

Bayside Design Review Panel

REPORT OF THE BAYSIDE DESIGN REVIEW PANEL

Meeting held on Thursday, 13 February 2025 at Bayside Council

Panel members:

Dean Boone
Richard Nugent
Emili Fox
Matt Hollenstein

Coordinator:

Marta Gonzalez-Valdes

ITEM # 3 – DESIGN EXCELLENCE

Date of Panel Assessment:	13 February 2025
Applicant:	Karimbla (Meriton)
Architect:	Pbd Architects
Property Address:	16 Studio Drive, Eastgardens
Proposal:	Lot F – Removal of trees, excavation, and construction of three (2) connected buildings of 6-13 storeys comprising two (2) levels of basement car parking, 224 residential units, communal recreational facilities, associated landscaping, and construction of a private road.
No. of Buildings:	3
No. of Storeys:	6-13
No. of Units:	224
Consent Authority Responsible:	Bayside Council
Application No.:	DA-2024/205
Declaration of Conflict of Interest:	Nil

The Panel inspected the site, reviewed the submitted documentation and met with representatives of the applicant Karen Siu, Associate & Anees Ahammed, Project Designer & Paul Buljevre, Principal – PBD Architects; Walter Gordon, Head of Town Planning & Ian Lim, Head of Design & Cameron Greatbatch, Public Domain Manager & Ashna Aggarwal, Town Planner – Meriton and Marta Gonzalez-Valdes (Coordinator) - Bayside Council.

This proposal was previously reviewed by the Panel at its meeting on [3 October 2024](#), comments in Blue.

13 February 2025

The panel reviewed the scheme and there are only a small number of outstanding items:

- Relocate solar panels on Level 8 to the roof (L15). This will allow the enlargement of the communal roof terrace on L8.
- Add accessible ramp entry into the main lobby from the north (through the gap between unit G02 and G03 if the levels permit.
- Balcony of unit 1003 to wrap around the western side of the façade. It could extend into the non-trafficable zone to allow larger balcony depth commensurate with it being a 4 bedroom unit.
- The pergola's over the BBQ's should cover the adjacent seating area in all instances. The plans show small dashed areas that only seem to cover the BBQ.
- Reposition doorway entries to units that are in close proximity to lift entry exit access locations
- Provide WC facilities to the communal open space area to Level 6
- Provide a continuous planter of at least 1000mm soil width to achieve a green edge to the rooftop of the eastern tower currently dedicated to solar panels and services to ameliorate visual impact

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>3 October 2024</p> <p>The project forms part of the continuing Pagewood Green precinct by Meriton – also known as BATA 2. The Precinct includes a mix of medium to high rise residential, commercial and retail offerings as well as public open space and parks.</p> <p>The BATA 2 Precinct benefits from an existing concept plan approval and multiple development consents for a range of building forms and housing typologies including high-rise mixed-use commercial / residential towers up to 21 storeys in height and two storey residential terraces fronting Heffron Road. A range of public open space is incorporated into the precinct, including but not limited to two community parks.</p> <p>Note: This project was viewed in conjunction with Lot C, D and J – all projects are under assessment and also part of the Pagewood Green precinct.</p>
<p>Built Form and Scale</p> <p>Good design achieves a scale, bulk and height appropriate to the existing or desired future character</p>	<p>3 October 2024</p> <p>The proposal follows the approved Masterplan envelope with changes to northern and southern volumes.</p>

Design Principle	Comments
<p>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 proposes the following modifications to improve the scheme's urban built form response:</p> <ul style="list-style-type: none"> - Consider relocating the northern portion of the L-shaped volume to the southern boundary to improve solar amenity into the courtyard. - Remove all proposed structures within approved building setbacks from boundaries, including private open spaces/ terraces, ramps, stairs and retaining walls. - Remove plant area and services from northern most corner of the L-shaped volume on level 10. Provide communal garden space or rooftop garden space. - Provide carefully designed roofscapes (landscaped as much as possible) where apartments overlook these spaces.
<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><u>3 October 2024</u></p> <p>Due to the site's proximity to public transport, the sizing and mix of apartment types is considered reasonable. However, there may be potential for a greater number of larger sized apartments on the site. This should be reviewed based on the local demographics of the area.</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 livability 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><u>3 October 2024</u></p> <p>The proposal has the potential to provide excellence in sustainability measures. Large expanses of roof space can be utilised for solar panels and rainwater catchment with particular consideration given to the future running of the building and the provision of basic sustainability measures (including natural cross ventilation, compliant sunlight, lowE glazing and sun shading).</p> <p>Additional measures should include rainwater reuse, deep soil planting, greenhouse gas reduction, GoGet car parking, electrical charging stations and ongoing strata commitments for commercial spaces.</p> <p>Consider Bio solar or green roof w PV cells on roof space.</p> <p>Consideration should also be given to the introduction of shading devices in lieu of dark glazing across the facades.</p> <p>These commitments should be integrated into the design approach, clearly documented and outlined as part of the broader explanation of design excellence. Considerations</p>

Design Principle	Comments
	<p>for Connecting with Country should also form the underlying principles of the design excellence approach.</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, coordinating 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><u>3 October 2024</u></p> <p>The Landscape plans provided for Lot F include a detailed interface to the adjacent lot that is to be a public park. The Panel has not been provided with plans for the proposed park in unison with Lot F and recommends that they are considered by the Panel in any future review.</p> <p>A considered response to Designing with Country has been repeatedly requested by the Panel for adjoining sites. The lack of consideration and provision of this information in forming a design response results in a generic and repeated landscape palette, character and form. Lot F, as well as Lot C & J interface with a public park along Bunnerong Road. The design response should be consistent along this important public open space, the existing retained landscape and the future desired character that are informed by a Designing with Country process.</p> <p>The Landscape plans do not clearly define the lot boundary. Instead, they define the area of work, including the streetscape outside the boundary of Lot F. Plans should clearly define both the lot boundary and areas dedicated to deep soil. Removal of trees outside of the Lot F cannot be supported and built form should allow for the retention of trees outside the lot.</p> <p>Landscape Plans should also document the 30% minimum canopy cover within the site.</p> <p>Setbacks in the built form between levels 2 – 4 are to include and maximise landscape planters for a green architectural response and respond to the surrounding landscape. It is noted that Tower B has a recess to every level for natural light and ventilation to lobby corridors that should also include landscape treatment instead of ballast.</p> <p>The Panel does not support the encroachment of ramps, POS terraces, structures for upper levels overhanging and unnecessary pathways and infrastructure into the deep soil setback areas around the building.</p> <p>A CPTED issue is being created to Delma Drive where a series of services and fire egress doors open into a concealed landscape area.</p> <p>The pathways shown in the adjacent park for access to individual units should be amended to stepping stones to mitigate the disruption to the planting areas.</p> <p>The Level 1 Communal Open Space is generally supported and serves as a large active space however several simple design improvements can be made towards design excellence.</p>

Design Principle	Comments
	<ul style="list-style-type: none"> • Interface issues arise between privacy for POS and COS where fencing only is provided • Interface issues between building entry points and AC units • Visual connection to streetscape, lobby and COS is prevented by a large blank wall • Deep undercroft and the above noted bank wall/s for COS access <p>A clear strategy for the provision and placement of rooftop solar panels and rooftop communal opens spaces is not embedded in the project. Spaces and Opportunities for high quality COS areas are not being capitalised on for design excellence. The lower-level rooftops are afforded with excellent views towards the coast, are overlooked by apartments in upper levels and should be accessible for COS areas.</p> <p>COS should be provided with bathroom facilities in each tower, do not rely on Level 1 for WC facilities. Rooftop areas should provide passive COS areas, productive landscapes and significantly a better interface within the development.</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><u>3 October 2024</u></p> <p>The Panel proposes the following modifications to improve the schemes urban built form response:</p> <ul style="list-style-type: none"> - The ground floor circulation zones / hallways would benefit from additional light to eliminate dead end corridors - Consider providing internal entry alcoves in apartments to provide a better entry experience - Consider visually connecting the western entry lobby space (via window / opening) to the central courtyard - Consider relocating the services to the northern break in the building on Delma Drive and inserting an apartment to better respond to the public domain and streetscape - Review Lift locations generally to be located closer to natural light and outlook - Reorientate apartments at the centre of L-shaped north western volume to ensure balconies are orientated away from other apartments and instead towards views and outlook - Consider cross through apartments in both building types by adding an additional service core. This will also eliminate the need for a bridge connection and will enable better cross ventilation and light into apartments

Design Principle	Comments
	<ul style="list-style-type: none"> - Relocate A/C service room away from balconies / windows of apartments - Ensure fences if required in ground floor planters are located in the centre of planter boxes to enable landscaping both sides of fencing - Ensure apartment entry doors are not located opposite lift doors - Consider working from home spaces in every apartments - Consider providing additional living space in larger 4 bedroom apartments
<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><u>3 October 2024</u></p> <p>The current proposal is generally considered acceptable by the Panel.</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><u>3 October 2024</u></p> <p>Due to the site's proximity to public transport, the sizing and mix of apartment types is considered reasonable. However, there may be potential for a greater number of larger sized apartments on the site.</p>

Design Principle	Comments
<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><u>3 October 2024</u></p> <p>As mentioned above, consideration should be given to sun shading devices to eliminate the dark glazing throughout the façade.</p> <p>Balustrades at lower level apartments should be more solid to provide privacy for the occupants.</p>

Design Excellence – Clause 6.10 of Bayside LEP 2021	
In considering whether the development exhibits design excellence, the consent authority must have regard to the following matters:	
(a) whether a high standard of architectural design, materials and detailing appropriate to the building type and location will be achieved,	No yes
(b) whether the form, arrangement and external appearance of the development will improve the quality and amenity of the public domain,	Yes with changes noted above yes
(c) whether the development detrimentally impacts on view corridors,	No yes
(d) the requirements of any development control plan made by the Council and as in force at the commencement of this clause,	No yes
(e) how the development addresses the following matters:	
(i) the suitability of the land for development,	Suitable Suitable
(ii) existing and proposed uses and use mix,	Suitable Suitable

(iii) heritage issues and streetscape constraints,	N/A NA
(iv) the relationship of the development with other development (existing or proposed) on the same site or on neighbouring sites in terms of separation, setbacks, amenity and urban form,	Suitable Suitable
(i) bulk, massing and modulation of buildings,	Suitable with consideration of the above comments Suitable
(vi) street frontage heights,	Suitable Suitable
(vii) environmental impacts such as sustainable design, overshadowing, wind and reflectivity,	Suitable with consideration of the above comments Suitable
(viii) the achievement of the principles of ecologically sustainable development,	Suitable with consideration of the above comments Suitable
(ix) pedestrian, cycle, vehicular and service access, circulation and requirements,	Suitable Suitable
(x) the impact on, and any proposed improvements to, the public domain,	Suitable with consideration of the above comments Suitable
(xi) achieving appropriate interfaces at ground level between the building and the public domain,	Suitable with consideration of the above comments Suitable
(xii) excellence and integration of landscape design.	Suitable with consideration of the above comments Suitable

3 October 2024

RECOMMENDATION

- **The Panel recommends that the above changes be made and be referred to the Panel for further consideration.**

RECOMMENDATION – DESIGN EXCELLENCE

- The Panel recommends that the recommended changes/refinements be made and that the amended proposal be referred to the Panel for further consideration to demonstrate that Design Excellence has been achieved in accordance with Clause 6.10 of Bayside LEP 2021.

RECOMMENDATION

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

RECOMMENDATION – DESIGN EXCELLENCE

- The Panel supports the application subject to the changes described above. The application achieves Design Excellence in accordance with Clause 6.10 of Bayside LEP 2021.