



# Architectural Excellence & Design Review Panel

## Meeting Minutes & Recommendations

Site Address:	187 Enmore Road Enmore
Proposal:	Partial demolition of existing structures and alterations and additions to an existing commercial building to create a 4 storey mixed use shop top housing development including 4 residential apartments.
Application No.:	DA/2023/095
Meeting Date:	19 December 2023
Previous Meeting Date:	DA/2021/0798 – 2 November 2021
Panel Members:	Russell Olsson – chair; Diane Jones
Apologies:	Michael Harrison
Council staff:	Vishal Lakhia; Camille Guyot; Niall Macken
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Konstantine Vourtzoumis – Architect for the project

### Discussion & Recommendations:

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 providing a comprehensive set of drawings for the development application, and notes that the recommendations made by the Panel at the previous Panel meeting (as part of the former development application) have been largely addressed, including:
  - a. Increasing the floor-to-floor heights to 3.1m with the addition of ceiling fans to the habitable areas;
  - b. Conversion of apartments 101 and 102 to studio apartments;
  - c. Reconfiguration of apartment 101 to avoid 'snorkelled' bedrooms, and improvement in natural light and ventilation within the 'sleeping area' of the apartment;
  - d. Improvement in building separation between apartment 102 and the adjoining commercial space;
  - e. Allocation of internal storage to apartments 101 and 102;
  - f. Provision of a rainwater tank and a rooftop photovoltaic system for environmental benefits;

- g. Design intent sections of the planter beds and nomination of planting species.
- 3. The Panel discussed pedestrian circulation through apartment 102, which is not ideal since it is through the kitchen aisle. It is recommended that the kitchen aisle should be increased to a minimum of 1m to allow more comfortable and intuitive movement.
- 4. The Panel also discussed floor-to-floor and floor-to-ceiling heights within apartment 202. The Panel recommends that the kitchen ceiling height should be increased to ensure incorporation of services elements into the ceiling, while aligning with the minimum expected floor-to-ceiling clear height of 2.7m. The Panel appreciates that the applicant is trying to avoid the breach of the maximum permissible height control of 14m. The Panel suggests that the roof pitch could be adjusted and the clerestory window could be reduced in height, to achieve a balance between the ceiling height and the LEP height expectations.
- 5. In summary, the Panel supports the proposal, subject to the comments offered in this report being accommodated, and is of the view the proposal is capable of delivering acceptable design quality.

**Attachment:**

Previous AEDRP Report – DA/2021/0798 – 2 November 2021