



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	80-82 Ramsay Street Haberfield
Proposal:	Demolition of existing structures and construction of a 3-storey shop top housing development including ground level commercial tenancy, car parking and 6 apartments on the upper levels.
Application No.:	DA/2024/0034
Meeting Date:	12 March 2024
Previous Meeting Date:	16 May 2023 (previous development application)
Panel Members:	Tony Caro Peter Ireland Jocelyn Jackson
Apologies:	-
Council staff:	Vishal Lakhia Niall Macken Annalise Ifield
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Stefan Lombardo and Rocky Zappia – Architects for the project

Background:

1. The Architectural Excellence & Design Review Panel reviewed the architectural drawings and discussed the proposal with the applicant through an online conference.
2. As a proposal subject to Chapter 4 – Design of residential apartment of the State Environmental Planning Policy (SEPP) Housing 2021, the Panel's review and comments have been structured against the 9 Design principles set out in the SEPP (Housing) 2021 – Schedule 9 and the NSW Apartment Design Guide (ADG).

Discussion & Recommendations:

Principle 1 – Context and Neighbourhood Character

1. The Panel notes the proposed floor space ratio significantly exceeds (by 41%) the maximum permissible control within the Inner West LEP. A 1:1 FSR control applies to the site due to its location within the Haberfield Heritage Conservation Area.
2. The proposed FSR non-compliance could be supported however, on the basis that the applicant demonstrates consistency with the key principle controls of the DCP (envelope) and the ADG with particular emphasis on compliance with the provisions for communal open space, solar access, natural cross ventilation, in order to achieve an acceptable level of environmental



amenity for occupants of the development. The latter may require that the unit yield or overall GFA be reduced to achieve this amenity.

3. The Panel noted, in regard to the FSR exceedance, that the proposed 3 storey height could be appropriate in this location provided that LEP height and setback controls are complied with.

Principle 2 – Built Form and Scale

1. The Panel recommends the applicant should consider introduction of a series of vertically proportioned slots or perforations be introduced into the solid stucco panel below the parapet addressing Ramsay Street, to improve daylight, natural ventilation and outlook for the top level apartments. Additionally, the lower brick corbel within the front and rear elevations should be lowered to balustrade height in order to further improve outlook, daylight and natural ventilation.
2. The Panel is concerned about acoustic and visual privacy between the second bedrooms of Apartments 5 and 6 (Level 2) and the second bedrooms and private courtyards of Apartments 1 and 3 (Level 1). In the Panel's view, the arrangement creates poor acoustic privacy between dwellings. As an alternative the Panel recommends relocation of the second bedrooms within Apartments 5 and 6, and an open garden area located between the light well and lift lobby on Level 2. The lobby should be provided with a glazed external wall overlooking the Level 2 garden bed.
3. The Panel noted that any redevelopment on the adjoining property to the north, would adversely affect the amenity of the Level 1 private courtyards.
4. The applicant should investigate the possibility of keeping the lift door in the same location for all floor levels, including the ground floor level.
5. The applicant should investigate the introduction of a fireproof skylight from the lightwell above, to provide much needed natural light into the Ground Floor Lift Lobby.

Principle 3 – Density

1. The Panel notes that the FSR development standard is grossly exceeded and expects that recommendations in this report are carefully considered to reduce the quantum of non-compliance and improve residential amenity.

Principle 4 – Sustainability

1. The applicant should provide sun eye views at hourly interval between 9am to 3pm at mid-winter, confirming that living rooms and balconies of at least 70% of apartments receive a minimum two hours direct sunlight.
2. The Panel encourages use of ceiling fans within all habitable areas of the apartments as a low energy alternative.
3. Provision of an appropriately sized rainwater tank should be considered to provide for re-use within the development.
4. The applicant should include an appropriately sized and integrated rooftop photovoltaic system and confirm location in the revised 2D and 3D architectural drawings.

Principle 5 – Landscape

1. Detailed landscape architectural drawings were not provided to the Panel as part of the DA documentation. The Panel recommends involvement of a suitably qualified landscape architect for successful integration of landscape design with architectural design. The Panel considers this is particularly important in this instance since the proposal lacks provision of a deep soil area and a communal open space, contrary to the guidance offered within Parts 3D and 3E of the ADG.

2. The Panel discussed whether the planters within the ground floor foyer would be realistically achievable since there are potential issues with longer term viability of growth, maintenance, and irrigation system.
3. The applicant is encouraged to apply the ADG (Parts 4O and 4P), and Inner West Council's Green Roof Policy and Guidelines to develop a detailed landscape design.

Principle 6 – Amenity

1. Refer to recommendations in *Principle 1 – Context & Neighbourhood Character* and *Principle 2 – Built Form & Scale* of this report.

Principle 7 – Safety

1. Fire egress arrangement from the above residential levels to the ground floor exit should be reviewed by a suitably qualified NCC specialist. The Panel suggested that egress on ground floor onto Ramsay Street through the front lobby area be investigated.

Principle 8 – Housing Diversity and Social Interaction

1. Revised architectural drawings should confirm details of the pre and post adaptation layouts as part of this development application stage.

Principle 9 – Aesthetics

1. The Panel recommends that the external walls on Levels 1 and 2 sitting behind the masonry parapet walls should be less solid in appearance and should be expressed in light-weight materials.
2. Developed architectural documentation for the revised scheme should include details of the proposed design intent with 1:20 sections indicating materials, brickwork detailing and laying pattern, balustrade types and fixing, balcony edges, junctions, rainwater drainage including any downpipes and similar details within the proposal.
3. Revised architectural drawings should be provided confirming location of the A/C condensers.

Conclusion:

The Architectural Excellence & Design Review Panel notes that the applicant seeks a significant variation to the permissible floor space ratio control.

The Panel recommends that a revised proposal return for further review with the Report recommendations incorporated or addressed as part of the next development application stage.