



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

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| Site Address: | 168 Victoria Road Rozelle |
| Proposal: | Integrated development under the Road Acts 1993. Works include demolition of existing structures and construction of a four-storey mixed use building, including ground floor commercial space, residential accommodation above, and basement car parking |
| Application No.: | DA/2024/0306 |
| Meeting Date: | 19 November 2024 |
| Previous Meeting Date: | 19 June 2024 |
| Panel Members: | Diane Jones (chair) Jon Johannsen Jean Rice |
| Apologies: | - |
| Council staff: | Vishal Lakhia Eric Wong Iain Betts Sinclair Croft |
| Guests: | - |
| Declarations of Interest: | No interests were declared |
| Applicant or applicant's representatives to address the panel: | Lex Yuan, (SRH Architecture) – Architects 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 acknowledges that the proposal is subject to Chapter 4 – State Environmental Planning Policy (SEPP) Housing 2021 - Design of residential apartment development - and the NSW Apartment Design Guide (ADG) applies to the proposal.
2. The Panel thanks the applicant for positively and thoughtfully addressing the previous recommendations, including:

- a. An overall reconsideration of the built form presentation to Waterloo Street by creating 2 x 3 storey terrace house type dwellings. This is considered an appropriate built form outcome that offers transition between the Leagues Club site and the traditional residential buildings elsewhere along the streetscape.
 - b. Reconfiguration of the basement to allow more direct, individual access to the two suggested terrace houses above through individual stairs and lifts.
 - c. Consideration of internal replanning in some instances, to avoid reliance on screening devices.
 - d. Reconfiguration within the Victoria Road building to introduce natural light and ventilation to common circulation corridors, ensuring consistency with the guidance offered at Objective 4F-1 of the ADG. Additionally, the width of the common circulation corridors within the eastern building has been increased to allow for greater comfort and intuitive movement for the residents.
 - e. Introduction of ceiling fans to all habitable areas, and addition of a rooftop photovoltaic system.
3. The recommendations below are offered by the Panel as part of this review:
- a. The terrace expression addressing Waterloo Street is supported by the Panel. Further articulation of the vertical recessed slot between the terraces is recommended. The Panel recommends that the vertical slot should carry though the built form, including the roof profile.
 - b. In the Panel's view, the car maneuvering would be challenging within the basement, and it should be reviewed in detail by Council's traffic/engineering experts, and possibly consider a turntable.
 - c. The Panel also encourages incorporation of solid or translucent treatment within balconies (facing Waterloo Street), to create a desirable balance between outlook and privacy within the balconies. Additionally, the Panel restates that the applicant should investigate and incorporate suitable design measures for noise attenuation along the Victoria Road frontage seeking to strike an appropriate balance for outlook, solar access and natural ventilation against the noise and pollution aspects of the site.
 - d. Ease of maintenance of the proposed planter boxes should be integrated into the design, and on roof terraces their design must ensure any privacy issues will be addressed for the adjacent property.
4. The Panel restates that revised architectural drawings should confirm that internal and external apartment storage volumes are consistent with the guidance offered within Part 4G of the ADG.
5. While refinement of the pedestrian entry wall from Victoria Road is noted, details regarding artwork should be confirmed to Council's satisfaction. The Panel encourages the applicant to consider the introduction of some textural elements and an additional gate at the front boundary alignment to avoid the accumulation of windswept rubbish and potential CPTED (Crime Prevention through Environmental Design) issues.

Conclusion:

With acceptable resolution of the recommendations above in points 3 to 5 (which should be subject to Council's further review and satisfaction), the Panel is of the view that the proposal is capable of delivering an acceptable level of design quality and excellence.