



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	476 Parramatta Road, Ashfield
Proposal:	Partial Demolition of Ashfield Bunnings Warehouse and erection of a 3 level Bunnings Warehouse, including adaptive reuse of retained heritage floorspace, truck egress to Parramatta Road
Application No.:	PDA/2025/0190
Meeting Date:	6 August 2025
Previous Meeting Date:	16 July 2024 & 19 November 2024 (DA/2024/0278)
Panel Members:	Diane Jones (chair) Jocelyn Jackson Tony Caro
Apologies:	-
Council staff:	Alexander Cave Kaitlin Zieme Sinclair Croft
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Peter Smith, Smith & Tzannes Philip Drew, Phil Drew Consulting Aaron Sutherland, Sutherland Planning Yvonne Kha, Smith & Tzannes Andrew Nicolle, Smith & Tzannes



Background:

1. The Architectural Excellence & Design Review Panel reviewed and discussed the proposal with the applicant through an online conference. The drawings shared by the applicant during the meeting were not provided to the Panel before the meeting.
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 DA proposal was reviewed at AEDRP meetings on 16 July 2024 and 19 November 2024. The proposed revision of the design (as represented by the drawings that were viewed online) well addresses the key recommendations of the two earlier reviews.
- b. The Panel commends the proposed design, the principles of which were clearly articulated in the applicant's presentation: clarity of parts, recessive new form that echoes the strong horizontality of the heritage building, articulation and celebration of the pedestrian and vehicular circulation stairs and ramps adding complexity within the overall simplicity of the new envelope and recognition of the role that the building can play in the nighttime activation of Parramatta Road.

2. Ground Plane Configuration and Landscape Design:

- a. While the revised design is set back from the southern boundary and from Parramatta Road at this boundary, responding to the Panel's earlier recommendations about activation of the Parramatta Road corridor, the Panel encourages the relocation of the nursery so that it is visible and further helps to break down the scale of the built form.
- b. The widening and articulation of the Frederick Street pedestrian entry and provision of a well-detailed entry pavilion contributes to the civic qualities of the proposal.

3. Architectural Resolution:

- a. While the simplicity of the interrelationships between the new built elements and the masonry components of the heritage are well considered, further studies of the size and materiality of the curved roof overhang and its soffit are recommended.
- b. Further, how the rainwater system is resolved and expressed physically will be an important component of the architectural resolution and should be designed and shown as part of the development application submission.
- c. Details of the proposed wall panelling composition, its layers of translucency and luminosity should also be shown and detailed clearly in the development application submission, given the potential to activate the urban landscape at night.
- d. The Panel commends the reduction in size of the Bunnings signage and its proposed locations, as well as the restrained interpretation of the Bunnings colour branding.

4. Conclusion:

1. Recognising its independent, expert and advisory role, the Panel supports the proposed series of key moves in site planning and urban design, subject to resolution of the matters outlined above.
2. Given the more detailed matters requiring further refinement and resolution, particularly in relation to the architectural and landscape design expression and character, the Panel requests, for further consideration, the provision of appropriately scaled and detailed sections, confirmation



of materiality and the provision of a Statement of Heritage Impact (SOHI). The SOHI should detail the specific heritage works and impacts of the proposal.