

## Design Review Panel Meeting 17 - Minutes

**Meeting Number:** Meeting 17 -2015

**Date:** 20 August 2015 (1)

26 August 2015 (2)

**Time:** 1pm-2:30pm

**Location:** Virtual meeting Room, The Bond, 30 Hickson Road (1)

INSW Site offices (2)

**Attendees:**

Yvonne von Hartel (DRP) (1)	Ian Devereux (Lend Lease)
Tom Ussia (INSW)	Daniel Doyle (Lend Lease)
Ross Horlyck (INSW)	Andy Stubbs (Urbanest)
David Riches (INSW) (2)	Brian Mariotti (Allen Jack+Coitier)
Peter Poulet (DRP) (2)	Michael Heenan (Allen Jack+Coitier)
	Alexis Cella (jbaurban)
	Sasha Coles (Aspect) (1)
	Rose Davies (Aspect)

**Apologies:** Rob Deck (Lend Lease)

No.	Action	By
<b>1</b>	<b>Urbanest W1</b>	
<b>1.1</b>	<p>Urbanest presented the concept of the W1 building.</p> <ul style="list-style-type: none"> <li>- The buildings are to be a single facility with different aspects</li> <li>- W1 is more of a catered facility to meet the needs of the first year student market.</li> </ul> <p>Urbanest indicated that they had commenced the Stakeholder consultation process and that a community session is to be held on the 27 August 2015. Urbanest indicated that they have had positive feedback to date.</p>	
<b>1.2</b>	<p>AJ+C presented the overall location of the development with the Goods Line down from Central, connecting to the SW corner of Darling Drive; the Powerhouse Museum to the west over the light Rail and the Pier Street overpass to the north.</p> <p><b>DRP commented on the continuation of the Green Line from the Goods line development through to the Powerhouse Museum and the W1 and W2 development.</b></p> <p>AJ+C commented on the possible changes to entrances or overall changes that could be occurring due to the Powerhouse possible relocation to Parramatta.</p> <p>AJ+C indicated how the ground levels and the facades on the different side relate to the surrounds.</p> <p><b>DRP commented upon the disconnect between the ground and the upper levels on the southern and eastern facades</b></p> <p>AJ+C indicated that the design of these areas are still being developed and comments will be taken into consideration</p> <p>The lower western façade of W1 along the light rail corridor does not articulate a structure of the rest of the lower levels due to the assessment of derailment impact with exposed columns.</p>	

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	<p><b>DRP recommended that a study be conducted of the Western walls of W1 and W2 together.</b></p> <p>AJ+C presented that the reception of W1 will be in the South Eastern corner near the courtyard. They indicated that there is a shared bike/ pedestrian path along the front of the building and a signalised pedestrian crossing at the Southern end of W2 aligned with Dickson's Lane of Darling Square.</p> <p><b>DRP indicated it would be ideal if the Signalised Pedestrian crossing is synchronised with the signalised lights at Hay Street as they are in such close proximity.</b></p> <p>Urbanest indicated that the reception area of W1 will be manned 24 X 7 and that the catering will be available from 6am to 11pm. All services are on the Western side of the building.</p>	
<b>2</b>	<b>Landscaping</b>	
	<p>Aspect Studios presented the landscaping design of the Central Courtyard with the amphitheatre to the west with a fence to the light rail corridor for a sense of enclosure, the bridge over with a screen at the rear and planting and furniture design. They also indicated the access path for access to the substation and pathways for waste removal.</p> <p><b>DRP questioned the security of the courtyard area after hours.</b> Urbanest indicated that the reception area is adjacent and is manned 24 x 7.</p> <p>Aspect Studio presented the concept of the North Park – the area has external cycling parking – is sunny most of the year – mainly for relaxing/easy going space.</p> <p><b>DRP indicated that the renders do not include the jersey curb on the edge of the roundabout. and that there may be headlight glare of vehicles traversing the roundabout intersection.</b></p>	
<b>3</b>	<b>W1 Layout</b>	
	<p>AJ+C presented the layout design of W1 and how it differs to W2 development</p> <ul style="list-style-type: none"> <li>- Common areas on Level 1 with catering offered</li> <li>- Twin share rooms as well as single (targeting low cost, first year, college style accommodation)</li> <li>- A mix of different types of common area on each level</li> <li>- Central fire stair used for circulation between floors.</li> <li>- 11 disabled rooms</li> <li>- All rooms have opening windows.</li> </ul> <p>Common area on Level 1 has fold back doors and has balcony on the North East corner with morning sun. The balcony is below the level of the Pier Street overpass with a 1.4 m high glazing balustrade.</p> <p><b>DRP recommended that the balcony remains open and is not enclosed.</b></p> <p><b>DRP suggested that the fire stairs have access from both sides to the corridors to improve people movement and amenity.</b></p>	
<b>4</b>	<b>Next Steps</b>	
	<p><b>DRP would suggest that the final development is presented to the Panel before DA submission.</b></p>	