



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	45-47 Parramatta Road Annadale
Proposal:	Partial demolition of existing structures and construction of eight storey mixed use building, including basement waste storage area, ground floor retail space and one hundred and twenty seven (127) co-living rooms.
Application No.:	DA/2024/0694
Meeting Date:	18 October 2024
Previous Meeting Date:	-
Panel Members:	Vishal Lakhia (chair) Diane Jones Peter Ireland (via email)
Apologies:	-
Council staff:	Eamon Eagan Camille Guyot Ferdinand Dickel Kuepper Weir Kaitlyn Attard Andrew Newman Christian Hemsley Martin Amy
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Lodi Van Eeghan (Design Inc) – Architect for the project Andrew Minto – 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 reviewed the proposal in terms of design excellence, as required by the Inner West Local Environmental Plan 2022 – Clause 6.9. Additionally, the proposal meets the threshold established within the AEDRP Terms of Reference to be nominated for this review.

Discussion & Recommendations:

1. **Urban Design Analysis:** The Panel thanks the applicant for providing a clear and comprehensive set of architectural drawings and 3D views as part of the development application. However, the Panel notes that the applicant did not provide any urban design or context analysis for the project. Revised documentation should confirm how the proposal works with potential future developments on properties within the vicinity. The Panel expects the applicant should provide high-level potential future building massing diagrams in 2D and 3D for the properties within the vicinity. Additionally, the urban design analysis should recognise building massing and heights of other buildings with similar heights located at other instances along the Parramatta Road frontage within the Inner West area.
2. **Building Massing:** Overall, the Panel supports the compact building footprint, as it creates appropriate separation from the northern neighbours.
3. **Building Height:** While the Panel notes there is no height control, the existing FSR of 1.5 : 1 envisioned a building of a lower height and a lesser bulk. According to the proponent's shadow analysis the current height may diminish solar access to future residential development on the south side of Parramatta Road. As part of the urban design analysis, the applicant should demonstrate whether future development (across Parramatta Road) will achieve a minimum 2 hours direct solar access between 9am to 3pm in mid-winter, in form of future building envelopes for the property south side of Parramatta Road.
4. **3m Upper Level Setback from Parramatta Road Frontage:** The Panel noted that if the upper level setback for the new building component (over the building base) from the Parramatta Road frontage remains at 3m, the recessed horizontal band expressed within the massing and architecture should be higher, deeper and more articulated. The recommendation is to create a greater height for the recessed level/s expressed above the building base (and below the new upper storey element) and to more finely address the interfaces to the side parapets of the existing buildings, especially 47 Parramatta Road.
5. **Parramatta Road Elevation:** The Panel recommends a redesign of the Parramatta Road elevation, as the current architectural expression is excessively vertical, partly because of the extension of a two storey individual shop proportion to 8 storeys. The elevation is lacking in proportion and detail compatible with the overall streetscape. The applicant should develop a number of options as part of their redesign of the Parramatta Road façade.
6. **Colour Scheme for the Existing Buildings:** The proposed colour scheme for the existing shopfronts proposed to be retained should be based on actual historical analysis of the existing buildings within the Parramatta Road frontage rather than a generalised colour treatment.
7. **High Visibility of the Side Partition Walls:** The Panel noted that the walls addressing the side boundaries will be highly visible from the surrounding public domain until (and if) the adjoining properties are redeveloped in future. Greater articulation and refinement incorporating different setbacks, textures, patterns are recommended.
8. **Sustainability provisions:** The Panel expects the proposal should offer beyond the minimum BASIX requirements, including but not limited to – ceiling fans to habitable areas, photovoltaic systems, EV charging facility, and the like. The proposal does not provide adequate information on this aspect of the design.
9. **Air conditioning:** Revised architectural drawings should confirm location of condenser units, which should not be located within the balconies (unless thoughtfully screened for visual and acoustic amelioration) or anywhere else visible from the public domain.



10. **Overlap of Flooding and Landscape Design:** The overlap between Council's flooding concerns and the applicant's ground floor landscape design strategy is recognised as part of this review, and the Panel recommends the landscape treatment should be handled with a more detailed design that provides amenity for the users while meeting Council's requirements. The applicant should confirm how the landscape design addresses this overlap as part of their response.
11. **Statutory Planning Matters:** The Panel acknowledges that there are statutory planning matters such as floor space ratio calculations and allocation of the additional 10 percent bonus, inclusion/exclusion of basement spaces, and flooding concerns which should be addressed by the applicant to Council's satisfaction. Additionally, the applicant should ensure compliance with the non-discretionary controls within the Housing SEPP 2021 related to room sizes, communal open space, communal living room size and solar access to Council's satisfaction.

Conclusion:

Recognising its independent, expert and advisory-only role, the Panel only offers in-principle support to the development application, subject to the recommendations set out in this report being thoughtfully incorporated and/or addressed by the applicant.