

Attachment E

Design Statement – Alternative Design Review Process
--

Design Statement

19 August 2025

20-26 Bourke Road, Alexandria

Pre-DA reference: PDA/2025/57

Proponent: City West Housing

Proponent's architect: Bates Smart

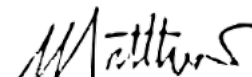
1. The Panel has reviewed the latest package of documentation prepared by Bates Smart and submitted to the City on 25 July 2025 and the key development data submitted on 4 August 2025.
2. The Panel considers the proposed development demonstrates the potential to achieve design excellence under 6.21C of the LEP, subject to the resolution of the matters outlined in the *Design Advice Meeting 04 (Appendix 1)*.
3. This Design Statement informs the City's assessment of the proposed development but does not determine the outcome or in any way fetter the further refinement or decision of the consent authority in its determination of any subsequent development applications associated with the development site.



Ken Maher (Chair)



Kerry Clare



Matthew Pullinger

Appendices

Appendix 1

Design Advice – Meeting 04 (5 August 2025)

Appendix 2

Design Advice – Meeting 03 (by email, 3 July 2025)

Appendix 3

Design Advice – Meeting 02 (27 May 2025)

Appendix 4

Design Advice – Meeting 01 (11 February 2025)

Appendix 1

Design Advice

(Issued 19 August 2025)

Meeting 04

20-26 Bourke Road, Alexandria

Pre-DA reference: PDA/2025/57**Proponent:** City West Housing**Proponent's architect:** Bates Smart

Meeting #4	5 August 2025
Panel members	Ken Maher (Chair) Kerry Clare Matthew Pullinger
Applicant's architect	Matthew Allen, Bates Smart
City of Sydney	Graham Jahn, Executive Director Chris Corradi, Area Planning Manager Gavin Ho, Senior Planner Anita Morandini, Design Excellence Manager Silvia Correia, Design Excellence Coordinator
Conflict of interest declaration	Nil
Submission material	<i>Banksia Apartments City West Housing, Bates Smart, dated 25 July 2025</i> <i>Development Data summary, emailed 4 August 2025</i>

No.	Advice
General:	
1.1	The revised scheme generally addresses issues raised in Meeting 03.
1.2	The Panel notes this advice is separate to any planning advice provided by the City. Amendments may be required to address matters such as amenity, natural cross ventilation, solar access, GFA and vertical circulation.
1.3	Development data figures (GFA, solar, natural cross ventilation) submitted by Bates Smart show general planning compliance. The Panel notes that the City will assess compliance once corresponding diagrams are submitted with the DA.
1.4	Items that require further resolution are set out below.

No.	Advice
-----	--------

Internal planning and amenity

- | | |
|-----|--|
| 2.1 | The ground floor common bathroom opening into the main entry lobby should be reconfigured to be more discrete. |
| 2.2 | Address visitor bike parking which impinges upon the arrival experience and amenity of the main entry. The entry could be widened by realignment of the commercial tenancy wall to recess bike parking clear of the entry passage. |
| 2.3 | Replan rooms identified as 'S' for storage on the drawings to minimise the potential for larger storage rooms without windows to be used as habitable rooms. |
| 2.4 | Consider opportunities to increase openable window area to improve ventilation and enable occupants access to clean windows. The proposed system of awning windows, large fixed areas of glazing and fixed external screens limits ventilation and cleaning. |
| 2.5 | Provide ceiling fans in habitable rooms. Fans are to be shown on typical apartment plan DA drawings. |
| 2.6 | Apartment entry screen doors for ventilation should be reinstated on the DA drawings, acknowledging that separate approval is required by the NSW Fire Brigade. |
| 2.7 | Include acoustic amelioration measures / wall separation to reduce noise and vibration to bedrooms adjoining lifts. |
| 2.8 | Increase the number of lifts servicing the development from two to three. There should generally be no more than 60 apartments per lift. |
| 2.9 | Provide a music practice room that can be sound isolated. This could be accommodated within the community room. |

Architectural expression

- | | |
|-----|---|
| 3.1 | The DA drawings are to include a developed design intent for each primary facade type at approximately 1:20 in section and elevation (or equivalent 3D representation), describing materials, construction systems, balustrades, balcony edges/thresholds, window operation, planter beds, material junctions, balcony and roof drainage and downpipes - particular attention should be given to the design and execution of brick patterns, hit and miss brickwork and other fine-grain detailing. |
| 3.2 | <p>The DA drawings are to include detailed sections with provisions for slab set downs and structural depths.</p> <p>The clearance height from ground to underside of soffit overhang to the service laneway is not to be reduced.</p> |

Landscape design

- | | |
|-----|---|
| 4.1 | The landscape design, particularly to the east, should be developed to include taller vegetation. |
|-----|---|

Mecca lot

No.	Advice
5.1	It is noted that the proposal harvests the development potential of the Mecca lot through the inclusion of the site in the calculation of GFA and additional FSR for design excellence. As the Mecca lot is proposed to remain a separate lot, an easement on title for light and air to protect the amenity of apartments at that interface with the Mecca lot will be required. A further restriction on title to limit GFA on the Mecca lot will be required.

Appendix 2

Design Advice

(Issued 3 July 2025)

Meeting 03 (by email)

20-26 Bourke Road, Alexandria

Pre-DA reference: PDA/2025/57

Proponent: City West Housing

Proponent’s architect: Bates Smart

Meeting #3	3 July 2025
Panel members	Ken Maher Kerry Clare Matthew Pullinger (Chair)
Submission material	<i>Banksia Apartments City West Housing, Bates Smart, dated 25 June 2025</i>

No.	Advice
-----	--------

General:

- 1

The Panel notes the design team's comprehensive response to the Panel's earlier advice and acknowledges positive refinement evident in the proposal, including the satisfactory resolution of a number of issues raised by the Panel.

Although there are a number of more minor residual design matters that still require resolution, the Panel is content to provide the following list of points in lieu of a formal meeting and presentation with the design team.

Internal planning and general arrangement

- 2.1

- The relocation of the open external fire stair serving the rooftop communal open space to the site boundary is supported - further information is needed to confirm whether the stair requires enclosure given its proximity to a neighbouring fire source feature.
 - The relocation of the chamber substation is supported.
 - Clarification is needed to confirm the purpose of the small room adjacent the communal room at street level addressing Bourke Road.
 - Further clarification of the design intent of the laneway elevation to the bike store - the Panel supports a degree of transparency to this facade in the interests of laneway animation, the elevations suggest hit and miss brick, but this should be confirmed.
 - A similar hit and miss brick treatment might be applied to the exposed facades of the car park.

No.	Advice
	- The scale, ceiling height and clearances associated with the residential entry are adequate, but should not be reduced any lower - further structural and services resolution may be required to provide certainty of the outcome. - The apartment plans appear to consistently omit internal planning of laundries - all internal linework should be included. - Drafting error on Level 01 at the intersection between the tower and the duplex wing should be corrected. - The un-named space on Level 01 at the intersection between the tower and duplex wing should be clarified. - Drafting error on Level 02 at the intersection between the tower and the duplex wing (within the balcony of the 2Bed apartment) should be corrected. - The un-named space on Level 02 at the intersection between the tower and duplex wing should be clarified. - The un-named space on Level 03 at the intersection between the tower and rooftop communal open space should be clarified. - The skylights serving the duplex gallery should be developed in cross section to resolve buildability. - The plans should clearly identify the inclusion of ceiling fans. - The plans should clearly identify the inclusion of secure screen doors in the tower component (noting the scheme does not rely on these for cross ventilation performance). - Further refinement of the proposed window operation/opening is encouraged - the Panel is concerned for constrained cross ventilation offered by awning windows and for fixed glass situated behind screening, which is difficult to clean. - Privacy to the bedroom windows adjacent to the open lift lobbies should be reviewed to ensure no cross viewing.

Architectural expression and character

3	- Building sections are generally silent on structural depths (showing only flat slabs) - the Panel encourages a more accurate representation of balcony setdowns/thresholds, rooftop gardens and the inclusion of structural depth likely to be necessary above the loading dock. - The developed sawtooth expression to Bouke Road still appears tentative - perhaps too close to a gable expression - and may benefit from refinement to more definitively read as a sawtooth profile. - The Panel restates its support for the introduction of a shallow juliet balcony to the upper-level of the duplex units serving bedrooms for reasons of amenity and flexibility. - The southern/rear elevation is improved, but still reads as a 'flatter' more abrupt part of the composition - further amplification of the 'flared' forms, perhaps focused on the central corridor may lift the overall coherence of the tower form.
---	---

No.	Advice
	A developed design intent for each primary facade type should be provided within the DA drawing set at approximately 1:20 in section and elevation (or equivalent 3D representation), describing materials, construction systems, balustrades, balcony edges/thresholds, window operation, planter beds, material junctions, balcony and roof drainage and downpipes - particular attention should be given to the design and execution of brick patterns, hit and miss brickwork and other fine-grain detailing.
Landscape design generally	
4	The landscape design solution should be developed with the input of a landscape architect. The landscape buffer to the future new street at the rear of the site should be developed to an appropriate level of resolution, and the long term character of this future streetscape given consideration.

Appendix 3

Design Advice

(Issued 4 June 2025)

Meeting 02

20-26 Bourke Road, Alexandria

Pre-DA reference: PDA/2025/57**Proponent:** City West Housing**Proponent's architect:** Bates Smart

Meeting #2	27 May 2025
Panel members	Ken Maher (Chair) Kerry Clare Matthew Pullinger
Applicant's architect, and project team.	Matthew Allen, Bates Smart Jill Woodley, Bates Smart David Warwick (landscape architect) Michael Rowe (Beam Planning)
City of Sydney	Graham Jahn, Executive Director Andrew Rees, Area Planning Manager Gavin Ho, Senior Planner Anita Morandini, Design Excellence Manager Silvia Correia, Design Excellence Coordinator Adrian Bonanni, Design Excellence Coordinator
Conflict of interest declaration	Nil
Submission material	<i>Banksia Apartments City West Housing, Bates Smart, dated 27 May 2025</i>
Appendix	1. <i>Design Advice – Meeting No. 1</i>

No.	Advice
General:	
2.1	Scheme 01 is the preferred option and forms the basis of this advice.
2.2	Before the next panel meeting, further refinement is needed to address the items below.
2.3	Additional technical studies required by the Panel include acoustic, wind and traffic.

No.	Advice
-----	--------

Tree removal:

- | | |
|-----|--|
| 2.4 | Tree retention options were investigated, and it is accepted that tree retention is unachievable due to traffic sightline requirements and the extent of root impact from the reconstruction and alignment of the driveway crossover. Relocation of the driveway to other parts of the property frontage would not be possible due to the need to retain the existing warehouse currently occupied by Mecca which has a long-term lease. |
| 2.5 | A tree replacement strategy is required, consistent with the City's Street Tree Master Plan 2023. The replacement species should be selected for appropriate shade provision, growth performance, and context. The number and size of replacement trees should be discussed with the City. |

Communal open space strategy:

- | | |
|-----|--|
| 2.6 | The communal open space strategy is generally supported, particularly the sequence between the entry, internal communal open space, the lobby, and adjacent ground floor apartments. |
| 2.7 | Due to the approved developments on the northern side of Bourke Road taking advantage of the 45 metre height limit, Scheme 01 provides improved solar access to both communal open spaces, supporting year-round useability. |
| 2.8 | Maximise the floor-to-ceiling height of the covered entry and lobby to enhance the arrival experience. Bulkheads or overhead services should be minimised to retain openness and spatial quality. |

Built form:

- | | |
|------|---|
| 2.9 | Scheme 01 provides a good massing response, with a defined street wall (as per the site specific DCP controls), podium and tower. |
| 2.10 | The modulation provides positive amenity outcomes including improved solar access, generous balconies and effective shading. While this results in minor encroachments into side and rear setbacks, these may be supported where they enhance environmental performance and residential amenity and do not result in adverse impacts to adjoining properties. |

Environmental performance and residential amenity:

- | | |
|------|---|
| 2.11 | Scheme 01 provides improved solar access and natural cross-ventilation to apartments. |
|------|---|

No.	Advice
2.12	Apartment layouts have improved through the reconfiguration of the stair and internal planning, resulting in additional north-facing units and improved solar access. Notably, 10 of 12 east-west facing units now receive winter sun.
2.13	Maximise openable window area to achieve natural cross-ventilation while addressing acoustic and visual privacy between the breezeway and the adjacent apartments. Consider the use of operable louvres with translucent or frosted glass to balance ventilation, privacy, and acoustic control.
2.14	Investigate the use of secure screen doors to support natural ventilation; while not counted towards compliance, they may enhance amenity.
2.15	Include ceiling fans to habitable rooms in all apartments to enhance air movement.
2.16	Within the tower, resolve the 'pinch point' at the southern end of the internal corridor by increasing the window to match the width of the corridor, enhancing light and spatial quality.
2.17	Within the tower, maximise natural light to internal corridors. Explore opportunities to introduce windows.
2.18	Enhance the quality of the circulation corridor at the rear of the duplexes.
2.19	Address visual and acoustic privacy between the duplexes, rear corridor, and external stairs to the communal open space, and between the stairs and adjacent apartments (particularly, the apartment at the internal corner within the tower).
2.20	Explore relocating the external stair towards the boundary to mitigate privacy impacts.
2.21	Address acoustic impacts for north-facing apartments on Bourke Street and those adjacent to the breezeway. An acoustic assessment is required.
2.22	Explore Juliet balconies to north-facing apartments to improve articulation and enhance amenity.
Façade treatment and materials:	
2.23	The proposed horizontal articulation strategy is supported for its greater flexibility and potential to enhance residential amenity.
2.24	Refine the proportions of the expressed sawtooth forms to better relate to the scale of the adjacent Mecca building. Further consider the street façade, the sawtooth and whether there should be increased visibility from the terrace.

No.	Advice
2.25	The southern façade is underdeveloped. Explore variation in depth and articulation to avoid a blank or “mute” appearance to the future street. A more resolved and coherent overall tower form should be the objective.
2.26	Include the proposed fenestration to the western elevation of the podium in the architectural plans.
2.27	Materiality should prioritise robustness and longevity. Precast concrete, brick slips, and masonry may be supported, noting further resolution is required around construction methods, jointing, a sense of depth and relief, and carbon impact.
Commercial space:	
2.28	The floor-to-ceiling height of the commercial space may not meet DCP requirements with bulkheads and concealed services.
2.29	Clarify the intended future use(s) of the space and clarify if services will need to be exposed to maintain functional ceiling heights and tenancy flexibility.
2.30	Explore opportunities to increase visual connectivity between the commercial tenancy and the residential entryway from Bourke Road.
Waste, loading and parking:	
2.31	Waste storage, loading areas, and swept paths require further resolution. The current arrangement may conflict with adjacent car parking and circulation.
2.32	Vehicle movement and queuing must be adequately accommodated.
2.33	Clarify and confirm car parking numbers, turning circles, and the integration of waste collection and loading areas.
Roof, plant and services:	
2.34	Locating plant within the mezzanine level is supported to minimise visual and acoustic impacts.
2.35	Prevent falling objects from accessible rooftop areas. Consider planter edges.
2.36	Ensure that roof plant, parapet, and all rooftop structures remain within the height limit.

No.	Advice
2.37	The lift overrun is not shown in the NS cross-section. Ensure adequate parapet to screen rooftop plant.
2.38	Condensers, clotheslines, and other service elements should be fully concealed or discretely located on balconies.
2.39	The substation directly fronts Bourke Road. Explore relocating the substation further to the south in order to increase street activation and minimise the impact of service.
Site consolidation:	
2.40	Establish the legal agreements and mechanisms related to the inclusion of the Mecca building's lot use of floor space potential – such as a title covenant/restriction.
2.41	It is recommended that the lessee's agreement to any floor space potential be secured as early as possible to avoid delays to the development approval.

Appendix 4

Design Advice

(Issued 18 February 2025)

20-26 Bourke Road, Alexandria

Pre-DA reference: PDA/2024/213

Proponent: City West Housing

Proponent’s architect: Bates Smart

Meeting 01

Meeting 01	11 February 2025
Panel members	Ken Maher (Chair) Kerry Clare Matthew Pullinger
Applicant’s architect	Matthew Allen, Bates Smart Jill Woodley, Bates Smart
City of Sydney	Graham Jahn, Executive Director Andrew Rees, Area Planning Manager Gavin Ho, Senior Planner Nick Reid, Specialist Planner Cathy Xu, Urban Designer Anita Morandini, Design Excellence Manager Adrian Bonanni, Design Excellence Coordinator
Conflict of interest declaration	Nil
Submission material	<i>Banksia Apartments City West Housing, Bates Smart, dated 4 February 2025</i>

No.	Advice
-----	--------

General:

- 1.1
- This review focused on establishing a massing option to support the achievement of design excellence.

Before the next panel meeting, the massing options presented require further refinement to address key design considerations including:

 - tree retention
 - deep soil zone location
 - solar access and natural cross-ventilation
 - visual and acoustic privacy.

No.	Advice
1.2	Additional technical studies and reports required by the Panel, include: • arborist • acoustic • flooding.
Ground plane and public domain interface:	
1.3	Prioritise tree retention, subject to arborist report findings.
1.4	Address vehicle access and loading locations to accommodate tree retention.
1.5	Further explore opportunities to locate the deep soil zone towards Bourke Road (Site Strategy 3, p.39). Consider the spatial and functional relationship between the deep soil zone, the “Mecca” warehouse building, the proposed retail space and tree retention.
Massing:	
1.6	The retention of the warehouse building is to be considered as part of the overall site and massing strategy.
1.7	The tower response to the DCP setback controls and its relationship to potential development on adjoining sites is generally supported. Further refinement and testing are needed to address solar access, natural cross-ventilation and visual privacy.
1.8	The breezeway shown in the Site Strategy (p.45) is generally supported subject to further testing, as it may contribute to natural cross-ventilation and solar access. The breezeway must be fully weather protected while allowing for airflow.
Environmental performance and residential amenity:	
1.9	Explore reconfiguring and relocating apartments to maximise solar access and natural cross-ventilation, specifically the south-facing 3-bedroom units within the podium.
1.10	Explore repositioning the tower core to improve natural cross-ventilation for the four west-facing units and improve access to the lobby and its visibility from the street.
1.11	Address visual and acoustic privacy with natural cross-ventilation for windows located on the breezeway.
1.12	Include at least one window at the end of each corridor within the tower.
1.13	Ensure visual and acoustic privacy along the southern boundary, considering setbacks and the interim condition before the laneway is completed.

- 1.14 Address acoustic privacy and natural cross-ventilation along the Bourke Road frontage.
-

Communal open space:

- 1.16 Prioritise solar access to communal open spaces for year-round useability. Further explore the provision of communal open space on the podium's rooftop.
-

Waste storage:

- 1.17 Provide adequate waste storage space to meet the City's requirements.
-