



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	720 Parramatta Road, Petersham
Proposal:	Demolition of existing dwelling house and the construction of a new 4 Storey Shop Top Housing Development.
Application No.:	PDA/2025/0179
Meeting Date:	14 October 2025
Previous Meeting Date:	NA
Panel Members:	Diane Jones (chair) Jocelyn Jackson Tony Caro
Apologies:	-
Council staff:	Kaitlin Zieme Sinclair Croft Alexander Cave
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Benjamin Black: Town Planner Terry Vu Robert Chapman: 868 Architects



Background:

1. The Architectural Excellence & Design Review Panel reviewed and discussed the proposal with the applicant through an online conference.
2. The Panel acknowledges that Chapter 4 – State Environmental Planning Policy (SEPP) Housing 2021 - Design of residential apartment development 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:

1. Site Planning and Urban Design:

- a. The Panel notes the design is predicated on obtaining approval for a vehicular crossing from Parramatta Road and advises the applicant to obtain early advice from Transport NSW about the ability to achieve approval for the proposed driveway.
- b. The retail space is relatively small. The applicant is encouraged to consider design options to ensure the space is a minimum of 20% of the ground level plan with appropriate provision for servicing, services and amenities.
- c. The development application drawings should show the existing and proposed context of the site, in terms of potential impact and rationale for design decisions such as the raised level of the rear terraces to gain views across the neighbouring properties to Petersham Park.

2. Ground Plane Configuration and Landscape Design:

- a. Entry to the dwelling is via a long internalised narrow passageway between the retail space and ramp to the basement garage. The applicant is encouraged to consider a more prominent street front entrance, with appropriate amenity to the dwelling entry.
- b. The Panel is concerned that there are no major trees nor deep soil areas included as part of the development. It encourages the applicant to amend the design to incorporate deep soil and large tree/s. Indeed, the only existing tree on the site is shown as being removed.
- c. Reasons for the large height and volume of the proposed basement (eg to accommodate a car stacker) are to be provided and shown in detail.

3. Architectural Resolution:

- a. Revised and detailed architectural drawings for a future development application should show all services, including air conditioning units and solar panels.
- b. The Panel encourages redesign to achieve northern light to living rooms to improve solar access to the dwelling.
- c. The applicant is encouraged to further consider the amenity of the dwelling, especially that of the bedrooms proposed to the northern elevation adjacent to Parramatta Road.
- d. The Panel is yet to be convinced by the façade compositional approach, and how this may inform and integrate with new adjacent development. It is likely that the habitable rooms will require noise attenuation to meet current guidelines, and this may influence the design approach.



Conclusion:

1. Recognising its independent, expert and advisory role, 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 requests that developed design material be submitted for further review as part of a second meeting with the Panel.