

GOVERNMENT ARCHITECT NEW SOUTH WALES

16th February 2023

Tina Christy
Director
Gyde Consulting
tinac@gyde.com.au

PROJECT: Pathways Cremorne Seniors
RE: State Design Review Panel – 8th February 2023 – Review 1

Dear Tina,

Thank you for the opportunity to review the above project at an early stage. Please find below a summary of advice and recommendations arising from the design review session held on 8th February 2023.

The design team is commended for a clearly presented design strategy, with the heritage consultant and both architects present for the review. For future reviews, it is recommended that additional design team members, particularly landscape architect, and designing with Country consultant are in attendance.

The following elements of the design approach are supported:

- the re-distribution of building mass from Parraween St to Gerard St and transition in height
- intention to maintain continuity in the design team through to completion, to ensure quality is maintained
- preservation of the historic cottages, although further retention is encouraged
- maintaining and enhancing the community focus of Parraween St
- proximity of the development to local amenity
- retention of the mature blue gum tree to the east of the site
- extension of Ada St as a public link through the site, pulling the middle harbour view through to Parraween St
- well-articulated design principles, which are aligned with the community aspirations
- opening views to the harbour from the ILU's

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



The following commentary provides advice and recommendations for the project:

Connecting with Country

1. While early thinking into Connecting with Country is noted, Indigenous knowledge should inform the site strategy and other urban and architectural considerations. Engagement with the local Aboriginal community should take place as soon as practicable so that these opportunities are not missed.

Urban Design

2. The current siting and massing strategy is significantly weighted towards public realm, which is supported. Demonstrate how the transition from public to private spaces will ensure amenity for both residents and the public.
3. Consider the relationship between the Residential Aged Care (RAC) building, community, and public amenity. Currently the RAC is located away from the public link and risks being cut off from the wider plan.
4. The north-east corner of the RAC building appears snipped off to accommodate the retained Blue Gum. Demonstrate options to embrace this prominent tree, through a landscape-led approach, rather than just accommodating it geometrically.

Site Strategy & Landscape

It is understood that a landscape architect was only recently appointed. Ensure there is adequate scope for them to challenge the overall site strategy from a landscape perspective, rather than just filling in the gaps.

5. Present a comprehensive landscape strategy, identifying the following:
 - a. topography and levels
 - b. external areas which are private, semi-private and publicly accessible, and how the sequence of spaces and transitions occur
 - c. boundaries throughout the site, using building as boundary and landscaped buffers where possible rather than fencing
 - d. character and spatial quality of the amenity.
6. While the public link from bringing Ada Rd to Parraween St is encouraged, consider the following:
 - a. adding deep soil zones through the public link, by amending the design of the basement

- b. increasing the provision of canopy cover, establishing this as a public 'street'
7. Clearly indicate the extent of tree removal on the site, retaining more existing mature trees on the site where possible.
8. Consider opportunities for communal external amenity on rooftops.

Character Cottages

9. Explore retaining additional existing cottages, to preserve the successful urban condition to Parraween St, and provide clear justification for retention or removal of individual cottages.
10. The interface between the proposed development and the retained cottages is an important junction, consider:
 - a. proximity between the independent living units and the cottages, which is currently very tight
 - b. impact of removing the rear gardens, in terms of mitigating the loss of amenity
 - c. allowing sufficient natural light to the cottages, which is impacted by the proposal.
11. While adapting the function of the retained cottages to serve the seniors living is commendable, there is ample opportunity beyond private housing:
 - a. Study the programmatic opportunities of the cottages in general, addressing both Parraween St and the ILU's to the rear.
 - b. Consider the uses of the cottages adjacent to the through-site link, bookending these with community, retail, or commercial uses.

Architecture

12. Currently there are several single aspect apartments throughout the development. Ensure that priority is given to achieving dual aspect where possible.
13. Ensure the RAC also has sufficient access to sun and private amenity. Currently there are many south facing bedrooms, with no private amenity. Refer to the [Seniors Housing Design Guide \(Nov 2022\)](#) for additional guidance.
14. Reconsider habitable spaces at the basement. Consider bringing the portion of landscape at Ferntree Gully up to ground level.

15. Where possible extend internal corridors to the façade, to allow natural light to communal circulation spaces.

Sustainability and Climate Change

16. While basic ESD targets are being addressed, illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.
17. Investigate opportunities for a biodiversity corridor in the through-site link which can incorporate Connecting with Country narratives, water management and climate mitigation.

It is recommended that the project return to the SDRP following further development. The issues outlined above are to be addressed at the next SDRP.

Please contact GANSW Design Advisor, Jeremy Giacomini [Jeremy.giacomini@dpi.e.nsw.gov.au], if you have any queries regarding this advice.

Sincerely,



Carol Marra
Principal Design Advisor
Chair, SDRP

Distribution:

NSW SDRP Panel members	Laura Harding, Peter St Clair Chair, Sophie Dyring, Carol Marra (Chair)
GANSW Design Advisor	Jeremy Giacomini
DPE	Elena Sliogeris
Gyde Consulting	Tina Christy, Juliet Grant
CHROFI	Tai Ropiha, Georgina Blix
Morrison Design Partnership	Markam Ralph
Architectural Projects (heritage)	Jennifer Hill
Pathways	Graeme Skerritt

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



GOVERNMENT ARCHITECT NEW SOUTH WALES

26th May 2023

Tina Christy
Director
Gyde Consulting
tinac@gyde.com.au

PROJECT: Pathways Cremorne Seniors
RE: State Design Review Panel – 17th May 2023 – Review 2

Dear Tina,

Thank you for the opportunity to review the above project a second time. Please find below a summary of advice and recommendations arising from the design review session held on 17th May 2023.

The following aspects of the design are supported:

- the commitment to maintaining public access through the new link between Parraween and Gerard Streets, although further refinement is required
- potential to create a long vista through the site, from Parraween Street to the Cammeray headland via Ada Street
- the logic of redistributing height to the north of the site
- engagement with local Aboriginal elders and knowledge holders
- improvements to the layout of the northern Independent Living Unit (ILU) building - with all apartments now having dual aspect and internal corridors extended to bring natural light to the lift lobbies and common circulation areas
- layout of the central ILU building, placing circulation routes to the south of the plan
- improvements to the internal planning for the Residential Aged Care (RAC) building - including better solar access to internal corridors
- improvements to the interface of historic cottages with new buildings, although further retention is still encouraged
- landscape strategy to salvage existing plants and reuse elsewhere on site
- removal of driveways to the retained cottages, allowing reinstatement of cottage front gardens and continuous planted verge and street trees to Parraween Street.

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



The following commentary provides advice and recommendations for the project:

Connecting with Country

1. Continue to explore how the site strategy and overall layout can be shaped through a better understanding of Country as it relates to this site.
2. Use the opportunity of the through-site link to reinstate longer vistas to Middle Harbour and the Cammeray headland.

Site Strategy & Landscape

3. The basement occupies much of the site, leaving the narrower perimeter areas with least amenity as the only deep soil available to support substantial planting.
 - a. As noted elsewhere, review the extent and layout of the basement to create more opportunities for deep soil at the centre of the site.
 - b. As noted elsewhere, develop landscape strategies that optimise the limited amenity of the perimeter zones - considering a range of uses that complement adjacent building uses.
4. While the public through-site link is supported, there is still ambiguity around the differentiation of public space from semi-private and private space along its edges. Ensure that:
 - a. the link is legible as public space, and clearly delineated in relation to private and communal spaces
 - b. sightlines from Parraween St through to and down Ada St are unobstructed, as noted above.
 - c. the landscape adjacent to the café is clearly identifiable as public space.
5. Test, in cross section, the interface of ground floor units in the northern ILU, with adjacent communal open space, landscaping and the public through-site link, to ensure there is adequate privacy and separation for ground floor units.
6. Reconsider the use of stairs and ramps in the through-site link, and allow the ground plane to follow the natural terrain to create a more direct route and assist in opening up sightlines. Reconfigure the basement to achieve this.
7. Consider providing additional rooftop open space to the ILU blocks, rather than just the RAC building.

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



8. Reconsider the need for the Ferntree Gully, particularly since basement communal uses are not supported (item 14) and the cost of excavation and extensive retaining walls to enclose this narrow space are likely to outweigh any benefits.

Character Cottages

9. The cottages adjacent to the café are highly constrained on all frontages with little outdoor amenity for each cottage. Increase the size of the internal courtyards to create more usable private amenity.
10. Ensure that the existing openings to the cottages are respected when finalising the internal planning and if necessary, amending internal walls to suit existing windows and doors.

Residential Aged Care (RAC) Building

Currently the RAC is isolated from other buildings on the site, with little usable communal open space and no clear connections to the rest of the facility. Also, the design is far less developed than others on the site – with no façade articulation other than the northwest setback to clear an existing tree. The expression of the RAC building needs to be further developed and considered as a part of the whole building cluster.

11. Ensure that the presentation of the RAC building is developed to an equal standard as the ILU buildings.
12. the residual corridor of land around the building is more of a walkway than a garden. Consider a suitable landscape strategy for these spaces, especially for the landscaping adjacent to ground floor bedrooms.
13. Review the useability of the rooftop amenities and consider increasing the size of this space.

Basement

As per previous advice, locating the common amenities in the basement is sub-optimal as the main access from the ILUs is shared with the basement car park and loading dock which is potentially hazardous and unpleasant. In addition, the only outlook from the common amenities is to Ferntree Gully and a boundary retaining wall.

The logic of underpinning the existing cottages to create these spaces, and especially the long spans for the pool, is also questioned, particularly as most of the proposed uses are better suited to ground level locations that are easier to access and have better natural light and ventilation.

14. Reconfigure the basement to achieve the following:

- a. relocate the bar, salon and restaurant to the ground floor and reduce extent of excavated area;
- b. reduce the parking provision to meet minimum standards, and limit the basement to a single storey, to minimise excavation
- c. provide for deep soil zones to create better conditions for tree canopy to establish at the southern end of the through site link.

Sustainability and Climate Change

Apart from the partial retention of the Parraween Street cottages, the project seems unambitious in terms of any further ESD initiatives such as rooftop PV's.

- 15. Develop the ESD strategies to illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.

The issues and recommendations outlined above are to be addressed as part of the EIS submission.

Please contact GANSW Design Advisor, Jeremy Giacomini [Jeremy.giacomini@dpi.e.nsw.gov.au], if you have any queries regarding this advice.

Sincerely,



Darlene van der Breggen
Principal Design Advisor
Chair, SDRP

Distribution:

NSW SDRP Panel members

Laura Harding, Peter St Clair Chair, Sophie Dyring,
Darlene van der Breggen (Chair)

GANSW Design Advisor

Jeremy Giacomini

DPE

Elena Sliogeris, Alan Bright

Gyde Consulting

Tina Christy, Juliet Grant

CHROFI

Tai Ropiha, Georgina Blix

Morrison Design Partnership

Markam Ralph, Rachel Story

Svalbe & Co

Brendan Moar

Architectural Projects (heritage)

Jennifer Hill

Pathways

Graeme Skerritt

Murawin

Donna Ingram

Government Architect
New South Wales

4 Parramatta Square
L17, 12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au

