



Architectural Excellence & Design Review Panel

Meeting Minutes & Recommendations

Site Address:	Precinct 75 - 73 & 67 Mary Street, 50 & 52 Edith Street & 43 Roberts Street ST PETERS
Proposal:	Section 4.56 application to Modified Land and Environment Court Determination DA/2021/0800 dated 27 June 2024, modification involves additional demolition to Building 7; new construction and internal and external design changes to Building 7; reconfiguration and external changes to Buildings 1, 2 and 6; addition roof top fire stair access to Buildings A, B and C; basement layout reconfiguration; changes to levels and landscaping across the site; increase to internal floor to ceiling heights for residential buildings and other changes to apartment designs; amendments to Building 8 to address structural requirements; amendments to conditions of consent and other minor internal and external changes
Application No.:	MOD/2025/0010
Meeting Date:	25 February 2025
Previous Meeting Date:	15 October 2024
Panel Members:	Diane Jones (chair) Russell Olsson Jean Rice
Apologies:	-
Council staff:	Vishal Lakhia Ferdinand Dickel
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

Discussion & Recommendations:

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 thanks the applicant for thoughtfully responding to the recommendations made at the previous AEDRP meeting on 15 October 2024. The applicant presented a well detailed and thoroughly resolved scheme demonstrating improved address, connectivity and access from Brick Makers Lane. Additionally, amendments made to the architectural expression for the commercial buildings are supported by the Panel.
3. The Panel restates as part of this subsequent review that there are no notable impacts on the residential amenity achieved by the proposal, except that an additional floor-to-floor height is proposed. This is supported since it will achieve 2.7m minimum floor-to-ceiling heights within habitable areas (consistent with the ADG Part 5C), while achieving compliance with the relevant Design & Building Practitioners Act 2020 and the NCC provisions.
4. The Panel appreciates the responses provided by the applicant justifying the proposed demolition of Building 7 and recommends historical and art-based interpretation to express the parts of buildings demolished and added as part of the proposed design.
5. The Panel recommends all ground floor lift lobbies inside the development should have maximum presence from the surrounding public domain. For example – Building 6 Lifts A and B should have greater presence in Brick Makers Lane by maximising the extent of clear glass in the lobby area.
6. The Panel noted the strategy of providing unisex toilets in the proposal and the applicant is encouraged to further investigate the cultural safety issues associated with this strategy.
7. The Panel expects further amendments to be made by the applicant to resolve the remaining issues, and a further review be considered to Council's satisfaction.