



# Architectural Excellence & Design Review Panel

## Meeting Minutes & Recommendations

Site Address:	21-25 Gordon Street Petersham
Proposal:	Integrated development under the Water Management Act 2000 and Sydney Water Act 1994, works include alterations and additions and amendments to the residential flat building approved under DA/2023/0238 dated 13 February 2024, including the extension of Level 6 and the construction of an additional level to create a 7 storey building, increasing the number of dwellings from 20 to 21 including introducing 4 affordable housing dwellings, construction of an additional basement level to create 3 levels of basement and other internal and external changes
Application No.:	DA-2025-0047
Meeting Date:	25 February 2025
Previous Meeting Date:	17 September 2024
Panel Members:	Diane Jones (chair) Russell Olsson Jean Rice
Apologies:	-
Council staff:	Ferdinand Dickel Vishal Lakhia
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Theo Loucas – Architect for the project Darren Laybutt – 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.
3. The Panel notes the proposal was reviewed as part of a previous development application stage at the 17 September 2024 AEDRP meeting and thanks the applicant for making positive amendments as part of the revised scheme lodged as a new development application.

## Discussion & Recommendations:

1. **Building massing:** The Panel considers there are notable improvements with the proposed building massing, however, reduction in massing is recommended at the northern end. The Panel restates that Level 5 – Bedroom 3 should be removed so that the whole of the north side of that level is set back from the boundary and to minimise the number of steps in the building massing to the northern boundary. The Panel considers that terraced edge should wrap around the side (northern) and rear (eastern) boundaries.
2. **Gross Floor Area:** The Panel was informed at the meeting about potential exceedance with the maximum permissible gross floor areas within the proposal, and these being statutory planning matters, should be resolved to Council's satisfaction.
3. **Ground floor pedestrian entry:** The Panel considers the amended residential foyer design to be more acceptable since it creates an enclosed foyer space next to the lift.
4. **Internal Storage:** The Panel restates that the applicant should confirm consistency of all apartments with the ADG Part 4G Storage requirements for internal and external storage volumes, particularly for Apartments 1.04, 2.04, 3.04.
5. **Side Wall Visibility:** The Panel discussed the northern side wall which will be highly visible until and if the adjoining property is redeveloped. The Panel recommends greater consideration should be given to its treatment including materials, texture, composition and pattern. The Panel does not consider the proposed off-form concrete brick pattern finish is adequate to articulate the facade.
6. **Sustainability benefits:** Council should satisfy itself that previously recommended sustainability provisions to include – ceiling fans, photovoltaic cells over the rooftop, provision of a rainwater tank for storage and reuse on site, and other provisions have been addressed as part of this new development application.
7. **Detailed Sections:** The Panel restates that developed architectural drawings should fully describe the proposed design intent and include details of each primary façade type in the form of 1:20 sections and elevations (or using appropriate detailed 3D design tools) indicating materials, construction systems, balustrade types and fixings, balcony edges, window operation, integrated landscape planter beds, junctions, rainwater and balcony drainage, including any downpipes and similar details within the proposal.
8. **Conclusion:** The proposal should be supported once the applicant positively responds to the recommendations offered in this report.