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## Design Excellence Panel Minutes

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To: Esra Calim

Application No: DA2024/0732

Property: 86-96 Station Street, Wentworthville NSW 2145

Proposal: Demolition of existing structures and construction of a part seven (7), part fifteen (15) storey mixed use building comprising a childcare centre catering for 120 children, two commercial units, 59 residential apartments pursuant to State Environmental Planning Policy (Housing) 2021, over basement parking, Torrens title subdivision and associated landscaping and civil works, the developer has offered to enter into a planning agreement for the dedication of land for a future laneway.

Meeting Date: 12<sup>th</sup> February, 2025

Panel Members: Clare Johnston, Sandor Duzs, Jeremy Giacomini (Chair)

Attendance (council staff): Council: Esra Calim, Mona Lababidi, Michael Lawani, Harley Pearman, Haroula Michael

Applicant: C De Angelis of Beaini Projects

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### Proposal:

The proposal is for a 15-storey predominantly residential building, with mixed use / childcare on the ground and first floor.

### Key issues are outlined below:

#### Site Strategy

- Extend the solar analysis so include Friend Park, ensuring this is not overshadowed in the morning throughout the year.
- Ensure that proposed retail uses support the character of active street frontages to Station St.
- Improve siting and main arrangement of building massing – current configuration is not sophisticated enough, very rigid, provides poor public amenities, and generates privacy issues between units.

#### Street interface

- The depth of lobbies from the street boundary and the poor sightlines from the street could represent a public safety risk. Generally the design of the ground floor must be developed to possess good CPTED principles.
- The ground floor design proposes a poor quality and inactive street interface with much of the building's street presence being comprised of plant and services. The ground floor should be reviewed with greater consideration for the impact and placement of services on streetscape, looking for opportunities for increased fenestration.
- No substation is shown on the plans. The proponent believes there is sufficient supply available from the neighbouring building. Evidence to support this is required.
- Detail and placement on the HBV strategy is required along with a description of how its placement will reduce impacts on the street.

## Massing & Levels

- Floor to floor heights are set at 3.1m from level 1 upwards, reconfigure these to allow for future flexibility, including the following:
  - Increasing the floor-to-floor height to level 1, to allow for a range of commercial uses.
  - Ensure that there is sufficient space beneath inset balconies, roofs and roof terraces to allow for insulation / roof finishes and generous ceiling heights.
  - Allowing for structural transfer slabs to the basement.
  - Allow structural- and services transfer zone under residential floors.
  - Garbage chute is not an elegant building massing feature – reconfigure to be concealed within the building envelope.

## Layouts and Orientation

- 42 out of 59 apartments (71%) are predominantly west-facing, consider the following to minimise impact from the harsh afternoon sun:
  - Reconfigure the larger tower so that more apartments, particularly habitable rooms, are facing north or east to significantly improve the interior spaces.
  - Provide elevational façade treatments to western facades, including screening and shading devices.
- The eastern seven storey block has a symmetric floorplan which does not respond to the different environmental conditions for the north and south.
- Single aspect west-facing apartment is included in cross ventilation calculations however does not appear to comply with the ADG requirements.
- Fire egress strategy to be coordinated with qualified consultant – there are several non-compliances in the submitted documentation.
- Unreasonable amount of service spaces indicated on Ground Floor.
- Secondary stair / lift and corridor for childcare to be reviewed.
- Internal circulation on LGF, GF, and level 1 to be reviewed from a functionality point of view.
- Secondary lift to be checked for wheelchair compliance – seems to be too small.
- Check solar access requirements in detail – some of the living areas don't allow for proper direct sun access.
- Seek input from a Vertical Transport engineer on lift strategy to service the apartments. Confirmation required that 2x lifts is sufficient to serve this many apartments and that the sizing is adequate for accessibility, emergencies services and movement of furniture.

## Communal Open Space & landscaping

- The communal open space will be overlooked by apartments and
- Single egress from the bridge does not appear to be sufficient for the size of the communal open space
- Level 2 roof terrace area to be defined – due to the privacy issue it is not suitable for communal open space – functional and maintenance strategy required. Landscaping
- Deep soil zone not demonstrated, please review to meet minimum requirements
- Amend the incorrectly calculated communal area calculation at L4 which currently includes non-traversable raised planter.

## Waste Management Strategy

- Reconfigure the route from the bin store to the external ramp, resolving turning circles and steep gradients.

- Resting bins are predominant and visible from Station St, review this strategy to improve the interface with the public.
- Bin tug does not appear to fit into the Bin Tug room – chute and waste storage area relationship requires reconfiguring to function properly.
- Submitted drawings indicate the loading area on the Western side of the Loading bay, which means each bins to be pushed up on the steep lane.
- Review provision of bin rooms at each floor appears to have insufficient capacity for recycling and FOGO.
- Prepare a waste management strategy to address these issues.

#### **Ground plane / Childcare Design**

- The northern side, 2-6 outdoor area is a dark, internal space, cannot be considered as an outdoor play area for a childcare centre.
- Maximise natural light to the external spaces to the childcare. Consider reconfiguring the perimeter balustrade to allow for this.
- Clarify pick up and drop off strategy to the childcare. This strategy should include a consideration for pedestrian circulation to and through the tenancy at peak times. How do 120 children and their carers safely access the building during peak drop off and pick up times.
- Consider strategies to improve the visibility and natural light amenity to the internal stair between ground floor and level 1.
- Plant and servicing rooms, as well as service corridors appear oversized with access to natural light.
- Glazing setback to Station St is excessive and may cause issued from a CPTED perspective.
- Confirm the intended use of the ground floor internal plant rooms which appear oversized.

#### **Materiality and Façade Treatment**

- Propose a quality material palette for the tower rather than paint and render proposed.
- Allow for the internal spaces to inform the rhythm of the façade, rather than adding on frames which do not relate to the overall scheme.
- The size of the windows to be checked for compliance – they seem to be too small even to comply with the minimum NCC requirements.
- In general, the articulation of the façade should be improved.
- The Panel acknowledges that there have been design updates made in response to the comments received from the last DRP. However, these design changes have not sufficiently addressed the Panel's recommendations to improve the buildings materiality or composition of the elevation.
- The proponent is encouraged to revisit all feedback received and clearly articulate how this projector intends to achieve design excellence?

#### **End of trip facilities**

- Demonstrate sufficient end of trip facilities are provided for staff and bike parking for residents.
- Bicycle parking located in the residential & childcare lobbies is not supported as it could represent a hazard to the safe entry and exit of the building.

#### **Context**

- Add the surrounding context to the drawings to clarify relationship and impact to adjoining buildings.

## Sustainability

- Identify sustainability principles and initiatives for the project to reduce energy consumption and minimise the buildings contribution to heat island effect.
- The proposal appoints a large portion of the apartments to the west which will result in high solar loading of apartments. Please identify strategies which will be incorporated into the design to mitigate this?

## Recommendation:

Major re-design required based on the above listed recommendations.

## For the decision:

Unanimous

Considerations	Comments
Whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved.	Simple render and paint finish to external building with no acknowledgement of context, not using high quality external materiality.
Whether the form and external appearance of the development will improve the quality and amenity of the public domain.	Architectural composition requires refinement. Glazing set back from street edge creating CPTED Issues. Secondary entrance to childcare not visible from street.
Whether the development detrimentally impacts on view corridors.	-
<b>How the development addresses the following matters:</b>	
The suitability of the land for development;	Appears suitable for development, close to amenity and public transport.
Existing and proposed uses and use mix;	Ground plane could support the diverse mix of uses on Station Street, including night time economy.
Heritage issues and streetscape constraints;	No significant issues
The location of any tower proposed, having regard to the need to achieve an acceptable relationship with other towers (existing or proposed) on the same site or on neighbouring sites in terms of separation,	Privacy issues between towers, overshadowing onto public domain, communal spaces overlooked by the development. Mass of tower has little regard for its context and does not propose a harmonious relationship with its neighbours.

<b>setbacks, amenity and urban form;</b>	
<b>Bulk, massing and modulation of buildings;</b>	Building articulation requires significant work to improve the overall presentation.
<b>Street frontage heights;</b>	
<b>Environmental impacts such as sustainable design, overshadowing, wind and reflectivity;</b>	Orientation results in mostly west facing apartments. Facade treatment doesn't respond to orientation. Overshadowing not clear on public domain (Station st)
<b>The achievement of the principles of ecologically sustainable development;</b>	-
<b>Pedestrian, cycle, vehicular and service access and circulation requirements; and</b>	Waste management strategy required Bicycle store unclear – racks in lobbies are not a safe solution. No end of trip facility identified.
<b>The impact on, and any proposed improvements to, the public domain.</b>	Potential to deliver improvements however not being realised in current configuration. Depth of proposed lobbies and extent of blind walls at the street interface does not follow good CPTED



Jeremy Giacomini  
Chairperson