



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	35-41 Addison Road Marrickville
Proposal:	A part 4 to 5 storey mixed use building
Application No.:	DA 2021 0688
Meeting Date:	25 January 2022
Previous Meeting Date:	19 October 2021
Panel Members:	Peter Ireland – chair; Russell Olsson; and Garth Paterson
Apologies:	-
Council staff:	Vishal Lakhia, Niall Macken, and Conor Wilson
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Nordon Jago Architects – Architect for the project, and The Planning Studio – Urban Planner 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 Panel thanks the applicant for considering the recommendations made at the previous 19 October 2021 meeting. The Panel appreciates the following amendments considered by the applicant in the revised scheme:
 - a. Relocation of the previous central basement dive structure providing access to the carpark to the north eastern corner of the building;
 - b. Increasing the floor-to-floor heights from 3.0m to 3.15m, to establish consistency with the guidance offered within Part 4C of the Apartment Design Guide (ADG);
 - c. Improving the built form relationship of the ground floor apartments addressing Stevens Lane, by raising these apartments to match the street level and establishing consistency with ADG Objectives 3C-1 and 4L-2;
 - d. Removing common gallery access corridors adjoining the habitable areas such as living rooms and bedrooms within the apartments; and
 - e. Provision of communal open space at two separate locations for two separate sections of the building – a northern and a southern roof top communal open space.
3. Whilst the Panel appreciates the amendments considered by the applicant, the Panel notes that the revised scheme still requires to incorporate the relevant flood planning measures,

particularly in terms of the floor level/s for the ground floor apartments and design of the vehicular driveway. Furthermore, a set of landscape architecture drawings and 1:50 design intent sections should be provided as part of the amended submission.

4. As a proposal subject to the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65), the Panel further offers the below comments structured against the 9 Design Quality Principles set out in the 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. The Panel restates that due to the prevailing character of this part of Addison Road and the underlying B5 Business Development zone, 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. The Panel recommends some reconfiguration of the ground floor layout to allow a more generous residential lobby, to improve street address for the residential component, and to facilitate deliveries – e.g. mail or online parcels (The Panel does not anticipate a separate mail room).
3. The Panel notes that the proposed height exceeds the LEP height plane and offers support to this height variation, subject to further consistency established by the proposal with the recommendations offered in this AEDRP Report.

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 discussed that addition of openings at the ‘V’ shaped south western corner of the building is the Panel’s preferred corner treatment. The Panel recommends further resolution of this corner by removing the tree and the landscaped pocket from the corner, and possibly continuing the same corner treatment as for the levels above the ground floor. The Panel suggests that the awning could continue and wrap around the corner as a pergola or solid awning to reinforce the corner.

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 consistency with the recommendations offered in this report.

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 recommends provision of ceiling fans within all habitable areas of the apartments for environmental benefits. An increase of floor-to-floor height to 3.15m will permit use of ceiling fans for effective cooling and heat distribution within the habitable areas of apartments.
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.

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 landscaped area within the central corridor should be provided with trees suitable for mid to low level sunlight, and trees with large canopies over tall trunks, that potentially reach a 3 to 4 level height. Native palm species with shade tolerant understorey species should be considered.
2. The Panel notes that the landscape drawings have not been provided by the applicant. The Panel expects the rooftop communal open spaces to have outdoor seating, shaded areas, a barbecue or outdoor kitchen, sink, planter boxes, a unisex accessible toilet, and potentially a vegetable garden for community benefit.
3. 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.

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 recommends provision of splayed windows within the second bedrooms of apartments G06, G07, 108, 208, and 307, to avoid potential visual privacy concerns from the adjoining common corridors
2. In terms of the internal apartment layouts, the Panel notes that the main entry doors of apartments G09, 112, 107, 207, 212, and 306, open up directly to a bathroom door. The layouts need to be reviewed and the bathroom doors should be placed in a more discreet location.

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.”

No discussion

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 Panel restates that the applicant should 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.
2. Revised architectural drawings should confirm location of A/C condenser units and other mechanical equipment. The Panel advises that these should not be located within balconies (unless thoughtfully designed with screens) or anywhere visually apparent from the surrounding public domain.

Conclusion:

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

The Panel recommends the proposal should be supported once it satisfactorily demonstrates consistency with the recommendations made in this AEDRP Report, and additionally confirms inclusion of flood planning measures into the ground floor design.