



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	94-98 Addison Road Marrickville
Proposal:	Demolition of existing improvements and construction of a mixed used development containing 2 commercial tenancies and 15 residential units with basement car parking.
Application No.:	DA/2022/0467
Meeting Date:	23 August 2022
Previous Meeting Date:	November 2021
Panel Members:	Matthew Pullinger – chair; Russell Olsson, and Jocelyn Jackson
Apologies:	-
Council staff:	Vishal Lakhia, Niall Macken, and Glen Hugo
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Glen McCormack, Benson McCormack – Architect for the project Darren Laybutt, GAT Associates – Town 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 responding to the recommendations made at the previous AEDRP meeting, and generally supports the overall design strategy and the proposal's level of resolution.
3. The Panel understands that the site is flood affected with an applicable flood planning level of approximately 1m above the existing street level.

Discussion & Recommendations:

1. The Panel supports the applicant's method used for the FSR calculation and recommends that further details confirming the extent of 'external' areas proposed in form of common corridors may need to be confirmed separately with Council and evidenced as 'external' space with appropriate drainage.
2. The Panel supports the applicant's overall design strategy and the proposal's level of resolution, and also supports the anticipated departure from Council's LEP and DCP controls in terms of the following:
 - a. Reduced upper level setbacks for the built form addressing Addison Road given the prevailing contextual cues acknowledged by the proposal;
 - b. A slight departure for the rear setback for part of building addressing Handley Street; and
 - c. Height exceedance beyond the maximum 14m LEP height plane, which has been justified in part by demonstrating that no additional impacts arise from the minor exceedance in building height.
3. With regards to the building height exceedance, the Panel notes that the non-compliance is mainly attributable to the flood freeboard requirement (approximately 1m). The height exceedance is supported in this instance since it comprises only parapets, lift overrun and a canopy, which are necessary to facilitate access and amenity for a rooftop communal open space.
4. The Panel discussed the proposed configuration of the split-level retail areas addressing Addison Road and recommends the investigation of a greater depth for the lower portion of the shopfront (the portion matching the footpath level). The potential would be to offer greater flexibility of use for these areas level with the footpath, e.g. for increased accessibility and to create space tables and chairs.
5. The Panel notes that the frangipani street tree within the front setback has been the subject of previous Design Review Panel discussion and recommends this tree be protected and relocated, potentially elsewhere along the property boundary in the public domain, or within the proposal.
6. The Panel recommends that the point of discharge of the egress stairs onto Addison Road could be reconfigured to present more positively within the general expression of the residential entry gates. This strategy should be reviewed with a suitably qualified specialist.
7. The Panel expects the residential amenity issues created by aircraft noise will be successfully mitigated through general architectural planning and design strategies. The further use of double glazing is encouraged to improve internal residential amenity.
8. Provision of ceiling fans to all habitable areas is encouraged as a low energy alternative to A/C systems, with floor-to-floor and floor-to-ceiling heights to be ADG compliant.
9. Any A/C condenser units or any other mechanical equipment within the balconies should be thoughtfully designed with screens.
10. Developed architectural documentation should include details of the proposed design intent of each primary facade type, with 1:50 sections indicating materials, balustrade types and fixings, balcony edges, junctions, rainwater drainage (including any downpipes and similar details) within the proposal.

Conclusion:

The Architectural Excellence & Design Review Panel offers its support for the proposal, subject to the recommendations of this report being satisfactorily addressed by the applicant.