

Bayside Design Review Panel

REPORT OF THE BAYSIDE DESIGN REVIEW PANEL

Meeting held on Thursday, 3 February 2022

Panel members:

Jim Koopman
Stephen Collier
Brian Zulaikha
Matthew Taylor (Landscape)

Coordinator:

Ben Latta

ITEM # 4

Date of Panel Assessment:	3 February 2022
Applicant:	NSW Land and Housing Corporation (NSW Government)
Architect:	WMK Architecture
Property Address:	6-12 Dalley Avenue & 212 Banksia Street, Pagewood
Description:	Demolition of existing structures, tree removal and construction of a part two (2) storey part three (3) storey Seniors housing development comprising 33 self contained dwellings, basement car parking, landscaping and land consolidation. Note – this is a Crown DA and will be Determined by the Sydney Eastern City Regional Planning Panel. The application has been lodged by the NSW Government, specifically, the Land and Housing Corporation (former Department of Housing).
No. of Buildings:	2
No. of Storeys:	Part 2 & Part 3 storeys
No. of Units:	33
Consent Authority Responsible:	Bayside Council
Application No.:	DA-2021/507
Declaration of Conflict of Interest:	Nil

The Panel inspected the site, reviewed the submitted documentation and met with representatives of the applicant including Ambrose Marquart – LAHC; Carolyn Howell – LAHC; Gimhanee Herath – LAHC (development manager); Kristie Vaughan – LAHC; John Andreas – WMK Architects; Belinda McHarg – WMK Architects and Ben Latta & Patrick Nash of Council's staff.

Design Principle	Comments
Context and Neighbourhood Character 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	The proposed development sensitively responded to the existing context and neighbourhood character by analysing the surrounding built environment. The development seeks to enhance the existing streetscape and connect the low density residential character with the medium density area to the south of the subject site.

Design Principle	Comments
<p>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 high retention of existing trees on site maintains the green, verdant character of the existing streetscape. The development seeks to provide contemporary architectural character whilst relating to the existing built fabric of the Pagewood area. Whilst it is noted that every effort has been made to meld the new buildings into the predominant character of the area, there is some concern that the gabled expression to the northern end of Dalley Street is aggressive and could be further refined.</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 proposed development provides an appropriate built form to suit the surrounding area and the future desired character of Pagewood. The building masses align with the existing setbacks to the street frontages and strengthens the street edge. The building forms also align with the existing dwellings and private open space patterns in the street edge to maintain solar access.</p> <p>The scale is an appropriate response to the existing 2 storey residential to the north and the 3 storey+ context to the south. The building mass is broken down along the elevation in key areas to illustrate a transitional scale from apartment building to individual residence.</p> <p>Whilst it is noted that every effort has been made to meld the new buildings into the predominant character of the area, there is some concern that the gabled expression to the northern end of Dalley Street is aggressive and could be further refined.</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 proposed development addresses the density requirements for its intended use and to future proof the need for seniors living within the area.</p> <p>The panel agrees the site is able to support higher density based on its amenity to public transport, infrastructure, community facilities and the natural environment.</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 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>The dwellings target a high efficiency and the development provides PV panels, rainwater capture and enhances biodiversity through landscape design. The development provides high levels of cross ventilation and passive heating and cooling strategies. Lobbies are naturally ventilated</p> <p>The panel notes that the waste management plan outlines the re-use, recycling and management of demolition and construction waste to reduce the developments environmental impact. The landscape features generous deep soil areas for groundwater recharge and on site detention is provided.</p> <p>The panel would expect a higher than compliant BASIX standard for achievement of design excellence, as well as the provision of alternate mobility parking solutions and electric vehicle and scooter charging facilities.</p>
Landscape	

Design Principle	Comments
<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 usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity and provides for practical establishment and long term management.</p>	<p>The landscape enhances the streetscape and edges by softening the development and creating a threshold between public and private space. The species selected relate to the local area and increase biodiversity. All landscaped areas within the development are accessible and equitable to all. The landscape design provides low maintenance, well designed spaces that contribute to the local environment and public realm.</p> <p>Notwithstanding the retention of trees and the high quality of landscape envisaged, the panel feels there is a need to provide spaces / benches / tables for quiet contemplation or to enable a sense of community and visits within the garden areas.</p> <p>The design to the central area would be better appreciated if there were a rationalisation of the proposed trees and thereby a greater acknowledgement of the scale and mass of the existing fig trees that are being retained. This would enable the area to be better appreciated as a whole and facilitate CPTED guidelines to this space.</p> <p>The plantings to the Dalley Avenue frontage would benefit from a wider variety and range of shrubs and ground covers to provide a sense of identity and character of a finer grain nature that reflects the residential character of the street and the immediate surrounds.</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 proposed development provides high levels of amenity across the site both internally and externally. The buildings provide high quality common space with generous corridors and entrances connecting each part of the development. Naturally ventilated and lit corridors provide pleasant, safe and healthy environments that allow for casual, social interaction between residents. Apartments are well designed with accessible clearances to bedrooms, living areas and kitchens. Adequate storage is provided in line with the SEPP requirements. Each apartment is well connected to external space through generous courtyards and balconies overlooking the street frontage or central landscaped courtyard. Living areas are directly connected to POS and achieve good solar access and natural ventilation. All service areas including the basement, waste and common areas are accessible by all residents.</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>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>The proposed development provides a safe environment externally and internally. CPTED principles have been applied through design to minimise any areas of concealment, provide passive surveillance from apartments and street frontages to all entry points, parking and service areas. The landscape design prevents concealment and provides a secure barrier to the development. Entrances are clearly defined and fit for purpose. Dwellings are secure and external façades, balustrades and fencing are anti climb to prevent trespassing. The development is well lit to provide secure spaces and prevent concealment.</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>The proposed development provides the required apartment mix for a seniors living development within the local area. A variety of studio, 1 and 2 bedroom apartments with varying layouts create diversity of product and create a sense of individuality for residents. All apartments have direct access to external space and corridors are linked to the central landscaped space where residents can casually interact. The design discourages larger gatherings to maintain a peaceful and harmonious living environment for residents.</p>

Design Principle	Comments
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.	Whilst entrances, corridors and the central landscaped courtyard provide opportunity for casual interaction, there are no casual spaces or benches which might permit casual contemplation or family visits to occur outside of the unit interiors.
Aesthetics 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. 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>The proposed development presents a contemporary architectural language whilst remaining sensitive to its context. The buildings have a similar language in form and subtle differences in material to create distinction between the two. A strong brick base, lightweight metal top and articulate metal roof forms that fold over the upper levels create a variety of architectural expressions. The materiality of the project is both contemporary and modern whilst still acknowledging the materiality of the surrounding built fabric. The northern end of the site presents an individual or townhouse like rhythm to compliment adjoining properties and express a human scale. The southern end of the site presents a larger volume with strong verticality to break down the facade. This creates a sense of transition from the denser and larger buildings across Page street to the low density, detached residential character of Dalley Avenue. The western building along Banksia street presents an appropriate scale and blends well with the existing context. Well detailed brickwork, simple and clean metalwork balustrades and screens and vertical proportions present modern architectural language in line with the future desired character of the Pagewood area.</p> <p>Whilst it is noted that every effort has been made to meld the new buildings into the predominant character of the area, there is some concern that the gabled expression to the northern end of Dalley Street is aggressive and could be further refined.</p>

RECOMMENDATION

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