



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	2c Gladstone Street Newtown
Proposal:	Section 4.55(2) Modification of Development Consent DA/2021/1188, modifications include increase total number of residential units from 12 to 16, changes to basement, unit layouts, commercial floor areas, material finishes and detailing of services to roof
Application No.:	MOD/2022/0450
Meeting Date:	21 February 2023
Previous Meeting Dates:	25 January 2022
Panel Members:	Matthew Pullinger – chair; Dr Michael Zanardo; and Garth Paterson
Apologies:	-
Council staff:	Vishal Lakhia; Annalise Ifield; and Kaitlin Zieme
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Paul Buljevic (PBD Architects) – Architect for the project

Background:

1. The Architectural Excellence & Design Review Panel reviewed the architectural drawings and landscape design drawings and discussed the proposed modification of an earlier approval with the applicant through an online conference.
2. The proposal was reviewed previously by the AEDRP in January 2022 and the comments were made available to this Panel.

3. The Panel thanks the applicant for providing a well-coordinated architectural and landscape design set as part of this Modification Application.
4. During the pre-briefing, the Panel was informed of a IWLEP requirement for non-residential and residential floor space ratio distribution. The Panel understands a split of 60% non-residential and 40% residential floor space ratio is required. The Panel recommends the applicant consider statutory planning advice, and whether the modification remains 'substantially the same,' with Council's assessment officers.

Discussion & Recommendations:

1. The Panel commends the overall architectural expression and well-planned internal apartment layouts considered within the proposal, and offers in principle design support for the proposed modification, subject to acceptable resolution of the following recommendations made in this report, as well as statutory planning matters.
2. The Panel notes that the new residential common corridor for 4 new apartments on Level 1 is internalised. Opportunities for the admission of natural light and ventilation into the common corridor needs to be considered to lift the amenity of this space.
3. The Panel recommends the use of clerestory windows perhaps in addition to skylights, rather than operable skylights alone to achieve natural cross ventilation to apartments.
4. The Panel discussed the apparent depth and limited access to natural light and ventilation within the Level 1 commercial space - this arises as a consequence of filling in an earlier mezzanine and void space. A suggested strategy is to introduce operable skylights to the Level 2 terrace for natural light and ventilation.
5. Further to this, the Panel encourages refinement in the relationship of the commercial use as it addresses Phillip Lane. A more developed interface between the lane and the interior space - potentially involving a combination of planting, screening and operable glazing - would bring far greater amenity to the commercial space.
6. Additionally, the Panel recommends the use of operable windows to the commercial spaces proposed on the ground floor addressing Gladstone Street to improve environmental performance, internal amenity and the capacity to activate the street.
7. The Panel suggests either a physical separation of residential and commercial uses with different circulation and lift systems to improve the amenity for the residents, or a further developed strategy to demonstrate that a single lift is adequate to serve all residential and non-residential uses efficiently.
8. The Panel encourages the addition of low level ground covers to the non-habitable rooftop surfaces, including addition of photovoltaic cells to minimise potential heat island effect.
9. A reduction in the proposed height of the retaining wall around the deep soil area at the intersection of Gladstone and Phillips is recommended to improve street integration and amenity. A suggested strategy is to create stepped treatment to allow seating integrated with the wall structure.
10. Developed architectural documentation should include details of the proposed design intent of each primary facade type with 1:20 or 1:50 sections indicating materials, balustrade types and fixing, vertical screens, junctions, rainwater drainage including any downpipes, any A/C condenser unit enclosures and similar details, including any recessed slot areas in line with the Department of Planning and Environment Application requirements March 2022 1.2(k).
11. The public art strategy/contribution was not clearly articulated and in the Panel's opinion this important public realm contribution needs to be incorporated into the current DA package.

Conclusion:

With acceptable resolution of the recommendations made in this report, the Panel is of the view that the proposal is capable of delivering an acceptable level of design quality.