

**APPENDIX 1
RECORDS OF COMMISSION MEETINGS**

Notes of briefing from the Department

This meeting is part of the Determination process		
Meeting note taken by Robert Bisley	Date 16 August 2017	Time: 3:15pm
Project: Barangaroo South, Building R4A (SSD 6964) and R4B (SSD 6965)		
Meeting place: Planning Assessment Commission office		
Attendees: <u>Commission Members:</u> Annabelle Pegrum AM (Chair) and John Hann <u>Commission Secretariat:</u> David Koppers and Robert Bisley <u>Department of Planning and Environment:</u> Ben Lusher, Cameron Sargent and Andy Nixey		
The purpose of the meeting: For the Department to brief the Commission on the Barangaroo South, Building R4A (SSD 6964) and Building R4B (SSD 6965) proposals.		
Meeting notes: The Department outlined their assessment of the proposals and noted the following matters: - Building R4A and building R4B (the projects) have been designed coherently within the Barangaroo Concept Plant MOD 8 (concept plan) approval. - The projects deliver a logical next step from the concept plan. - The Department has focussed on the Apartment Design Guidelines and its relationship to the project's public domain and podiums. - The Department has not received comment on the projects from the Barangaroo Delivery Authority. - The Government Architect was part of the design advisory panel that commented on the concept plan. The Government architect did not provide separate comment on these projects. - The Apartment Design Guidelines are not intended to be applied as strict design development standards, however should be adhered to where possible (as per Planning Circular PS 17-001). - The projects have several inconsistencies with the Apartment Design Guidelines: - o Building separation provisions is primarily to ensure adequate privacy for occupants. The Department considers the projects provide sufficient privacy through the use of appropriate building materials. Of significance the separation complies with the Concept Plan provisions. - o Limitations on communal open space are acceptable to the Department as the Barangaroo precinct will provide an extremely high level of amenity in the context of the wider vicinity. - o The apartment sizes proposed are at least 20sqm over the required minimum apartment sizes and compensate for other limitations such as storage within the units. - o The Department requested an additional two units per floor from floors 1-9 be cross ventilated by a hybrid ducted system. - o The Department accepts the applicant's variations to the solar access hour extension. The Department considers the overshadowing impacts acceptable due to the high level of amenity generated within the vicinity of the projects.		

- The applicant prepared reports evaluating the impacts of wind resulting from the Strada and canopy. The Department supports the canopy and how it encourages the activation of the space. The Department acknowledged that the projects were not in compliance with the comfortable seating rating without the baffles or doors.
- The BDA is the authority responsible for determining what areas are to be licenced.
- Council is the consent authority for the retail fit out component still pending and the pedestrian access. The Department identified that the future applications may have implications for outdoor dining options and pedestrian permeability notably within the Strada.

Outcomes/Agreed Actions: N/A.

Meeting closed at 4:15pm

Notes of briefing from the Applicant

This meeting is part of the Determination process		
Meeting note taken by Robert Bisley	Date 23 August 2017	Time: 9:45am
Project: Barangaroo South, Building R4A (SSD 6964) and R4B (SSD 6965)		
Meeting place: Planning Assessment Commission office		
Attendees: <u>Commission Members:</u> Annabelle Pegrum AM (Chair) and John Hann <u>Commission Secretariat:</u> David Koppers and Robert Bisley <u>Applicant:</u> Leanne Boyle (Lend Lease), Lauren Williams (Lend Lease), Stewart Verity (Lend Lease), Elizabeth Goodall (Lend Lease), Michael Rowe (Ethos Urban), Adam Guernier (Guernier Architecture) for the Renzo Piano Building Workshop, Colin Sargent (Barangaroo Delivery Authority)		
The purpose of the meeting: For the Applicant to brief the Commission on the Barangaroo South, Building R4A (SSD 6964) and Building R4B (SSD 6965).		
Meeting notes: Prior to the briefing, the Commission was taken by Lend Lease (the Applicant) to a podium off Tower 1 to view the site. During the meeting, the Applicant presented an indicative material sample board for the building. The Applicant briefed the Commission on the following matters: - The conceptual inspiration behind the architectural design of the buildings. - The design of the canopy for the Strada and Link Bridge - Details of the geometric design of the ground plane and the creation of defined open spaces. - Details of the type of glass proposed for Buildings R4A and R4B's façade and 'notches'. - The Strada: - o The doors proposed at either end will be automated. - o The space between the top of the doors and the canopy will remain open to the elements. - o The pedestrian modelling shows that there will be approximately 600 people/hour moving through the Strada (<i>this was later confirmed as 1,050 people/hour in additional information provided by the Applicant</i>). - o Without the wind mitigation measures, the Strada will not be a useable space able for pedestrians or for people to enjoy outside dining etc. - o There will be at least a 6m clear path through the middle of the Strada which is equal to the width of Wynyard Walk. - o At this time the Applicant has not been able to find another solution to wind mitigation other than using bi-fold door or a revolving door which would always make the space feel enclosed. - o Operating hours should be restricted to 7am to 11pm for security and to discourage anti-social behaviour. - o Modelling showed that closure of the Strada would have very little impact on pedestrian movements during those hours. - Landscaping and trees:		

- o The trees proposed will be as mature as possible and likely to be purchased at a minimum 500L size
- o The landscaping provides an important wind mitigating measure.
- o Without appropriate landscaping, the Strada will not achieve the desired activation.
- In November 2015, the design advisory panel reviewed the project post design refinement.
- Key worker housing:
 - o The Applicant is proposing that 39 units be used for key worker housing in block R5.
 - o The Applicant is liaising with several agencies that deliver key worker housing.
- Apartment Design Guidelines:
 - o Calculations of total communal open space.
 - o The majority of non-compliances are within the 1 bedroom units on the lower floors.
 - o Achieving 100% cross ventilation, as recommended by the Department within the conditions, would require the ceiling height be lower to 2100mm in parts of the common halls with a reduction in communal amenity and design quality.
 - o Achieving the 100% cross ventilation would result in additional Apartment Design Guideline non-compliances.
- The Renzo Piano Building Workshop have been engaged to develop the design including for the delivery of the façade and details through to practical completion.
- The Applicant is seeking a new temporary exclusion zones for the construction of R4A and R4B primarily for safety reasons. The Applicant can deliver 85% of the public domain if the temporary exclusion zone was in place.

Outcomes/Agreed Actions:

The Commission requested information on the following matters:

1. Details of the secondary DGU façade and the type of glass to be used.
2. Details of the materials used within the notches.
3. For each proposed unit types (1 bedroom, 2 bedroom, 3 bedroom, etc) a table showing, cumulatively, how many units are non-compliant with the Apartment Design Guidelines.
4. Confirmation that Renzo Piano has been engaged to deliver the design element of the buildings' façade.
5. A list and summary of all other development applications identified as 'excluded' within the site.
6. Details of the maturity of the trees proposed to be landscaped upon occupation of the buildings.
7. Any modelling prepared showing pedestrian movements within the Strada.
8. Details of how an exclusion zone within Hickson Park can operate in accordance with condition B12 Staging of the Concept Plan Mod 8.

Meeting closed at 11:30am