



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	328-336 Liverpool Road Ashfield
Proposal:	Amending DA to DA/2020/0051 for a residential flat building, works include alterations and additions to the approved flat building too add an extra two levels and 18 units and a change of use to in-fill affordable housing.
Application No.:	DA/2024/0293
Meeting Date:	14 May 2024
Previous Meeting Date:	-
Panel Members:	Russell Olsson – chair Tony Caro Jon Johannsen
Apologies:	-
Council staff:	Vishal Lakhia Niall Macken Thomas Irons Annalise Ifield
Guests:	-
Declarations of Interest:	None
Applicant or applicant’s representatives to address the panel:	Georges Jreije (Urban Link) – Architect for the project; Philip North (Weir Phillips) – Urban planner for the project; Max Roshan (Build Hub) – Applicant/applicant’s representative

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 understands that the proposal was approved as part of the NSW Land & Environment Court – Class 1 Appeal process and details of the former proposal approved as part of the Court process were not reviewed by the Panel.
3. As part of this development application, there are two additional levels proposed above the existing, approved 6 storey residential flat building that is currently under construction. And the Panel identified 4 main matters for discussion and recommendations:
 - a. The building massing and architectural expression for the top 2 additional levels;
 - b. Visual and overshadowing impacts of the top 2 additional levels on the communal open space, neighbouring dwellings, and the surrounding public domain;

- c. Impact on the vertical circulation due to single lifts within each circulation core; and
 - d. Possibility of an additional rooftop communal open space for added amenity.
4. The Panel notes the applicant's proposition to create additional floor space ratio and building height, through the relevant statutory planning provisions for affordable housing, which allow a maximum permissible 30% bonus. The proposal subsequently provides 2 additional storeys above the approved 6 storey apartment building. The Panel were told that other considerations such as the NCC 25m effective height control limited the maximum height sought. In combination with that approach, other considerations of urban design and amenity, as outlined below, may limit the achievement of the maximum 30% FSR bonus.
 5. Regarding the additional 2 storeys, the Panel recommends simplification of the overall massing diagram in response to urban design and amenity considerations.. The top 2 additional storeys should have the same building alignment by creating only a single step in the massing, to avoid visual clutter in the built form presentation. The Panel suggests both top 2 storeys should be designed with the same light weight metal sheet cladding expression.
 6. The Panel discussed the additional overshadowing impacts on the rear communal open space and the neighbouring dwellings, and recommends additional side and rear setbacks be incorporate to minimise overshadowing and visual impacts on the context stemming from the additional 2 storeys. Detailed mid-winter overshadowing impact as part of the shadow diagrams and views from sun angle should be provided at hourly interval as part of the revised documentation for a further review and consideration of the Panel.
 7. To create additional residential amenity within the proposal, the Panel recommends a rooftop communal open space be provided accessible from both circulation cores of the building. A suitably qualified landscape architect should be engaged as part of the development application stage.
 8. The Panel expressed concern that with the additional 2 storeys, access and amenity for the occupants could be compromised. The 2 circulation cores are only provided with 1 lift each, which in the Panel's view will be inadequate should a lift be out of use due to servicing or deliveries and occupants need to access the 7th or 8th storey. The applicant is therefore encouraged to consider a rooftop pedestrian link which could be used by the residents to walk between the 2 lifts. This could be through a communal open space or internal corridor which would require reconfiguration of the floor plans for the top 2 levels.
 9. 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.

Conclusion:

The Panel does not support the proposal in its current form and configuration and expects a revised proposal to return for a further review as part of this development application stage.