



Architectural Excellence & Design Review Panel Meeting Minutes & Recommendations

Site Address:	247-249 Wardell Road Marrickville
Proposal:	A 7 storey boarding house
Application No.:	MOD 2021 0507
Meeting Date:	8 February 2022
Previous Meeting Date:	15 June 2021; and 10 November 2020
Panel Members:	Jean Rice (external member); Matthew Pullinger (external member); Niall Macken (internal member); and Vishal Lakhia (internal member) – chair
Apologies:	-
Council staff:	Ruba Osman
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Geoff Shaw (Marchese Partners) – Architect for the project

Background:

1. The Architectural Excellence & Design Review Panel reviewed the DA drawings and 3D views, and discussed the proposal with the applicant through an online conference.
2. The Panel also appreciates that the applicant has been working with Sydney Metro and notes that the revised scheme incorporates levels, configuration and other landscape details of the Sydney Metro's Plaza proposed along the northern boundary of the site.
3. The Panel thanks the applicant for considering and thoughtfully responding to the recommendations made at the previous AEP meeting, and appreciates the series of design amendments provided in the resubmission. The Panel notes and supports in principle the evident improvement in the design quality of the building, including:
 - a. architectural expression,



- b. presentation to the public domain,
- c. addition of a rooftop communal open space and a common room;
- d. room reorientation to the north;
- e. improved internal amenity within the boarding rooms;
- f. raising of the glazing line on ground floor to establish greater prominence for the retail front;
- g. provision of barrier-free pedestrian entry from Wardell Road; and
- h. addition of operable windows to accessible bathrooms addressing Wardell Road.

Discussion & Recommendations:

1. The Panel recommends further relatively minor refinement and design development of the residential entry to ensure it is of a more prominent and inviting quality for the residents. Opportunities for concealment within the recessed entry should be designed out.
2. The Panel notes that the proposed boarding rooms are configured with a single aspect to the north and adjacent to a common circulation gallery. The plans state that the rooms are cross ventilated however this is not the case. To achieve this the Panel recommends the addition of a high-level operable window or shutter above each entry door (fan-lights), to facilitate some measure of natural cross ventilation. Additionally, the applicant should consider the addition of a highlight bathroom window opening into the access corridors to further augment natural ventilation. Provision of highlight windows and fanlights opening to a common corridor should be reviewed by a suitably qualified specialist to ensure fire and smoke integrity. The panel also encourages the consideration of ventilation shafts or similar to ensure the common circulation gallery, described as a breezeway on the drawings, functions as such.
3. The bathrooms for the northeastern-most rooms (labelled 1.04, 2.04, 3.04, 4.04 and 5.04) should be provided with an operable window for natural ventilation.
4. Revised architectural drawings should confirm the provision of ceiling fans to all habitable rooms within the proposal.
5. The Panel queried the viability of the proposed landscape treatment along the northern frontage of the site, and whether adequate soil volume is available to plant the anticipated green wall and shrubs. This arrangement should be reviewed by the applicant's landscape architect.
6. The Panel offers its support to the proposal on the basis that the recommendations listed within this report are appropriately integrated into the design solution.



Attachment 1 – AEDRP Report – 10 November 2020; and

Attachment 2 – AEDRP Report – 15 June 2021

INNER WEST ARCHITECTURAL EXCELLENCE PANEL – REPORT

Site Address:	247-249 Wardell Road Marrickville
Proposal:	A 7 storey boarding house
File Reference:	PDA/2021/0142
AEP members in attendance:	Michael Harrison (Strategic Advisor, Architectus); Peter Ireland (Director, Peter Ireland Design); Niall Macken (Team Leader, Heritage & Urban Design, Inner West); Vishal Lakhia (Urban Design Advisor, Inner West)
Assessment Planner:	Kaitlin Zieme (Senior Planner)
Meeting Date:	15 June 2021
Report Date:	21 June 2021
Previous AEP:	10 November 2020
Disclosure of Interest:	None

BACKGROUND:

1. The Architectural Excellence Panel reviewed the pre DA drawings and 3D views, and discussed the proposal with the applicant through an online conference.
2. The Panel notes that the subject site has an approval for a 6 storey boarding house approved by the NSW Land and Environment Court.
3. The Panel thanks the applicant for considering and thoughtfully responding to the recommendations made at the previous AEP meeting, and appreciates the series of design amendments provided in the resubmission. The Panel notes an improvement in the general design quality of the building, including its:
 - a. architectural expression,
 - b. presentation to the public domain,
 - c. addition of a rooftop communal open space and a common room,
 - d. room reorientation to the north, and
 - e. improved internal amenity within the boarding rooms.
4. The Panel appreciates that the applicant has been working with Sydney Metro, and notes that the revised scheme attempts to incorporate the levels, configuration and other landscape details of the Sydney Metro's Plaza proposed along the northern boundary of the site.

DISCUSSION & RECOMMENDATIONS:

1. The Panel considers that the glazing panels (or the top glazing line) on the ground floor addressing the Plaza and Wardell Road should be higher, to establish greater prominence on the active retail frontage to the public domain. The Panel also notes that raising the ground floor level and increasing the overall building height could be considered, to allow better visual and physical integration with the Plaza, and simultaneously enable a barrier-free pedestrian entry from Wardell Road.
2. The Panel discussed that a minor non-compliance with Council's LEP building height control would be supported if the proposal improves the ground floor connectivity and its presentation the surrounding public domain. The Panel also notes that a 3.35m floor-to-floor height is provided for the residential levels, which could be reduced to 3.2m if the applicant wants to avoid/minimise the extent of non-compliance with the LEP height.

3. The Panel considers that the proposed void space (above the retail) facing the plaza is an intrinsic design element to the proposal's presentation to the Plaza, and it should not be lost in the DA process.
4. The Panel considers that the activation of the Plaza should be maximised by providing 'punched' or 'slotted' windows visually connecting the kitchen and the parking area with the Plaza. The possibility of provision of outdoor dining/seating areas to the Plaza, for maximising public domain activation should also be reviewed by the applicant at the development application stage.
5. The Panel discussed about the windows provided to the north facing boarding rooms, and considers that a better proportion of windows is required. A balance is required to be achieved through the windows in terms of allowing a suitable degree of outlook, whilst mitigating potential noise issues from the railway line. The applicant should ensure that at least one window per boarding room is operable, and provided with suitable width/s, to allow a desirable amount of natural light and natural ventilation into the boarding rooms.
6. The Panel considers that the accessible bathrooms should be provided with operable windows, and the eastern elevation should further benefit from additional fenestration to Wardell Road.
7. The Panel discussed that the southern side boundary wall will be highly visible until the adjoining sites are redeveloped. The side elevation requires consideration in terms of design, composition and material selection due to its high visibility from Wardell Road and Ewart Lane. One suggested strategy is to provide glass blocks to the common corridor and the staircase along the southern parti wall. The Panel discussed that addition of glass blocks to the parti wall would create greater emphasis on the horizontal proportions and could partly mitigate the vertical character of the building. Other options include textural/colour treatment that relates to the northern façade giving a more 'building in the round' character.
8. The Panel considers that a suitably qualified landscape architect should be involved in the detailed design of the landscaped spaces within the proposal, including the rooftop communal open space, balconies with plantings addressing Wardell Road and the green wall addressing the Plaza. The Panel recommends use of diverse and appropriate planting methods through raised planters, gardens and green roofs to improve amenity of the rooftop open space. The applicant is encouraged to use Council's Green Roof Policy and Guidelines for further details.
9. The DA documentation should include details of the proposed design intent for key façade types in the form of 1:20 sections indicating façade type, balustrade fixing, balcony edges, junctions, rainwater drainage system including any downpipes and similar details within the proposal.

INNER WEST ARCHITECTURAL EXCELLENCE PANEL – REPORT

Site Address:	247 Wardell Road Marrickville
Proposal:	A 7 storey boarding house
File Reference:	PDA/2020/0420
AEP members in attendance:	Michael Harrison (Strategic Advisor, Architectus); Peter Ireland (Director, Peter Ireland Design); Niall Macken (Team Leader, Heritage & Urban Design, Inner West); Vishal Lakhia (Urban Design Advisor, Inner West)
Assessment Planner:	Kaitlin Zieme (Senior Planner)
Meeting Date:	10 November 2020
Report Date:	23 November 2020
Previous AEP:	-
Disclosure of Interest:	None

BACKGROUND:

The Architectural Excellence Panel reviewed the pre DA drawings and discussed the proposal through an online conference. The Panel notes that there is a previous proposal for a 6 storey boarding house approved at the NSW Land and Environment Court.

DISCUSSION & RECOMMENDATIONS:

1. Ground Floor Configuration:

- a. The Panel reviewed the indicative plan and configuration of the Sydney Metro's Plaza proposed along the northern boundary of the site. The site is at a logical meeting point outside the train station and adjacent to the future landscaped plaza. The Panel considers that effective connectivity of the ground floor plane of the site with its surrounding public domain is a significant aspect for this proposal to be successful.
- b. The Panel considers that design of the ground floor should offer maximum flexibility with its active use and connectivity to form a direct relationship with the surrounding public domain. The current extent of retail is only limited to the north eastern corner of the site. The Panel emphasised the significance of activating all three frontages – the Wardell Road, the northern public walkway (adjacent to the plaza) and also an active frontage to Ewart Lane, considering the spatial relationship of Ewart Lane with the proposed plaza.
- c. The building services and parking area should be moved along the southern boundary and sleeved behind active uses to the three site frontages. The Panel would support removal of the carpark space to maximise the extent of street activation. The motorcycle spaces should be relocated to the southern boundary and a narrower security door should provide access from Ewart Lane. The Panel considers that an alternative strategy could be that all vehicular parking is relocated entirely below the ground level to maximise activation of the three frontages.
- d. The Panel recommends that a barrier free pedestrian connection should be established between the 3 retail frontages and the surrounding public domain. There is a potential for allocation of outdoor seating areas within the public walkway along north which should be co-located with the ground floor retail spaces.

- e. The Panel notes that a further resolution of the proposed floor levels of the ground floor spaces (RLs of the retail, lobby, entry corridor and parking) will be required to achieve recommendations mentioned in parts a, b, c and d. The Panel also notes that the site may have started the construction and the ground floor slab lower than the surrounding public domain may be in place – It is important that the proposed ground floor mainly levels with surrounding public domain and a new ground floor slab may need to be created/poured.
- f. The ground floor entry door should align with the Wardell Road boundary to maximise the street presence of the pedestrian entry, and to avoid potential CPTED issues.

2. Development Intensity:

- a. The Panel recommends removal of the middle rooms ('room 5' facing north) from all levels to improve natural light and ventilation within the scheme. Removal of these middle rooms will extend the light-well to allow spilling of natural light and ventilation to all rooms and common spaces within the proposal.
- b. The accessible rooms (room 3) appear highly constrained and it appears not possible to achieve a compliant wheelchair access within the internal spaces around the beds and kitchenettes.
- c. The Panel notes that a majority of rooms seem to have constrained sizes, and it appears not possible to furnish these spaces and maintain adequate circulation and amenity. There is a lack of wardrobes and lack of cooktops within kitchenettes in all rooms.
- d. The Panel considers that rooms 4 and 6 should benefit from openings to north.
- e. It is noted that the common laundry area is provided within the basement. It should be relocated on a residential level, for ease of access for the residents.

3. Common Room and Communal Open Space:

- a. The Panel recommends that a communal open space should be added on the rooftop/Level 6. Room 38 should be the common room (also required by the SEPP), and it should be co-located with the rooftop communal open space.

4. Architectural Expression:

- a. The proposal is at a signature site at a prominent location with three street frontages and high visibility from the railway corridor and the future plaza. The proposed architectural expression requires refinement and a further attention is needed to materials, colours and textures.
- b. The applicant should develop and provide photorealistic images of the amended proposal to review the architectural expression in its context, including views of all three frontages. The north west elevation should be designed to be the primary frontage of the proposal with the highest visibility from the railway corridor and the plaza.
- c. The Panel encourages use of self-finished materials (such as bricks, concrete) for the proposal. Rendered and painted surfaces should be avoided in favour of materials with an integral finish.
- d. In developing the architectural expression, consider borrowing cues from other successful affordable housing proposals in the vicinity such as the studio apartments proposed at 12 Dudley Street.
- e. The southern side boundary wall will be highly visible until the adjoining sites are redeveloped. The side elevation will require consideration in terms of design, composition and material selection due to its high visibility from Wardell Road and Ewart Lane.
- f. Allowance for drainage, cross falls, parapets and surface down pipes within the roof should be accommodated in the design.

- g. The applicant should provide design intent details of the proposed primary building elements in form of 1:50 or 1:20 sections indicating façade types, balustrade fixing, balcony edges, junctions, rainwater drainage system, including the location of downpipes and similar details of the three primary facades.