



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	58 May Street St Peters
Proposal:	Demolition of existing structures and construction of a mixed-use development comprising showroom, workshop, residential units (6), 61 co-living rooms including basement parking.
Application No.:	PDA 2024 0205
Meeting Date:	19 November 2024
Previous Meeting Date:	-
Panel Members:	Diane Jones (chair) Jon Johannsen Jean Rice
Apologies:	-
Council staff:	Vishal Lakhia Sean Wilson Kaitlin Zieme Sinclair Croft
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Joseph Panetta – architect for the project Andrew Martin – urban planner for the project Dennis Magliveras – 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. The Panel thanks the applicant for considering a Pre DA meeting to allow early discussion.
2. 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.

Discussion & Recommendations:

1. The Panel recognises that the applicant is seeking a bonus floor space ratio as part of the Housing SEPP 2021 for the co-living component of the proposal. As the AEDRP's remit is limited to architectural, urban design, landscape design and design excellence matters, the applicant is encouraged to consider separate discussions with Council's assessment officers to discuss the statutory planning matters including height and FSR.
2. In terms of the overall contextual suitability, the proposal needs to demonstrate its urban design merit showing its relationship to Council's master plan and the massing options considered. A reference to precedent typologies would be beneficial. This information is not shown in the Pre DA submission. The applicant should also include future redevelopment scenarios on the adjoining properties as part of the urban design analysis. The submitted architectural drawings do not provide enough information for the Panel to review design quality, amenity and design excellence. For example, details of internal building configuration, furniture layouts, architectural expression, materials and colours were not presented.
3. The extent of deep soil achieved by the proposal should be consistent with the guidance offered by the NSW ADG Part 3D Communal open space and Part 3E Deep soil zones. Since the site is larger than 1,500m², a minimum 15% of site area as deep soil zone with a minimum 6 metre dimension is appropriate. The applicant is expected to investigate whether reduction in building footprint, and particularly the basement footprint, would enable deep soil zone consistency with the NSW ADG.
4. The Panel notes there are potential visual privacy issues with the existing apartments located across the Laneway, and the applicant should consider appropriate reconfiguration strategies to eliminate these issues from the project.
5. The Panel believes that the proposed floor-to-floor heights need to be increased to 3.15m to 3.2m to achieve the minimum 2.7m floor-to-ceiling height within habitable areas consistent with the Inner West DCP (for co-living) and NSW ADG Part 5C (for apartments), while achieving compliance with drainage, waterproofing and insulation requirements arising from the Design & Practitioners Act 2020 and the relevant NCC provisions.
6. The Panel recommends greater civic generosity be considered at the corner, at both ground floor and upper levels, and provide a sense of entry to the building.
7. While the Panel appreciates provision of balconies for the co-living rooms, some of the (triangular shaped) balconies appear too constrained.
8. The communal open space is proposed above the podium as a courtyard. The Panel asks that the applicant demonstrate that the area receives direct solar access in mid-winter consistent with the NSW ADG Part 3D-1 Design criteria 1 and 2. It is unclear to the Panel how the communal space will be segregated/allocated to the two different groups of residents on the site – the co-living residents and the apartment residents. Further, consideration of a roof terrace to give communal open space is recommended. The applicant is expected to work to Council's statutory planning guidance for the calculation requirements in line with the Housing SEPP 2021 .
3. The Panel recommends 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.



Conclusion:

While the Pre DA discussion is welcomed, the Panel is unable to offer an opinion on whether the masterplan proposal could meet design quality, amenity and design excellence standards. A Pre DA discussion based on design documents reflecting the guidance provided in points 1 to 8 above is encouraged by the Panel. The Panel expects the recommendations offered as part of this review are positively addressed by the applicant.