

Bayside Design Review Panel

REPORT OF THE BAYSIDE DESIGN REVIEW PANEL

Meeting held on Thursday, 5 April 2018 at Bayside Council

[Panel Members: Alf Lester, Obelia Tait and Dean Boone]

ITEM 3

Date of Panel Assessment:	5 April 2018
Applicant:	Karimbla Construction Services Pty Ltd
Architect:	DKO Architecture
Property Address:	133-141 O'Riordan Street, Mascot NSW 2020
Description:	Integrated Development Application for the construction of a thirteen storey residential apartment building consisting of two (2) levels of basement car parking containing 108 car parking spaces and 105 residential apartments with private rooftop terraces and a podium communal open space.
No. of Buildings:	1
No. of Storeys:	13
No. of Units:	105 - 32 x 1 bedroom units, 50 x 2 bedroom units and 23 x 3 bedroom units
Consent Authority Responsible:	Bayside Council East
Application No.:	DA-2018/1013
Declaration of Conflict of Interest:	Nil

The Panel inspected the site, reviewed the submitted documentation and met with representatives of the applicant including Nieger Meijer (Arch. Grad UKO), Neil Warner-O'Connell (Head of Arch Meriton), Walter Gordon (Head of Plan Meriton) and Nick Byrne (Director DKO) and Lincoln Lawler (Senior Planner) and Marta Gonzalez-Valdes (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>	<ul style="list-style-type: none"> • The Panel generally supported the scale and context of the development proposal. • The Panel noted in particular the spatial disposition of the proposal and the conscious structuring of the Haran Street frontage to provide a distinctive address. The limited modulation of the O'Riordan Street façade was discussed as was the limited horizontal separation between podium and the upper level structure.
<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>	<ul style="list-style-type: none"> • The Panel was generally supportive of the proposed built form but questioned the double height structural elements at the upper level. The Panel suggested that alternatives be explored which would help to reduce the perceived height and scale of the building. • The Panel formed the view that the maximum permissible height of 44m should not be exceeded. • Other issues raised by the Panel included further articulation of the O'Riordan St/ Haran St corner and stepping of the vertical O'Riordan St façade by providing greater horizontal definition between the upper level structure and the podium. • The Panel also considered that articulation of the southern façade be explored given the somewhat limited articulation shown on the elevation and the apparent use of "pseudo" recesses within an otherwise blank façade of the southernmost sector of the building.
<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>	<ul style="list-style-type: none"> • The Panel noted that the relevant FSR for the site is 3.2:1 and that the new DA proposal should be compliant with that control. <p>In coming to this recommendation, the Panel was aware that the GFA of the current DA exceeded the FSR of 3.2:1 and also noted that the DA as submitted was equivalent to 4:1.</p> <p>The Panel concluded that there were no reasonable grounds to exceed the permissible FSR of 3.2:1.</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>	<ul style="list-style-type: none"> • The Panel noted the lack of sustainability measures including the capture of rainwater for irrigation purposes, photovoltaic panels etc. • The Panel recommended that such measures be explored and integrated into the final documentation of the project.

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>	<ul style="list-style-type: none"> • The Panel recognised that the development proposal contained measures designed to maintain significant mature trees within the site and the adjacent street verges. However it was noted that the proposed retaining walls (which provide for the 1m difference in level between footpath and ground floor) potentially intersect with tree locations. This issue will need to be resolved to ensure that the existing mature trees are effectively retained. • The Panel noted the inconsistency between the submitted landscape documentation and the landscape shown in the architectural documentation. The Panel supported the principles of the landscape design as set out in the architectural documentation particularly in terms of the enhanced form of the communal open space layout at level 1. • The Panel supported the proposed street access to ground level apartments from both O'Riordan and Haran St frontages.
<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>	<ul style="list-style-type: none"> • The Panel noted the limited provision of solar access to apartments and accepted that the northern façade of the building complex was to a large extent overshadowed by the 13 storey residential complex immediately north of the subject site on Haran St. The panel accepted that only 44% of the apartments would receive 2 hours of solar access in mid-winter compared to the 70% set under the ADG. • The Panel supported the provision for waste management and collection within the building complex compared with the pattern of waste bins being wheeled out for kerb-side collection in adjacent unit complexes. <p>It was noted that the bin room (at ground floor level) required significant ramps to secure the 1 metre difference in level and to allow access to the waste holding area for servicing purposes. The Panel accepted that the ramps also provided for disabled access from the defined visitor parking areas to the ground floor apartments and lifts.</p> <ul style="list-style-type: none"> • The Panel supported the proposed location and containment of AC Units serving each floor. The potential noise impacts of combining AC Units in one location on the amenity of immediately adjacent apartments will need to be carefully resolved.

Design Principle	Comments
	<ul style="list-style-type: none"> Questions were raised about the relationship of the south west and southern apartments and the appropriate separation in terms of both visual and aural privacy. It was noted that the separation distance appears to be about 5m compared to the minimum 12m separation required under ADG.
<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>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>	<ul style="list-style-type: none"> The Panel supported the clarity associated with the design of the main entry to the building and the access provision to ground level apartments both of which will help to provide general surveillance and support pedestrian safety in and adjacent to the building.
<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>	<ul style="list-style-type: none"> The Panel supported the proposed apartment mix of 1, 2 and 3 bedroom units.
<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>	<ul style="list-style-type: none"> The development proposal is supported subject to the comments set out above.

RECOMMENDATION

- The Panel supports the application subject to the changes described above being addressed.