

Ash Farzam

From: peter hillarchitects <peter@hillarchitects.com.au>
Sent: Friday, 26 July 2024 9:26 AM
To: Rebecca Crockett; Kim Crestani
Cc: Robertnation43@gmail.com; Craig Baudin; Greg Colbran; Carlo Di Giulio; Stephen Kerr; Lotti Wilkinson; Ash Farzam; Fay Feng
Subject: Re: Design Integrity Panel - Rhodes SSDA
Attachments: DIP Meeting Minutes 23.07.24_endorsed-PH.pdf

Thanks Rebecca and Kim

Thank you for providing the additional documentation.

I have no other changes to make to the minutes.

I have endorsed the attached minutes.

Regards

Peter Hill
Director

HILL ARCHITECTS

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On 25 Jul 2024, at 10:33, Kim Crestani <[kim@orderarchitects.com](mailto:kim@orderarchitects.com)> wrote:

Hi Rebecca,

Thanks for a comprehensive set of Minutes . [ Please do the usual spell and grammar check .]

Also perhaps add the initials in after the names for clarity .

I have no other changes to make .Over to other Jury members .

KIM CRESTANI LFRAIA  
Director  
Nominated Architect ARB 4630

1C 15-19 Onslow Avenue  
Elizabeth Bay NSW 2011

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[orderarchitects.com](http://orderarchitects.com)

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On 25 Jul 2024, at 9:23 am, Rebecca Crockett  
<[RebeccaC@gyde.com.au](mailto:RebeccaC@gyde.com.au)> wrote:

Good Morning all,

Thank you all for your time at the DIP Meeting on Tuesday – please see the Meeting Minutes in the link below. If you have any comments/ changes, please let me know and I will amend and re-issue. Otherwise, please return a signed copy of the Meeting Minutes and the Terms of Reference letter to me for our records.

[https://www.dropbox.com/scl/fo/zlnm51e6h9h/AHBaxTot8v7nNF2C\\_vS29D1U?rlkey=pffxdy1nuc3yfbbox7tyqx&st=hd46hlx3&dl=0](https://www.dropbox.com/scl/fo/zlnm51e6h9h/AHBaxTot8v7nNF2C_vS29D1U?rlkey=pffxdy1nuc3yfbbox7tyqx&st=hd46hlx3&dl=0)

I have also attached the updated DIP presentation based on the discussion, and would like to clarify the following:

- We confirm that the tripartite façade design and double horizontal fin expressions at the northern façade is included in the SSDA design. Please refer to the attached drawing SSDA-207 where we have highlighted the reference to the fins and also amended slide 9 of the presentation which demonstrates this outcome.
- We also confirm that the SSDA design includes the vertical fins on the western and southern facades similar to the DA outcome. Please refer to drawing SSDA-207 and example level 10 floor plan where fins have been highlighted.

Thanks,

Rebecca Crockett

Senior Project Planner

<image001.png>

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<image002.png>

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## Design Integrity Panel

### Minutes of Meeting 23 July 2024

|                        |                                                                                                                                                                          |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Gyde Ref No.</b>    | 23-396                                                                                                                                                                   |
| <b>Date &amp; Time</b> | Tuesday, 23 July 2024, 4:00pm                                                                                                                                            |
| <b>Place</b>           | Deicorp Office, 161 Redfern Street, Redfern                                                                                                                              |
| <b>Invitees</b>        | Greg Colbran, Craig Baudin, Fay Feng, Lotti Wilkinson, Ash Farzam, Ro Iyer, Carlo Di Giulio, Rebecca Crockett<br>Panel Members: Robert Nation, Kim Crestani, Peter Hill, |
| <b>Apologies</b>       | Stephen Kerr                                                                                                                                                             |

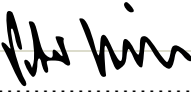
| No | Item             | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | Welcome          | <p>GC introduced the SSDA scheme, providing context to why a State Significant Development Application (SSDA) is being submitted and the process/steps involved in preparing and submitting such an application.</p> <p>GC outlined that the SSDA does not require a further development competition, and instead a Bridging Design Excellence Strategy has been prepared, in conjunction with the NSW Government Architect (GANSW). The Bridging Design Excellence Strategy was endorsed by GANSW on 18<sup>th</sup> July 2024. The next step in this process is to reconvene the DIP to get their endorsement of the SSDA scheme and, in particular, to ensure the SSDA scheme retains the key design outcomes resulting from the original design competition.</p>                                                                                                                                                   |
| 2. | DIP Presentation | <p>CB presented FK's DIP presentation which outlined the differences in the SSDA scheme from the approved DA scheme, the subject of the design competition. In particular, it was noted that the SSDA design maintains all 7 design principles as previously identified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3. | Design Q&A       | <ul style="list-style-type: none"> <li>KC questioned what had changed with regard to lifts. CB responded that an additional lift has been incorporated into the scheme so as to address the additional demand which would be generated by the proposed additional yield. KC and the panel in general noted this as a positive element.</li> <li>KC also asked how the affordable housing units would be distributed throughout the proposal. GC stated that this was still being finalised. GC and CB stated that, at this stage, the affordable housing dwellings were distributed up to level 15 and were distributed amongst market housing dwellings also. GC and CB stated that discussions were under way with St George Housing to manage the affordable housing dwellings. The Panel agreed that this was a positive design elements and assisted with delivering diversity within the development.</li> </ul> |

| No | Item                        | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                             | <ul style="list-style-type: none"> <li>PH questioned whether the double shading devices/ vertical fins (pg. 10 &amp; 11 from the presentation) were different from the DA scheme. CB stated that this was not the intent but that rather the intent was to be consistent with the DA scheme in relation to the shading devices in particular. CB also stated that in hindsight there may have not been sufficient information in relation to this matter in the presentation material and it would be corrected following the presentation.</li> <li>KC sought to confirm if the new scheme still has the 50% solid to void ratio. CB confirmed yes.</li> </ul> <p>PH questioned whether it was known how the wall along Bilbergia's portion of the laneway was being treated and whether there was any opportunity to activate it further, as part of the general laneway atmosphere. GC stated that whilst Deicorp is constantly engaging and has a productive relationship with representatives from Bilbergia, the wall in question does not form part of Deicorp's site and therefore, their ability to change the wall is very limited.</p> <ul style="list-style-type: none"> <li>KC questioned the floor to ceiling height. CB confirmed it remains the same as at DA stage, being 3.2m floor to ceiling height.</li> <li>PH observed that the tripartite design continues to the top and questioned why the top two floor floors are not expressed differently and the tower continues in the same form. CB responded that some elevations have fins to enable this expression, but they didn't feel the building needed a 'crown' detail at the top. This was not part of the competition winning scheme design principles.</li> <li>RN noted that the extra height has resulted in a better building by expressing the verticality even further, which responds to all the environmental impacts and is more elegant overall. The amended proposal will 'talk' to the surrounding developments in the area and fit well into the existing and future character.</li> </ul> |
| 4. | Landscaping/<br>Laneway Q&A | <ul style="list-style-type: none"> <li>RI discussed the ground floor landscaping, noting that they have addressed challenges to enabling access to the laneway, but that effectively the design has not changed.</li> <li>RI noted that they contemplated a public lift to address level change issues, but instead they were able to resolve the issue meaning the lift was not needed.</li> <li>KC highlighted that there will be additional residents, including affordable housing occupants which results in a slightly different/greater population using the facilities.</li> <li>KC questioned whether residents visiting the community garden, would have access to areas of visual and acoustic privacy. CB/RI responded that the design of the garden enables this, as well as spaces for larger groups without disturbing other residents. RI stated that the design of the communal areas allowed for spaces of varying sizes to accommodate groups of various sizes. All design provisions are still being met as per the original design competition, in particular the quantity of communal open space and the quantity of trees.</li> <li>RI also noted that SSDA has enabled them to work more closely with the wind consultant to better understand the detail/requirements to address wind impacts.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 5. | Overshadowing               | <ul style="list-style-type: none"> <li>PH requested shadow comparison diagrams. CD noted the NSW Department of Planning Housing and Infrastructure (DPHI) requested this as well, and that the diagrams have been prepared. The shadow diagrams were subsequently shown on screen. CB confirmed that the amended</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| No  | Item                             | Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |                                  | scheme remained compliant with the sunlight access to public square controls in the Canada Bay LEP 2013. CB stated that this was largely because of the shape of the tower from the original design competition and the amended scheme retaining this shape.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| 6.  | Sunlight Protection              | <ul style="list-style-type: none"> <li>PH queried whether there was sufficient protection from the sun for the west facing units on a typical floor plan. PH noted that the living rooms of adjoining units would receive sufficient sunlight protection from deep balconies and the like, but the directly west facing unit did not have such a feature. KC suggested that trickle vents should be included to address this, as it would allow sufficient ventilation, thereby offsetting heat load internally. GC and CB indicated that research will be undertaken to determine whether this feature could be included.</li> </ul>                                                                                                                                                                                                                                                              |
| 7.  | Air Conditioning Condenser Units | <ul style="list-style-type: none"> <li>PH also referred to the location of air conditioning condenser units on the balconies. PH queried whether all condenser units could be co-located elsewhere within the tower footprint so as to improve the amenity of the balconies.</li> <li>CB stated that this had been investigated for the purposes of the DA. However, it was not practical in this particular case because it requires a sizeable area and the size of the tower footprint within this particular proposal was quite small. Not only was the footprint too small, but neither does it enable a large enough façade area. CB also noted that condenser units on the balconies offered greater practicality in terms of servicing and replacement.</li> <li>GC also noted that during the DA process, Canada Bay Council confirmed they accept A/C condenser on balconies.</li> </ul> |
| 8.  | Internal Spatial Arrangement     | <ul style="list-style-type: none"> <li>PH queried the configuration of features such as dining tables and storage compartments of some units. In particular, PH queried whether their size and positioning enabled sufficient circulation space. CB indicated that the dining table, with seats for 6 people, was perhaps not realistic and would ordinarily be smaller, thereby allowing sufficient circulation space. CB nevertheless stated that further investigation will be given to the positioning and operation of the storage spaces as well.</li> </ul>                                                                                                                                                                                                                                                                                                                                 |
| 9.  | Car Parking                      | <ul style="list-style-type: none"> <li>KC queried the additional car parking required, including whether there would be opportunity for Go-gets to be incorporated into the design. CB noted that the car parking provides for electric vehicle parking/charging. GC stated that discussions had been held with companies such as Go-Get, but typically provisions were not included for such cars within basements as they pose a security risk to residents.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 10. | Actions                          | <ul style="list-style-type: none"> <li>PH requested that the presentation material be re-issued to demonstrate that key matters raised in the meeting had been addressed.</li> <li>FK has amended the presentation material and its accompanying these minutes separately. The presentation has been amended to demonstrate, in particular, the inclusion of vertical fins which was a key feature of the design competition winning scheme and the DA approved scheme.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 11. | Conclusion                       | <ul style="list-style-type: none"> <li>There was a unanimous agreement from the DIP that the amended scheme is of high quality. In particular, the DIP concluded that the amended proposal retained design excellence and remained consistent with the key principles which were identified in the design competition assessment process.</li> <li>The DIP noted that they were excited about this proposal and Deicorp are successfully delivering housing to address the current housing crisis in Sydney.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                            |

| No | Item | Notes                                                                                                                                                                                                                                                                                                                                                                                                      |
|----|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |      | <ul style="list-style-type: none"><li>The DIP agreed that the additional height/ FSR proposed adds leverage to the building, the mixing up of affordable/non-affordable residents is a particularly positive outcome, and that the landscaping/laneway is exemplary for a site of this size.</li><li>The DIP gave credit to Deicorp and the Architects for the work done to date on this scheme.</li></ul> |

The meeting minutes provided above are acknowledged by the DIP members as follows –

|                                                                                   |                     |                        |
|-----------------------------------------------------------------------------------|---------------------|------------------------|
|  |                     |                        |
| Kim Crestani (Chair)                                                              | Peter Hill (Member) | Robert Nation (Member) |
| ____ July 2024                                                                    | <u>26</u> July 2024 | ____ July 2024         |

Attachment/s:

- Amended presentation material from Fender Katsilidis.