

Design Review Panel- ACTIONS

Meeting number: Meeting 10 - 2014

Date: 31 October 2014

Time: 9am-11pm

Location: Lend Lease Offices, Level 15, 201 Kent Street Sydney

Attendees:

Kim Crestani (DRP)	Alec Tzannes (Tzannes Associates)
Yvonne von Hartel (DRP)	Ben Green (Tzannes Associates)
Deborah Dearing (DRP Observer)	Graeme Collins (Lend Lease)
Di Talty (INSW)	Rob Deck (Lend Lease)
Tom Ussia (INSW)	Michelle Mason (Lend Lease)
Ross Horlyck (INSW)	

Apologies: Peter Poulet (DRP) - Meeting
4 Nov. 3pm McKell Building
(PP,AT,BG,GC,RH)

No.	Action	By
1	North East Plot Design	
1.1	The Building Design - Analysed the masterplan – strategic place making - Architecture - attractive and vitality - new place in Sydney - Use of brick - o This is supported by the panel provided that a very high level of detail prevails. - Interiors that work - Sustainable places	Note
1.2	Relation to Public Realm - Community building is like church in old town square - It was commented that the south side of Community building should be perpendicular to west side of north east Plot to open out into the square - Square seen as a respite area from the Boulevard.	Note LL
1.3	Building Form - 4 major parts – podium and 3 towers - Currently there is no architect selected for SE plot - Square and laneways designer still to be appointed from select group. - Language of brickwork - texture with use of matt and gloss Podium - Balconies are inset – use of screens – white glazed tiles, interlocking bricks - Double height apartment of NE2 to be from painted concrete rather than off form. - The panel noted that the lower floors of the podium looked “heavy” in the artist impressions. The impressions may not show true texture of building.	Note
1.4	Ground Plane	Note

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	- Ground floor retail – quality retail space 4.3 - 6metres - Level changes to Square in laneways take into account flood levels - Grand entry on Harbour Street double height	
1.5	General Arrangements – - Internal rooms in some apartments – these were not seen as an issue – market driven, price point. - Carparking areas ventilation through southern façade – will still need impulse fans to create flow. - Building - 11 degrees off north - NE3 corridor in front of lifts looks narrow for number of levels to service – width to be investigated with possible use of interior design to improve ambience. - Lobby area in grand entrance to be used as meeting space - Possible concierge for building - Roosting of birds on the building elements should be considered.	Note LL LL
2	Programme	
2.1	Lodgement - 7 Nov Exhibition 4 weeks – mid November Pick back up in January 2015 Construction - mid 2016 Sell in 2015	Note
3	General	
3.1	The Design Review Panel supports the design of the building in principle. The Panel believes that the current artist impressions does not give sufficient detail all architectural aspects of the building including texture/colour of brickwork and concrete. The Panel requests further details through the design development process. The Panel would request further information regarding the following:- - How the building interfaces with the Urban Design of Square, Boulevard and Laneways and the other surrounding buildings (including community Centre) The Panel would highly recommend that there is dialogue between all of the individual architects/ urban designers for both the square and SE Plot to ensure collaboration . - How the Square caters for the change of level from the retail to the Boulevard. - How the retail fits into the landscape design of the Square, laneways and Harbour Street. (including licenced areas that may exist) - How the building interfaces at ground level to the north with the workers memorial, Little Hay Street and Rockford hotel (Pumphouse) - How the design of the building is empathic to the grid design of the DCM building design - How the single lifts in NE2 tower can service the number of floors/apartments and Podium.	Note LL LL