

Meeting Minutes - Peer Review Process: Architecture Design Review Panel

Rozelle Village

Redevelopment of Balmain Leagues Club - Victoria Road, Waterloo Street and Darling Street, Rozelle

Final issue: 111111

Date:	28 October 2011
Meeting No:	Meeting 1/1: Concept Design Presentation
Location:	Rozelle Village Information Centre, Rozelle
Time:	9.30am
Attendees:	Panel Members Professor Alec Tzannes (AT) – Director, Tzannes Associates Property Developers Alex Yasumoto (AY) - Rozelle Village Pty Ltd Ian Wright (IW) - Rozelle Village Pty Ltd Architects Frank Stanisic (FS) - Stanisic Associates Jason Nowosad (JN) - Stanisic Associates (scribe)
Apologies:	None
Attachments	Concept Design Presentation

A power point presentation was given by FS and A4 record copy provided to the panelist.

2.0 CONCEPT DESIGN

This section references the Concept Design presentation prepared by Stanisic Associates attached at **Attachment A**. Each sub-heading references a corresponding section of the presentation slides.

2.1 Location and Site

- FS highlighted key attributes of the site:
Prominent site located on a ridge , adjacency to Victoria Road, 360 degree views, highpoint at the intersection of Victoria Road + Darling Street, RL 40.00 AHD, 9m fall on Victoria Road and 6m fall on Waterloo Street, within Rozelle main street shops
- AT questioned what other parts of Sydney had + RL 40.00 AHD. IW commented that the next ridge + RL 40.00 is probably Ryde, not Lyons Road.
- FS confirmed that SAA will undertake a study to confirm what parts of inner Sydney had a height at RL ca. 40.00 AHD.
- FS tabled development brief.
- FS indicated that there is no green star tool available for a mixed use development of this type and that Cundall has been engaged to provide advice for this project and to develop a custom tool.
- FS confirmed that 2 additional sites had been purchased by the Rozelle Village Pty Ltd since the project had been declared a state significant site, with a total area of 438sqm. FS indicated that these additional sites were strategic sites, to assist in resolving traffic and access issues highlighted in the JRPP refusal.
- AT questioned whether there was a flight path over the site highlighting this amenity criteria as important when considering any passive design aspirations for this development.
- AT questioned the critical times of air movements across the site.
- FS indicated that in addition to aircraft noise, traffic noise and pollution from Victoria Road should also be considered.
- IW confirmed that there is a flight path over the site, closer to the approach to Sydney Airport. IW indicated that Ambidgi Group was engaged to prepare a report outlining the flight paths and any constraints including acoustics and reflectivity. FS confirmed that an acoustic consultant was engaged to prepare a report, including the acoustic requirements to address aircraft noise and traffic.

2.2 Building Mass

- FS tabled two building mass options for the site:
 - two towers/ flat top podium
 - single tower/ stepped podium
- AT questioned the rationale for the location of the two towers, specifically:
 - solar access between towers
 - overshadowing of the development on surrounding residential properties.
- FS indicated that the two tower / flat top podium option would overshadow residential properties along Waterloo Street.
- AT warned that service requirements needed to be taken into consideration for a taller building underneath a flight path.
- AT commented that an example of a passage + light court concept in Sydney is Lumiere - located on George Street, Sydney.
- AT commented that he was not biased towards a single or two tower form but there was little merit in the two tower/ flat top podium option on the information that had been presented.
- AT commented that the methodology used to justify a single tower option was weak and further justification was required.
- AT also noted that he required more analysis, perhaps a SWOT analysis, to confirm the merits of the single tower and stressed to IW/AY that this would be required by the residents, public and DP&I. Criteria would include city wide contribution, mass and bulk, building form, overshadowing, wind, traffic noise, aircraft noise, residential amenity, reflectivity, wind.

2.3 Building Form

- FS presented a single residential tower building form for the site focusing on design constraints, tower comparisons, tower concepts, siting options, SEPP 65 amenity, façade concepts and ESD strategy.

2.4 Fabric + Connection (Podium Form)

- FS presented a stepped podium form for the site with light courts and passageways, focusing on design constraints, light courts and passages.
- AT asked where the supermarket was located in the development. FS confirmed that the supermarket would be located below the Darling Street level, partially below ground, accessed directly via escalators from Darling Street and the centre court.

2.5 Façade Concepts

- FS presented façade studies for tower showing high performance, coated glass panels in curtain wall with white and grey blue glass.

2.6 ESD Strategy

- * FS presented ESD strategy with 5/6 green star strategy and low carbon footprint emphasis.
- * FS presented ideas for passive design particularly bio-filtration and cross ventilation.

2.7 Issues Summary

AT requested that the following issues be addressed:

1. AT requested that information is provided that identifies parts of inner Sydney that are at RL ca. 40.00 AHD.
2. AT requested additional information regarding overshadowing by the proposed development on surrounding residential properties at the winter solstice and equinox at 9am, 12pm and 3pm - before and after.
3. AT requested further justification to support the single tower / stepped podium option, including more detailed comparison between the two tower and single tower options.
4. AT requested further justification for the siting of the single tower and whether a single tower closer to Victoria Road would have a significantly lesser impact on residents.
5. AT questioned whether passive design is appropriate in an environment with overhead aircrafts.
6. AT requested additional information to support bio-filtration.
7. AT questioned the impact of wind and noise on residents in high-rise towers.
8. AT questioned whether micro cogeneration/trigeneration was feasible and appropriate for the site.
9. AT requested additional information regarding traffic movements, in particular along Waterloo Street.

End of meeting 10.50am

Next meeting: Thursday 10 November, 8.00am to 9.30am