

Response to DoP / UDRP / City of Ryde Council Comments In Relation To

MP10_0110 MOD3

74-76 Belmore Street, Ryde

Report prepared By **Nordon Jago** Architects

On Behalf of **DeiCorp** Construction Pty Ltd

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A. Department of Planning and Infrastructure (DOP)
Response to letter received 25.11.13

Item A.01 Communal Residential Facilities

See response to submissions prepared by Ludvik & Associates Pty Ltd, dated 21 January 2014

Item A.02 Visual Bulk Impacts

See response to submissions prepared by Ludvik & Associates Pty Ltd, dated 21 January 2014

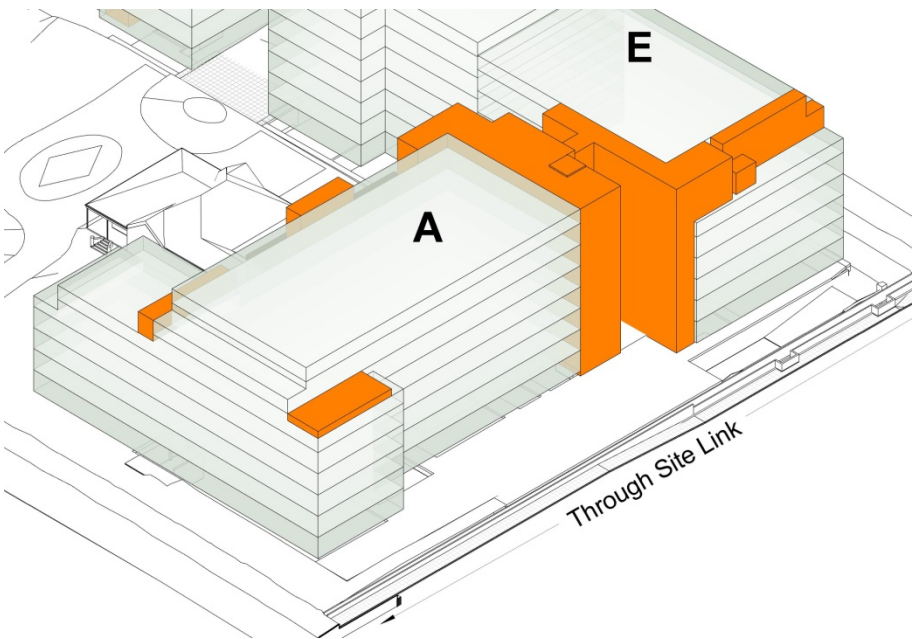


Image a2.1 Building E envelope additions along South West elevation

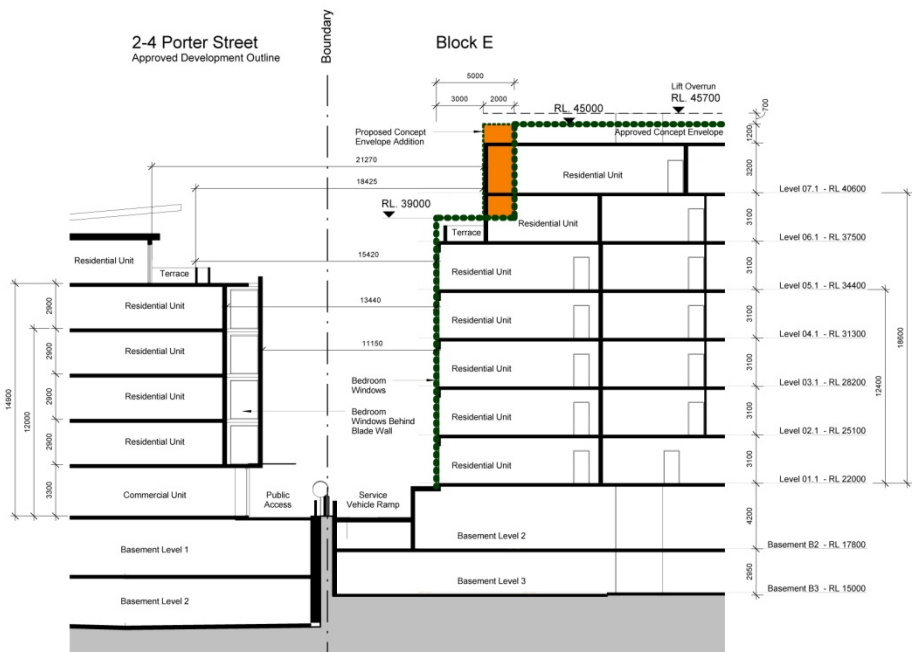


Image a2.2 Extract Section from Drwg 1S.DN271[B]
Illustrating Building separation at Building E

Item A.03 Axonometric View Additions

See response to submissions prepared by Ludvik & Associates Pty Ltd, dated 21 January 2014

Item A.04 Envelope To Southern Boundary

See response to submissions prepared by Ludvik & Associates Pty Ltd, dated 21 January 2014

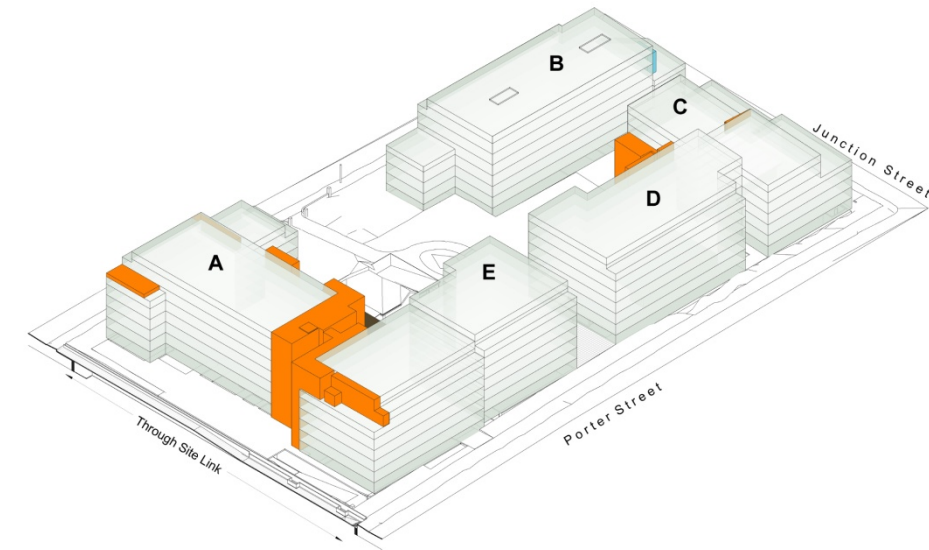


Image a3.1 The corner of Porter Street / the through site link

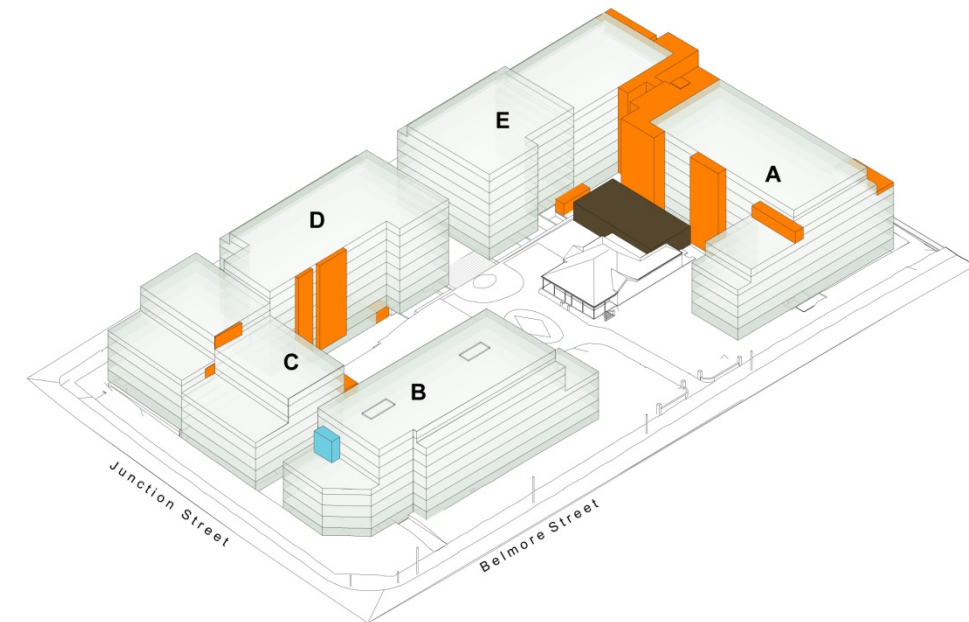


Image a3.2 The corner of Junction Street and Belmore Street

Item A.05 Proposed Extensions

See response to submissions prepared by Ludvik & Associates Pty Ltd, dated 21 January 2014

Item A.06 Extension to 6th Storey of Building B

See response to submissions prepared by Ludvik & Associates Pty Ltd, dated 21 January 2014

Item A.07 Lift Overruns

The increase proposed for the lift overruns is a result of having to increase the floor to floor levels of the buildings from 3000mm to 3100mm. As the envelope steps back in the upper levels the internal planning of the upper floor plates will be different from that below resulting in wet area stacks to be offset and structural beams to be increase to transfer loadings. This increase would therefore raise the seventh level

It is currently proposed to use a machine room less lifts in the development and the design has been based on the Kone N MonoSpace® lift (specification illustrated in **image a7.1**). This lift type requires an internal lift overrun height of 4150mm from the last exit level (seventh level).

Allowing for the provision of a 200mm concrete lid, and 150mm parapet hobs puts the overall height to 4500mm from the FFL of level seven. At the time of the concept approval issue a provision of 4800mm + Structure was allowed for in the envelope which was based on previous lift installations used for similar projects. Provision was allowed for in this height addition on the basis that any structural transfers in the levels below could potentially push the upper levels up by around 200 – 300mm. To cover the additional structural depth required to accommodate the stepping of the building and maintain the habitable clearances within the units, a level of tolerance was requested to the lift shaft areas.

Refer to the draft section illustrating the typical arrangement of the floor to floor dimensions is shown in **image c1.1** (page 13)

See response to submissions prepared by Ludvik & Associates Pty Ltd, dated 21 January 2014

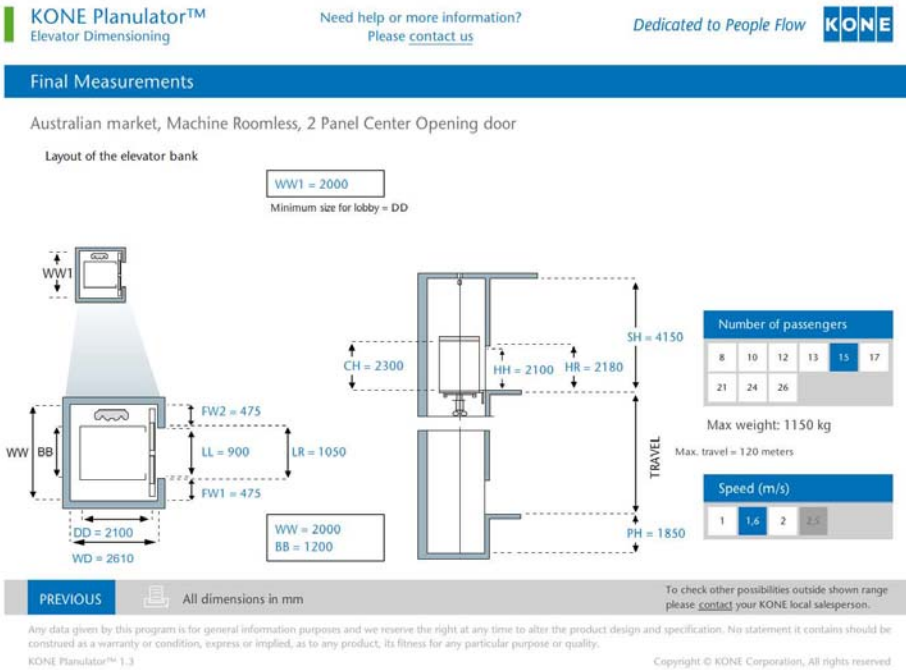


Image a7.1 Kone planning dimensions for residential lift cores

Item A.08 Further Clarification

The following approach to resolve the conflict between the requirements of A6 and C1 will be to adopt the Department's recommendation (i) Revise the concept plan drawings to incorporate the requirements of conditions A6 and C1 where applicable and delete/delete aspects of the conditions.

See response to submissions prepared by Ludvik & Associates Pty Ltd, dated 21 January 2014

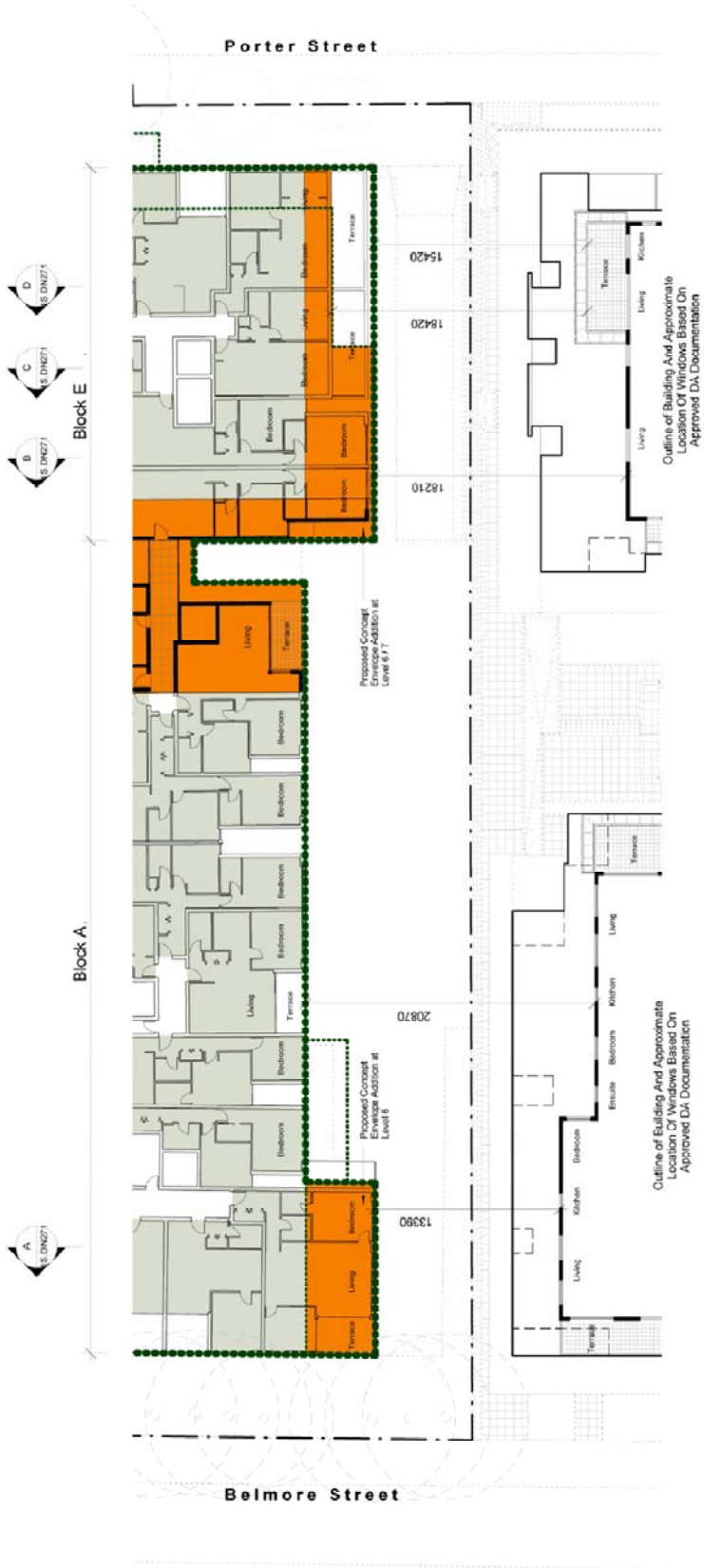


Image a2.3 Extract of Drwg 1S.DN270[B] Illustrating separation of buildings A & E to Porter St development

B. Urban Design Review Panel (UDRP)

Response to letter received 29.11.13

Item B.01 Courtyards / light wells and deep notches

1. The UDRP made comments that *“the approved envelopes result in inset corners, small courtyards/light well and deep notches in an attempt to provide daylight and ventilation to deep plans”*.

This is a design related issue most appropriately considered and determined in relation to the development application required for the construction of the buildings within the confines of the approved building envelopes.

2. The UDRP made comment that the *“Changes to envelope generally reduce amenity for neighbouring lots and within the site itself”*

We have demonstrated on drawings **1S.DN270[B]** and **1S.DN055[C]** that there are no reductions in amenity to the one instance where the proposed changes to the approved envelope are adjacent to the property

The proposed additions and reductions to the concept envelope have ultimately been generated to supply a greater level of amenity for the proposed planning arrangement and provide allowance for a more articulated form to help reduce the visual bulk.

It is noted that the original concept envelope analysis was based on a maximum indicative yield of some 470 units. This was further reduce on the recommendation of the PPR down to 430 units. The development proposed within the amended concept envelope has been designed for the provision of 416 units, which again reduces the unit loading on the site by some 14 Units.

The reduction in unit loading on the development is a positive allowing for larger dwelling sizes providing increased amenity in the overall development planning. It is also noted that we have further expanded the central landscaping area by requesting that envelope F be omitted from the concept approval (refer to **item B.05**).

To satisfy the condition of approval C2(a) and C2(b), where SEPP 65 planning guidelines for direct solar access and cross ventilation are stated as an approval condition, further articulation of the envelopes has been proposed to maximises the area of viable orientation for the proposed buildings to receive direct solar access. These modifications resolve those areas in the current approved envelopes that have limited solar access across the majority of their facades, due to either their orientation or being overshadowed from their neighbouring envelopes.

Item B.02 Extension of Building C

The proposed South West addition to the envelope of Building C is to provide an additional 4500mm in depth. The current planning does illustrate a single aspect unit design in this location (Unit C.020 as illustrated in **image b2.1**). It is noted that this unit type achieves the required 3hr solar access under SEPP 65.

The proposed separation between Buildings C and B measured at 9700mm is greater than that proposed under the current approval conditions and envelope.

To provide for the privacy of the dwellings between habitable spaces of adjacent units, privacy screens have been detailed to the bedrooms of Building B facing Building C.

The inset corner condition between Buildings C and D is a reduction to the concept envelope. It is noted that this area is predominantly fronted by bedrooms within dual orientation dwellings. Privacy between the rear units has been address through the introduction of blade walls to prevent overlooking and maintain a good level of daylight access and visual outlook from the room.

The use of the ground floor area will be detailed in the Landscaping design (current design illustrated in **image b2.2**), where it is intended to provided a green buffer in this area with medium sized planting located in raised planter beds.

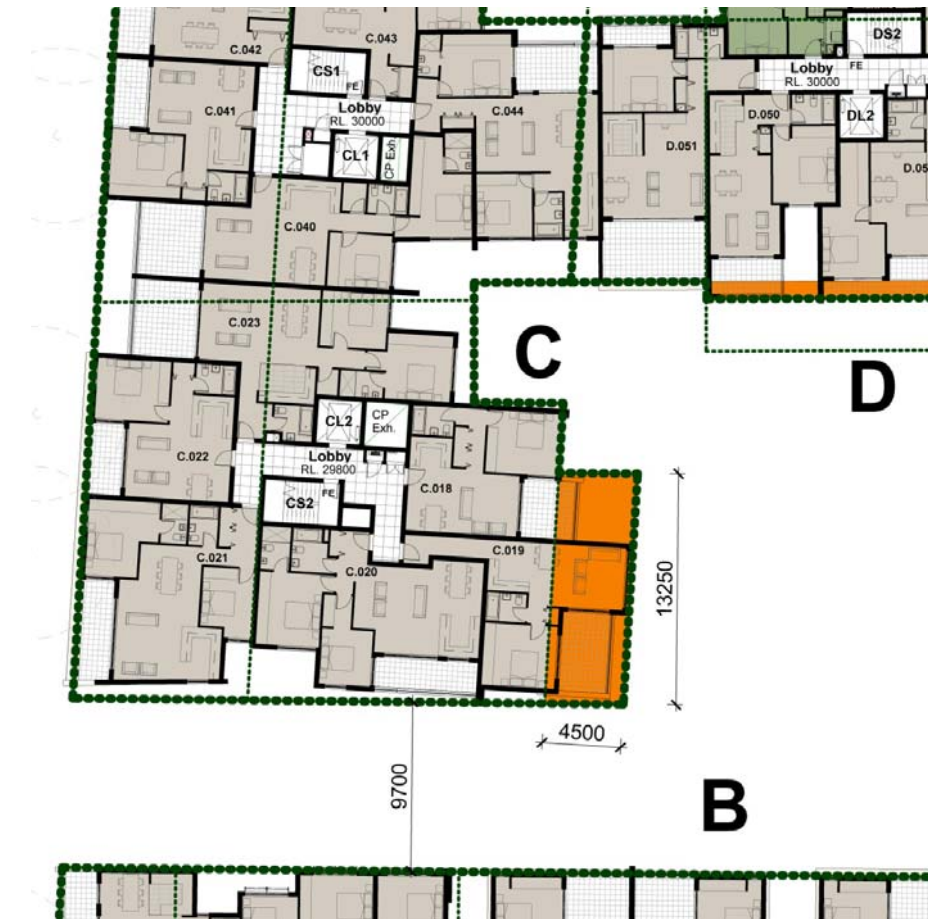


Image b2.1 Extract of Building B, C and D (Plan level 4)

Item B.03 Extension of Building D into courtyard

This is a design related issue most appropriately considered and determined in relation to the development application required for the construction of the buildings within the confines of the approved building envelopes.



Image b2.2 Extract of Landscaping Plan

Item B.04 Separation of Building A and E

The current approved envelope illustrates a separation between the South Western end of Building E and the South Eastern end of Building A of 14m. It is proposed that the envelope between building A & E is connected with a 4m wide access zone to the public domain interrupted at high level by a translucent bridge connection. The design solution maintains the site permeability from the common landscaped area and the proposed through site link.

The intent of this amendment is to allow for the provision of the units in the Western corner of the envelope for Building E to be rotated to achieve dual aspect and direct solar access with its primary elevation facing North East and the bedrooms facing South West. The extract plan layout image 2.6 illustrates this arrangement and its intended relationship to Building A.

It is noted that through a solar analysis of the current approved envelope, Building A greatly overshadowed the Western corner of the envelope for Building E, resulting in the provision for SEPP 65 direct solar access difficult in this area without an adjustment to the envelope.

The envelope to Building A is proposed to extend to the South East to generate a greater frontage with access to direct solar access. It is proposed to provide a transparent link between Buildings A and the End Unit within Building E to help reduce the number of lifts required to serve the development. The link will maintain a visual separation between the built forms of Building A and E, allowing for a vista through to the common landscaped area beyond.

It is noted that the proposed increase in depth to the envelope of building E to 27m is limited to this area only, with the remainder of the envelope remaining in the current approved arrangement. As with the current planning between Buildings C and D, the result of generating visual outlook, solar access, and cross ventilation for the units in this area results in an inset corner detail.

In response to the comments from the UDRP regarding the level of privacy/noise for the units in this area, it is proposed that the Unit located in the position E.047 (illustrated in **image b4.1**) at all levels be rotated so as to face the habitable balcony to the South East. This would however exclude the units from the 3hr direct solar access they currently achieve to a habitable space, and would reduce the overall percentage below the 70% for the development.

We would potentially request that an amendment to condition C2 Residential Amenity of the concept approval be considered, reducing the overall percentage required within the development down to 65% to accommodate the amendments requested by UDRP.

The proposed Landscaping arrangement to the inset corner of Building E, (illustrated in **image b4.2**) accommodates a raised deep planting area. To address the concern of the UDRP regarding the privacy to the ground floor units the raised planting zones have been relocated so as to form a buffer between the public and private interface, and provide a clear path of travel to the entry foyers located in this area.

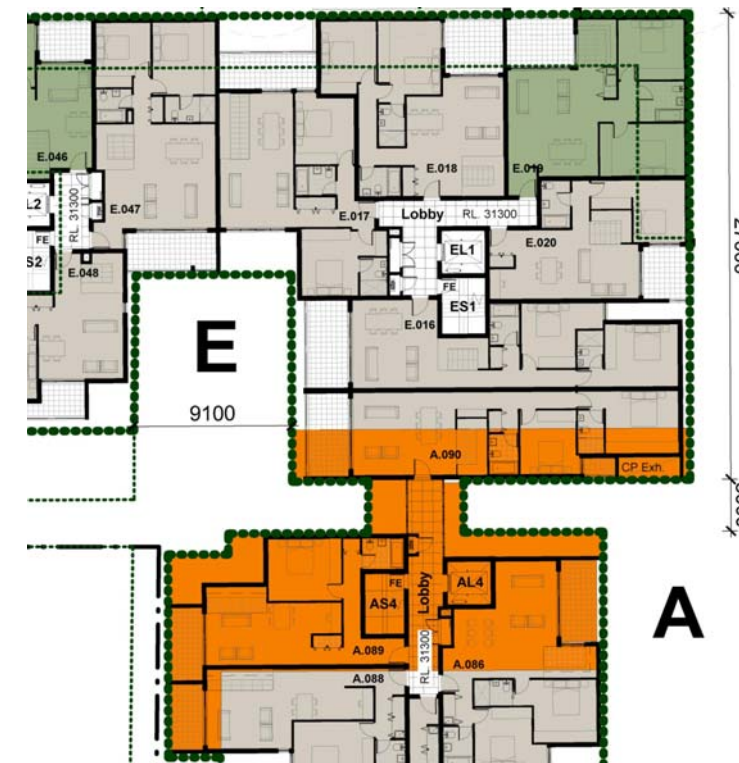


Image b4.1 Extract of Building A and E (Plan level 4)

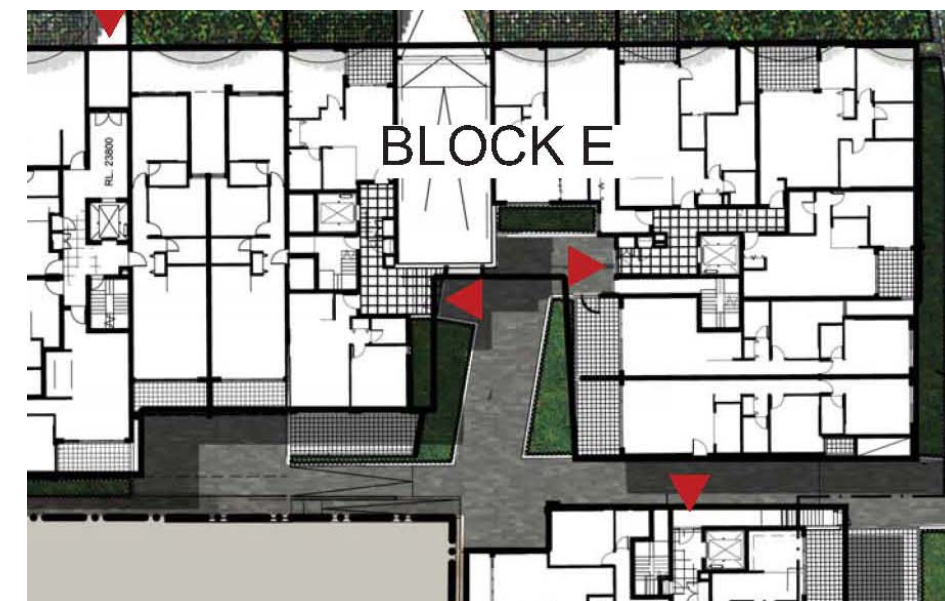


Image b4.2 Extract of Landscaping plan at building E entrances

Item B.05 Encroachments at Building A into central courtyard

1. The proposed envelope additions to building A towards Tellaraga house are intended to accommodate balcony projections from the single aspect units and promote an elevational treatment with a sufficient level of articulation and fenestration, helping to break up the visual bulk of the building presenting behind Tellaraga house.

It is noted that the proposed envelope additions do not encroach or interfere with the heritage curtilage.

In response to the comments from the UDRP regarding the close proximity of the additions to building A and the prosed envelope allowed for Building F adjoining Tellaraga house, it is proposed to omit the envelope F from the concept approval.

2. The UDRP made comment that they *“the panel recommends that the demolition of the existing extension needs to be linked to the change to the envelope for it to be considered”*.

This is a design related issue most appropriately considered and determined in relation to the development application required for the construction of the buildings within the confines of the approved building envelopes.

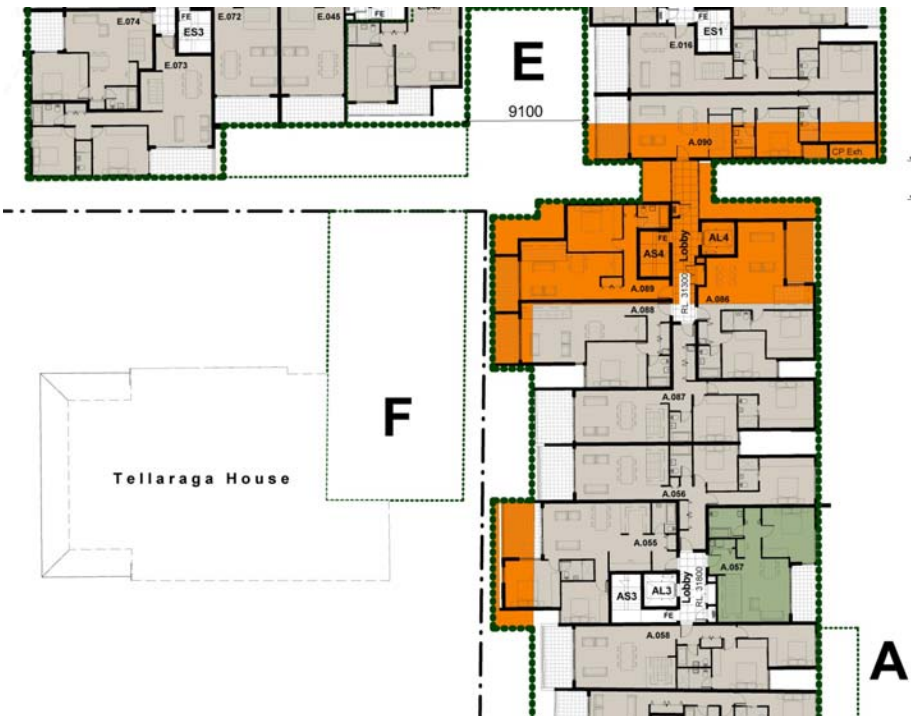


Image b5.1 Extract of Building A (Plan level 4)



Image b5.2 Proposed draft Landscaping plan arrangement

Item B.06 Encroachments into upper level setbacks at Building B and Building D

The proposed encroachments to the upper level setbacks at Building B and Building D have been withdrawn. Image b6.1 Image b6.2 describe the current proposed envelope changes.

See response to submissions prepared by Ludvik & Associates Pty Ltd, dated 21 January 2014

Item B.07 Encroachments into street setback at Building A and E

See response to submissions prepared by Ludvik & Associates Pty Ltd, dated 21 January

Item B.08 South-west boundary and interface with adjacent sites

See response to submissions prepared by Ludvik & Associates Pty Ltd, dated 21 January

The UDRP made comment that the *“garbage access entry and ramp to be relocated into the footprint of the building”*

This is a design related issue most appropriately considered and determined in relation to the development application required for the construction of the buildings within the confines of the approved building envelopes.

The UDRP made comment *“that the ground level units and landscaping be better integrated with the pedestrian through site link”* and *“improvements could include ground floor unit courtyards with entries connecting to the pedestrian link”*

This is a design related issue most appropriately considered and determined in relation to the development application required for the construction of the buildings within the confines of the approved building envelopes.

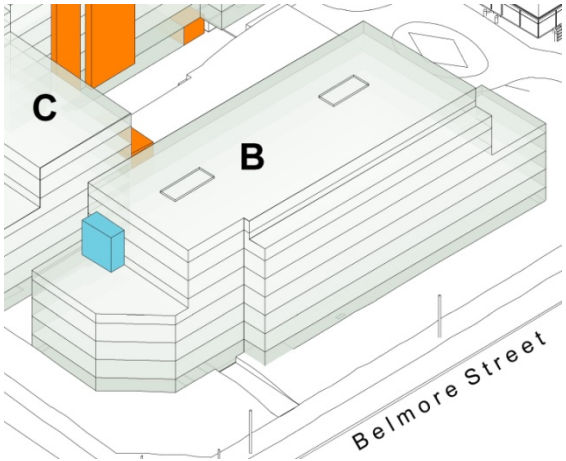


Image b6.1 Building B envelope additions

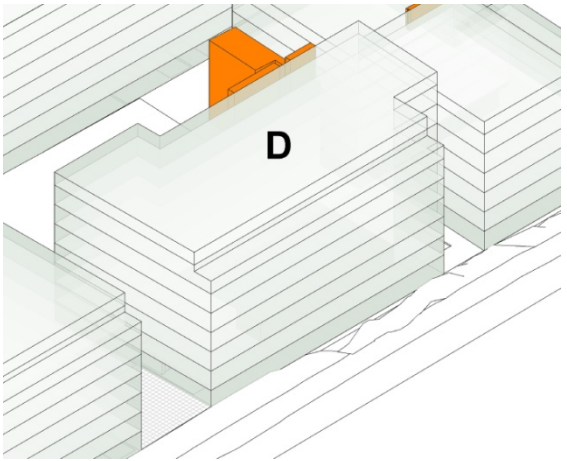


Image b6.2 Building D envelope additions

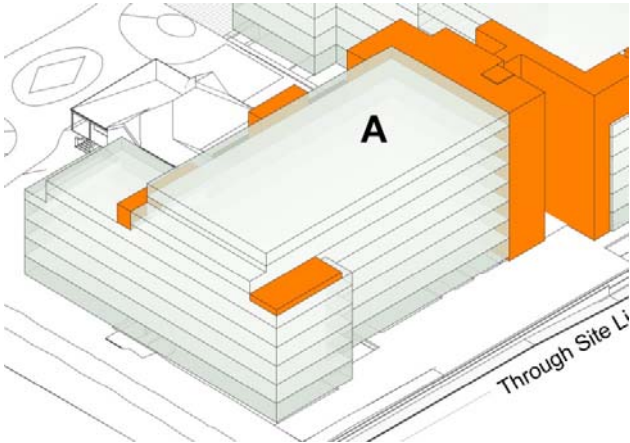


Image b6.3 Building A envelope additions

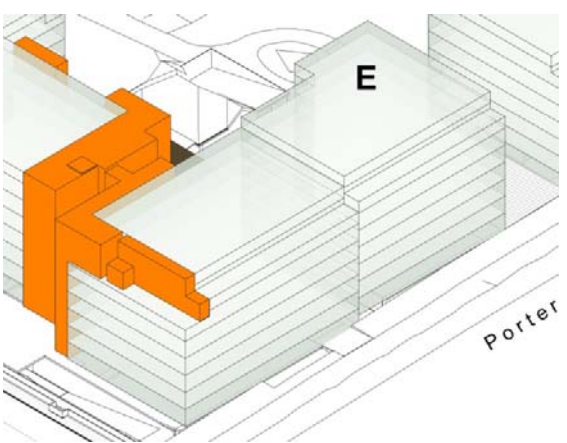


Image b6.4 Building E envelope additions

Item B.09 Building address and pedestrian circulation

This is a design related issue most appropriately considered and determined in relation to the development application required for the construction of the buildings within the confines of the approved building envelopes.

Item B.10 Stratum Subdivision

The Stratum subdivision has been withdrawn from the application.

See response to submissions prepared by Ludvik & Associates Pty Ltd, dated 21 January

Item B.11 Tellaraga House and Communal Facilities

As to ensure that there is no confusion we will delete all references/plan to building F from our application

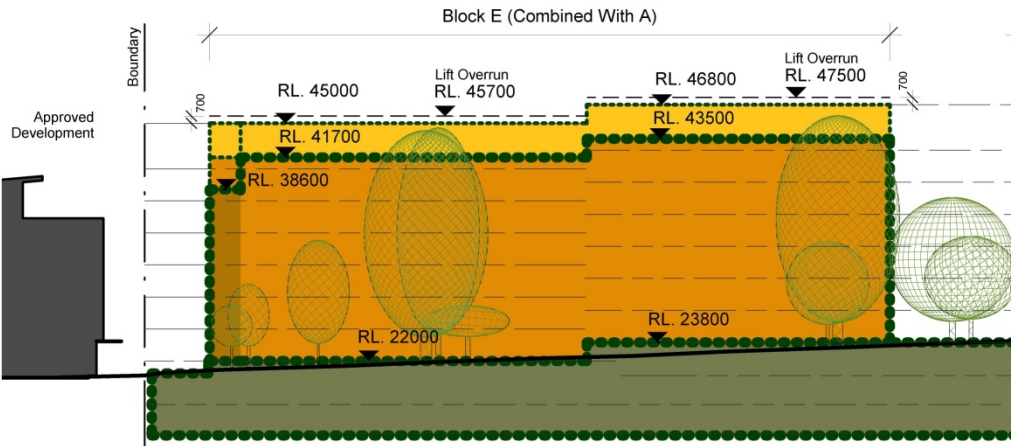


Image b09.1 Elevation illustrating difference between the natural ground level along Porter Street and the ground floor levels of Building E

C. City of Ryde Council Pre-lodgement Panel (CoRC)

Response to letter received 29.11.13

Item C.01 Planning Issues

1. The CoRC have repeated the comment from the UDRP noting that the changes would have a poor outcome to the built form and would generally reduce amenity for neighbouring lots and within the site itself. Please refer to the response under **item B.01.2**
2. The CoRC make comment stating *"concerns have been raised to the provision of extended car parking footprint to the western boundary, due to the inability to provide deep landscaping within this area"*.

The proposed extension to the basement footprint along the Western boundary is intended for the accommodation of the waste collection on site by a council contractor only – refer also to item 3.06 of this report.

The current Landscaping design allows for raised planters to the area between Buildings A and E and the adjoining Boundary. There is a zone of deep planting along the adjoining boundary towards the Belmore street frontage, however it is noted that the level of solar access to this landscape division is limited, and the use of sustainable planting will also be limited, there for it is considered that deep planters will provide a sufficient level of landscaping, with the balance of the site providing the deep soil provision.

3. CoRC make comment that *"council does not support further increase to the proposed building height"*

The proposed amendments to the concept envelope do **not** increase the overall heights (maximum RL's) from those stated in the current approval condition A6. Approval has been sought for the increase in the provision for lift overruns, which are generally higher than a standard floor to floor dimension.

The details outlining the intention of this increase are covered in **item A.07** of this report.

It is noted that the height increase is specifically isolated to lift overrun locations which are generally located well within the plan and will not be visible from the streetscape.

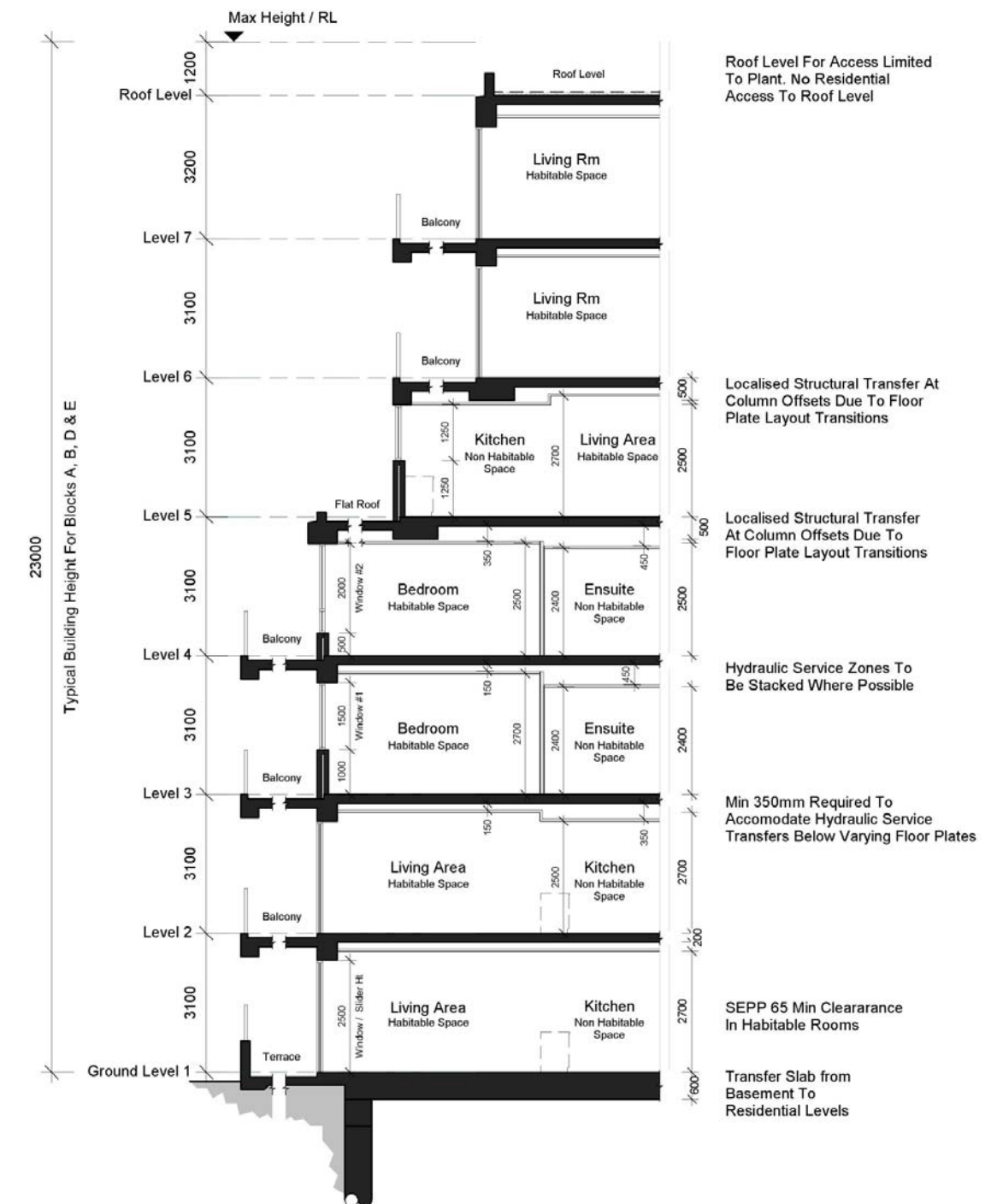


Image c1.1 Draft Section illustrating typical arrangement of proposed floor to floor dimensions

4. Council raises concern *“that inclusion of a mezzanine level at 7th storey would add another level to the building which is considered unacceptable”*

The current proposal does **not** indicate in any way the provision of a mezzanine level in the planning of the buildings. The proposed reduced upper seventh storey dimension excludes the possibility of establishing a habitable mezzanine level under the requirements of the BCA.

The current concept approval envelope details a floor to floor dimension of 3m per level with the upper seventh storey described as being 5m inclusive of allowance for handrails, parapets, plant rooms and clothes drying areas.

It is noted that the proposed amendment to the concept approval envelope illustrates the floor to floor provision being increased to 3.1m floor to floor with the upper seventh storey being reduced to 4.4m inclusive of handrails and parapets, (refer to **item A.07** and **image c1.1**). The proposed amendments to the floor to floor dimensions do **not** effect or increase the general overall dimension / maximum RL's noted in condition A6 of the approval.

5. Council make comment that *“The Concept plan approval condition requires the 7th storey of buildings facing Porter and Belmore to be indented in 3m”. Also “building E requires 6th and 7th storey to be set back 5m from the building façade”.*

This item is addressed in the previous response items **B.06** and **B.07**

6. As above, this item is addressed in the previous response items **B.06** and **B.07**
7. Council note that *“Building A on Southern elevation has been approved a 5 storey; amended plans show this as a 6 storey”.*

See response to submissions prepared by Ludvik & Associates Pty Ltd, dated 21 January 2014

8. Council note that it *“does not support the joining up buildings A & E”.*

It has been demonstrated in the previous response **items B.04** that the effect of the additional envelope proposed between building envelopes A and E produce no reductions in amenity to the neighbouring developments, and have been proposed to improve the overall amenity of the site.

The presentation of the Western elevation will be resolved architecturally and in accordance with the approved condition C1(d) to reduce the visual bulk. It is noted that there has been a good level of articulation incorporated into the planning of the buildings, to prove a satisfactory level of modulation to the building façade helping to break down its length and bulk.

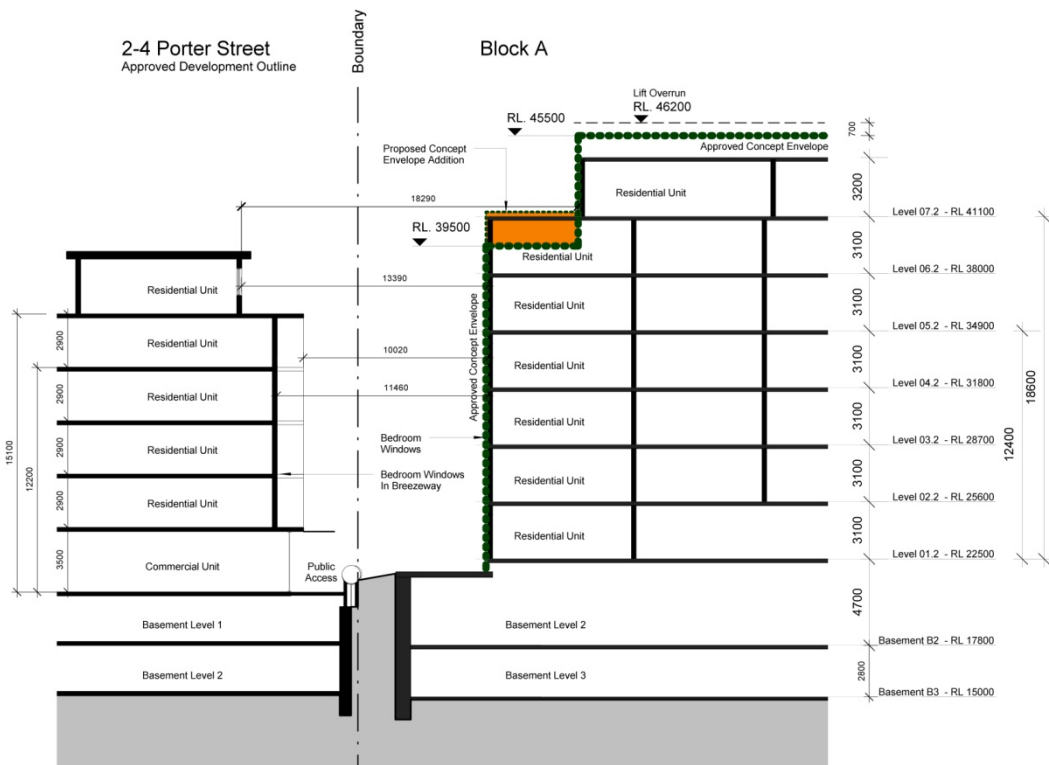


Image c1.7 Extract of drawing 1S.DN271[B], illustrating the addition to building envelope A

9. It is noted that *“Council does not support any changes in the approved height and envelope as these changes would result in unacceptable bulk, form and reduction in building separation distances between the buildings as required by the residential flat code”*

The proposed amendments to the concept envelope do **not** increase the approved building heights.

The proposed additions do not effect or reduce the approved building envelopes with regards to their separation distances suggested by the guide lines of the residential flat code..

Item C.02 Waste Management

This is a design related issue most appropriately considered and determined in relation to the development application required for the construction of the buildings within the confines of the approved building envelopes.

Item C.03 Stormwater Drainage

This is a design related issue most appropriately considered and determined in relation to the development application required for the construction of the buildings within the confines of the approved building envelopes.

Item C.04 Traffic, Vehicular Access and Accommodation

This is a design related issue most appropriately considered and determined in relation to the development application required for the construction of the buildings within the confines of the approved building envelopes.

Item C.05 Heritage

This is a design related issue most appropriately considered and determined in relation to the development application required for the construction of the buildings within the confines of the approved building envelopes.

Item C.06 Condition 15 Changes

The intentions is clearly stated in”3.3.6 Staging” of the EA . It is clearly to the benefit of all concerned that the delivery of the completion of Tellaraga House occurs at the time of OC for stage 1

D. Conclusion

In summary the main points of issue addressed in the above response items are as follows.

- The incorrect assertion that the landscaping, and heritage curtilage surrounding Tellaraga house was compromised. The outcome of the proposed amendments is in fact the opposite, as it is intended to relinquish the envelope to Block F improving the landscaping.
- The proposed extension to the envelopes has a significant impact on the amenity
 - It is has been noted that there is **no** increase in the building height aside from the lift overruns, which have previously been accepted.
 - The junction at Buildings A and E has been investigated and justified to show no impact on amenity to surrounding properties or to the site itself.
 - Confusion arising out of attaching building envelope to hard landscaping elements at grade,