



# Architectural Excellence & Design Review Panel

## Meeting Minutes & Recommendations

Site Address:	452 Parramatta Road Petersham
Proposal:	Partial demolition of existing structures and construction of a six-storey mixed use development including ground floor commercial space with co-living housing above with a basement and car parking.
Application No.:	PDA/2024/0160
Meeting Date:	18 October 2024
Previous Meeting Date:	-
Panel Members:	Vishal Lakhia (chair) Diane Jones Peter Ireland (via email)
Apologies:	-
Council staff:	Camille Guyot Eamon Eagan 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:	Karla Castellanos – Urban Designer for the project David Benson – Architect for the project Alexander Lekovski – Applicant's Representative

## Background:

1. The Architectural Excellence & Design Review Panel reviewed the high-level concept diagrams provided by the applicant discussed the proposal with the applicant through an online conference. A further detailed urban design analysis was presented by the urban designer at the meeting. This, however, was not available to the Panel as part of the Pre DA documentation submitted for the review.
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. **Early Discussion:** The Panel appreciates the opportunity for a discussion about urban design strategy for this site.
2. **Reliance of Draft Planning Provisions (Draft PRCUTS):**
  - a. The Panel notes that the current statutory planning provisions for the subject site include a floor space ratio of 1.5:1 and a maximum building height of 14m. Contrary to this, the applicant's strategies are based on significantly higher controls within the Draft Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) proposing a floor space ratio of approximately 3.44:1 and a height of 23.5m.
  - b. The Panel is unable to offer support for significant floor space ratio and height departures since these are based on Draft provisions awaiting finalisation from the state government. The applicant should consider further discussion with Council regarding status and indicative timeframe for the delivery of the PRCUTS and subsequent finalisation of the statutory planning controls.
  - c. The Panel recommends that if the applicant wishes further discussion as part of a formal Pre-Development Application, a revised scheme should be developed in line with the current planning provisions including floor space ratio and height controls.
3. **Urban Design Considerations:**
  - a. A revised Pre DA submission should include strong urban design and heritage character analysis as a starting point. The applicant should demonstrate how the proposed built form and massing will work with both the existing heritage character and future potential massing on other properties within the vicinity.
  - b. Additionally, the applicant should develop streetscape character analysis for the predominant built form along the Parramatta Road frontage. As a minimum, this should include analysis of the fenestration design, proportion of solid vs void, awning, and parapet wall treatments.
  - c. The Panel further discussed that intervention within the existing building fabric (where proposed to be retained) is generally supported if thoughtfully considered on urban design and amenity grounds. The applicant should ensure the architectural interventions allow suitably proportioned openings (solid vs void ratio) that are well-coordinated with the internal spaces, while consistent with the predominant streetscape character.
  - d. The Panel considers the corner address to be very important for this location and recommends a minimum 3m upper level setback for the new form behind and above existing retained building base, consistent with the current guidelines/ controls.

## Conclusion:

The Architectural Excellence & Design Review Panel would like to thank the applicant for seeking early feedback. Recognising its independent and advisory-only role, the Panel expects the applicant to develop a detailed proposal to allow a further discussion as part of a formal Pre-Development Application meeting.