

IVANHOE- STAGE 1

DESIGN EXCELLENCE REVIEW PANEL WORKING DOCUMENTS

August 2018

1. Stage 1 Design Excellence 27th Feb 2018

Agenda

Meeting Agenda

Ivanhoe – Stage 1 Design Excellence Review

Date	27/02/2018	Time	9am – 12pm
Location	Fraser's Property Office - Boardroom		

Time	Item
9.00am – 9.15am	Brief project introduction Stage 1 extents
9.15am – 10.00am	Lot C1 – Detail Building Design by Candalepas Associates <ul style="list-style-type: none"> - Architecture - Public and communal open space - Streetscapes - Materiality - Sustainability (draft items from terms of reference)
10.00am – 10.45am	Lot A1 – Presentation by Bates Smart <ul style="list-style-type: none"> - Architecture - Public and communal open space - Streetscapes - Materiality - Sustainability (draft items from terms of reference)
11.00am – 11.30am	Stage 1 Public Domain – Presentation by Hassell <ul style="list-style-type: none"> - Public and communal open space - Streetscapes - Materiality - Sustainability (draft items from terms of reference)
11.30am- 12.00pm	Q & A and group discussion

2. Stage 1 Design Excellence 27th Feb 2018

Meeting minutes

N A T I O N

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IVANHOE- STAGE 1
INDEPENDENT DESIGN EXCELLENCE REVIEW
FEBRUARY 27 2018/ SUITE 11, LEVEL 12
101 BATHURST STREET< SYDNEY

March 8 2018

The following records the minutes of the independent design excellence review panel meeting of 27 February 2018 together with comments, following agenda, a summary list of recommendations to the project team for further review and consideration

External Design Review Panel in Attendance:

EXPERTISE	NAME	ORGANISATION	PANEL
Architecture & Urban Design	Bob Nation	Nation Architects	Panel Chair
Architecture Affordable Housing	Brian Zulaikha	Tonkin Zulaikha Greer Architects	Panel Member
Landscape Architect	Oi Choong	Context	Panel Member
Strategic & Statutory Planning & Stakeholder Management	Stephanie Ballango	Savills	Panel Member

Ivanhoe Project Team Members in Attendance:

Organisation	ROLE	NAME
Frasers Property Australia	Senior Development Manager	John Dawson
Frasers Property Australia	Design Director	Simone Dyer
Frasers Property Australia	Design Manager	Frederick Feng
Frasers Property Australia	Design Manager	Carnie Chu
Frasers Property Australia	Development Manager	Scott Clohessy
Frasers Property Australia	Secretary to Meeting	Lisa Perkins
Ethos	Principal	James McBride
Bates Smart	Director	Matthew Allen
Bates Smart	Associate Director	Mathieu Le Sueur
Hassell	Senior Landscape Architect	Georgia Darling
Candalepas Associates	Director	Angelo Candalepas
Candalepas Associates	Associate	Rachel Yabsley
LAHC	Development Manager	Lucy Macgillicuddy

LAHC	Development Manager	Thomas Hurrell
MAH	GM - New Business Integration	Keith Gavin

1. Introduction of Ivanhoe Project Team and Panellists.

2. Simone Dyer & Matt Allen provided a project overview of the Ivanhoe project including the social context, stage 1 extents, status of Development Applications and the general tenure distribution.

3. Lot C1 – Detail Building Design by Candalepas Associates.

- Angelo Candalepas presented the concept of building C1 and the design development process of C1 addressing the challenges of the density, solar and mixed tenures. Angelo also presented how the building design has addressed the Ivanhoe Estate Design Guideline.
- The architect has maximised the solar access to the north western facades by adopting the 9am and 11am solar angle to generate the built form
- Georgia from Hassell has presented the communal open space for building C1 and its interface with C1 building
- The panel queried about deep soil zone and the quality of planting in the communal open space. The panel recommended the project team to review the soil depth to allow for trees to mature in the future
- The Panel queried the level changes within the communal open space. The panel suggested more definition between the public and private spaces
- All attendees commended the architect's choice of the earthy pink colour of C1 façade, the proposed materials palate and façade detailing
- The panel noted that rooftop gardens on level 13 of the social buildings will not be accessible by residents due to operational preference from Mission Australia Housing and Land and Housing Corporation
- The panel chair queried about bicycle storage and storage cages for all residents. The architect explained that most residents will get a storage cage which double up as bicycle storage or they will have access to a separate bike storage.
- The panel queried about loading dock and move in/ move out for residents. The project team explained that the loading dock will be at the adjacent C2 building, scheduled for stage 2. The interim move in/ move out for residents of C1 will be on-street loading bays.
- The panel also asked about waste management. All bin rooms are located on level B3 and will be mechanically tugged to street level for collection, until the loading dock at C2 is delivered.

4. Lot A1 – Presentation by Bates Smart.

- Mathieu Le Sueur presented the concept of building A1 and the design development process of A1 addressing the gateway nature of building A1 and the building being the entry to the precinct. Bates Smart also presented how the final building form has addressed the Ivanhoe Estate Design Guideline.
- Due to site orientation and surround development, building A1 requires high solar performance at upper level to ensure ADG compliance. The proposed built form will achieve the 9-11am sun parallel to Herring Road and at 1-3pm afternoon sun parallel to Epping Road.
- The panel discussed the facade design and the proposed precast curved edge. Brian suggested colour variations between the spandrels and the slab edge element to differentiate the different elements.
- The panel has briefly discussed general façade maintenance. The project team responded that Ivanhoe project aim to adopt façade materials with less maintenance, such as precast with oxide colour finish and off-form concrete.
- The panel also raised that the extensive glass façade appeared more commercial like and suggested the architect to adopt some façade elements, such as louvres and sun shading to soften the façade.
- The panel queried about the height of the spandrel which Bates confirmed to be 600mm from internal floor finishes. The panel suggested the spandrel height to be reviewed and suggested that 750mm may be more appropriate.

- Stephanie asked the architect which street entry is considered the main entry for building A1. It is agreed between the panel and the project team that the residents is likely to use the lower ground entry as the main access to the retail and the park. It is also agreed that the Herring road entry is appropriate as it needed to address the Herring Road and passer-by.

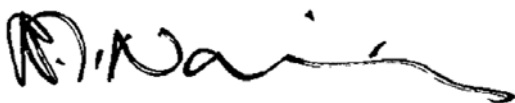
5. Stage 1 Public Domain – Presentation by Hassell

- Georgia has presented the various concepts for the stage 1 public domain. The landscape design of the public domain focused on detail materials, planting palate, planting colour and interactions with the public.
- The current public domain creates special moments with street furniture, chess tables, balancing beams to encourage engagement between the residents and the neighbourhood. Seasonal trees and ‘clearing’ to celebrate the landscape.
- The panel commended the material palate and the planting selection proposed

The following four points outline recommendations for consideration in due course.

1. The panel suggested buildings in Stage 2 need to address the civic spaces and northern aspect for retail uses.
2. The panel suggested that the Village Green should connect to the retail street, a through site link may be beneficial.
3. The panel is of the opinion that the creases in Lot A1 building may not bring much light/ ventilation into the apartment. The panel also suggested to create more interest to A1 façade with protruding elements, such as balconies.
4. The panel queried the noise level of Herring Road and the usability of the balconies facing Herring Road. The panel suggested winter gardens in lieu of balconies.

The foregoing is the Design Panels response to the presentations outlined in the outline of the Briefing Presentation sequences as noted above. The Design Review Panel awaits the following update in response to the commentary above.



Robert Nation AM
Architect
Panel Chairperson

3. Stage 1 Design Excellence 27th March 2018

Agenda

Meeting Minutes & Actions

Ivanhoe – Stage 1 Design Excellence Review

Date	27/02/2018	Time	9am – 12am
Location	Fraser's Property Office - Boardroom		

Design Excellence Review Meeting Minutes & Actions

Building C1

Item No	Design Review Panel Comments	Comments/ Actions
1	Angelo Candalepas presented the concept of building C1 and the design development process of C1 addressing the challenges of the density, solar and mixed tenures. Angelo also presented how the building design has addressed the Ivanhoe Estate Design Guideline	Note
2	The architect has maximised the solar access to the north western facades by adopting the 9am and 11am solar angle to generate the built form	Note
3	Georgia from Hassell has presented the communal open space for building C1 and its interface with C1 building	Note
4	The panel queried about deep soil zone and the quality of planting in the communal open space. The panel recommended the project team to review the soil depth to allow for trees to mature in the future	Candalepas + Hassell to review soil depth
5	The Panel queried the level changes within the communal open space. The panel suggested more definition between the public and private spaces	Note
6	All attendees commended the architect's choice of the earthy pink colour of C1 façade, the proposed materials palate and façade detailing	Note
7	The panel noted that rooftop gardens on level 13 of the social buildings will not be accessible by residents due to operational preference from Mission Australia Housing and Land and Housing Corporation	Note
8	The panel chair queried about bicycle storage and storage cages for all residents. The architect explained that most residents will get a storage cage which double up as bicycle storage or they will have access to a separate bike storage	Note

9	The panel queried about loading dock and move in/ move out for residents. The project team explained that the loading dock will be at the adjacent C2 building, scheduled for stage 2. The interim move in/ move out for residents of C1 will be on-street loading bays	Note
10	The panel also asked about waste management. All bin rooms are located on level B3 and will be mechanically tugged to street level for collection, until the loading dock at C2 is delivered.	Note
Building A1		
11	Mathieu Le Sueur presented the concept of building A1 and the design development process of A1 addressing the gateway nature of building A1 and the building being the entry to the precinct. Bates Smart also presented how the final building form has addressed the Ivanhoe Estate Design Guideline.	Note
12	Due to site orientation and surround development, building A1 requires high solar performance at upper level to ensure ADG compliance. The proposed built form will achieve the 9-11am sun parallel to Herring Road and at 1-3pm afternoon sun parallel to Epping Road.	Note
13	The panel discussed the facade design and the proposed precast curved edge. Brian suggested colour variations between the spandrels and the slab edge element to differentiate the different elements.	Bates Smart to review
14	The panel has briefly discussed general façade maintenance. The project team responded that Ivanhoe project aim to adopt façade materials with less maintenance, such as precast with oxide colour finish and off-form concrete.	Note
15	The panel also raised that the extensive glass façade appeared more commercial like and suggested the architect to adopt some façade elements, such as louvres and sun shading to soften the façade.	Bates Smart to review
16	The panel queried about the height of the spandrel which Bates confirmed to be 600mm from internal floor finishes. The panel suggested the spandrel height to be reviewed and suggested that 750mm may be more appropriate.	Bates Smart to review
17	Stephanie asked the architect which street entry is considered the main entry for building A1. It is agreed between the panel and the project team that the residents is likely to use the lower ground entry as the main access to the retail and the park. It is also agreed that the Herring road entry is appropriate as it needed to address the Herring Road and passer-by.	Note

Stage 1 Public Domain

18	Georgia has presented the various concepts for the stage 1 public domain. The landscape design of the public domain focused on detail materials, planting palate, planting colour and interactions with the public	Note
19	The current public domain creates special moments with street furniture, chess tables, balancing beams to encourage engagement between the residents and the neighbourhood. Seasonal trees and 'clearing' to celebrate the landscape	Note
20	The panel commended the material palate and the planting selection proposed	Note
Panel Recommendations		
21	The panel suggested buildings in Stage 2 need to address the civic spaces and northern aspect for retail uses	Bates Smart and the Project team to review this in the next stage
22	The panel suggested that the Village Green should connect to the retail street, a through site link may be beneficial	Bates Smart (building C2 designer) and the Project team to review this in the subsequent stage
23	The panel is of the opinion that the creases in Lot A1 building may not bring much light/ ventilation into the apartment. The panel also suggested to create more interest to A1 façade with protruding elements, such as balconies	Bates Smart to review
24	The panel queried the noise level of Herring Road and the usability of the balconies facing Herring Road. The panel suggested winter gardens in lieu of balconies	Note

End.

4. Stage 1 Design Excellence 27th March 2018

Meeting minutes

N A T I O N

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IVANHOE- STAGE 1
INDEPENDENT DESIGN EXCELLENCE REVIEW- INFORMAL SESSION
March 27 2018/ SUITE 11, LEVEL 12
101 BATHURST STREET< SYDNEY

April 16 2018

The following records the minutes of the independent design excellence review panel informal meeting at the request of the panel of 27 March 2018 together with future actions to the project team for further review and consideration.

External Design Review Panel in Attendance:

EXPERTISE	NAME	ORGANISATION	PANEL
Architecture Affordable Housing	Brian Zulaikha	Brian Zulaikha Architect	Panel Member
Landscape Architect	Oi Choong	Oi Choong Consultant	Panel Member
Strategic & Statutory Planning & Stakeholder Management	Stephanie Ballango	Savills	Panel Member

External Design Review Panel Apologies:

EXPERTISE	NAME	ORGANISATION	PANEL
Architecture & Urban Design	Bob Nation	Nation Architects	Panel Chair

Ivanhoe Project Team Members in Attendance:

Organisation	ROLE	NAME
Frasers Property Australia	Design Director	Simone Dyer
Frasers Property Australia	Senior Development Manager	John Dawson
Frasers Property Australia	Senior Development Manager	Chris Koukoutaris
Frasers Property Australia	Development Manager	Scott Clohessy
Citta Property Group	Assistant Development Manager	Alex McMillan
Frasers Property Australia	Design Manager	Carnie Chu
Frasers Property Australia	Secretary to Meeting	Madison Pellow
Bates Smart	Director	Matthew Allen
Bates Smart	Studio Director	Mathieu Le Sueur

Hassell	Senior Landscape Architect	Georgia Darling
Hassell	Principal	David Tickle
McGregor Coxall	Director	Philip Coxall

1. Introduction of Ivanhoe Project Team and Panellists.

2. Apologies

Bob Nation (Independent Design Review Panel Chair) is an apology. Brian Zulaikha to be Acting Chair for today's session.

3. Ivanhoe Project Update – John Dawson

- The Masterplan Application was submitted last week for Test of Adequacy. The Masterplan Application will be formally lodged on 3rd April, with exhibition to commence the following week.
- Stage 1 SSDA: DoPE are reasonably comfortable with the current DRP process to date. Frasers has extended the invite to the DoPE and government architects to come and observe any DRP meetings they want to.

4. Hassell Presentation – Georgia Darling & David Tickle

- Hassell presented an overview of the project vision, the masterplan concept, the various landscape characters and hierarchy of open spaces to the Panel.
- Hassell presented the “forest to neighbourhood” character unique to Ivanhoe. Since Ivanhoe has an agricultural history and an existing Sydney Turpentine Ironbark forest, the new landscape is designed to lead the existing Ironbark forest into the site and adopt clusters of informally arranged trees and series of clearings to create distinctive arrival experience and special moments.
- Hassell also presented the overarching activation strategy using ‘play’ and how the theme manifested into street furniture, playground, planting and material palettes to create various play to respond to different age group and nature of the landscape settings. This may also inform the public art strategy for Ivanhoe.
- Hassell presented the public domain framework, identifying the proposed primary circulation route within the site and the various new links to and from the surrounding. The different streets sections and characters of the main street and the neighbourhood street are presented to the Panel.
- Hassell also presented the detail landscape characters of the Neighbourhood gardens, garden mews, the incidental spaces, the Village Green, the Town Plaza and the forest playground.
- Oi Choong queried about the ownership of the road network. Frasers explained that the ring road and the main street will be dedicated to Ryde Council.
- Stephanie Ballango asked about the ownership of the shareways/ garden mews – Frasers confirmed that the shareways will be privately owned by the neighbouring buildings with easement with public access, similar to Central Park.
- The Panel commended the proposed landscape design.

5. McGregor Coxall Presentation – Philip Coxall

- Frasers explained to the Panel that McGregor Coxall is engaged to design the Shrimpton's Creek area, the bridge connection and landscape upgrade and integration works beyond the Ivanhoe site which for part of discussion with Council.

- Coxall presented that their masterplan approach is to identify the existing recreational space, pedestrian and bicycle movement and ecological conditions beyond Ivanhoe and explore opportunities to enhance the outcomes for all users.
- Coxall presented the detail landscape design and material palate of the Shrimpton's Creek area which consist of rain gardens, picnic area, decking area and potential skate park.
- Coxall also presented the Shrimpton's Creek bridge design and material palate that consist of corten steel and gabion walls.
- Coxall identified other possible upgrade works for Wilga Park, Quandong Reserve, Cottonwood Reserve and ELS Hall Park and presented detail landscape strategy for each area.
- Stephanie Ballango queried Council's own timeline for the Shrimpton's Creek corridor upgrade. John Dawson responded that Council will commence works at Wilga Reserve by mid-2018 and Council only has funding for Wilga Reserve. John added that the possible upgrade works designed by McGregor Coxall has been presented and well received by Council.
- Brian Zulaikha asked which stage the bridge will be procured. John Dawson explained that the bridge is part of stage 2 works.
- Brian Zulaikha noted that the continuous pathway and upgrade works along the Shrimpton's Creek corridor would be beneficial.
- Oi Choong asked whether Frasers have involved the Office of Water. Chris Koukoutaris responded that the Office of Water will only respond after the Development Application is lodged.
- Oi Choong also noted that the challenge of the current proposal is the under bridge works.
- The Panel commended the landscape strategies proposed by McGregor Coxall.

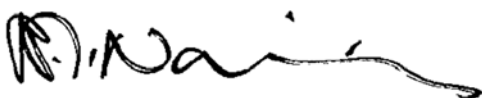
6. Bates Smart Presentation – Matthew Allen & Mathieu Le Sueur

- Matthew Allen and Mathieu Le Sueur provided the Panel an update on the A1 façade and its design development since receiving the Panel's comments.
- Agreed that Bates will provide a written response addressing comments for consideration by the Panel

7. Closing Comments/ Actions

- Matthew Allen to send an A1 Façade report to Panel for comment and endorsement.
- Meeting presentation and meeting minutes to be distributed to Panel and attendees.
- The next Panel Meeting will be tentatively scheduled for late April.

The foregoing is the Design Panels response to the presentations outlined in the outline of the Briefing Presentation sequences as noted above. The Design Review Panel awaits the following update in response to the commentary above.



Robert Nation AM
Architect
Panel Chairperson



Brian Zulaikha
Architect
Acting Panel Chairperson

5. Supplementary Response to Design Review Panel Response to building A1 comments – Bates Smart

IVANHOE LOT A1

**RESPONSE TO DESIGN
EXCELLENCE REVIEW PANEL
APR 2018**

BATESSMART™



COMMENT 13

COMMENT:

The panel discussed the facade design and the proposed precast curved edge. Brian Zulaihka suggested colour variations between the spandrels and the slab edge element to differentiate the different elements.

RESPONSE:

Following the design review, we have undertaken a comprehensive review of each of the façade components.

Several colour studies including a) different shades of precast concrete, b) different colours for spandrel elements, and c) alternating finishes for vertical and horizontal elements were tested.

A summary of options and the recommended proposal was presented to the DRP on March 27 and is now included in the Development Application submission.



AGREED DESIGN

COMMENT 15

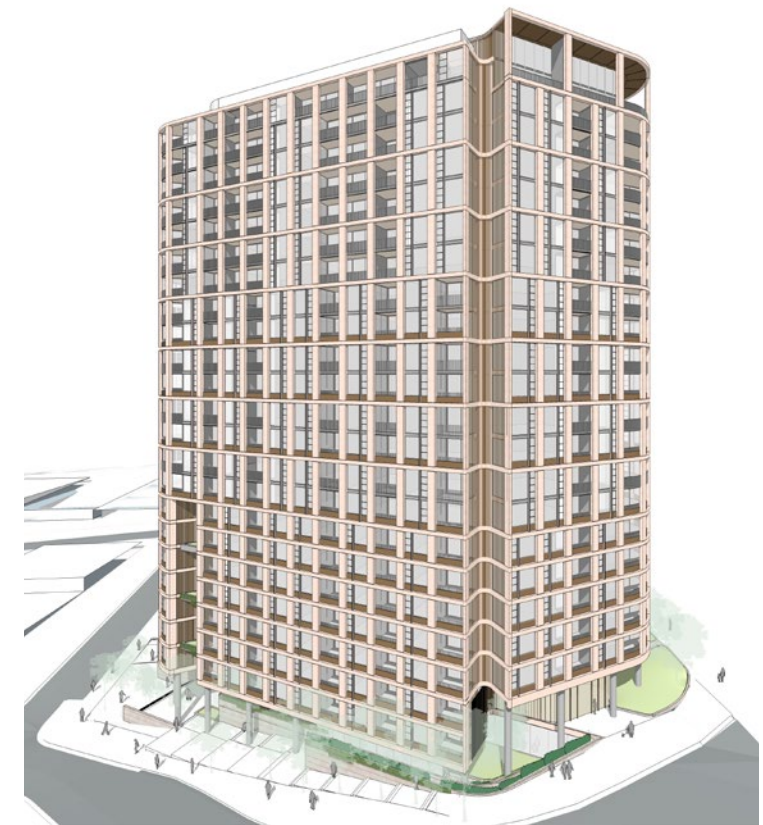
COMMENT:

The panel also raised that the extensive glass façade appeared more commercial like and suggested the architect to adopt some façade elements, such as louvres and sun shading to soften the façade.

RESPONSE:

The review of façade components described above included testing of additional sunshading: specifically, the addition of a vertical fin between operable and fixed glazed element.

The client team agreed that the additional sunshades provided marginal improvement to environmental performance but detracted significantly from the aesthetic simplicity of the façade.



COMMENT 16

COMMENT:

The panel queried about the height of the spandrel which Bates confirmed to be 600mm from internal floor finishes. The panel suggested the spandrel height to be reviewed and suggested that 750mm may be more appropriate.

RESPONSE:

The spandrel height has been increased to 765mm to not facilitate climbing in accordance with the NCC requirements.



COMMENT 23

COMMENT:

The panel is of the opinion that the creases in Lot A1 building may not bring much light/ ventilation into the apartment.

The panel also suggested to create more interest to A1 façade with protruding elements, such as balconies. *(Refer to responses #13 & 15)*

RESPONSE:

We have further refined the design of the ‘creases’ in the tower by extending the glazing inboard as far as possible and incorporating operable vertical sash windows within them. The adjacent internal views show the visible benefits in bringing light and ventilation deeper into bedrooms.



WITH CREASE



WITH CREASE



WITHOUT CREASE



WITHOUT CREASE

7. Stage 1 Design Excellence 18th August 2018

Meeting minutes

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IVANHOE- STAGE 1
INDEPENDENT DESIGN EXCELLENCE REVIEW- UPDATE OF STAGE ONE
August 9 2018/ SUITE 11, LEVEL 12
101 BATHURST STREET< SYDNEY

September 4 2018

The following records the minutes of the independent design excellence review panel meeting of the revised masterplan for Ivanhoe on 9 August 2018 together with future actions to the project team for further review and consideration.

External Design Review Panel in Attendance:

EXPERTISE	NAME	ORGANISATION	PANEL
Architecture Affordable Housing	Brian Zulaikha	Tonkin Zulaikha Greer Architects	Acting Panel Chair
Landscape Architect	Oi Choong	Context	Panel Member
Strategic & Statutory Planning & Stakeholder Management	Stephanie Ballango	Savills	Panel Member

External Design Review Panel Apologies:

EXPERTISE	NAME	ORGANISATION	PANEL
Architecture & Urban Design	Bob Nation	Nation Architects	Panel Chair

Ivanhoe Project Team Members in Attendance:

Organisation	ROLE	NAME
Frasers Property Australia	Senior Development Manager	John Dawson
Frasers Property Australia	Development Manager	Scott Clohessy
Frasers Property Australia	Design Manager	Carnie Chu
Bates Smart	Director	Matthew Allen

External Personnel in Attendance:

Organisation	ROLE	NAME
Land & Housing Corporation	Senior Development Manager	Thomas Hurrell

1. Apologies

Bob Nation (Independent Design Review Panel Chair) is an apology. Brian Zulaikha to be Acting Chair for today's session.

2. Ivanhoe General Project Update – John Dawson

- Update on the Design Excellence Strategy for future stages provided. GANSW (Government Architect) will be involved in Design Excellence process in future stages and all current design review panel members are proposed to be kept for future stages for project continuity.
- Following the Masterplan Application to DoPE in April, response from various Authorities were received. The purpose of this meeting is to update the panel on the proposed Masterplan design changes to address the comments received.

3. Masterplan Massing Comments from DEP & DoPE and Subsequent Design Response

- Matthew Allen recapped on the lodged masterplan design and previous comments received from the DEP over the retail street character, orientation and separation from the Village Green. DEP also raised the issue with the height and density adjacent to COLI development and the built form of C2 (between retail street and Village Green).
- Matthew Allen summarised the comments received from Ryde Council over:
 - Provision of open space;
 - COLI interface;
 - Solar access to existing and proposed buildings, and open space;
 - Interface of Shrimpton's Creek;
 - Removal of existing tree.
- Matthew Allen presented the key amendments to the masterplan design to address the comments received from DEP and DoPE and summarised as followed:
 - Propose to increase active open space and increase areas for community uses by replacing building C2 with a community centre.
 - Relocate the retail strip between C1 and C2 to C3 to face the Village Green with improved interface and solar access.
 - Redistribute GFA by removing GFA from C2, A2 and A3 and relocating to B3, C4, D2 and D4 by increasing building heights. This proposal not only improves the interface with the adjacent COLI development but also reduced the overall GFA.
 - Revise the interface to Riparian Corridor by increasing setback at key locations, to regenerate the corridor, retain additional existing trees and increase public open space along Shrimpton's Creek.
 - Increase setback to buildings along Epping Road to retain additional trees.
- Matthew Allen presented to the DEP the conceptual scheme of the community centre designed by Hassell. The subterranean design is to maximise the extent of the village green. The proposal also includes a learn-to-swim indoor pool, gym, community spaces and green roofs.

- The DEP queried if the proposed community centre and increased building height have been presented to Ryde Council. Frasers responded that Ryde Council reacted positively to the proposal.
- Stephanie asked how the revised masterplan is being staged in delivery. Scott responded that the community centre, C3 and C4 will be delivered in stage 2. Stephanie remarked that will assist in maintaining level access with the main street and neighbourhood street.
- Matthew Allen presented the revised footprints of A2 and A3 in details. He proposed to compensate the limited solar access by maximising the amenities to these apartments in A2 and A3. It is also noted that the DA approval of COLI require the apartments to be screened when within boundary setback. The panel accepted this proposal.
- Matthew Allen presented the revised B3 design with the building shifted towards North West and increased height along Shrimpton's Creek. Oi expressed preference to maintain the original sight line up the neighbourhood street. Matthew Allen responded that B3 design should consider the termination of the street, such as an under croft cut out.
- Matthew Allen presented the revised setback to the Riparian corridor. To address Ryde Council's request of an increased setback to Riparian corridor, the proposed setback will achieve the same outcome and retain more existing trees by varying the increased setback. Oi queried if the increased be landscaped or use as public open space. Matthew responded that it will be designed by McGregor Coxall to future details.
- Matthew Allen presented the revised setbacks along Epping Road and the existing trees that can be retained as a result. Matthew also presented that the additional heights of D2 and D4 are designed to be in line with the impact prescribed by the DCP height plane.
- Matthew Allen presented the revised drawings for lodgement and the ground plane solar studies comparing the lodged scheme and the revised.
- The panel agreed the community centre and the larger park has great potential to be a place maker. The panel also commended that the revised proposal mitigated most of the comments received and created better outcome to the masterplan. Brian wondered about the openness and the scale of the park and suggested the design team to consider pavilion/ kiosks to address the park.
- The panel also recommended the pool location and façade design to consider letting direct sun into the pool.
- The panel discussed the new retail location and its interface to the park and the street. The panel asked the design team to consider the retail frontage interfacing with the trees along the green spine.

4. Separate Panel Discussion & Closing Comments

- The panel discussed and agreed that the revised masterplan addressed majority of the responses received and overall a great improvement.
- The panel queried the quality of the retail frontage facing the North South neighbourhood street and recommend the design team to review and improve the retail interface to avoid a 'back of house' approach along the street.
- The panel discussed the openness of the park and its interface to the surrounding. Brian later withdrew the comment about the pavilion/ kiosk proposal and accept the current proposal.
- Brian also suggested the retail to incorporate customer parking for ease of access.

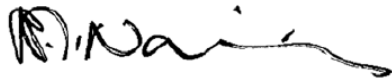
- The panel discussed the pool orientation and access to sunlight. The panel suggested the design team to consider a detail resolution of the pool and the park interface. The panel also recommended the pool to have ambient sun.

End of session at 10am.

5. Post meeting notes

A separate briefing meeting on the revised masterplan was scheduled for Bob Nation on 23 August 2018. Matthew Allen from Bates Smart presented the revised masterplan design with other attendees from Frasers including John Dawson, Scott Clohessy, Hallum Jennings and Carnie Chu. Bob agreed with the comments from the panel but not particularly concern with the inclusion of retail customer parking onsite. Bob also agreed that the revised masterplan achieve better outcomes and amenities for the future residents.

End of minutes.



Robert Nation AM
Architect
Panel Chairperson



Brian Zulaikha
Architect
Acting Panel Chairperson