



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	2c Gladstone Street Newtown
Proposal:	A 4 storey mixed use proposal with office premises and 12 residential apartments above a basement carpark
Application No.:	DA 2021 1188
Meeting Date:	25 January 2022
Previous Meeting Date:	None
Panel Members:	Peter Ireland – chair; Russell Olsson; and Garth Paterson
Apologies:	-
Council staff:	Vishal Lakhia; Niall Macken; and Conor Wilson
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	PBD Architects – Architect for the project

Background:

1. The Architectural Excellence & Design Review Panel reviewed and discussed the proposal with the applicant through an online conference.
2. The Panel commends the architect for preparing a comprehensive set of architectural drawings, landscape drawings, photomontages, 3D views and design reports.
3. The Panel understands that the proposal exceeds the maximum floor space ratio by 22% and maximum height control by 1.8%, and offers support for the variation. Furthermore, the Panel expects the proposal to establish consistency with the recommendations made in this AEDRP Report.
4. As a proposal subject to the State Environmental Planning Policy No 65 – Design Quality of Residential Apartment Development (SEPP 65), the Panel further offers the below comments structured against the 9 Design Quality Principles set out in the ADG.

Discussion & Recommendations:



Principle 1 – Context and Neighbourhood Character

“Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

Responding to context involves identifying the desirable elements of an area’s existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change.”

1. The Panel supports the overall site planning strategy considered by the applicant.

Principle 2 – Built Form and Scale

“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. Appropriate built form defines the public domain, contributes to the character of streetscapes and parks, including their views and vistas, and provides internal amenity and outlook.”

1. The Panel recommends the applicant consider opportunities for creating public art along the blank western ground floor wall addressing Phillip Lane. The applicant should submit a separate development application for the artwork and it should be referred to the Inner West Public Arts team.
2. The Panel discussed the cross section through the open space proposed over the mezzanine (Section A) and encourages the applicant to consider appropriate depths required for the structure and minimum cross falls required for drainage. Additionally, a barrier or level change may be required to prevent stormwater from entering the breezeways.

Principle 3 – Density

“Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context. Appropriate densities are consistent with the area’s existing or projected population.

Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.”

1. The Panel supports the density proposed on the subject site.

Principle 4 – Sustainability

“Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.”

1. The Panel recommends apartments 207 and 305 should be provided with additional openings addressing the laneway, to improve natural cross ventilation within the proposal.
2. The Panel strongly encourages provision of ceiling fans to all habitable areas. Floor-to-floor and floor-to-ceiling heights should be adjusted to allow the use of ceiling fans within all apartments.
3. The applicant is encouraged to include an appropriate rooftop photovoltaic system for environmental benefits, and for power/lighting to communal areas.
4. Provision of rainwater tank for should be considered to allow collection, storage and reuse within the subject site.

Principle 5 – Landscape

“Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood

Good landscape design enhances the development’s environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours’ amenity, provides for practical establishment and long term management.”

INNER WEST

1. The Panel recommends the barbeque area should be moved away towards the north, to ensure privacy within apartment 207. The (currently proposed) barbeque area could be replaced with a seating area as it benefits from direct mid-winter sun.
2. The Panel recommends the 'green roof' located in the south eastern corner should be offered to apartment 206 and 207 as large private open spaces.
3. The Panel encourages an overall reduction in the basement profile to improve the extent of deep soil area. A large Eucalypt or other native species tree should be considered within the north western corner. Additionally, the applicant should consider planting street trees along the Gladstone Street interface with input from Councils tree officers.

Principle 6 – Amenity

“Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.”

Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.”

1. The Panel recommends reconfiguration of apartment 202 to create a more efficient internal layout that minimises lengthy circulation corridors. One suggested strategy is to possibly create a corridor along the southern party wall, by moving the wet areas closer to the bedrooms.
2. The Panel discussed the internal configuration of the adaptable apartments 205, 207, 301, 304, and 305. The Panel recommends the extent of alteration required from pre to post adaptation should be minimised, particularly with regards to fixed joinery, building services such as plumbing points, location of the sink, floor-waste and the like.

Principle 7 – Safety

“Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.”

A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.”

1. The Panel recommends the residential access from Gladstone Street be segregated from the commercial access. The dual entry is problematic in terms of safety and amenity of the residents.
2. A clear segregation of the residential entry and improved street address is recommended by the Panel to allow/improve the sense of arrival for the residents and to allow a dedicated residential foyer space for deliveries (e.g. mail and online parcels).

Principle 8 – Housing Diversity and Social Interaction

“Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.”

Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.”

Principle 9 – Aesthetics

“Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.”

The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”

1. The Panel agrees and supports the way the bricks are used in creating a sculptural form for the building. The Panel suggests that the vertical fins could be lighter tonally creating a greater visual interest in the architectural expression.



2. Revised architectural drawings should confirm location of A/C condenser units and other mechanical equipment. The Panel advises that these should not be located within balconies (unless thoughtfully designed with screens) or anywhere visually apparent from the surrounding public domain.
3. Revised architectural drawings should include details of the proposed design intent for key façade types in the form of 1:20 sections indicating materials, balustrade fixing, balcony edges, junctions, rainwater drainage system including any downpipes and similar details within the proposal.

Non SEPP 65 Matters:

No discussion

Conclusion:

The Architectural Excellence & Design Review Panel considers that the proposal should be supported once the revised documentation achieves consistency with the recommendations offered in this AEDRP Report.