

Independent Peer Design Review Panel

18 December 2025

Ben Pomroy
Principal
Rothelowman
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**RE: SSD-84962709 Loftus, Gipps and Burton Streets Concord –
Independent Peer Design Review Panel – 2 December 2025 – Review 2**

Dear Ben,

Thank you for meeting to review your design for the SSD-84962709, located at 3B-11 Loftus Street, 1-7 Burton Street, 10-12 Gipps Street, Concord. The Independent Peer Design Review Panel (IPDRP) appreciates the thoughtful presentation which clearly articulated the design strategy and outcomes sought for the site.

As you are aware, this IPDRP has been voluntarily established by LFD and Novus to provide design advice and guidance, along with a recommendation to the consent authority if the project is capable of achieving design excellence. In this regard, the IPDRP follows a similar approach to design review and advice as the State Design Review Panel.

The IPDRP is pleased to have seen the further evolution of the project design, which in our view, is capable of achieving design excellence subject to:

1. maintaining the elements recommended for retention in our previous advice;
2. the further refinements articulated in this letter; and
3. investigation of alternative solutions for items that may impact feasibility and environmental performance.

IPDRP Recommendations

The following advice is provided so that the proposed development can achieve Design Excellence:

- a. The Panel is supportive of the proposed building heights; however, noted that the design has a uniformity of height between two of the three buildings. The Panel recommended further exploration to better differentiate the height when viewed in a skyline context. The Panel does not consider that this needs to be achieved through

Independent Peer Design Review Panel

the blunt increase or decrease in apartment levels, as this could be skilfully achieved using an architectural roof feature to provide a crowning element.

- b. The Panel acknowledges that the project team has had discussions with Canada Bay Council, Sydney Metro, and the DPHI State Led Rezoning Team. It is recommended that the Urban Design Report clearly articulates the investigations undertaken on potential building heights within the precinct (including south of Parramatta Road) and to the west, demonstrating that the project team have a refined understanding of the proposal in its context.
- c. The distinct identities between the three buildings on the site provides a series of individual expressions with a complementary and harmonious material palette. The Panel considers this to be an important element in successfully reducing the overall bulk and scale of the development and this is to be retained.
- d. Further refinement of the BTS lobby from Loftus Street is required to strengthen the visual and spatial connection between the park and lobby entries. The panel remains supportive of the approach to building entries across the development more broadly.
- e. The Panel recommends that the glass to solid ratio be further considered due to potential impacts to environmental performance. Greater use of shading elements such as louvers and operable screens are recommended for investigation, along with potentially opaque spandrel bands or precast wall with punched window openings; rather than a curtain wall.
- f. Large areas of curved glass corners are proposed. Whilst there is no in-principal objection to this as it is a beautiful idea, the Panel strongly recommends that:
 - i. The constructability of this be investigated so that it is not modified out of the proposal at a later time.
 - ii. Cost feasibility occur so that the impact on the project budget is understood.
 - iii. If curved glass is to remain, the project includes an investigation of other options that can achieve the same outcome in terms of curved appearance or amend the scheme prior to submission.
- g. The inclusion of terrace style houses within the podium is supported. Further design refinement is required so that the streetscape can be enriched via subtle variations within the façade. This could be achieved via a minor push and pull slightly of the façade, so the uniformity is reduced.
- h. Whilst generally supportive of the design approach to internal corridors, the panel recommends that windows are included where possible so that complete mechanical ventilation is avoided.
- i. Study nooks are supported, particularly within smaller apartments. To provide greater amenity to these spaces and to avoid windowless rooms, the panel recommends that where possible borrow light which may include options such as use sliding doors or half-walls or add a high glass panel borrowing light from the living room.
- j. The design approach to landscape is supported with the IPDRP considering that this will be a benchmark for future developers elsewhere in the precinct in terms of how to

Independent Peer Design Review Panel

contribute to publicly accessible open space. This approach is to be retained, with the following additional elements included:

- i. Integration with the WSUD strategy for the site to support the story telling element of wet and dry country.
 - ii. Ensure that the lawn area is integrated with appropriate seating and shade elements such as trees or structure for comfort and encourage usability.
 - iii. Consider relocating pedestrian paths into the site for an enhanced streetscape, with the public domain beyond landscaped appropriately. The IPDRP recognises that this requires Council support.
 - iv. Create a hierarchy of internal footpaths, acknowledging pedestrian desire lines to principal residential lobbies.
 - v. Ensure that the CPTED considerations in the EIS gives consideration to the after-hours environment of the centrally located publicly accessible spaces at grade. The Panel is cognisant that there will be significant movement of people through the site arising from the number of apartments and the two attractors of the Metro Station to the south and the Council provided open space areas to the north of the site.
- k. The IPDRP notes that the proposal does not deliver the Morton Street extension anticipated in draft strategic plans by Canada Bay Council. In this regard, the IPDRP is supportive of the concept as it retains a corridor that can deliver a future road if ever actioned by the Council and at that appropriate time. The following recommendations are made for this area:
- i. The parkland be further developed with appropriate landscaping and uses, whilst safeguarding the road corridor, for example terraced seating area, lighting, central open lawn for informal outdoor activities and shade tree plantings at the perimeter.
 - ii. Consider how the BTR bicycle hub can integrate into this area.

Conclusion

Overall, the IPDRP is pleased with the project direction and considers that it can achieve design excellence subject to the recommendations of this letter being addressed. The IPDRP does not require any further meetings ahead of the SSDA submission.

Sincerely,



Kim Crestani
Director
Order Architects



Oi Choong
Oi Choong Consultant
Landscape Architect + Urban Designer