



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	65 New Canterbury Road Petersham
Proposal:	Partial demolition of existing structures and construction of a four storey shop top housing development, comprising one ground floor retail tenancy and three residential units, including four lot strata subdivision
Application No.:	DA/2025/0656
Meeting Date:	16 September 2025
Previous Meeting Date:	• PDA/2024/0156 • Previous AEDRP meeting recommendations- 15 October 2024
Panel Members:	Matthew Pullinger (chair) Peter McGregor Jean Rice
Apologies:	-
Council staff:	Kate Tomlinson Annalise Ifield Ferdinand Dickel Sinclair Croft
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Andrew Papas (applicant) Adam Byrnes (town planner) Chris Katris (architect)



Background:

1. The Architectural Excellence & Design Review Panel reviewed 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.

Discussion & Recommendations:

1. Site Planning and Urban Design:

- a. The Panel notes that a previous pre-DA proposal was reviewed at the AEDRP meeting on 15 October 2024 (PDA/2024/0156).

2. Ground Plane Configuration:

- a. The Panel encourages the reconsideration of the arrival experience for the pedestrian access to the development, currently proposed from the rear lane. There is opportunity to improve the experience, safety and security aspects for access of residents which currently proposes that pedestrians travers past the car space and the bin enclosure.

3. Architectural Resolution:

- a. The Panel's recommendation for setbacks in the previous Pre-DA was that; *"In terms of the upper-level front setback, the Panel recommends consistency with the relevant controls within the DCP while maintaining compatibility with the predominant streetscape character."* To achieve this, alterations and additions to the upper levels must retain a minimum of 6 metres from the front bay of the building, including the skillion roof form, and be designed to minimise visibility of rear extensions as seen from the public domain at eye height at the front property boundary on the opposite side of the street. A 6m setback for the upper floors will ensure the vertical addition is less dominant from New Canterbury Road.
- b. It is acknowledged by the Panel that the applicant stated the design overview paid homage to the retention of the front façade. The Panel encourages an alternative approach be taken for the design of the proposal by firstly considering an appropriate building form, scale and composition, then secondly followed by the architectural expression and detailing. A contemporary design for the building form to the vertical addition is encouraged, rather than attempting to camouflage and replicating the details of the old building. This will resolve the awkwardness of the 3rd floor.
- c. The Panel encourages the applicant to investigate ways to reduce the bulk, scale and massing to ensure the development shows sensitivity to the streetscape. To reduce the overall bulk, the 3465mm floor to ceiling height to Unit 1 above the shop and to the bedrooms in Unit 2 may be reduced as a 2.7 ceiling height is acceptable. The floor to floor height at the rear is almost 4m. There is opportunity to reduce levels to lower the volume and would be cheaper to build.
- d. The Panel encourages the applicant to consider alternative opportunities to the façade proposed in the south elevation to Level 2, visible in Section 3, that will impact on the streetscape and would compete with original façade to make it more recessive.
- e. The side elevations of the building will be visible from the street. The Panel encourages the applicant to consider how the three dimensional quality of the built form will be viewed in its context. Three dimensional drawings and a long elevation of the proposal should be provided to consider how the proposal will look further down New Canterbury Road and viewed in its round from both sides of the site, especially if the upper levels are proposed within the 6m setback from the front parapet.
- f. The Panel recommends the stairs providing access to the private roof space above Unit 2 be flipped to set the structure above the staircase further back from the front façade, to reduce the bulk and visual impact.
- g. It will need to be demonstrated that the acoustics and light spill from the light well and winter garden above the shop to New Canterbury Road are eliminated to the adjacent unit.



- h. Materials, colours and textures are to look composed. The Panel encourages that queues and clues be taken from the old theatre building.

Conclusion:

1. Recognising its independent, expert and advisory role, the Panel supports a series of key moves and notes improvement to the overall site planning and urban design of the proposal. In order to obtain the Panel's full endorsement, the matters outlined in this report should be positively addressed by the applicant.
2. Given the number of more detailed matters requiring further refinement and resolution, particularly in relation to the overall architectural and landscape design expression and character, the Panel request that further developed design material be submitted for further review as part of this development application.