

Table 2 - An Alternative Design Approach

Refusal Reason	Alternative Design Approach
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Design Overlay

1 The proposal does not meet Performance Outcome 1.1 as the proposal is for high-rise development that has not demonstrated high quality design.

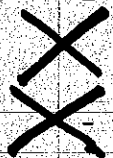
High Quality Design

The revised design positively responds to its context and draws on the scale and materiality of the Local Heritage Place. The architectural design changes are significant in terms of the vertical and horizontal distribution of mass, as well as the building form.

The proposal constitutes 'high quality design' because:

- It responds to its surrounding context and contributes to the quality and character of Gilberton through retention and refurbishment of a Local Heritage Place.
- It provides high quality pedestrian connections through the site.
- It is fit for purpose and will contribute positively to the local community through a diversified hospitality offering.
- It promotes aging in place, through providing supplementary housing options to those in the community seeking to downsize / a lower maintenance lifestyle.
- It includes integrated sustainability design techniques such as deep balconies and eaves to promote passive cooling.
- High quality communal landscaped areas are provided for the enjoyment of residents and visitors.
- The proposed materials are durable, promoting longevity in design.

NOT VERY



HOW? BATHROOMS, BALCONIES, CORRS

BETTER COMMUNITY

PARTY

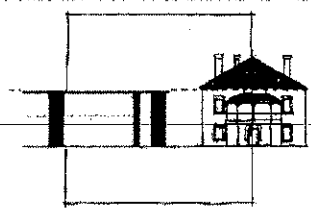
Local Heritage Place Overlay

2 The proposal does not meet Performance Outcomes 1.1, 1.2, 1.3, 1.4, and 1.5 as the proposed built form both dominates and negatively impacts the existing local heritage place through massing, setbacks, scale, design, materials and architectural features.

Integrating the Local Heritage Place

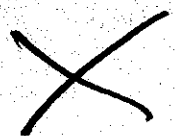
The proposed design focuses on the integration of the Local Heritage Place, utilising it as a design tool by referencing its datum height in the 'plinth'. The proportions, setbacks, angles and material palette are designed to be sympathetic to the Local Heritage

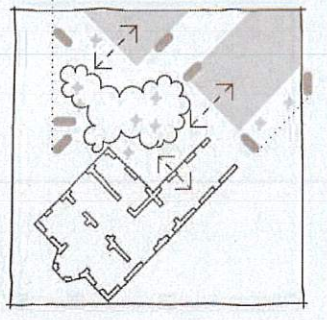

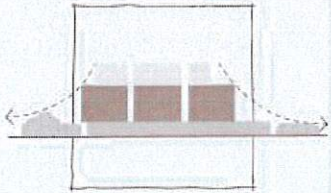
The existing building's use will also remain hospitality, to ensure the corner of the site is activated. Landscaping of the rear courtyard provides further integration of the Local Heritage Place and the new building with alfresco area, provision of a large Jacaranda tree and landscaped open space and



AND ISOLATION

STILL SUBSTANTIALLY THE SAME



	Refusal Reason	Alternative Design Approach	
	<p style="text-align: center;">X</p>	<p>pedestrian links through the site for the public to enjoy.</p>	<p>CPTED?</p>
<p>Urban Corridor (Living) Zone</p>			
<p>3</p>	<p><i>The proposal does not meet Performance Outcome 2.1 as the building design does not positively contribute to the public realm through acceptable building design via scale and massing at ground level.</i></p> <p style="text-align: center;">NOT THE RIGHT RESPONSE</p> <p style="text-align: center;">X</p>	<p>Activating the Ground Floor</p> <p>Incorporating a plinth at the two lower levels provides human scale. The lower level canopy also provides protection to street for pedestrians.</p> <p>The plinth form acts as a barrier to the busy intersection and creates protected outdoor zones for dining and safe pedestrian passage.</p> <p>The use of heavy, durable materials such as brick and sandstone block in light earthy tones, grounds the building form.</p> <p>The areas between the columns of the plinth are landscaped to create green spaces and a sense of refuge from the adjacent busy road frontages.</p>	 
<p>4</p>	<p><i>The proposal does not meet Performance Outcome 4.2 as the building does not provide an orderly transition to the existing streetscape character to Walkerville Terrace or the envisaged scale of the adjacent neighbourhood-type zone.</i></p> <p style="text-align: center;">X</p> <p style="text-align: center;">X</p>	<p>Transition Between Zones</p> <p>The site is both high profile – sitting at the intersection of five, highly trafficked roads – as well as being a transitional Urban Corridor site between the City Living and Established Neighbourhood Zones.</p> <p>The design response now successfully distributes mass and transitions to adjacent neighbourhood zones while still providing higher density as housing sought by the Urban Corridor Zone. It does this in many ways including:</p> <ul style="list-style-type: none"> - Stepping the building mass in three distinct horizontal forms with increasing side setbacks as the height of the building increases. 	

NOT FROM CLOSE-UP NOR DISTANT DOES THIS ASSIST BULK & SCALE IN TOTAL

Refusal Reason	Alternative Design Approach
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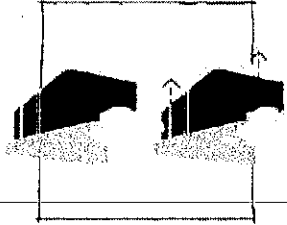
- Separating the vertical mass into three distinct vertical forms; and
- 'Grounding' the building with the two level sandstone block plinth.

↓ 10 STOREY

5 *The proposal does not meet Performance Outcome 5.1 as the increased dwelling yield from the proposal does not satisfactorily manage off-site impacts through design quality and is considered an over-development of the site.*

Significant Development Site

To achieve the density sought for the Urban Corridor Zone, high quality design has been the focus. This includes retention and restoration of the heritage building to contribute to local character, open space that contributes to public realm, high quality pedestrian connections through the site and an activated ground level with hospitality venues and high quality landscaping. Further supplemented by communal landscaped terrace, 'green wall' and integrated solar shading through deep balconies and eaves. A mixture of apartment types is also proposed.

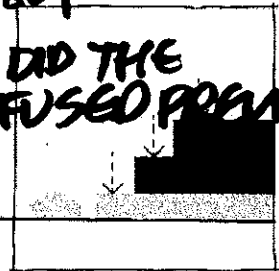


6 *The proposal does not meet Performance Outcome 5.2 as the proposal has not been designed to minimise impacts to adjacent residential land uses via massing, building proportions or the intensity of the development to the streetscape.*

Urban Stepping

Massing has been developed to step away from the adjacent residential zones gradually. The orientation of the site also means that the residential properties are not unduly impacted by overshadowing.

IMMEDIATELY
SO DID THE REFUSED PREVIOUS



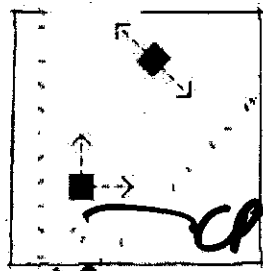
NOT ADDRESSED

General Development Policies – Design in Urban Areas

7 *The proposal does not meet Performance Outcome 6.4 as the proposed pedestrian linkages between the underground parking area and the proposed townhouses are not considered safe or convenient.*

Safe Pedestrian Movement and High Quality Pedestrian Linkages

Providing safe and clear pathways through the site for pedestrians. Treatment of the new through road as a pedestrian friendly space with landscaping, paved surfaces and wide footpath crossings. The above ensures all residents and guests have safe and convenient access.



X

PUBLIC MOVEMENT NOT GRACED, NOR AT THE CORE OF SITE PLANNING

8

The proposal does not meet Performance Outcome 12.1 as the building does not positively contribute to the character of the local area by responding to local context as a result of the building massing, bulk and streetscape presentation.

Local Context

With a diverse range of styles in the surrounding context, the proposal draws on the heavy two storey mass in the locality and warmer colour tones, providing a sympathetic design that complements many features of nearby built form elements.



WAKERVILLE TERRACE



NORTHCOTE TERRACE



OTHER SITES IN CLOSE PROXIMITY

1.5 - 2 STOREY
BULK WITH HEAVY
MATERIALS



1.5 - 2 STOREY
BULK WITH HEAVY
MATERIALS



DOES NOT ADDRESS THE PREVIOUS REFUSAL'S POINT

BRUTALIST OBSTRUCTIONS

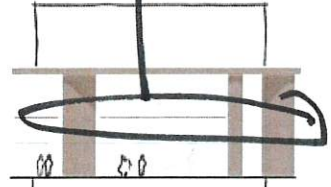
Refusal Reason	Alternative Design Approach
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9 The proposal does not meet Performance Outcome 12.2 as the architectural detail at street level does not reinforce a human scale and interface through a mixture of materials and architectural design features.

MATURE!

Activated ground level interface and human scale

Design articulation and layering of materials and forms create a more detailed human scale at ground level. The plinth creates a high degree of comfort for pedestrians through its single storey canopy and angled columns, breaking down the site's frontages into smaller elements.



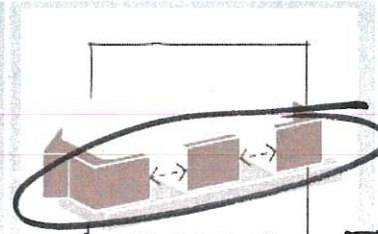
IMPENETRABLE VERANDAH!

10 The proposal does not meet Performance Outcome 12.3 as the proposal has not sufficiently reduced the visual building mass through separation of building elevations into distinct elements.

STILL OVERSAY!

Separating building mass to reduce scale

The three distinct layers of the proposal are varied in setbacks and material palette to break the mass and perceived height.



URENG: IT'S LONG & UNBROKEN TO STREET

11 The proposal does not meet Performance Outcome 12.5 as the materials proposed are not considered to be durable and able to age without ongoing maintenance required.

Durability in Design and Longevity of Materials

A palette of durable materials has been selected for longevity of design quality.



BRICK



SANDSTONE BLOCK



CONCRETE



METAL

X

PLINTH
HEAVY, DURABLE AND LIGHT, EARTHY TONES

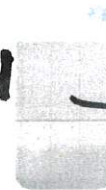
DURABLE?



RENDER FINISH



POWDER COAT FINISH



ALUMINIUM CLADDING

WARE?

MID SECTION
TEXTURAL, EARTHY TONES

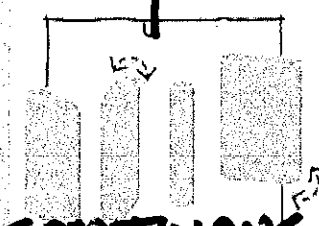
TOP
REFLECTIVE, DURABLE CLADDING

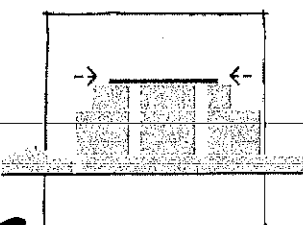
TO AGE GRACEFULLY?

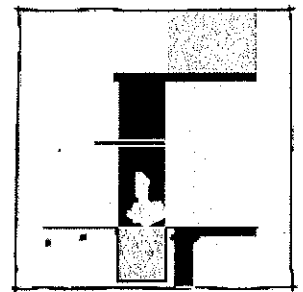
M = HIGH EMBODIED ENERGY MATERIAL

MASSIVE BRITALIST, VIEW BLOCKING

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12	<p>The proposal does not meet Performance Outcome 12.6 as the proposal is not considered to be designed to provide attractive, high quality, pedestrian-friendly street frontages through the location and the scale of the development adjacent to public streets.</p>	<p>Street frontage</p> <p>The street frontage utilises deep columns to address the conflicting site angles and high traffic of the intersection and provide shelter and framed views from the tenancies within.</p>  <p>NOWHERE FOR CONTINUOUS SHELTERED PUBLIC MOVEMENT</p>
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13	<p>The proposal does not meet Performance Outcome 12.8 as the proposal has not demonstrated appropriate locations nor screening for building services, plant and mechanical equipment from the public realm.</p>	<p>Concealing Building Services</p> <p>All building services are concealed from the street within the basement, at the rooftop or discretely at street level where necessary.</p>  <p>DOUMPOTS? UNIT AIR CONDS?</p>
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14	<p>The proposal does not meet Performance Outcome 13.1 as street frontages are not considered to be well landscaped through deep soil space for large tree plantings to soften the appearance of the development and contribute to tree canopy targets.</p>	<p>Meaningful Landscape Zones</p> <p>The basement carpark has been inset from the property boundaries to allow for deep soil zones at the sites frontages, providing both privacy to the tenants, and 'softening' the streetscape. As per below, the development contributes an additional 1,553m² to tree canopy targets.</p>  <p>NO IT DOESN'T: THERE'S A 600M² NETT LOSS!</p>
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15	<p>The proposal does not meet Performance Outcome 13.2 as the deep soil zones provided are insufficient in providing notable green space to provide shade and to soften the building appearance.</p>	<p>17% / 1,068m² of the site is landscaped</p> <p>21% / 1,312m² of the site is provided as soft landscaping</p> <p>Total tree canopy at maturity is 1,553m²</p> <p>Furthermore, all established Jacaranda street trees (outside of the site) are proposed to be retained.</p>
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THE ONLY THING WORKING - AS BEFORE.

- SETBACK OF TOWERS WOULD ALLOW MORE
- 5-STORIES IS SCREENABLE, NOT 10!