

Bayside Design Review Panel

REPORT OF THE BAYSIDE DESIGN REVIEW PANEL

Meeting held on Thursday, 15 February 2018 at Bayside Council

Panel members: Mr Alan Cadogan – Deputy Chairperson, Mr Sam Crawford and Mr Dean Boone

ITEM 3

Date of Panel Assessment:	15 February 2018
Applicant:	Landmark Group
Architect:	DKO Architecture
Property Address:	19-25 Robey Street, Mascot
Description:	Integrated Development Application for the demolition of existing structures and the construction of a five (5) storey mixed commercial and residential apartment building consisting of two (2) levels of basement car parking containing 133 car parking spaces, two (2) ground floor retail tenancies and 66 residential apartments across four (4) storeys
No. of Buildings:	1
No. of Storeys:	5
No. of Units:	66 units total - 21 x 1 bedroom units, 39 x 2 bedroom units, 6 x 3 bedroom units
Consent Authority Responsible:	Bayside Council
Application No.:	DA-2016/165
Declaration of Conflict of Interest:	Nil

The Panel inspected the site, reviewed the submitted documentation and met with representatives of the applicant including Joe Scuderi (Head of Development Landmark Group), Nick Byrne (Architect DKO Architects), Hayden Green (Landscape Architect) and Council's staff Chris Mackey (Coordinator Development Assessment), Ben Latta (Coordinator Development Assessment).

Design Principle	Comments
<p>Context and Neighbourhood Character</p> <p>Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.</p> <p>Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood.</p> <p>Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.</p>	<p>The Panel considers that the design demonstrates a high degree of design excellence in relation to this issue.</p> <p>The Panel considers that Council and the applicant should consider opportunities to connect John Curtain Reserve to Elizabeth Avenue and Brodie Street, through the site.</p>
<p>Built Form and Scale</p> <p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.</p> <p>Good design also achieves an appropriate built form for a site and the building's purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements.</p> <p>Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.</p>	<p>The Panel considers that the design demonstrates a high degree of design excellence in relation to this issue.</p> <p>The Panel supports the height increase to the rear building.</p>
<p>Density</p> <p>Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.</p> <p>Appropriate densities are consistent with the area's existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.</p>	<p>The Panel considers that the density of the proposed development is acceptable.</p>
<p>Sustainability</p> <p>Good design combines positive environmental, social and economic outcomes.</p> <p>Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of</p>	<p>The Panel considers that the design demonstrates acceptable levels of sustainability but could include further sustainability initiatives above and beyond those required by BASIX, such as solar energy generation, rainwater harvesting, etc. The Panel notes that access is already provided to the rooftop of the middle wing of the development which would facilitate solar energy harvesting, for instance.</p>

Design Principle	Comments
<p>residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials and deep soil zones for groundwater recharge and vegetation.</p>	
<p>Landscape</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.</p> <p>Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values and preserving green networks.</p> <p>Good landscape design optimises useability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</p>	<p>The Panel considers that the design as presented at the meeting has the potential to demonstrate a high degree of design excellence in relation to this issue, however this is not currently reflected in the landscape drawings, which need to include further information in relation to species selection and materiality.</p>
<p>Amenity</p> <p>Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.</p> <p>Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas and ease of access for all age groups and degrees of mobility.</p>	<p>The Panel considers that the design demonstrates a high degree of design excellence in relation to this issue.</p>
<p>Safety</p> <p>Good design optimises safety and security within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.</p>	<p>The plans which were provided to the Panel do not fully describe the security arrangements for the design, such as lines for secure fencing, boundary treatments, etc. These should be included on the drawings.</p>

Design Principle	Comments
<p>A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.</p>	
<p>Housing Diversity and Social Interaction</p> <p>Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.</p> <p>Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix.</p> <p>Good design involves practical and flexible features, including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents.</p>	<p>The Panel considers that the design is acceptable in relation to housing diversity and social interaction.</p>
<p>Aesthetics</p> <p>Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.</p> <p>The visual appearance of a well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.</p>	<p>The Panel considers that the design demonstrates a high degree of design excellence in relation to this issue.</p>

RECOMMENDATION

- The Panel supports the application subject to the changes described above. The application satisfies the design quality principles contained in SEPP 65.