

SCAPE LIVING : CARRIAGEWORKS

DA DESIGN RESPONSE

D/2016/1388 : 35-47 WILSON LANE, DARLINGTON

This report has been prepared in response to the feedback received 18 May 2017 from City of Sydney relating to Development Application D/2016/1388.

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D/2016/1388 : 35-47 WILSON LANE, DARLINGTON



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08.06.2017	A	DRAFT	DG	GM
15.06.2017	B	Submission to council	DG	GM
21.06.2017	C	updates and views added	DG	GM

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1. RESPONSE SUMMARY

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Diagram highlighting key design responses

In response to Council’s verbal comments, recieved 18 May 2017, the design has been amended as outlined in this document.

In summary the key design changes are highlighted in the diagram opposite and as follows:

- 1 The western edge of the building has been setback further off Wilson Street and rotated to increase curtilage to the existing trees, number 12 + 13. The realignment of the building in this area also aides the creation of an entry forecourt and opens up view corridors.
- 2 The building has been reconfigured in the north west corner to reduce the width of the building on Wilson Lane and substanitally increase setback form the western neighbour hence increasing curtilage to Tree 1. The reconfiguration also substantially limits overlooking to the western neighbour.
- 3 The substation has been shifted westwards were it is integrated into a service zone. The articulation of the ‘terrace row’ now continues to the eastern boundary.
- 4 Eastern side of Wilson St facade has been setback from the street and rotated, opening up view corridors to the cluster of existing trees to be retained along the eastern boundary. The street setback at both ends along Wilson Street reduces the perception of scale and extent of building built to the street alignment.
- 5 The knuckle, where the two forms and characters meet, is designed as an activitated hub providing wayfinding and passive surveillance of entry points and external areas, both public and private. The knuckle is where the entries occur, it is the location of vertical circulation and it is the location for community facilities throughout the development. The visually open nature of this area allows visual connections between Wilson Street and Lane and between the communal zones.

This document provides additional details on the above and outlines the proposal’s positive response to Council’s concerns.

1. RESPONSE SUMMARY

	ITEM No.	COUNCIL CONCERN	DESIGN RESPONSE	REFERENCE
PLAN DETAIL	a	Confirm north point	The north point provided on the architectural drawings is accurate as provided by the survey	A copy of the survey is provided in Section 2a of this document.
	b	The render of Wilson Street with bike store does not appear to reflect the setback	The modelling and view was accurate however this setback has now been increased and the plans updated. The render has been amended to reflect these changes.	Refer section 2b
	c	The plans should show accurate conceptual details of neighbouring buildings.	These have been included	Refer to the architectural drawings
	d	Setbacks from boundaries should be shown on plans	These have been included	Refer to the architectural drawings
	e	Clarify how ground floor is accessible	The ground floor is accessible via the main entry ramp from Wilson Street and bridge ramp from Wilson Lane	Refer to Section 2e for detail plan
	f	Detail of screens and fencing	The fencing on the street and adjoining neighbours is limited to 1800mm height.	Refer to Section 2f for details
	g	Confirm location of chillers and visibility from street	The majority of chillers are located centrally within the site to limit any negative acoustic or visual impacts.	Refer to Section 2g for details
	h	Provide elevations without trees	elevations are provided with and without trees	Refer to the architectural drawings
TREES ON WILSON STREET		The Council’s arborist is not convinced that these would survive the construction phase with the current setbacks. A larger setback is required and should be supported by arborist root mapping	The setback to the tree 12 and 13, on Wilson Street, has been increased. Moore Trees has reviewed and supports the setbacks.	Refer to Section 3 for details
TREE NUMBER 1		Council are not convinced that this tree will survive due to the low canopy and vehicle clearances. Council would like to see a greater setback.	The building has been substantially reconfigured to accommodate a larger setback to this tree at all levels. The setback has been increased by 2300mm. Furthermore the service / loading bay has been incorporated into the building envelope therefore removing the concern of vehicle clearance with the low canopy.	Refer to Section4 for details
GROUND FLOOR BOOSTER HYDRANT		The ground floor fire hydrant on Wilson Street needs to be better integrated.	There are a number of requirements regarding fire hydrant location and the surrounding construction. The design has been amended to integrate the hydrant whilst recognising these constraints.	Refer to Section 5 for details

	ITEM No.	COUNCIL CONCERN	DESIGN RESPONSE	REFERENCE
FIRE SERVICES ON WILSON LANE (SUBSTATION)		Council has suggested a traditional roof and articulation in the blank facade above the fire services. It is understood this refers to the facade at the eastern end of Wilson Lane where the substation is located.	The substation has been relocated to the western end of Wilson Lane and integrated with the service zone. The facade treatment here is similar to the original scheme when there was a stair in this location. As a result the eastern end of Wilson Lane has articulation in the form of windows and the more traditional roof form continues. The roof form stops short of the eastern boundary to reduce the scale in this area respecting the neighbour.	Refer to the architectural drawings
BIKE STORAGE		Council are supportive of the location on Wilson Street but further detail at 1:50 is required as to the functionality of the space and confirmation of storage numbers	The bike storage is located at a key location, fronting Wilson Street, with direct access from Wilson Street and also, via a bridging element, there is a clear physical and visual connection to Wilson Lane. The Bike store caters for 44 bikes with adequate circulation. The bike store is afforded good passive surveillance and has a strong visual identity.	Refer Section 6 for details
TRANSITION BETWEEN LOWER GROUND AND GROUND FLOOR COURTYARD		Council would like further detail regarding the transition between these two spaces. Is better access to the ground floor courtyard possible?	Landscaped ramps provide break out spaces in courtyard	Refer to the landscape plan
LEVEL 2 BALCONIES		Clarification on function of Level2 balconies is required. Details on privacy screens to be provided	The Level2 balconies are intended as private outdoor space for use by the occupants of the relating room. Screening between the balconies will provide privacy.	Refer to the architectural drawings
VERTICALITY		Council would like to see more verticality as per the original scheme. Vertical expression, particularly at ground floor, is encouraged.	The reduction in height has changed the proportion of the building which has had an impact on it's vertical expression. The revised building has incorporated a number of vertical elements whilst not exaggerating the height of the building.	Refer to Section 7 and the architectural drawings for details
OCCUPANCY		Council require confirmation of the proposed occupancy	The rooms will be tenanted as single occupancy	

2. PLAN DETAILS

2a NORTH POINT

A0 PAPER SIZE





2. PLAN DETAILS

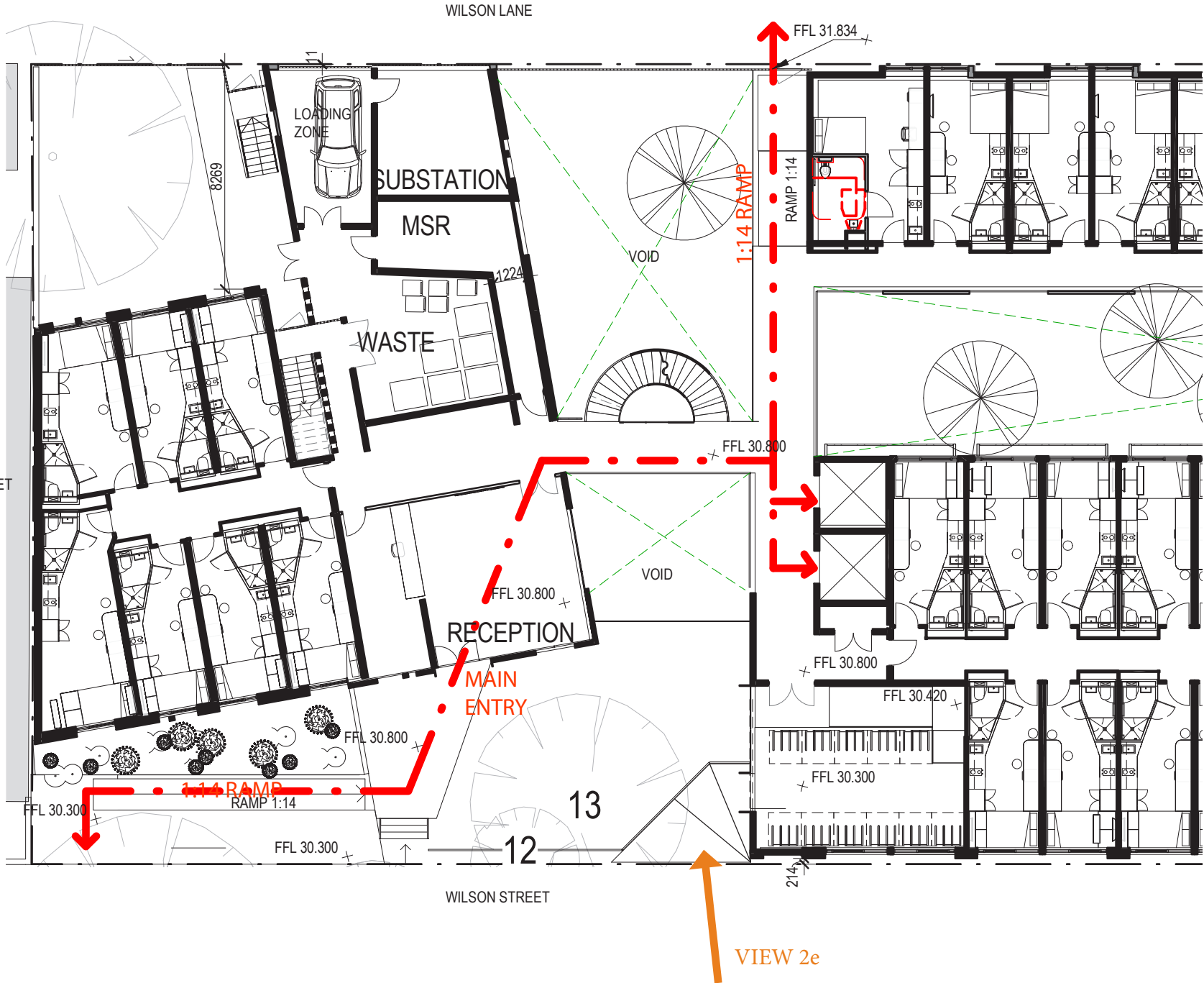
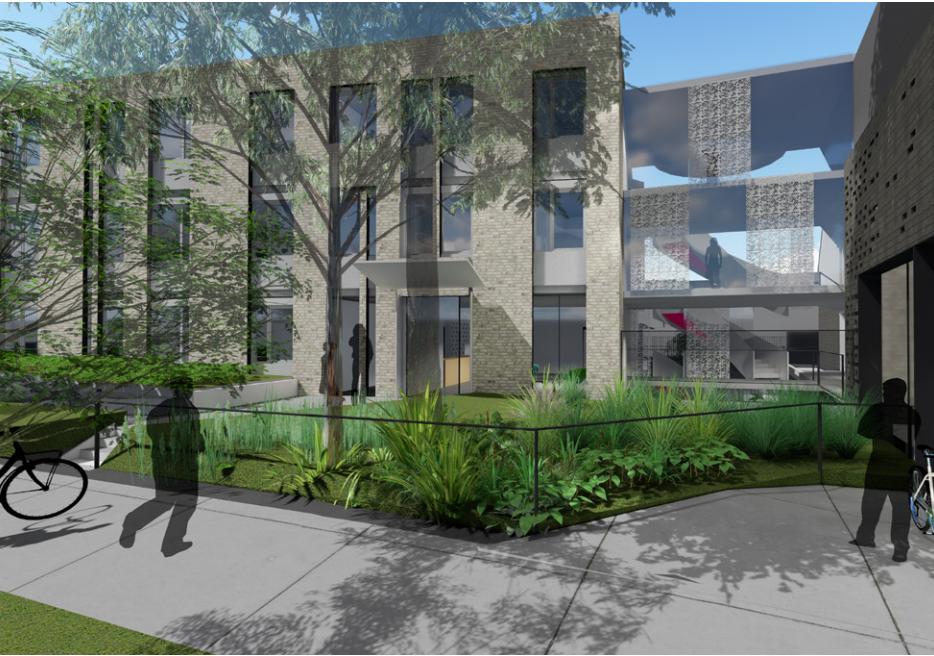
2e ACCESS TO GROUND FLOOR

There are two access points to the proposal for residents to use. The main entry is off Wilson Street with a secondary access point on Wilson Lane recognising desire lines to the University of Sydney.

These two access points provide an accessible route from the Street and Lane into the Ground Floor and from there lift access is provided to the other levels.

The accessible route is not separate to ,or isolated from ,the main thoroughfares but is equitable in that it utilises the main circulation paths and entry points.

View 2e : entry from Wilson Street



Extract of Ground Floor Plan (scale 1:50@A3)



Palisade style fencing along Wilson Street

Example of semi-open fence



Example of semi-open fence



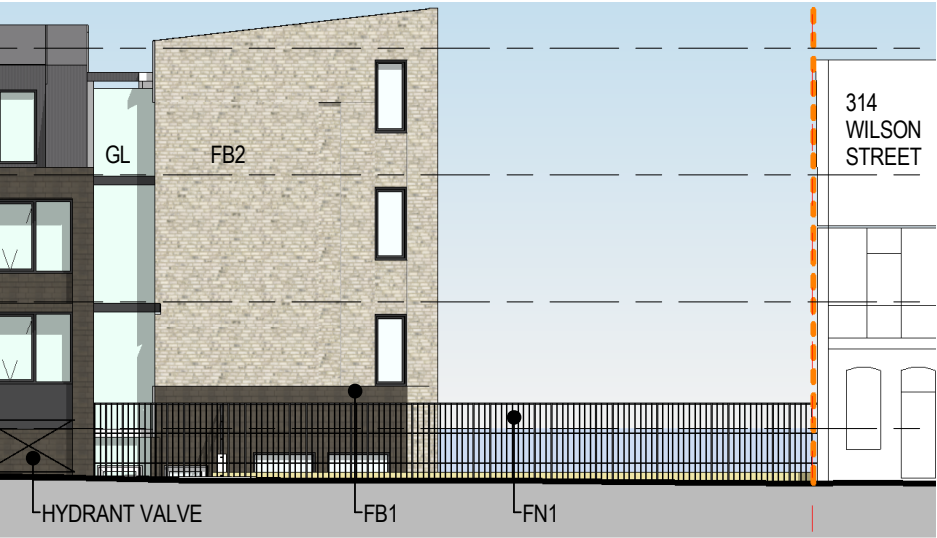
The City of Sydney Heritage DCP permits side and rear fences to 1800mm high with new front fences, of an open or partially transparent nature to 1500mm.

The proposal has 1800mm high fencing to the rear boundary, along Wilson Lane, of a semi-open nature. This fenicing will be constructed of vertical metal uprights as a modern interpretation to the traditional palisade style fencing along the street, refer images adjacent.

There is a segment of fencing required at the eastern end of the elevation fronting Wilson Street, refer extract of South Elevation below. It is proposed that this fence be the same as the rear fencing to a height of 1800mm. This fencing restricts access into the communal courtyards and is required for the safety of the residents hence the height of 1800mm.

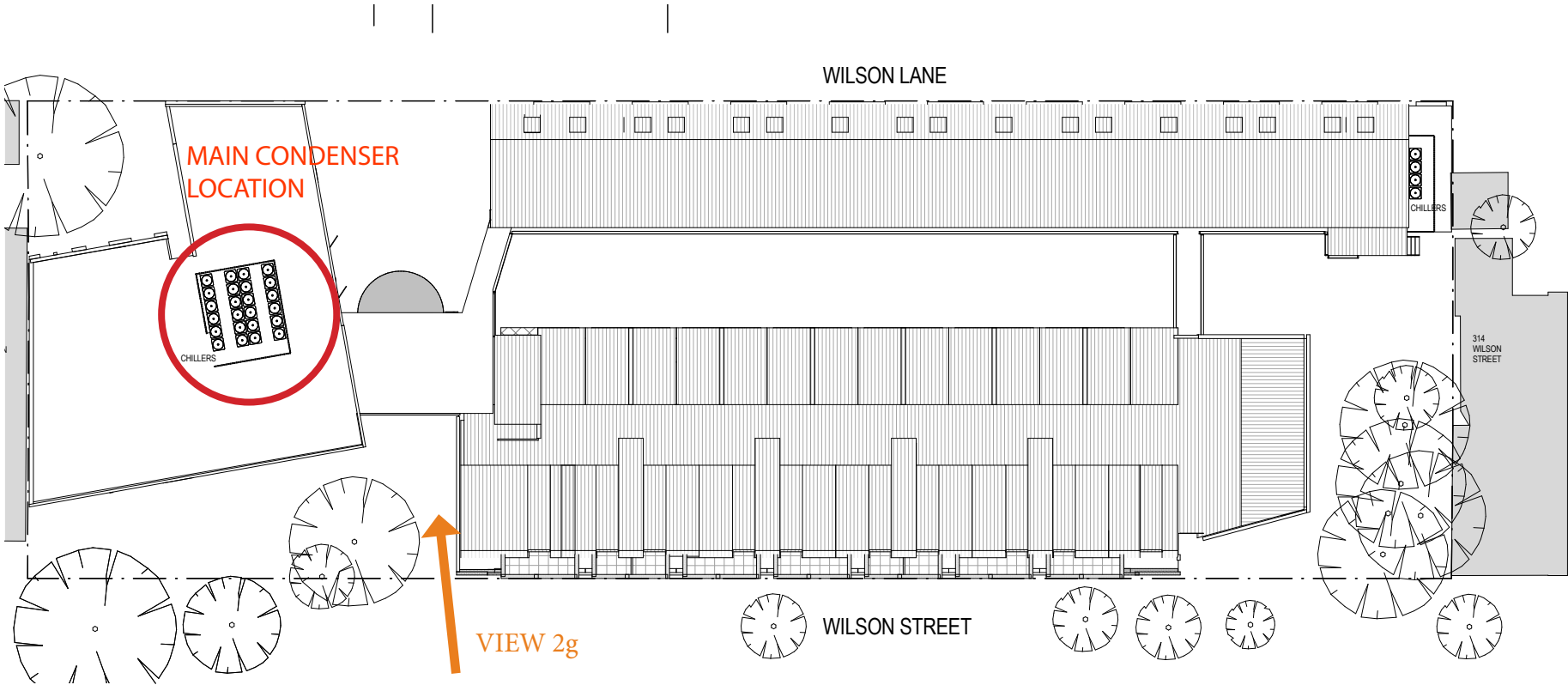
Side fences will be 1800mm high.

South Facade Detail - Eastern end highlighting 1800mm high fence



2. PLAN DETAILS

2g LOCATION OF CONDENSERS



The bulk of the condenser units are located on Level 3 setback 19m from the neighbouring property to the west. The condensers will be screened but given their location they will have minimal visual impact, refer to view from Wilson Street below.

A small number of condenser units are located near the eastern boundary on Wilson Lane. The condenser units are located away from habitable spaces within the neighbouring property and screened to reduce visual and acoustic impact.

Refer to the Acoustic report provided by Acoustic Logic for additional information.

View 2g : entry from Wilson Street

