



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	2-18 Station Street Marrickville
Proposal:	Section 4.55(8) Modification to DA/2020/0578 dated 1 February 2022, modification involves removing two levels of basement parking, create two additional single rooms, increase the height of the lift overrun and internal and external floor plan/façade changes. (Second AEDRP review).
Application No.:	MOD/2024/0330
Meeting Date:	18 October 2024
Previous Meeting Date:	-
Panel Members:	Vishal Lakhia (chair) Diane Jones Peter Ireland (via email)
Apologies:	-
Council staff:	Ferdinand Dickel Martin Amy
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Nicholas Nasser (Tier Architects) – Architects for the project Alan Cadogan – Applicant's representative for the project

Background:

1. The Architectural Excellence & Design Review Panel reviewed the architectural drawings and 3D views provided by the applicant and discussed the proposal with the applicant through an online conference.
2. The Panel was informed at the meeting that the proposal has been lodged as a Class 1 Appeal with the NSW Land & Environment Court. The previous co-living proposal that had been reviewed by the AEDRP as part of the Pre DA and DA stages was determined as part of a former Class 1 Appeal Court process.
3. The Panel reviewed this modification proposal in terms of design excellence, as required by the Inner West Local Environmental Plan 2022 – Clause 6.9. Additionally, the proposal meets the threshold established within the AEDRP Terms of Reference to be nominated for this review.

Discussion & Recommendations:

1. The Panel notes that the overall building envelope and site planning of the proposal is largely consistent with the previous approval, particularly in terms of the building separation distances from the adjoining property across Station Lane.
2. The Panel recommends that operable louvres or similar be used for the weather protection of the breezeways or the common corridor areas rather than complete enclosure, given the health and environmental benefits of natural cross ventilation within the common areas.
3. The Panel advises that a minimum 2.7m floor-to-ceiling height should be provided as required by Council's controls. This is expected from all co-living projects within the Inner West area. The Panel recommends that the applicant demonstrate how the 2.7 ceiling height can be achieved under the applicable NCC and regulatory standards.
4. The Panel notes that while the overall form and configuration of the proposal is largely consistent with the previous Court approval, the gross floor area is increased in this modification, through introduction of additional co-living rooms. Further, the Panel presented its view that the overall architectural expression and design quality has diminished in this proposal. For example, the Panel prefers the previous chamfered corner treatment and considers that 'curved' corners can be awkward when built from faceted glass and wall panels (as described by the applicant at the meeting).
5. While the introduction of windows to provide daylight and natural ventilation to the study areas is supported by the Panel, the overall architectural expression of the building base is significantly different to the previous Court-approved version. The Panel recommends re-design of the façades to be in line with the solid to void proportions and composition of the Court-approved design.
6. The generic nomination of a coloured glass is inadequate in the Panel's view. The applicant is expected to nominate detailed building materials including colour, type and indicative manufacturer, to ensure that the overall quality and environmental performance will not be diminished during the construction stages.
7. The Panel recommends the input of a suitably qualified landscape architect as part of the landscape proposals. The Panel recommends that the applicant develops appropriate details for the landscape design, including additional opportunities for planting on structures, and enhanced resolution of the street edges as part of this modification application.
8. The Panel expects the proposal should offer the minimum BASIX requirements, including but not limited to ceiling fans to habitable areas, photovoltaic systems, EV charging facility, and the like.

Conclusion:

Recognising its independent, expert and advisory-only role, the Panel offers in-principal support only to the development application, subject to the recommendations set out in this report being thoughtfully incorporated and addressed by the applicant.