

ATTACHMENT C

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DESIGN ADVISORY PANEL MINUTES
205-225 EUSTON ROAD, ALEXANDRIA

Project	205-225 Euston Road, Alexandria
Review Date	9 March 2017
Panel Present	Kerry Clare (Chair) James Weirick Richard Johnson Che Wall Rachel Neeson
COI Declaration	Nil
Designer	PTW Architects
Proponent	Maxida International Alexandria Pty Ltd and Trust Company Ltd
Council Officer	Russell Hand
Advice	<p>The Panel was presented with the stage 1 concepts for the site. The panel noted and recommended the following:</p> <ul style="list-style-type: none"> • The possibility of a land swap should be investigated. This would allow the site to be used as parkland, enlarging and strengthening the edges of Sydney Park. • If the land swap needed to be within the park a preferred outcome would be less intrusion in to the park by making a long thin site, parallel to Euston Road. • Any proposals for the site should consider the Council's plans for the future use of the depot site adjacent, and address that edge in a cohesive and integrated way. • There should be a bigger setback from Euston Road to enable a 'park edge' to the site, and protect residential units from noise of Euston Road. • The L shaped buildings were not supported by the Panel. They restrict permeability, view lines and summer breezes. The corner units have low acoustic and visual privacy and amenity. Council's alternative envelope is superior to that proposed. Consideration should be given to all residential buildings having a street address. • Generally units should be above ground. • The courtyards should contain deep soil. • Pedestrian circulation from the park through the development to the retail and street needs to be nominated as public. The creation of a gated community needs to be avoided. • The separation between some buildings was of concern and should be tested. • The Panel discussed the possible merits of having a design competition at Stage 1 to set the envelopes. Acknowledging that the Stage 1 envelopes have been set at six storeys to ensure the scale of the development is reduced, the Panel suggested that a more varied approach to height may enable the development to

	<p>better integrate with the park at its edges, and enable better connections and spaces throughout the development.</p> <ul style="list-style-type: none">• In lieu of the above, the Panel recommended that the City clarify its thinking regarding the master planning of the site, with clear principles and objectives particularly for the public domain, managing the public-private interfaces with the park, edges of the site, and through site links, to underpin the future design competition at Stage 2.• A landscape architect should be required in the competition for the design of the site.
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