The panel commented that the residential circulation areas appear to have good access to natural light, although some concern was expressed regarding re-entrant corners and the potential for cross-viewing and acoustic privacy.

The panel expressed reservations about the resulting character and lack of activation to the shareway, and considered that if the width of the throat to the loading bay could be reduced it would lead to improved amenity. It is recommended that a clear retail vision should be articulated by the applicant, and the panel is seeking to avoid a scenario where a glazed but inactive retail edge (such as the ‘side’ of a supermarket) is the result.

The lobby to the south-east corner currently lacks a strong sense of address and is not legible or visible from Victoria Street and Chalder Avenue. The planning in this location should be amended to address for each lobby, and to reduce concealment opportunities. The proposed columns, which are placed proud of the glass line in a number of instances, also offer concealment opportunities and should be reconfigured.

There was some discussion regarding the building elevations: the applicant stated that the proposed raising of the southern facade to bring it up into the floor slabs ensured, however the lowering of existing slabs to provide adequate separation between the bulk elements to support this. There was also a discussion regarding whether a softer design response would still be appropriate if the 4 storey height rule is relaxed in the south elevation, when the panel’s preferred vertical treatment was.

As per point 11, further investigation has allowed the increase in activation on the north side of the building to be explored in the context of enhancing the visibility of the building from the streetscape: The proposal has been amended to provide for a new horizontal level of ground floor building mass at the north west of the building has been extended to avoid concealment opportunities behind the wall and storeys.

The panel considered a projecting awning along Victoria Road should be incorporated into the scheme, and not just the awning or canopy along the streetcarriageway consideration for weather protection to the ground floor facades in the vicinity.

The proposed horizontal extension of the above shopfronts was not considered to be a significant feature in the streetscape, and the panel requested that the proposed move of the public realm to the south side of the road be reconsidered. The panel also requested a clear demonstration of the improved public benefits derived from the proposed building envelope (eg. solar access to the park), and the application to be considered in the context of Wicks Park, the park edge became.

The glazed shopfront has been extended to conceal the plant area behind. The ground floor southern elevation to Wicks Park has been further considered, each of the lobbies.

In response to the AEP comments, the proposal has been amended to provide for an additional security point of the building line, and a new horizontal level of ground floor building mass at the north west of the building has been extended to avoid concealment opportunities behind the wall and storeys.

The proposal has been amended to combine the lobby entrance from the shareway to the north, and to align with the building form.

The glazed shopfront has been extended to conceal the plant area behind. The ground floor southern elevation to Wicks Park has been further considered, each of the lobbies.

The panel’s in principle support is based on the understanding that the proposed pedestrian connections through and around the site and the resubmitted amendments are an improved reflection of the original submission.

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The panel reviewed the submitted images of the building facade, and the panel’s preferred vertical treatment was.

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Recommendations:

- The expressed horizontal line to the slab edge needs to be carefully detailed to ensure it is a constant width and does not appear to step from the balcony condition to the internal room condition. The horizontal line should be drawn at 1:20 detail to show the junctions and continuity between slab edge and wall/window/balustrade etc.

- The front elevation of the building should be brought forward to the boundary of the proposed building to promote the sense of enclosure and to create a stronger boundary relationship between the building and the park. This area is designed to provide a transition point between the building and the park and offer informal seating for the public domain.

- The close involvement of a landscape architect should be sought as to the viability of the planting proposed for the podium. Opportunities for street trees and appropriate tree species should be considered to maximise amenity and plant sustainability in common areas. Further information may be found in the landscape architect's submitted documentation.

- Condensing units on level 6 are further screened from overlooking apartments by pergolas and vegetation. Condensing units on roof terracing have been designed out of the proposal with the re-massing process. Roof mounted condensers on proposed balconies are screened from the public domain with ventilated and acoustic screening as required.

- The proposal will create a new context for the Wicks Park. It was noted that a new toilet block is currently under construction (design by Sam Crawford Architects) and the proposed development on the may stimulate a Masterplan for the park. The details associated with the proposed boundary condition between the park and the new development should be indicated on the plans.

- Condensing units located on the terracing should be shaded from direct sun, e.g. using timber or metal, and those located on lower levels, which are increasingly overlooked.

- The proposed massing for the public domain; it also provides some benefit to a greater proportion of building occupants through the visual connection to the park.

- The indicative massing drawings that were presented indicate that the applicant's preferred scheme performs less effectively than the modified DCP scheme in terms of solar access to communal open space (mid-winter & equinox), however offers some reduced overshadowing to Wicks Park.

- The expanded horizontal line to the slab edge needs to be carefully detailed to ensure it is a constant width and does not appear to step from the balcony condition to the internal room condition. The horizontal line should be drawn at 1:20 detail to show the junctions and continuity between slab edge and wall/window/balustrade etc.