



Architectural Excellence & Design Review Panel Meeting Minutes & Recommendations

Site Address:	127 New Canterbury Road Lewisham
Proposal:	Section 4.56 application to modify DA/2021/0263 (LEC/2021/197031) for internal and external modifications to the approved mixed-use building (pub and boarding house).
Application No.:	MOD/2023/0167
Meeting Date:	19 September 2023
Previous Meeting Date:	-
Panel Members:	Vishal Lakhia (chair); Russell Olsson; Jon Johannsen; and Niall Macken
Apologies:	-
Council Assessment Officers:	Sean Wilson; Ferdinand Dickel; Anthony Roydhouse; Tom Irons; Kaitlin Zieme; Adele Cowie; Martin Amy
Guests:	
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Nicholas Nasser (Tier Architects) – Architect 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 notes that the proposal was approved as part of the NSW Land & Environment Court – Class 1 Appeal process and details of the former proposal approved as part of the Court process were not reviewed by the Panel.

Discussion & Recommendations:

1. The Panel supports an increase in the proposed floor space ratio from 2.4:1 to 2.54:1 and notes no apparent increase in the visual bulk or the envelope of the building.
2. The Panel discussed at length the proposed modifications to the ground floor layout. An open to sky 'void' is proposed to be added at the eastern corner of the building where the Gaming area is proposed to be relocated. The Panel understands that the open to sky 'void' is created in this instance only to achieve compliance with the relevant NCCA natural ventilation provisions that would thereby allow a smoking zone within the Gaming area. The Panel finds the applicant's proposition of adding a smoking zone with a 'void' to be problematic for the additional impacts that it would have on the existing building and proposed boarding rooms.
3. The Panel outlined these impacts as including weather protection, potential construction and waterproofing issues, potential deterioration of the heritage walls and the alteration of the building's heritage character when viewed from the public realm through openings in the external walls.
4. The Panel recommends the Gaming area provided with or without a smoking zone should be relocated within the new part of the ground floor (similar to the Court-approved design) and the void should be entirely eliminated from the design, as this will create a better outcome in terms of both architectural design and heritage considerations.
5. The Panel discussed the proposed concrete awning to address fire separation above the substation below and recommends that the concrete awning should be of a suitable thickness to relate to existing awnings and could be provided with a suitable edge treatment – for example a PFC (parallel flange channel) for further refinement of the architectural expression.
6. The Panel is aware that no changes are proposed to the communal courtyard and the landscape design. Further refinement of the landscape design is recommended, with one suggested strategy being the integration of planter boxes with the proposed parapet walls along the corridors.
7. The planter boxes located in front of the lift should be relocated elsewhere, to allow a more open and inviting arrival experience from the lift and removal of doors to eliminate possible privacy issues with adjacent rooms. This opening off the lift lobby will also enable some protected communal space connection to the courtyard for social events. Depth of soil for proposed landscaping must be appropriate and suitably irrigated with drainage provisions.
8. The Panel recommends the inclusion of further sustainability measures as part of the modifications application, such as:
 - a. Ceiling fans in all boarding rooms and common rooms as a low energy alternative and augmentation to mechanical A/C systems.
 - b. Details of an appropriate photovoltaic system on all architectural drawings and 3D views.
 - c. All electric appliances and the deletion of gas wherever possible.
9. Location of a plant room, condensers and other mechanical equipment should be confirmed on the architectural drawings. These should not be located on balconies unless thoughtfully integrated and so not visible from the public domain and clear of balcony furnishing.
10. The Panel notes that its role is independent and advisory only, and considers that the proposal should return for a further review with the recommendations of this report incorporated and/or addressed.