

Waverley Design Excellence Advisory Panel



WAVERLEY
COUNCIL

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| Item Number | 4 | Date of Report | 17 June 2020 |
| DA Number | DA-125/2012/C | | |
| Address | Unit 1-78/20 Illawong Avenue, TAMARAMA | | |
| Date of Meeting | 17 June 2020 | | |
| Panel Members | Jon Johanssen, Jonathan Knapp and Garth Paterson | | |
| Applicant's Attendance | Brendon Clendenning, Aaron Stevens and Richard Stapleton | | |
| Council Attendance | Kylie Lucas, Bridget McNamara, Beth Matlawski and Rosalina Siaosi | | |

INTRODUCTION

Attached is a copy of the minutes relating to this Design Excellence Advisory Panel meeting. The Panel's comments are intended to assist Council in their design consideration of an application against the 9 design principles set out in SEPP 65 Design Quality of Residential Apartment Development in addition consideration of whether the proposal achieves Design Excellence.

The absence of a comment under a head of consideration does not imply that particular matter to be satisfactorily addressed, more likely the changes are suggested elsewhere to generate a desirable change. Your attention is drawn to the following;

- SEPP 65, including the 9 Design Quality Principles and the requirements for a Qualified Designer (a Registered Architect) to provide Design Verification Statements throughout the design, documentation and construction phases of the project.
- The Apartment Design Guide, as published by Planning NSW (July 2015), which provides guidance on all the issues addressed below.

Note: The Panel's written and verbal comments are their professional opinions and constitute expert design quality advice for the consideration of Waverley Council.

1. To address the Panel's comments, the applicant may need to submit amended plans. **Prior to preparing any amended plans or attending additional Panel presentations, the applicant MUST discuss the Panel's comments and any other matter that may require amendment with Council's assessment planner.**
2. When addressing the Panel's comments by way of amendments, if the applicant does not propose to address all or the bulk of the Panel's comments, and wishes to make minor amendments only, then it should be taken that the Panel considers the proposal does not meet the SEPP 65 requirements. In these instances it is unlikely the scheme will be referred back to the Panel for further review.

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PANEL COMMENTS

Modification to roof design, ground floor entry, facade, stairwell, and increase in height, extension of basement parking and additions at the penthouse level.

Principle 1: Context and Neighbourhood Context

“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. 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”.

The proposal does not achieve this principle in the following ways:

- Further consideration should be given to the visual character and presentation of the Penthouse design from key vantage points within the public domain – in line with the previous DA documentation (visual analysis and photomontages in their context).

Principle 2: Scale and Built Form

“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

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. 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”.

The proposal does not achieve this principle in the following ways:

- There is a need for further design resolution in detailing of the proposed roof edge in order to achieve a lighter appearance (thin profile edge), and consideration of the soffit and options for the batten treatment.
- Appearance of the Penthouse roof parapet needs to be clearly assessed in the visual appraisal to ensure it does not compromise the quality of the outcome. It must be demonstrated that the wave form is capable of concealing the parapet from distant views of the roof.
- Further information needs to be provided on the Telco tower, including any options for how it could be a better visual outcome that would not diminish the design quality intended.
- Additional height being sought is supported subject to the applicant demonstrating clearly that this is necessary to achieve services and functionality of the Penthouse roof.
- The Panel has viewed the current documentation and believes that the extra height is justifiable on this basis and any additional amenity impacts will be minimal on surrounding properties

Principle 3: Density

“Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. 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”.

The proposal does/does not achieve this principle in the following ways:

- No Comment

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Principle 4: Sustainability

“Good design combines positive environmental, social and economic outcomes. 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”.

The proposal does/does not achieve this principle in the following ways:

No Comment

Principle 5: Landscape

“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. 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. 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”.

The proposal does/does not achieve this principle in the following ways:

No Comment

Principle 6: Amenity

“Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well-being. 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”.

The proposal does/does not achieve this principle in the following ways:

No Comment

Principle 7: Safety

“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. 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”.

The proposal does/does not achieve this principle in the following ways:

No Comment

Principle 8: Housing Diversity and Social Interaction

“Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features,

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including different types of communal spaces for a broad range of people and providing opportunities for social interaction among residents”.

The proposal does/does not achieve this principle in the following ways:

No Comment

Principle 9: 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”.

- The Panel supports the general improvements to the roofscape and the entrance but does not agree that the signage proposed is the best outcome. It would be expected this may be subject to a separate application.

Design Excellence

This site is located on a key site as identified in Clause 6.9 of the Waverley Local Environmental Plan 2012.

The following aspects of the proposal need to be addressed to achieve design excellence/or the following features of the proposal are considered to meet the objectives of LEP and achieve Design Excellence.

- Subject to the applicant satisfactorily dealing with the issues raised above this proposal is capable of achieving design excellence.

SUMMARY AND RECOMMENDATIONS

- The proposal requires amendments to be reviewed by the Design Excellence Advisory Panel in order to meet the design principles of SEPP 65 and/or achieve design excellence.