



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	246-248 Wardell Road MARRICKVILLE NSW 2204
Proposal:	Section 4.55(2) Modification to DA/2021/0855 dated 10/05/2022, modification involves the addition of three units to the approved shop top housing development, adjustments to wall, core set out and unit layouts.
Application No.:	MOD/2025/0095
Meeting Date:	8 May 2025
Previous Meeting Date:	During DA Stage – 30 November 2021
Panel Members:	Tony Caro (chair) Jon Johannsen Diane Jones
Apologies:	-
Council staff:	Vishal Lakhia Kaitlyn Attard Kaitlin Zieme
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Mark Beauman (Urban Link) – Architect for the project Brett Daintry – Urban planner for the project George Lefteri – Applicant's representative

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. 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:

The Panel considers the impact from the addition of three units to be supportable on architectural and urban design grounds. The Panel recommends that the applicant address the matters set out below for review by Council:

1. The skylights proposed within the top floor apartments should be ventilated to maximise natural cross ventilation benefits.
2. The previously DA-approved (prior to the introduction of the NSW Design & Building Practitioners Act 2020) floor-to-floor heights of 3.1m may constrain the achievement of competing NCC and ADG requirements. The applicant is encouraged to investigate increased floor to floor heights (to 3.15m or 3.2m) in order to achieve the minimum 2.7m floor-to-ceiling height nominated within the Inner West DCP and NSW ADG Part 5C, while also achieving compliance with structural, services integration, drainage, waterproofing and insulation requirements arising from the Design & Practitioners Act 2020 and the relevant NCC provisions.
3. The previously recommended sustainability provisions including ceiling fans as low energy alternative to A/C systems should be included in this modification development application.
4. 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.