

22 September 2016



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Architecture
Urban Design
Landscape Architecture
Community Design

Attention: Julie Edwards

Dear Julie

RE: DA Advice for MCU14/0079.02, Meta St Mooloolaba

Following is urban design and architectural advice on the 'change to approval' application for the above project. This specialist advice has been prepared to assist Council's officers in assessing proposed changes to the 10 storey unit development initially approved in 2014.

The applicant is seeking approval for a range of changes, many of which have been built. This advice relates only to proposed changes to the front of the building and any potential impact on the functionality and built form appearance of the development.

Original Approval

The July 2014 Approval allows 5 units on the ground and top level and, 6 units per floor between level 1-8 (in their numbering). There is a standard floor arrangement over levels 1-8, however the front balcony treatments alternate to create a ripple variation to the front face of the building. This affects the front 3 units of each floor a total of 24 units.

The alternating treatments his results in 6 different front balconies arrangements applied to the over the 8 levels. Although a simplification, these can be categorised into 3 simplified balcony types(Refer to Drawing UD01);

- Type A > the thin balcony
- Type B > the middle balcony and
- Type C > the wide balcony.

Type A is a fully covered 13.35sqm balcony with dimensions approximately 2.35 x 6.2m is alternately located on the corners of the front elevation. Type B has a minimum area of 11.25m, is mostly covered and sits in the middle of the front elevation. Balcony Type C alternates position with Type A, has the approximate dimensions of 6x4.3 metres and total minimum area of 22sqm (max 26sqm). It is

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Issue #3 15.7.13

worth noting that this balcony only has partial cover (13sqm) limiting its shade and privacy amenity, as it can be over-looked from above.

These balconies provide important living amenity to occupants and are generally more generous than the balconies serving the rear units. This is commensurate with market expectations due to the prime position they occupy in the site, with views to the sea.

The architecture of the building is characterized by the curved floor plates and the organic 'flow' of the wall bands/balcony up stands. Although there are a number of embellishments (party walls missing, slab projections) in the approved perspective (Sheet1) that are not reflected in the approved plans, the front balconies are a significant design feature. They portray an open, generous and flowing architecture.

As identified in Council's delegated assessment report, this architectural intent was an intrinsic part of the building design.

"The appearance of the built form addressing the Northern approach is considered to be of importance. The appearance of the proposed development as expressed by the submitted perspective is regarded as providing an appropriate response to its location as a signature building at a gateway entry point.

Council's urban design specialist considers that the proposed building presents a well-defined articulated façade composed of curvilinear balconies, which have alternating offsets to the Mooloolaba Esplanade and other frontages. The site cover is mitigated by these treatments which off-sets the building's massing by emphasising its smaller parts."

Proposed Changes

Balustrading

1. The proposed changes seek to reduce the amount of solid concrete balustrading and associated concrete up stand. This will be replaced with no concrete lip/up stand, perforated screening and an increase in the amount of glass balustrading. It should be noted that the balustrading represented on Drawing No DA01 (Rev D) titled Approved (MCU 140079) is not consistent with the approved elevations as implied.
2. Although not mentioned to date, it should be noted the proponents are proposing framed glass and not frameless glass balustrading with silicon or butt joints. While this is not explicitly mentioned in the approval, it is shown on the approved perspective A600 and implied in the A301 North Elevation;

Kitchen Extensions

3. The applicant proposes to extend the kitchens on units 1 and 3 on each floor level out onto the Type A and C balconies.

Impact of proposed changes

Balustrading

The impacts of the proposed changes are;

1. The change in location of the perforated screening from levels 2, 4, 6 & 8 to intermediate levels sees a reduction in the diagonal 'ripple effect' from floor level to floor level. The result is more of a bland series of horizontal waves > a subtle but inconsistent change from the approval (refer Drawing UD 02);
2. The replacement of sloping concrete balustrading on all corners to a perforated metal screen with a vertical junction impacts on the organic flow of the outer edge of the balconies > a subtle but important part of the design (refer UD02);
3. The use of fine grain perforations instead of the larger holes strips the building

- of its visual interest and playfulness. The finer perforation s are still see-through which diminishes privacy for residents (refer Drawing UD 02);
4. The deletion of the concrete lip/up stand across the front of all balconies reduces the thickness of the horizontal line sweeping around the building on each floor level, again reducing the impact of the architectural idea
 5. The increase in glass balustrading further reduces sweeping horizontal lines of the building and also reduces the amount of privacy to the deck Types A & B on levels 2, 4, 6 & 8. There is also a decrease in privacy to on deck Type A on levels 1, 3, 5, 7 & 9 (north east corner). (refer Drawing UD 02);

Kitchen Extensions

6. The applicant proposes to extend the kitchens on units 1 and 3 on each floor level out by approximately 2.8m onto the Type A and 2.4m onto the Type C balconies. This reduces the useable open space on these balconies to approximately 6sqm and 15sqm respectively. In balcony Type C, given this is overlooked from above, the effective useable open space is also reduced to 7sqm. (refer Drawing UD 03);
7. The kitchen extension limits the opportunity for non-mechanical, screened clothes drying area as per condition 12 of the Approval.
8. The kitchen extensions also impact on the built form by interrupting the effect of the horizontal glazing and reducing the horizontality of the architecture. (refer Drawing UD 02);

Advice

Balustrading

The balustrading is a critical part of the architectural features of the building. It articulates the horizontal curves of the floor plan in the vertical dimension, but also delivers a diagonal ripple effect, which is a subtle but important effect. While not explicitly mentioned in the DA material, the design of the balustrading accounts for an important part of the building's design merit, which according to officers mitigated the site cover and setback issues outlined in PO8 of the Multi Unit Res Code.

As this aspect of the building is reasonable easy to correct, Council should vigorously pursue the reinstatement of the balustrading. Negotiations with the applications should seek;

1. Reinstatement of the screen balustrading to achieve the diagonal ripple effect;
2. The use of a larger perforated metal balustrade to deliver the original 'playfulness' of the building and increase privacy to the balconies;
3. While it is unrealistic to expect the extent of concrete balcony to be increased, Council should ensure that any joins between metal and concrete balustrading are consistent with the curved join in the approved design;

Kitchen Extensions

The kitchen extensions are inconsistent with the approval. The outcome for balcony Type A is in conflict with PO11 of the Multi Unit Res Code which stipulates "a balcony or similar private open space area directly accessible from the main living area which is not less than 12sqm in area with a minimum dimension of 3.0m".

It is correct that the approval locked in a balcony width of approximately 2.35m for Balcony Type A (less than the AO11.4). However given glazing could be opened for almost the full length of this balcony allowing the room full exposure to the deck, then the outcome would have maintained a high degree of amenity, and could be considered consistent with PO11.

The impact of the kitchen extensions on Balcony Type C is not consistent with the *Purpose and Overall Outcomes* of the Multi-unit Res Code as it delivers a useable balcony area of only 6sqm as the rest can be overlooked and is unshaded.

It is not clear how the applicant can deliver compliance with approval condition 12 and PO15 for dedicated screen clothes drying areas, given that the walls that they may have been located on have now been built on. Further information is required on this from the applicant.

The kitchen extensions do impact on the overall built form appearance as outlined above and this was an important consideration in the mitigating then the impacts of the building. However, it would be difficult to argue that this impact alone is that much greater than the approved party walls (between units 1, 2 and 3 on each level) and would create a in impact on the built form sufficient to warrant their removal.

While the solution is not immediately evident, the impact of the kitchen extensions on user amenity is the predominant issue and one worth defending vigorously. Overall outcomes 2b, 2c and 2d of the Multi-res Code all reinforce that issues of

- Climatically responsive building design;
- Private open space that provides visual relief to built form; and
- High levels of privacy and amenity for residents.

Approving the proposed kitchen modifications would be inconsistent with the intent of the Multi-Res Code. Council should;

1. Request of the applicants demonstrate condition/code compliant solutions for clothes drying and all balconies; and
2. Request the applicant model kitchen extension options for Type A and C Balconies that are more consistent with Type B as a minimum sized balcony; and
3. Request the applicant model kitchen extension materials and colours for Type A and C that that reinforce the horizontal banding intended in the original approval;

And if the revised changes cannot satisfactorily deliver a greater consistency with the Multi-Res Code then Council should;

4. Consider not approving kitchen extensions on Type A balconies; and
5. Condition colour and materials to kitchen extension on Balcony Type C that reinforce the horizontal banding intended in the original approval

I am happy to discuss this advice with you further.

Yours faithfully



Phil Smith, AIA, architect
DEICKE RICHARDS
Associate Director



- Levels 2,4,6,8**
- Type A - Thin Balcony**
13.35sqm area
- Type B - Middle Balcony**
13.9sqm area covered & private
- Type C - Wide Balcony**
26sqm area
13sqm covered & private
9sqm uncovered & overlooked



- Levels 1,3,5,7**
- Type C - Wide Balcony**
26sqm area
13sqm covered & private
9sqm uncovered & overlooked
- Type B - Middle Balcony**
13.9sqm area
2.64 sqm uncovered & overlooked
11.25 sqm covered & private
- Type A - Thin Balcony**
13.35sqm area

Approved Plans 2014

Meta St DA Review DA0014/0079.02
 Assessment for Sunshine Coast Council

Project No.
160906

Urban Design
UD 01 A

Checked: PS Scale: 1: 200 @ A3
 Approved: PS Date: 22/09/2016





Perforated metal screen with angled join to concrete balustrade

NOTE: Vertical join in materials not part of original approval

Positioning of perforated balustrading creates a diagonal wave pattern up the buildings front elevation

Approved Plans 2014 - Balustrading



Vertical join in materials not consistent with approval

Proposed positioning of perforated balustrading creates a less dynamic series of horizontal waves

Levels 2, 4, 6, 8 have less solid balustrading and privacy

Proposed Plans 2016 - Balustrading

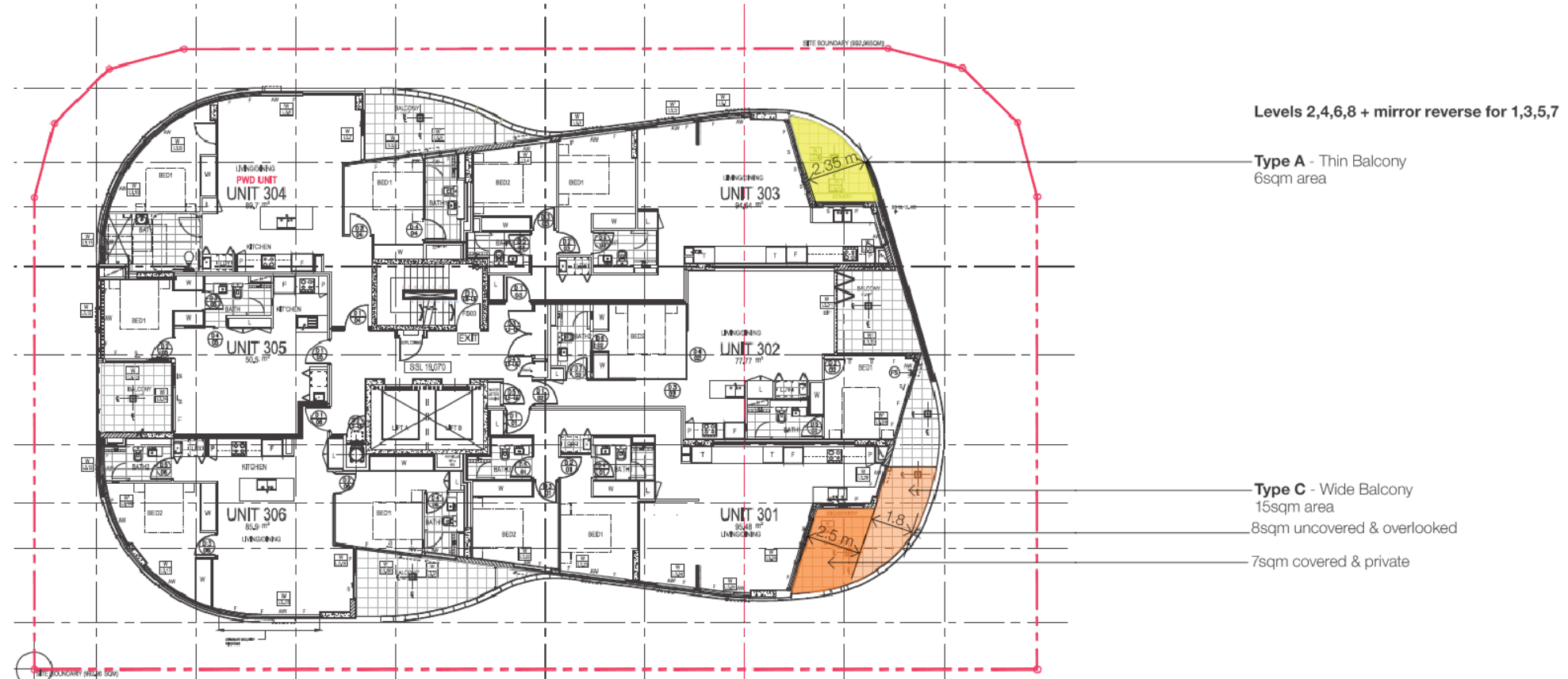
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Urban Design
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Proposed Plans 2016

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UD 03 A

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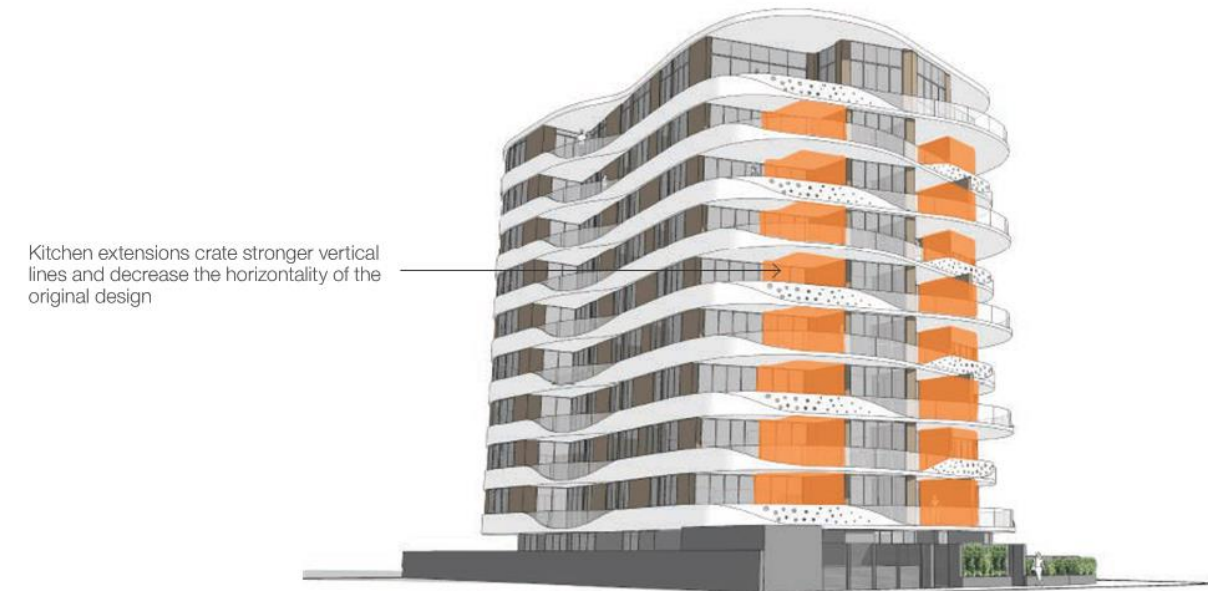




Approved Plans 2014 - Impact of prosed kitchen extensions



Approved Plans 2014 - Proposed without Type A kitchen extensions



Approved Plans 2014 - Impact of prosed kitchen extensions



Approved Plans 2014 - Proposed without Type A kitchen extensions

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