



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	312 Liverpool Road Ashfield
Proposal:	Shop top housing proposal with 3 apartments.
Application No.:	PDA/2021/0370
Meeting Date:	16 November 2021
Previous Meeting Date:	None
Panel Members:	Jocelyn Jackson (external member), Russell Olsson (external member), and Vishal Lakhia (internal member) – Chair
Apologies:	None
Council staff:	Chirag Bhavan
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	The Panel notes that the Architect for the proposal was invited but did not attend this meeting. The Panel considered a brief discussion with the site owner – Alan Lalich.

Background:

1. The Architectural Excellence & Design Review Panel reviewed the preliminary drawings and discussed the proposal with the applicant through an online conference.

Discussion:

1. The Panel notes that the subject site and the adjoining properties located between 298 to 312 Liverpool Road are identified as local heritage items within the Ashfield Heritage Inventory. Additionally, these properties are part of the Ashfield Heritage Conservation Area.
2. The Panel is aware that a proposal with 3 apartments does not need to demonstrate compliance with the NSW Apartment Design Guide. However, it is the Panel's preference that all multi-unit dwellings within the Inner West area should demonstrate consistency with the principal controls within the NSW ADG including – building separation distances, solar access, natural cross ventilation, deep soil zone, communal open space, apartment amenity and an overall built form impact on the context.
3. The Panel recognises that there are fundamental concerns with the proposal since the site is developed in isolation from the adjoining properties (298, 300, 302, 304, 306, 308, and 310 Liverpool Road). The applicant's approach is problematic as the proposed built form seems to maximise the floor space ratio and height available on a small isolated lot, and as a consequence creates undesirable visual amenity, overshadowing and privacy impacts to the adjoining low density residence to the south.

INNER WEST

4. The Panel further notes that there are additional concerns with the internal amenity of the apartments due to constrained – apartment areas, living, dining and kitchen areas, floor-to-floor, and floor-to-ceiling heights.
5. The Panel considers that the proposal, in its currently isolated state, should not be supported as it will create an undesirable precedent for the inner West Heritage Conservation Areas and for other properties along the Liverpool Road frontage. The approach results in inefficient and uncoordinated built form within Heritage Conservation Areas, and on other properties along the Liverpool Road frontage, which should be avoided.
6. The applicant needs to develop an alternative urban strategy that considers further investigation into lot amalgamation with the adjoining properties within the urban block. The applicant is strongly encouraged to work with a specialised urban designer and/or a heritage architect to develop this urban strategy. Future discussions with Council and with the Architectural Excellence & Design Review Panel are also encouraged.