

GOVERNMENT ARCHITECT NEW SOUTH WALES

5 September 2021

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PROJECT: Ivanhoe, Midtown Stage 2
Social and market housing development
RE: State Design Review Panel – 23 September 2021 – Third
Review

Dear Scott,

Thank you for the opportunity to review the above project. Please find below a summary of advice and recommendations arising from the third design review session held on Thursday, 23 September 2021.

Most of the issues raised at SDRP 02 have been addressed in full or part. Further design development is required to address those outstanding issues identified in this letter. The following advice and recommendations should be addressed through the Response to Submissions and presented at the next SDRP session.

The following elements of the design are supported:

- connecting with Country and community:
 - connecting with Country development, including consultation with Traditional Custodians and identifying future opportunities
 - social and community sustainability program led by the proponent
- increased tree canopy cover over the masterplan site area (36.5%+)
- overall sustainability ambitions of the project, including:
 - 100% electric energy
 - provision of PV cells
 - green roofs
 - provision of car share bays
 - leaving space for future PV cell batteries
- updated interface between the village green and Main street, including the generous stair, sandstone tiered seating and reduction of the balustrade
- integrated OSD and landscape design in the landscape wetland, also acting as a buffer between the community pool and village green
- community indoor pool:
 - mixed-mode ventilation
 - improved interface with the street to the south, including sightlines through the skylight to the pool
- C3 mixed-use and market housing visual connection through the glazed corner retail spaces (subject to the further commentary below)

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- C4.2 social housing northern brick wall element, with integrated Aboriginal artwork
- direct street access to the C4.2 social housing and C4.1 market housing ground floor units.

Connecting with Country

The project is progressing in a positive direction. The following is recommended:

1. Consider connecting with Country, sustainability and landscape design together. Sustainability design can be developed beyond standard accreditations alongside connecting with Country principles.
2. Integrate connecting with Country into design development and conceptual thinking holistically and demonstrate this in future presentations.
3. Further the development of the art wall proposal to building C4.2.

Site planning and public domain

No major changes were proposed from the previous SDRP session presentation.

The following is recommended:

4. Provision of habitable rooftop areas to apartment buildings with shade structures/ pergolas, BBQs and WCs, to complement site wide communal facilities.
5. Dedication of through site links to Council is the best way to protect; however, the provision of easements for public walkways as an alternative is supportable, provided that any such arrangement secures future public access in perpetuity. E.g. Council must approve any change.
6. Realign the road crossing on Main Street with the community facilities walkway to create a clear and continuous north/south link.
7. Further increases to tree canopy cover wherever possible, including over basement slabs, as the design develops.
8. Provide information on tree canopy coverage on public land versus private land and within deep soil versus above slab.
9. Include BBQs/shade, seating etc., in public and community spaces.

Sustainable and resilient outcomes

Through design development, create project-specific opportunities to aim higher in terms of sustainability and climate change resilience. The following is recommended:

10. Lead rather than respond to the market in balancing the desire for views with the provision of solar shading, particularly for western windows.
11. Consider a whole of site water harvesting and management system for the upkeep of landscaped areas which will require significant water to thrive.

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12. Review the ADG cross-ventilation definition and its application, noting that best practice cross-ventilation should be across the full apartment. This is of particular importance for social housing.
13. Develop a plan of the number of PV cells across roof areas to ensure they are achievable. Note the area of PV and green roof.
14. Provide detail on waste, organic, and hard waste rubbish systems.
15. Provide information on water ecology, WSUD and green infrastructure.
16. Aiming for net-zero buildings is highly encouraged to reach NSW's Net Zero emissions goal by 2050. Refer to [‘NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030’](#).

C2 Village Green, pool and community facilities

The following is recommended:

17. Concerns remain with regards to sunlight access to the pool, particularly in winter. Seek to increase sunlight during the winter months, for example, through the following approaches:
 - a. adjustments to the skylight, allowing the southern sandstone wall to receive sunlight during winter
 - b. introduce light chutes from the garden above
 - c. consider decking or steel mesh to areas of the roof above to allow additional filtered light.
18. Consider pool acoustics as a positive potential opportunity, along with the visual connection to the south.
19. Resolve the operable windows to the indoor pool and the structural beam design to avoid conflict.
20. Refine the semi-circular nook balustrade and seating height to provide views across the village green for adults and children.
21. Involving Mission Australia in the running of the community facilities is commended; however, management and dedication structures must ensure these spaces do not shift away from communal use to become retail or other privatised uses in the future.

C3 Mixed-use and market housing building

The following is recommended:

22. The rationale for removing the through-site link is supported on balance, noting potential poor outcomes (in width and activation) if retained. To ensure visual connection at the corners as proposed, maximise transparency through the use of clear glazing (no tint) and minimise other obstructions.
23. Offsetting the ‘forest gardens’ brings back some of the vitality of the earlier façade versions and is supported; however, whilst rationalisation is understood and supported in general, the façade requires further development to bring back the vitality, variation and depth indicated in the SDRP 01 (competition) drawings.
24. The proposed use of panelised cladding (copper Equitone) for the ‘forest garden’ frames is of concern. These elements should read as

monolithic, not panelised, and the current material could result in detailing which appears flimsy. This cladding is more successful on the eastern façade, where it creates a dialogue with the neighbouring social housing building.

25. Consider the long term maintenance and soil replacement strategy for the 'forest gardens' and façade planters.
26. Provide louvred ventilation to the apartment corridors to enable single-sided apartments to receive cross-ventilation via high-level louvres or windows.

C4.2 Social housing building

Concerns remain with the lobby spaces of this building and approach to communal space provision generally. The following is recommended:

27. The current arrangement of the lobbies is not supported. Improve the ground floor lobby spaces by increasing the size and providing clear and generous physical and visual links to the courtyard and street. The ground floor lobbies are critical as they are the only communal spaces within this building.
28. Continue to discuss with Mission Australia the possibility of trialling a gathering area suitable for wet weather days. For example, provide a communal indoor rooftop area with a pergola, BBQ and WC.
29. Revisit the apartment layout (particularly the south block) to remove the dog-leg corridor arrangement, so the corridor receives increased natural light and views.
30. Consider providing bedroom slot windows within the northern brick blade element to animate it and provide cross-ventilation (provided this can be successfully integrated with the artwork).
31. Review the small unit layouts to ensure enough circulation around furniture. Additionally, review kitchen layouts for sufficient bench space for preparation.
32. Rationalise the number of façade elements. Consider removing the metal blade elements as they are not in keeping with the general language of brick and concrete façade elements.

C4.1 Market housing building and townhouses

Concerns remain with the single-core solution proposed for this building. The following is recommended:

33. A dual-core arrangement is strongly recommended. If a dual-core cannot be achieved, the corridors require notable improvement, for example:
 - a. provide places to sit along the length and at lifts
 - b. increase and vary corridor width
 - c. provide views out at all corridor ends (no dead ends)
 - d. locate communal spaces leading off the corridor with planting
 - e. avoid layouts that require residents to walk past ground floor apartments to arrive at the lift core

34. In addition to the above, explore relocating the large window slots to provide cross-ventilation to apartments with none. The current slot locations benefit corner units that already have cross-ventilation.
35. Introduce greater depth and an 'intermediate scale' to the façades, consider increased variation, and colour (particularly to the western façade).
36. Explore how to shade exposed glazing (primarily to the east) with textured screening or deeper reveals.

We trust this information is helpful and look forward to seeing the proposal as it develops. Please contact GANSW Design Advisor, Angus Bell (Angus.Bell@planning.nsw.gov.au), if you have any queries regarding this advice.

Sincerely,



Olivia Hyde
Director of Design Excellence
Chair, SDRP

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