



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	62 Jarrett Street Leichhardt
Proposal:	Integrated development under the Water Management Act 2000, works include demolition of existing structure and construction of a four storey mixed use building, including ground floor commercial space, residential accommodation above, and basement car parking.
Application No.:	DA/2024/0345
Meeting Date:	19 June 2024
Previous Meeting Date:	-
Panel Members:	Matthew Pullinger (chair) Jocelyn Jackson Peter Ireland
Apologies:	-
Council staff:	Vishal Lakhia Eamon Egan Adele Cowie Sinclair Croft
Guests:	-
Declarations of Interest:	No interests were declared
Applicant or applicant's representatives to address the panel:	Lilian Krasnowski (ADS Architects) – 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 acknowledges that the proposal is subject to Chapter 4 – State Environmental Planning Policy (SEPP) Housing 2021 - Design of residential apartment development - and the NSW Apartment Design Guide (ADG) applies to the proposal.
3. The Panel thanks the applicant for considering and positively responding to the recommendations made at the previous AEDRP meeting, and appreciates the series of design amendments provided in the resubmission as part of this DA stage. The Panel notes and supports in principle the evident improvement in the design quality of the building, primarily including:
 - a. An overall change to the scale, form and character of the building by stepping down to the south.
 - b. Revised apartment layouts, room sizes and improved internal amenity.
 - c. Allocation of communal open space into two locations – southern terrace on the first floor and eastern building edge on the top level.
 - d. Integration of sustainability provisions.
4. The Panel recommends the following relatively minor refinements and design development as part of the development assessment stage.
5. The ground floor lobby space should be further refined to avoid the awkward protrusion of the garbage chute into the lobby area.
6. The Panel suggests the applicant should investigate the addition of an external staircase to providing direct resident access between the first floor communal open space and the proposed ground level landscape space.
7. Minor re-planning on first floor could create a unisex accessible toilet serving the communal open space.
8. The Panel discussed that the floor-to-floor heights may need to be increased to achieve the minimum 2.7m floor-to-ceiling height within all habitable areas consistent with the NSW ADG Part 5C, whilst also achieving compliance with waterproofing and insulation requirements arising from the Design & Building Practitioners Act 2020 and the relevant provisions within the National Construction Code. Any resultant height non-compliance is supported in this instance since it achieves better internal amenity for the residents.
9. The Panel recommends squaring off the south eastern corner of the building to avoid potential construction issues where the proposed built form abuts the existing building on the adjoining property, and to simplify the relationship between existing and future buildings.
10. The Panel was informed during the Council officers' briefing that there are potential view affectation issues for existing neighbouring residents within the vicinity, and that the applicant may need to address these possible impacts as part of the detailed development assessment through a detailed view loss analysis. Additionally, any potential floor space ratio exceedance needs to be addressed by the applicant to allow for Council's detailed assessment.
11. Revised DA documentation should include developed architectural drawings that adequately describe the design intent and provide details of each primary façade type in the form of 1:20 sections and elevations (or using appropriate detailed 3D design material) indicating proposed materials, generic construction systems, balustrade types and fixings, balcony edges, window operation, integrated landscape planter beds, material junctions, rainwater and balcony drainage, including any downpipes and similar details within the proposal.
12. The Panel offers its in principle support to the proposal on the basis that the recommendations listed above are appropriately adopted within an amended design proposal.