



# Architectural Excellence & Design Review Panel

## Meeting Minutes & Recommendations

|  |   |
|--|---|
| Site Address:  | 35-41 Addison Road Marrickville   |
| Proposal:  | A part 4-5 mixed use building   |
| Application No.:   | DA/2021/0688  |
| Meeting Date:  | 19 October 2021   |
| Previous Meeting Date:   | None  |
| Panel Members:   | Matthew Pullinger – chair;<br>Jean Rice; and<br>Michael Harrison (via email correspondence) |
| Apologies:   | -   |
| Council staff:   | Vishal Lakhia,<br>Niall Macken, and<br>Asher Richardson                                     |
| Guests:  | -   |
| Declarations of Interest:                                      | None  |
| Applicant or applicant's representatives to address the panel: | Nordon Jago Architects, and<br>The Planning Studio.   |

### Background:

1. The Architectural Excellence & Design Review Panel reviewed the architectural drawings and discussed the proposal with the applicant through an online conference.
2. As a proposal subject to the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65), the Panel's comments have been structured against the 9 Design Quality Principles set out in the SEPP 65 NSW Apartment Design Guide (ADG).

## Discussion & Recommendations:

### Principle 1 – Context and Neighbourhood Character

*“Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.*

*Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.”*

1. Noting the prevailing character of this part of Addison Road and the underlying B5 Business Development zone, the Panel recommends the scale, extent of frontage and flexibility of use of the proposed commercial ground floor tenancies addressing Addison Road should be expanded, given the objectives of the zone include to provide ‘large’ commercial spaces within the Inner West LGA. The Panel also recommends that commercial space C.01 should wrap around the corner of Addison Road and Philpott Street, to activate the street intersection.
2. As it presents to Addison Road, the proposed form, scale and articulation is considered to be appropriate, subject to detailed comments included below in Aesthetics and Safety. The Panel recommends some reconfiguration of the residential lobby in order to give it greater prominence and legibility along Addison Road, and noting that the lobby may be able to coincide with the strong vertical element that articulates this primary facade

### Principle 2 – Built Form and Scale

*“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.*

*Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.”*

1. The Panel notes the proposal is sited around a central basement dive structure providing access to the carpark. This dive structure is sized to accommodate service vehicles including removal trucks (but not for waste management). This results in a longer ramp, open to the sky and tends to diminish the value and amenity of the central courtyard. The Panel notes that 31 of 62 apartments rely primarily on this central open space for amenity and outlook, with living areas, balconies and bedrooms addressing the dive structure below (Apartments G.01, G.02, G.03, G.09, G.10, G.12, 1.01, 1.02, 1.03, 1.12, 1.13, 1.15, 2.01, 2.02, 2.03, 2.08, 2.09, 2.13, 2.14, 2.16, 3.01, 3.02, 3.03, 3.08, 3.09, 3.11, 3.12, 3.13, 4.01, 4.02 and 4.03). The Panel is concerned for residential amenity within these apartments, particularly in terms of outlook, acoustics, air quality and general amenity.
2. Consequently, the Panel would support a meaningful reconfiguration of the basement ramp to accommodate only resident vehicles (perhaps allocating a loading bay for removal trucks on street level). The objective is to reduce the extent of the dive structure, ideally converting a significant portion of the space to consolidated, useful communal open space accessible to residents.
3. The Panel is concerned for the apparently constrained amenity and outlook achieved within habitable areas of the ground level apartments, which are sited below the level of Stevens Lane (Apartments G.07, G.08, G.09, G.10, G.11 and G.12). Flood impacts are also noted for any residential floor space in affected areas of the subject site.
4. The Panel considers the built form relationship of these subterranean ground floor apartments with Stevens Lane is problematic. Based on the guidance offered by the ADG (Objectives 3C-1 and 4L-2), the private gardens, terraces and habitable areas of the ground floor apartments should be elevated to relate appropriately to the adjacent street level in order to maximise privacy and safety within the apartments improved casual surveillance in Stevens Lane.
5. The Panel notes that addressing this concern will tend to increase the overall height of building along Stevens Lane (LEP control is 11m) and accordingly may create other tensions within the proposal. Potentially, the upper level units along Steven Lane will need to be redistributed elsewhere within the scheme, or setbacks increased to ensure the scale of Stevens Lane is respected.

## Principle 3 – Density

*“Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area’s existing or projected population.*

*Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.”*

1. In principle, the Panel supports the achievement of the site’s nominal FSR density control, subject to demonstration of acceptable environmental impacts and the achievement of acceptable amenity within the scheme.

## Principle 4 – Sustainability

*“Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.”*

1. The Panel encourages the applicant to consider provision of ceiling fans within all habitable areas of the apartments for environmental benefits. The proposed floor-to-floor heights on some levels (of 3.0m) should be addressed (also refer Amenity) to permit use of ceiling fans for effective cooling and heat distribution within the apartments. The Panel notes that approximately 3.1m floor-to-floor heights are necessary in order to achieve 2.7m clear ceiling heights, and in order to accommodate ceiling fans.
2. The applicant is encouraged to include an appropriate rooftop photovoltaic system for environmental benefits, and for power/lighting to communal areas.
3. Provision of rainwater tank for should be considered to allow collection, storage and reuse within the subject site.
4. The Panel supports the identification and application of appropriate sustainability targets and rating tools.

## Principle 5 – Landscape

*“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood*

*Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishment and long term management.”*

1. The Panel notes the proposal lacks deep soil provision as encouraged by the ADG (Part 3E-1). In concert with the recommendation to raise the apartment relative to Stevens Lane, the Panel identifies an opportunity to introduce deep soil and street tree planting along this site frontage and encourages additional deep soil elsewhere on the site (for example a central deep soil area could be aligned with the main residential lobby and be visible from the lobby – with a direct line of sight from the street entry to the deep soil vegetation).
2. The Panel notes the provision of rooftop communal open space above the southern building addressing Addison Road, however 27 of 62 apartments within the northern building have poor access to this communal open space. The Panel notes that the recommended measures to reduce the extent of open basement ramp presents an opportunity to create additional communal open space at the ground floor in a highly accessible location. Additionally, the Panel recommends an additional rooftop communal open space be considered above the northern building to provide a greater diversity of communal open spaces, easily accessible to more of the proposed apartments.
3. The amenity of the rooftop communal open space/s should be improved through provision of outdoor seating, shaded areas, a barbecue or outdoor kitchen, sink and a unisex accessible toilet.
4. The applicant is encouraged to apply the ADG (Parts 4O and 4P) and Inner West Council’s Green Roof Policy and Guidelines to develop a detailed landscape design.

# INNER WEST

## Principle 6 – Amenity

*“Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.*

*Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.”*

1. The Panel notes a floor-to-floor height of 3.0m is proposed in order to achieve a minimum clear floor-to-ceiling height of 2.7m for habitable areas, as encouraged by the ADG. The Panel is concerned this may not be adequate to achieve appropriate structural depth, acoustic insulation and space for necessary services, and consequently the floor-to-ceiling height of 2.7m may be at risk. The Panel recommends detailed cross sectional information be provided to demonstrate how a minimum 2.7m floor to ceiling height is to be achieved, including an allowance for ceiling fans. It is the Panel’s experience that 3.1m floor-to-floor is usually provided in multi-storey residential developments using standard construction techniques. Also, this allows flexibility for recessed ceiling lights.
2. The Panel notes the existing LEP non-compliance with the 17m and 11m height control will likely be exacerbated and will need full justification and demonstration that associated impacts are managed or mitigated.
3. The Panel further encourages the applicant to consider greater ceiling heights (minimum 3.3m) for the ground floor apartments addressing Philpott Street and Stevens Lane, based on ADG (Objective 4C-1 Design Criteria 1), to promote future flexibility of use within the B5 Business Development zone.
4. The living areas and/or bedrooms in 15 of 62 apartments (Apartments G.01, G.02, G03, G.04, G.05, G.09, G.10, 1.01, 1.07, 1.08, 2.01, 2.07, 3.01, 3.07 and 4.01) rely on gallery access/common circulation corridors for access to outlook, natural light and natural ventilation, which creates potential visual and acoustic privacy issues. The Panel recommends that this proposed circulation system be closely examined and developed to ensure the complete avoidance of potential cross viewing and privacy issues.
5. The Panel recommends the proposed circulation bridges/corridors within the south western portion be reconfigured to increase the extent of courtyard open to the sky.

## Principle 7 – Safety

*“Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.*

*A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.”*

1. The Panel considers the residential lobby entry proposed from Addison Road should be more generous in its size and prominence given the scale of proposal. The Panel recommends the residential lobby be reconfigured to coincide with the strong vertical articulation provided along Addison Road.
2. As noted earlier in this report, the ground floor apartments on Stevens Lane should adopt a more positive relationship with street level.

## Principle 8 – Housing Diversity and Social Interaction

*“Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.*

*Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.”*

1. The Panel supports the proposed apartment mix and the inclusion of ground floor commercial uses.

## Principle 9 – Aesthetics

*“Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.*

*The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”*

1. The applicant is encouraged to provide detailed 1:50 sections through each primary facade type in order to demonstrate the proposed arrangement of key materials, junctions, balustrades and fixtures, including the integration of building services such as balcony drainage and air conditioning condensers.

## Non SEPP 65 Matters:

The Panel understands the Ming On building on 35-41 Addison Road - while not heritage listed - is a particular local landmark of a type that illustrates architectural diversity within the Marrickville area. The Panel considers it would be desirable if the contextual analysis, and particularly the built form analysis, recognises and reflects the Ming On building.

Further, the applicant could consider investigating the design and past uses of the existing building on the subject site. The Panel notes this process would normally have allowed consideration of partial retention and/or historical interpretation for the proposal .

## Conclusion

The Architectural Excellence & Design Review Panel notes the applicant seeks a variation to the permissible height of building control based on the Inner West LEP. The proposal lacks a suitable amount of deep soil area requirement.

The Panel recommends the proposal should be supported once it satisfactorily demonstrates consistency is achieved with the guidance offered by the ADG and on the basis some amendments are made to achieve improved design quality in line with the recommendations provided in this AEDRP Report.