

Panel Advice

79-81 Queens Road and 2-8 Spencer Street, Five Dock

Purpose:	Design Integrity Panel Meeting No. 1
Date:	Thursday, 6 November 2025

This advice summarises the outcome of DIP Meeting No. 1 and provides feedback to the design team to assist in the achievement of design excellence as required under section 6.14 of the *Canada Bay Local Environmental Plan*.

The advice is provided to the Plus Studio led design team in respect of the project at **79-81 Queens Road and 2-8 Spencer Street, Five Dock**. The Design Integrity Panel (DIP) acknowledges the scope of the project has evolved and recognise the further development of the scheme which has occurred post-competition.

The scope of this advice is related to the 'Further Refinements' outlined in the Competition Report dated 18 August 2025, and commentary on the scheme in the context of the amended design scheme.

The DIP comprises the following members:

- Peter Poulet – Director of the Cities Institute at University of NSW (Chair)
- Oscar Stanish – Senior Associate at Architectus
- Conrad Johnston – Co-founder and Director at Studio Johnston

The DIP is an integral part of the design resolution for the project and is formed to ensure that the design of the final project reflects the integrity and essence of the competition winning design.

It is noted that Conrad was unavailable for the meeting.

DIP Advice

The DIP was of the view that subject to the resolution of the matters outlined in this advice the design responds to the further refinements requested, improves upon the design qualities exhibited in the competition-winning submission and retains the potential to achieve design excellence.

The advice of the DIP is summarised in the following sections.

1.1 Ground Plane

Substation

- The DIP acknowledges the location of the substation has been dictated by site constraints and there may not be a better option, however, it notes that it does impact on the through-site link and encourages the project team to exhaust all available options to minimize its impact.

Ground Floor Retail

- The DIP notes the increase in servicing requirements along with the response to increase the scale of the lobbies and introduction of the colonnade has resulted in the reduction in ground floor retail space. The Panel encourages the applicant to investigate the viability of the smaller retail tenancies and maximise the scale of the tenancies where possible to ensure their success in activating the frontage.
- The retail lift creates a 'dead end' pocket off the northeastern plaza. The DIP requests that this be arranged differently to avoid creation of such a space.

Lobby Refinement

- The Panel notes the improved scale and prominence of the ground floor lobbies in response to its comment.

Loading and Deliveries

- The Panel encourages the project team to consider how deliveries to the site will work.
- The Panel encourages the project team to investigate whether a turn table was appropriate for this site as it would allow it to reduce the scale of the loading area that would assist with addressing the other concerns highlighted in this advice.

1.2 Built Form

Podium

- The Panel is of the view that the changes to the podium in response to its comments has resulted in a strong improvement.
- The Panel acknowledges the additional studies on the podium balustrades and is happy to accept the architect's preference noting it addresses its privacy concern during the competition.

Tower

- The Panel notes the increase in the tower floorplate to improve the quality of the apartments and was not concerned by the proposed variations to the setbacks.
- The refined tower expression, in particular the angled articulation, is considered positive. However, the Panel noted that it is important that the use angles are meaningful, and encourages the design team to consider how they can be developed further whilst having regard to the impact on the apartment layouts.
- The Panel also feels the refinement of the western elevation is generally positive. It supports reducing the setback to the boundary, however, it would like to ensure the western elevation does not result in any large expanse of blank wall. It recommends this elevation continue to be developed further to minimise blank walls having specific regard to how it is viewed from Spencer Street and Queens Road looking east.

Roof Terrace

- The Panel encourages the design team to consider the balance of shade and sun at roof level, as well as the impacts of wind on the space as it continues to develop the design.

Given the nature of the above comments the DIP concluded a further session is not required but requested that a revised package addressing the above matters along with the final design be provided back to the DIP to review and confirm that it is satisfied that the project retains or improves upon the design qualities exhibited in the competition-winning submission and retains the potential to achieve design excellence prior to lodgement.