



# Architectural Excellence & Design Review Panel

## Meeting Minutes & Recommendations

Site Address:	314 Liverpool Road Ashfield
Proposal:	Alterations and additions to an approved Residential Flat Building under DA/2020/0583 dated 17/9/2021, which includes the construction of a new 3rd level with 7 additional residential units and the allocation of 8 affordable housing units.
Application No.:	DA/2024/0882
Meeting Date:	16 December 2024
Previous Meeting Date:	PDA/2024/0060 – 19 June 2024
Panel Members:	Matthew Pullinger (chair) Peter Ireland Jocelyn Jackson
Apologies:	-
Council staff:	Vishal Lakhia Kuepper Weir
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	IDA Group – Architects for the project Philip North – Urban planner for the project

### 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 – State Environmental Planning Policy (SEPP) Housing 2021 - Design of residential apartment development - and the NSW Apartment Design Guide (ADG) applies to the proposal. Additionally, the Panel reviewed the proposal in terms of design excellence as required by the Inner West Local Environmental Plan 2022 – Clause 6.9.

## Discussion & Recommendations:

1. The proposal was previously reviewed by the Panel at the Pre DA stage. At that point the applicant was seeking 30% floor space ratio and height bonus under the infill affordable housing provisions. The Panel notes that as part of this latest review at DA stage, the bonus sought has been reduced to 20%. This equates to 7 additional apartments and internal modifications (within Building 4) to convert single-storey apartments to two-storey apartments.
2. The Panel understands there may be discrepancies in the way gross floor area and the affordable housing bonus is calculated by the applicant. Such statutory planning matters should be further addressed to Council's satisfaction.
3. Following this second review, the Panel restates its concern that a complete, comprehensive set of DA drawings has not been provided as part of the development application stage. Rather, the DA presents as a set of 'for construction' drawings making assessment of contextual adjacencies and off site impacts difficult.
4. In principle, the Panel supports the additional storey proposed as it addresses Liverpool Road and notes the successful step down provided to the heritage conservation area to the east. The Panel understands that this outcome was adopted by the applicant following Pre DA advice and discussions with Council's DA assessment team.
5. The Panel is concerned for impacts that arise from the proposed additional level at Building 4 addressing Norton Street. The proposed form tends to further overwhelm the narrow site frontage along Norton Street and crowds the eastern neighbouring building. The Panel remains unconvinced and uncertain about the proposed void spaces over the living areas associated with the proposed new level on Building 4. In the Panel's view, the Norton Street frontage is more sensitive to additional height, given its lower scale residential context.
6. Based on the context information reviewed by the Panel, it is reasonably clear that Liverpool Road offers greater capacity for increased building height and floor space ratio when compared with Norton Street. The Panel recommends the applicant should explore an alternative strategy to accommodate additional building mass along the Liverpool Road frontage as it seeks to access incentives for bonus floor space ratio and building height. It is preferable to avoid further additions to the rear Building 4 (and limit the form to the existing DA-approval).
7. The Panel notes that any exploration of additional height along Liverpool Road needs to also successfully resolve the size, amenity and utility of necessary communal open space.
8. The Panel is concerned for the proposed (and approved) floor-to-floor heights of 3.1m, which may constrain the achievement of competing NCC and ADG requirements. The applicant is encouraged to investigate increased floor to floor heights (to 3.15m or 3.2m) in order to achieve the minimum 2.7m floor-to-ceiling height nominated within the Inner West DCP and NSW ADG Part 5C, whilst also achieving compliance with structural, services integration, drainage, waterproofing and insulation requirements arising from the Design & Practitioners Act 2020 and the relevant NCC provisions.

## Conclusion:

The Panel does not support the proposal in its current form and encourages amendments be developed in-line with the recommendations made in this report.