



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	33 Norton Street Leichhardt
Proposal:	Demolition of existing structures and construction of a three-storey mixed use development
Application No.:	DA/2025/0282
Meeting Date:	3 June 2025
Previous Meeting Date:	-
Panel Members:	Jon Johannsen Diane Jones Vishal Lakhia (chair)
Apologies:	-
Council staff:	Adele Cowie Angela Berryman
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Daniel Smith, Victor Garcia (Leaf Architecture) – Designers for the project Kyeema Doyle (Robinson Planning) – Urban planner for the project Loretta Pena (Co As It) – 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 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. During the briefing session, the Panel was advised that the properties along Norton Street, including the subject site, are subject to a draft master plan. This may result in significant floor space ratio (FSR) and height uplifts under Council's draft provisions. The applicant is encouraged to seek further clarification from Council regarding the timing and details of the proposed FSR and height controls.
2. The Panel thanks the applicant for providing a comprehensive set of architectural drawings, including 3D views. The overall height and scale of the proposal are considered acceptable. However, the Panel recommends that the applicant address several design challenges identified in the current layout.
3. The ground floor frontage is currently occupied by two foyer spaces, with the entry glass doors. The applicant is encouraged to enhance street activation by maximising the office tenancy frontage to enhance passive surveillance of Norton Street and improve amenity for office users.
4. The applicant should investigate the possibility of consolidating the two foyers into a single shared entry for the ground floor tenancy and the library/community spaces above. This would likely require reconfiguring the lift shaft and fire stairs to align with the Panel's recommendation.
5. The ground floor layout presents challenges relating to building services. For instance, the waste storage area at the rear is problematic if bins must be wheeled through the office space. Similarly, the bicycle parking is not ideally located, being disconnected from the street and requiring movement through the office area. Furthermore, the office layout requires visitors to pass the toilet facilities, raising potential amenity concerns.
6. The opening of stair doors onto paths of travel is a safety issue which needs to be reviewed by a NCC specialist.
7. The applicant should consider reducing this area, providing a modest breakout space, and reallocating floor area to the office, building services and reconfiguration of the vertical circulation.
8. The applicant should determine whether a fire hydrant booster assembly is required and ensure the integration of all necessary building services into the layout, with consideration for optimising street frontage and user amenity.
9. The Panel recommends relocating the kitchenette currently on Level 1 to Level 2 (the top floor) and co-locating it with the front balcony (if feasible) and improving user access to the outdoor space.
10. The layout of amenities should be reconfigured to enable service risers to align and avoid duct protrusions or ceiling bulkheads.
11. The ground floor currently includes two staircases. The applicant should investigate whether a single stair shaft can accommodate egress for both the upper and lower levels.
12. The Panel recommends inclusion of ESD initiatives such as solar PV panels, and indication of any plant for AC condensers with appropriate screening,
13. The street façade would benefit from a greater play of light and shade through modelling (which distinguishes the significant street elevations of Norton Street.

Conclusion:

1. The Panel does not support the proposal in its current form and configuration for the reasons outlined in this report.
2. The Panel recommends that the applicant undertake a redesign that incorporates and addresses the recommendations provided.