

# Architectural Excellence & Design Review Panel

## Meeting Minutes & Recommendations

Site Address:	187 Enmore Road Enmore
Proposal:	Alterations and additions to an existing commercial building to create a 4 storey mixed use proposal with 4 apartments
Application No.:	DA/2021/0798
Meeting Date:	2 November 2021
Previous Meeting Date:	None
Panel Members:	Peter Ireland – chair, Jocelyn Jackson, and Garth Paterson
Apologies:	-
Council staff:	Vishal Lakhia, Niall Macken, and Andrew Newman
Guests:	-
Declarations of Interest:	None
Applicant or applicant’s representatives to address the panel:	Kon Vourtzoumis – Architect for the project

### Background:

1. The Architectural Excellence & Design Review Panel reviewed the architectural drawings and discussed the proposal with the applicant through an online conference.
2. The front portion of the site includes a commercial building that has a separate development application which is not reviewed by the Panel.
3. 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:

<b>Principle 1 – Context and Neighbourhood Character</b>
<p><i>“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.</i></p> <p><i>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.”</i></p>
No discussion

## 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. In principle, the Panel supports the achieved built form and scale on the site, subject to demonstration of acceptable environmental impacts and the achievement of acceptable residential amenity within the scheme.

## 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.”*

No discussion

## 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 and floor-to-ceiling heights should be raised to permit use of ceiling fans for effective cooling and heat distribution within the apartments. The Panel notes that a minimum 3.1m floor-to-floor height is necessary to achieve 2.7m clear ceiling heights, and in order to accommodate ceiling fans. The Panel also notes that the proposal is under the LEP height plane, and a greater floor-to-floor heights could be considered to ensure consistency with the NSW ADG and the Panel’s recommendation.
2. The applicant is encouraged to include an appropriate rooftop photovoltaic system for environmental benefits, and for power/lighting to communal and common areas.
3. Provision of rainwater tank for should be considered to allow collection, storage and reuse within the subject site.

## 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 applicant is encouraged to apply the ADG (Parts 4O and 4P) and Inner West Council’s Green Roof Policy and Guidelines to develop a site responsive detailed landscape design.
2. The landscape architecture drawings should confirm the heights/top of walls of planters and depths of soil within the planter-beds. The Panel also recommends the applicant should consider planting of appropriate low watering species or succulents. The applicant should consider an appropriate irrigation system, preferably connected with the rainwater tank, for watering these plants.

## 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 raised the following residential amenity concerns within the proposal:
  - a. Apartment 101: The bedroom offers constrained outlook, natural light and natural ventilation, due to the proposed ‘snorkel’ arrangement. The entry foyer within this apartment overlaps with the kitchen area.
  - b. Apartment 102: There are potential visual and acoustic privacy concerns due to adjacencies of bedroom, residential courtyard with the commercial terrace.
  - c. The Panel recommends these apartments should be studio apartments, unless the applicant considers alternative internal configuration strategies to avoid these residential amenity concerns.
  - d. The Panel is concerned that there is not adequate floor to floor height to achieve the required set downs, falls to drainage and thermal insulation to terraces and roof slabs.
2. The Panel recommends that the apartments should be provided with appropriate storage volumes (in addition to storage within bedrooms) consistent with the guidance offered by Objective 4G-1 of the NSW ADG, and at least 50% of the storage should be located within the apartments.

## 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 applicant should consider provision of a small awning integrated with appropriate lighting at the rear laneway entry for pedestrian safety and amenity. The Panel also notes there is existing street lighting within the laneway.

## 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.*

No discussion

## 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 should provide detailed 1:50 sections through the primary laneway façade 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.

## Conclusion

The Architectural Excellence & Design Review Panel considers that the proposal could be supported once it satisfactorily demonstrates consistency is achieved with the guidance offered by the NSW ADG and on the basis some amendments are made to achieve improved residential amenity in line with the recommendations provided in this AEDRP report.