

Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	37 and 41-47 Farr Street, Marrickville
Proposal:	<p>Demolition of existing improvements and construction of a residential flat building with basement</p> <p>Option A: Six-storey building at 41-47 Farr Street, Option A would result in the delivery of approximately 42/43 apartments, consisting of a mix of 1, 2 and 3 beds.</p> <p>Option B: Seven-storey building at 41-47 Farr Street and public open space at site 37 Farr Street. Option B would result in the delivery of approximately 48/52 apartments, consisting of a mix of 1, 2 and 3 beds.</p>
Application No.:	PDA/2022/0212
Meeting Date:	9 August 2022
Previous Meeting Date:	-
Panel Members:	Jon Johannsen – chair; Russell Olsson, and Diane Jones
Apologies:	-
Council staff:	Vishal Lakhia, Niall Macken, Keeley Samways, Annalise Ifield, and Kaitlin Zieme
Guests:	-
Declarations of Interest:	None
Applicant or applicant’s representatives to address the panel:	Paul Buljevic – Architect for the proposal, and Ben Craig – Town Planner for the proposal

Background:

1. The Architectural Excellence & Design Review Panel reviewed the architectural drawings and discussed the proposal with the applicant through an online conference.
2. The Panel thanks the applicant for seeking early feedback through a Pre DA stage.
3. As a proposal subject to the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65), the Panel’s comments have been structured against the 9 Design Quality Principles set out in the SEPP 65 NSW Apartment Design Guide (ADG).

INNER WEST

This pre-DA is for a residential flat building within the Victoria Road Precinct, and the vision and controls are set out in Section 9.47 of the Marrickville Development Control Plan 2011. To support this vision being achieved, a Masterplan has been prepared for the precinct which identifies the desired future land uses for each site and provides guidance on future site layout and built form configuration.

The site is identified on the masterplan as being intended for residential purposes. Land to the south (37 Farr Street) of the site is identified on the masterplan as being intended for a future publicly accessible open space in the form of a pocket park. This land is currently privately owned, as such its conversion to a park is only possible through its inclusion as part of any future redevelopment of adjacent land.

Recognising this, the applicant is investigating the opportunity to purchase the site at 37 Farr Street and include it in their development proposal. This would allow for the publicly accessible open space to be delivered alongside the residential flat building at 41-47 Farr Street, securing the outcome as envisaged by the DCP and importantly delivering high quality public benefits early in the renewal phase of the Victoria Road Precinct.

Option A would result in the delivery of a six-storey building which would comprise basement level parking and 42 residential apartments consisting of a mix of 1, 2 and 3 bed units.

Option B would result in the delivery of seven-storey building with 48 apartments, also consisting of a mix of 1, 2 and 3 bed units.

Discussion & Recommendations:

Principle 1 – 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 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. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.”

1. The Panel appreciates that the applicant has developed two design options to allow this Pre DA discussion – Option A excludes No. 37 Farr Street and Option B includes No. 37 Farr Street as the applicant is currently investigating the possibility of incorporating lot No. 37 as part of their proposal. The Panel understands that a park with a through-site pedestrian link has been envisaged within Council’s DCP Master Plan on No. 37 Farr Street.
2. As the proposal exceeds the maximum permissible height and floor space ratio controls anticipated by the site-specific controls within the Inner West DCP, the applicant should demonstrate with urban design and contextual analysis how the proposal can manage adverse impacts on the adjoining properties and the public domain. This analysis should consider the potential development of adjoining properties within the urban block based on the Inner West LEP and DCP controls.

Principle 2 – Built Form and Scale

“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.”

1. The Panel discussed that for both Options A and B, further potential for activation of the future through-site link should be considered. One suggested strategy was to incorporate wrap-around balconies for the corner apartments. The Panel also strongly encourages the provision of direct

and individual entries to all ground floor apartments, including the apartments addressing the future park and the through-site link, to help activate and maximise surveillance of the surrounding public domain.

2. The rear 4.5m setback in the south-eastern part of the site is supported by the Panel. However, it needs better visual privacy management through provision of highlight windows and/or privacy screens. Furthermore, the applicant should include the potential future building envelope on the southern property as part of the DA documentation for a review of potential built form impact to the adjoining property to the south-east.
3. The main entry from Farr Street should be designed to provide bump space for informal social encounters and avoid a direct line of sight into any ground floor units.
4. The built form presentation to the laneway should be reviewed for potential visual impacts, CPTED issues and best practice urban design principles.
5. The Panel discussed potential issues with the proposed vehicular parking, access and egress configuration, in terms of the impact on the street environment. The Panel further recommends that the access and egress should be reviewed by a suitably qualified specialist at Council. Similarly, waste storage and collection should be reviewed by an expert at Council.

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.”

1. The Panel discussed potential built form impacts due to the additional height of Option B. The Panel notes that regardless of the additional height the proposal is expected to comply with the maximum floor space ratio (2.2:1 when measured across a combined site area of No. 37, 41, 43, 45 and 47). A LEP height breach could be supported by the Panel if an appropriate top-level setback is incorporated within the massing. The applicant should demonstrate through mid-winter sun eye view, 3D views and cross sections that the additional height for either option (beyond the 20m LEP plane) will not result in adverse visual or overshadowing impacts on the surrounding public domain.
2. The Panel is of the view that the proposal, subject to its further development being in-line with the recommendations offered in this report, would be capable of delivering an acceptable design quality based on the resultant density.

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.”

1. The Panel expects that key targets established within the ADG for solar access and natural cross ventilation are met by the proposal. Similarly, the Panel encourages commitment to further sustainability targets for water, energy and waste efficiency.
2. Provision of ceiling fans to all habitable areas is encouraged as a low energy alternative to any A/C system, with floor-to-floor and floor-to-ceiling heights to be both ADG compliant and suitable for the use of ceiling fans.

3. The applicant is encouraged to include a rooftop photovoltaic system for environmental benefits and for use in power/lighting to common areas. This could be integrated into a pergola structure to provide shade at the roof terrace level.
4. Provision of a rainwater tank should be considered to allow water collection, storage and reuse within the site.

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 usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishment and long term management.”

5. The Panel appreciated the detail consideration for the proposed pocket park and understood that this would be communal open space that was available to the surrounding community. Further explanation of how this is anticipated to be managed and maintained should be provided in the landscape proposal at DA stage.
6. It is recommended that the communal open space within the eastern side setback should be converted to private open spaces for the ground floor garden apartments. Additionally, a pedestrian walkway should be included along the eastern edge of the site connecting with the future through-site link and communal open space.
7. The Farr Street public domain should be provided with large canopy trees to help mitigate urban heat and create an avenue along Farr Street for pedestrians to the Marrickville Public School playgrounds.
8. The Panel queried whether a substation would be required for the proposal and recommends the applicant resolve location of other building services (such as fire hydrant booster valves, mail-boxes, pump room, fire indicator panel, meters panel, main switch board, communications, etc) on the ground floor plan and in relation to the streetscape..
1. The Panel recommends that the applicant develop a detailed landscape design with a suitably qualified landscape architect, to consider provision of green walls, planters, pot plants and greening elements, particularly to the rooftop communal open space.

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.”

9. The Panel understands that the applicant is currently investigating options for provision of waste storage and collection and recommends that the street activation of Farr Street is maximised by limiting the extent of vehicular driveway and garbage collection/loading bays addressing the street frontage.
10. The applicant should consider screening-type planting along the northern site interface, to maximise privacy and enhance the outlook of the north-facing apartments addressing the adjacent school playground.
11. The Panel expects the proposal to achieve internal and external storage volumes for each apartment consistent with the guidance offered within Part 4G of the NSW ADG.

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.”

12. The ground floor configuration needs further resolution to avoid potential CPTED issues along the adjacent pocket park and laneway frontages. Refer recommendations offered in Principle 2 Built form and scale.

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

No comments.

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 well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”

- The Panel strongly 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.
- Revised architectural drawings should confirm location of A/C condenser units and other mechanical equipment. The Panel advises that these should not be located within balconies unless thoughtfully designed with screens, or anywhere visually apparent from the surrounding public domain.
- Developed architectural documentation should include details of the proposed design intent with 1:20 sections indicating materials, balustrade types and fixing, balcony edges, junctions, rainwater drainage including any downpipes and similar details within the proposal.

Conclusion:

The Architectural Excellence & Design Review Panel would like to thank the applicant for seeking early feedback at the Pre-DA stage.

The Panel is of the view that the proposal, subject to its further development being in-line with the recommendations made in this report, would be capable of delivering an acceptable level of design quality. The Panel would like a second opportunity to review the proposal again during the formal DA stage.