

Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	212 Addison Road Marrickville
Proposal:	Demolition of existing structures and construction of three storey residential flat building including 8 apartments, basement car parking and tree removal.
Application No.:	PDA/2024/0048
Meeting Date:	14 May 2024
Previous Meeting Date:	-
Panel Members:	Russell Olsson – chair Tony Caro Jon Johannsen
Apologies:	-
Council staff:	Vishal Lakhia Niall Macken Camille Guyot Andrew Newman
Guests:	-
Declarations of Interest:	None
Applicant or applicant’s representatives to address the panel:	Paul Lam (Green Square Design) – 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. The Panel thanks the applicant for considering a Pre DA meeting and providing a comprehensive set of drawings that allow an early discussion.
2. The Panel notes that there are fundamental urban design and amenity concerns with the applicant’s strategy that creates 3 apartments per typical level. The Panel does not support the proposed building configuration since there are major non-compliances with the NSW Apartment Design Guide in terms of the building separation distances from the side setbacks and poor landscaped design quality. In the Panel’s view the strategy should not be supported as it potentially creates a poor development precedent for the area.
3. Amenity concerns in terms of visual and acoustic privacy and internal daylight are created for bedroom 2 in all ground floor apartments, as windows open onto the common pathway. Landscaping issues include fire stairs encroaching into the front landscaped setback, lack of landscape separation between the car ramp and side boundary, building services resolution, and lack of medium-large canopy trees.

4. Upper level privacy is compromised between the proposed Level 2 access gallery and bedroom 2 windows and the neighbouring Level 2 habitable room windows.
5. As an alternative strategy, the Panel recommends the applicant should investigate the option of only 2 apartments per floor with a central circulation core including a lift and fire stairs. The Panel's suggested strategy will have one apartment addressing the street and the second apartment addressing a landscaped rear setback. The apartments will not rely on the side boundaries as a primary source of daylight and natural ventilation thereby avoiding or minimising visual and acoustic privacy issues across the side boundary with the adjoining properties.
6. Furthermore, the applicant should consider a more compact design for the basement carpark, and investigate with the relevant engineering section at the Inner West Council the possibility of incorporating car lifts, while avoiding long car driveways. The basement structure should ensure there are no structural impacts to the existing dwelling houses on the adjoining properties.
7. The Panel suggests that in an option with 2 apartments per level, the applicant should consider a 3 storey residential flat building over a basement carpark (6 total dwellings). A fourth level (third floor) may be possible where a 7th dwelling could be created addressing the rear setback and a communal rooftop terrace addressing the street. The fourth level (third floor) should be subject to further design testing in terms of height compliance and overshadowing impacts on the vicinity.
8. Overall, the Panel expects that compliance is achieved with the principle controls within the NSW Apartment Design Guide, including but not limited to – solar access, natural cross ventilation, deep soil, landscaped areas, communal open spaces, apartment size and layout. A suitably qualified landscape architect should also be engaged to ensure tree canopies are created within the property with suitably planted small-medium-large sized trees.

Conclusion:

The applicant is encouraged to consider alternative design strategies and return to the Architectural Excellence & Design Review Panel to allow a new Pre Development Application meeting and discussion. Alternatively, the applicant should consider lot amalgamation with the adjoining property, to create a wider lot width (greater than 30m) to alleviate development pressure and to improve the overall urban design and amenity outcome for the development. The proposal is not supported in its current form and configuration.