



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	47 Ramsay Street Haberfield
Proposal:	Partial demolition of structures and construction of a 3-storey shop-top housing development with basement carpark.
Application No.:	PDA/2024/0882
Meeting Date:	16 December 2024
Previous Meeting Date:	-
Panel Members:	Matthew Pullinger (chair) Peter Ireland Jocelyn Jackson
Apologies:	-
Council staff:	Vishal Lakhia Annalise Ifield Sinclair Croft
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Geoff Bonus and Susan Koo – Architects for the project Sam Shiell Jeremy Lethlean

Discussion & Recommendations:

1. The Architectural Excellence & Design Review Panel reviewed the architectural drawings provided by the applicant and discussed the pre-DA proposal with the applicant through an online conference. The proposal has been nominated for AEDRP review by Council since it meets the minimum threshold established within the Terms of Reference.

2. The Panel appreciates that the proposal complies with the maximum height and floor space ratio controls, and thanks the applicant for providing a comprehensive set of architectural drawings, urban design analysis and context information, to allow early discussion at the pre-DA stage
3. The Panel offers its in principle support for the overall site planning and building massing strategy proposed by the applicant, including the 3-storey building height, general setback regime and internal building separation distances.
4. The Panel recognises that the existing shopfronts addressing Ramsay Street are not heritage-listed, but are distinctive and characterful and worthy of retention and adaptation. The Panel notes that in terms of streetscape and built form, an additional level above the single storey corner shop would be contextually supportable. In the Panel's view, a more substantial built form element could mark this street corner positively. The Panel understands this view may be in tension with expert heritage advice and does not seek to impose additional building form as an expectation - just an opportunity. The applicant should investigate an outcome that is acceptable to Council's heritage experts' aspirations for the area.
5. Regardless of any possible additional scale on the corner site, an improved street presentation is desirable, and the applicant should consider possible sensitive fenestration treatments for the existing blank wall addressing Marion Street.
6. While the Panel supports the proposed 3 storey scale for the proposed building, it being comparable to the existing, the strategy of introducing an upper-level mansard roof form is uncharacteristic and would benefit from reconsideration. The applicant should investigate alternative treatments for the expression of this top floor addition, potentially including:
 - a. A lightweight vertical wall for the top level, distinguished from the two-storey brick base. Also the possibility of interlocking or 'cogging' second and third floor materials.
 - b. A brick expression continuing up from the second floor. Potentially introducing residential fenestration and a balcony addressing Marion Street.
 - c. Alternatively, some architecturally composed hybrid that might 'interlock' the brick base and a contrasting material.
7. The Panel encourages the applicant to use refined architectural treatments to make a more apparent distinction between old and new elements of the building at the Marion Street entrance. One suggested strategy would be to mark the pedestrian entry between the old and new buildings with a particular architectural expression and alignment, and/or different materials.
8. The Panel understands that the internal spatial planning of the old buildings will be separately dealt with once the applicant engages a heritage consultant.
9. As part of the formal DA stage, the applicant is encouraged to consider further design refinements to demonstrate how waste storage and collection, deliveries, building services, and mechanical exhaust will be managed within the commercial premises. Exposed services on the Ramsay Street roofs should be avoided, or if concealment internally cannot be managed, potential screening can be investigated.
10. The applicant should engage a landscape architect to maximise opportunities for the introduction of green elements and planting of small-medium sized trees within the proposal bringing character and amenity to the proposed laneways.

Conclusion:

With positive ongoing refinement of the proposal in line with the recommendations set out above, the Panel is of the view that the proposal is capable of delivering an high level of design quality.