



# Architectural Excellence & Design Review Panel

## Meeting Minutes & Recommendations

Site Address:	194-210 Wardell Road Marrickville
Proposal:	Alterations and additions to an existing educational establishment, and change of use from residential to school for 16 Pine Street Marrickville
Application No.:	DA/2022/0318
Meeting Date:	18 October 2022
Previous Meeting Date:	16 November 2021
Panel Members:	Russell Olsson; - chair Jon Johannsen; and Garth Paterson
Apologies:	None
Council staff:	Vishal Lakhia; Niall Macken; Keeley Samways; and Kaitlin Zieme
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Jo Simmons, Leaf Architecture – Architect for the project; and Kyeema Doyle – Town Planner for the project; and Mary Flaskos – Applicant's Representative

### Background:

1. The Architectural Excellence & Design Review Panel reviewed the architectural drawings, 3D views, and discussed the proposal with the applicant through an online conference.

### Discussion & Recommendations:

1. The Panel thanked the applicant for considering and thoughtfully responding the recommendations made at the previous AEDRP meeting during the Pre DA stage, and appreciates the design amendments offered in the DA submission. The Panel commends the evident improvement in the architectural expression of the proposal. The Panel appreciates that the revised architectural expression is contemporary and at the same time sympathetic to the previous buildings retained across the site.
2. The Panel expressed concern regarding removal of 23 large existing trees from the site and recommends the applicant should provide a tree replacement plan that estimates potential future extent of tree canopy across the site to optimise potential for helping to mitigate urban heat

impacts. Furthermore, the applicant should develop a relevant strategy that considers reuse of timber from the removed trees within the subject site in form of seating, outdoor furniture and other landscape design features. The Panel suggests that a replacement ratio of two new trees for each tree to be removed.

3. Given that the extent of paving and hardstand areas within the courtyards would be unfavourable during summer, the Panel recommends further improvement for the amenity and environmental benefits through addition of appropriate courtyard canopy trees and hardy ground covers within this area. The landscape design should also incorporate absorptive treatments such as permeable pavers which could allow water penetration to soil, and thus minimise stormwater runoff across the site.
4. The Panel discussed that since trees could have cultural, seasonal and or religious significance this could be explored as part of the landscape design.
5. The Panel recommends the applicant should consider reconfiguration of the vehicular access and parking from Marrickville Avenue since it is the Panel's preference that a reasonable balance be achieved between the provision of trees and maximising view lines from the street to the heritage building.
6. Pedestrian access and movement should be encouraged and prioritised within the site, to promote walking to and within the subject site.
7. Revised architectural drawings should confirm location of the AC condenser units or any other mechanical equipment. It is the Panel's preference that any mechanical equipment should not be visible from the surrounding public domain unless thoughtfully designed with screens.
8. Provision of ceiling fans is encouraged as a low energy alternative to A/C systems.
9. Extensive areas of photovoltaic panels should minimise electricity use from the grid.
10. Heating, cooling and appliances should be electrified as much as possible and the use of gas minimised. The use of heat pumps should be considered.
11. As part of the sustainability initiatives, the Panel recommends provision of rainwater tank/s to allow water collection and in conjunction an appropriate irrigation system to water the landscaped areas. The applicant should also investigate the possibility of reusing bricks (from the demolished buildings) within the construction process.

## **Conclusion:**

The Panel offers support to the proposal once the recommendations listed within this report are appropriately integrated into the design.