



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	Enmore Road Special Entertainment Precinct
Proposal:	Review of the Enmore Road Special Entertainment Precinct Draft DCP
Application No.:	-
Meeting Date:	18 April 2023
Previous Meeting Date:	-
Panel Members:	Russell Olsson – chair; Jon Johannsen; and Diane Jones
Apologies:	-
Council staff:	Vishal Lakhia; Jarrad Sheather; Denise Bengier; Niall Macken; and Martin Amy.
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	-

Background:

1. The Architectural Excellence & Design Review Panel reviewed the Draft DCP Section 2.26 and supplementary documentation provided by Council and discussed the proposal with Council's Strategic Planning section through an online conference.
2. The Panel's recommendations, which are set out below, are mainly focused on improving the design quality and residential amenity of future apartments within the precinct that are likely to be developed as shop top housing or mixed use proposals.

Discussion & Recommendations:

1. The Panel offers support to the amendment of the Inner West LEP 2022 to include part of the Enmore Road frontage as a Special Entertainment Precinct. The draft DCP, including provisions regarding residential and pedestrian amenity in the Special Entertainment Precinct, could become a precedent for other NSW local government areas that are expecting revival of their late night activities and the related economy.

2. A majority of sites within the Precinct are likely to be redeveloped as shop top housing given that the properties are zoned B2 Local Centre. The Panel further notes that residential and entertainment uses when co-located within the precinct are likely to be in conflict. Entertainment use will typically include events, live music, and noise generating night-time activities.
3. In many regards, the design challenges presented to the properties located within the Enmore Road Special Entertainment Precinct are similar to the properties located near major roads, railway lines, or underneath flight paths. Therefore, the Panel recommends that the design guidelines within the “Development Near Rail Corridors and Busy Roads” guidelines by the NSW Department of Planning be consulted to coordinate Council’s Draft DCP with these guidelines for the Precinct.
4. The Panel recommends that the Draft DCP should acknowledge that the properties within the Precinct will be presented with design and environmental challenges arising from conflict between residential and entertainment uses, and alternative design solutions may need to be relied upon in terms of the following:
 - a. *Solar access:*
 - i. The Panel discussed that typically, non-habitable areas such as bathrooms, kitchens or common circulation areas such as lifts or fire stairs could be located towards the entertainment activities or noise sources, to form a buffer.
 - ii. However, this guidance could be contrary to achieving ADG-compliant solar access, if the solar access is in the same direction as the entertainment activity or a noise source. The Draft DCP should therefore recognise that strict compliance with the solar access controls within Part 4A of the ADG may not be achievable.
 - iii. Additionally, the Draft DCP should offer scope for design alternatives in terms of apartment layouts and orientation where a building orientation allows a response to meet both solar access compliance and noise avoidance issues.
 - b. *Natural ventilation:*
 - i. As a minimum, natural ventilation to all habitable rooms in noise-affected environments should be provided through guidance and controls to meet ADG Objective 4B-1.
 - ii. The DCP should also provide guidance for design alternatives through use of wintergardens, plenums with wind assisted fans, wind chimneys and other measures that effectively combine both natural and mechanical ventilation systems.
 - iii. Flexibility for height exceedances should be offered to incorporate design elements that may project beyond the LEP height plane to assist ventilation outcomes.
 - c. *Attenuation measures:*
 - i. Winter gardens may need to replace conventional balconies, and the associated gross floor area (GFA) implications should be anticipated during the DA assessment stage;
 - ii. Further, the size and number of openings addressing the noise sources should be thoughtfully limited, to ensure a suitable balance is achieved between outlook, solar access and natural cross ventilation vs acoustic amenity;
 - iii. Sound attenuation between floors above noise sources may require deeper floor to floor heights and overall building heights should allow for this outcome;
 - iv. The Draft DCP should identify that future development applications will have to substantially rely on acoustic measures directed/certified by suitably qualified specialists in acoustics, façade design, structural design, glazing, and sound insulation.
5. While the Draft DCP reinforces activation of primary streets, emphasis also needs to be given to the urban design quality and pedestrian environment of the laneways. Guidance should be provided by the Draft DCP to improve walkability and to ensure fulfilment of CPTED (Crime Prevention through Environmental Design) principles.
6. The Panel also suggests that as part of the next stage Council should develop a Precinct-plan with building envelopes to test built form potential – floor space ratio, heights, building setbacks, lot amalgamation patterns, building typologies, through-site links, public open spaces, landscape



areas, street trees, public domain features and other urban design aspects. As identified within Part 1C of the ADG, such a Precinct-plan can be a great tool for establishing clarity regarding development expectations for Council, any future DA-applicants and the Inner West community.

Conclusion:

The Inner West Council's Strategic Planning team has referred the draft DCP to Council's Architectural Excellence & Design Review Panel in accordance with the EPA Regulations, Clause 15 – *Approval of development control plans for residential apartment development*. Clause 15 requires that Council seeks independent advice from a Design Review Panel (SEPP 65) prior to adoption of a DCP.

The Panel thanks Council officers for allowing this process, supports the preparation of the draft DCP and expects Council to incorporate the above mentioned recommendations offered with the intent of improving the design quality and residential and pedestrian amenity of future development within this Enmore Road Special Entertainment Precinct.