

Attachment C

**Design Advisory Panel Residential
Subcommittee Advice Sheet**

DESIGN ADVISORY PANEL RESIDENTIAL SUBCOMMITTEE

Project	101 Palmer Street, Woolloomooloo
DA No.	D/2021/689
Review Date	5 October 2021
Panel Present	Kerry Clare Paul Berkemeier Matthew Pullinger Michael Zanardo
COI Declaration	None
Designer	Cracknell Lonergan Architects
Applicant	Applicant: TLB Trading Trust P/L
Applicant Attendees	Peter Lonergan, Architect, Cracknell Lonergan James Lovell, Planner Hugo Chan, Architect, Cracknell and Lonergan. Arash Talebi, TLB Trading Trust P/L Ashkan Talebi, TLB Trading Trust P/L
Council Officer	Vanessa Cagliostro
History of Application	This application has not previously been presented to the subcommittee.

Advice:

The Panel was presented with the Development Application for the site. The Panel considers that the current design does not yet meet the threshold of Design Excellence for a number of reasons and noted and recommended the following:

- Retention of more the original terrace house fabric should be achieved as it is a contributory item. The Heritage Inventory requires the retention and conservation of 1-2 Storey Victorian / Federation terraces. The Panel recommends, as a minimum, the retention of internal dividing walls, nibs and chimney breasts.
- Dwelling G.01 has low amenity due to its single-orientation to Palmer Street and lack of cross ventilation. It was originally a two-storey dwelling that most likely had cross ventilation and the Panel considers that a two-storey dwelling or shop-top house should be investigated. It is noted that the DCP (Part 4.2) encourages commercial use on the ground and first floors facing very busy Palmer Street (>40K movements/day) and due to the B4 Mixed Use zoning. The Locality Statement 2.4.2(e) also notes 'Residential development is encouraged **above** ground level, with commercial and retail on the ground floor to promote the casual surveillance of streets and open space.'

(emphasis added).

- The floor-to-floor heights achieved on Ground and Level 1 facing Fawcett Lane do not meet ADG or DCP recommendations.
- Dwelling G.01 - The openness of the existing balustrade to be retained and the shallow depth of the porch provides little buffer to the dwelling from the footpath and reduces amenity. G.01 needs to be provided with POS.
- The acoustic report appears to recommend sealed windows to the eastern façade (p 22) which would constrain ventilation. Consideration should be given to the City of Sydney 'Alternative natural ventilation of apartments in noisy environments' performance pathway guideline. Some form of acoustic plenum solution should be investigated. Also, the noise impacts from the east may render the eastern balconies as low amenity.
- The Panel is concerned with the proposed ventilation generally – cross ventilation is indicated on the drawings however it relies on openings into a small lightwell that is shared with the adjacent building, and an eastern façade that may not be able to achieve openings. As noted above, apartments facing Palmer Street may need a different solution for natural ventilation.
- The proximity of the windows to the boundary and the neighbour's windows has the potential for noise and light-spill issues. Fire separation issues need to be clarified.
- A fire booster assembly may be required.
- Apartment G.02 is compromised by the garbage collection area, the service lift, the basement egress stair, the height of the planter box needed to screen the garbage area and the amount setback in the undercroft of apartment 2.02 – the bedroom area being almost 9m from open sky. Fawcett Lane is very narrow and the outlook is limited and poor. A section should be drawn through the lane that includes the property to the west. Non-residential use for the ground floor may be a better outcome.
- The need for fire rated boundary walls to the balconies should be reviewed. The proposed glass balconies on north are not shown as protected from the boundary.
- Where curves are shown on the plan for living rooms and balconies the glazing should be curved rather than segmented.
- Accessibility, utility and amenity of the balconies should be demonstrated. The narrow sections of balconies are less than 1m wide.
- The roof top communal open space shown on the plans is not well resolved and appears to have potential climbing issues. The provision of shade and wind protection should be considered. The Panel also recommends a reduction in the dining area, provision of landscaping to the perimeter and including a tree to increase the amenity. The 'proposed southern elevation' and 'proposed northern elevation' indicate quite large trees in the slim planter box. The landscape architect's drawings show a superseded proposal. Coordination and clarification are required.
- View sharing impacts on surrounding dwellings need to be more thoroughly investigated. As a precedent the height and bulk of the Court approved building at 103-105 Palmer Street should be included in the analysis.
- The lift lobbies to all apartments need to be considered in order to increase security and reduce acoustic issues. Natural ventilation of any separate lobby/foyer spaces should be provided.
- Architectural resolution and execution of the north party wall requires further enrichment that is captured in detailed drawings prior to determination.
- 1:50 sections through all primary facade types are required to show resolution of detailing,

materials, drainage etc.

- The typical unit plans appear very similar. The Panel recommends that the best features of each currently shown should be adopted for all. Flexibility should be optimised to allow occupants to arrange the spaces to individual needs.
- Some laundries can only be operated by being enclosed in the bathroom with the door shut. Other options are preferred.
- Some studies appear to be internalized.
- The removal of the need for a basement should be considered along with more retention of the contributory item and provision of better ventilation and amenity. It would also be beneficial to provide deep soil area for a tree – preferably to Fawcett Lane.
- Ducted air conditioning is noted in the basement however risers are not shown on the plans. It is noted that alternative air conditioning condensers on balconies are not acceptable.
- Access for maintenance of the glazed roof will need to be considered.
- The Eastern Elevation (Palmer Street) and the Long Section appear to indicate different heights for the existing parapet.
- It appears that the original verandah would need to be modified for fire egress due to the existing combustible materials.
- Stair landing and door access clearances, particularly adjacent to Apartment 2.02 should be checked. In case of fire the landing would be refuge for a person in a wheelchair.
- Character and aesthetics – the proposal does not make any particular reference to the contributory item or the neighbouring character, and the Panel encourages a stronger consideration of potential contextual responses within the refined architectural expression, as described in the additional 1:50 details requested above.