

Independent Peer Design Review Panel

29 September 2025

Ben Pomroy
Principal
Rothelowman
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RE: SSD-84962709 Loftus, Gipps and Burton Streets Concord – Independent Peer Design Review Panel Meeting 1 – 18 September 2025

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 volume of work undertaken by the team and for the thoughtful presentation which clearly articulated the design strategy and outcomes sought for the site.

We understand that the GANSW has advised that this project does not need review by the State Design Review Panel. However, this IPDRP has been 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 that there will be two design review meetings before the SSDA and concurrent rezoning proposal is lodged. In our view, the project is capable of achieving design excellence and we look forward to further consideration of the project's evolution at the second design review meeting which is anticipated to be held in early November 2025.

Overall, the IPDRP is supportive of the overall project direction, subject to addressing the items discussed overleaf, which are the outcomes from our meeting on 18 September 2025.

Elements that should be retained

The IPDRP support the overall project direction and acknowledges the evolution of the scheme following the original planning proposal through to the HDA SSDA. It is our view that the following aspect of the proposal contributes to design excellence and should be retained:

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1. The overall site strategy, including the distribution of built form across the site and approach to activating edges.
2. The inclusion of BTR with affordable housing as this is an ideal location given the proximity to the future metro.
3. The diversity of housing options within the BTS site with family-friendly dwellings, and townhouses/terraces/dual-key formats.
4. The provision of car parking within the podium within the BTR building is strongly supported.
5. The provision of the publicly accessible square on the BTR site, along with the strategy to make Loftus Street the main pedestrian connection and link between the future Metro, parkland and water.
6. The landscape design strategy for the site, including deep soil provision and the balance of publicly accessible and private communal open spaces on the site.

IPDRP Recommendations

Whilst supportive of the overall project direction, the following advice is provided:

- a. Consider using different architectural teams within the Rothelowman office between the BTR and BTS sites.
- b. The considered design approach to the BTR building and its use is appreciated. The panel notes however that GANSW have a preference for the ADG to be applied and therefore, showing how the building meets the intent of the ADG whilst balancing BTR functionality and operational considerations is important.
- c. In principle support of proposed tower heights, however additional analysis to support heights within broader area and planning context around the future proposed Metro Station. Provision of additional views from Gipps Street.
- d. Consideration to avoid aligned / equal heights between the BTR and BTS high-rise towers or provide justifications to support.
- e. Consider the datum line and how this can be interpreted across the buildings on the site to create greater definition along street facing building elevations.
- f. Further develop the façade strategy to ensure that podium car parking is appropriately screened, to reduce blank walls and to ensure future residents have high amenity, particularly from the west.
- g. Reconsider apartment layouts including spaces that could be potentially used as inboarded bedrooms, along with snorkel bedrooms. The IPDRP suggest that an inboard study is good, but it needs to be fitted out with cabinetry to avoid conversion to a bedroom. Kitchen layouts should also be reviewed to ensure that privacy between apartments is not reduced.
- h. Further refine balcony design with the panel advising that the depth of some balconies should be reviewed.

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- i. On the BTS building fronting Loftus Street, consider how the rooftop can be utilised for green infrastructure, recognising that solar panels will be a dominant feature here.
- j. Provide a view study to show the experience of the user within the street.
- k. Further refine the design of the publicly accessible space on the BTR site so it has a less civic feel. The IPDRP consider that the introduction of a grassed area here could create a softer environment and less formal character.
- l. Further consideration of the landscape response at the western boundary, taking into account the future development of adjacent sites and potential pedestrian entries and circulation
- m. Establish short and long term options for the nature and use of Morton Street.
- n. Consider the delivery of the Morton Street extension upfront with the development to mitigate construction impacts on residents within the competed buildings if delivered later. The IPDRP support strategies that would activate this space whilst it is not a road and acknowledge a variety of methods exist including threshold treatment, raised temporary paving above the street surface, landscaping and activation via play spaces.
- o. Submission documentation should show pedestrian links to the metro, buses, parkland and waterfront. The panel specifically recommends that landscape design guide users via the park Infront the BTR building. Routes that could be used as a shortcut from Burton Street should be designed out via landscaping and or placement of building elements such as substation location.

Conclusion

Overall, the IPDRP is pleased with the project direction and looks forward to our next meeting. We understand that at the next meeting there will be a full design pack addressing our recommendations and also including detailed architectural plans, eye level views from the public domain and communal areas, sustainability measures and a confirmation on how Connecting with Country has been integrated into the overall development.

Sincerely,



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Director
Order Architects



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Oi Choong Consultant
Landscape Architect + Urban Designer