



# Architectural Excellence & Design Review Panel

## Meeting Minutes & Recommendations

Site Address:	2C Gladstone Street Annandale
Proposal:	Modification to DA/2021/1188 dated 14 June 2022, modification involves internal reconfiguration, deletion of internal 'void', relocation of communal open space and external design changes
Application No.:	MOD-2024-0385
Meeting Date:	25 February 2025
Previous Meeting Date:	14 June 2022
Panel Members:	Diane Jones (chair) Russell Olsson Jean Rice
Apologies:	-
Council staff:	Vishal Lakhia Annalise Ifield
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Peter Lonergan (Cracknell & Lonergan Architects) – architect for the project Sidney Lam – Applicant's representative

### Background:

1. The Architectural Excellence & Design Review Panel reviewed 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 Panel recognises this modification is primarily driven by change in the site owner and the architect. The Panel appreciates that the current architect is facing challenges of detailing, constructability and NCC-compliance issues. There are 2 major amendments made by the applicant – removal of the mezzanine (commercial level) and relocation of the rooftop garden to the ground level. The overall height of the building has not been increased.

2. In summary, the Panel expects the original design quality, and the overall intent of the previously approved DA to be preserved as part of this modification application. There are two areas which need to be thoughtfully resolved by the applicant – quality of the communal open space and the architectural expression of the proposal.
3. The quality, constrained area, location (on a commercial level), usability, accessibility, and the overall amenity of the common open area located on the ground floor is unsatisfactory. The applicant should consider redesign to achieve an acceptable and usable communal open space within the proposal (as achieved in the approved DA). A suitably qualified landscape architect should be engaged to develop the relevant details consistent with Parts 4O Landscape design and 4P Planting on Structures of the NSW ADG.
4. Internal furniture layouts for all apartments should be provided, to ensure the level of residential amenity within the apartments is preserved (consistent with the original DA-approval).
5. The screen wall (in the previous DA-approval) between the communal outdoor area and apartments 106 and 107 should be reintroduced to improve privacy of these units.
6. The floor-to-floor heights should ensure a minimum 2.7m floor-to-ceiling height within all habitable areas consistent with the NSW ADG Part 5C, while achieving compliance with the relevant NCC provisions, waterproofing, drainage crossfalls and requirements arising from the Design & Building Practitioners Act 2020.
7. The Panel notes that the brickwork specified in the approved proposal has been removed and replaced with off-form concrete with horizontal rebates and/or pre-cast panels. The Panel is concerned about the long-term appearance of the building and whether it will be compatible with the existing and desired future character of the area. Detailing could be used to articulate the building forms and break down the apparent bulk. In the Panel's view, the applicant should explore options with bricks or a brick panel system to avoid concrete planes that may age poorly over time.
8. The Panel discussed the merits of the architectural expression of the previously approved DA. For example – the vertical articulation continuing across all levels, including the top level, as vertical cylindrical indents. This broke down the horizontal massing into smaller blocks. The modified expression should continue the expression of vertical indents are expressed for the full height of the building.
9. Revised architectural drawings should confirm location of condenser units and these should not be located within the balconies (unless well screened in acoustic and visual terms) or anywhere apparent from the public domain.
10. The Panel encourages the adoption of ambitious sustainability targets and exceeding minimum BASIX requirements. Additionally, the Panel encourages the inclusion of ceiling fans to all habitable rooms, incorporation of photovoltaic systems, EV charging facilities, and the provision of an all-electric building.

## **Conclusion:**

Recognising its independent and advisory-only role, the Panel does not support the proposal in its current form and configuration. The Panel is of the view that an amended proposal should be developed in-line with the recommendations made in this report.