



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	73 Mary Street St Peters (Precinct 75)
Proposal:	Follow up to PDA/2023/0017 for modifications to approved DA/2021/0800 (as modified) to increase the extent of demolition at Building 7, increase the floor to ceiling heights of all buildings, structural changes to Building 8, changes to landscaping across the site, layout and other changes to the basement levels and other internal and external changes to buildings, in part to accommodate building and fire safety requirements.
Application No.:	PDA/2024/0157
Meeting Date:	15 October 2024
Previous Meeting Date:	-
Panel Members:	Diane Jones (chair) Peter Ireland Tony Caro
Apologies:	-
Council staff:	Vishal Lakhia Ferdinand Dickel Andrew Newman Martin Amy Sinclair Croft
Guests:	-
Declarations of Interest:	None
Applicant or applicant's representatives to address the panel:	Felipe Miranda (Cox) – Architect for the project Jacob Dwyer – (Ethos Urban) – Urban planner for the project Peter Pereira Jordan Faeghi Aras Labutis Carmen Toribio

Background:

1. The Architectural Excellence & Design Review Panel reviewed the architectural drawings and discussed the proposal with the applicant through an online conference.
2. The Panel notes that the proposal was approved as part of the NSW Land & Environment Court – Class 1 Appeal process and details of the former proposal approved as part of the Court process were not reviewed by the AEDRP as part of this Pre-Development Application review.

Discussion & Recommendations:

1. The Panel thanks the applicant for providing a comprehensive presentation at the Pre DA meeting, while noting that the detailed comparisons between the previously approved and the current modification scheme were missing from the Pre DA documentation provided by the applicant.
2. The Panel notes and supports most of the amendments given that there are no notable impacts on the residential amenity achieved by the proposal, except for the following elements which will require resolution as part of the formal development application stage:
3. **Building 7:**
 - a. The Panel notes the changes considered within Building 7 in terms of reconfiguration of the layouts, additional demolition of the rear building with the lean-to roof element, and replacement of the demolished building wing with a new building with a similar appearance to that of the existing building.
 - b. The Panel appreciates the applicant is facing challenges due to constructability, accessibility, head-heights, and NCC-compliance issues, making the rear portion of Building 7 difficult to retain. The Panel also notes that there is no additional floor space gained as part of the demolition and amendments to this building.
 - c. Regarding the proposed demolition works, the Panel recommends an independent peer review by a suitably qualified structural engineer, who specialises in heritage conservation, should be provided by the applicant.
 - d. The Panel considers that the previous 3-tiered/screened architectural form in the approved design to be architecturally superior to the revised scheme. The current expression creates a single stepped panellised metal form with punched windows that appears residential in typology when compared with the approved design, which responded clearly to the heritage and infill character of this former industrial site. The Panel recommends that the formal expression should be amended to better align with the architectural expression of the approved design
4. **Building 8:** The Panel supports the reconfiguration and further resolution of the building services and common amenities in this building. While the overall height has increased, the impact on the public domain appears to be consistent with the original scheme approved as part of the NSW Land & Environment Court Class 1 Appeal.
5. The Panel also supports extension of one staircase per building to the rooftop for safety reasons.

Conclusion:

Recognising its independent and advisory-only role, the Panel supports the proposed amendments except for:

1. the façade of Building 7, as described in point 3d above, and
2. the need for independent structural review for demolition, as outlined in point 3 c above.

It is expected that the applicant will amend the proposal to incorporate and/or address the recommendations offered in this report to Council's satisfaction.