

Attachment E

**Design Advisory Panel Advice Sheets
18 October 2018 and 16 May 2019**

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| Project | 77 – 93 Portman Street, Zetland |
| Review Date | 18 October 2018 |
| Panel Present | Ken Maher (Chair) Peter Mould Kerry Clare Richard Johnson Che Wall Elizabeth-Ann McGregor James Weirick |
| COI Declaration | NIL |
| Designer | Smart Design Studio & CO-AP |
| Planner | Ethos Urban |
| Applicant | Mirvac Green Square Pty Ltd |
| Owner | Landcom |
| Council Officer | Jessica Symons |
| Advice | <p>The Panel was presented with a detailed design proposal for three mixed-use residential flat buildings with ground floor retail (Buildings A B & C) and one residential flat building (Building D), including landscaping and public domain works, the Panel noted and recommended the following:</p> <ul style="list-style-type: none"> • Design excellence has not been achieved. • The scheme does not incorporate the design-excellence competition jury's comments and recommendations. The Panel supports the jury's deliberations and recommends that they be implemented in the design. • The Panel noted Building A does not comply with Apartment Design Guide requirements. Internal amenity of apartments needs to be improved. • Interstitial spaces between buildings on ground level are left over spaces, offering little benefit to the public or residents. • Building separation between Buildings A, B and D is not sufficient. The overhead bridge linking Building A to open space between Buildings B and D and bike parking on ground, will result an uninviting space, resembling a back of house rear lane. • Deep soil planting is limited. The site needs more, for adequate amenity. • Building A and B interface and lack of a street wall/ podium along Zetland Avenue with the street is unsatisfactory. Containment and definition of the public domain along Zetland Avenue is lacking. • Building expression and façade articulation has been lost in the developed design compared to the competition scheme. • Competition FSR is too high. |

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| | <ul style="list-style-type: none"> • Panel has strong concerns regarding Building B's architectural expression. • The Panel recommends that building separation requirements be imposed and that the unprotected and fully glazed façade proposal be rejected. • The Panel is concerned that design excellence been eroded with the developed design. It recommends that the original Competition Jury be reconvened to consider whether the developed scheme is equal to or has achieved design excellence. • Following this process/ if necessary, the Panel recommends a meeting between the proponent and DAP (or sub-committee) if needed. |
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| Project | 77-93 Portman Street Zetland (Site GSTC) |
| Review Date | 16 May 2019 |
| Panel Present | Ken Maher (Chair) Richard Johnson Peter Mould Rachel Neeson Che Wall Ben Hewett |
| COI Declaration | NA |
| Architect | Smart Design Studio / CO-AP |
| Applicant | Mirvac Green Square Pty Ltd |
| Owner | Landcom |
| Council Officer | Jessica Symons |
| Advice | <p>The Panel was presented a revised detailed design proposal for the site, which was previously presented to DAP in October 2018 and underwent a Design Integrity Assessment in December 2018. The Panel is in agreement with the issues raise and recommendations of the council officer. In addition, the Panel noted and recommended the following;</p> <ul style="list-style-type: none"> • The current proposal needs further design refinement along Zetland Avenue. The Panel is particularly concerned about Building B. There is an opportunity to substantially increase the quality of the materials and design articulation to match its exceptional park side position. Apartments within the mansard roof portions of the buildings provide an opportunity for a distinctive design response providing high amenity. • The Panel's general preference is for the provision of deep soil planting. If deep soil planting is severely constrained on the site, there should be a strong commitment to provide green walls for the buildings. The green walls could be a common language between the buildings. There should also be conditions in place to ensure consistent ongoing management and maintenance of the green walls. • The refinement of Building A should include deeper blades at the lower section to reinforce the scale and strengthen the relationship with the adjacent buildings on Zetland Avenue. The Panel suggested 450mm deep blades for the podium and 350mm deep blades for the tower. • The Panel supported the proposed four storey terrace houses (Building D) but is concerned about the folded blade walls on the balconies and the external finishes. |