

Design Review Panel Meeting 20 - Minutes

Meeting Number: Meeting 20 - 2016

Date: 22 February 2016

Time: 5pm-6pm

Location: INSW Office, Level 15, 167 Macquarie Street, Sydney

Attendees:

Yvonne von Hartel (DRP)	Michelle Mason (Lend Lease)
Peter Poulet (DRP)	Graeme Collins (Lend Lease)
Tom Ussia (INSW)	Neil Arckless (Lend Lease)
Ross Horlyck (INSW)	Sacha Coles (Aspect Studios)
David Riches (INSW)	Richard Francis-Jones (FJMT)
Rob Deck (Lend Lease)	

Apologies: Dominique Wolfe (INSW)

No.	Action	By
1	Section 96 to Stage 1 DA	
1.1	Lend Lease indicated that a Section 96 is to be submitted for the Stage 1 DA Parameter Plan to change North plot from a pentagon to circular in shape.	
1.2	Lend lease explained that there is - a 5% increase in GFA across the site. - More community use and retail in Northern plot building. 35% of public space has been retained.	
1.3	The DRP has no comments regarding these amendments	
2	Darling Square Public Realm and Surrounds	
2.1	Aspect Studios presented the Public Realm of the Darling Square and surrounds. - The Square is at RL3.6 - The Centre piece of the square is the Circular north plot building - There is an activation on the edge of the square to the boulevard with a 1 metre change in level. - The canopy unwraps from the North building and continues down the edge of the square adjacent to the boulevard. - The panel noted that the timber selection for the North Building cladding is still to be confirmed	
2.2	The DRP has no comments.	
3	Darling Exchange	
3.1	Lend Lease presented the design of the North plot building. They indicated that the building was 7 stories in height - Design of Kengo Kuma & Associates - Circular plate offset with height and wrapped in timber - Open ground floor – retail/ market /food hall including mezzanine - First and Second - Library - Third and fourth – Childcare - Fifth – Restaurant & Bar - East Side of building has fire stairs & lifts (top level above podium of NE plot but services cores are designed to minimise direct sightlines) - Development still progressing on final form of timber surround.	

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3.2	The DRP has no comments but is interested in the progress of the Kengo Kuma design	
3	South East Plot	
3.1	Richard Francis-Jones presented the design of the South East plot • The building consists of Podium with three residential towers ○ SE1 is the main tower ○ SE2 comes from ground level to above the podium on the North West corner ○ SE3 is slightly above the podium on Harbour Street. • The building fits within the Parameter plan. • The materials and character of Paddy Markets and Ultimo • 391 Apartments and 270 parking spaces • Hay Street façade is developed with a colonnade due to of stormwater culverts and the required clearances. • Hay Street has entrance lobbies to the SE1 tower. Parts of the wall are solid due to support of the core of the tower. This results in a long internal corridor to the lift core.	
3.2	DRP commented upon • the need for activation/oversight of the area under the colonnade on Hay street to avoid squatters/the homeless camping there. • the lobby /foyer area of SE1 needs special design attention to remove the long internal corridor effect.	