

Meeting Minutes - Peer Review Process: Architecture Design Review Panel
Rozelle Village
Redevelopment of Balmain Leagues Club - Victoria Road, Waterloo Street and Darling Street, Rozelle
Final issue: 111111

Date: 28 October 2011
Meeting No: Initiation Briefing Meeting, and Site Visit
Location: Rozelle Village Information Centre, Rozelle
Time: 8.50am
Attendees:
Panel Members
Professor Alec Tzannes (AT) – Director, Tzannes Associates
Property Developers
Alex Yasumoto (AY) - Rozelle Village Pty Ltd
Ian Wright (IW) - Rozelle Village Pty Ltd
Architects
Frank Stanisic (FS) - Stanisic Associates
Jason Nowosad (JN) - Stanisic Associates (scribe)
Apologies: None
Attachments Briefing Package in A4 ring binder

A Briefing Package was previously provided to all Panel Members comprising Major Project Application, Preliminary EA Report (Project Description), Appendix A: Quantity Surveyor's Report, Appendix B: Development Capacity Study, Pear Supplemental A (Supplemental A), Major Project Declaration, DGRs, Location Aerial, Site Aerial, Survey, NSW DP&I Letter, Peer Review Terms of Reference, Proponent's Covering Letter to ARAP Panelists

1.0 INITIATION, BRIEFING AND SITE VISIT

- FS provided a brief overview of the contents of the Briefing Package and answered questions.
- FS + IW provided a brief overview of the project's recent history:
 - 07 July 2010: JRPP Application rejected (3 tower + large public square option)
 - Jan 2011: Request for project to be declared as State Significant
 - 15 Feb 2011: Project declared to be Part 3A
 - 05 April 2011: DGRs issued
 - August 2011: SAA was engaged to comment on outline Concept Plan that accompanied Request for Declaration
 - August 2011: meeting with the DP+I (DG and Deputy DG) to confirm that there was flexibility in the DGRs to examine alternative building forms for the site. DG confirmed that a Peer Review Process with an Architectural Design Review Panel would be appropriate to review alternative building forms.
- IW confirmed that the key issues with the three tower/large public square (JRPP) concept that needed to be addressed were:
 - Traffic, overshadowing and residential amenity.
- FS confirmed that the development brief was for 50,000 - 60,000sqm GFA (p.14 PEAR) and diversity of uses - based on Development Capacity Study by Inspire.
- AT indicated a familiarity with the site having worked on the Metro Rail Project.
- IW confirmed a commitment to returning the Balmain Tigers Leagues Club to the site.
- FS indicated that the building form was not prescribed anywhere in the DGRs and that it would need to be derived from urban design, architectural and development principles.
- AT commented that the two tower/ flat podium option, described in the PEER, lacked an urban strategy to shape building forms.
- AT asked whether there was an architect involved with the 2 tower option/ flat podium and whether there had been community consultation. IW confirmed that there was an architect involved in the development of that building form and that there had been community consultation and feedback from the community was that that the building form was too blocky. IW indicated that Stanisic Associates was engaged to test other concepts for the site.
- AT questioned the basis for the 2 towers/ flat top podium option. IW indicated that this option was a comprised position and that prior to the state election a single tower option was too political. IW indicated that a case for a single tower option could not be fully presented at the time.
- FS indicated that they canvassed a single tower/stepped podium option in a preliminary presentation to the DP&I.
- FS confirmed Agenda for Concept Design presentation.
- SAA, IW and AS accompanied AT on a walk around the entire perimeter of the site, with guide site plans.

End of meeting 9.30am