

Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	210 Enmore Road Enmore
Proposal:	Alterations and additions to the existing shop top housing development to create an additional commercial tenancy on the ground floor (total 2 tenancies) and an additional 4 residential units (total 5 units).
Application No.:	PDA/2023/0268
Meeting Date:	19 December 2023
Previous Meeting Date:	-
Panel Members:	Russell Olsson – chair; Diane Jones
Apologies:	Michael Harrison
Council staff:	Vishal Lakhia; Kaitlyn Attard; Niall Macken
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Brad Inwood (Brad Inwood Architects) – Architect for the project

Discussion & Recommendations:

1. The Architectural Excellence & Design Review Panel reviewed the architectural drawings and discussed the proposal with the applicant through an online conference. The Panel thanks the applicant for considering a Pre DA meeting and allowing this early discussion.
2. The Panel recognises the constrained width of the subject site, particularly at the frontage to the rear laneway. The constrained width creates spatial planning challenges and hinders achievement of a residential flat building that would meet contemporary design standards and match community expectations within the Inner West.
3. The Panel noted that the proposal seems to be an over-development of the site, as the built form seems to maximise the floor space ratio and height available on a small isolated lot without meeting minimum design standards as described below. These design standards include:
 - a. Undersized apartments below the minimum requirements under *Part 4D Apartment size and layout* of the Apartment Design Guide;
 - b. Significant shortfalls in relation to *Part 4A Solar access*, *Part 4B Natural ventilation*, Part 4E Private open space and balconies, Part 4G Apartment storage, and other criteria within the Apartment Design Guide;

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- c. Convoluted access and circulation to the apartments, and lack of pedestrian connectivity for the residents with the main street;
 - d. Other NCC fire egress and accessibility matters (barrier-free access and provision of an accessible apartment);
 - e. Absence of adequate waste storage areas for the retail, office, and residential uses;
 - f. Inclusion of an existing bedroom without a window to an external space.
4. The Panel considers that the proposal cannot be supported as it will create an undesirable precedent for other properties along Enmore Road. The Panel recommends that the applicant develop an alternative urban strategy that considers the pattern of development in the vicinity of the site and/or further investigation into lot amalgamation with the adjoining properties (208 and/or 212 Enmore Road). The applicant is encouraged to involve the Council and the Architectural Excellence & Design Review Panel at Pre-Development Application stage in any future re-design.