

27 February 2026

Mr Simon Parsons
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000

Dear Simon,

Re: Design Advice Letter

Thank you for the opportunity to review the project on 10 February 2026. The project team is commended for a clear and comprehensive presentation.

Please find below a summary of advice and recommendations arising from the design review session.

1.0 Introduction

The role of the Design Review Panel (**Panel**) is to provide independent, expert and consistent design advice on the design quality of a housing project seeking a design excellence competition exemption. The role of the panel is advisory only. The advice provided does not fetter the independence or role of the Consent Authority.

2.0 Supported Elements

In addition to the items noted in the previous advice, the following elements of the design are supported:

- Noble materials used for the building
- Consideration of Connecting with Country design principles
- Equity of entry and access to shared amenity
- Accessible ramp to the entry lobby
- Extent of coverage over the swimming pool providing wind protection, shading and cover for users
- Mitigation of negative impacts on neighbouring properties;
- Treatment of connection to adjacent shared way.

3.0 Advice and Recommendations

The design review panel provided the following advice and recommended actions to be taken by design team in order to achieve design excellence:

3.1 Relationship to street level

- The Panel commends the provision of a terrace at the north western corner, however the Design Team is to further explore the level changes between the northern communal space and the street level. The Design Team is encouraged to lower the level where possible to improve the relationship with the street level.
- Reconsider the appropriateness of the provision of stairs at northern interface. The Design Team is to explore alternative ways of activating the northern interface.
- Further consideration is to be given to the location of the object artwork and its potential implications to wayfinding and concealing the residential entries.

3.2 Affordable housing lobby

- The current layout of the residential lobbies is acceptable provided access to the communal facilities for the affordable housing residents are provided as per the diagram on page10 of the DRP Report submitted.

3.3 Screening of Access Ramp

- The current design includes screening to the east for the access ramp. The design team is to demonstrate potential acoustic and fire safety concerns.

3.4 Commitment to Materials

- The Applicant is to demonstrate commitment to noble materials. The Panel would like to highlight that design excellence is contingent on the quality and detailing of the materials and finishes currently proposed.

3.5 Retention of Design Team

- The design team is to be retained through to the completion of the project.

4.0 Information to be submitted for the SSDA

The above matters are to be addressed in the EIS and Architectural Plans / Design Report as part of the SSDA submission.

5.0 Design Excellence Statement

The Panel members agree that the scheme is capable of achieving design excellence pursuant to Clause 6.23 of WLEP 2012 subject to recommendations and advice in this letter.

Please contact the Independent Consultant, Stephanie Wu, Principal – Planning&Co (swu@planningandco.com), if you have any queries regarding this advice.

Yours sincerely,



Joe Agius (Chair)



Kim Crestani (Council nominee)



Tai Ropiha (Applicant nominee)