

Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	2-6 Cavill Avenue 1-9 Thomas Street Ashfield
Proposal:	Section 4.55(2) Modification to DA/2020/1094 dated 29/07/2021, modification involves changes to the layout of the basement including change fully tanked (water-tight) basement to drained basement, internal modifications including conversion of five (5) apartments from two-bedroom units (as approved) to three-bedroom units, external façade design and materiality changes and landscape design amendments to communal open spaces (including rooftop terraces).
Application No.:	MOD/2024/0333
Meeting Date:	19 November 2024
Previous Meeting Date:	During Pre DA and DA stages – 9 April 2024, 11 August 2020 and 4 February 2021
Panel Members:	Diane Jones (chair) Jon Johannsen Jean Rice
Apologies:	-
Council staff:	Vishal Lakhia Annalise Ifield
Guests:	-
Declarations of Interest:	No conflicts advised.
Applicant or applicant's representatives to address the panel:	Chris Katris – architect for the project Murray Donaldson – planner for the project Steven Holmes – applicant's representative

Background:

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 acknowledges that the proposal is subject to Chapter 4 – Design of residential apartments of the State Environmental Planning Policy (SEPP) Housing 2021 and that the NSW Apartment Design Guide (ADG) applies to the proposal.

Discussion & Recommendations:

1. The Panel thanks the applicant for positively addressing the recommendations offered as part of the previous review at the Pre DA stage. Addition of a second lift core within Building A significantly improves the amenity of residents. Furthermore, the nominated brick insert type including its colour and finish are supported by the Panel since these are now more in line with the Panel's previous advice for a slightly darker and variegated brick and mortar selection.
2. The Panel notes there is a potential conflict in the ground floor configuration with the fire stairs A4 currently opening into the private open space of apartment A106. Resolution will be required to ensure compliance with the NCC and the privacy of the private open space.
3. The landscape architect should explore how parts of the planter edges within the courtyard could be lowered to allow benching and/or the integration of seats. It is important that the courtyard design creates spaces for incidental social interactions in addition to a range of communal activities.
4. The courtyard area nominates natural grass. The applicant should demonstrate that adequate direct sunlight will be available throughout the year to support the grass growing well. Alternatively, the landscape architect should investigate and nominate appropriate ground covers that will grow well with limited direct sunlight.
5. The Panel recommends the applicant nominate the proposed building materials, colours and finishes with preciseness and clarity, and remove the words – 'or equivalent', to eliminate ambiguity.
6. The Panel restated that weather protection and sun control measures should be incorporated into the design, given the extent of northern, eastern and western windows within the proposal. Alternatively, the applicant should nominate appropriate glazing to allow comfortable indoor conditions for the residents minimising thermal loading within habitable spaces.,
7. The Panel clarified the intent of the previous recommendation for the replacement of the 'awning windows' by double hung windows or glass louvers, was to maximise the extent of opening and allow effective natural cross ventilation within the habitable spaces. This is beyond statutory means of calculations.
8. The Panel restates that incorporation of Environmentally Sustainable Design (ESD) principles should be considered and as a minimum the applicant should offer the elements listed below:
 - a. Ceiling fans to all habitable areas;
 - b. Full building electrification and inclusion of a rooftop photovoltaic system for environmental benefits and to power all common areas;
 - c. Provision of a rainwater tank for collection, storage and reuse within the site; and
 - d. Nomination of Electric Vehicle (EV) charging points within the basement.
9. The Panel clarified the previous advice that places for cupboards near entries for shoes etc and some degree of privacy was intended for inside each unit and not, as stated by the applicant, for within the common corridors.

Conclusion:

With acceptable resolution of the recommendations above in points 2 to 9 (subject to Council's further review and satisfaction), the Panel is of the view that the proposal can deliver an acceptable level of design quality.