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The Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

SSD_10393
LH (CIS)

Dear Sir/Madam,

Application No: SSD_10393
Proposal: Development of a new sports and science building
Property: 128 Miller Street, North Sydney – Monte Sant Angelo Mercy College

At its meeting held on 18 May 2020, North Sydney Council resolved to prepare a submission regarding the proposed State Significant Development at No.128 Miller Street, North Sydney for the development of a new sports and science building. Accordingly, the following submission is made.

Council's Design Excellence Panel and Council's Heritage Planner have provided comments which are **attached** in full for consideration by the consent authority. It is requested that amendments be sought to address concerns raised, together with the following issues:

1) Building Height

Clause 4.3 NSLEP 2013 sets a maximum building height of 16m on that part of the site. The proposed Science and Sports building proposes a maximum building height of 19.2m to the lift overrun/plant room, 19.9m to the façade screen and 21.7m to the rooftop court mesh fence. The proposed building height, particularly of the façade screen, is considered to result in an overbearing impact upon the streetscape. This is contrary to the objectives of the objective (f) of Clause 4.3 NSLEP (Building Height) which seeks to

(f) To encourage an appropriate scale and density of development that is in accordance with, and promotes the character of, an area.

Concerns regarding the building height are also raised by Council's Design Excellence Panel, (**comments attached**) including the following extract:

There is a need to reduce the visual bulk and the perceived bulk. It is noted that the upper recreational roof area screening can be amended to lower the apparent bulk and scale of the building. Along with some setbacks to the mechanical plant, service riser and garden areas along the eastern frontage, this potentially could resolve the presently excessive visual bulk.

Consideration should be given to the termination of the building top to generally comply with the building height control. This proposed building, including its setback to Miller Street, is too assertive and dominates the streetscape.

The proposed building height is excessive within the streetscape and fails to promote the character of the area. It is recommended that amendments be sought to ensure that the termination of the building top (including façade screen) should comply with the 16m building height control. The proposed additional court fencing should be appropriately set back and should only be supported, subject to consideration of its impacts.

2) Overshadowing Impacts

Clause 6.3 NSLEP 2013 (Building heights and massing) outlines that development consent must not be granted for the erection of a building on land within the North Sydney Centre:

- (a) *The development would result in a net increase in overshadowing between 12pm and 2pm from the March equinox to the September equinox (inclusive) on land to which this Division applies that is within Zone RE1 Public Recreation or that is identified as 'Special Area' on the North Sydney Centre Map, or*

The eastern side of Miller Street adjacent to the subject site contains a 'Special Area' in accordance with the NSLEP2013. Whilst the submitted shadow diagrams do not detail any overshadowing during 12pm – 2pm, it is unclear whether any additional overshadowing will occur outside these times to the Special Area. **It is considered that any overshadowing to this Special Area, resulting from a breach to the building height control, is unacceptable. Plans must ensure there is no overshadowing impacts to the Miller Street special area.**

3) Building setbacks

Provision P6 of Section 2.1.3 NSDCP 2013 Character Statement for the Central Business District sets out desired characteristic setbacks as:

P6. Zero setback to all street frontages at the ground floor level and adjacent to heritage items, with the following exceptions:

- (f) *Maintaining the setback of existing buildings to all properties comprising Monte St Angelo Convent and Girls School.*

Concerns regarding building setbacks are raised by Council's Design Excellence Panel including the following extract:

The building setback on Miller Street should provide a setback consistent with the school building (McQuoin Centre) to the immediate south and retain a strong landscape. The proposed pathways should be reconfigured to achieve this.

Concerns regarding building setbacks are also raised by Council's Heritage Planner including the following extract:

Setback – Miller Street currently enjoys a borrowed landscape from the school with its tall trees, shrubberies and historic facades. The proposed new building will remove a large portion of these existing views from the public domain but does not provide adequate compensation in the form of a landscape buffer along the Miller Street frontage. The proposed setback of 5m of the new building from the heritage wall on Miller Street in addition to its scale will harden off the streetscape. It is recommended that the setback along Miller Street match that of the McQuoin Centre and that a deep soil planted buffer zone of trees is provided behind the Miller Street heritage wall'.

It is recommended that amendments be sought to ensure that the building setback to Miller Street be consistent with the existing setback of the McQuoin Centre, located to the building's south.

4) Demolition of Miller Street heritage wall

The front brick wall is considered to be an important element in the setting, curtilage and character of the site. The North Sydney Council's Heritage Inventory for Monte Sant Angelo outlines the Statement of Significance as follows:

*Important regional private school since the 1880's. Contains a significant early mansion, Masalou, as its central building. The Chapel and Mercy Hall are both fine buildings from the turn of the century. O'Regan House is a complementary building to the rest. The group, all in sight of each other, form an impressive precinct within a landscaped setting. **The facebrick wall and gates along Miller Street define the site.***

Concerns regarding removal of the heritage wall are raised by Council's Heritage Planner including the following extract:

Demolition of the existing wall contributes to the Catholic cultural history of the enclosed school site and also contributes to the Miller streetscape. It is noted on the site's Statement of Significance as being an item of heritage significance. Demolition of the wall is therefore, not supported.

Concerns regarding the removal of the heritage wall are also raised by the Design Excellence Panel including the following extract:

Part of the streetscape on Miller Street is the strength of the continuous brick wall, tying together the different buildings behind, and with the landscape backdrop creates the strong civic setting and this brick wall should be retained. Its partial removal is not supported as it will significantly detract from the street, increasing the apparent scale of the proposed building further.

It is recommended that amendments be sought to retain the existing heritage brick wall.

5) Landscaping within building setback

Landscaping between the building façade and the heritage wall should be increased to contribute to character of Miller Street and to reduce the impact of the new development on the streetscape. It is likely that amendments may need to be considered to the proposed pathways and basement design within this setback.

Concerns regarding the proposed quantum and design of landscaping are raised by the Design Excellence Panel including the following extract:

'This part of Miller Street is one of the highest amenity sections of Miller Street, with civic building frontages augmented by strong tree canopy and 'borrowed' landscapes within the site visible from the street. As an important element of the civic spine, this site will contribute to the vision for the North Sydney CBD. The Panel felt this building must complement the character of Miller Street and needs to continue to contribute with respect to scale and landscape. The Panel believes that the proposal in its current form will detract from both Miller Street and potentially the heritage qualities of the site.

The building setback on Miller Street should provide a setback consistent with the school building (McQuoin Centre) to the immediate south and retain a strong landscape. The proposed pathways should be reconfigured to achieve this. The plans are unclear whether this setback will align with this building.

The Panel felt that the greenery between the wall and the building to be a critical element within the streetscape. The setback between the building and the wall should be provided with landscaping including canopy trees, to contribute to the character of Miller Street as the wall immediately to the south currently does. Miller Street is a street of canopies and the design should reflect and incorporate this greenery. Greening Miller Street and contributing to the canopy edge should be the priority.

Concerns regarding the proposed quantum and design of landscaping are also raised by the Council's Heritage Planner including the following extract:

That a deep soil planted buffer zone of trees is provided behind the Miller Street heritage wall.

It is recommended that the amendments be sought to provide additional landscaping, including canopy trees, within the setback between the proposed new building and the Miller Street heritage boundary wall.

6) Building character, siting, curtilage, and design

The Design Excellence Panel and Council's Heritage Planner raise a number of concerns regarding the building character, siting, curtilage and design of the proposed development, including the proposed materials. Refer to **attached** Design Excellence Panel minutes and the Heritage Planner comments for further details.

In summary, concerns raised by the Design Excellence Panel include:

- *Design and bulk of the building will be perceived as a singular bulk and the visual impact of the height is exacerbated.*
- *Additional drawings are needed to detail the internal relationships within the new and old buildings.*
- *The use of the curved undercroft building edge is questioned.*

In summary, concerns raised by Council's Heritage Planner include:

- *The proposed development fails to relate internally to the historic alignments and established curtilage but instead relates to the alignment of the McQuoin Centre and Miller Street frontage. The new development should acknowledge the alignment of the heritage buildings as it will be seen in the context of the historic buildings due to their proximity.*
- *Due to the proposal's bold design and monolithic massing, it is likely that it will visually overwhelm the traditional setting of the group of heritage significant buildings and their visual curtilage over the Holy Grass. The new development will confuse the setting of the heritage items by its corner conflicting with the established building alignments. The façade on the north elevation should be parallel with the Chapel. This will acknowledge the alignment of the Chapel and the established building alignments at the cultural core of the site rather than creating an incursion. It will also allow the formality of the driveway to the highly significant Holy Grass to be retained and potentially enhanced.*
- *The proposed building should be further articulated and that a greater vertical emphasis be placed on the building's massing, not just the façade treatment.*
- *Fine grain detail should be introduced such that the character of the new building does not overwhelm the character of the historic building.*

The consent authority should be satisfied that these issues are satisfactorily addressed.

7) Other Design Excellence Panel comments

The Design Excellence Panel have recommended that consideration be given to the following issues:

- *A landscape barrier should be provided between the driveway entrance and the adjoining entrance area to the gymnasium and new northern pathway, which could attract considerable pedestrian traffic, for both safety and aesthetic reasons.*
- *The kiosk substation located at the gate entry, should be discreetly integrated within a building footprint or other structure. Booster value and utilities should also be carefully integrated and made discreet to positively contribute to the heritage setting and public domain.*
- *Sustainability elements should be incorporated into the building.*
- *Consideration could be given to providing public access to certain times to the proposed heritage trail.*

The consent authority should be satisfied that these issues are satisfactorily addressed.

8) Traffic and parking

It is recommended that the proponent be required to prepare a Construction Management Plan for approval by the North Sydney Traffic Committee, prior to the issue of the Construction Certificate. Any use of Council property shall require appropriate separate permits/approvals.

Further, all aspects of the carpark must ensure compliance with Australian Standards AS2890.1 Off-street parking.

The consent authority should be satisfied that these issues are satisfactorily addressed.

9) General issues

It is considered that the submitted Environmental Impact Statement addresses a number of issues in detail. It is recommended that the consent authority be satisfied that the following issues are satisfactorily addressed, including through the imposition of conditions where relevant:

- **Noise/Acoustic privacy** – Noise and acoustic privacy from the use of site must demonstrate compliance with Section 3.2.5 NSDCP 2013 together with all other relevant noise criteria. Hours of use should be detailed as part of any approval.
- **Reflectivity of materials** – All building materials, including the large expanses of glazing, should demonstrate that reflectivity will meet relevant standards and comply with the provisions of Section 3.2.6 NSDCP 2013.
- **Illumination** – The light spillage report must demonstrate that light will not result in adverse impacts to surrounding residential properties in accordance with the provisions of Section 3.2.7 NSDCP 2013. Provision P3 of Section 3.2.7 NSDCP 2013 prevents illumination of rooftop levels beyond 10pm daily.
- **Visual privacy** – Privacy to and from surrounding properties should be carefully and incorporated into the design where relevant, in accordance with Section 2.3.11 NSDCP 2013.

- **Entrances and exits** – Entrances and exits should be designed to reduce conflict between pedestrians and cars, in accordance with Section 3.3.8 NSDCP 2013.
- **Landscaping** – Landscaping opportunities across the site should be maximised. Existing landscaping should be retained on site where possible. The proposal must ensure that there is no impact to Council's street trees.
- **No increase in number of students** – The EIS outlines that there is no increase in student numbers. Conditions of consent should be imposed.
- **Encroachments** – No encroachments should be supported over Council's land.
- **Plan of management** – The use of the site should be subject to an appropriate Plan of Management.
- **Plan to manage student drop off and collection** – The applicant should be required to prepare a Plan to appropriately manage student drop off and collection, given the impacts this currently has on the surrounding street network.

Council understands that the applicant is in the process of preparing amendments to the application which may address a number of issues raised in this correspondence.

Should you seek clarification on matters raised above, please contact Lara Huckstepp, Executive Planner.

Yours faithfully,



STEPHEN BEATTIE
MANAGER DEVELOPMENT SERVICES

27/05/2020



To: Lara Huckstepp

From: Lucinda Varley

Date: 29 April 2020

Re: SSD- 128 Miller St, North Sydney- Monte Sant' Angelo

1. Heritage Status and Significance

The site includes several heritage significant built elements being Masalou, , Mercy Hall and O'Reagan House that have been sited around the Holy Grass (circular lawn area) and are aligned to create an open-sided square. There is also the heritage significant Chapel which, by contrast, breaks away from these alignments with a traditional Christian north/south - east/west alignment. It opens the space out from the Holy Grass towards the driveway and entry on Miller Street creating a formal entry. As a group, these buildings create the character of the site and define its cultural heritage.

The large trees also contribute to the landscape setting of the buildings, as does the historic brick wall that wraps around Berry and Miller Streets enclosing the site. Together the landscape and built elements create a low scale historic group of heritage items that are viewed by the public from Miller Street as a borrowed landscape.

2. Heritage Impact Assessment

a) North Sydney LEP 2013 Clause 5.10 and Part B Section 13 of North Sydney DCP 2013

- **Demolition of Existing Miller Street Historic Wall** – The existing wall contributes to the Catholic cultural history of the enclosed school site and also contributes to the Miller streetscape. It is noted on the site's Statement of Significance as being an item of heritage significance. Demolition of the wall is therefore not supported.

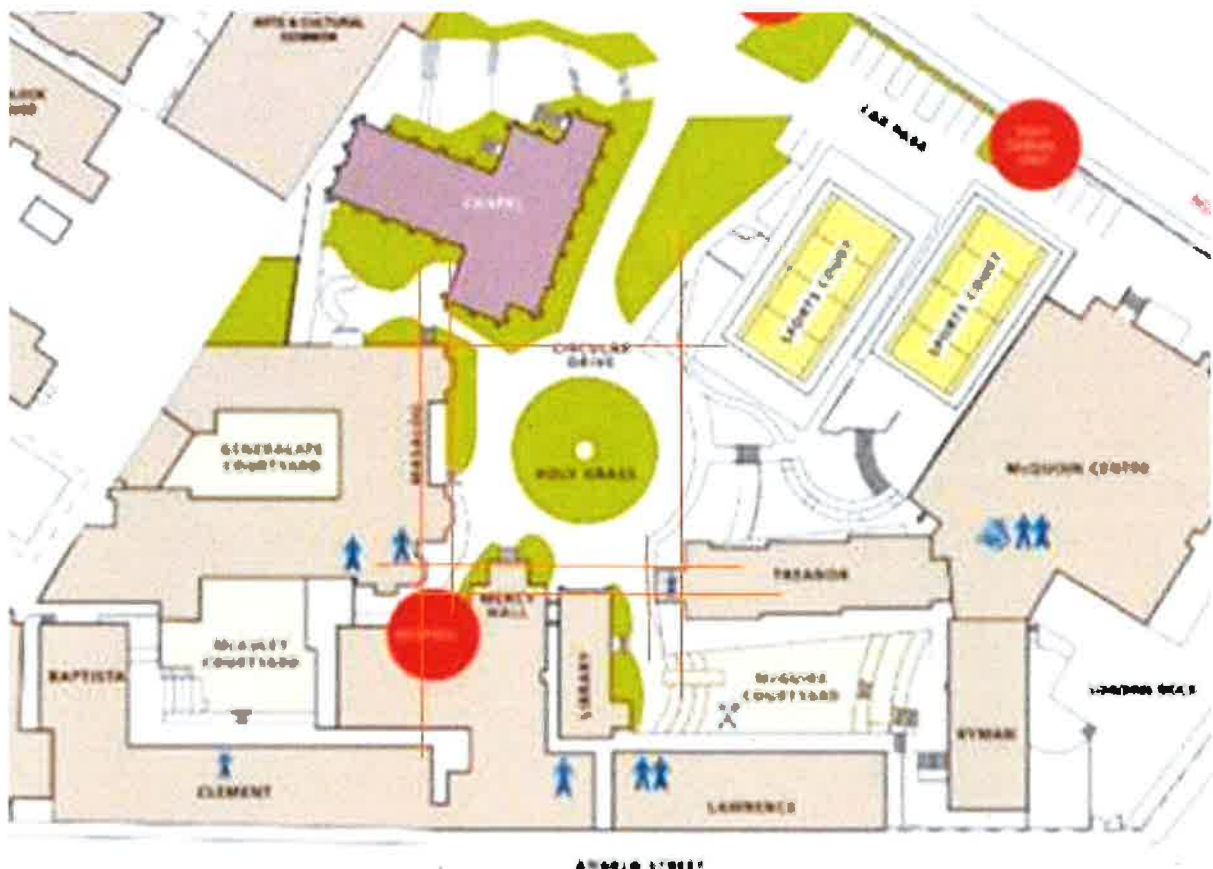
It is recommended that the proposal be re-designed to retain the existing wall.

- **Curtilage and Setting** – The visual curtilage and setting of the heritage significant buildings should be retained. The facades of Mercy Hall, the Library, Masalou and Treanor are all aligned either perpendicular or parallel to each other (see image below) and assist in creating a spatial relationship with each other in a square formation as well as creating a sense of enclosure to the Holy Grass. The Chapel as noted above, has a traditional east/west alignment, opening up to the driveway and gate. The McQuoin Centre on the corner of Berry/Miller Streets is set far enough downslope and away from the Holy Grass and the heritage-significant buildings that it reads as a separate built element on the site and has little relationship with them.

The proposed development, however, relates to none of the historic existing alignments and established curtilage but instead relates to the alignment of the McQuoin Centre and the Miller Street frontage. The new development should acknowledge the alignment of the heritage buildings as it will be seen in the context of the historic buildings due to their proximity.

Because of the proposal's bold design and monolithic massing, it is likely that it will visually overwhelm the traditional setting of the group of heritage significant buildings and their visual curtilage over the Holy Grass. Although the northwest corner has been 'eroded' at Ground Level on the North Elevation of the design, the curved frame on the North Elevation takes the eye to the right angled corner of the building on the upper levels giving it visual dominance. The new development will therefore confuse the setting of the heritage items by its corner conflicting with the established building alignments.

It is therefore recommended that to comply with Part B Section 13.4 Objective O1, Provisions P1 and P3, that the façade on the north elevation be parallel to the Chapel or that it turn approximately halfway along its North Elevation to be parallel with the Chapel. This will acknowledge the alignment of the Chapel and the established building alignments at the cultural core of the site rather than creating an incursion. It will also allow the formality of the driveway to the highly significant Holy Grass to be retained and potentially enhanced.



Plan showing the square alignment of the heritage buildings around the Holy Lawn except for the Chapel.

Source of Base Map: <https://www.ahigs.nsw.edu.au/Schools/Monte-Sant-Angelo>

- Character** - North Sydney Local Government Area is characterised by heritage buildings and conservation areas. Where infill buildings are proposed, Part B Section 13.4 of NSDCP 2013 requires the design to be respectful of the significance of the heritage items. The existing heritage buildings have a strong vertical emphasis with their spires, posts, columns and vertically proportioned windows as well as fine-grained detail. The proposed new building by contrast, will have a strong horizontal massing that will conflict with the established character.

It is recommended that the form of the proposed building be further articulated and that a greater vertical emphasis be placed on the building's massing, not just the façade treatment. It is also recommended that some fine-grained detail be introduced such that the character of the new building does not overwhelm the character of the historic buildings.

- **Setback-** Miller Street currently enjoys a borrowed landscape from the school with its tall trees, shrubberies and historic facades. The proposed new building will remove a large portion of these existing views from the public domain but does not provide adequate compensation in the form of a landscape buffer along the Miller Street frontage. The proposed setback of 5m of the new building from the heritage wall on Miller St in addition to its scale will harden off the streetscape.

It is recommended that the setback along Miller Street match that of the Mc Quoin Centre and that a deep soil planted buffer zone of trees is provided behind the Miller Street heritage wall.

- **Views-** Views to and from the heritage buildings should be retained where possible from the public domain. The design proposal will limit views to the driveway entry.

As noted above, it is recommended that this impact be ameliorated by providing a landscaped buffer of trees along the Miller Street frontage and that views up the driveway be improved by re-alignment of the new building's North Elevation.

- **Materials-** New buildings may be constructed using contemporary materials and with a contemporary character, subject to the infill building being visually submissive to the heritage items. The proposed reinforced glass concrete blades and frame will be a visually strong element and will visually dominate the fine-grained detail of the historic buildings.

It is recommended that there be greater variety in the material selected and the materials respond to the existing palette of materials.

- **Demolition of Existing Building-** The existing building does not appear to have any heritage significance however, Council must have a submission from the applicant that addresses NSDCP 20-13 Part B Section 13.8 in order to adequately assess the proposal.

Demolition of heritage items

P1 Heritage items must not be demolished and demolition will not be supported by Council.

P2 Despite P1 above, Council may consider the demolition of a heritage item, but only where an applicant can satisfactorily demonstrate:

(a) why it is not reasonable to conserve the heritage item taking into consideration:

- (i) The heritage significance of the property; and*
- (ii) the structural condition of the building; and*
- (iii) pest inspection reports; and*
- (iv) whether the building constitutes a danger to the public. Note: A report from a qualified quantity surveyor is required where the costs of retention are part of the justification for the proposed demolition.*

(b) that alternative options to demolition have been considered with reasons provided as to why the alternatives are not acceptable.

It is therefore recommended that an Addendum to the Heritage Impact Statement be provided that addresses this planning control in the DCP.

Lucinda Varley

CONSERVATION PLANNER



PROPERTY	128 Miller Street, North Sydney
PROPOSAL	Alterations and additions to a school (State Significant Development)
DATE	10/3/2020
TIME	<i>Commenced:</i> 3.45pm <i>Concluded:</i> 4.30pm
HELD	Supper Room, North Sydney Council Chambers

ATTENDANCE

<i>Chair</i>	Philip Graus
<i>Panel Members</i>	Angela Koepp; Anita Morandini; Peter Webber
<i>Council staff</i>	Lara Huckstepp
<i>Proponents</i>	Nadia Brogan (Architect); Natalie Krysiak (Architect); Tim Blythe (Planner); Peter Brogan (Project Manager); Glenn Ollerton (Monte – Director Finance Resources); Nicole Christonsen (Monte – Principal)

Proposal

The site is referred to as 128 Miller Street (aka Angelo Street, North Sydney), Monte Sant' Angelo Mercy College. The site occupies the majority of the street block bounded by McLaren Street to the north, Berry Street to the south, Miller Street to the east and Angelo Lane to the west. The Monte Campus is approximately 2.52 hectares. The subject lots are zoned NSLEP 2013 – SP2 infrastructure under the *North Sydney Environmental Plan 2013 (NSLEP 2013)* – Educational establishment.

The site is listed as a heritage item and comprises several heritage significant built elements including Masalou, Mercy Hall and O'Reagan House that have been sited around the Holy Grass as well as the Chapel.

The school complex comprises educational facilities that include a chapel, sports courts, administration buildings / ancillary functions, gym and classrooms.

The proposed development involves demolition of two existing sports courts and associated staff carparking and the construction of a new multi-level science and sports facility building including:

Level -02

- Underground car parking for staff only (existing car spaces – 65), proposed car spaces – 54)



Level -01:

- Underground/sunken sports area/gym space, two (2) courts, a mezzanine and learning spaces

Level 00 – Ground

- Scientia Building Social Enterprise area (learning innovation and entrepreneurial hub for Monte use)
- Courtyard/'Wildflower garden' tiered seating/steps with greenspace area.

Level 1

- A Science Learning area
- Four (4) labs connected to outdoor learning area

Level 2

- A science learning area
- Four (4) theory spaces, two (2) labs, service/preparation zones and storage area.

Rooftop

- One (1) court (multi-purpose)
- Outdoor science garden

Associated lift access will service all levels.

Miller Street Brick Fence (from current access driveway towards Berry Street)

- Upgrade/amendments to part of existing fence to incorporate 'sittable' elements, planting and privacy.
- Activated/enhanced Miller Street frontage

The Monte Sant Angelo Mercy College 'Scientia Project' is State Significant Development (SSD – 10393)

The Panel and Council Officers inspected the site prior to the meeting. The proponent was available to answer questions from the Panel.

Panel Comments

The Panel provided the following comments in relation to key issues and concerns of the proposed development.

The Monte Sant' Angelo Mercy College site is an important site with respect to its prominent civic presence to Miller Street in the North Sydney centre, as well as in the context of the significant groupings of heritage buildings and places within the school campus. The Panel commends the school for holding a design competition to facilitate achieving design excellence on this important site. The Panel comments are made in this context. The Panel raised



concerns with the excessive visual bulk and scale of the building on Miller Street. There is also potentially a bulk and scale issue with respect to nearby heritage buildings within the site. An independent heritage assessment and additional renders will assist in determining this. Height and scale are important considerations on this heritage site. Overall, the building design does not satisfactorily respond to the site context. There is a need to reduce the visual bulk and the perceived bulk. It is noted that the upper recreational roof area screening can be amended to lower the apparent bulk and scale of the building. Along with some setbacks to the mechanical plant, service riser and garden areas along the eastern frontage, this potentially could resolve the presently excessive visual bulk issue

This part of Miller Street is one of the highest amenity sections of Miller Street, with civic building frontages augmented by strong tree canopy and 'borrowed' landscapes within the site visible from the street. As an important element of the civic spine, this site will contribute to the vision for the North Sydney CBD. The Panel felt this building must complement the character of Miller Street and needs to continue to contribute with respect to scale and landscape. The Panel believes that the proposal in its current form will detract from both Miller Street and potentially the heritage qualities of the site.

Consideration should be given to the termination of the building top to generally comply with the building height control. This proposed building, including its setback to Miller Street, is too assertive and dominates the streetscape.

With regards to the detail design, the blades on building elevations are proposed for solar control, and considered to be appropriate in principle in relation to their function and appearance. However due to their application to all three upper levels and consequential vertical emphasis, the building facades will be perceived as a singular bulk, and the visual impact of the height exacerbated. If they were to terminate one storey lower, and the top level were to be set back, the outcome could well be acceptable. The unprotected large glass panels on the north-western façade are also questioned.

The building setback on Miller Street should provide a setback consistent with the school building (McQuoin Centre) to the immediate south and retain a strong landscape. The proposed pathways should be reconfigured to achieve this. The plans are unclear whether this setback will align with this building.

Part of the streetscape on Miller Street is the strength of the continuous brick wall, tying together the different buildings behind, and with the landscape backdrop creates the strong civic setting and this brick wall should be retained. Its partial removal is not supported as it will significantly detract from the street, increasing the apparent scale of the proposed building further.

The proponent advised that part removal and modification to the brick enclosing boundary wall would benefit the building users in one space with some additional solar access and outlook within the site. The panel agreed that the design must balance the broader public domain with the user experience. Retaining the wall and greening a usable setback will



contribute to the Miller Street streetscape and provide user amenity.

There should be a landscaped barrier between the driveway entrance and the adjoining entrance area to the gymnasium and new northern pathway, which could attract considerable pedestrian traffic, -for both safety and aesthetic reasons.

The Panel felt that the greenery between the wall and the building to be a critical element within the streetscape. The setback between the building and the wall should be provided with landscaping including canopy trees, to contribute to the character of Miller Street as the wall immediately to the south currently does. Miller Street is a street of canopies and the design should reflect and incorporate this greenery. Greening Miller Street and contributing to the canopy edge should be the priority.

With regards to the context of the new building internally within the site, it is necessary to understand the relationship between the new building and existing buildings within the heritage site, including the Chapel. Additional drawings detailing the internal relationships with the new and old buildings are critical to understanding the impact of the new works within the site. As part of this analysis, further demonstration that the new building fulfills the transitioning role (as outlined as key design principle by the proponent) from fine grain to large format is required.

The use of the curved undercroft building edge is questioned and the design is not considered to be convincing given the deep south facing undercroft space created adjacent to the Staff room Level 0, and the very rectilinear form of the other buildings that define spaces. These curved elements will be the only curves amongst a set of buildings with square hard edges. The Panel noted the curves feature as part of the garden / landscaped design however questioned whether curves related to building structure were appropriate.

Clarification is requested as to over shadowing impacts as the shadow diagrams do not appear to take account of the tennis court fencing. The proposal must ensure it does not adversely impact on surrounding special areas within the CBD.

Sustainability measures should be incorporated into the building, for example rainwater recycling for irrigation, and solar collectors. Consideration should be given to whether the building will produce less carbon or other appropriate initiatives. This is considered to be of particular importance given the science theme of the building. The theme of individuals taking action would be very powerful. The design should genuinely contribute to resilience including the introduction of landscaping.

The kiosk substation located at the gate entry, should be discreetly integrated within a building footprint or other structure. Booster values and utilities should also be carefully integrated and made discreet to positively contribute to the heritage setting and public domain.



Consideration could be given to providing public access at certain times to the proposed heritage trail.

Conclusion

The Panel is supportive in principle of the application and commends the applicant on the quality of the submission. However, the design could not be endorsed unless the issues raised above, particularly those in relation to the alignment along Miller Street, and the visual bulk are addressed.