



Design + Sustainability Advisory Panel Meeting Report – Date 23 February 2023

## **Item 4 - DA2023/0045 - 36 Bardo Road NEWPORT**

### **PANEL COMMENT AND RECOMMENDATIONS**

#### ***General***

The site is the subject of a current seniors housing consent for twelve (12) Independent Living Units (ILUs) over No.s 34 and 36 Bardo Road. This proposal is for six (6) ILUs, for No. 36 only. It is noted the main difference to what is proposed on this site is the rear unit has gone to 2 stories, as is now permitted.

#### ***Strategic context, urban context: surrounding area character***

While the site is in the R2 Low Density Residential zone, there are residential flat buildings to the west and other seniors housing developments to the east. The character of the area remains low-density its feel due to the small-scale nature of the existing buildings.

The site is on the northern high side of the street, stepping up 1m from the street. There is a significant Norfolk Pine tree in the SW corner of the front yard, which needs to be retained.

The scheme appears to be well resolved and appropriate to its location and surroundings.

#### ***Scale, built form and articulation***

The scale of the buildings are very similar to the neighbouring apartment block, and are under the allowable height.

The buildings have been designed with simple skillion roofs and 'saddlebags' to west side, to minimise the impact of overshadowing to the neighbours.

While the FSR of 0.75:1 is in excess of the 0.5:1 of the SEPP requirements, the landscaped area, building envelope, building height, setback, and parking are all compliant. In this instance, it is the Panel view that the non-compliance is acceptable.

#### ***Access, vehicular movement and car parking***

The location of the Norfolk pine tree has required the driveway and pedestrian access to be located to the east.

Pedestrians will be either taken down to lift lobby by an accessible ramp, or to the front door by way of gentle stairs to the east.

The garage has a very simple and direct layout – straight line with double lockable garages. The garbage room is between the driveway and the pine tree, providing easy access for residents and the street for collection.

#### ***Landscape***

The importance of retaining the Norfolk Island pine is noted and supported.

The landscape is overall well resolved and incorporates appropriate native planting to the site.

The side landscape is broken up by the path, which is noted by Council. However, keeping the buffer to the residential windows is good, as is the ability to grow some climbers to soften the fence.

While small areas of lawn will offer amenity, they might be hard to maintain for older residents.



## **Recommendations**

1. Retain side path location as is
2. Consider no mow lawn options/species

## ***Amenity***

The proposed layout allows for 4 out of 6 apartments to face due north, with 2 facing to the street. The upper south facing apartment is able to capture sun through a highlight in the roof. All have cross flow ventilation. Skylights to bathrooms on the upper level could increase their amenity – good to consider.

The 2-storey building to the rear has freed up more garden space for all to enjoy.

## ***Façade treatment/Aesthetics***

The materiality of the buildings and their articulation are understated, relevant to the area and contribute to aesthetically pleasing compositions across the site.

## ***Sustainability***

It is good to see a scheme that complies with sunlight and ventilation requirements, and bringing good amenity to the occupants.

To ensure these dwellings are “forward-thinking” and the best they can be for their occupants in the future, we strongly recommend that the energy supply is decarbonised, EV charging is supplied and the passive design and thermal performance of the building fabric is increased.

Consider as many PV panels as possible for the roof to enable as much onsite power generation as possible. With a south facing roof, these might need to be on frames, with the aesthetics of these accommodated in the design.

Heat pump systems for apartments or other ways of providing electric hot water should be considered. (The storage of hot water can be considered a defacto battery if heated by PVs during the day.) Consider locations for possible battery storage.

The Panel notes that the new building codes will require an average of 7 stars NatHERS, with no apartments less than 6 stars. With the very comfortable location makes the achievement of this relatively simple. Future disclosure of energy efficiency at point of sale or lease makes this a good investment.

## **Recommendations**

3. All services should be electric – gas for cooking, hot water and heating should be avoided
4. Provide EV charging points for each unit, and allow for bi-directional (2-way) charging of EV battery for powering the building
5. Include as many PV panels on the roof as possible for both common area and apartment renewable energy supply
6. Ensure all apartments have an average 7-star NatHERS score, with no apartment below 6 stars.

## **PANEL CONCLUSION**

**The Panel supports the proposal.**

**The Panel commends the proponents on the well resolved and appropriate scheme but strongly encourages the applicant to make further improvements as recommended.**