

Design Advisory Committee (DAC) Comments dated 29 April 2015 2015

“The applicant can further refine the stair locations and the planning of the unit entry doors to be adjacent to the stair well to further reduce the length of the corridors.

The facades require further refinement – the façade to the street – continue the skillion roof and omit the cut outs. To elevations 2 and 4 refine the scale and proportion of windows and the articulation of the roof (reduce the amount of cut outs).

See further notes below in **bold and underline below**.

Mandatory:

The panel agreed that the proposal has improved, however, further refinement is required, site planning, architecture and landscaping for the DAC to support the proposal.

Site Planning:

- *The relocation of the staircases (such as two apartments around each stair core) will enable the applicant to reduce long corridors, impacting on amenity and provide greater opportunities for landscaping. **Partially Addressed**.*
- *Increase soft landscaping. **Partially Addressed**.*
- *Improve front and side setbacks.*
- *Reduce the massing to the streetscape.*

Architecture:

- *Redesign windows to better match the scale of the facades Elevation 4 and 5. **Partially Addressed**.*
- *Break up the monotony of the long northern and southern facades. **Partially Addressed**.*
- *Break up the monotony of the long communal corridors. **Partially Addressed**.*

Landscaping:

- *Refine the landscaping strategy, consider how landscaping can be used to soften the built form especially through the inclusion of tree planting opportunities on the lot. **DAC requires more detail**.*
- *Use landscaping to de-marcate public and private space. **DAC requires more detail**.*
- *Remove curbing so that water runoff from hard surfaces can passively irrigate landscape areas. **DAC requires more detail**.*
- *Provide adequate space for larger plants and trees. **DAC requires more detail**.*
- *Remove the footpath in the front garden along the front of Unit 1. **DAC requires more detail**.*
- *Provide a landscaping vista at the end of the driveway. **DAC requires more detail**.*

Conclusion:

- ***If all the Mandatory items have been addressed, the amended plans can be circulated by email.***