

Development Application DA2019/0505

RESPONSE MATRIX: To Council letter requesting for reconsideration and further refinement dated 6th November 2019

Rebecca and Matthew: In response to Councils above noted letter, please find following Crawford Architects responses, to be read in conjunction with revised documentation.

Council Comment	Architectural Response	Drawing Number & Issue	OK ?
<u>Refinement of the façade</u>			
Concern is raised in relation to the proposed tripartite built form outcome, whereby the form of the ground level, podium and tower are differentiated with varied/contrasting materials and architectural form. It is suggested that the materiality be simplified so that the ground floor level is seen as part of the podium. In this respect, Council's preference is for the continuation of the use of concrete panels proposed along the side elevations and be more responsive to the residential nature of this component of the development.	<ul style="list-style-type: none">- Precast concrete panels are already in use on both south and west façade for the podium, colours will be adjusted on the elevations and the photomontages to be sympathetic to the timber high level cladding.- The columns on the ground floor will be painted with the same colour as the precast concrete panels used on the podium over.	<ul style="list-style-type: none">- A200 (ISSUE J)- A201 (ISSUE J)	✓
You are also encouraged to:			

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a. Provide further fenestration detail to ensure that flat façade presenting to Pittwater Road and Oaks avenue are avoided.	- Additional battens have been placed on both to create further punctuation at high level	- A200 (ISSUE J) - A201 (ISSUE J)	✓
b. Reconsider the finish of the underside of the protruding tower element.	- Dark grey Soffit colour is now introduced to the underside of the cantilevered level 5.	- A210 (ISSUE D) - A211 (ISSUE D) - A212 (ISSUE D)	✓
c. Reduce the area of the balcony associated with Unit 109A to align with the balconies on the levels above.	- Unit 109A balcony is now aligned with the balconies above it.	- A105 (ISSUE J)	✓
d. Recess any protruding balconies on the Oaks Avenue façade.	- Unit 106A, 206A and 306A balconies have been recessed to create a pocket in the façade, this will give the façade more character - Further recessing any protruding balconies will contradict with council's request of avoiding having a flat façade. Units 107A, 108A, 207A, 207B, 307A and 308A balconies remain forward of the precast	- A105 (ISSUE J) - A106 (ISSUE G) - A107 (ISSUE G)	✓ X
Emphasis of entranceways			
As requested in council's previous correspondence dated 24 July 2019, further amendments are required to refine and promote the entrances to the building on the ground floor. In particular, you are encouraged to:			
a. Widen the entire length of the pedestrian access points, and/or	- The small nib wall in the residential lobby is now removed and the wall is straightened which widens the entrance - Retail lobby (now called Carpark Lobby)'s entrance is now bigger and more generous.	- A104 (ISSUE P)	✓ ✓

b. Incorporate splays at either side of each pedestrian entrance, and/or	- Options a & c adopted		X
c. Replace the solid side enclosing walls of the pedestrian entrances with glazing into the adjoining retail spaces.	- Both entrances now have glazing into the adjoining retail spaces.	- A104 (ISSUE P)	✓
Inadequate/insufficient information			
Further detail is required to: a- Confirm that the FFL of the retail tenancies on the ground floor are compliant with the relevant FPL (by virtue of confirmation from the food engineer.	- Please refer to attached document (APPENDIX D – GROUND FLOOR PLAN)	- APPENDIX D – GROUND FLOOR PLAN (APX D – P2)	✓
Design and Amenities			
The layout of the proposed residential units is inconsistent with a number of design criteria and guidance of the ADG. In particular, concern is maintained with regard to:			
a- The extent of non-compliance with minimum solar access and ventilation requirements	- The new layout of level 7 will increase the number of units that get direct sunlight and ventilation.	- A111 (ISSUE J) - A112 (ISSUE K)	✓
b- The shape and depth (both to back of kitchen & cross-through) of the units at the junction of sides A and B of the building (ie: 105A and 101B, 205A and 201B etc), and how these units relate to other units within the internal courtyard. You are encouraged to:			
a) Refine the layout of the eastern side of each level to minimise common walls and awkward angles, and	- The dovetailing of units 104A, 101B, 204A, 201B, 304A and 301B have been removed and replaced with a straight common wall.	- A105 (ISSUE J) - A106 (ISSUE G) - A107 (ISSUE G)	✓
b) Remove the protruding balcony element proposed on each level of the eastern façade presenting the internal courtyard.	- The balconies on the eastern façade of the building are no longer protruding onto the internal courtyard.	- A105 (ISSUE J) - A106 (ISSUE G) - A107 (ISSUE G) - A108 (ISSUE G) - A109 (ISSUE G)	✓

		- A110 (ISSUE G) - A111 (ISSUE J)	
Height non-compliance Clause 4.3 (Height of Buildings) of WLEP 2011 Clause 4.6 (Exceptions to development standards) of WLEP 2011			
Council does not consider the amendments to WLEP 2011 to be imminent or certain, and as such, the request to vary the building height should not be entirely reliant upon the draft LEP. In this regard, you are encouraged to explore other reasons as to why council should be of a mind to support the proposed variation. Furthermore, any reference to the detailed roof terrace should be removed (page 11)	- Please refer to attached document (Clause 4.6_Final_V5_Building Height_KH)	- Clause 4.6_Final_V5_Building Height_KH	✓
Further Amendments – Draft Conditions			
a- The depth of the awning along the Pittwater Road public road reserve is to be reduced by 200mm.	- Completed	- A105 (ISSUE J)	✓
b- The depth of the awning along the Oaks Avenue public road reserve is to be increased by 500mm.	- Completed	- A105 (ISSUE J)	✓
c- The FFL of the elevated/upper portion of Retail 4 is to be raised to the applicable Flood Planning Level of 19.37m AHD.	- Completed	- A104 (ISSUE P)	✓
d- Areas not within 5m of the street frontage within Retail 1, Retail 2 and Retail 3 must be raised to the applicable Flood Planning Level (excluding ramps), being 19.05m AHD for Retail 1, and 19.15m AHD for Retail 2 and Retail 3.	- Completed	- A104 (ISSUE P)	✓
e- The FFL of the Ground Floor Residential Lobby is to be increased to RL 18.65m AHD.	- Completed	- A104 (ISSUE P)	✓
f- The seven (7) western most visitor spaces on Basement Level 2 are to be converted to dedicated Retail spaces.	- Completed	- A102 (ISSUE G)	✓

g- The bulky good area is to be separated from the residential garbage area by a 1200mm (minimum) wide door.	- Completed	- A104 (ISSUE P)	✓
h- All Sections are to be amended to be consistent with the approved plans.	- Completed	- A300 (ISSUE G) - A301 (ISSUE G) - A302 (ISSUE G) - A303 (ISSUE F) - A304 (ISSUE F) - A305 (ISSUE D)	✓
i- The platform lift and stairs connecting Level 7 to Level 8, as shown on the approved Level 7 plan, are to be deleted.	- Completed	- A111 (ISSUE J) - A112 (ISSUE K)	✓

To clarify the extent of modifications – please refer following table

Council Comment	Architectural Response	OK ?
Refinement of the façade		
Level	Modification	✓
B4	No changes	
B3	No changes	
B2	The seven western most visitor spaces are converted to dedicated retail spaces	
B1	No changes	
Ground	<ul style="list-style-type: none"> - Oaks Avenue awning extended a further 500mm - Pittwater Road awning reduced by 200mm - Pittwater Road Retail Lobby increased, - Pittwater Road Stair pressurization shaft position adjusted - Pittwater Road Retail 1 shop front glazing and area adjusted - Pittwater Road Retail 2 shop front glazing and area adjusted - Pittwater Road Retail 3 shop front glazing and area adjusted - Oaks Avenue Retail 4 shop front glazing and area adjusted - Oaks Avenue Retail 4 Floor level raised, ramp removed, steps and platform lift added - Oaks Avenue Retail 5 shop front glazing and area adjusted - Oaks Avenue Retail 10 shop front glazing adjusted - Oaks Avenue Retail 11 shop front glazing and area adjusted - Residential lobby FFL raised 	

	<ul style="list-style-type: none"> - Retail 4 FFL raised - Retail 9 FFL raised - Retail 10 FFL raised - Driveway hump FFL raised - Residential lobby entry width increased - Residential lobby entry external vestibule sides changed to glass (Retail 10 and 11) - Residential lobby internal corner provided with gentle sweeping curve (impacting Retail 10) - Bulky Goods store – Doors added - Bulky Goods store – Floor level raised - Refuse and recycling – Gradient to floor added 	
Level 1	<ul style="list-style-type: none"> - Unit 109A balcony area is reduced and aligned with balconies above - New unit 105A layout. (area affected) - New unit 101B layout. (area affected) - New unit 105A courtyard layout - New unit 101B courtyard layout - Unit 106A area has been decreased - Unit 106A balcony is pulled back - Unit 105A area has been decreased - Oaks Avenue awning extended a further 500mm - Pittwater Road awning reduced by 200mm - Skylight, over carpark lobby, size has increased 	
Level 2	<ul style="list-style-type: none"> - New unit 205A layout. (area affected) - New unit 201B layout. (area affected) - Unit 206A area is now smaller - Unit 206A balcony is pulled back - Unit 205A area has been decreased - Unit 204A balcony pulled back (area decreased) - Handrail on balcony unit 209A changed to curved - Oaks Avenue awning below extended a further 500mm 	

	<ul style="list-style-type: none"> - Pittwater Road awning below reduced by 200mm 	
Level 3	<ul style="list-style-type: none"> - New unit 305A layout. (area affected) - New unit 301B layout. (area affected) - Unit 306A area is now smaller - Unit 306A balcony is pulled back - Unit 305A area has been decreased - Unit 304A balcony pulled back (area decreased) - Handrail on balcony unit 309A changed to curved - Oaks Avenue awning below extended a further 500mm - Pittwater Road awning below reduced by 200mm 	
Level 4	<ul style="list-style-type: none"> - Vergola added for balconies on units 404A, 401 and,402B - Unit 403A balcony pulled back (area decreased) - Unit 402B courtyard has been pulled back and aligned with the balconies below it. - Unit 405A balcony landscape fixed - Oaks Avenue awning below extended a further 500mm - Pittwater Road awning below reduced by 200mm 	
Level 5	<ul style="list-style-type: none"> - Additional battens have been added on oaks avenue façade - Unit 503A balcony pulled back (area decreased) - Vergola below added - Oaks Avenue awning below extended a further 500mm - Pittwater Road awning below reduced by 200mm 	
Level 6	<ul style="list-style-type: none"> - Additional battens have been added on both facades - Unit 603A balcony pulled back (area decreased) - Vergola below added - Oaks Avenue awning below extended a further 500mm - Pittwater Road awning below reduced by 200mm 	
Level 7	<ul style="list-style-type: none"> - Platform lift and stairs connecting level 7 to level 8 are removed. - Unit 701A area increased - Unit 702A balcony pulled back (area decreased) - Units 703A, 704A, 705A, 706A, 707A, 701B, 702B and 703B all have new layout. 	

	<ul style="list-style-type: none"> - More battens have been added on both facades - Vergola below added - Oaks Avenue awning below extended a further 500mm - Pittwater Road awning below reduced by 200mm 	
Level 8	<ul style="list-style-type: none"> - Stairs and platform lift removed - Velox roof windows and skylight added 	
South elevation	<ul style="list-style-type: none"> - Colours adjusted - Level 3, over unit 306A's balcony, a small concrete panel was removed. - All changes made to the plans are reflected on the elevation 	
West elevation	<ul style="list-style-type: none"> - Colours adjusted - All changes made to the plans are reflected on the elevation 	
East elevation	<ul style="list-style-type: none"> - Colours adjusted - All changes made to the plans are reflected on the elevation 	
North elevation	<ul style="list-style-type: none"> - Colours adjusted 	
Section AA	<ul style="list-style-type: none"> - All changes made to the plans are reflected on the section 	
Section BB	<ul style="list-style-type: none"> - All changes made to the plans are reflected on the section 	
Section CC	<ul style="list-style-type: none"> - All changes made to the plans are reflected on the section 	
Section CC-1	<ul style="list-style-type: none"> - All changes made to the plans are reflected on the section 	
Section DD	<ul style="list-style-type: none"> - All changes made to the plans are reflected on the section 	
Section EE	<ul style="list-style-type: none"> - All changes made to the plans are reflected on the section 	

Regards



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