



Architectural Excellence & Design Review Panel Meeting Minutes & Recommendations

Site Address:	75-85 Crown Street & 116 Princes Highway St Peters
Proposal:	Planning Proposal
Application No.:	PPAP/2024/0001
Meeting Date:	19 June 2024
Previous Meeting Date:	-
Panel Members:	Matthew Pullinger (chair) Peter Ireland Jocelyn Jackson
Apologies:	-
Council staff:	Vishal Lakhia Nigel Riley Gunika Singh Daniel East Hadi Nurhadi Laura Chen Jyn Kim Sinclair Croft
Guests:	-
Declarations of Interest:	Matthew Pullinger disclosed a pre-existing professional relationship with the Applicant's representative
Applicant or applicant's representatives to address the panel:	Edward Salib (Scott Carver) – Architect for the project Paul Apostoles – Applicant's representative

Background:

1. The Architectural Excellence & Design Review Panel discussed the proposal with Council's strategic planning section and the applicant through an online conference. The Panel has been requested to review a preliminary architectural strategy (as a reference scheme illustrating one potential outcome of a planning proposal) which presents a mixed use proposal with residential apartments seeking the award of a floor space ratio of 4.9:1 within a 25m height.
2. Given the proposed residential apartment use, the Panel acknowledges that the future detailed design of any proposal will be subject to Chapter 4 – State Environmental Planning Policy (SEPP) Housing 2021 - Design of residential apartment development - and the NSW Apartment Design Guide (ADG) will also apply to any detailed proposal.
3. Consistent with s 15 of the Environmental Planning and Assessment Regulation 2021, the Panel's advice is sought ahead of the preparation of a potential site-specific Development Control Plan for the site. At this point, a Planning Proposal is advancing through the Council's strategic planning process.
4. The Panel's advice is sought in two main regards – the overall built form outcome and the suitability of a future draft Development Control Plan. In this review, the Panel's primary focus is on the built form outcome, with discussions and recommendations made in response to the applicant's design material and associated proposed maximum floor space ratio and height controls.

Discussion & Recommendations:

Principle 1 – Context and Neighbourhood Character

- 1.
2. While the Panel is broadly satisfied that additional development capacity is appropriate on this site - particularly given the recent re-construction of Campbell Street - the final form and scale of future development should be illustrated in the context of the remainder of the block shown developed to the LEP height and FSR controls - effectively presenting the subject site's future context.
3. The Panel suggests that the form and scale of development on the subject site should 'make sense' of the remainder of the block in a future renewal scenario. The notion that the subject site might serve as a southern 'punctuation' of the block and a local marker on the corner of Campbell Street and Princes Highway is persuasive.

Principle 2 – Built Form and Scale

4. The Panel queries how the 30% FSR bonus available under affordable housing provisions might interact with a Planning Proposal and any future potential award of FSR. In supporting an increase of development capacity on the subject site, the Panel is concerned that the implications and impacts of an additional 30% FSR (if this is available) are fully analysed and assessed during the Planning Proposal process.
5. The Panel understands (and supports) the intention to treat the Obstacle Limitation Surface (OLS) as a site constraint, establishing the maximum building height limit as an absolute RL.
6. In considering the award of an appropriate FSR, Council should satisfy itself whether the FSR control anticipates the potential 30% additional FSR bonus or excludes it. The Panel's preference is that the assessment of impacts of bulk, scale, privacy, cross viewing and overshadowing of the proposal determine the site's maximum development capacity.
7. The Planning Proposal should demonstrate that these impacts have been fully accounted for as part of the current evaluation process. The Panel discussed during the Council officers' briefing whether it was desirable to investigate the feasibility of a provision within the Planning Proposal to establish the maximum development capacity of the site inclusive of the possible 30% bonus for affordable housing.

8. The Panel appreciates that the applicant has presented a detailed reference scheme for the purposes of illustrating a potential outcome of the Planning proposal. The Panel recommends that a guiding principle for any future development uplift is that the subsequent detailed design solution is capable of meeting or exceeding each of the critical targets set out in the NSW Apartment Design Guide (ADG) including Parts 1 to 4. The proposed award of FSR should be determined by an urban design and architectural design process, and calculated from an well-resolved reference design.
9. The Panel supports the applicant's vision for mixed residential and light industrial uses and encourages the split in uses be resolved as part of the Planning Proposal and determined through the reference design in order to maintain light industrial uses existing at the subject site today.
10. The Panel expressed some reservations about the detailed siting of the proposed nine-storey built form when viewed from the public domain, particularly from King Street. The Panel recommends the proposal introduce some meaningful building height differential to create visual interest within the built form. Additionally, some form of hierarchy between vertical and horizontal elements should be established using building articulation, appropriate building materials, textures and architectural treatments in order to avoid a uniform or monolithic expression.
11. The applicant should ensure that adequate floor-to-floor heights for the residential component are provided within the proposal to ensure consistency with the minimum 2.7m floor-to-ceiling heights within the ADG and also compliance with the relevant provisions for waterproofing and insulation within the NSW Design & Building Practitioners Act 2020 and the relevant NCC provisions.
12. The Panel is concerned that only 2 lifts are offered for 87 dwellings, the commercial spaces and four basement levels. The mixed use proposal should provide a separate vertical circulation for the non-residential and light industrial components. Additionally, entry lobbies and foyer spaces for the residential component should be segregated (from non-residential uses) considering amenity of the residents. Further, the applicant should further refine the reference design to achieve a realistic design solution (for example incorporating the required number of fire stairs and lifts) given these elements have implications on the resultant gross floor area calculations and are used to guide the FSR control.

Principle 3 – Density

13. The Panel offers in principle support for the proposed density subject to the recommendations of this report being meaningfully addressed.
14. The Panel expects the applicant should quantify and confirm the nature of public benefits offered as part of the Planning Proposal process given the extent of floor space ratio, building height and density increase proposed.

Principle 4 – Sustainability

15. The Panel expects the proposal will meet or exceed the minimum solar access and natural cross ventilation targets within Parts 4A Solar and daylight access and 4B Natural ventilation of the ADG.
16. Revised documentation should include suns-eye views at hourly interval between 9am to 3pm in mid-winter, confirming that both living rooms and balconies achieve at least 2 hours of direct sunlight for at least 70% apartments.
17. The applicant should demonstrate that the number of south-facing apartments receiving no sunlight between 9am and 3pm at mid-winter do not exceed the maximum 15% target within Objective 4A-1 of the ADG.
18. Use of ceiling fans within all habitable areas of the apartments as a low energy alternative is strongly encouraged by the Panel.

19. Provision of appropriately sized rainwater tank should be considered for water harvesting and re-use within the development.
20. The applicant should nominate an appropriately sized and integrated rooftop photovoltaic system and confirm location in the revised 2D and 3D architectural drawings.
21. Additionally, the Panel encourages the applicant to adopt sustainability commitments or rating tools that exceed minimum requirements established by the ADG, BASIX, NABERS or NatHERS.

Principle 5 – Landscape

22. Detailed landscape architecture drawings were not provided to the Panel as part of the Planning Proposal documentation. The Panel recommends the involvement of a suitably qualified landscape architect for successful integration of landscape design with architectural design as part of future stages.
23. The landscape design should demonstrate compliance with Parts 4O Landscape design and 4P Planting on structures of the ADG, and Council's Green Roof Policy and Guidelines.
24. The applicant should confirm that ADG deep soil targets will be met. The Panel strongly encourages the achievement of deep soil and replacement planting targets. The reference design should reflect such targets and the Panel appreciates there may be different benefits in where deep soil is located and whether it is distributed or consolidated. Alternatively, a compelling urban design justification should be provided if the target within Part 3E Deep soil zones of the ADG is not achieved.
25. The applicant should establish minimum targets for tree canopy cover across the subject site.

Principle 6 – Amenity

26. The applicant should investigate and incorporate suitable design measures for noise attenuation along the Princes Highway frontage whilst also achieving appropriate outlook and opportunities for natural cross ventilation.

Principle 7 – Safety

No discussion - the proposal is capable of achieving this principle.

Principle 8 – Housing Diversity and Social Interaction

No discussion - however the Panel supports measures to increase the availability and quantum of affordable housing in strategically valuable locations across the Inner West. The Panel also encourages that affordable housing include a diverse range of apartment types to cater for a variety of different household sizes.

Principle 9 – Aesthetics

27. Refer to discussion and recommendations offered above in Principle 2 Built Form and Scale of this report and subject to future detailed design.

Conclusion:

Recognising its independent, expert and advisory role, the Panel offers in principle support to the Planning Proposal, subject to suggestions and recommendations set out in this report being meaningfully addressed. The Panel requests that the proposal return for further review once any amendments have been incorporated as part of the ongoing Planning Proposal assessment.