



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	2C Gladstone Street Newtown
Proposal:	Modification to DA/2021/1188 dated 14 June 2022, modification involves internal reconfiguration, deletion of internal 'void', relocation of communal open space and external design changes
Application No.:	MOD-2024-0385
Meeting Date:	6 August 2025
Previous Meeting Date:	14 June 2022, 25 February 2025
Panel Members:	Matthew Pullinger (chair) Russell Olsson Diane Jones
Apologies:	-
Council staff:	Vishal Lakhia Annalise Ifield Sinclair Croft
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Peter Lonergan (Cracknell & Lonergan Architects) – architect for the project Sidney Lam – Applicant's representative

Background:

1. The Architectural Excellence and Design Review Panel reviewed 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. Additionally, the Panel reviewed the proposal in terms of design excellence as required by the Inner West Local Environmental Plan 2022 – Clause 6.9.

Discussion & Recommendations:

1. The Panel thanks the applicant for positively responding to the recommendations made in its earlier AEDRP Report, particularly in relation to the location and quality of communal open space.
2. While the Panel supports the proposed location of the communal open space, there are some associated visual privacy conflicts, due to its adjacency to Apartments 106 and 107. The Panel recommends that the applicant investigate whether the layouts of these apartments and adjacent landscape design treatments could be adjusted so that visual privacy impacts for residents are mitigated.
3. The saw-toothed roof profile situated above the commercial office use is supported as it positively enhances the spatial quality of the commercial space admitting natural light without compromising privacy for residential uses above.
4. The Panel is concerned that floor-to-floor heights should be sufficient to ensure a minimum 2.7 metre floor-to-ceiling height within all habitable areas, consistent with NSW ADG Part 5C, whilst also complying with relevant NCC provisions for waterproofing, insulation and drainage, and requirements arising from the NSW Design & Building Practitioners Act 2020. A particular concern is noted regarding the communal open space, where the provision of 400mm structural depth may be inadequate.
5. To address this concern, the Panel suggests that the typical floor-to-floor height may need to be increased to a minimum of 3.15m or 3.2m where there is external terrace areas above habitable space.. The panel notes this may have a related building height impact, and the proposal may exceed the maximum LEP height plane. The implications of this statutory planning matter should be discussed separately with Council's assessment officers.
6. The street-facing awning evident within the DA-approved scheme has been removed in this modification application. The Panel recommends the awning be reintroduced and designed to ensure there are no conflicts with the growth and health of trees proposed to be retained along the footpath.
7. The Panel discussed a number of positive aspects of the DA-approved architectural expression, particularly the strong vertical articulation continuing across all levels including the upper-most floor. This treatment was successful in articulating the horizontal mass of the top storey into smaller elements. The Panel recommends that this articulation to the upper-most floor be reinstated, or an alternative strategy be incorporated for similar effect.
8. The Panel find acceptable the proposed horizontal concrete ribbing as a replacement for the horizontal brick corbelling in the approved DA, however is concerned that the potential exists for long term staining due to the horizontal ledges and light concrete colour. If an alternative concrete profile would enhance long term maintenance, this would be a desirable outcome.
9. The site and approved building have a particularly important relationship to the acute corner of Gladstone Street and Phillip Lane. This interface - between the site boundary, landscape design and architectural design - could be refined to create a more inviting 'civic' moment in the scheme. The Panel recommends the awning be reintroduced in this location consistent with the DA-approved scheme. Additionally, the applicant is encouraged to adapt and reinstate features from the approved scheme including the brick plinth (in lieu of concrete), increased depth to the western facade, and reintroduction of approved screening elements.



10. To this same end, the Panel encourages further design exploration of this public domain interface, including potentially an additional commercial address in this location, potentially a raised outdoor space serving the ground level commercial tenancy, or alternatively a landscaped space at street level incorporating a large canopy tree and planting in deep soil.

Conclusion:

Recognising its independent, expert and advisory role, the Panel offers in-principle support for the proposal, subject to the recommendations outlined in this report being satisfactorily addressed by the applicant. On the basis that Council is satisfied that an amended proposal positively responds to the points raised in this report, the Panel does not seek a further review of the amended scheme.