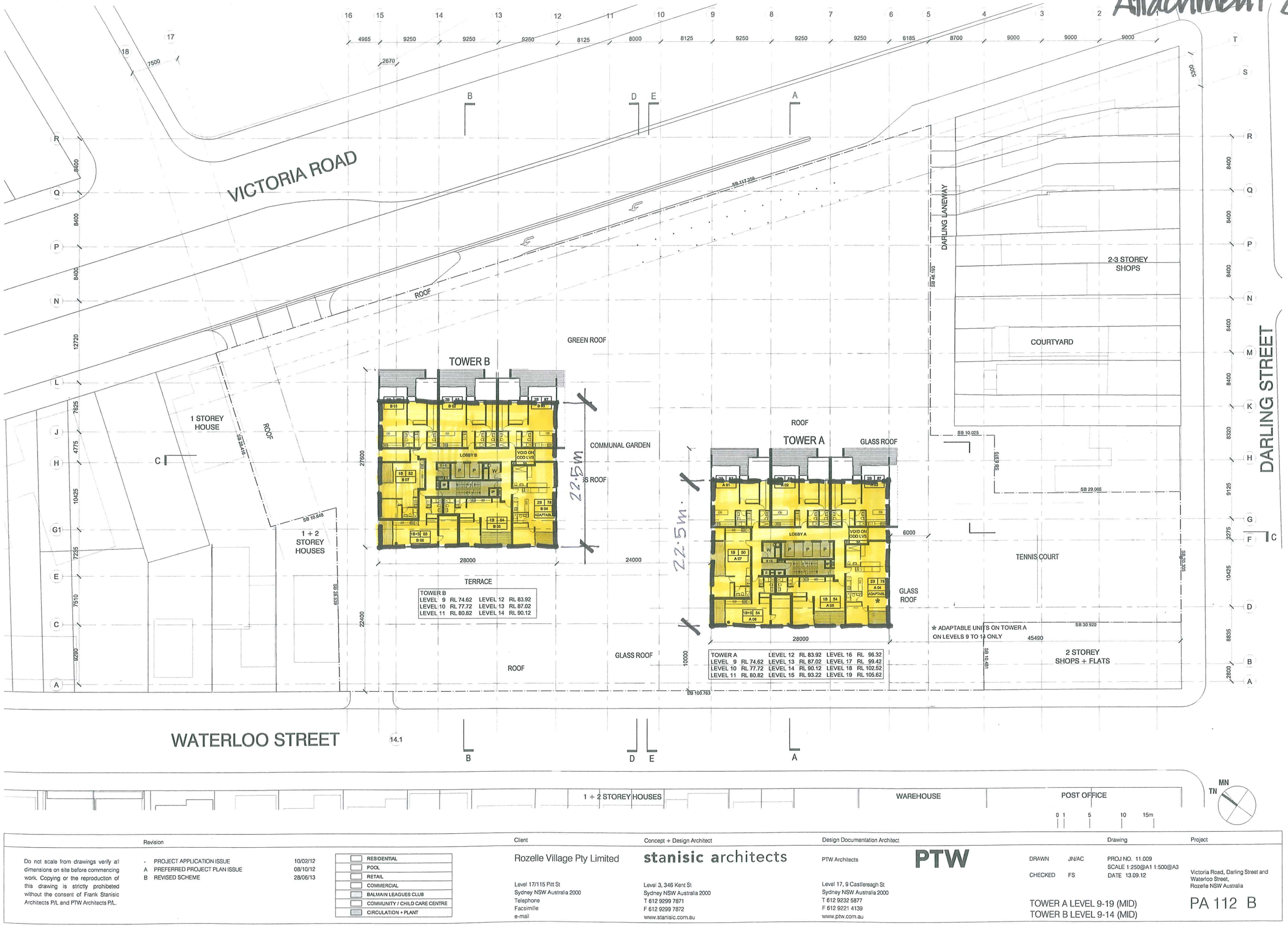
Project

Victoria Road, Darling Street and Waterloo Street, Rozelle NSW Australia

CONTROL ELEVATION - VICTORIA ROAD

PA 011 B

Attachment 2.



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Revision

-	PROJECT APPLICATION ISSUE	10/02/12
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- RESIDENTIAL
- POOL
- RETAIL
- COMMERCIAL
- BALMAIN LEAGUES CLUB
- COMMUNITY / CHILD CARE CENTRE
- CIRCULATION + PLANT

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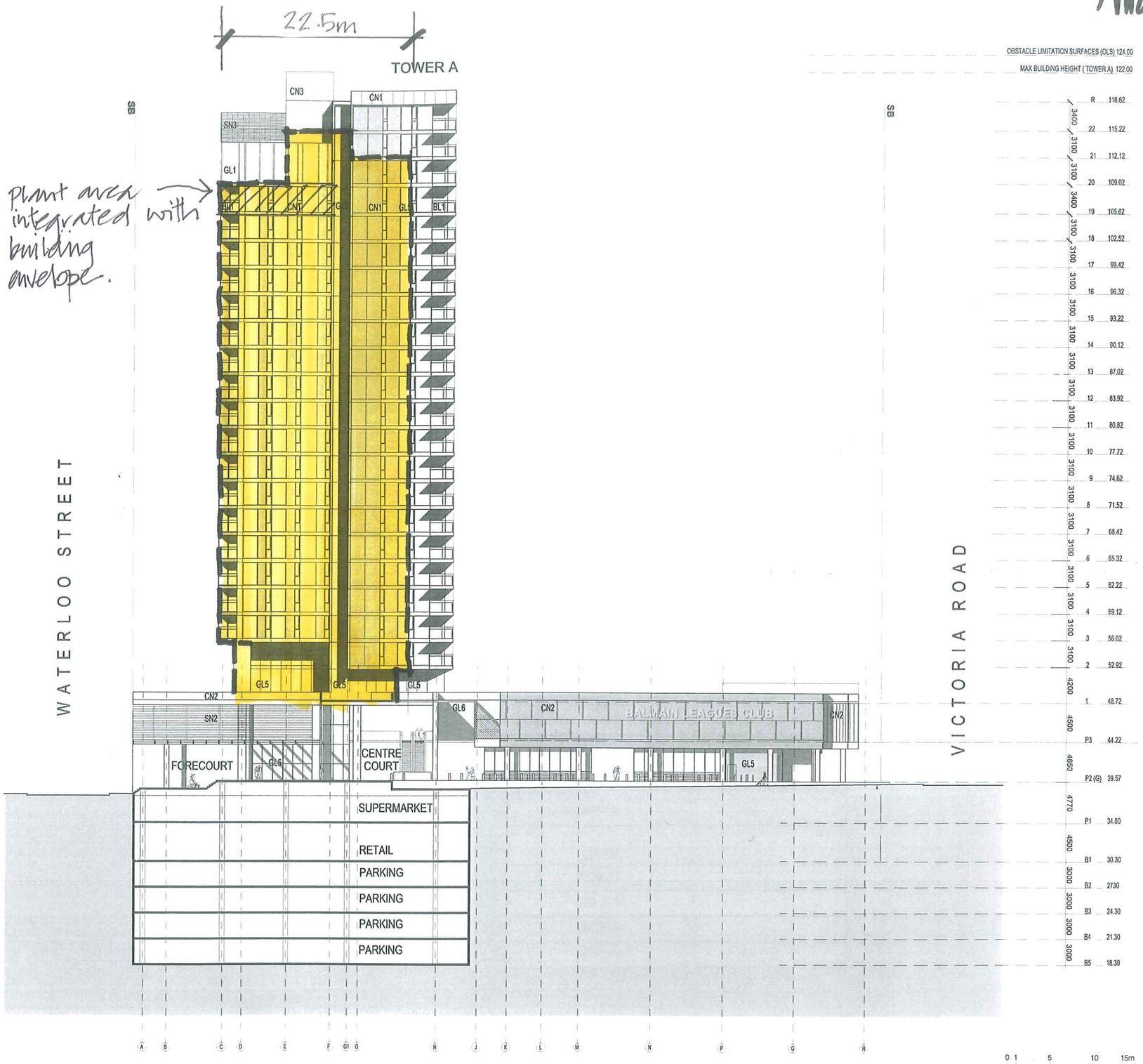
TOWER A LEVEL 9-19 (MID)
TOWER B LEVEL 9-14 (MID)

Project
Victoria Road, Darling Street and Waterloo Street, Rozelle NSW Australia

PA 112 B

Attachment 3.

EXTERNAL MATERIALS & FINISHES LEGEND		
BALUSTRADES		
BL1	Balustrade Type 1	Aluminium posts + handrail, semi-frameless glazing, powdercoat finish
BL2	Balustrade Type 2	Aluminium posts and rail, powdercoat finish.
CLADDING AND CONCRETE		
CN1	Cladding Type 1	Lightweight composite metal panel, PVF2 finish
CN2	Cladding Type 2	Precast concrete, coloured topping or masonry cladding
CN3	Cladding Type 3	In situ concrete, natural finish
GLAZING		
GL1	Glazing Type 1	Double glazed unit, high performance coating, aluminium frame, powdercoat finish
GL2	Glazing Type 2	Glass louvres, aluminium frame, powdercoat finish
GL3	Glazing Type 3	Frameless glazing
GL4	Glazing Type 4	Vertical glass blades, coloured interlay film
GL5	Glazing Type 5	Aluminium frame doors and windows, powdercoat finish
GL6	Glazing Type 6	Steel frame glass roof, micaceous coating, natural finish
METAL AND SCREENS		
SN1	Metal Type 1	Aluminium louvres, acoustic rated, powdercoat finish
SN2	Metal Type 2	Aluminium louvre panels, powdercoat finish
SN3	Metal Type 3	Aluminium louvre blades
SN4	Metal Type 4	Aluminium grille sun screen, anodised finish
SN5	Metal Type 5	Wire screen with planting, galvanised finish
DR1	Metal Type 6	Hinged metal door, paint finish to match wall
DR2	Metal Type 7	Perforated metal roller door, colorbond finish
STEPS		
ST1	Step Type 1	Granite steps, honed, sealed finish



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CHECKED FS

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SCALE 1:400@A1 / 1:800@A3
DATE 10.02.12

SOUTH EAST ELEVATION
DARLING LANE

Project

Victoria Road, Darling Street and Waterloo Street,
Rozelle NSW Australia

PA 202 B

ROZELLE VILLAGE – INDEPENDENT DESIGN REVIEW

1. TOWERS: Form, bulk, scale, height, design, setbacks, symmetry, visual character.

ANALYSIS and KEY ISSUES

- The application has no urban design rationale for the tower heights, nor does it identify any relevant precedents for towers in similar urban contexts.
-
- Scale, shape and character of the proposed towers is incompatible with the urban context of the development, which is characterised by low scaled (3 to 4 st) fine grained urban form.
- 2 x large floor plate towers of similar scale create a significant 'wall' effect when seen from most approaches. Offsetting the towers increases this effect due to the width of the towers.
- The orientation of the towers, with large south facing frontages, has increased exposure to southerly and westerly winds that cause downdrafts and turbulence at both podium and ground level.
- 22 to 25 metre tower depths are unsuited for residential uses (RFDC recommends maximum 18m depth for buildings with single aspect units).
- Floor plates overall are up to 30m long, resulting in a higher proportion of units without cross ventilation.

RECOMMENDED PROVISIONS

- Tower heights should be reduced and the heights should be modulated to a ratio of 1:1.5, with the NE tower being the taller of the 2. Vertical articulation to step the top of each tower is also recommended.
- Move NE Tower to the north to match street setback of the NW tower.
- Reduce the overall floor plate of the towers (18 x 28m max) and increase separation between the towers to 25m.
- Modify form and facade treatment of the towers to mitigate wind impact, as noted in item 4 below.

RATIONALE

- Different tower heights reduce the skyline impact of the overall volume. In this context, one tower could be rationalised as a landmark that expresses the hilltop location and the 'gateway' to Balmain, however it would need to be slender and scaled to reflect the fine grain of local development.
- Articulation of the upper levels further diminishes the volume and bulk of the towers and may assist to create a finer grain appearance.
- Moving the NE tower to the north will reduce overshadowing to residential properties south of Waterloo Street
- Building depths should comply with RFDC provisions, ie a maximum of 18m depths for towers with single aspect units.
- Building length influences the proportion of naturally ventilated units. A reduction to 28m building length increase the proportion of units that meet RFDC benchmark of 60% naturally ventilated units. The proposal suggests that open breezeways at each lobby contribute to

natural ventilation of units, but as units will need to be individually fire rated, this design feature will not improve natural ventilation of units.

- A suitably qualified consultant should prepare a wind impact assessment to support the revised design. Facade articulation, building shape and orientation should be modelled to test wind impact on both resident and public domain amenity.

2. PODIUM

ANALYSIS and KEY ISSUES

- Podium dominates the site and creates only 2 street frontages, neither of which are suitable for the access and service requirements of a development of this scale.
- Podium is over scaled in relation to adjacent development to the NW.
- Internalised orientation of retail shops and no connections with existing streets and the local retail precinct.
- Podium is out of scale with adjacent development to the NW.
- Podium fenestration and detailing is not well developed and presents large blank expanses to frontages that are highly visible from the public domain, especially the NW face and the northern elevation to Victoria Rd.

RECOMMENDED PROVISIONS

- As the site has a dual frontage, there is an opportunity for connecting cross streets to be created. ie an extension of Darling lane. Set back podium to create a thru site, on grade connection between Victoria Rd and Waterloo St. Refer to Figure 1.
- Incorporate the thru site link into Darling Lane - Basement car parking could extend under this new street.
- Link should be fully trafficable but may be one way to reduce traffic impact on Victoria Rd.
- The Darling Lane extension should be integrated with proposed floor levels, wherever possible.
- Public spaces within the podium should be open to the sky where possible. Refer to Figure 2.
- Height of podium should be reduced at NW end of site. Refer to Figure 1.
- Provide active retail uses along through site links and connections. Refer to Figure 2.
- Consolidate communal open space and tennis court within the central area of the podium rooftop.
- Reconfigure horizontal banding and continuous glazing on the podium facade.
- Modulate the Victoria Road facade to better respond to the topography of the street, ie provide on grade entries instead of ramps along the footpath.

RATIONALE

- Legible thru site links improve permeability and pedestrian access and create additional frontages for retail, site servicing etc.
- Links should be open to reinforce the public nature of the link.
- Victoria Rd and Waterloo St connection creates good opportunities for safe drop off.
- Podium articulation will reduce visual impact on downhill approach from the west and create better transitions with adjacent lower scaled development.

Fig 1: recommended podium height and setbacks

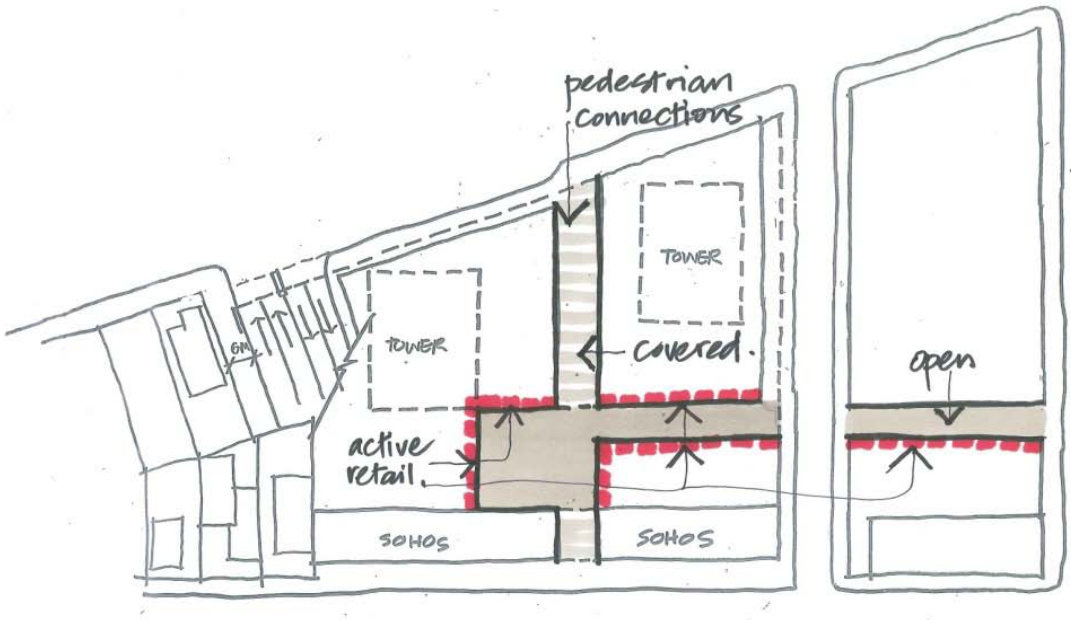


Fig 2: recommended pedestrian connections, permeability and public open space

3. PUBLIC DOMAIN

ANALYSIS and KEY ISSUES

- Major impact of 4 lane wide exit driveway, slip lane and chicane on Victoria Rd footpath – has a back-of-house service lane feeling that is inappropriate for Victoria Rd .

- The wide car park entry gives a 'black hole' appearance that is highly visible from the street.

- The shared porte cochere / pedestrian zone and on-site vehicle turning is awkward and hazardous. Also, it is adjacent to Darling Lane, which provides rear access to Darling St properties

- Site permeability is poor, with no legible open public space or through site links. Most open space appears to be private space, with indirect access, ie via stairs or a convoluted ramp arrangement.

RECOMMENDED PROVISIONS

- Modify and shorten the proposed slip lane on Victoria Road to remove unsuitable chicanes and replace with a conventional LH corner turn into the driveways at the NW end of the site. Refer to Figure 3.

- Consider one way traffic movements for new thru site link to minimise disruptions to Victoria Rd. Refer to Figure 3.

- Taxi and drop off zone should be along Darling Lane extension, not concealed within building envelope.

- Move service areas (eg electric substation) and back of house functions away from primary street frontages.

- Thru site link from Darling St should be full height and accessible 24/7. Refer to Figures 1 and 3.

- Align thru site links and pedestrian connections to improve permeability and legibility for pedestrian access. Refer to Figure 4.

- Provide accessible footpaths to both sides of Darling Lane connection. Refer to Figure 4.

- Relocate childcare for better public access ie to building at Darling Street frontage.
- Extend SOHO units along Waterloo Street to replace electrical substation

RATIONALE

- To preserve pedestrian priority and amenity along the Victoria Road footpath.

- To preserve the character of Victoria Rd at this 'gateway' intersection.

- To activate street frontages with commercial, retail and residential uses that provide variety /interest and indirect oversight of the public domain.

- Increase pedestrian connections and options will improve activation and support existing retail frontages.

- Create safe and legible public open space.

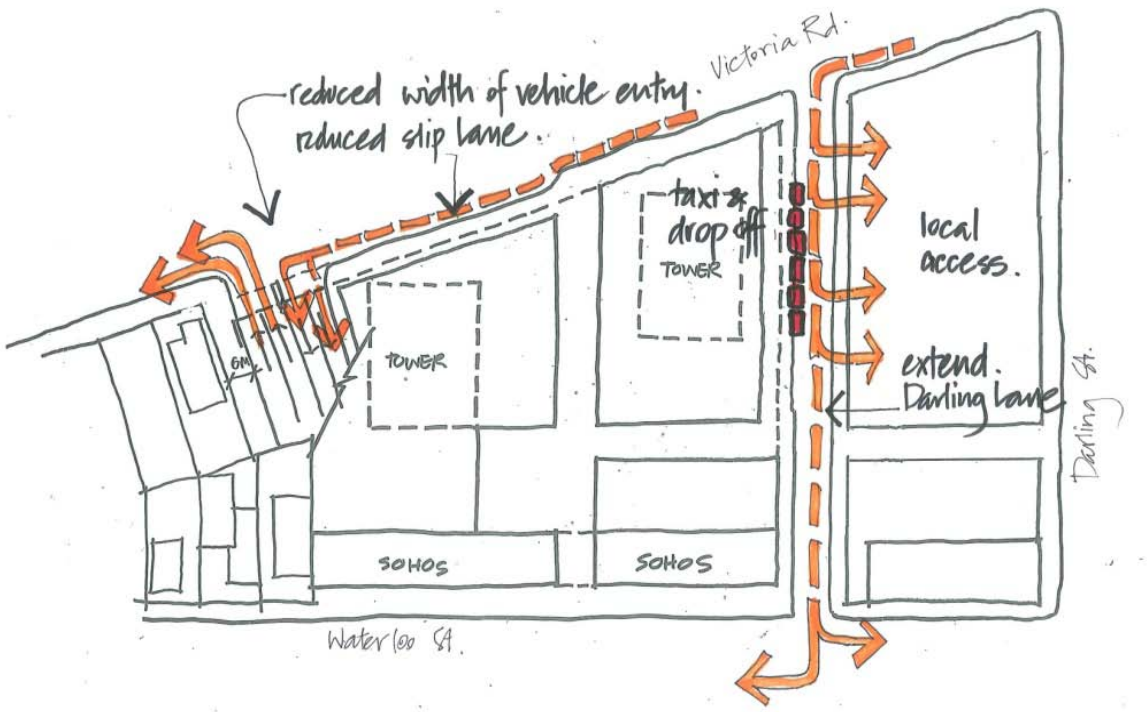


Fig 3: recommended vehicle access

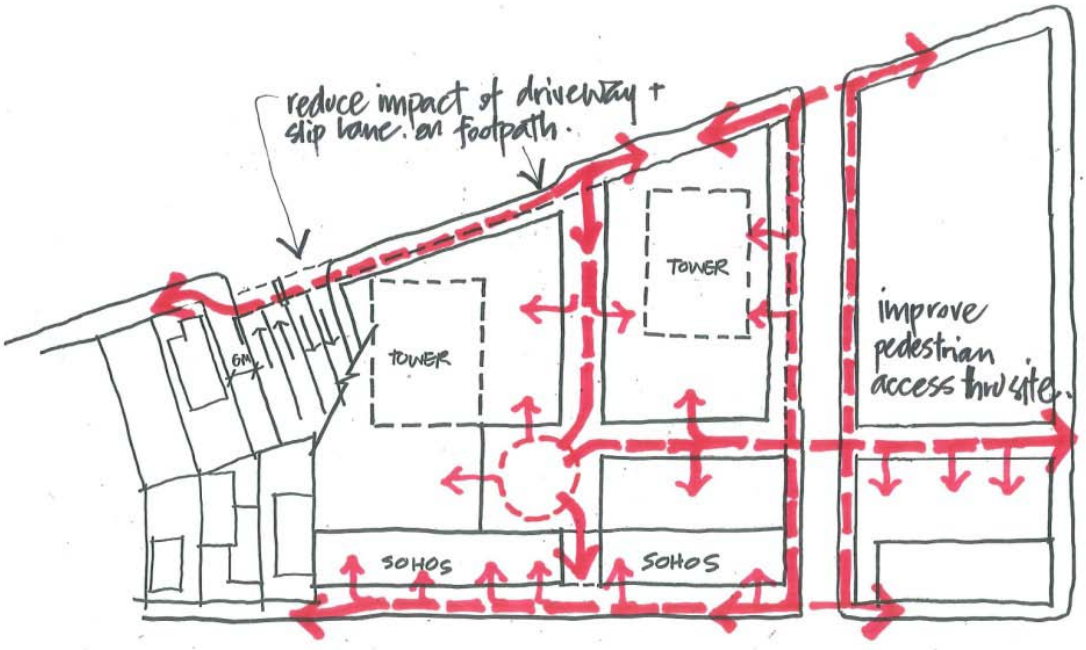


Fig 4: indicative pedestrian access

4. ARTICULATION, MATERIALS AND FINISHES

ANALYSIS and KEY ISSUES

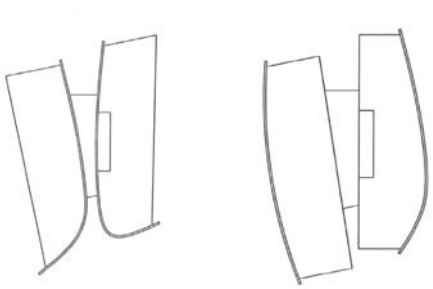
- The site is a 'gateway'to the Balmain / Rozelle peninsula but the application does not demonstrate how the design reflects the character of the area,
- The proposed tower designs adopt the generic language of most other apartment buildings.
- Tower frontages are almost identical with a bland and repetitive fenestration and balcony composition.
- Unarticulated and blank tower facades are unsuited to high wind situations.
- Podium does not integrate well with the site topography, with extensive blank frontages where internal levels don't meet footpath levels.
- Podium finishes and fenestration are not well integrated with local building character.

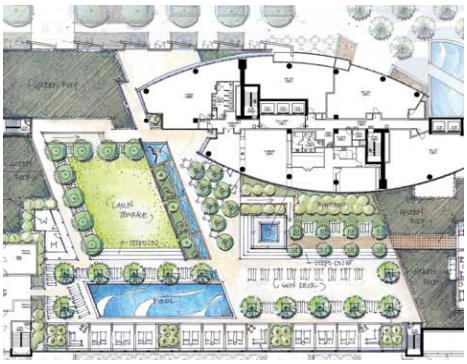
RECOMMENDED PROVISIONS

- Express the two towers as separate but related identities.
- Vertical articulation and modelling to reduce visual bulk.
- Use materials which reflect the robust character of the existing urban setting.
- Tower frontages should respond to different orientations eg deep shading to west facing elevations.
- review the 'peach' colour palette of the podium and the generic colour palette of the residential towers
- podium articulation and fenestration should be reviewed to better integrate with adjacent development and site topography.
- Facade articulation to mitigate wind impact. Suggested treatments include:
    - Articulation to dissipate wind turbulence, eg staggered balconies
    - Changes to building shape: curved building faces can deflect wind flows
    - Orientation: facing the narrower frontages to the SW will reduce turbulence
    - Use of awnings to deflect turbulence at ground level

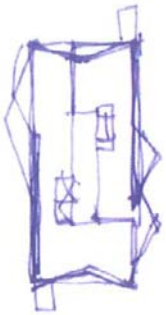
RATIONALE

- The building / tower designs should be configured so that they mitigate environmental impacts generated by the development, eg treatments to dissipate wind turbulence, placement to minimise overshadowing etc.
- Tower facade composition should visually reduce scale impacts.
- The podium should be a transition between the towers and local context, reflecting adjacent building scales and character.





Curved tower floor plate to mitigate wind turbulence. Floor plate articulation to diminish the bulk of the tower.



Textured facade treatments to mitigate wind turbulence